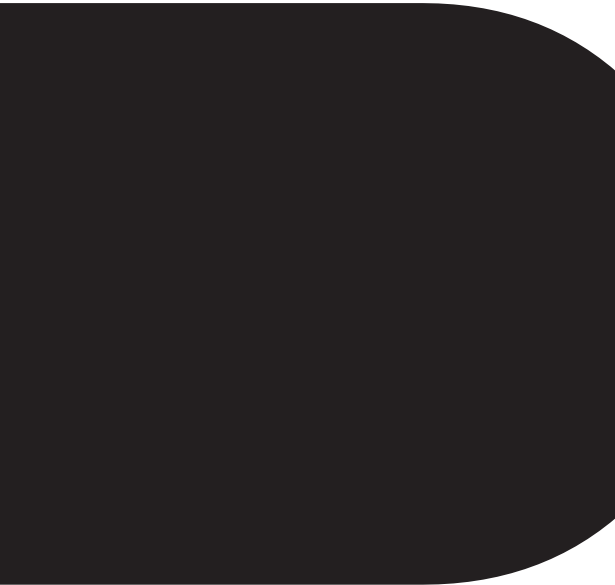




1.0 INTRODUCTION

PURPOSE

This document provides design guidelines to support the delivery of suitably designed development within the rezoning parameters set out in this application documentation. The Design Guidelines aim to set out the intended functional and aesthetic design strategies for the conservation of the heritage assets on site alongside the integration of new development within the historic precinct of Cathedral Hill.

The Conservation Strategy provides the overarching goals of celebrating and revitalizing the heritage assets on site as part of a comprehensive masterplan. The Statement of Significance and the Standards and Guidelines for the Conservation of Historic Places in Canada, and the City of Victoria’s Official Community Plan - Appendix A: Development Permit Areas and Heritage Conservation Areas, provide guidance and underpin the design guidelines for both public spaces and the architectural expression of all interventions on site.

The intent of the guide is to provide principles that will ensure design coherence, this is especially important as this development is likely to be delivered over multiple phases. It should be noted that the guide is not indicating detail design but should be used to inform and influence design direction and be a material consideration when assessing development permit applications.

LEGEND

- 1. Cathedral Court
- 2. Memorial Mews
- 3. Cathedral Walk
- 4. Cathedral Commons
- 5. Pioneer Square

- A - Cathedral House (Amenity)
- B1 - Block 1, high-rise residential
- B2 - Block 2, mid-rise residential
- B3 - Block 3, high-rise residential
- B4 - Block 4, mid-rise residential

Christ Church Cathedral
Memorial Hall (School)
Yarrow Chapel



1.1 RELATIONSHIP OF NEW & EXISTING

CITY SCALE

Our masterplan has been shaped to enhance the presence, visibility and accessibility of Cathedral Hill at a city wide level.

- The proposal protects key views of the Cathedral specifically on the approach up Courtney Street and moving north and south along Quadra Street.
- The Cathedral’s silhouette on the skyline is unique and uninterrupted when seen from Quadra Street and this is maintained.
- The west entrance of the Cathedral and its towers are the signpost to the city. Proposed pedestrian improvements on Courtney Street and the harmonious placement of development volume to work with the geometry of the Cathedral, enhance visitor experience.

The masterplan is conceived to reconnect the Cathedral to the city and provide an opportunity for the precinct to make a more meaningful contribution to day to day life in the city.



MACRO SCALE

Each of the new buildings proposed on the precinct have a different relationship and responsibility to the Cathedral and other heritage assets.

- The masterplan has been specifically shaped to enhance the day to day urban experience offered by the precinct to the community.
- Each of the three designated heritage assets is retained celebrated and conserved to protect its future. This has been delivered by a carefully scaled masterplan framework within which pedestrian movement and building to building relationships are managed. Further explanation of the required relationship between each development phase and its heritage is included in the zonal design guide below.

One of the key features of the development plan is that the prominence of the Cathedral is retained, due primarily to it being maintained as the building with the largest footprint and longest facade on the precinct.



MICRO SCALE

The masterplan adopts three tactics to building a strong relationship with heritage.

- We have built complementary relationships between old and new by reflecting key elements of scale, shape, and massing. This is particularly evident in the area directly to the south of the Cathedral.
- We have identified and retained specific structures such as the Cathedral and Yarrow Chapel ensuring that new builds celebrate their unique features and forms, without large scale alteration. Modern interventions aimed at improving accessibility and enhancing user experience are to be developed during the detailed design phases of the project, alongside the implementation of seismic upgrades to enhance safety.

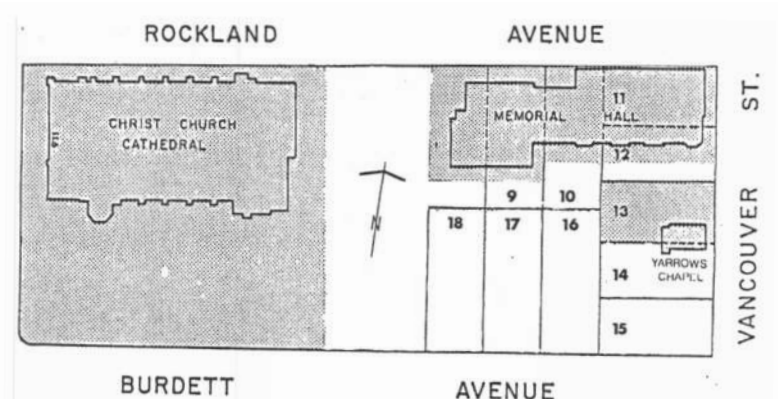
Design features and composition should be modern but informed by **the historic context**.



2.0 CONSERVATION STRATEGY

2.1 HERITAGE ASSETS

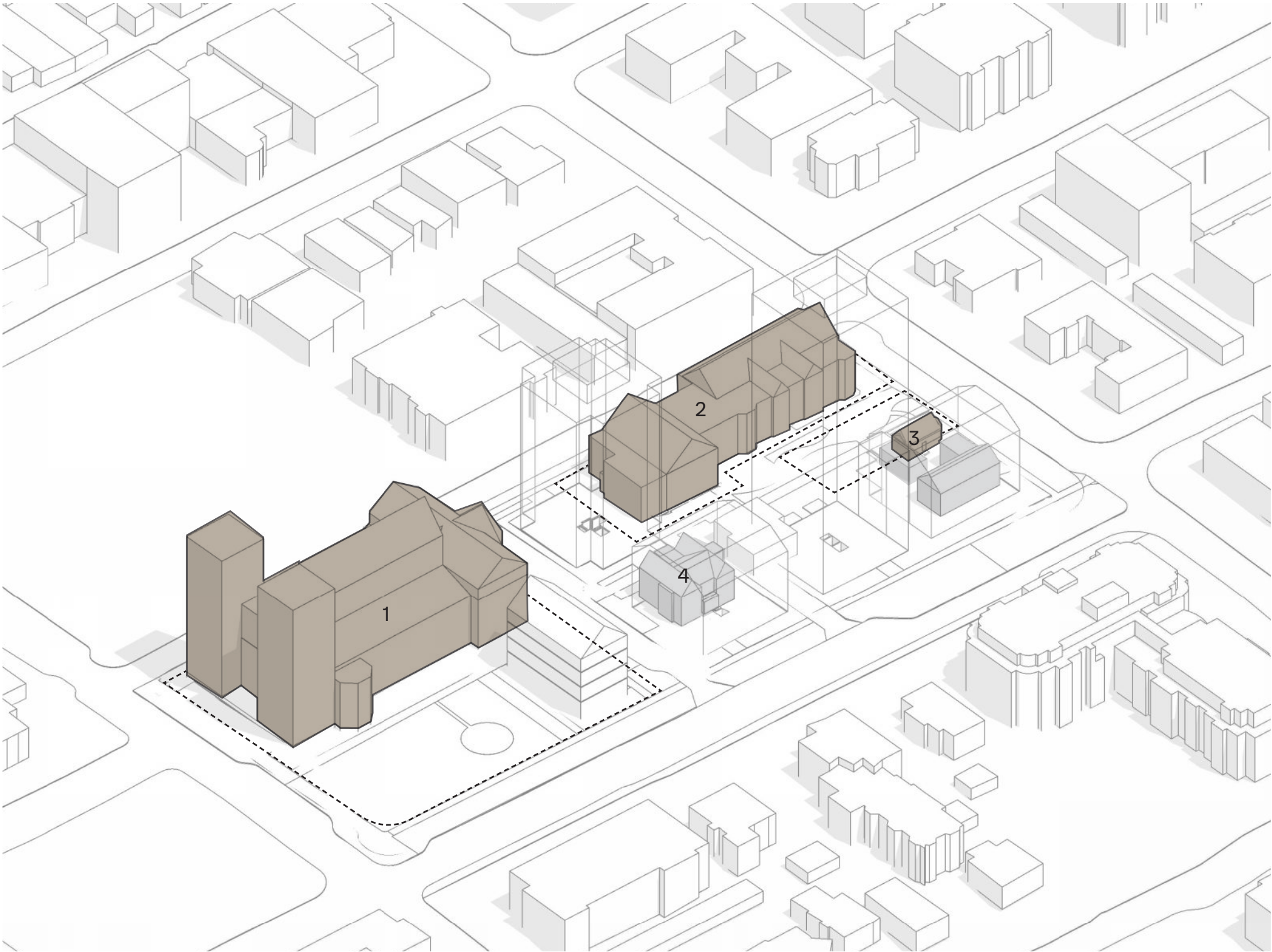
- 1. CHRIST CHURCH CATHEDRAL**
Christ Church Cathedral is a designated heritage building.
- 2. MEMORIAL HALL**
Memorial Hall is a designated heritage building.
- 3. YARROW CHAPEL**
Yarrow Chapel is a designated heritage building.
- 4. DEANERY**
The Deanery is a registered heritage building, but is not a designated building.



"... the buildings known as Christ Church Cathedral, Memorial Hall, and Yarrow Chapel, and so much the land as is shown shaded dark on the attached plan, are hereby designated as Municipal heritage sites."
- "Heritage Designation Bylaw (No. 176)", June 1982

Heritage Designation
A heritage designation property is protected by a municipal heritage designation bylaw and may not be altered or demolished without approval of City Council.

Heritage Register Status
Heritage Register by itself, does not restrict any future actions proposed by an owner.



2.2 CONSERVATION FRAMEWORK

The development of Cathedral Hill is to be undertaken to support the conservation and vitality of the heritage buildings on site. As such the conservation framework for the site will apply the Standards and Guidelines for the Conservation of Historic Places in Canada in order to enhance and maintain the character defining elements of all three heritage designated buildings on site as described in the Statements of Significance.

For further details please refer to the CCCP Heritage Conservation Plan (Cummer, October 2025), which includes a description of Character Defining Elements and a table of elements to be preserved, restored and rehabilitated.

STANDARDS AND GUIDELINES FOR THE CONSERVATION OF HISTORIC PLACES IN CANADA

Conservation includes all actions or processes that are aimed at safeguarding the character defining elements of an historic place so as to retain its heritage value and extend its physical life.

There are three primary Conservation Interventions:

- Preservation: involves protecting, maintaining and stabilizing the existing form, material, and integrity of a historic place, while protecting its heritage value. Preservation is to be considered when historic places are largely intact and convey the historic significance, without extensive repair or replacement. And continuation or new use does not require extensive alterations.
- Rehabilitation: involves the sensitive adaptation of an historic place for a continuing or compatible contemporary use, while protecting its heritage value. Restoration is to be the primary treatment when: repair or replacement of deteriorated features is necessary; and alterations or additions to the historic place are planned for a new or continued use. Rehabilitation can revitalize historical relationships and settings and is therefore more appropriate when heritage values related to the context of the historic place dominate.
- Restoration: involves accurately revealing, recovering or representing the state of an historic place or individual component as it appeared at a particular period in its history, while protecting its heritage value. Restoration may include removing non character-defining features from other periods in its history.

The following pages will lay out the conservation goals and guidelines for the site in order to protect the heritage value of the site and ensure that new development respects the heritage structures on site.

STATEMENT OF SIGNIFICANCE (JONATHAN YARDLEY & HELEN EDWARDS, 2007, AND KATIE CUMMER, 2023)

The Statement of Significance describes the heritage site, provides a statement of Heritage Value, and identifies character defining elements that are expected to be conserved.

CATHEDRAL

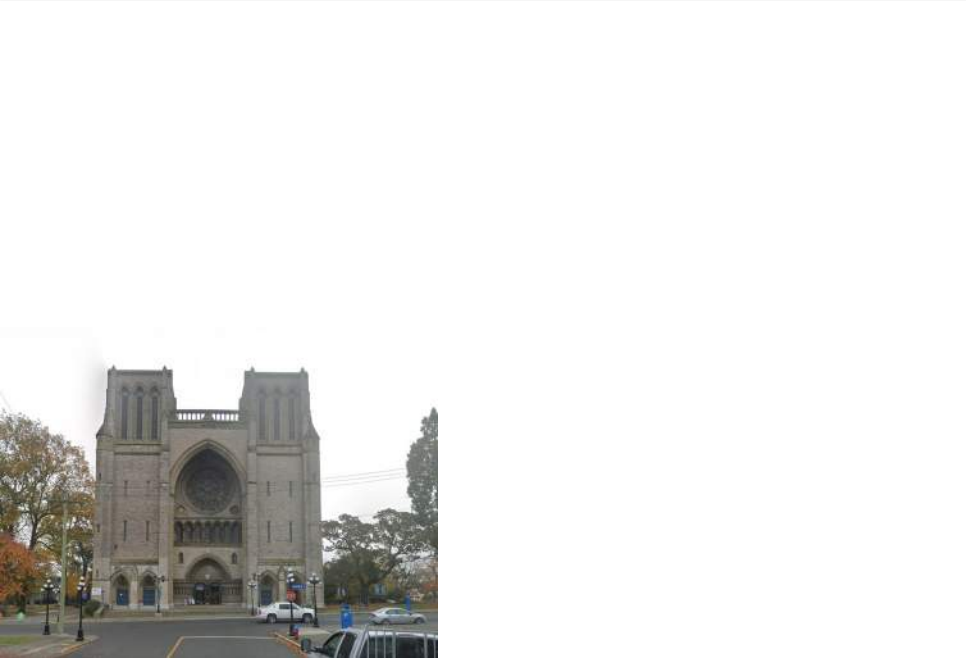
- Its location, siting atop a hill with prominence in the streetscape, including the view corridor of the building from Courtney Street
- Its community use and cultural associations including its rituals and traditions
- Its form, scale, and massing including its two towers on the west end and its outdoor pulpit to the south
- Its characteristics of the Gothic Revival style including its pointed window and door arches, its vaulted ceiling, its flying buttresses, its crypt, its numerous stained glass windows (historic and modern) and its decorative detailing such as its front facade rose window and religious text along the eave line;
- Its materials, in particular, its stone construction
- Its internal showcased elements, such as the pulpit, organs, bishop’s chair, old stones and robin pillar;
- Its bells in the northern tower, ringing weekly; and
- Its mature landscaping and surrounding grounds to the south, including its meditation labyrinth.

MEMORIAL HALL

- Its location to the east of Christ Church Cathedral
- Its varied uses over the years, yet with a consistent connection to religious education
- Its characteristics of the Gothic Revival style including its belfry with Christian cross atop and other decorative detailing, including its main entrance doorway with name over the mantle as well as its form and pattern of fenestration with leaded windows
- Its materials, including its rough stone construction, stone steps to the entrance, and its corner stone; and
- Its landscaping, including mature trees out front.

YARROW CHAPEL

- Its relationship with the Christ Church Cathedral Precinct and its on-going use for church purposes;
- Its small form, scale and massing
- Its characteristics of the French Romanesque style including rounded apse, tall rounded arch windows, small window panes, rounded arch doorway with heavy timber door with bracket hinges, its corbel brackets, corbel table in the apse and its stucco texture
- Its cross on the east end apse; and
- Its mature planting.



2.3 CONSERVATION GOALS

CONSERVE THE PRECINCT’S HERITAGE ASSETS

Ensure that the designated heritage assets - Christ Church Cathedral, Memorial Hall, and Yarrow Chapel, and their CDEs, are conserved and maintained in perpetuity.

MAINTAIN THE PROMINENCE OF CHRIST CHURCH CATHEDRAL ON THE SITE

Recognize that Christ Church Cathedral is a significant heritage building. Maintain the prominence and dominance of the Cathedral on site, with strategic locations chosen for development that ensure it remains the anchor of the site.

RESPOND THOUGHTFULLY AND SENSITIVELY TO THE HISTORIC RESOURCES

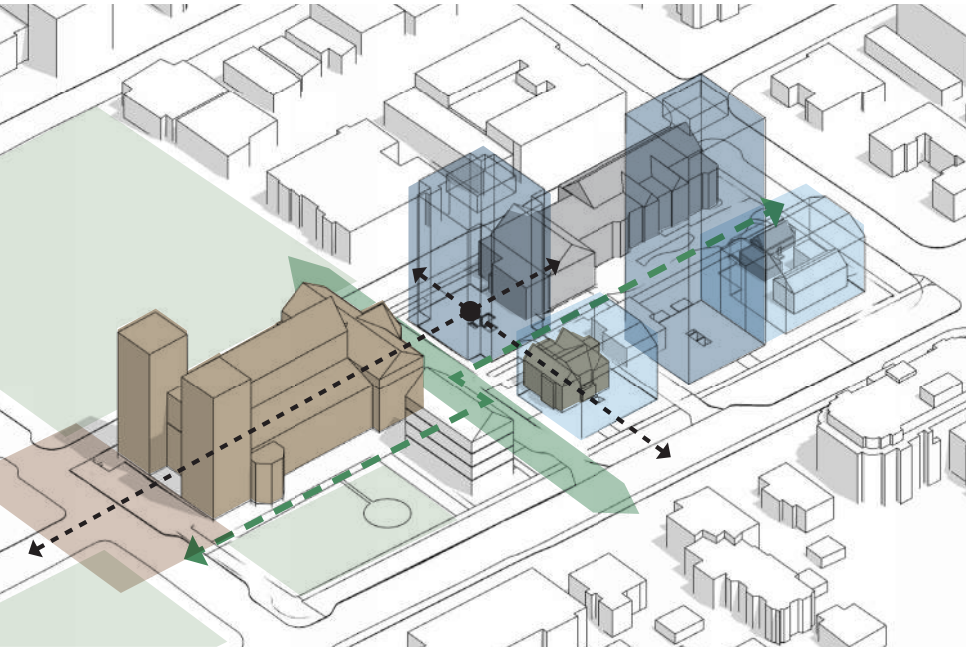
Celebrate the cultural history of Cathedral Hill, including the site’s first inhabitant’s, the Coast Salish people, and the Anglican church, its parishioners and the broader community. Ensure all new development is located in a considered manner that is appropriate and compatible with the historic place and its CDEs (as outlined in Standard 11 of the Standards and Guidelines).

CREATE A PEOPLE FIRST, PEDESTRIAN PRIORITY PRECINCT

Design a masterplan that prioritizes pedestrians and public access across the site. Removing surface parking and adding a public plaza, Cathedral Walk and Memorial Mews, contributing to the health, safety and security of inhabitants and visitors alike.

REVITALIZE AND ACTIVATE THE SITE

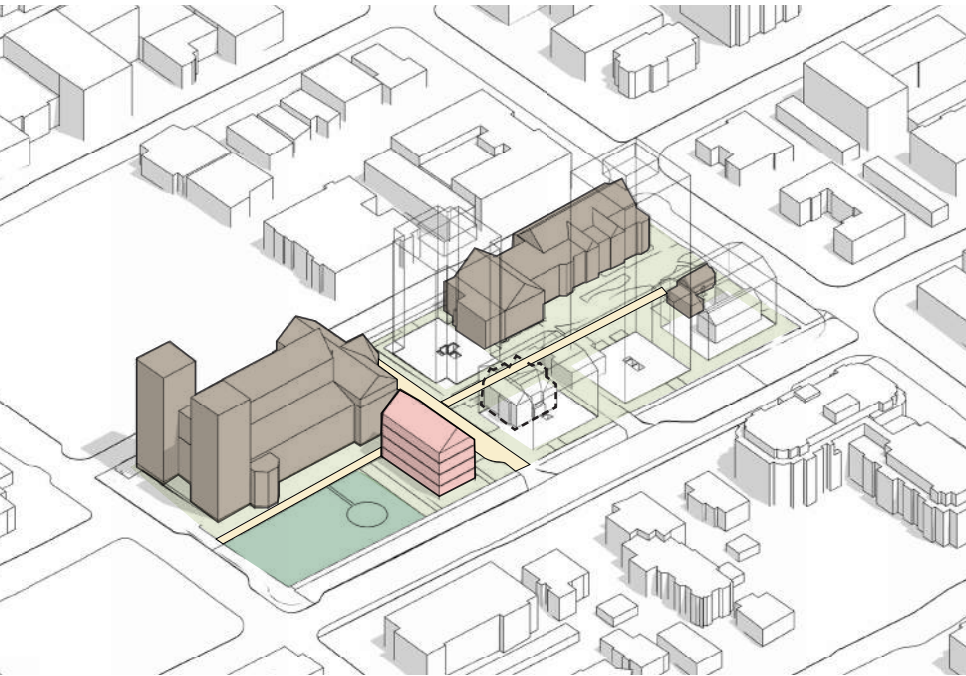
Reactivate existing buildings and introduce additional programming that will draw people to the site and allow them to enjoy the site’s impressive heritage buildings.



2.4 CONSERVATION DESIGN GUIDELINES

The overarching intent of the proposed masterplan is to preserve, rehabilitate and restore the heritage assets across the site through the thoughtful integration of high density new construction to support the site’s conservation as per the Standards and Guidelines for the Conservation of Historic Places in Canada.

- The conservation guidelines for the entire site include:
- New buildings are to respond to the organizing principles of the existing heritage buildings on site, maintaining the primacy of the Cathedral.
 - Maintain space between buildings to ensure the heritage buildings are visible and legible as component parts of an historic collection as one moves across the site.
 - Leverage the space on the east side of the site for higher-density new construction to support the site’s conservation, whereby the Cathedral will remain the prominent building on the site surrounded by park spaces to the north, south and west.
 - Any historic building additions should be designed to be subordinate and distinguish as interventions, conserving the essential form and integrity of the original buildings.
 - New buildings should be designed in the architectural vernacular of their time, but with references to the existing heritage buildings on site including colour palettes or materials to complement, support and distinguish from the stone of the Cathedral and Memorial Hall.
 - Activate the site through an improved public realm, additional amenity space and commercial frontages in order to breathe new life into the heritage assets.



CHRIST CHURCH CATHEDRAL

The geometry and prominence of the two Cathedral bell towers on Quadra Street maintains the identity of the Cathedral in the larger context of the city. The height and location of the proposed high-rise, B3, ensures that it is not competing with the distinct architectural elements of the Cathedral including the eaves, nave, and bell towers. Note that the original design of the Cathedral included a central tower and extension of the nave to the east, however the original vision was never built. The location of B1 makes reference to this original design for the Cathedral. By centering the tower along the nave’s axis and maintaining a slender form the B1 development is to be visually compatible with, and subordinate to the Cathedral in massing, and height..

For conservation work on the Cathedral itself seismic upgrading is to be undertaken in order to preserve the Cathedral. Restoration of elements is to be conducted as needed. Rehabilitation of the Cathedral is to make better use of space available in order to activate the building for both parishioners, and the larger community alike.

The proposed building to the south of the Cathedral, Cathedral House, is to respond to the architecture of the Cathedral, refer to the guidelines provided in the section titled Architectural Expression.

MEMORIAL HALL

Earlier plans of Memorial Hall and the Cathedral indicate that the structures were to be connected together, as such, the west facade of the building is unfinished. Memorial Hall’s essential form and integrity are to be preserved through the necessary seismic upgrades. The proposed modification to the west side of Memorial Hall is to be a minor intervention that allows for the expanded use of the site as a whole. Materials used in the renovations of Memorial Hall will be in keeping with the existing historic building.

YARROW CHAPEL

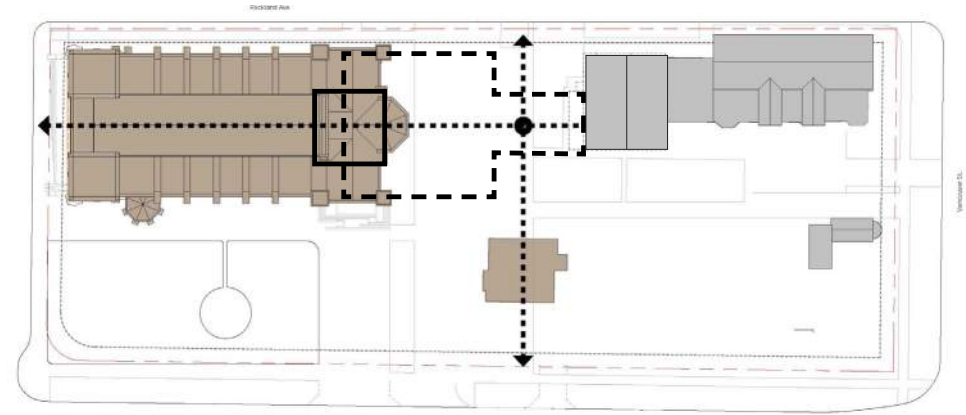
Yarrow Chapel is in the style of a French Romanesque Basilica, a style rarely found in North America. Once archival uses have been relocated, the proposed primary conservation treatment would be restoration, with removal of the back addition that currently holds the archives and repairing the interior and exterior as required. The space could then once again serve as a functional space and artefact on site.

CATHEDRAL COMMONS

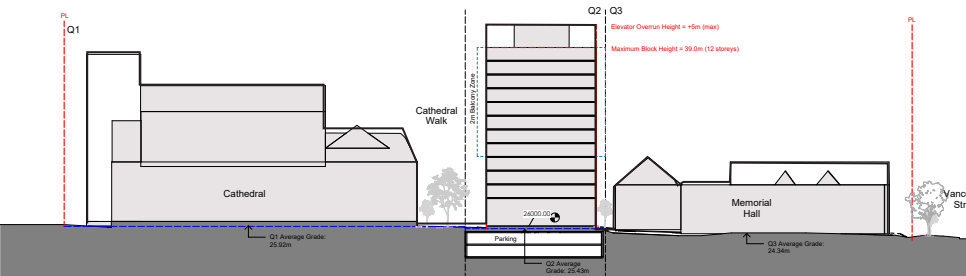
Cathedral Commons is a space to be preserved in perpetuity as an active reconciliatory space. The Diocese is working with the Songhees and Esquimalt Nations on ways to reflect both the historic and future relationships that have and will shape the city, diocese and the local first peoples.

PUBLIC REALM & LANDSCAPE

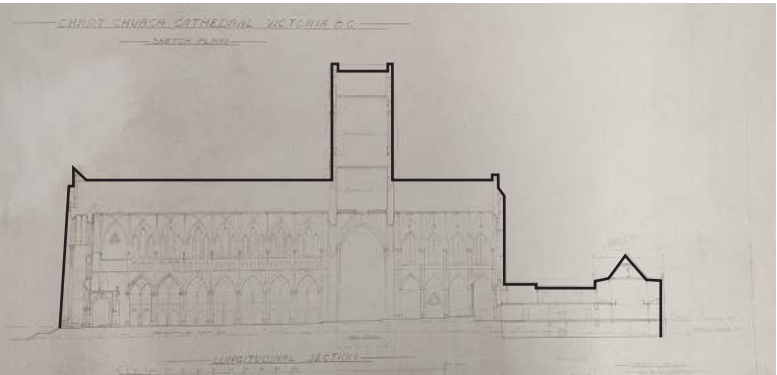
The proposed setbacks and minimal floorplates for new developments maintains space between heritage buildings. The addition of the north-south and east-west connections ensure public access to the site and visibility of each heritage building on Cathedral Hill. Landscape and public realm amenities are to reflect the site’s heritage in the choice of materials and planting.



1. Existing Site Plan with original tower and nave extension



2. Proposed high-rise (B1)



3. Section of original Cathedral design

3.0 HERITAGE GUIDELINES

3.1 CATHEDRAL HILL

Strategically located on a hill, Christ Church Cathedral has been a recognizable landmark within the City of Victoria from its early days. The original church was built in the 1850s and consecrated in 1865 by George Hills . It burned to the ground on September 30, 1869. A wooden structure was built in 1872 to replace the original church. However, within the next 20 years the congregation had outgrown the building an a design competition was announced for the new building.

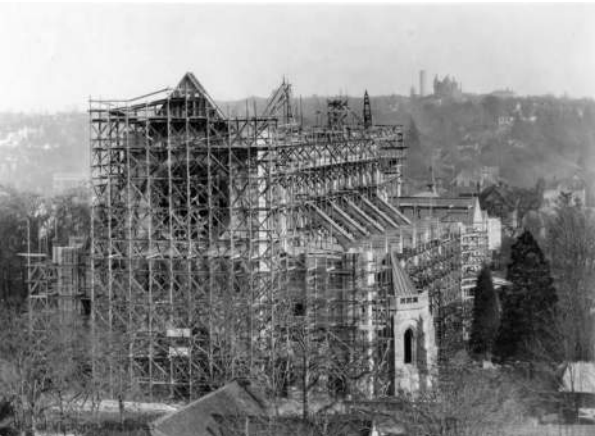
- 1. Artist's rendition of Victoria, BC - 1878
- 2. Christ Church Cathedral post card
- 3. Christ Church Cathedral under construction - 1929
- 4. From the Parliament Buildings looking towards Christ Church Cathedral - 1898
- 5. Old Christ Church Cathedral - 1904



2.



1.



3.



4.



5.

3.3 CHRIST CHURCH CATHEDRAL

CATHEDRAL

Based on historical records, the Cathedral was constructed in three broad phases. The nave began construction in 1926, consecrated in 1929 and was designed by architect John Charles Malcom (J.C.M.) Keith. The two western bell towers were constructed between 1953 and 1957 and the eastern addition was constructed in phases between 1985 and 1992.

Since its conception, the use of this building has remained as religious congregation. However, the Cathedral requires a new phase that acknowledges a now shrinking congregation yet a growing need for additional income to care for and maintain its aging building structurally but also programmatically:

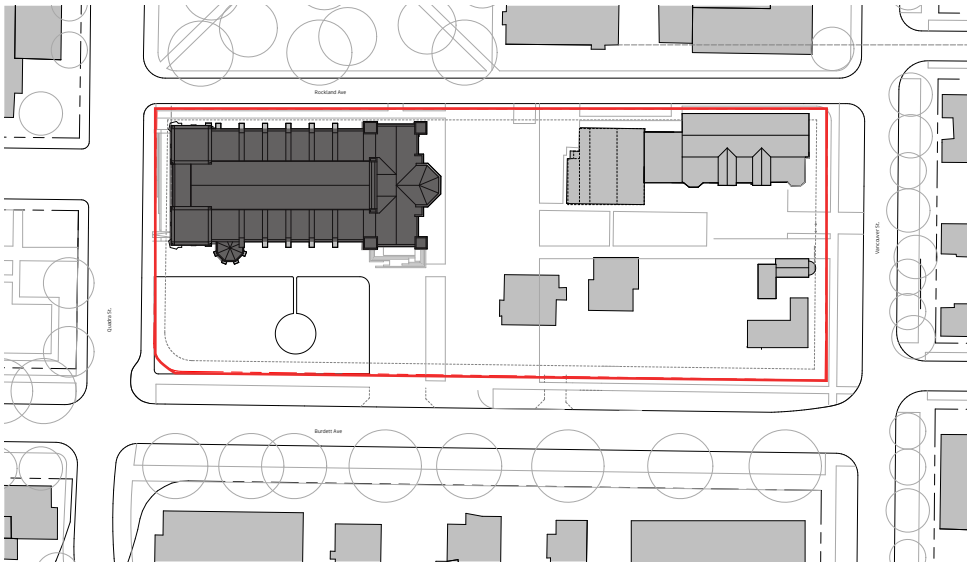
- Envelope and structural upgrades are recommended.
- Interior **upgrades** to improve accessibility, visibility, wayfinding and efficiency.

The following pages summarize constraints and opportunities of the current building and how it can improve in terms of accessibility, wayfinding and influence to its context.

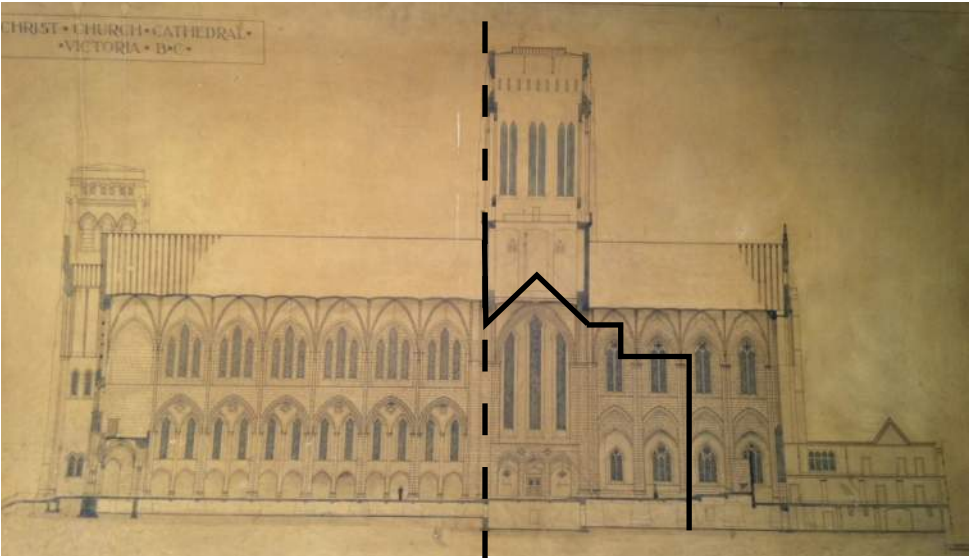
Note:
All studies have been done through partial design drawings, archive documentation and site visits. There is no current set of complete drawings available for this building.

For further information refer to the following documents submitted as part of the Rezoning Application:

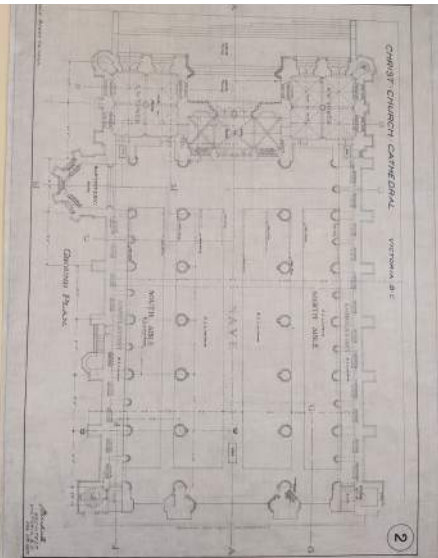
- Christ Church Cathedral, Building Envelope Condition Assessment and Capital Depreciation Report (Morrison Hershfield, May 2023)
- Heritage Conservation Plan, Christ Church Cathedral Precinct (Cummer, October 2025)
- Updated reports will be required at the time of development permit and heritage alteration permit applications.



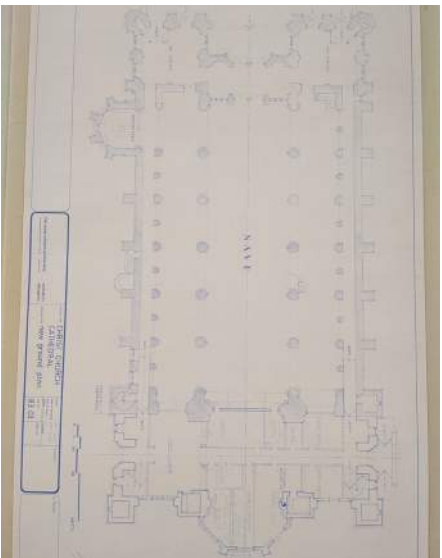
Design Competition Drawings by Architect John Charles Malcom (J.C.M.) Keith



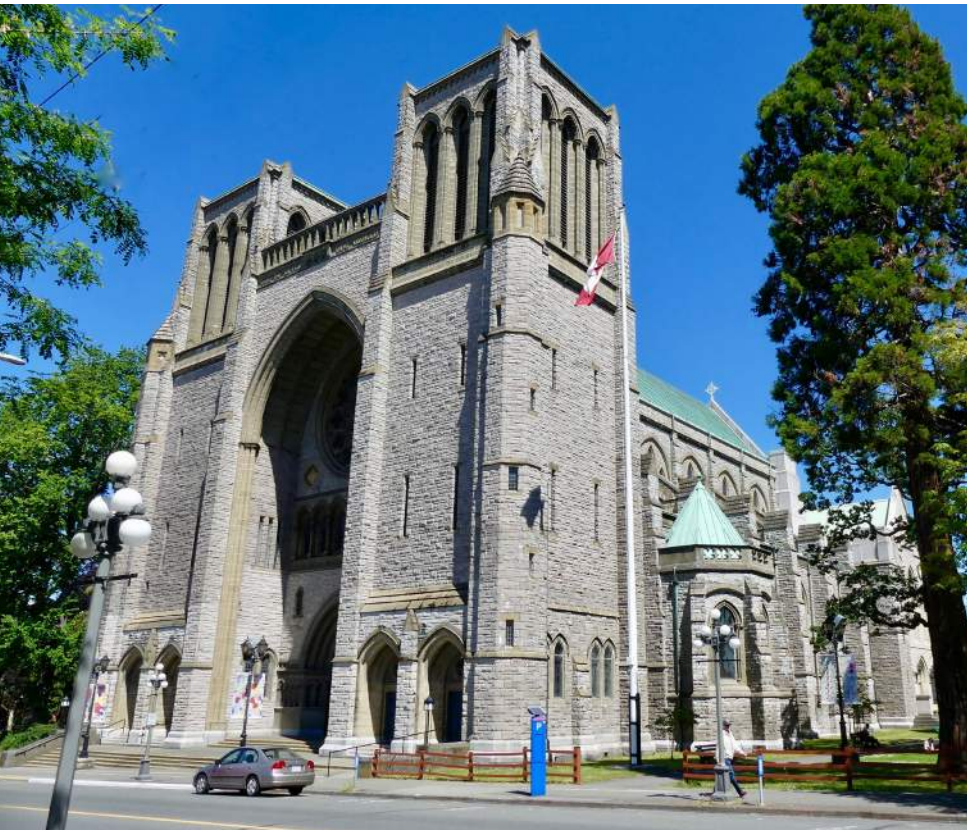
Approved scheme
First Phase of Development 1929 → ← East End 1992 (differs from original)



Plan showing temporary arrangement of the Cathedral for its first phase of development



Plan showing the East end of the Cathedral, completed in 1991



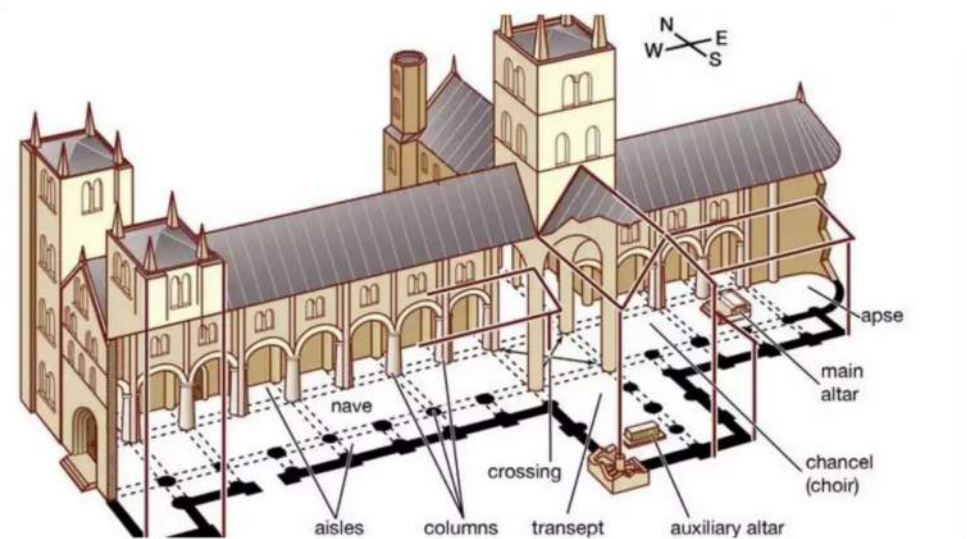
Current South-East View



Current East Elevation



Current South Elevation



Typical Cathedral Configuration

3.3.1 CHRIST CHURCH CATHEDRAL ANALYSIS

BUILDING APPROACH

The images below present the stark contrast between democratic accessibility of Cathedral precincts in Europe and the situation in Victoria.



Courtney St, Victoria BC: Pedestrian focused Greenway designated by Victoria OCP



Zrinyi Utca, Budapest, Hungary
Pedestrian street towards St. Stephen Basilica



Quadra St, Victoria BC



Notre-Dame Cathedral, Paris, France

NAVE

Good visibility only in central nave, 50% of pews have poor to no visibility.



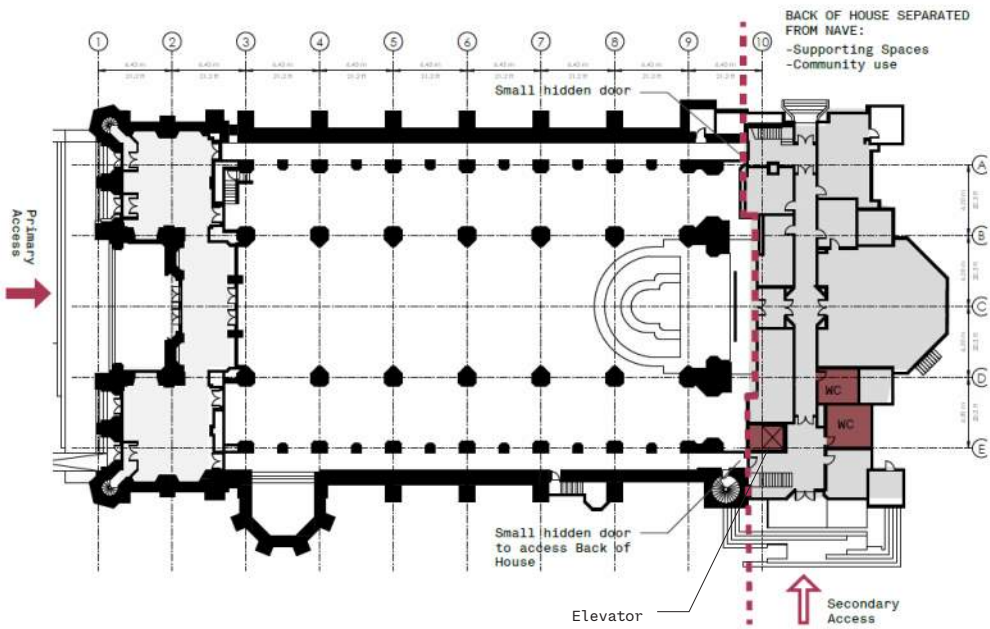
View from entry within Christ Church Cathedral



View from main altar within Christ Church Cathedral

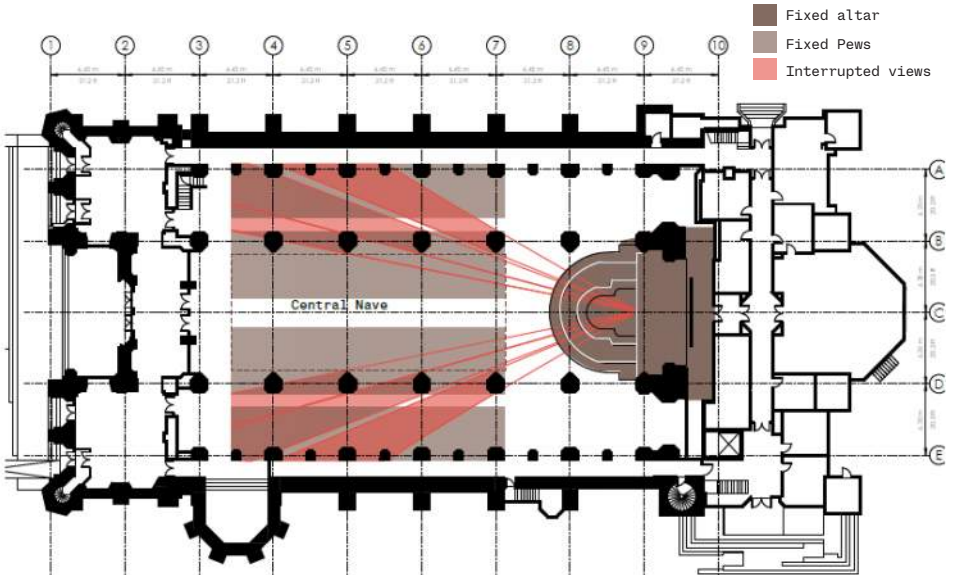
BUILDING ACCESS AND WAYFINDING

There are currently two separate entrances for different kinds of accessibility. General access from Quadra Street, accessible access from south parking lot. Currently the Cathedral has no clear wayfinding signage to assist visitor orientation.



SPECTATOR VISIBILITY

Good visibility only in central nave, 50% of pews have poor to no visibility.

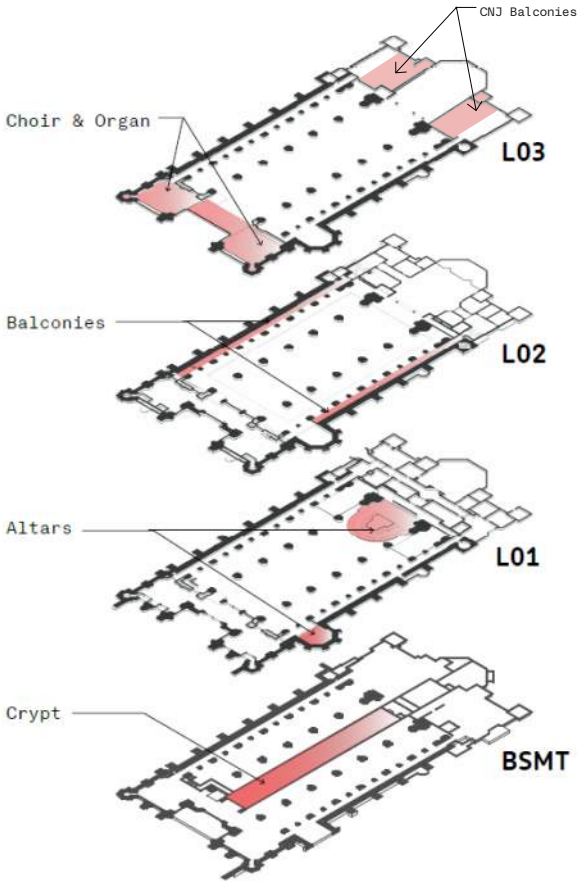


BUILDING ACCESSIBILITY

Over 30% of the area of the Cathedral is not accessible.

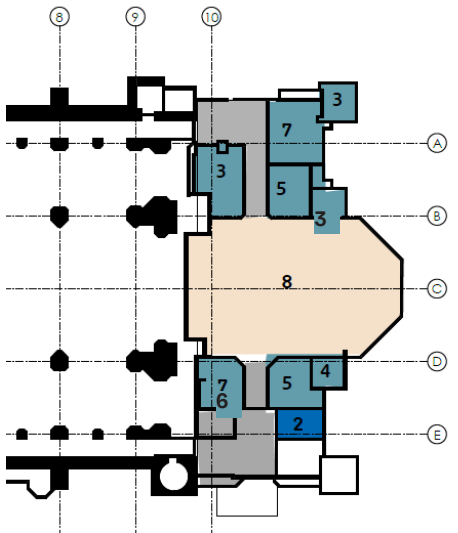
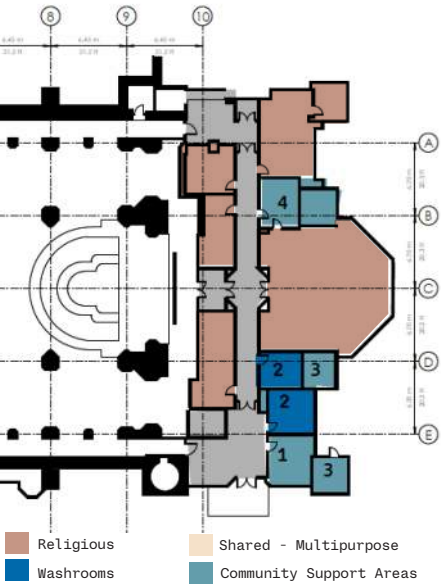


Chapel of New Jerusalem Glass work: the New Jerusalem window has been called the finest work of public art in the city of Victoria, and it is not accessible to the general public



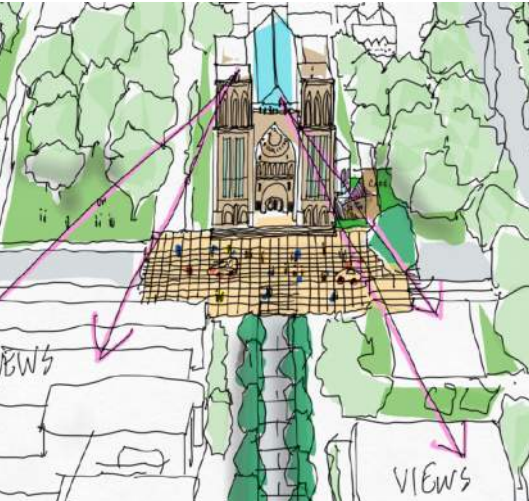
BACK OF HOUSE

Mixed community space and private religious spaces creates confusion and inefficiencies that could be avoided by grouping uses in a more considerate manner.



BUILDING APPROACH AND ACCESS

- Opportunities**
- Improve holistic accessibility and visitor experience by delivering:
- Pedestrianization of Courtney St. *
 - A welcome open democratic urban square.*
 - New accessible ramps at Quadra Street.
 - New doors with automated or push button activated openers.
 - Amenity spaces like coffee shop or gift shop would enhance the experience.
 - Additional attractions like panoramic views from tower top, art gallery, and others.
 - Improve self navigation through the building.
- Constraints**
- Traffic flow and routes.
 - Discussions with City of Victoria about ownership and maintenance.



Focal street and welcome square Concept Sketch

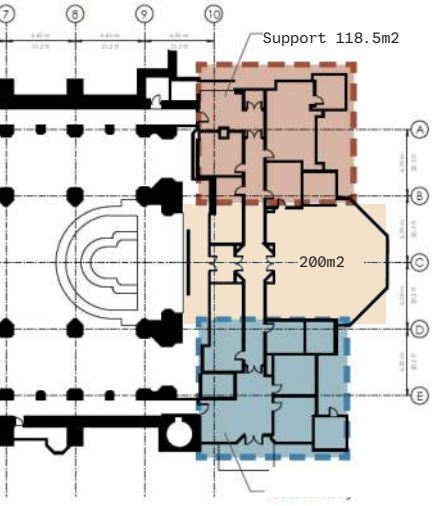
*Road improvements as indicated on the Masterplan on page 24 are not part of the rezoning application, but indicative of a future vision for the Cathedral Hill Precinct.



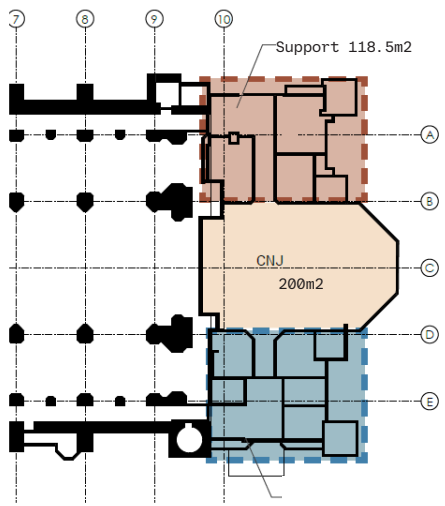
Roof top views

BACK OF HOUSE

As a general note all public spaces would benefit of the consolidation of small specific use rooms into larger multipurpose rooms. This way circulation space would be minimized, and efficiency would increase. A full refurbishment of the west side of the cathedral should be planned to maximize the buildings accessibility inclusivity and relevance to all.



GROUND FLOOR 425m2



SECOND FLOOR 437m2

NAVE

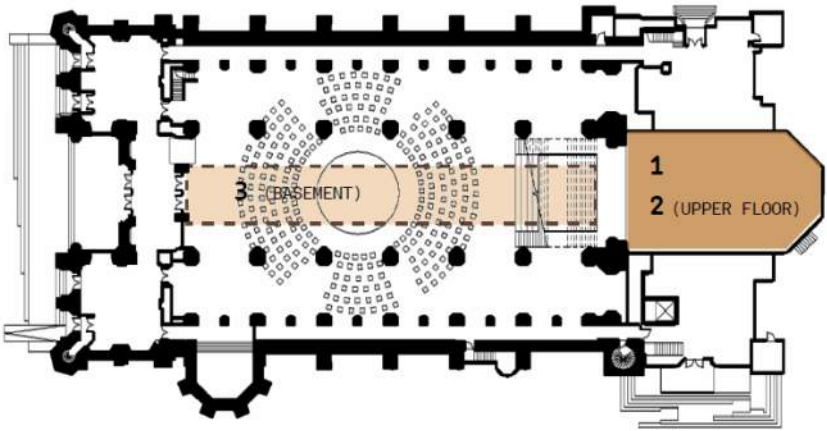
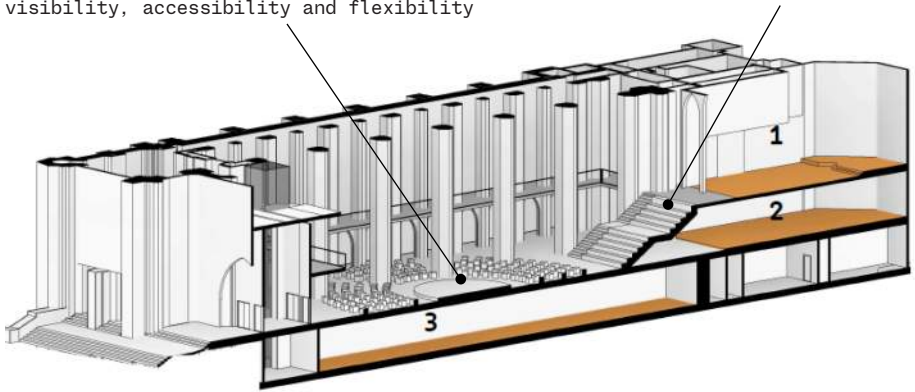
- Opportunities**
- Replace fixed pews with portable seating to improve accessibility and format flexibility.
 - Replace fixed altar with smaller portable altar.
 - Open side aisles to other uses, like art gallery, to animate space.
 - Consolidation of chapels.
- Constraints**
- Storage of large number of seats (500 seats for concerts and events).
 - Fixed altar location.



Central portable Altar to improve visibility, accessibility and flexibility



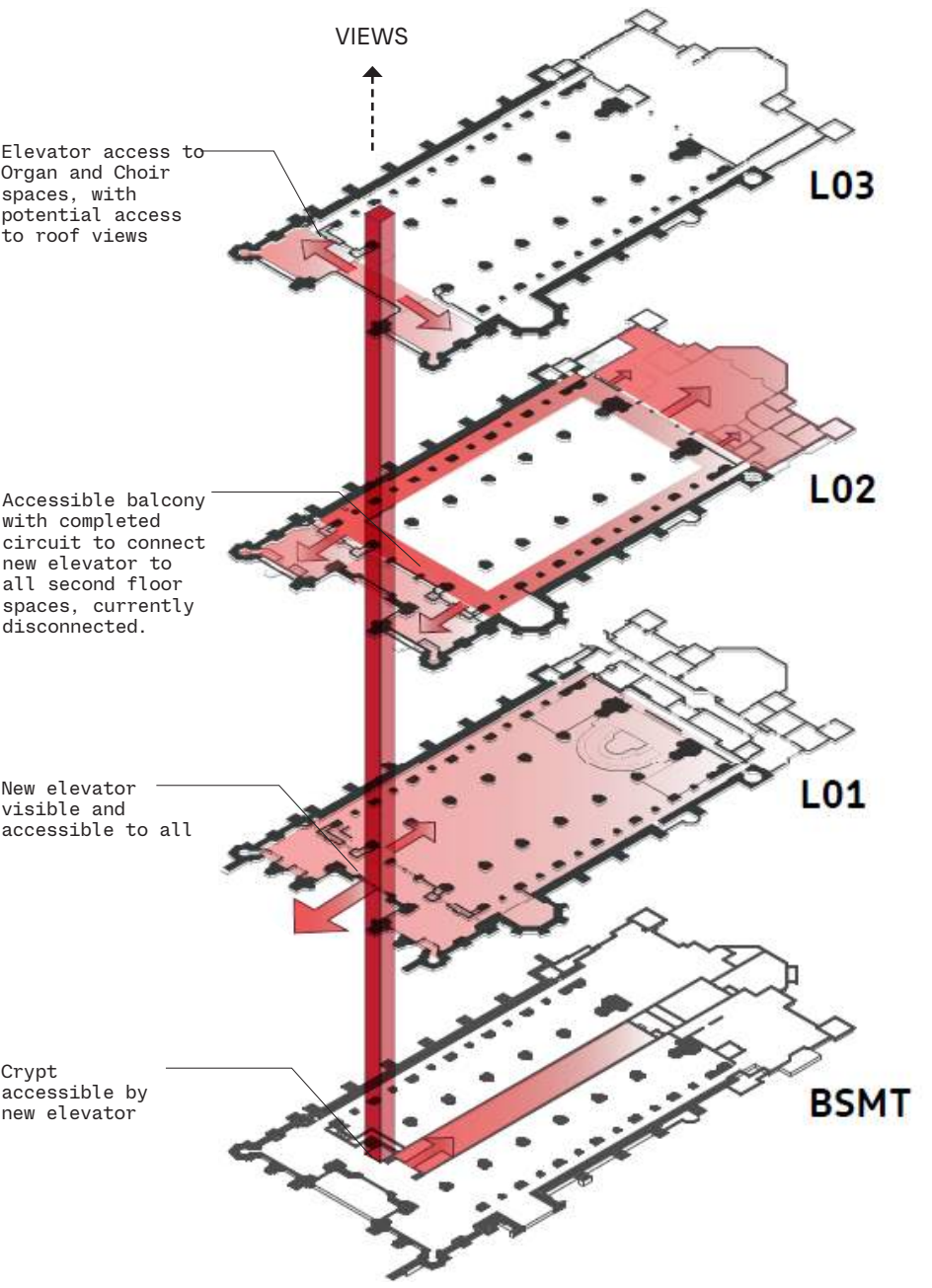
Hellerup stairs to connect Nave with CNJ



ACCESSIBILITY & WAYFINDING

- There is a great deal of scope to improve accessibility within the Cathedral and wayfinding. These initiatives could be phased.
- Opportunities**
- Introduce an elevator located close to the main entrance that would connect all the currently inaccessible levels of the building.
 - Review visual connectivity and lighting to improve self navigation via natural wayfinding.
 - Consider a new coordinated signage strategy.
- Constraints**
- Possible conflict between a new lift and the organ and choir.
 - Possible conflict with rose window visibility and symmetry.
 - Vault structure of second floor re-configuration.

For all of these constraints a dimensional study required.



3.4 MEMORIAL HALL

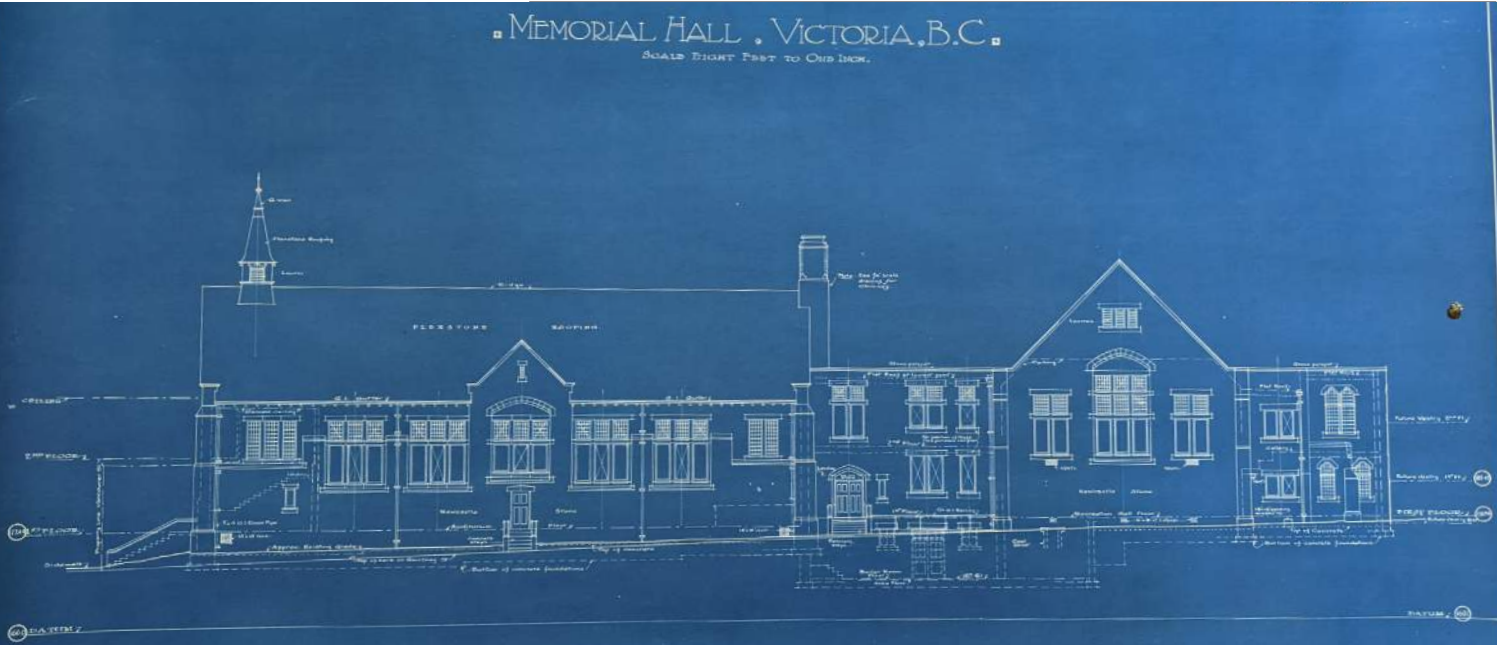
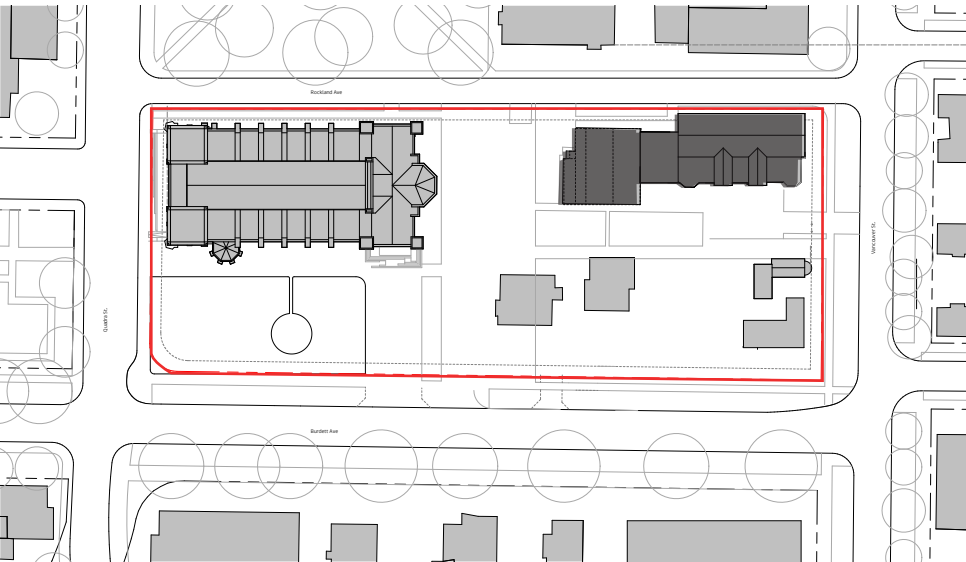
Memorial Hall is a significant heritage asset and is an important part of the precinct’s heritage. Also designed by architect J.C.M. Keith, this building finished in 1924 is an example of ecclesiastic Gothic revival architecture.

As noted in the Heritage Conservation Plan (Cummer, May 2025), Memorial Hall’s intended use was as a church hall with support spaces to the Cathedral including an auditorium, classrooms for Sunday School, a workroom, guild room, recreation hall and synod office for the church. Memorial Hall was converted into an independent religious school in the late 1980s.

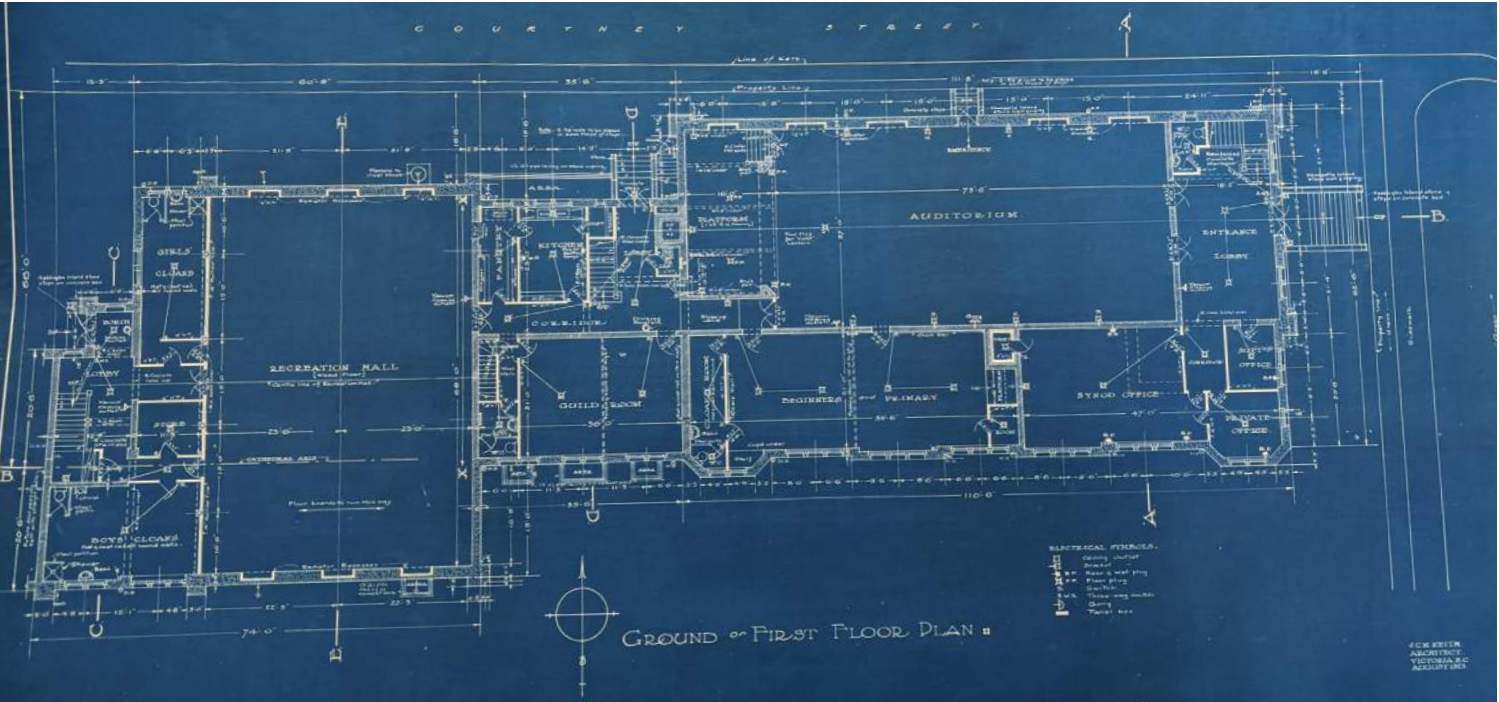
The proposed masterplan assumes the continued use of Memorial Hall as a school. The masterplan has identified a small portion of the building that could be removed as part of the seismic upgrades. Otherwise the building is to be retained, and the larger addition is no longer proposed in order to maintain the existing facade as is. Proposed work includes:

- Significant seismic upgrades of certain areas, particularly the west end.
- Refurbishment to bring the Memorial Hall building up to modern standards for teaching.
- Make this building accessible to all – currently the school is not meeting accessibility standards.

Modifications to Memorial Hall will require a Heritage Permit Application. All work on Memorial Hall adhere to the Standards and Guidelines for the Conservation of Historic Places in Canada.



Memorial Hall North Elevation, 1923



Memorial Hall Level 01, 1923

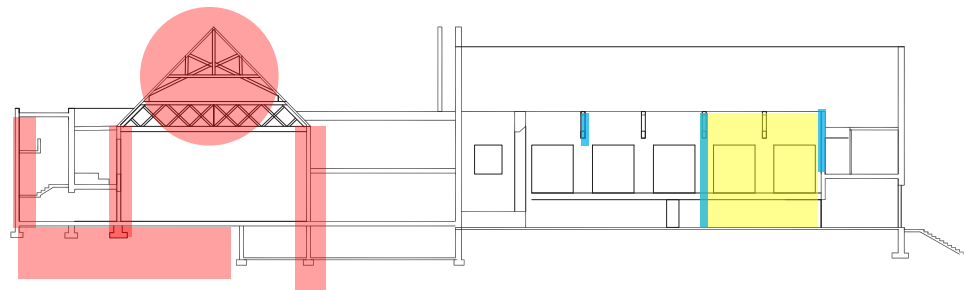
3.4.1 MEMORIAL HALL, PAST TO PRESENT

MEMORIAL HALL

- Memorial Hall has been internally modified and upgraded from its original structure and layout.
- Some of these iterations have been done to upgrade the building seismically.
- No upgrades have been made to the western part of the building (gymnasium and change rooms).
- Memorial Hall was originally planned to be connected to the Cathedral, hence there is a white stucco wall to the west that does not match any of the stone facades of the building.
- The gymnasium would need to be upgraded to be safe in case of an earthquake. Roof, walls, columns and footings will need intervention.

For further information refer to the following Appendix of the Rezoning Application:

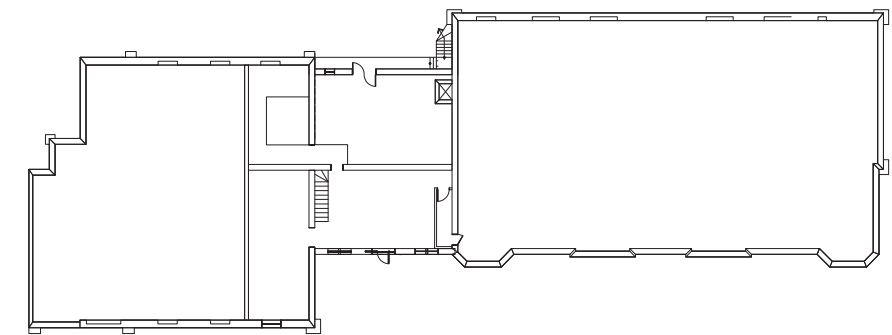
- RJC Historic Buildings Structural and Seismic Assessment Reports (2022).
- RJC Memorial Hall Seismic Plans Completed & Remaining (2002-2005).
- Memorial Hall Building Envelope Condition Assessment and Capital Depretiation Report (Morrison Hershfield, 2023)
- Heritage Conservation Plan, Christ Church Cathedral Precinct (Cummer 2025)



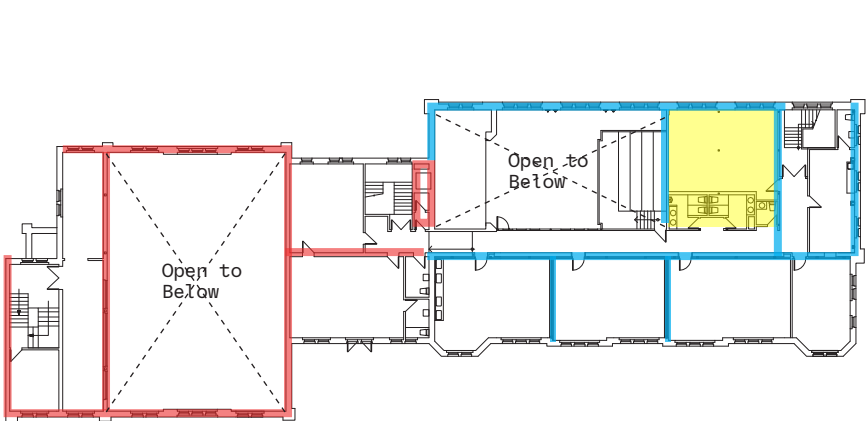
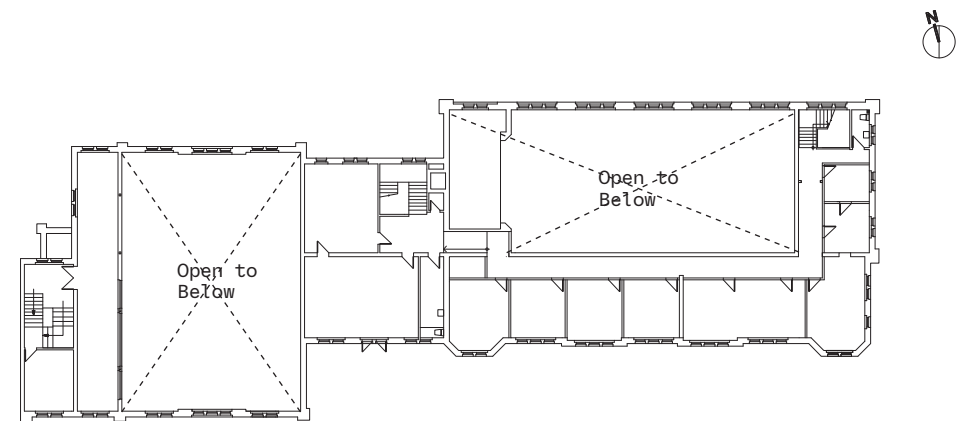
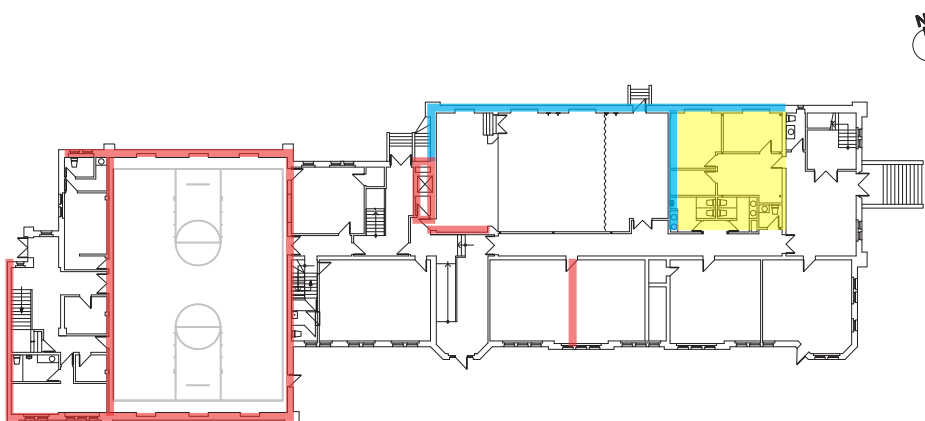
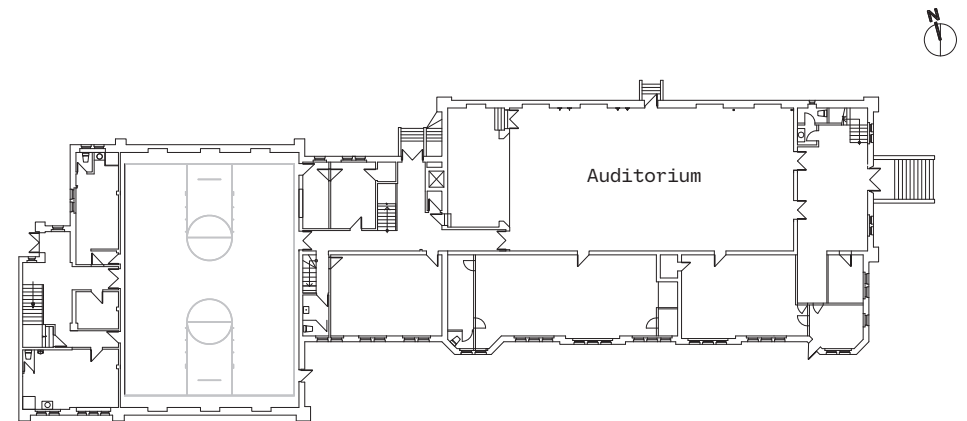
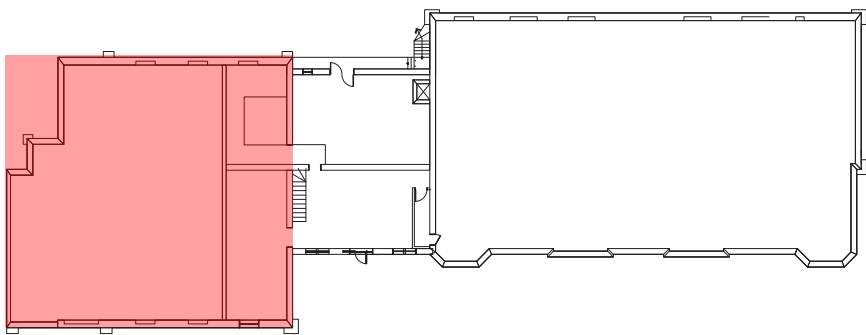
— Remaining to be upgraded

Notes:
- This diagrams are a graphic representation of existing and current conditions of Memorial Hall.
- Seismic upgrades completed (blue) and to be made (red) have been prepared based of RJC's 2005 and 2022 structural reports.
- These drawings are diagrammatic and approximate. Please refer to complete reports for complete and accurate information.
- Updated reports will be required at the time of development permit and heritage alteration permit applications

ORIGINAL MEMORIAL HALL (1923)



CURRENT MEMORIAL HALL (2024)

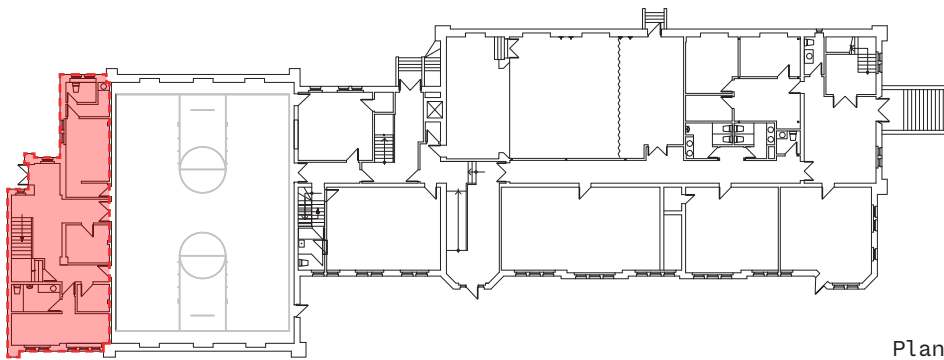
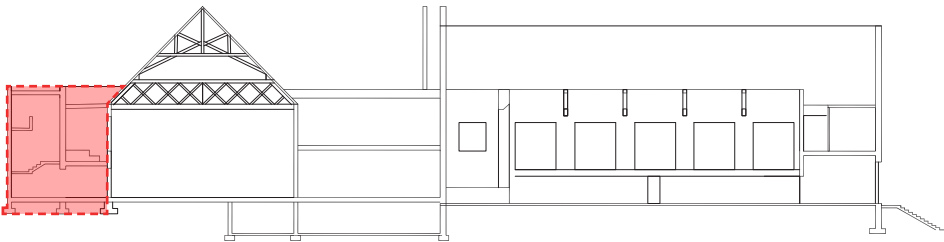


3.4.2 MEMORIAL HALL, PROPOSED CONDITION

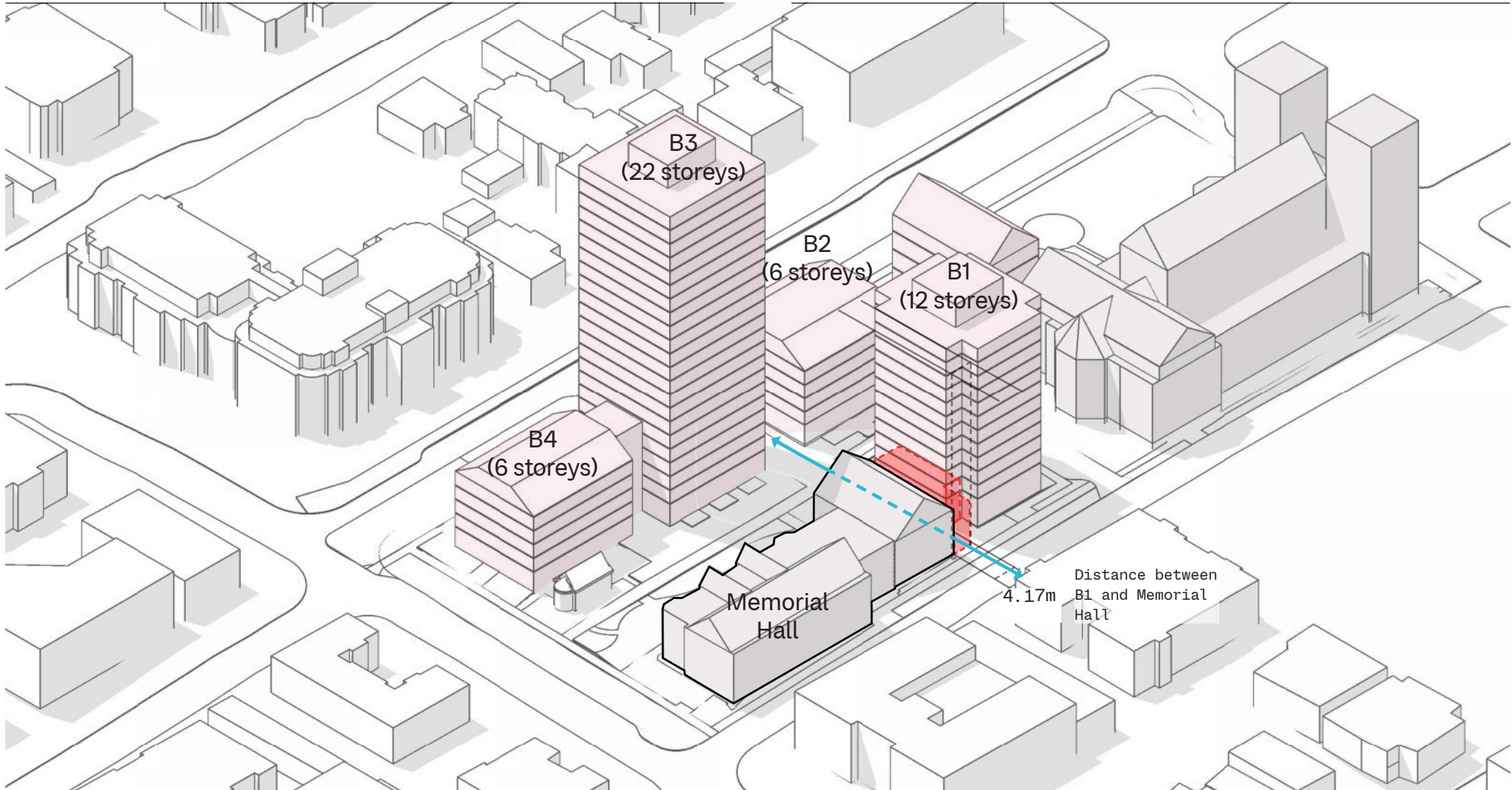
BROAD RETENTION
SENSIBLE SEPARATION FROM DEVELOPMENT

- Partially demolish west end of Memorial Hall, keeping the gymnasium volume and gable, characteristic of this heritage building.
- Sensible separation between new and old structures facilitating independence of use and exiting strategy.
- Isolated structures can benefit from the retention protection and upgrade of existing structures while accommodating the requirements for new development, under and above ground.
- North-south connectivity and visibility.

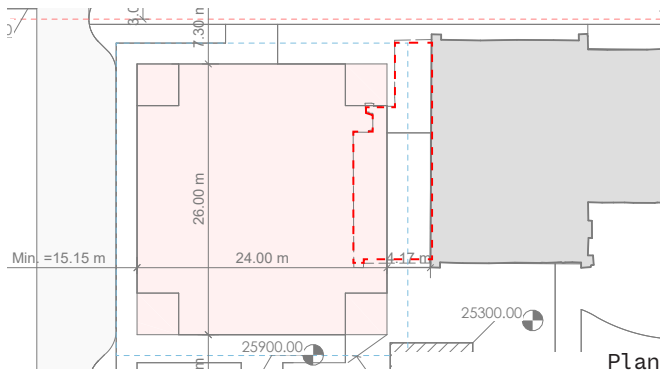
Proposed Removal



Plan



North-east Axo



Plan

3.5 YARROW CHAPEL

Built in 1938, The Yarrow Chapel has value as an example of French Romanesque Basilica, an architecture style very rare in North America. The design is in direct contrast with the Gothic styling of Christ Church Cathedral and the Memorial Hall, both situated within the Cathedral Precinct.

It was used as a private prayer chapel and for small christening and weddings until its adaptive reuse in 1980, to hold the abundant Christ Church Cathedral Archives.

Some envelope and seismic upgrades are expected to be done in this building for its future use. Only the original building is being considered to be retained. Later additions such as the Archives and the Offices are to be demolished. Important features such as the Chapel entry are to be kept as well as its original use as a chapel to be restored.

The primary conservation strategy is to be restoration, as described in the Standards and Guidelines for the Conservation of Historic Places in Canada.

The design and selection of materials for the public realm and landscaping is to complement or reference the historic features of Yarrow Chapel, including the integration of the pergolated bell entry to the south-west of Yarrow Chapel.

For further information refer to the following Appendix of the Rezoning Application:

- Building Condition Assessment
- Heritage Conservation Plan, Christ Church Cathedral Precinct (Cummer, 2025)
- Updated reports will be required at the time of development permit and heritage alteration permit applications.

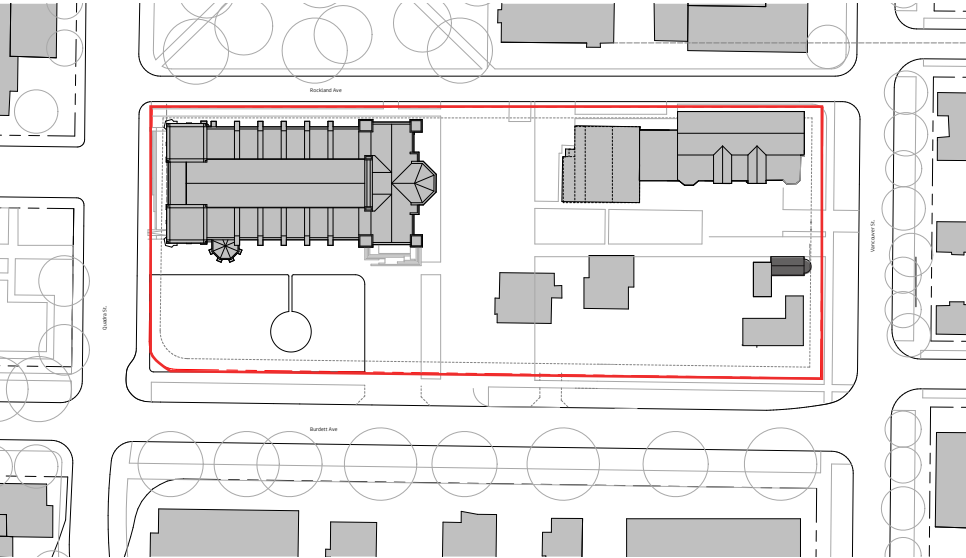


FIG.1 Yarrow Chapel



FIG.2 Yarrow Chapel Entry



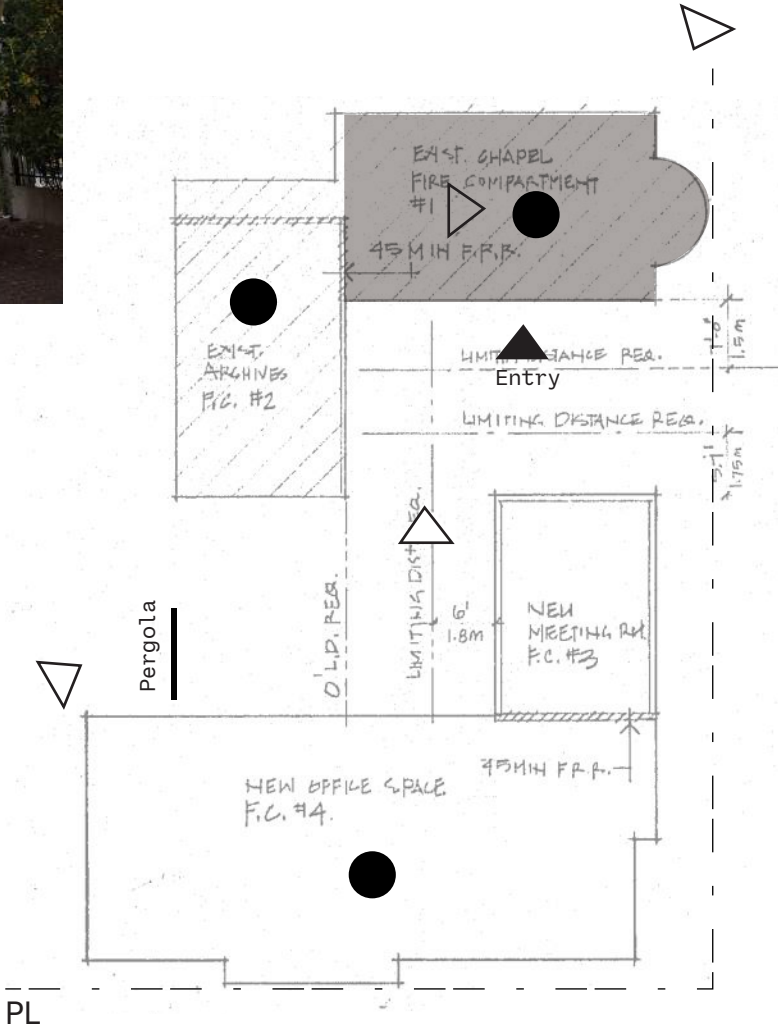
FIG.2 Pergolated bell entry



FIG.4 Yarrow Chapel Interior

Legend

- 1. Yarrow Chapel (1938) Designated
- 2. CCC Archives (1980) - Not designated
- 3. CCC Offices (1997) - Not designated



3.6 THE DEANERY

Built in 1938, this building known as The Deanery designed by Percy Leonard James, has value as an example of English Arts and Crafts architecture.

Its original use was as the Dean’s residence. The Dean no longer lives on the precinct, so this building has become the cathedral administrative offices when they relocated from Memorial Hall once the Cathedral School was established in the late 1980s.

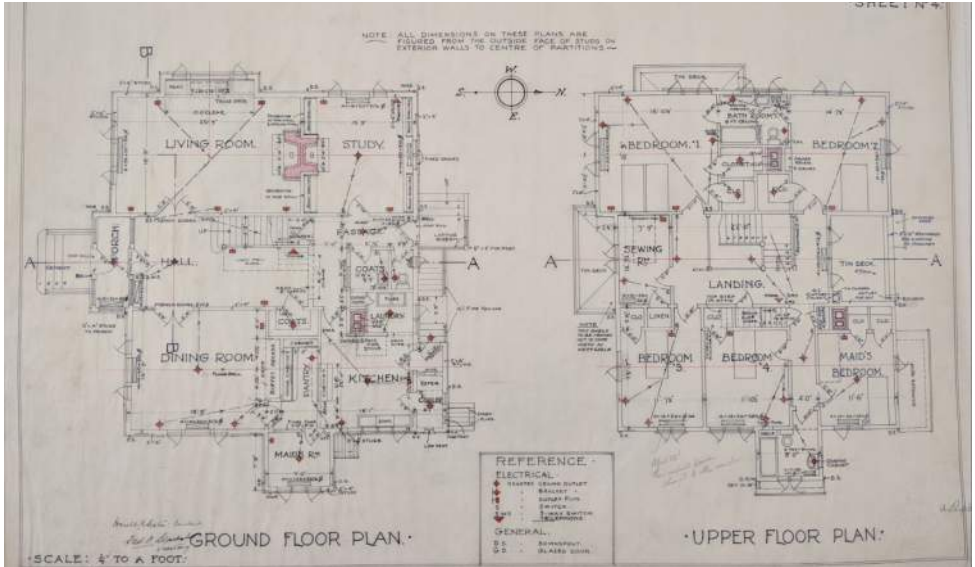
No structural upgrades have been made to this building, which suggests it is not up standards to resist level 2 seismic forces. Any adaptation for reuse of this building will need structural upgrades.

The location of The Deanery and its garden within the site limits the possibilities of future developments. The Deanery has heritage value, and is on the city’s heritage register, but not formally protected by a bylaw. Relocating this building off-site would expand the possibilities for a more sensible development and improve phasing strategies, as well as dedicating this building for a more suitable use.

Preliminary structural assessment conducted by Read Jones Christoffersen Ltd. (RJC) and a consultation with Nickel Bros. indicates that the relocation of this building could be possible. The building is to be relocated to a Diocese owned property in the CRD (pending HAP approval).

For further information refer to the following Appendix of the Rezoning Application:

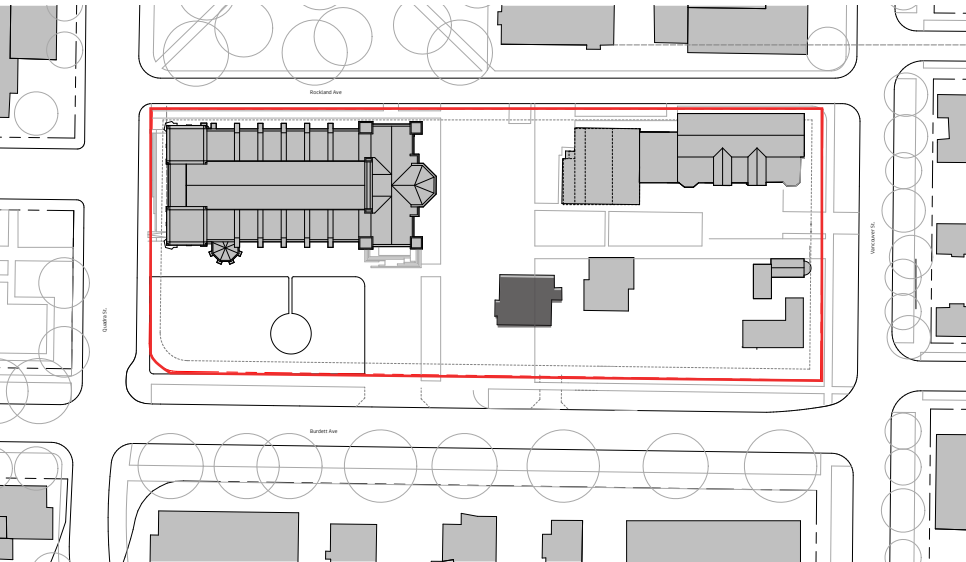
- Building Condition Assessment
- Heritage Conservation Plan, Christ Church Cathedral Precinct (Cummer, 2025)



Deanery Original Floorplans, CCC Archives



The Deanery, image by Katie Cummer



South West view of Deanery, image by Katie Cummer

4.0 PUBLIC REALM AND LANDSCAPE

STORM WATER MANAGEMENT PRINCIPLES

- Streets should be designed for the inclusion of rain gardens including green corridors and bulb outs where infiltration opportunities can be capitalised in order to treat rainfall in and around the Cathedral Hill.
- Rain gardens to provide stormwater infiltration opportunities and possible extensions of habitat within the open space systems of the site. The goal will be to improve the habitat value through a diversity of plants suited to the on site conditions and context.
- The use of soil cells or structural soil should be provided in areas where required growing medium targets are difficult to achieve to ensure all proposed trees are given the best possible outcomes for healthy and mature canopy growth and also allow for stormwater detention.
- Stormwater management principles including storm water detention through the use of soil cells should be encouraged to increase opportunities for detention on site helping manage peak run off flows from major and minor storm events.
- Permeable paving or permeable paving systems to be installed around the site in order to allow rainfall infiltration for recharging and stormwater collection.
- All on site stormwater management design will be consistent with and further refine the requirements of the City of Victoria’s Rainwater Management Standards.



REPRESENTATIVE PLANT LIST (as per City of Victoria Standards)

Tree Species – bottom or edge of rain garden:

- Acer circinatum*+ (Vine Maple)
- Acer rubrum* (Red Maple)
- Cercidiphyllum japonicum* (Katsura)
- Cercis canadensis* (Eastern Redbud)
- Chamaecyparis nootkatensis* ‘Pendula’ (Nootka False Cypress)
- Nyssa sylvatica* (Tupelo)

Trees cannot be planted in rain gardens with rock reservoirs.

Edge of Rain Garden Species:

- Cistus x corbariensis** (White Rockrose)
- Gaultheria shallon**+ (Salal)
- Lonicera pileata** (Box-leaf Honeysuckle)
- Mahonia aquifolium**+ (Oregon Grape)
- Myrica californica**+ (Pacific Wax Myrtle)
- Rosa nutkana**+ (Nootka Rose)
- Polystichum munitum**+ (Sword Fern)
- Symphoricarpos alba*+ (Snowberry)
- Vaccinium ovatum**+ (Evergreen Huckleberry)
- Viburnum davidii** (David’s Viburnum)

Bottom of Rain Garden Species:

- Carex obnupta* *+ (Slough Sedge) shade only
- Carex stipata**+ (Awl Fruited Sedge) sun/shade
- Cornus sericea* ‘Kelseyii’ (Dwarf Red Dogwood)
- Iris setosa**+ (Dwarf Arctic Iris) sun/shade
- Juncus* ‘Carmen’s Grey’*(Carmen’s Grey Rush) sun/part shade
- Miscanthus sinensis* ‘Adagio’* (Dwarf Maiden Grass) sun/part shade
- Myrica gale**+ (Bog Myrtle)
- Schizostylis coccinea* ‘Oregon Sunset’* (Crimson Flag) sun/shade

Consult with local nursery for more suggestions.

*Generally considered to be deer resistant shrub/grass/perennial species

+ Species native to Pacific Northwest coast.

PLANTING IMAGES



Cercidiphyllum japonicum



Nyssa sylvatica



Mahonia aquifolium



Rosa nutkana



Symphoricarpos alba



Carex obnupta



Iris setosa



Miscanthus sinensis



Schizostylis coccinea

PUBLIC REALM AND LANDSCAPE | COURTYARDS/PUBLIC PARKS GUIDELINES

COURTYARDS/PLAZAS

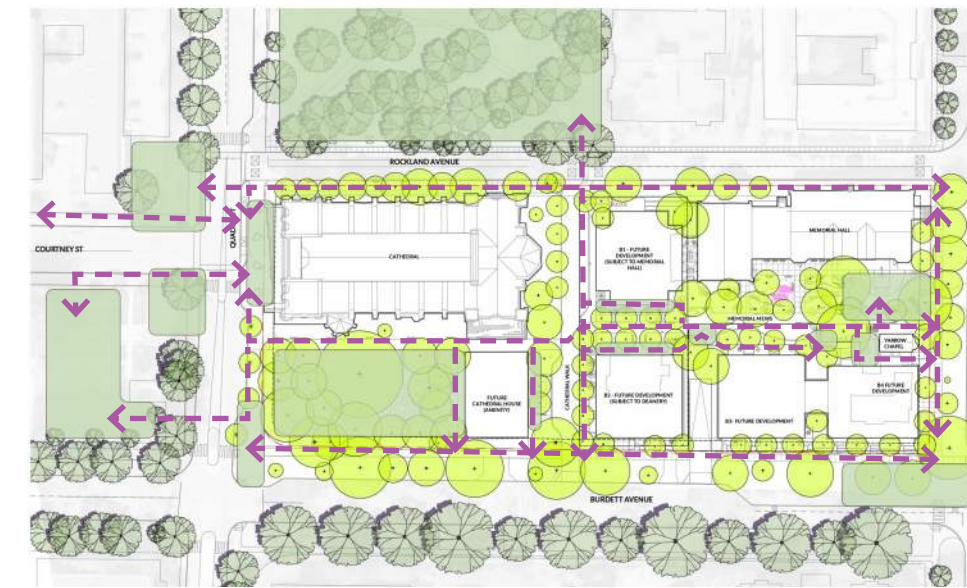
- Plazas/gathering spaces to be strategically located on site to integrate with larger open space/park systems of the precinct.
- Design and locate amenities to ensure that open spaces are not unnecessarily cluttered and pedestrian circulation is unobstructed.
- Ensure amenities are of a high quality and made of durable materials.
- Nodes/plazas are to be properly integrated with surrounding context including existing and proposed future uses of the site.
- Courtyards should be open and highly permeable and attract a mixture of uses for residents and general public moving through the site.
- Plazas should be designed on relatively flat surfaces and gentle grades as outlined by the City’s planning guidelines and policies.
- Visual clarity and access shall be designed in alignment with the City’s planning guidelines and policies.



PROPOSED OPEN

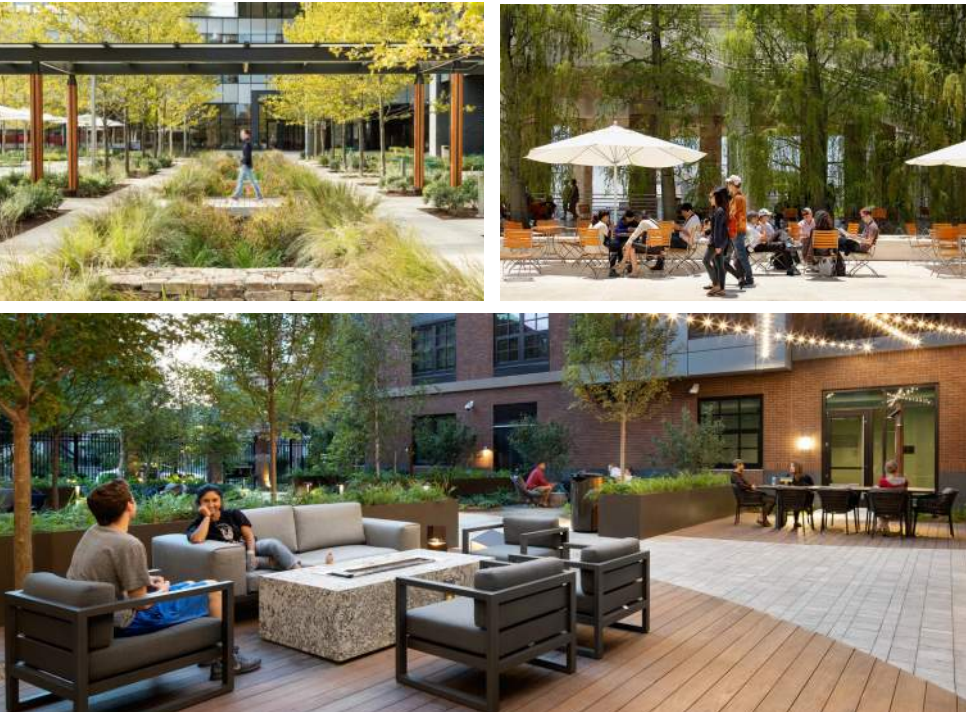


PROPOSED CIRCULATION



PUBLIC PARKS/COMMON AREAS

- Strategically locate areas on site to integrate with larger open space/park systems of the precinct.
- Encourage multi-use for all demographics and user groups during different times of the day/week.
- Provide a combination of large and intimate lawn spaces for multi use.
- Locate near active commercial edges to encourage shared use and local gathering.
- Opportunities for both passive and active use should be encouraged in all shared/common areas.
- Encourage community use through clear signage and direction and be filled with activities for users of all varying abilities.
- Accessible by users of all varying abilities.
- Accessible from all other parks and open space areas currently existing or placed on site.



PUBLIC REALM AND LANDSCAPE | ROCKLAND AVE

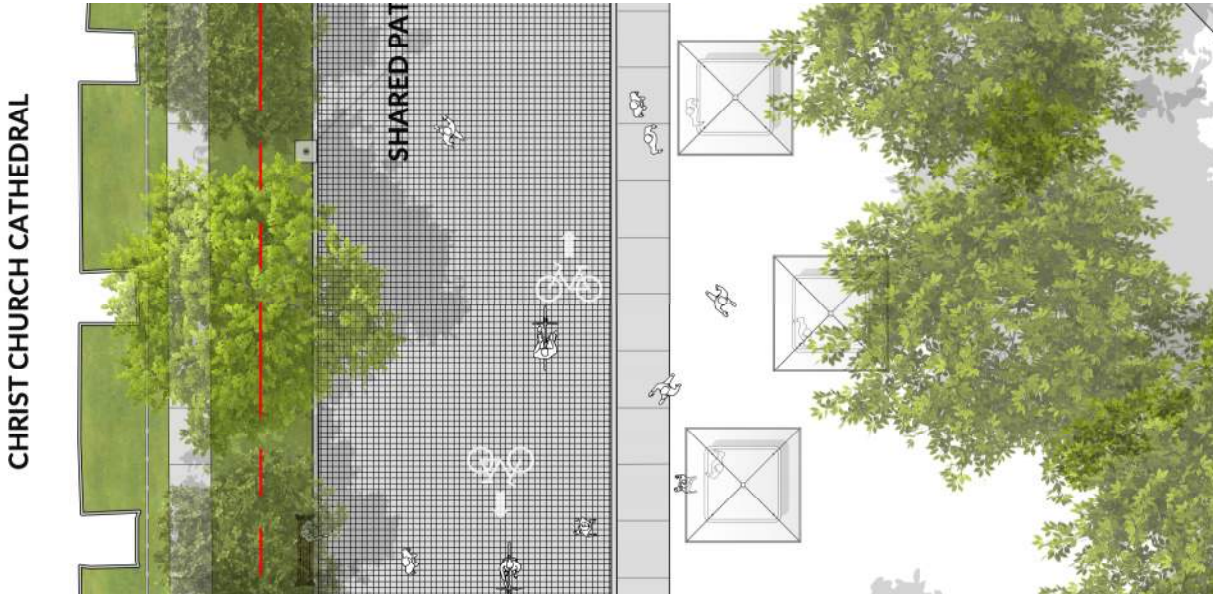
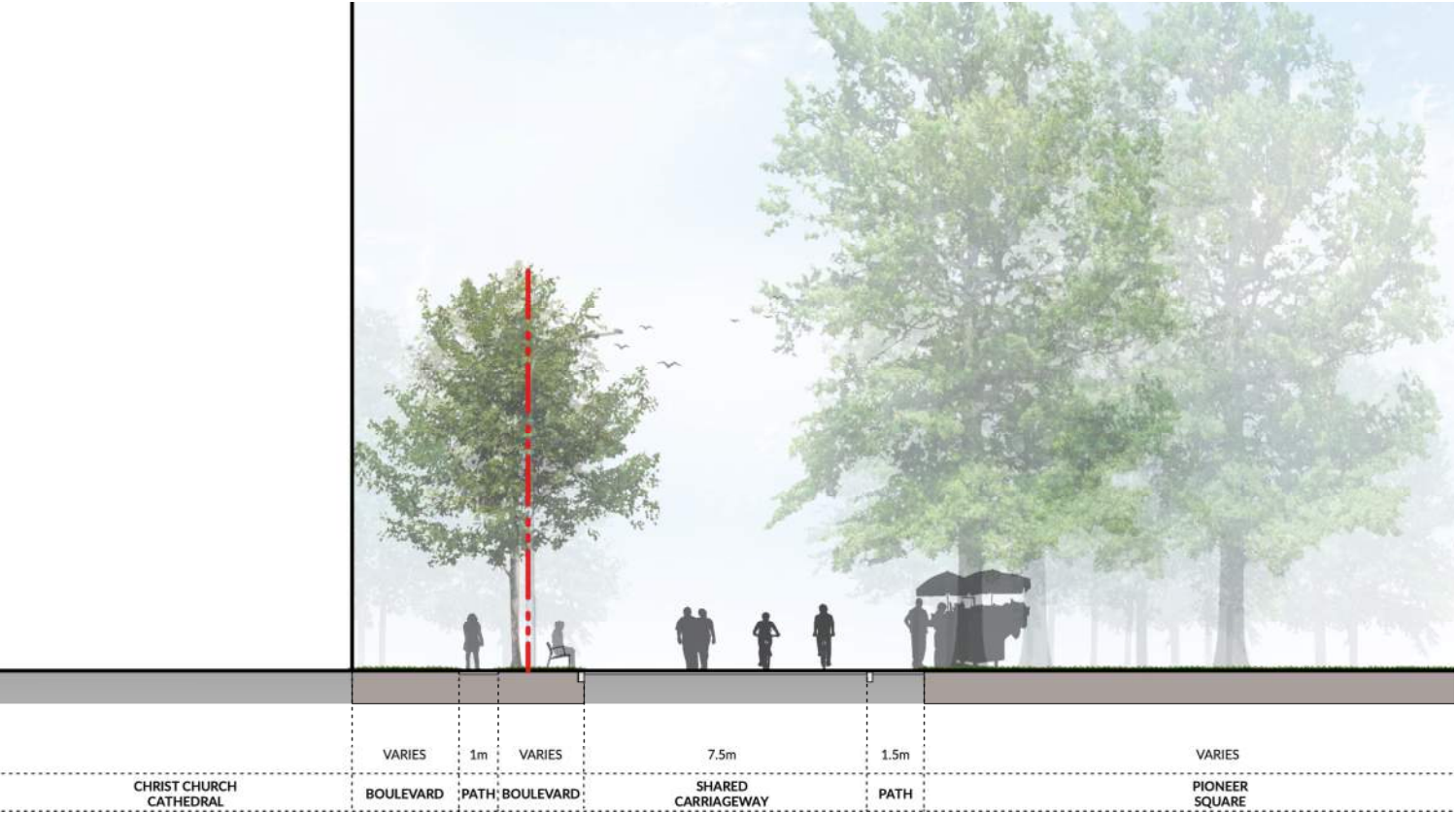
PUBLIC REALM STRATEGY

Rockland Avenue will look to strengthen the connectivity from the Cathedral to Pioneer Square by transforming the road into a raised shared pedestrian zone with an emphasis on foot traffic and cycling mobility towards and away from Quadra Square and the Cathedral site. Dedicated lanes will be identified through a paving material language consistent throughout the site and the space will be opened up to allow interactivity with the north face of Christ Church Cathedral should amendments be made to the building access facing Rockland Avenue.

Note: Future upgrades along Quadra and Rockland are not part of the proposed scope of work as part of the rezoning application.

Public Realm improvements should aim to include the following:

- High quality paving material identifying pedestrian oriented zones and shared use areas.
- Flexible common areas for temporary community gathering and events.
- Pedestrian focused programming of space.
- Upgrades to street furniture including benches, street lights and bollards.
- Additional street trees reinforcing the urban forest strategy and increased canopy targets.



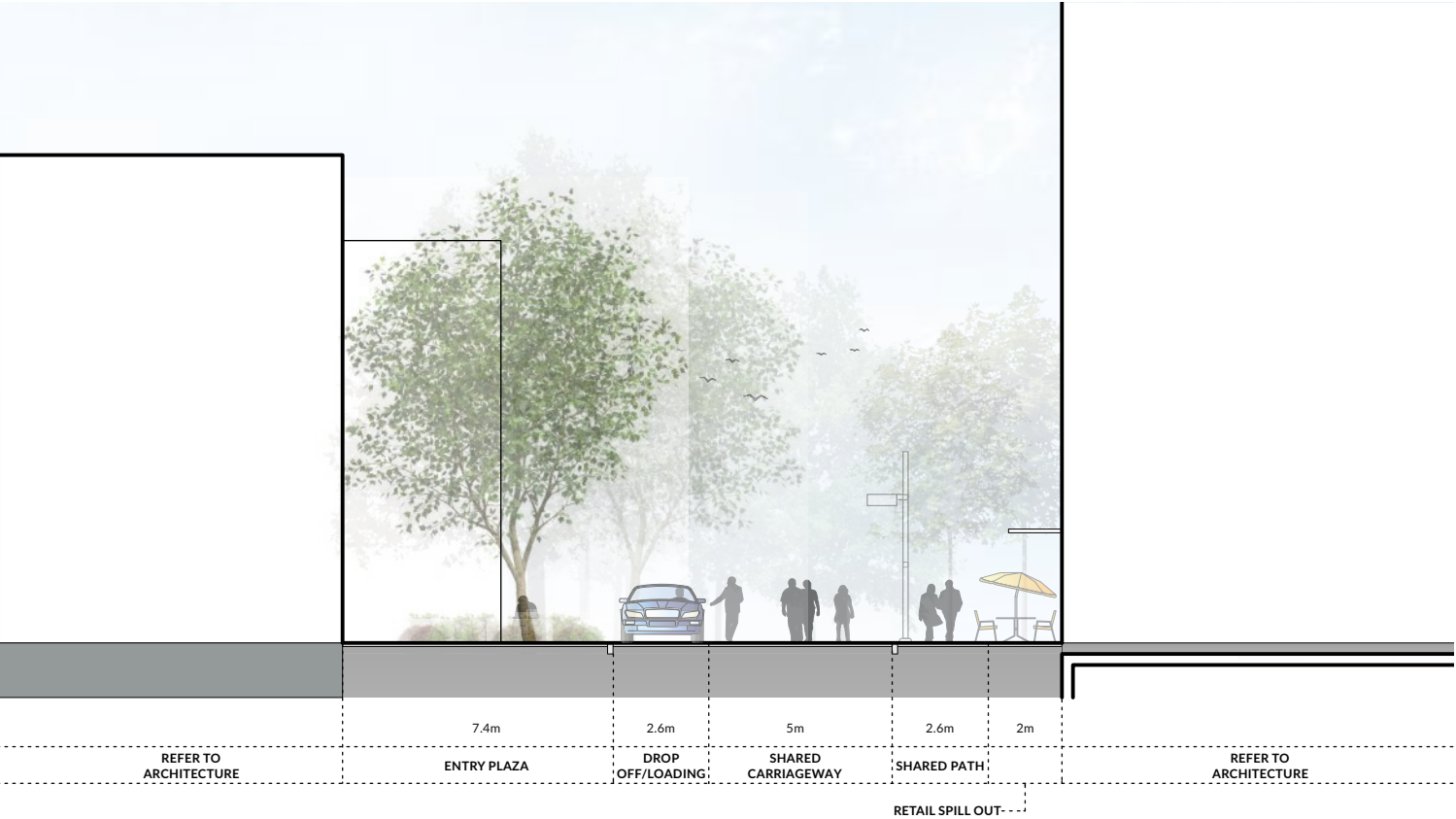
PUBLIC REALM AND LANDSCAPE | CATHEDRAL WALK

PUBLIC REALM STRATEGY

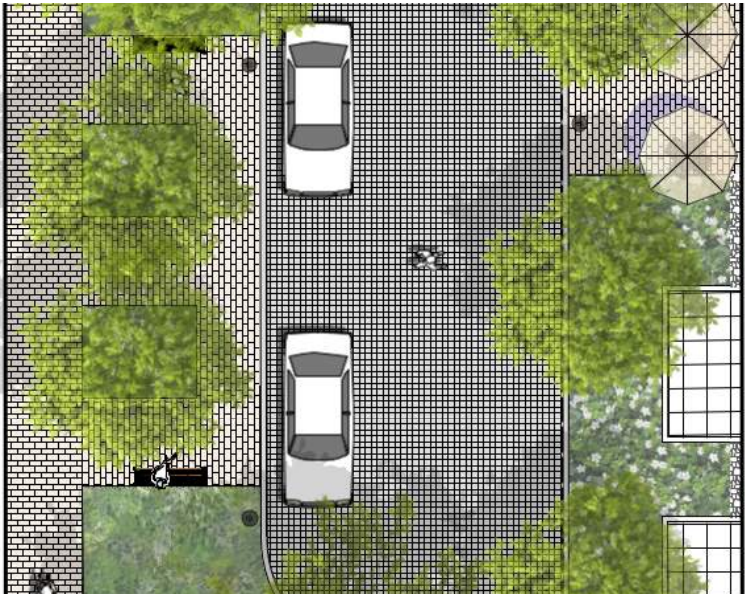
The future visioning for Cathedral Walk intends to include strengthening connections throughout the entirety of Cathedral Hill allowing permeability and access throughout the site with an emphasis on a multi-modal corridor from Burdette Ave to Rockland Ave. The space may become animated with retail spill-out and include temporary parking for those visiting multiple amenity and residential spaces on site as well as Christ Church Cathedral. The proposed corridor may also be lined with a combination of native and native-adaptive trees creating increased green connections with a focus on increasing the site's overall canopy cover.

Public Realm improvements should aim to include the following:

- Paved material for pedestrian oriented zones and shared use areas.
- Flexible common areas for temporary community gathering and events.
- Thoughtful and integrated planting designs distinguishing entrances, connections and public/ private spaces.
- Pedestrian focused programming of space.
- Introduction of interpretive and educational wayfinding elements including furniture constructed with recycled tree materials from any existing trees on site affected by construction.
- Include lighting at regular intervals with standards and spacing per the Downtown Public Realm Plan.
- Lined with removable and complementary bollards.
- Rain garden installations for stormwater management.



FUTURE CATHEDRAL HOUSE (AMENITY)



B2 - FUTURE DEVELOPMENT (SUBJECT TO DEANERY)

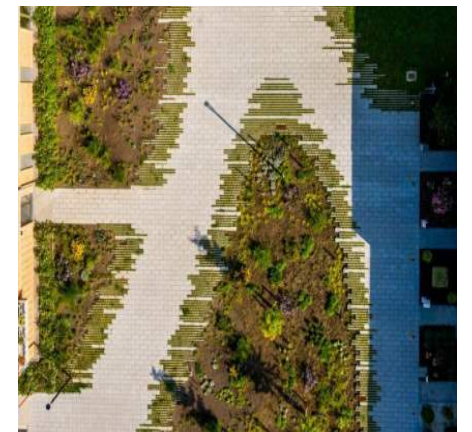
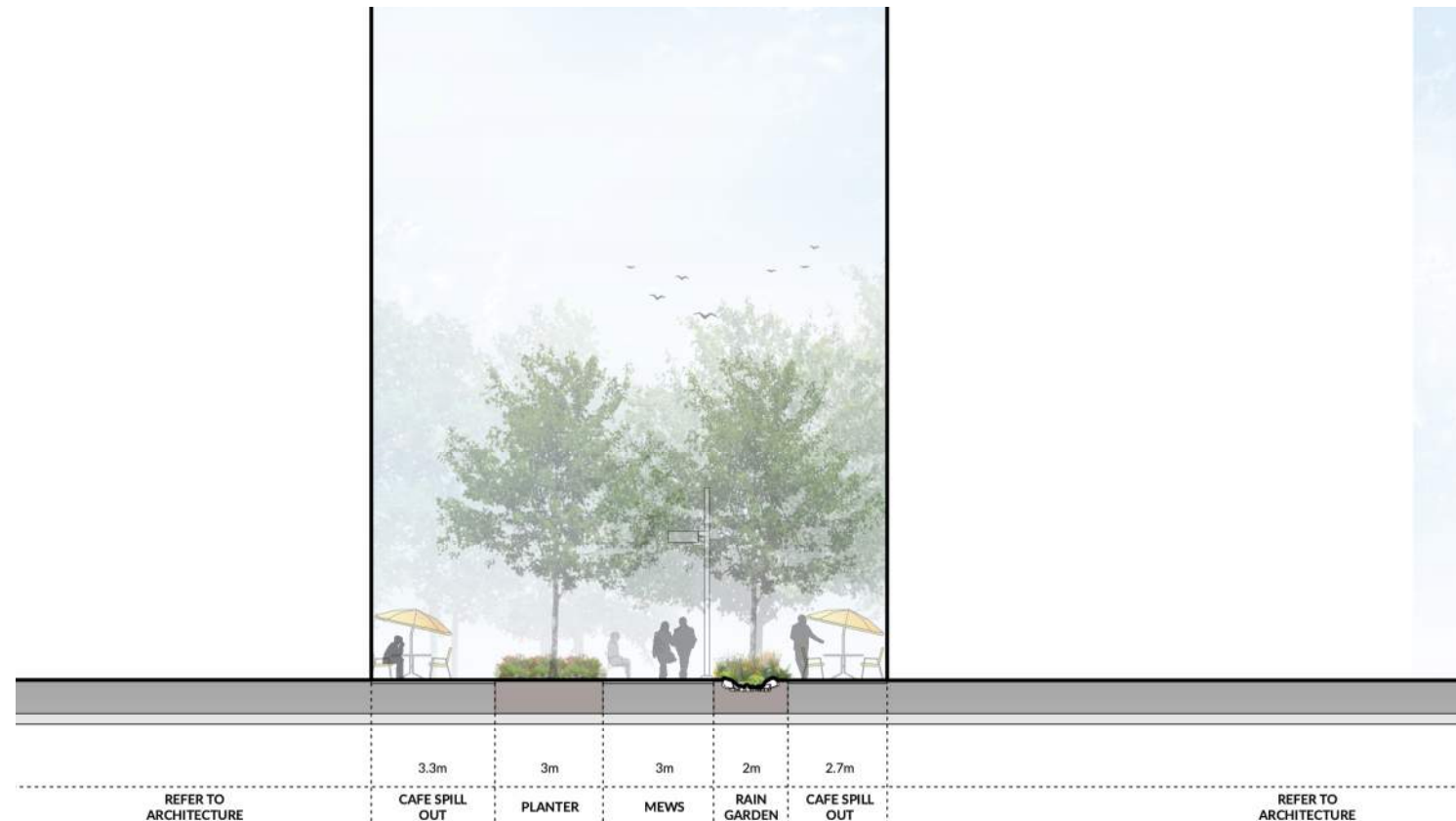
PUBLIC REALM AND LANDSCAPE | MEMORIAL MEWS

PUBLIC REALM STRATEGY

The future visioning for Memorial Mews includes strengthening connections throughout the entire Cathedral precinct allowing permeability and access throughout the site with an emphasis on a pedestrian oriented corridor from Quadra St and Vancouver St. The space may become animated with retail spill-out and include large flexible green spaces for use by the local elementary school and other visitors to the site. The proposed corridor may also be lined with a combination of native and native-adaptive trees creating increased green connections with a focus on increasing the site's overall canopy cover.

Public Realm improvements should aim to include the following:

- High quality paving material identifying pedestrian oriented zones and shared use areas.
- Thoughtful and integrated planting/water sensitive urban designs distinguishing entrances, connections and public/private spaces.
- Flexible common areas for temporary community gathering and events.
- Pedestrian focused programming of space.
- Introduction of interpretive and educational wayfinding elements including furniture constructed with recycled tree materials from any existing trees on site affected by construction.
- Rainwater gardens for stormwater management.



**B2 - FUTURE DEVELOPMENT
(SUBJECT TO DEANERY)**



**B1 - FUTURE DEVELOPMENT
(SUBJECT TO MEMORIAL HALL)**

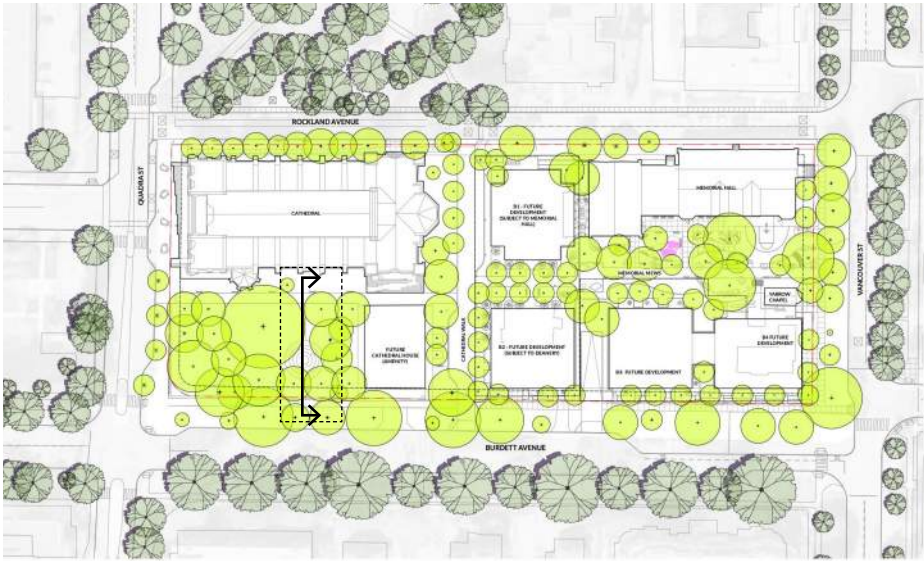
PUBLIC REALM AND LANDSCAPE | CATHEDRAL COMMONS

PUBLIC REALM STRATEGY

The visioning for the Cathedral Commons will be to highlight the heritage quality of the existing site by providing additional native planting around it's perimeter and upgrading signage, wayfinding and paving materials throughout. Existing site elements will be preserved with a focus on continuing connections throughout Cathedral Hill. The Diocese will continue to engage with the Songhees and Esquimalt Nations as part of the landscape and public realms improvements.

Public Realm improvements should aim to include the following:

- Upgrades to paving material identifying pedestrian oriented zones.
- Areas for prospect and refuge adding value to existing character and use.
- Integration with future proposed amenity space.
- Thoughtful and integrated planting designs distinguishing entrances, connections and public/private spaces.
- Introduction of interpretive and educational wayfinding elements including furniture constructed with recycled tree materials from any existing trees on site affected by construction.



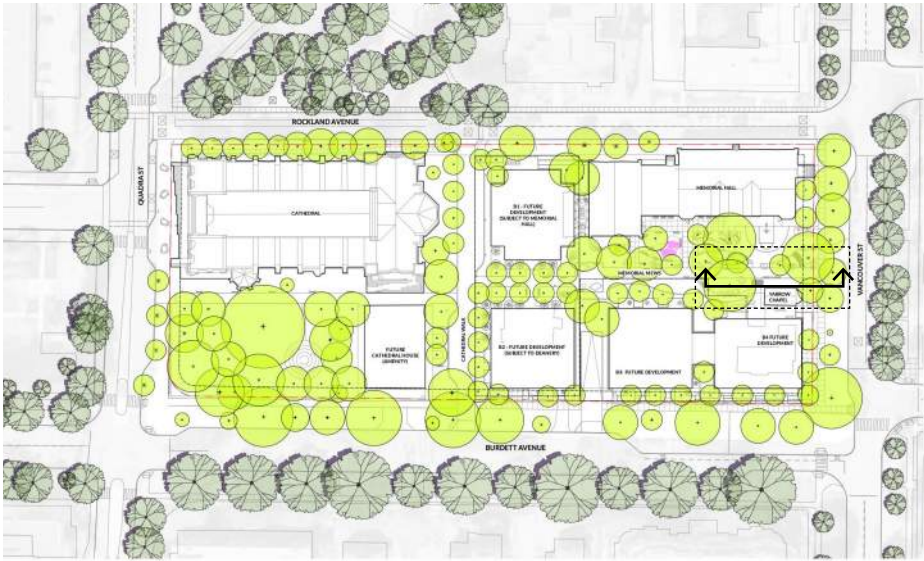
PUBLIC REALM AND LANDSCAPE | CHRIST CHURCH CATHEDRAL SCHOOL

PUBLIC REALM STRATEGY

Christ Church Cathedral School will remain as a key focus are for the precinct upgrade. These guidelines intend to provide the school with accessible and engaging play spaces that may transform as future uses/expansions of existing amenities will continue to develop over the many phases of the project.

Public Realm improvements should aim to include the following:

- Interim condition upgrading existing play elements with a complete design completed during the final construction phase.
- Provision of a flexible space adaptable to future amenity expansions.
- Provision of a combination of built and natural elements. Achieve a balance between fast and slow, light and shade, loose materials and fixed equipment, smoothness and texture, enclosed and open spaces and opportunities for kinetic play equipment.
- Flexible multi-use play courts and lawn space.
- A combination of active and passive spaces for activities of all ranges/preferences.
- Engaging shared spaces for use outside of school hours.
- Rain garden installations for stormwater management.



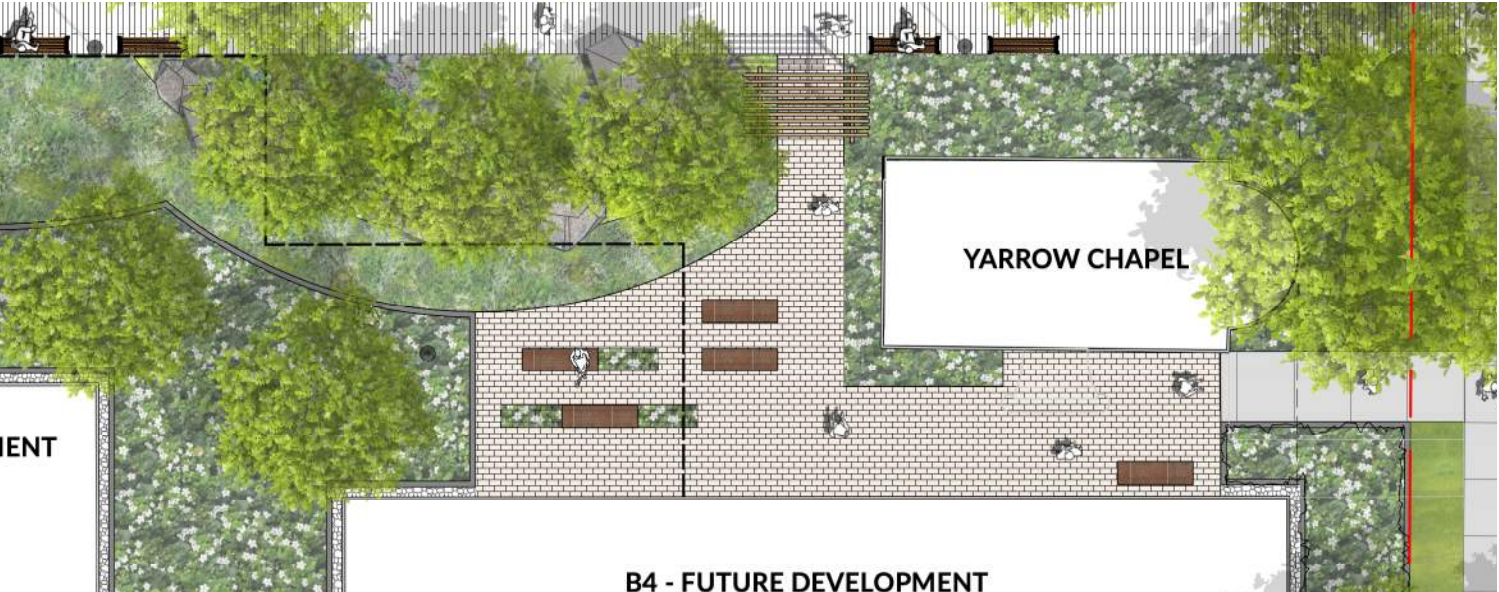
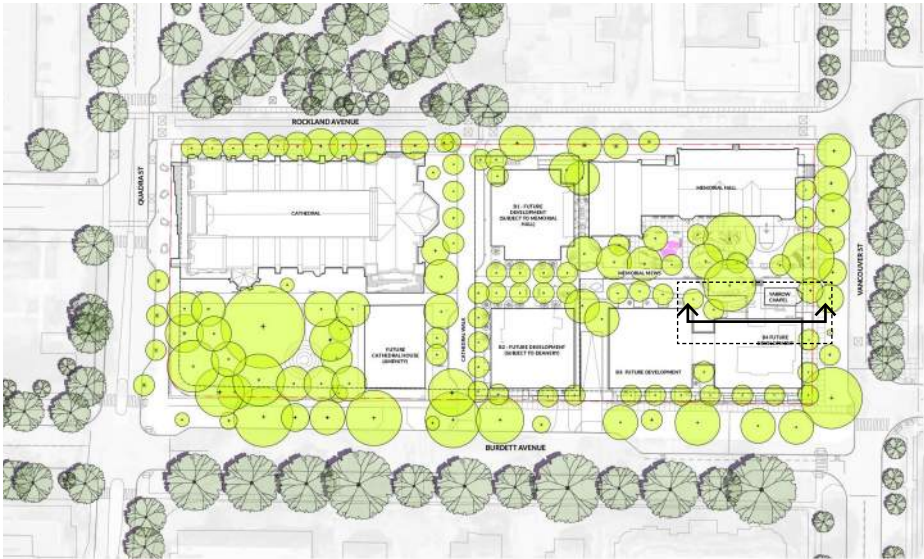
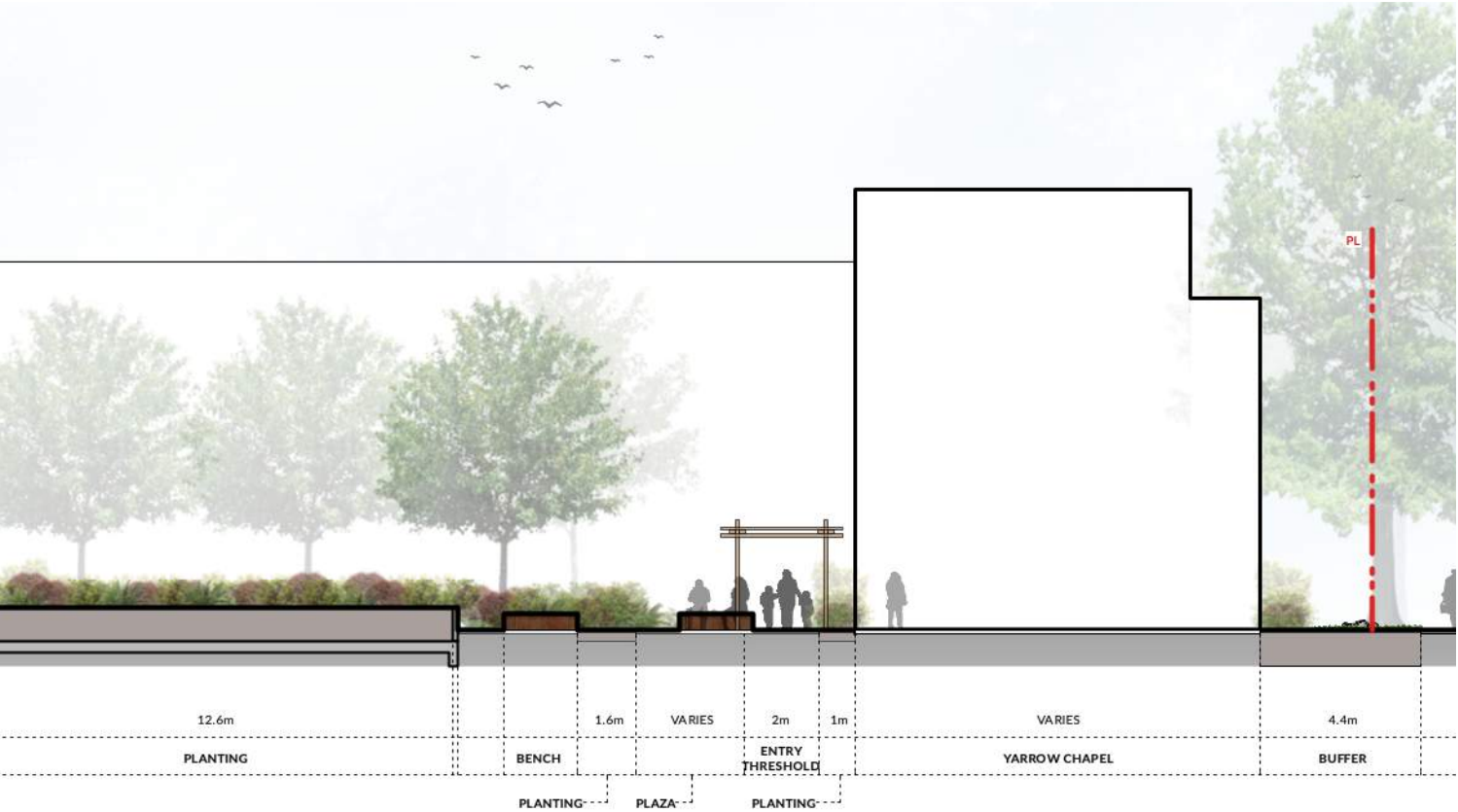
PUBLIC REALM AND LANDSCAPE | YARROW CHAPEL

PUBLIC REALM STRATEGY

Yarrow Chapel remains as a historic and culturally significant building on the site. Careful consideration related to the building's integration with proposed future development will be supported by a landscape treatment focused on highlighting it's existing character. Additional physical connections to the Chapel should be encouraged to allow more access to the space as well as showcasing the historic building in the precinct.

Public Realm improvements should aim to include the following:

- Landscape treatments highlighting the French Romanesque architectural style and formal gardens.
- Improved connections from public realm and precinct grounds.
- Complimentary materials and landscape architectural details relating to building form and character.
- Passive spaces for observing and appreciating the local site's history and character.
- Extension of native planting and forms situating the Chapel in it's historical place in time.
- Introduction of modern design elements helping to connect materials and visual character of the space.
- Rain garden installations for stormwater management.



5.0 ARCHITECTURAL EXPRESSION

5.0 ARCHITECTURAL EXPRESSION | GUIDELINES AND GOALS

The site is divided into 4 quadrants with each quadrant having specific design responsibilities at a masterplan level. However, as a whole each quadrant must adhere to the Standards and Guidelines for the Conservation of Historic Places. Standard 11 states that new work is to be physically and visually compatible with, subordinate to, and distinguishable from the historic place.

OBJECTIVES

- To develop architecture that is complimentary to the existing Heritage buildings on site
- Create a human scale development with individual buildings in nature, to be in keeping with the Fairfield neighbourhood as it transitions into the Downtown Urban Core
- Emphasis on quality of detailing and materiality. Human scale to be created through composition of parts and relief of facade through details.
- The approach to architectural expression is conservative but contemporary and aims to deliver a precinct that characterizes this part of Victoria for many centuries to come. Our proposal creates a framework within which architecture can be delivered. This masterplan spans generations with buildings intended to last for hundreds of years.
- **The designs should not employ derivative architectural decoration, modern interpretation is encouraged**

GENERAL GUIDELINES

5.0.1 Massing and Proportions

- Each building will proportionally define and distinguish a base, body and top within its composition with elegant proportions informed by neighboring buildings and nearby heritage, and with modern authenticity.
- The ground and top floors should be visually and proportionally differentiated from the floors comprised within the body.

5.0.2 Fenestration

- Higher wall to window ratios to be implemented throughout each building with a focus on windows having a vertical expression where they are taller than they are wide, and organized within a formal grid distribution.

5.0.3 Materials

- Each building should utilize high quality **and durable** materials throughout.
- Primary materials for the building will be materials that have a natural finish such as stone or clay based cladding such as brick or terracotta.
- Secondary materials will also have a natural finish but can be more manufactured in nature such as timber, naturally finished metals and or ceramic tiles.
- Proposals should avoid plastic coatings and synthetic finishes as these do not reflect the timeless character of the precinct. No cement board, fibre-cement or industrial type materials to be incorporated.
- The Cathedral is a stone building that used local building materials, including sandstone from Newcastle Island, granite from Nelson Island and slate for the roof from Jarvis inlet and native woods for interior finishing. Local materials that are in keeping with this history are encouraged where feasible

AUTHENTIC/ NATURAL MATERIALS



WELL COMPOSED PROPORTIONS



5.1 QUADRANT 1

Quadrant 1 (Q1) is the western part of the site and relates directly to the Cathedral and the Cathedral Commons, both heritage designated. The proposed new building will be located on top of the current surface parking, at the South of the Cathedral, where the accessible entrance is located.

OBJECTIVES

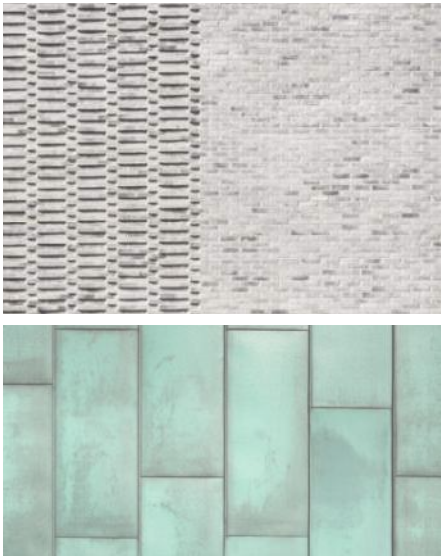
- A positive, deliberate, and tangible relationship to the Cathedral.
- Activate the groundplane and create a new gateway/presence of the Cathedral on Burdett Ave.

GUIDELINES

5.1.1 Access and operations

- Direct relationship with Cathedral Commons to activate open space
- Ground floor should be permeable to both quadrants, Q1 and Q2.
- Primary entrance can be located either on Cathedral Walk or Burdett Avenue
- Servicing to take place in loading pull-off to the east of Cathedral House along Cathedral Walk

Refer to the Heritage Conservation Plan, Christ Church Cathedral Precinct (Cummer 2025) for proposed heritage conservation plans for Christ Church Cathedral.
A Heritage Alteration Permit will be sought alongside the Development Permit.



Material precedents



Active ground related to landscape



Elongated proportions, datums



Potential physical connection



Contemporary interpretation

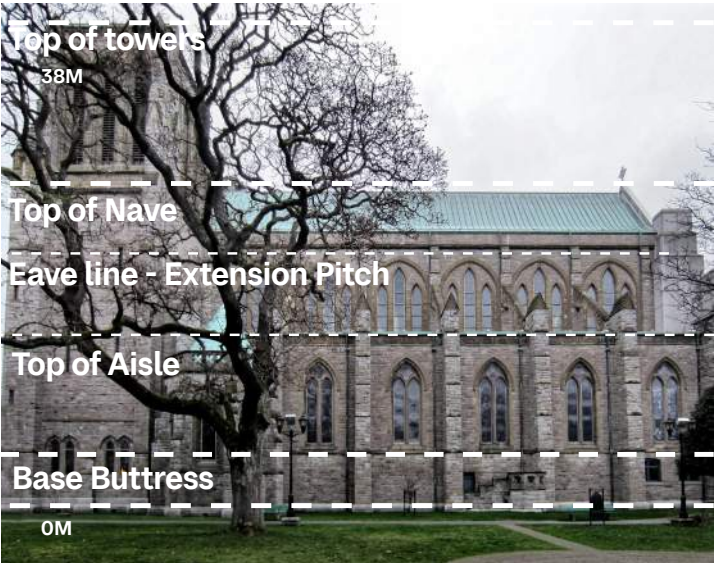
QUADRANT Q1

5.1.2 Massing and Proportions

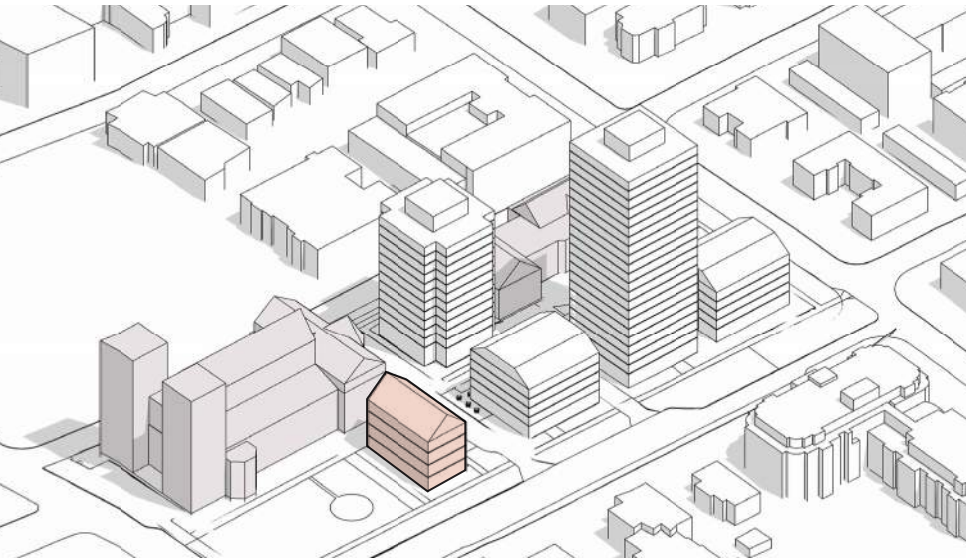
- Limited to one additional building (to the Cathedral).
- Maximum envelope to be aligned to the Cathedral extension wings (see diagram).
- Minimum distance to Cathedral 8m.
- Aligned and centred on roof ridge with latest east extension of the Cathedral.
- Pitch and angle of roof to match Cathedral extension.
- Reference to Cathedral’s horizontal datums to be considered in the facade hierarchy.

5.1.3 Fenestration

- Due to close proximity to the Cathedral, horizontal datums, amount of fenestration and elongated proportions of openings should be inspired by the Cathedral.
- Contemporary interpretation is desired.



Cathedral South Elevation

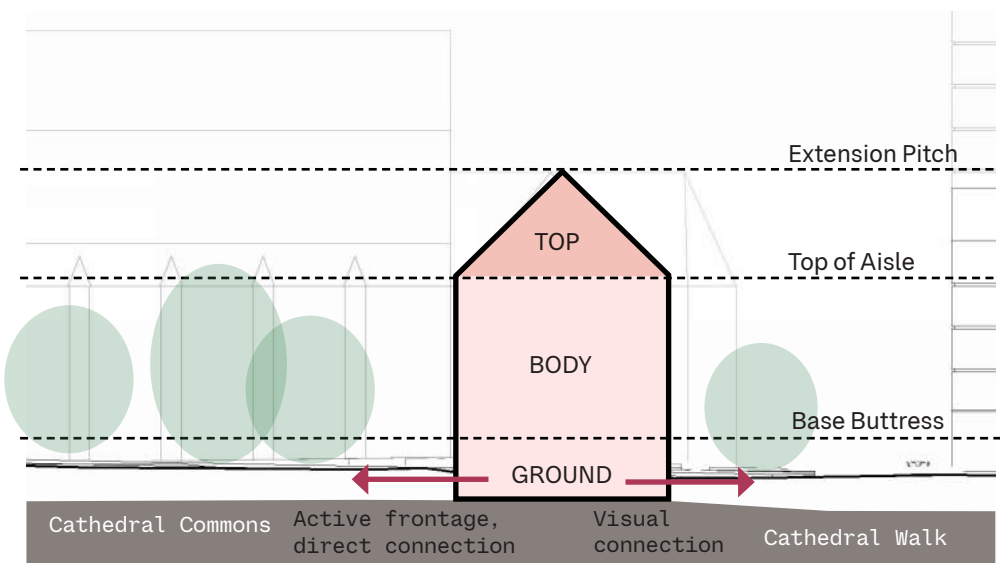


5.1.4 Materials

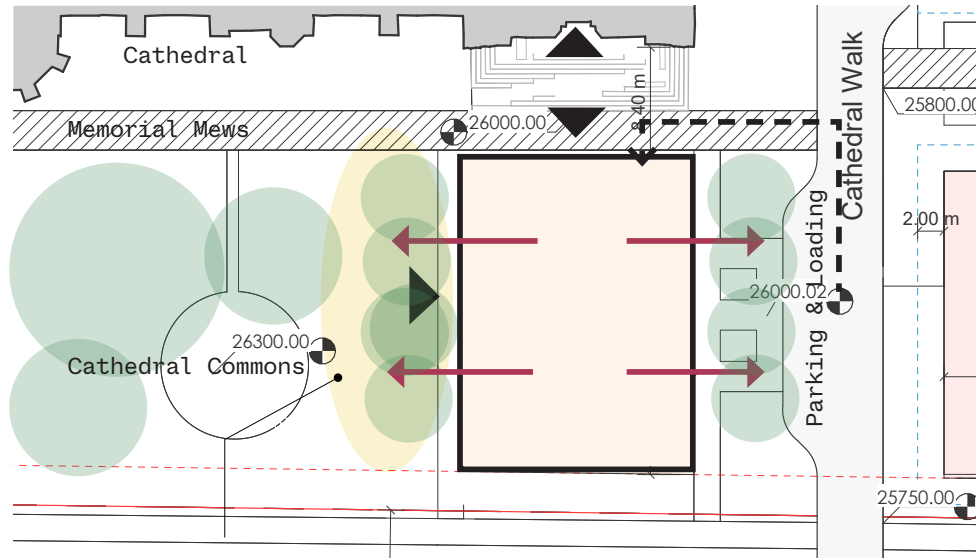
- Naturally finished, high quality, durable materials to compliment the Cathedral’s stonework
- Materials proposed to be in consonance with existing Cathedral. Similar tonalities, depth and texture are encouraged. See example material precedents on previous page.

5.1.5 Fences

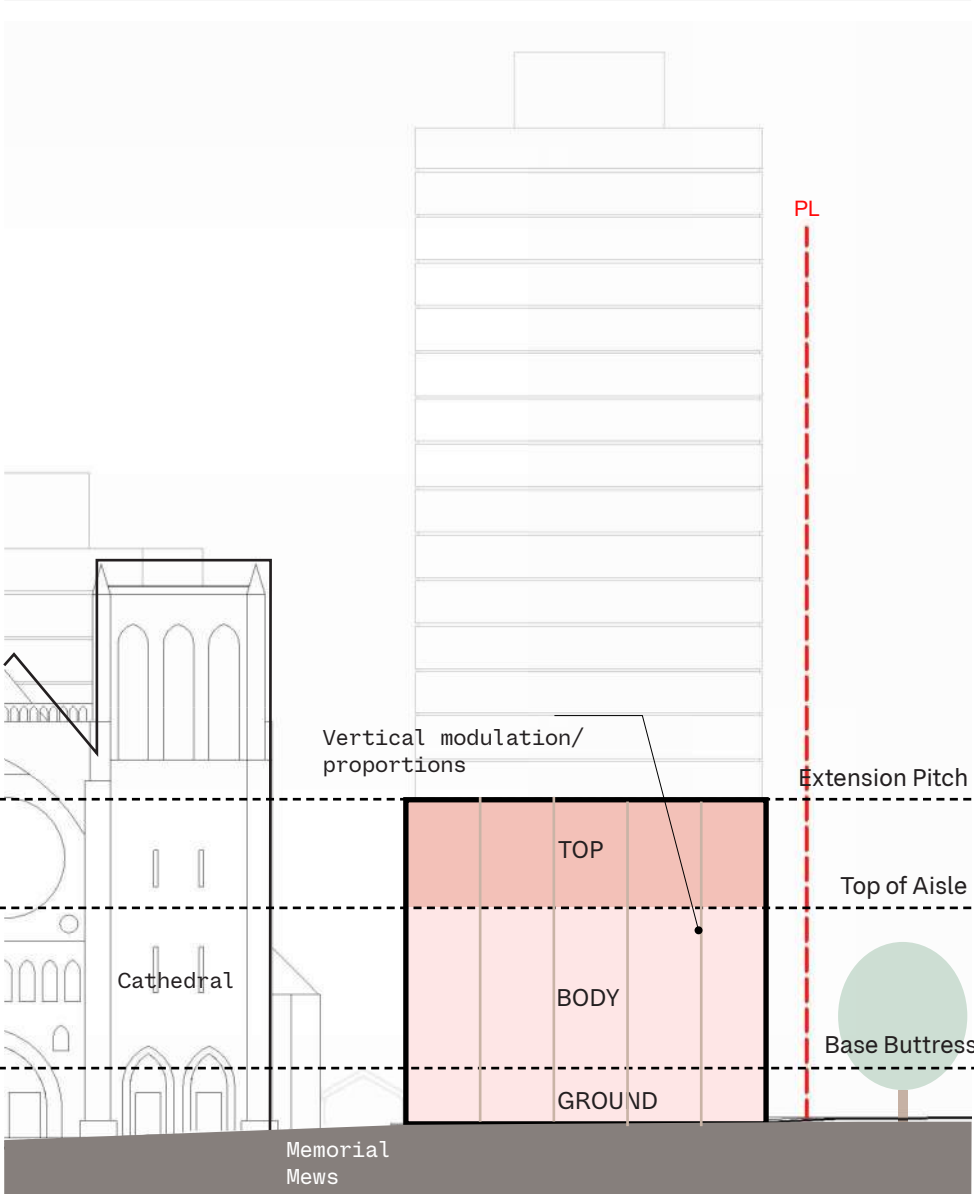
- If fences are to be considered, these should be in tune with heritage asset time and style. Gothic revival style of the Cathedral yields for a metal fence with vertical proportions and spikes.



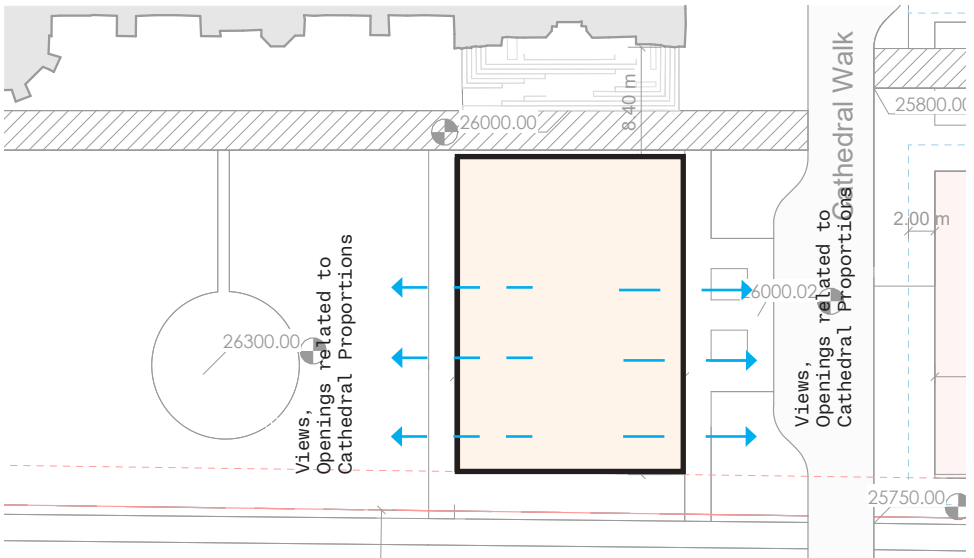
SOUTH ELEVATION



GROUND FLOOR



WEST ELEVATION



UPPER FLOOR

5.2 QUADRANT 2

Quadrant 2 (Q2) refers to the central “Cathedral Walk” that connects N-S the site with its context. This quadrant has a close relationship with both, Memorial Hall and the Cathedral. See the Heritage Guidelines chapter for further information.

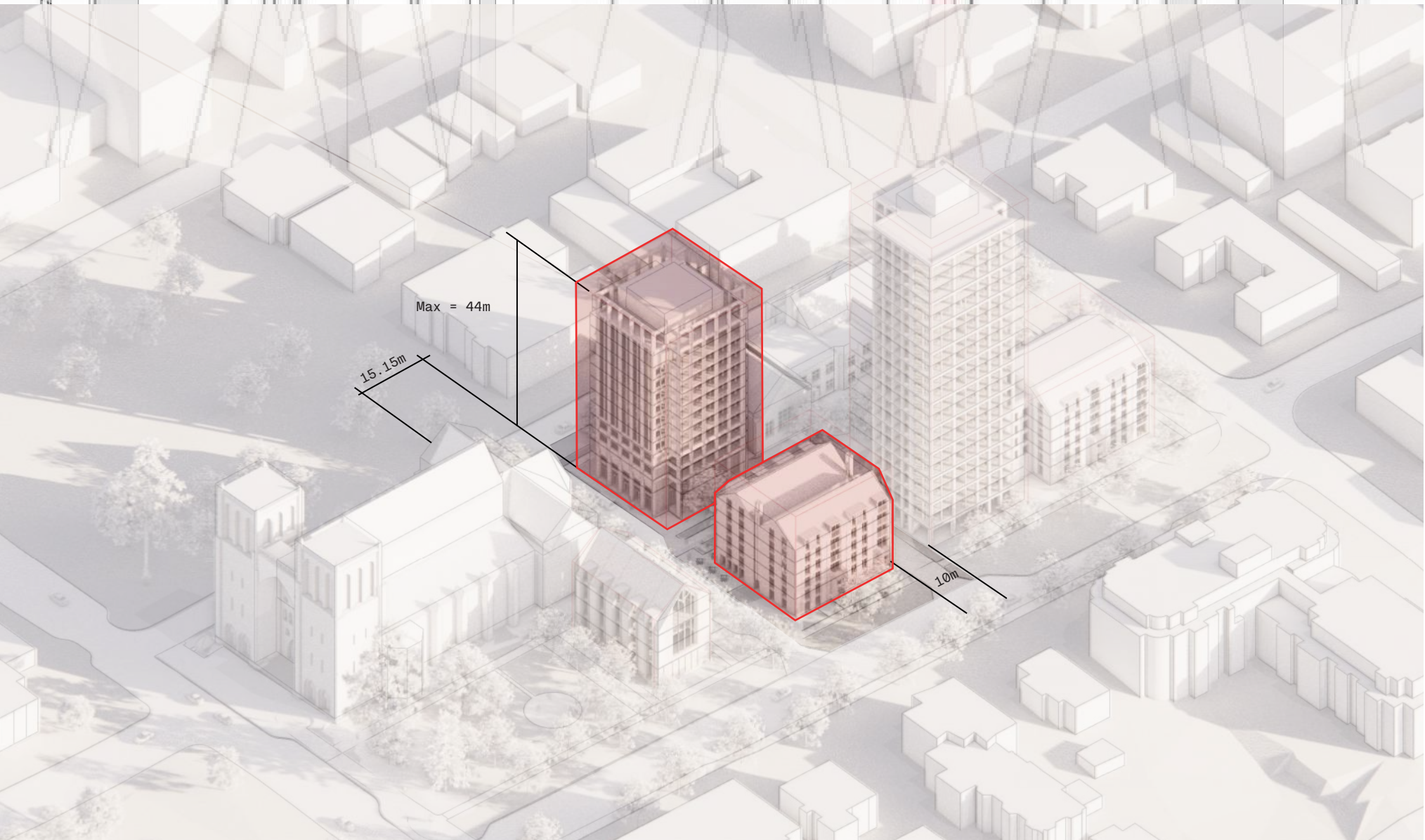
Development Area 2 (DA-2) to include completion of Cathedral Walk (north-south connection, Relocation of the Deanery, life safety, seismic upgrading, accessibility, and heritage restoration of Christ Church Cathedral and Memorial Hall, consistent with the Heritage Conservation Plan (dated October 2025), Street improvements along Rockland Avenue and Burdett Avenue that are in addition to the standard works and services required in the Works and Services Bylaw 26-004.

OBJECTIVES

- Create active frontages to encourage foot traffic across the site
- Create a campus setting for the Cathedral and it’s support buildings and uses
- Building B1 to compliment the Cathedral and Memorial Hall, making the new buildings, visually compatible with, subordinate to, and distinguishable from the historic place.

5.2.1 Access and operations

- Service access and loading to be provided by the N-S lane, Cathedral Walk
- Parking is shared access across quadrant, framework allows for up to 2 basement parkades across the entire zone which can be accessed via Burdett Ave.
- Residential entrances to face the street



Heritage accentuation



Internal public space

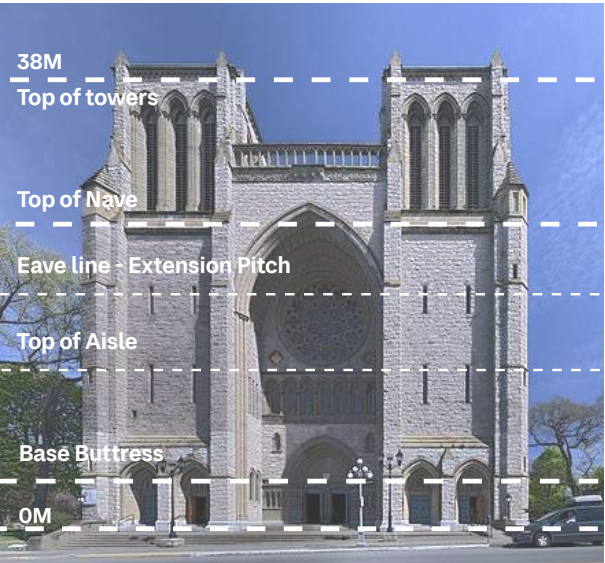


Active frontage with residential use

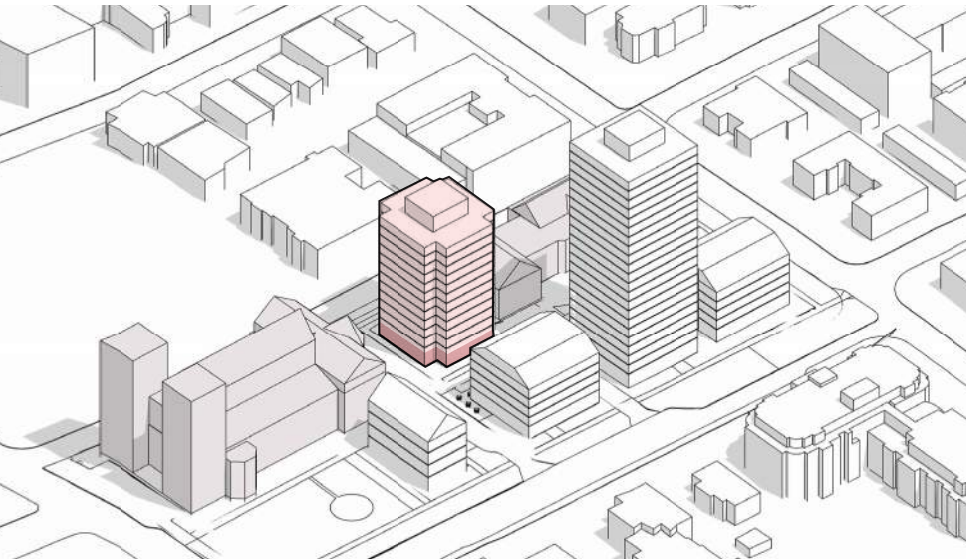
QUADRANT Q2A-BLOCK B1

5.2.2 Massing and Proportions (B1)

- Location of primary high-rise B1 block behind the Cathedral and centred on axis
- Maximum total length is 24m and width of 26m with a maximum height of 12 storeys
- Minimum separation of 15m to the Cathedral and a separation of 14m to adjacent B2 Block.
- Consider a cruficorm building floorplate to reduce the visual width of the building and relate to the Cathedral geometry
- Building to have a base, body and crown. The Base of the building is to relate to the horizontal datums of the Cathedral first, and Memorial Hall second.
- The design of B1, should minimize the impact on the view of the Cathedral from Courtney Street. The Cathedral building should be the most prominent in the landscape.
- New buildings should complement and be sensitive to both the adjacent historic



Cathedral West Elevation



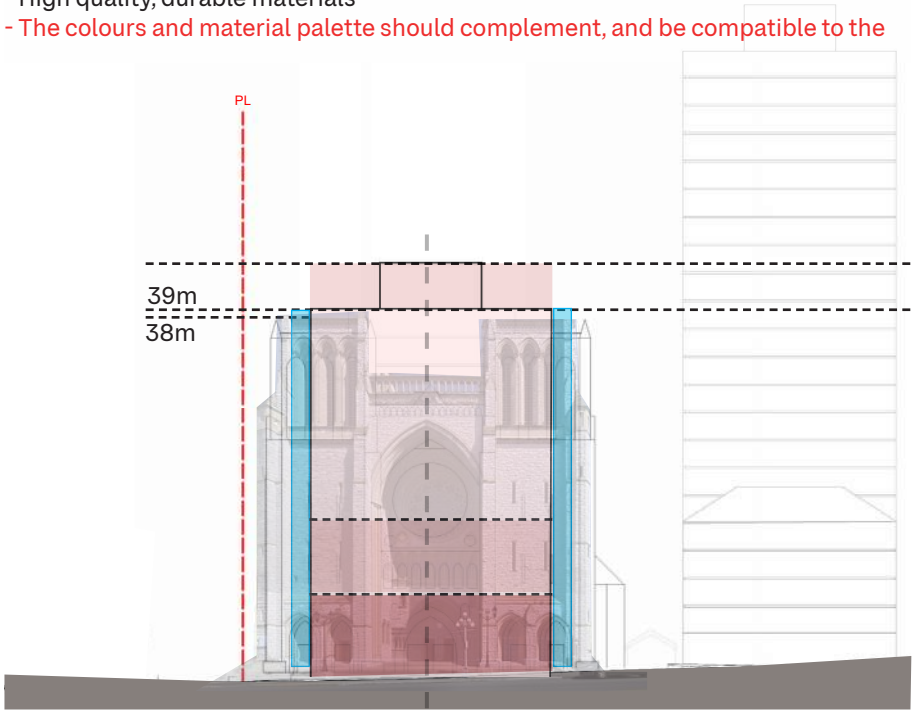
- context
- The design of the new building should be compatible but distinguishable from both the Cathedral and Memorial Hall
 - The designs should not employ derivative architectural decoration, modern interpretation is encouraged
 - New buildings should not overpower or dominate over the historic buildings.

5.2.3 Fenestration (B1)

- Fenestration to compliment the gothic revival style of the Cathedral and Memorial Hall.
- Careful consideration to open-closed ratio.

5.2.4 Materials (B1)

- High quality, durable materials
- The colours and material palette should complement, and be compatible to the

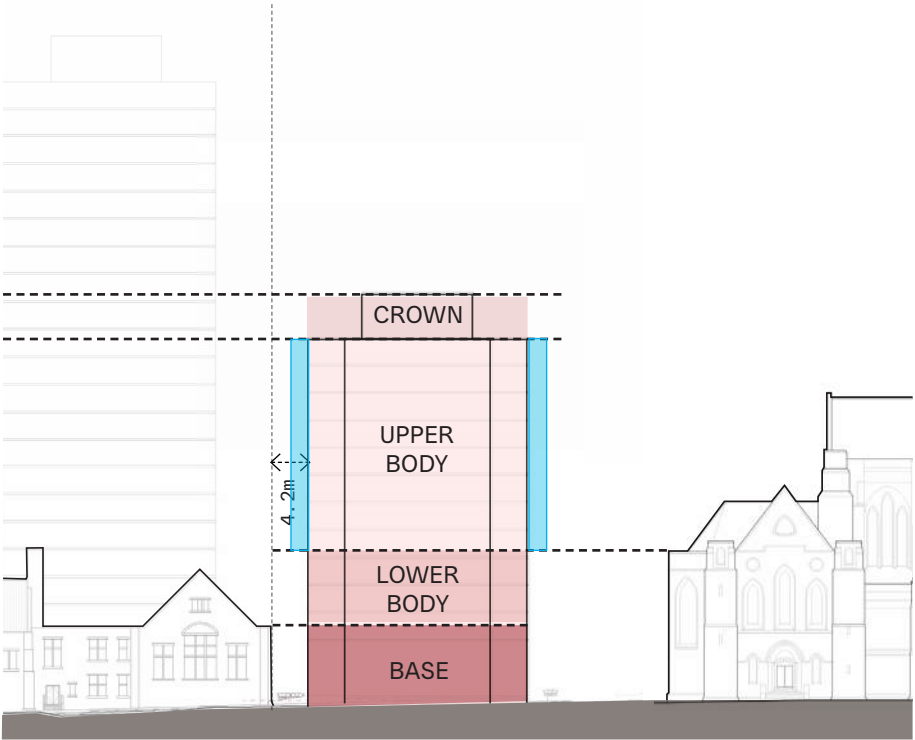


CL WEST ELEVATION (COURTNEY ST.)

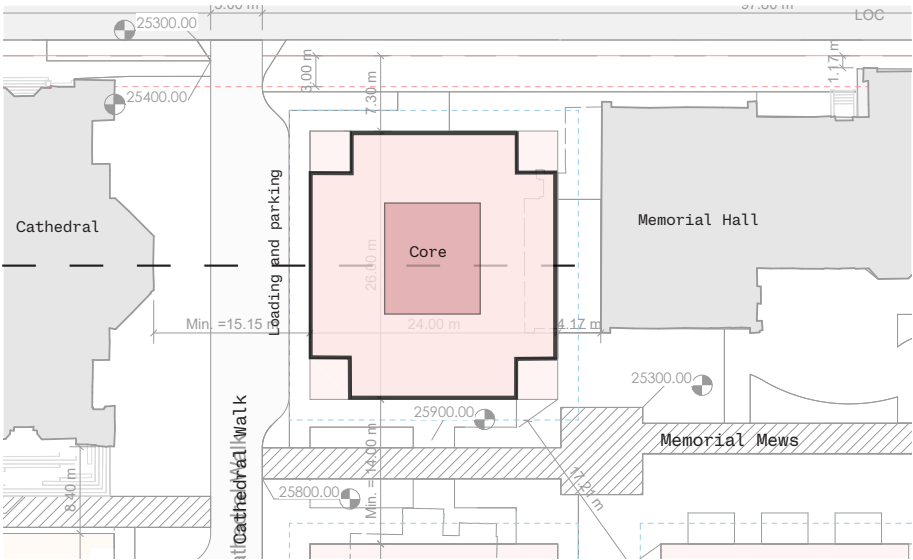
- existing adjacent buildings
- Stone or a compatible masonry material should be used.

5.2.5 Fences (B1)

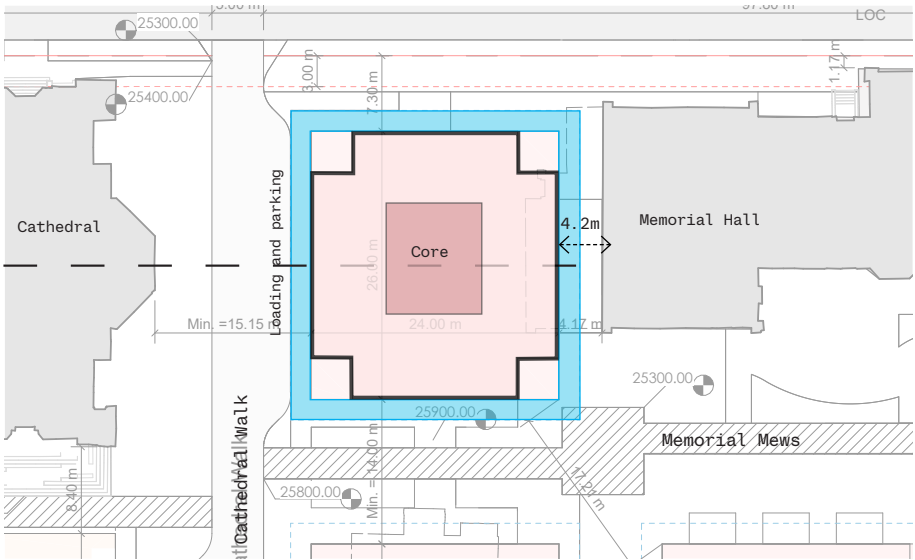
- If fences are to be considered, they are to meet the standard requirements of the adjacent school program



NORTH ELEVATION (ROCKLAND AVE.)



GROUND FLOOR



UPPER FLOORS

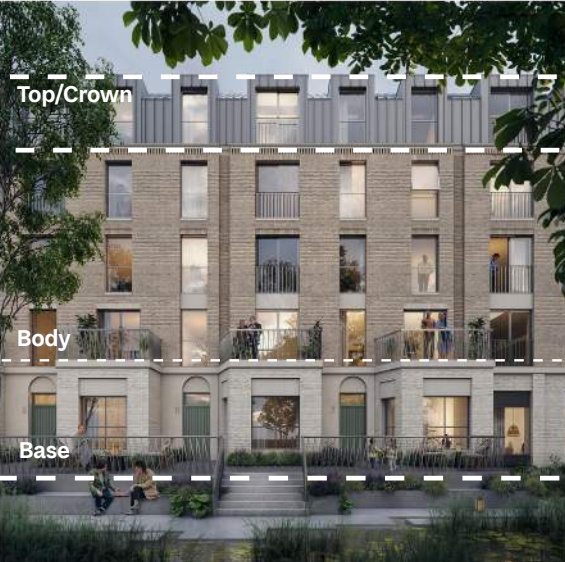
QUADRANT Q2B - BLOCK B2

5.2.7 Massing and Proportions (B2)

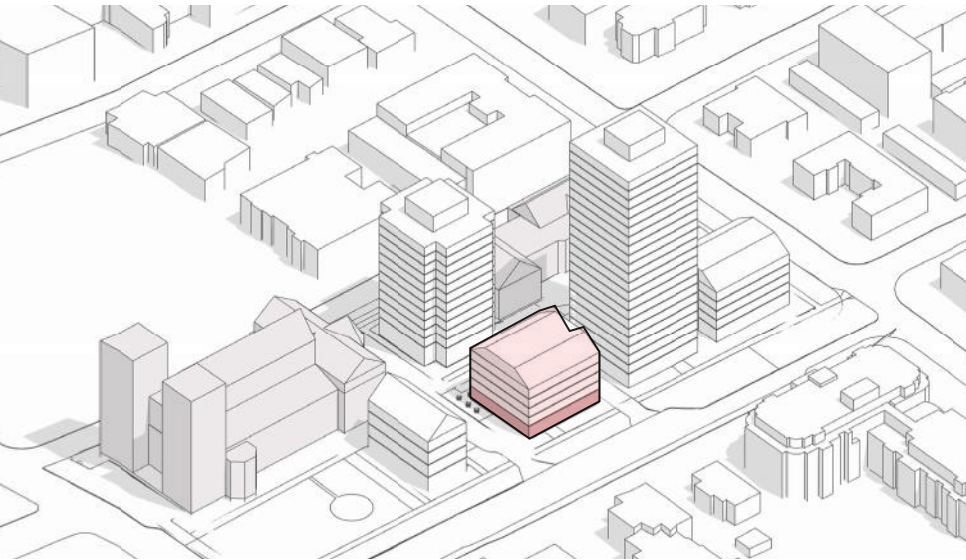
- Location of mid-rise B2 block directly in line with high-rise B1 Block to the north.
- Maximum building width of 24m and length of 23m with a maximum height of 6 storeys
- Privately accessed residential units at ground floor level facing Burdett Avenue will contribute to livability within the site.
- Building composition to consist of a base, body, and top
- 2m balcony offset to allow for individual balconies, not wrap around balconies

5.2.8 Fenestration (B2)

- Punch windows are preferred with elongated proportions inspired by the Cathedral. Due to close proximity to Cathedral, horizontal datums, amount of fenestration and elongated proportions of openings should be inspired by the Cathedral.
- Contemporary interpretation is desired.

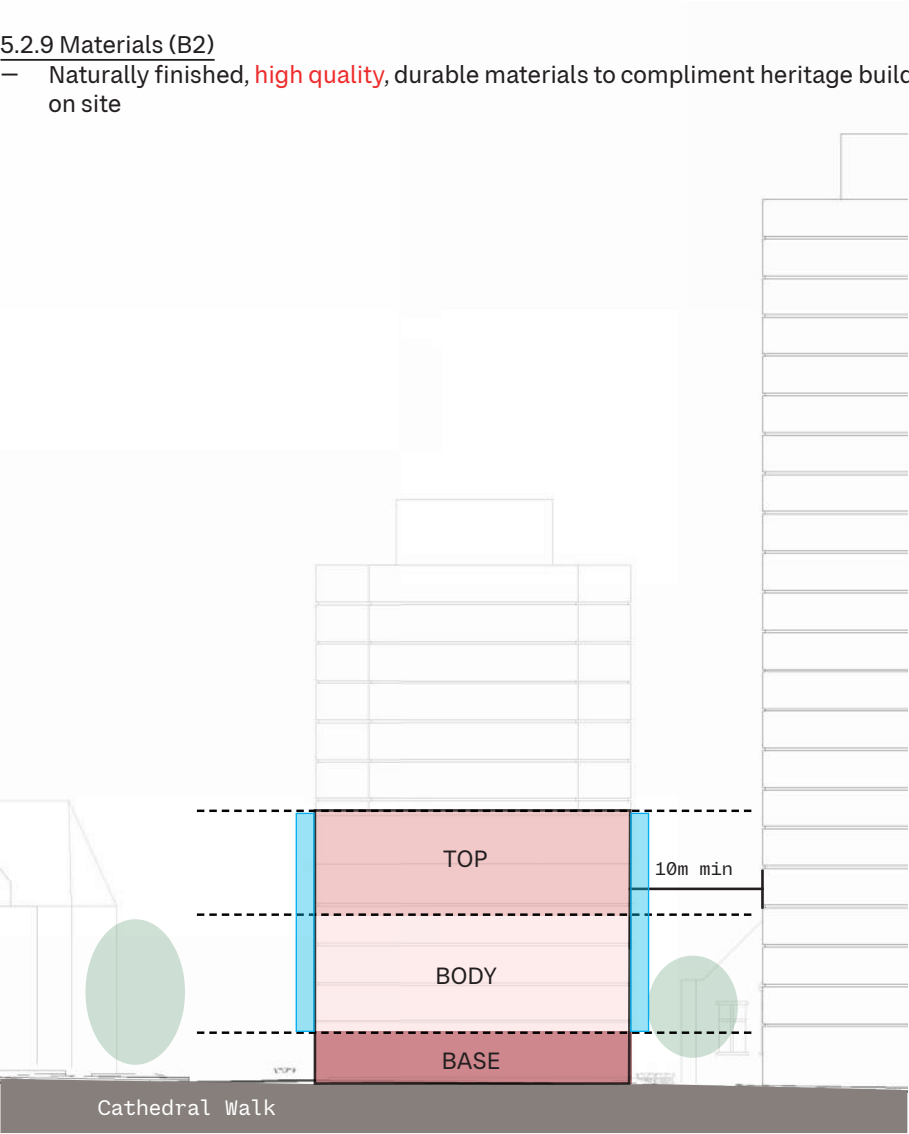


COMPOSITION



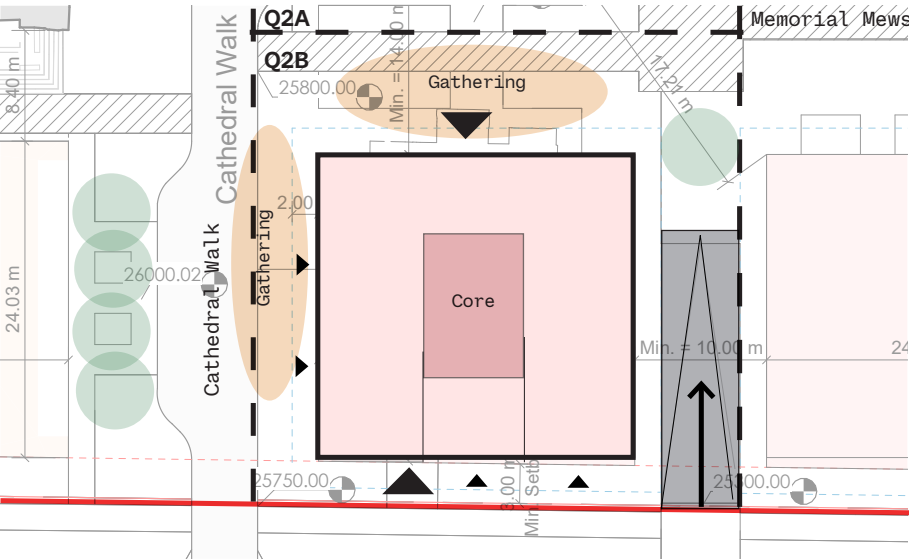
5.2.9 Materials (B2)

- Naturally finished, **high quality**, durable materials to compliment heritage buildings on site

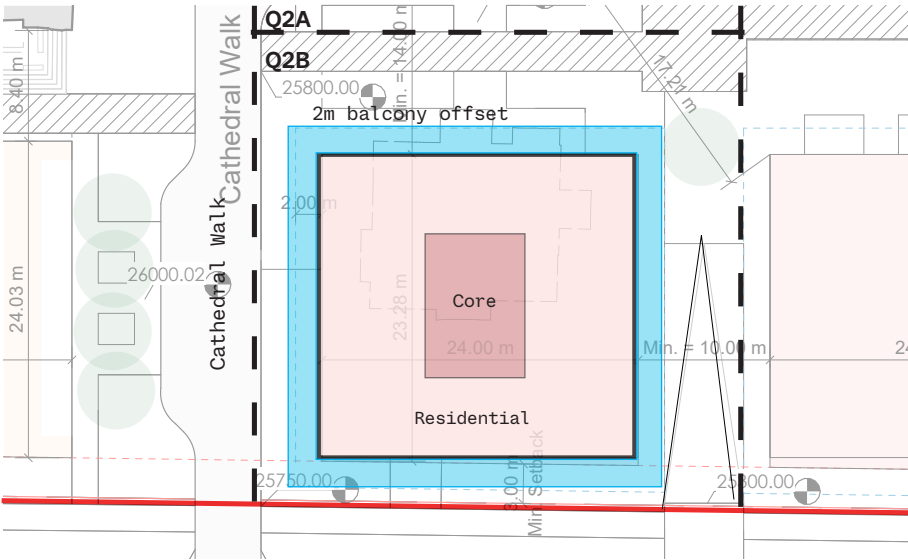


Character of internal urban area - Active

SOUTH ELEVATION



GROUND FLOOR



UPPER FLOORS

5.3 QUADRANT 3

Quadrant 3 (Q3), at the North East of the property, contains Memorial Hall, which is to be broadly retained. It is intrinsically related to the development of Block B1 from Quadrant Q2. See Appendix A of this document for further information.

OBJECTIVES

- Maintain the heritage facade of Memorial Hall, with minimal modifications on the west end to allow for seismic upgrading and development of Q2A
- Upgrade accessibility of Memorial Hall

5.3.1 Access and operations

- Main access point is via Vancouver Street.
- Secondary entrance is located on Rockland Ave.
- Access is provided to the proposed playground to the south

5.3.2 Massing and Proportions

- No new development to be added to the current Memorial Hall building.
- Increased landscaping to the south of Memorial Hall results in a larger playground space with improved access to sunlight and increased space so that larger more mature trees can be planted.

5.3.3 Fenestration

- Street facing openings to be respected as much as possible.

5.3.4 Materials

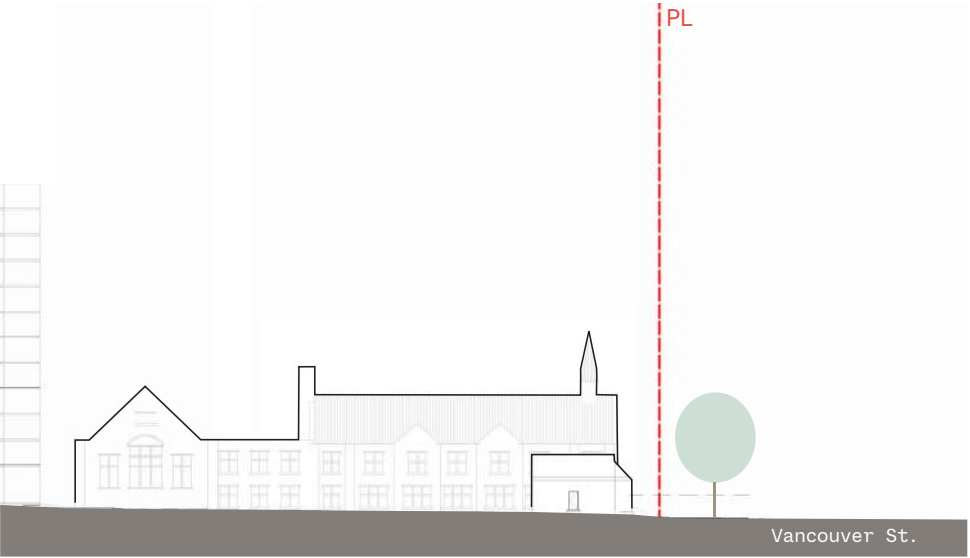
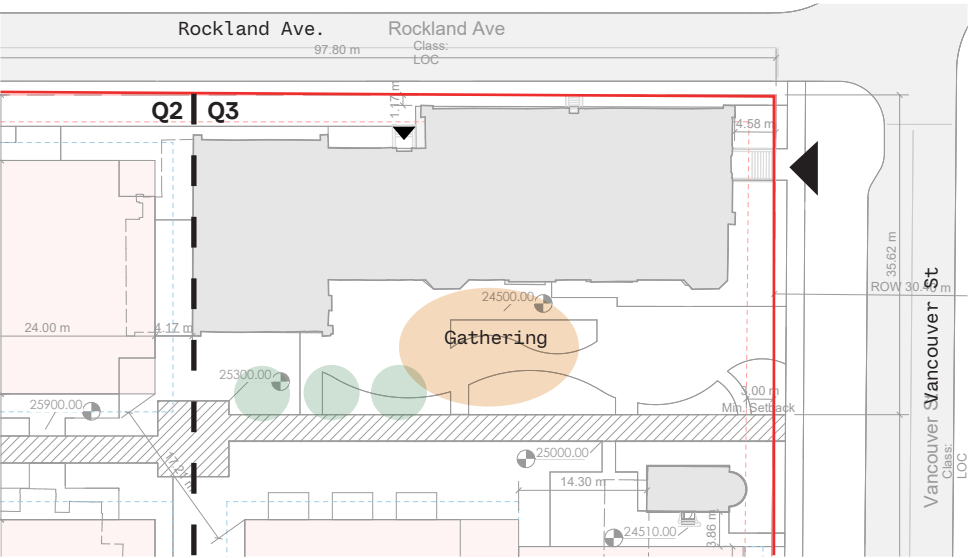
- Natural, high quality, and durable materials
- Tone and colour of new materials to be in consonance with existing.

5.3.5 Fences

- If fences are to be considered, meet standards required for a school program.
- In tune with tonalities of building and lines proposed.



Memorial Hall East Elevation



5.4 QUADRANT 4

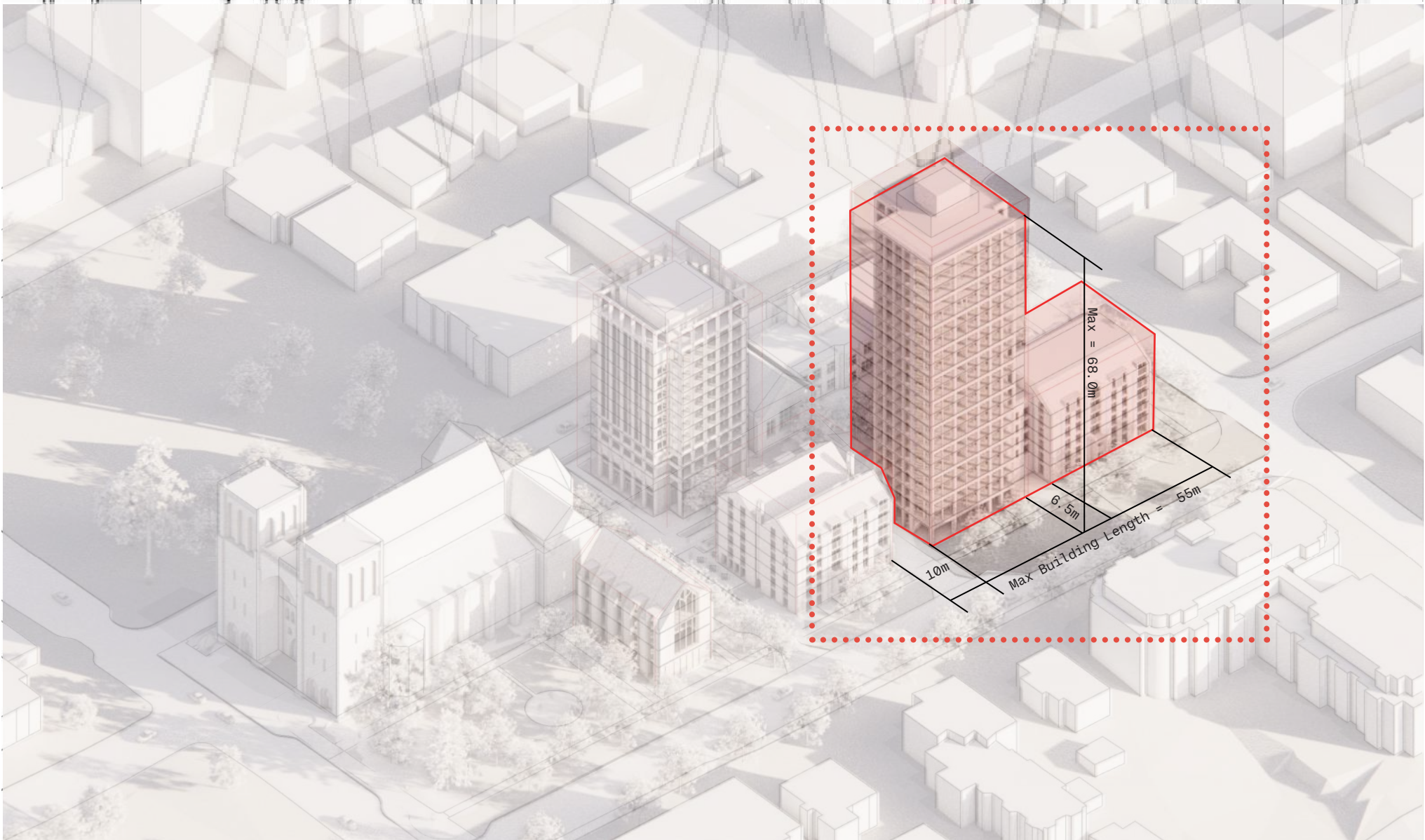
Quadrant 4 (Q4) situated at the south east corner of the property is related to Yarrow Chapel. This designated heritage building is to be retained.

OBJECTIVES

- Enliven the south-west corner of the site with active residential frontage
- Restore Yarrow Chapel and enhance its presence on the site with new pedestrian access

5.4.1 Access and operations

- Service access and loading to be provided at street level on Burdett Ave. and/or in parkade below tower.
- Access to parking down driveway and ramp off of Burdett Ave.
- Entrances to buildings to be located off of Burdett Ave.
- B3 ground level units can be accessed from the street, providing front doors on the street



Residential active frontage



Craftsmanship and depth



Roof line



Integration by proportions / materials

QUADRANT Q4

5.4.2 Massing and Proportions

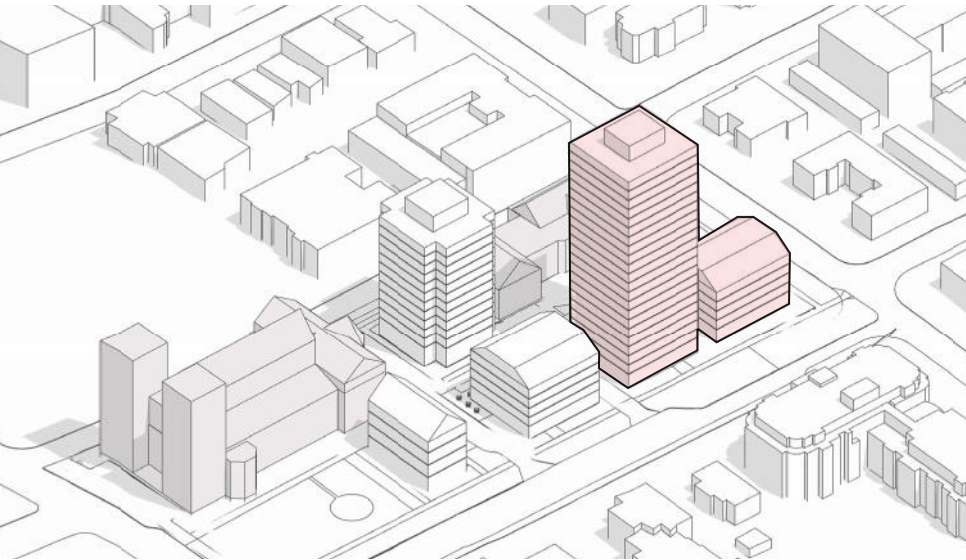
- Maximum B3 Block width of 24m and length of 23m with a maximum height of 22 storeys
- Maximum B4 Block footprint 500m2 with a maximum height of 6 storeys.
- Respectful positioning of B4 Block to Yarrow Chapel. Minimum distance 3.85m.
- Minimum distance between B3 to adjacent B2 Block is 10m.
- Retention of internal sequoias deemed unfeasible, however wider considerations to be implemented on the site pushing towards an urban forest.
- Roofline to be considered. Flat roofs with studded up boxes discouraged.
- North facade of B4, facing Yarrow Chapel, to enhance visibility to Yarrow Chapel. Consider a covered colonnade or tall windows

5.4.3 Fenestration

- Minimizing scale perception from neighbouring streets and pedestrian eye level is the primary priority. Break of facade scale and slender proportions are preferred.
- Enhance character of the site through facade compositions or building elements.



COMPOSITION

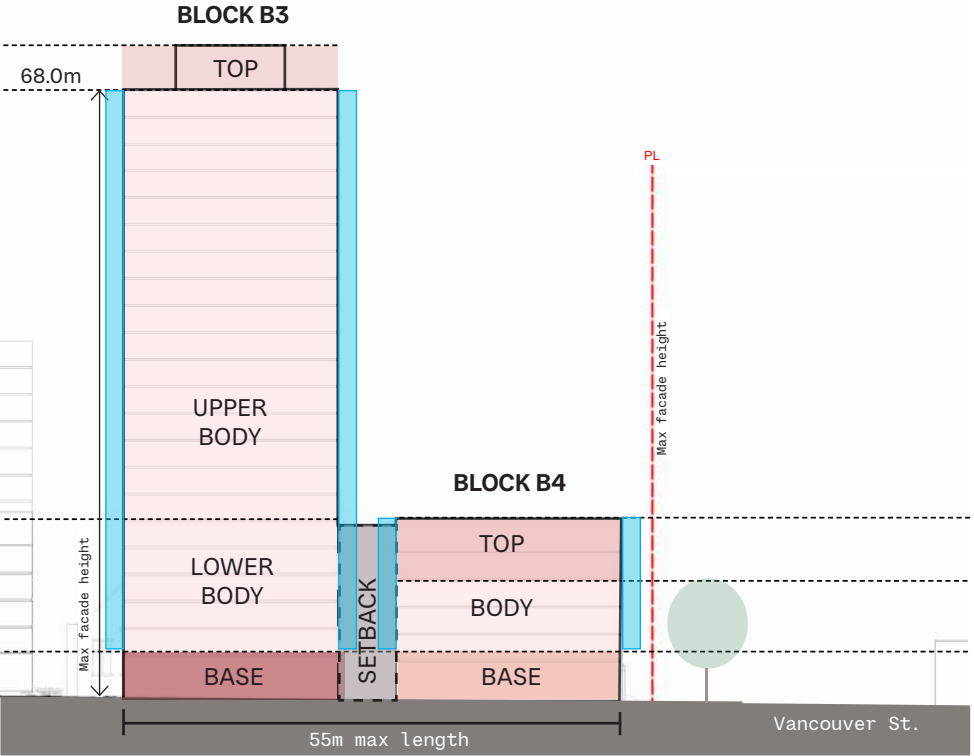


5.4.4 Materials

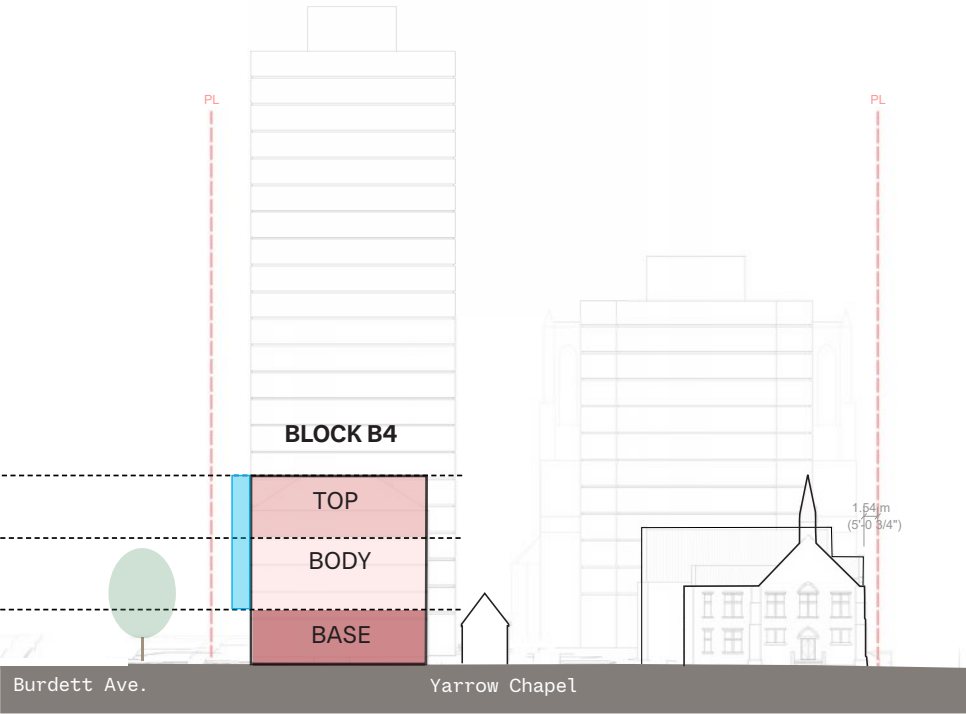
- Modern lines.
- Natural, **high quality, and durable materials**
- Depth and textures.
- Picket metal railings are recommended.

5.4.5 Fences

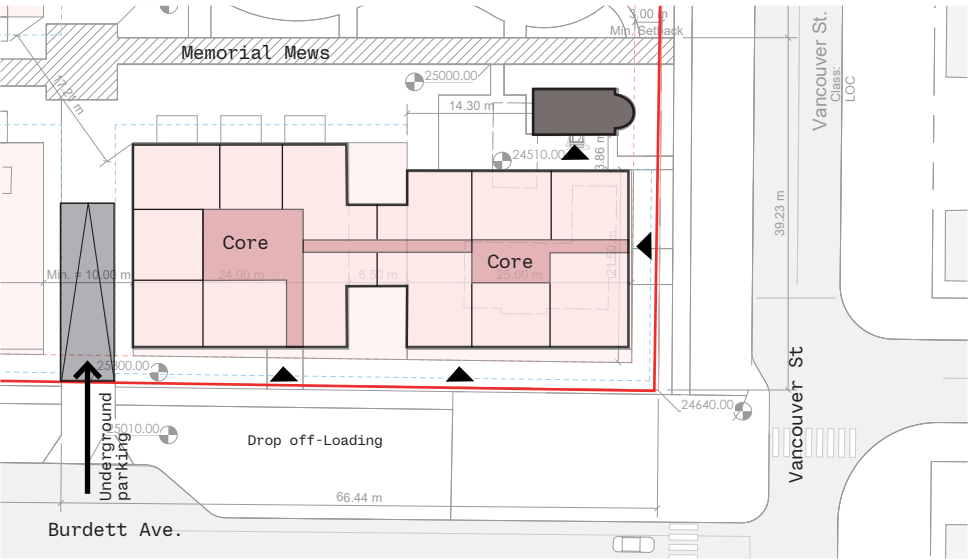
- If fences are to be considered, meet standards required for a school program.



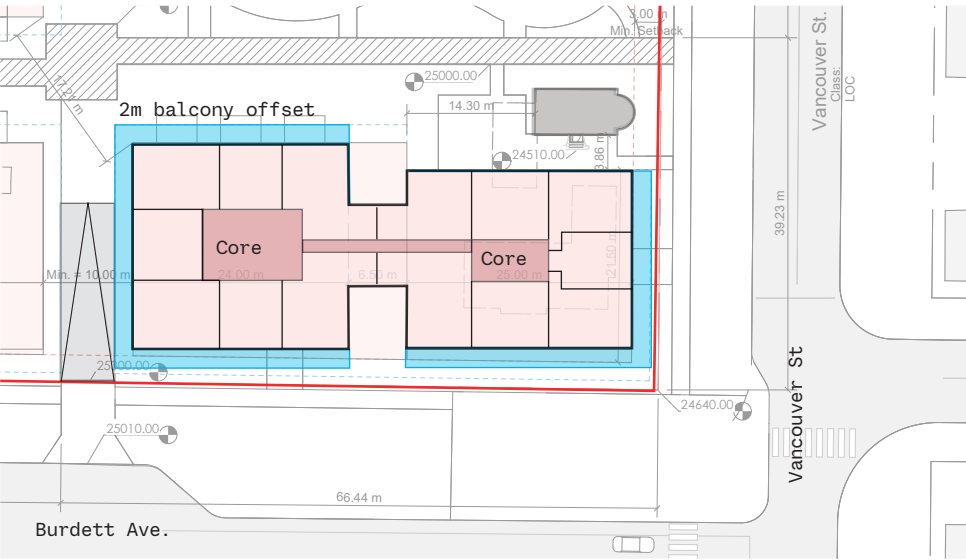
NORTH ELEVATION



EAST ELEVATION



GROUND PLAN



UPPER PLANS

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