

Christ Church Cathedral Masterplan

Application Number: REZ00867



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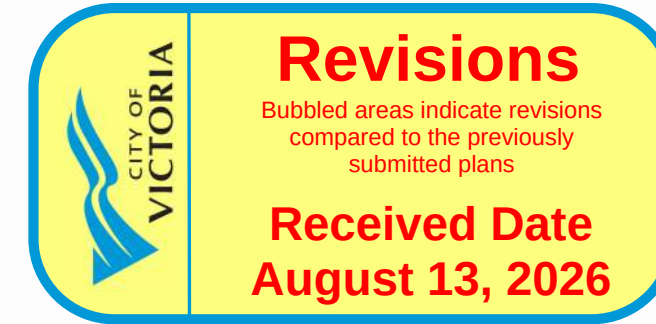
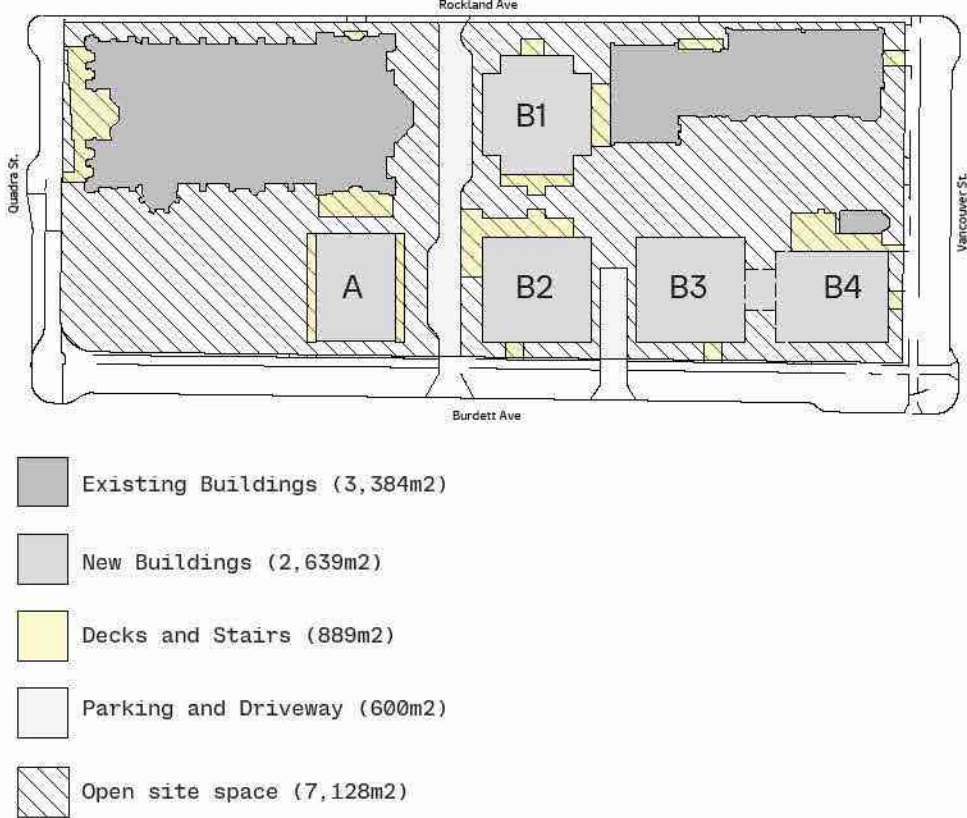
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Project Information Table	
Zone (existing)	CHP-PB Cathedral Hill Precinct (Public Buildings) District
Proposed zone or site specific zone	New Zone
Site area (m2)	13,623 m2
Total floor area (m2)	32,630 m2 (5,350 m2 existing heritage)
Commercial floor area (m2)	1,110 m2 to 3,270 m2***
Floor space ratio	2.4 FSR
Site coverage (%)	Buildings = 5,753 m2 (existing heritage 3,384m2) Decks and Stairs = 889m2**** 49% (6,642 m2)
Open site space (%)	52% (7,128m2)
Height of buildings (m)	Max. 54m
Number of storeys	Max. 15 storeys
Parking stalls (number) on site	approx. 160 stalls TBC
Bicycle parking number (Class 1 and Class 2)	282-382 Long Term, 66-74 Short Term. Refer to Table 2 - Development Proposal in the Traffic Impact Assessment.
Building Setbacks (m)*****	
Front yard	3m
Rear yard	N/A
Side yard	N/A
Combined side yard	N/A
Residential Use Details	
Total number of units	220 to 300 units*
Unit type, e.g., 1 bedroom	TBD *
Ground-oriented units	TBD**
Minimum unit floor area (m2)	33 m2
Total residential floor area (m2)	24,390 m2***

Use		GFA (m2)	FSR	%
Institutional	Cathedral	3,350	0.25	
	15%-20% Memorial Hall	1,900	0.14	
	Yarrow Chapel	100	0.01	
		5,350	0.39	16%
		6,540		20%
Amenity	Cathedral House (A)	1,800	0.13	
	5%-10%	1,800	0.13	5%
		3,270		10%
Commercial	Commercial	1,110	0.09	
	4%-10%	1,110	0.09	4%
		3,270		10%
Residential	High-Rise Block B1	6,160	0.45	
	70%-80% Mid-Rise Block B2	2,750	0.20	
	High-Rise Block B3	12,100	0.89	
	Mid-Rise Block B4	3,360	0.25	
		24,370m2	1.79	75%
		26,100m2		80%
	Total	32,630m2	2.40	100%
				120%

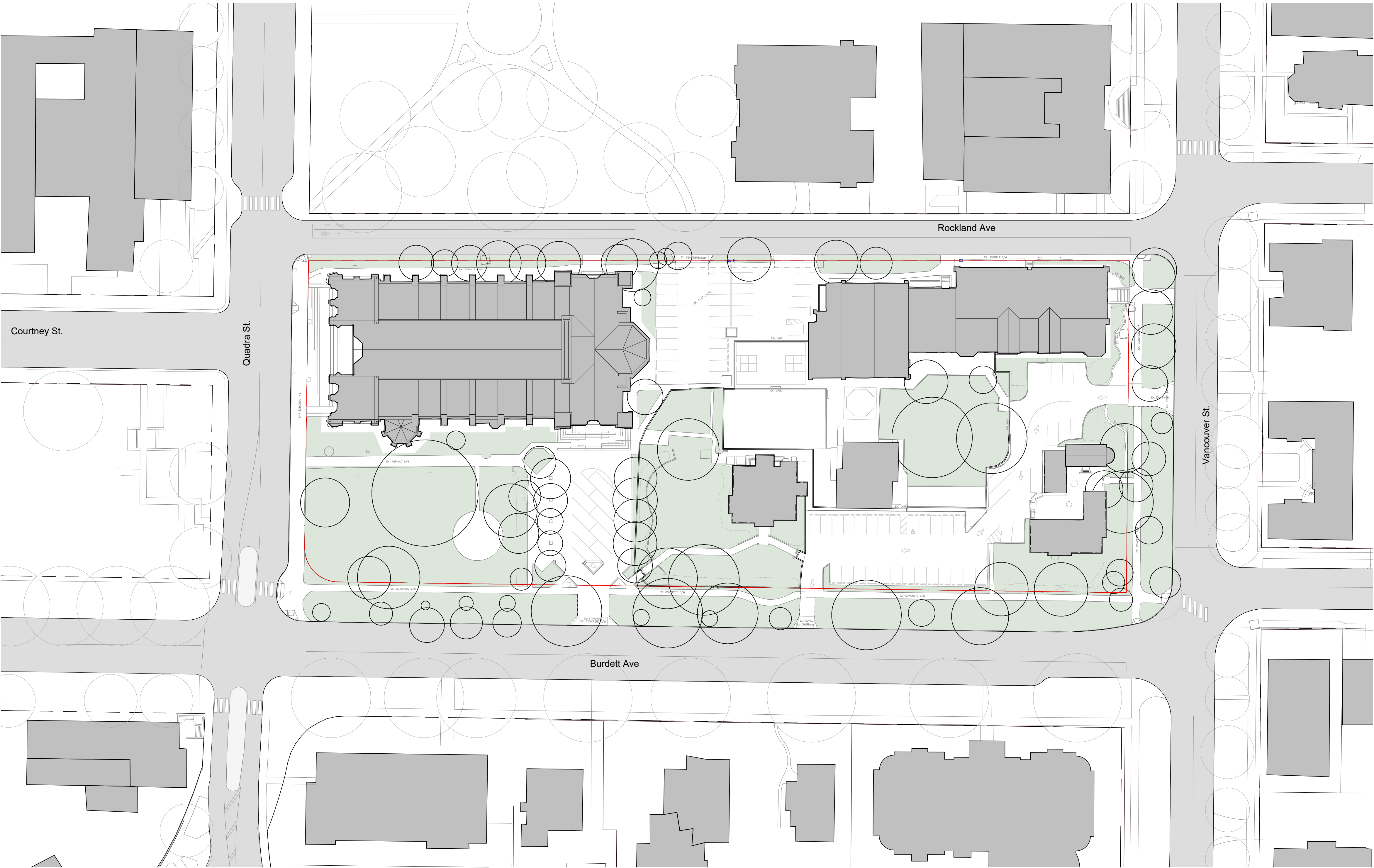
NOTE:
* The total number of units and unit types is dependent on market demands at the time of DP.
** The number of ground oriented units is to be determined at a later date and will be dependent on ground floor uses.
*** Residential and commercial floor area is approximate and may change depending on final uses, see use table. Total site floor area to result in a maximum 2.4 FSR.
****This is a rough-estimate based on current landscaping. A portion of the area included in deck and stairs is likely patio space that would not be counted towards the site coverage and added back to open site space.
***** Note that this is a single legal parcel, comprising an entire square block and that the parcel is not intended to be subdivided, as such there are no rear or side yards. Refer to the Proposed Setbacks & Building Separation plan on page 35 for proposed distances between buildings on site.

DEFINITIONS:
Site Coverage: the percentage of the area of a lot which is occupied by any structure (includes buildings, decks and stairs)
Open site space: portion of a lot which is landscaped and not occupied or obstructed by any building or portion of building, driveway or parking lot; excluding accessory garden structures, balconies and roof projections



3	Issued for Reasoning Resubmission 6	07/08/26
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Client Name:
Christ Church Cathedral MP
Project Name:
Victoria Anglican Cathedral MP
Project Address:
930 Burrill Ave, Victoria, BC V8V 3G8
Sheet Name:
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Site Plan Existing
1 : 500

DESIGNATED HERITAGE BUILDINGS
Seismic upgrades are to be undertaken along with accessibility improvements for Christ Church Cathedral, Memorial Hall, and Yarrow Chapel, where necessary.

Lease negotiations with the Christ Church Cathedral School are ongoing. As described in the Development Framework section, and in more detail in the Design Guidelines, a portion of the west side of Memorial Hall is to be removed to allow for development of the site. Upgrades and renovations to Memorial Hall will be done in collaboration with the school to minimize disruption and ensure the school is able to plan for it's future at the Cathedral Precinct.

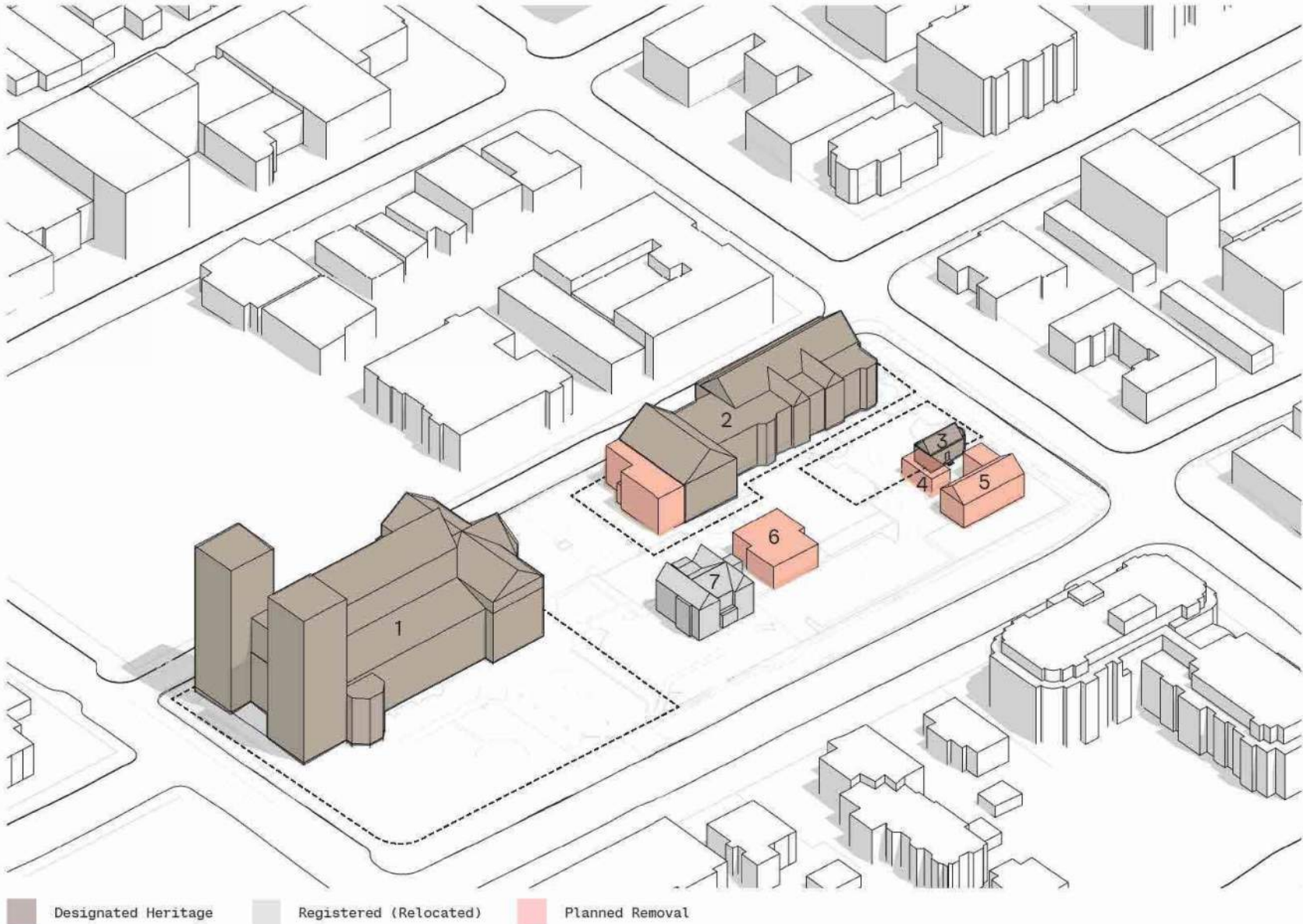
REGISTERED HERITAGE BUILDING
The Deanery is to be professionally relocated to a new site within the Diocese 's CRD properties. In it's new location, the Deanery may function as housing, or a more public facing use such as commercial, event or community amenity use.

PLANNED REMOVAL
The TUP for the portables will expire in June 2026. The Diocese intends to request the learning pavilion temporary permit be extended until the Memorial Hall renovations can be completed, at this time the School will be absorbing the students into Memorial Hall.

The extension to Yarrow Chapel, 4, is to be demolished and the archives will be relocated elsewhere on site.
The Diocese Offices, 5, are to be removed and relocated elsewhere.

Refer to the *Heritage Conservation Plan, Christ Church Cathedral Precinct* (Cummer, May 2025) and *Christ Church Cathedral Masterplan - Design Guidelines* (FaulknerBrowns, May 2025) for additional information regarding the heritage buildings on site and the conservation plan.

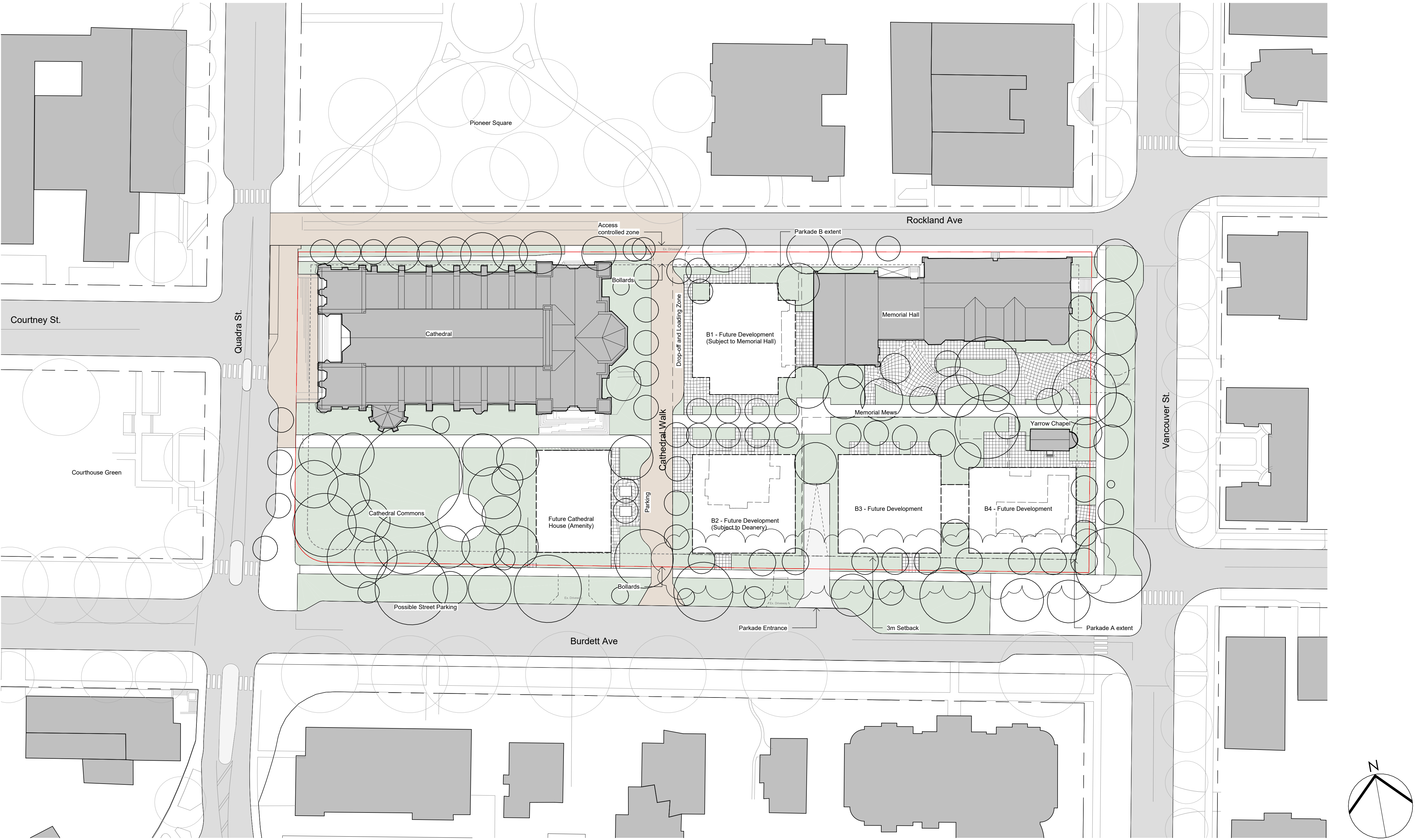
Note: Any proposed demolition or building relocation is not approved by the city in this plan - and will be part of future development permit applications. recognizing that the proposed building footprints in this application will require partial building demolitions and building re-location.



	Building	Heritage Status	Action
1	Cathedral (Worship/ Assembly)	Designated	Maintain
2	Memorial Hall	Designated	Maintain
3	Yarrow Ch.	Designated	Maintain
4	Archives	None	Remove
5	Dioceses Offices	None	Remove
6	Portables	None	Remove
7	Deanery	Registered	Relocate

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Masterplan_Frontage - CoV Road Aligment
1 : 500

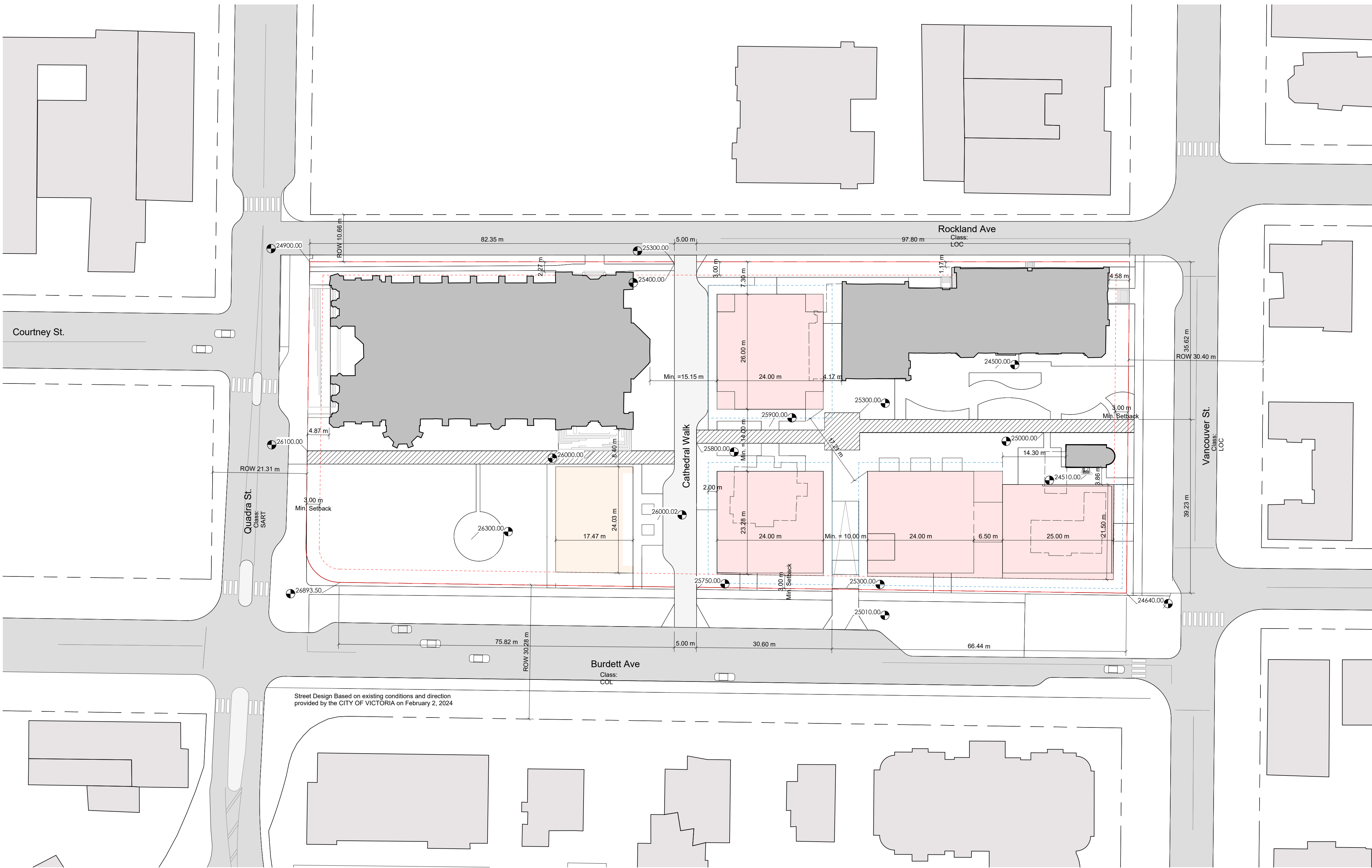
NOTE

As requested by the city we have drawn the street frontage as provided in "Attachment J_Cathedral District Site Plan dated February 19, 2026_900 Vancouver"

Civil works to be amended to ensure the retention of tree M-49 in consultation with the CoV

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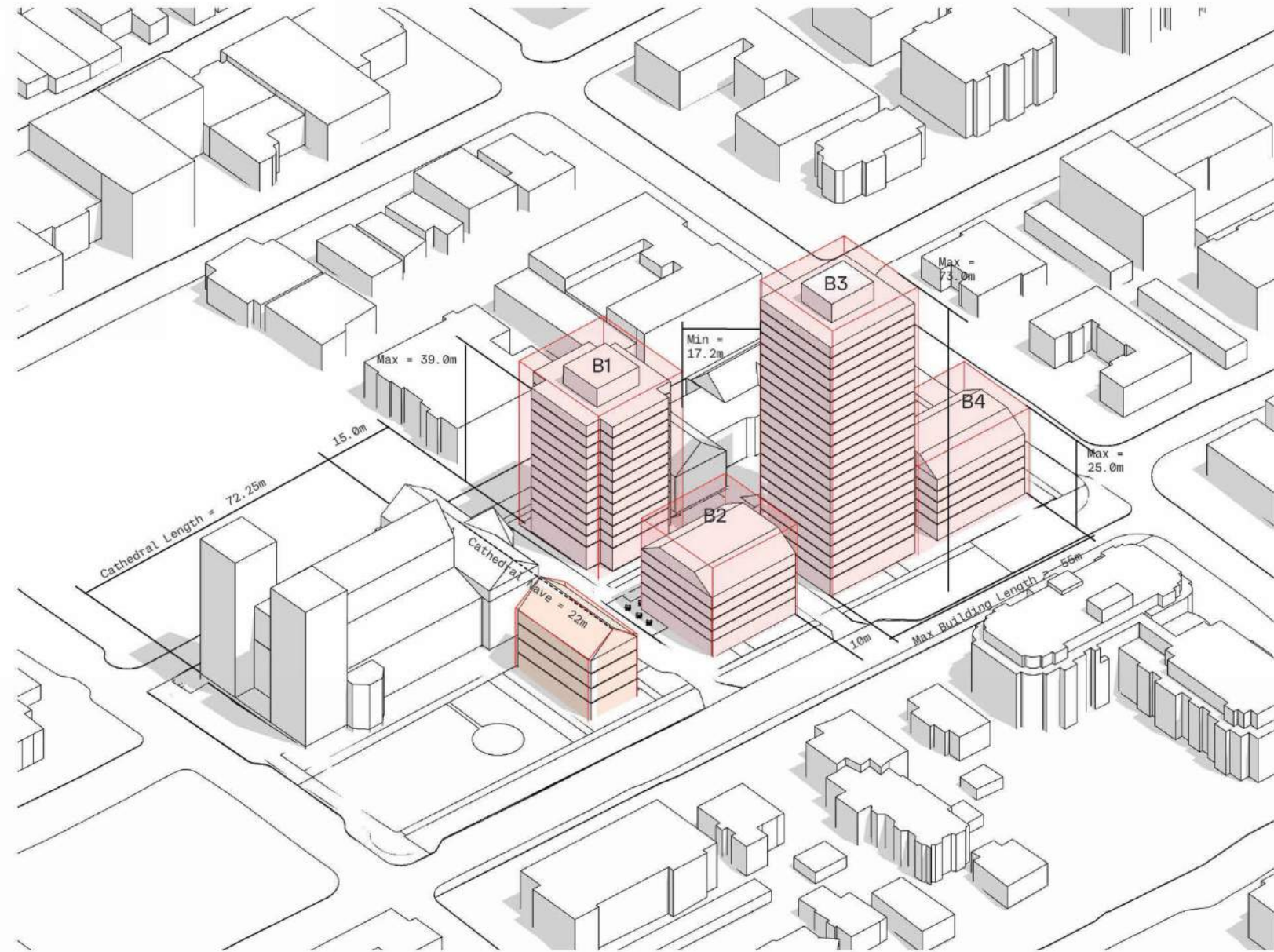


Setbacks

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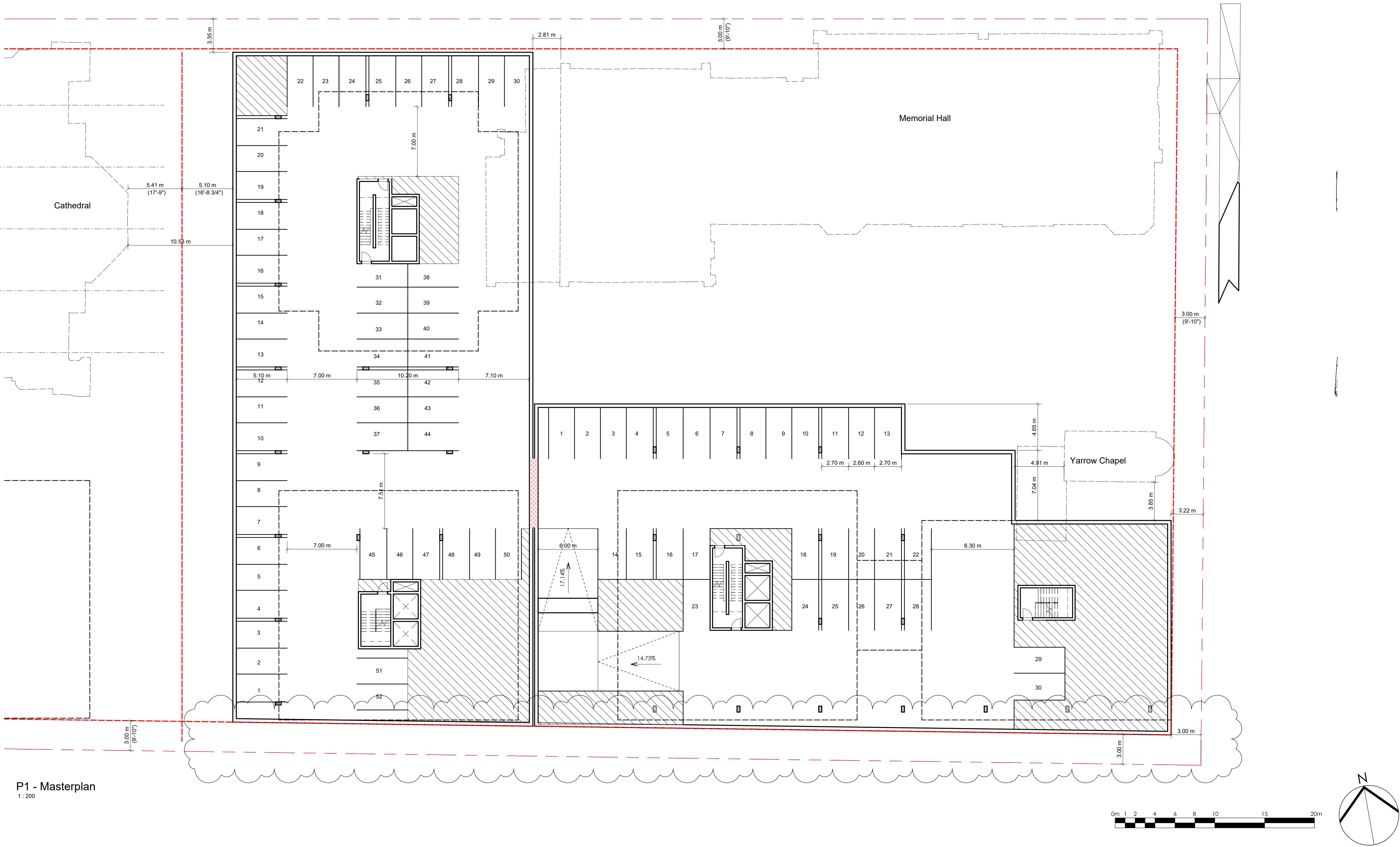
Legend

- Designated Heritage Building Footprint
- Development Footprint
- Amenity Footprint
- Lane (SRW)
- Property Line
- 3m Setback
- 2m Balcony Zone



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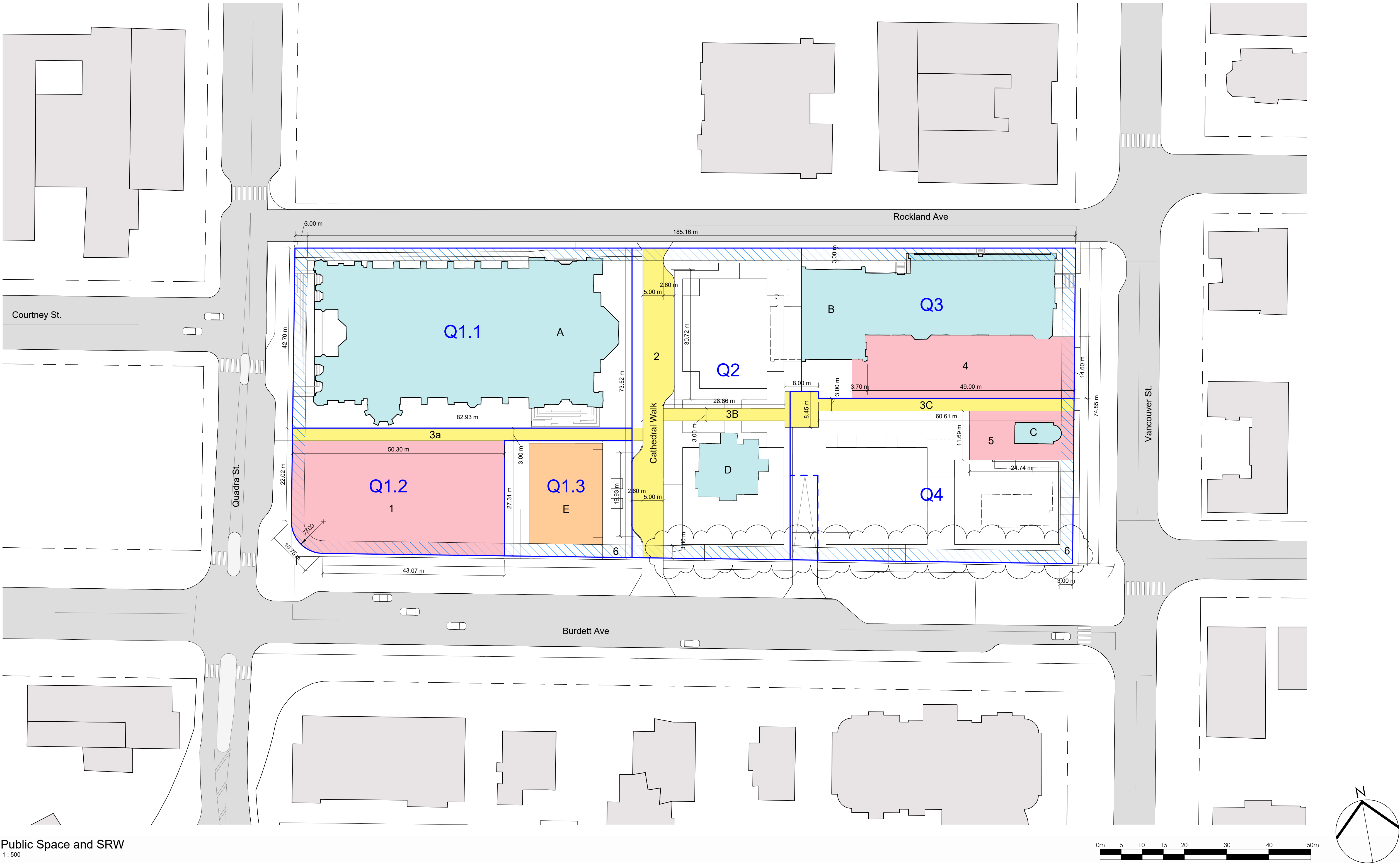
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Site Setbacks			
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P1 - Masterplan
1 : 200

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P1 - Parking Plan			
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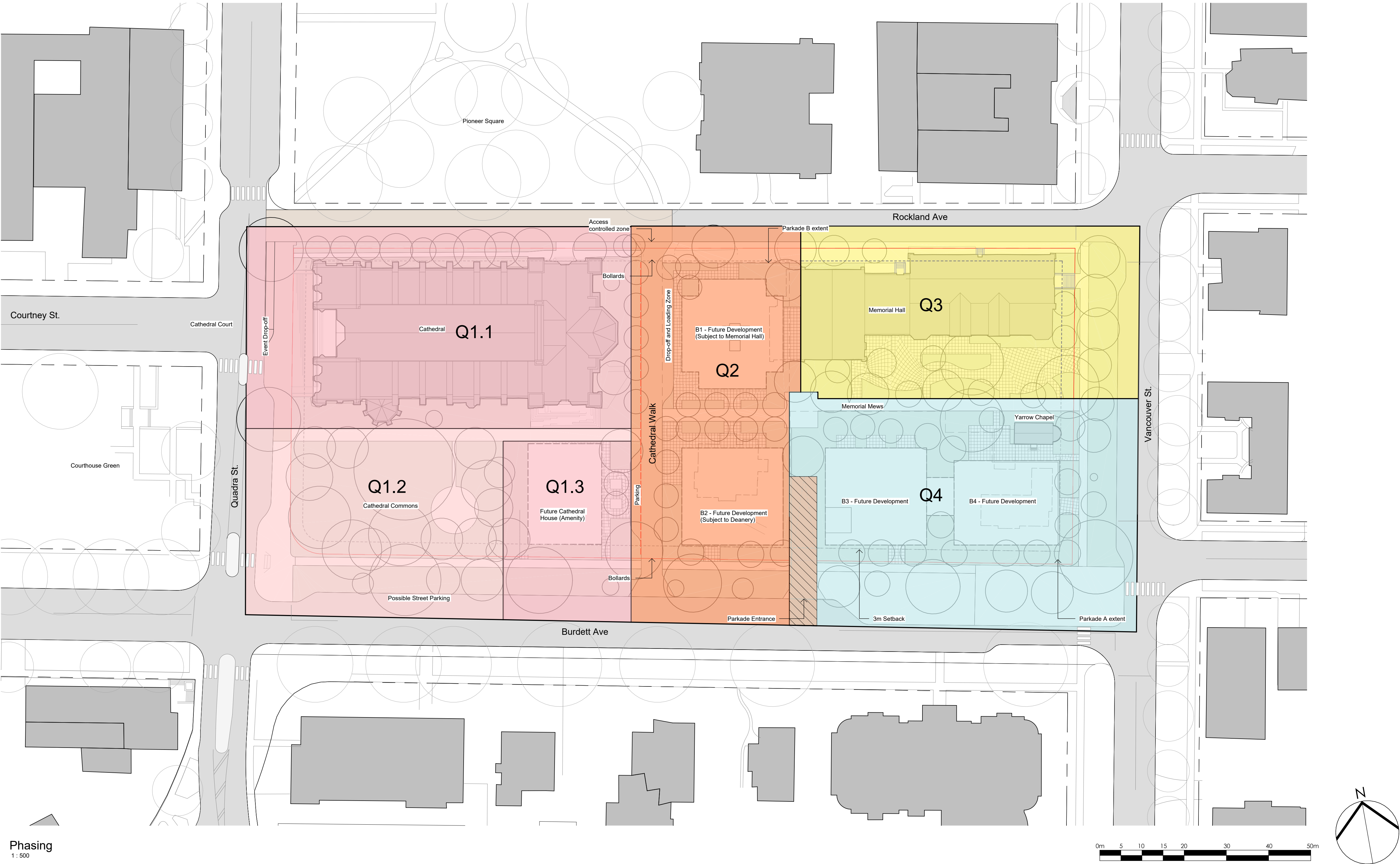
Public Space and SRW
1 : 500

	1	2	3a, 3b, 3c	4	5	6	A	B	C	D	E
	South Lawn	Cathedral Walk (SRW)	Memorial Mews	Memorial Playground	Yarrow Plaza	Tree Setback (SRW)	Christ Church Cathedral	Memorial Hall	Yarrow Chapel	Deanery	Cathedral House
Approx Area/Size	1349 m2	482 m2 4.8m width, 2.6m parking bays	250 m2, 97m2, 237m2 Width: 3m	760 m2	237 m2	Width: 3m	3,350 m2 (GFA) 2,187 m2 (footprint)	1,900 m2 (GFA) 1,145 m2 (footprint)	100 m2	204 m2 (footprint)	1,800 m2 (GFA) 418 m2 (footprint)
Description/Notes	South Lawn is a space to be preserved in perpetuity as an active reconciliation space. The Cathedral and Diocese are in ongoing dialogue with the Songhees and Xwsepsum Nations on ways to reflect the historic and future relationships with the Cathedral, the Diocese, the city, and these lands.	Pedestrian priority multi-modal laneway to allow for cross block access, accessible parking and loading for on site amenities. Volumetric SRW to accommodate underground parkade.	Seating and circulation space connecting Quadra Street to Vancouver Street and providing access to the South Lawn, Memorial Hall Playground and Yarrow Chapel Plaza.	Enclosed playground for students of Christ Church Cathedral School, with opportunity to allow public access outside of school hours. Design includes playground equipment, basketball hoop, natural play elements and rainwater gardens. Final design to be determined alongside Memorial Hall upgrades.	Seating and circulation spaces for adjacent buildings. Plaza to serve Yarrow Chapel programming and otherwise accessible to general public.	Underground parkade setback to provide adequate soil volume for municipal trees.	Publicly accessible designated heritage building featuring diverse, inclusive public programming. Life safety, accessibility, and heritage preservation improvements planned.	Designated heritage building that is home to the Christ Church Cathedral School. Life safety, accessibility, and heritage preservation improvements planned.	Designated heritage building that is currently home to the Archives. Building to undergo restoration.	Relocate Deanry to another property owned by the Anglican Diocese.	Proposed infill parcel for construction of new amenity building directly east of Cathedral. Confirmed uses include Diocese and Cathedral admin spaces. Possible uses to be determined based on partnerships and funding will include education, non-profit, community, performance, archive, multi-purpose rooms, event/café/food services.

NOTES
The adjacent diagram shows proposed amenities and the publicly accessible open spaces to be secured through statutory rights-of-way. All dimensions and areas are approximate and subject to change and legal survey.

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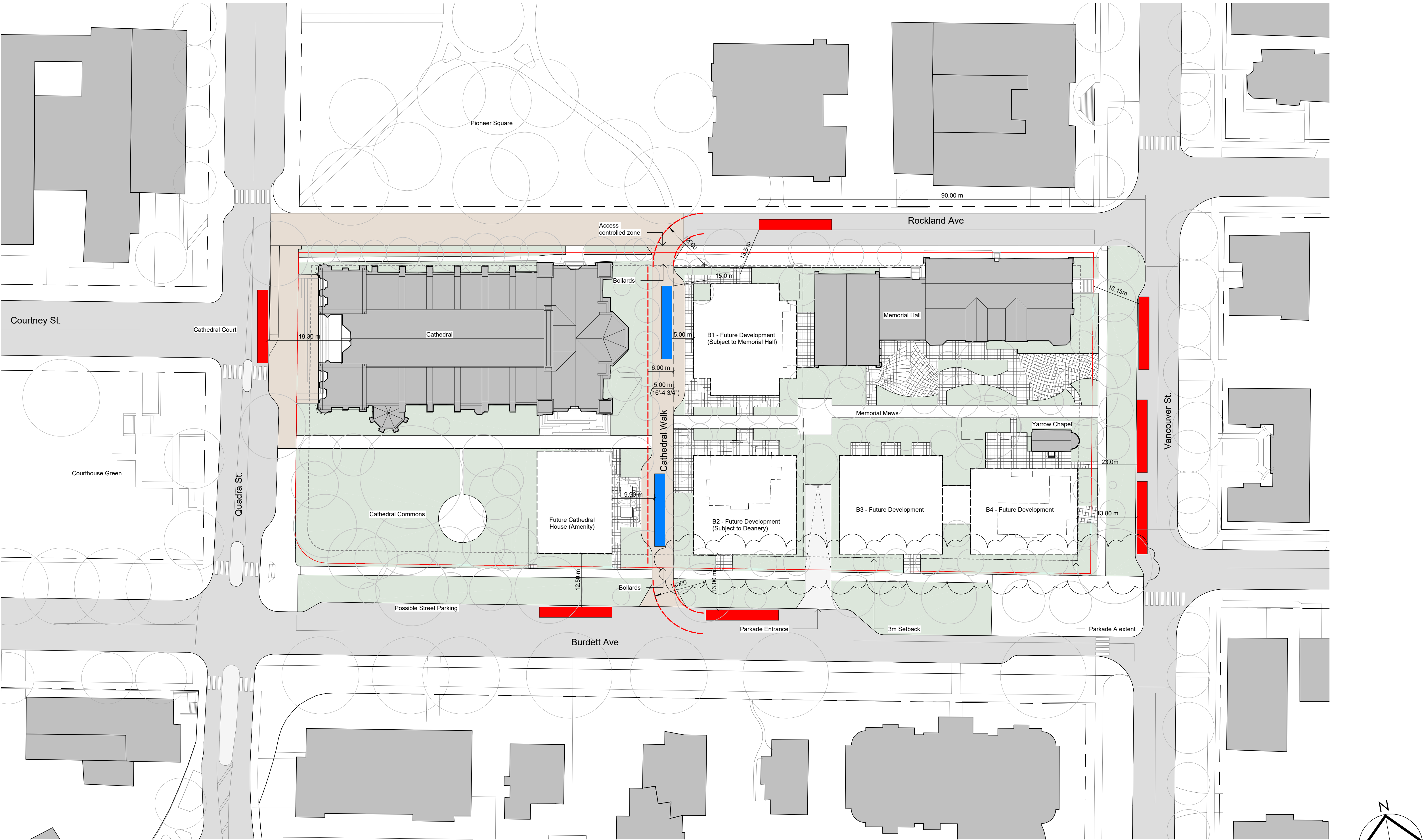
Phasing
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Phase	Q4 Anticipated Phase 1	Q2 Phase 2 (Alternate Phase 1)	Q1.1	Q1.2	Q1.3	Q3
Amenities and Frontage Improvements	→ Allocation of 10% of Diocese profits from the development of phase one will be allocated to: - Life safety, accessibility, and heritage restoration of Christ Church Cathedral - Completion of Memorial Mews East - Restoration of Yarrow Chapel - Street improvements on Burdett Avenue and Vancouver Street (to centreline)	→ Cathedral Walk (SRW) → Allocation of 10% of Diocese profits from the development of phase two will be allocated to: - Memorial Mews (center) - Relocation of The Deanery - Street improvements along Rockland Avenue and Burdett Avenue (to centreline) - Life safety, accessibility, and heritage restoration of Christ Church Cathedral and Memorial Hall.	The timing of improvements in Q1.1, Q1.2, Q1.3, and Q3 is to be evaluated at the Development Permit stage. 10% of Diocese profits from the development of Q2 and Q4 may be allocated to the amenities and frontage improvements described below. → Life safety, accessibility, and heritage conservation improvements to Christ Church Cathedral → Street improvements along Quadra Street and Rockland Avenue <i>Note: The Cathedral forecourt, shown on A-01-1-001 is an example of a potential street treatment that could be completed in conjunction with the development and subject to a cost sharing agreement with the City of Victoria and other surrounding developments.</i>	→ Memorial Mews (west) → Landscaping, including planting new trees → Street Improvements along Quadra Street and Burdett Avenue	→ the construction of Cathedral House → Street Improvements along Burdett Avenue	→ Construction of Memorial Hall Playground → Street Improvements along Rockland Avenue, and Vancouver Street → Life safety, accessibility, and heritage restoration of Christ Church Cathedral and Memorial Hall.

NOTES

The phasing plan shows the provision of amenities and frontage improvements planned in each quadrant.

The residential building development is located in Q2 and Q4, with the other quadrants made up of the South Lawn, Cathedral, future amenity building (Cathedral House), and Memorial Hall. Development in Q4 is anticipated to occur first, with Q2 as an alternate first phase.



Fire Access Routes
1 : 500

Legend

- Fire Truck
- Fire Truck, Alternate Access

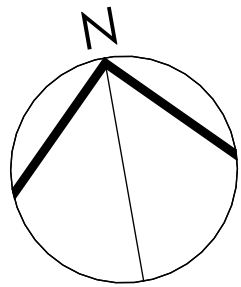
NOTE

The proposed masterplan allows for fire truck access to all new buildings from the public streets on all four sides of the property. All primary entrances are within the maximum 15m, minimum 3m from the street as per BC Building Code 2024 3.2.5.6

The fire access route to building B1 along Rockland Avenue meets the 90m distance requirement without need for turnaround facilities.

If necessary, an alternate fire access route for B1 can also be accommodated along Cathedral Walk for both B1 and A buildings. Note that the lane width is currently designed as one way and 4.8m wide. If required, this street can be widened to 6m, however, this increase may result in the removal of additional existing trees. Curb cuts have been increased to allow for 12m centre-line radius for Cathedral Walk.

Note that existing conditions exceed the 15m distance.



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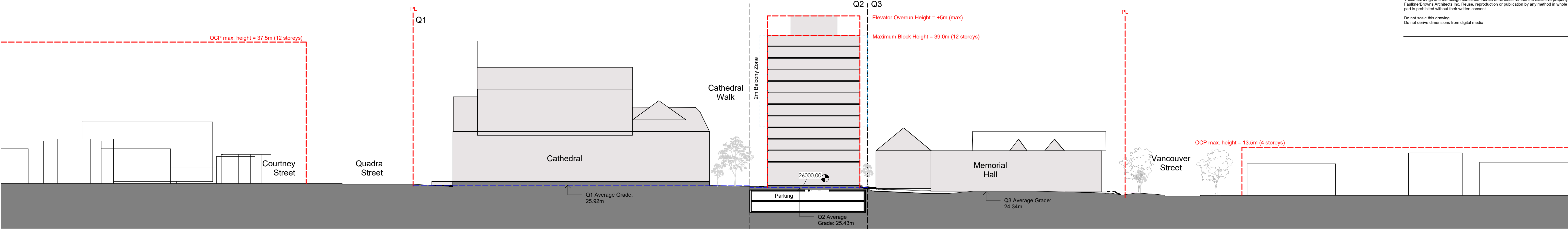
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Sheet Name:
Fire Access Routes

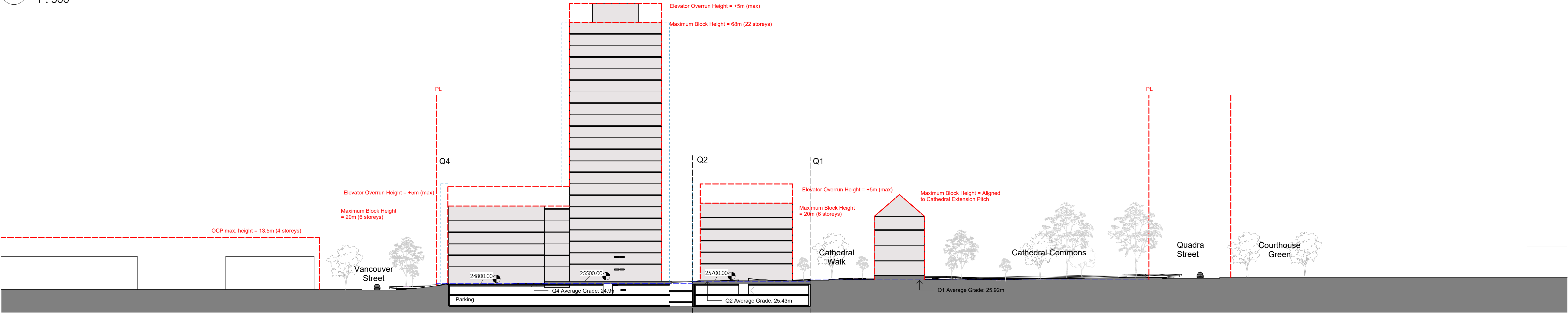
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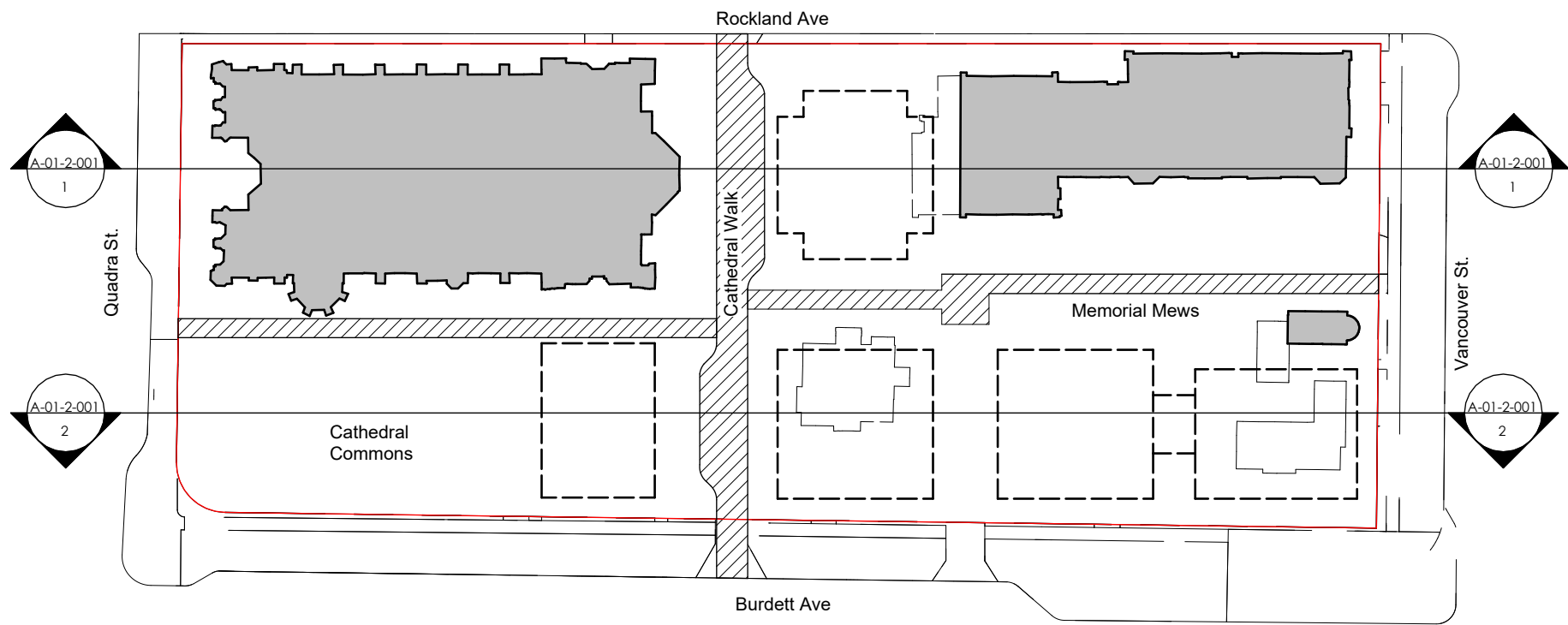
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1 Site Section E-W, Cathedral
1 : 500

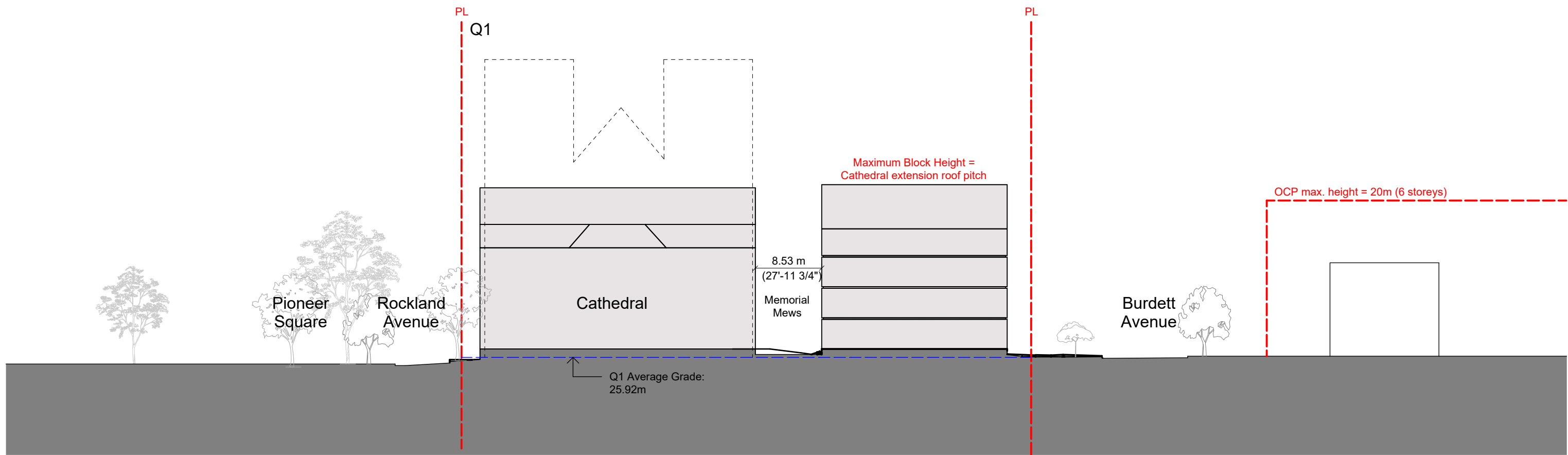


2 Site Section E-W, South Lawn
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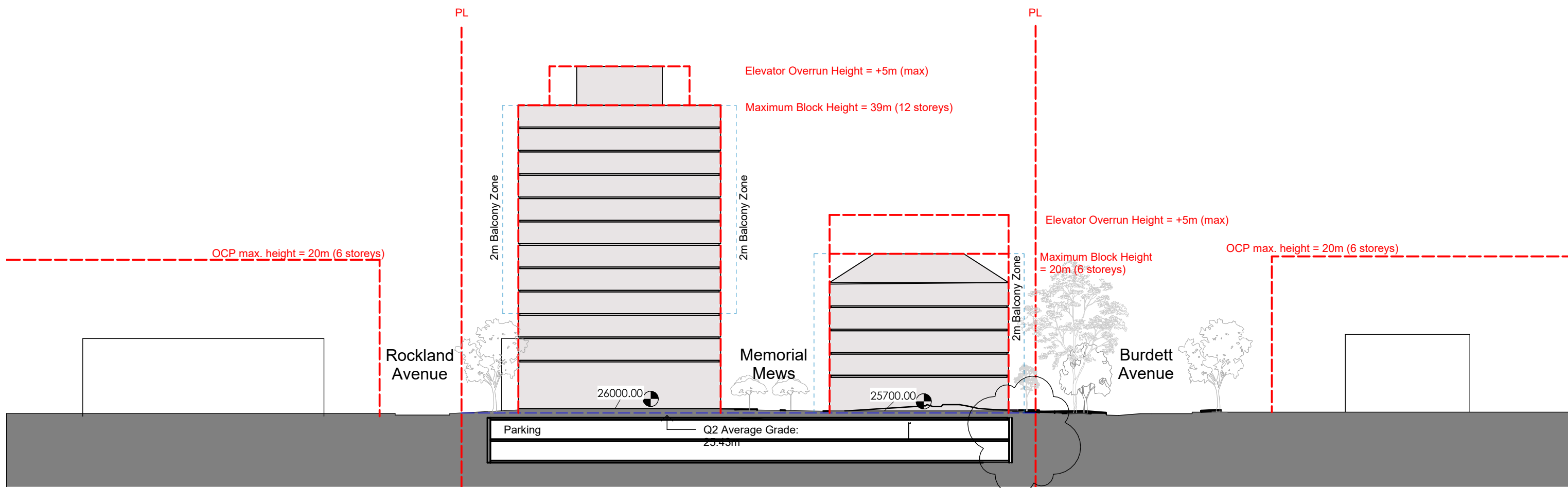


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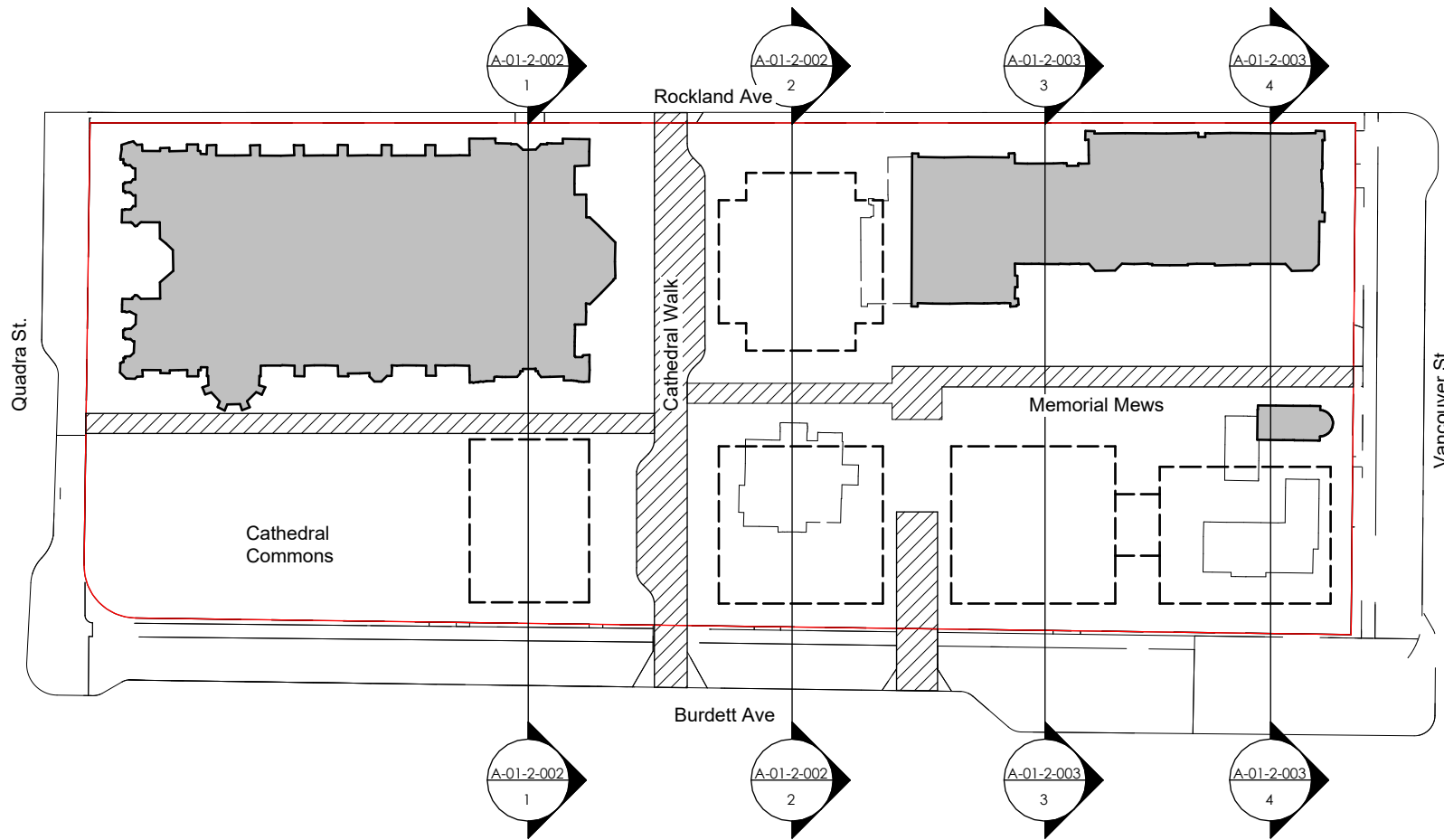
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E-W Site Sections
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1 Site Section N-S, Amenity
1 : 500

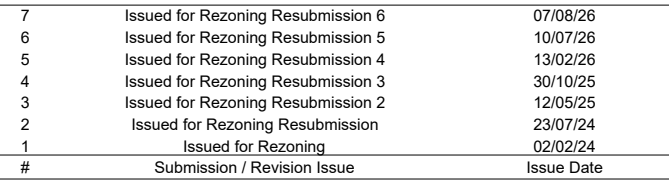


2 Site Section N-S, Central Block
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N-S Site Sections A			
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Project Name: Victoria Anglican Cathedral MP

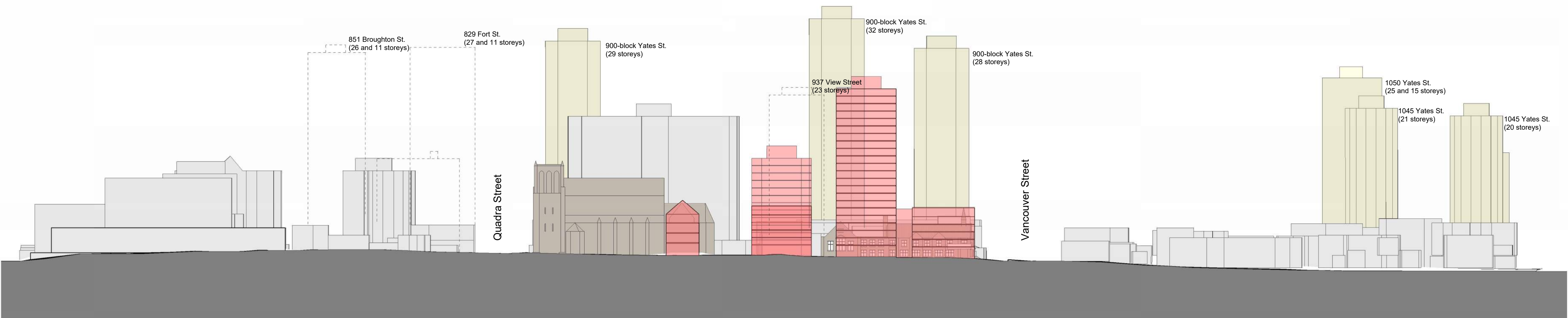
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Sheet Name: N-S Site Sections B

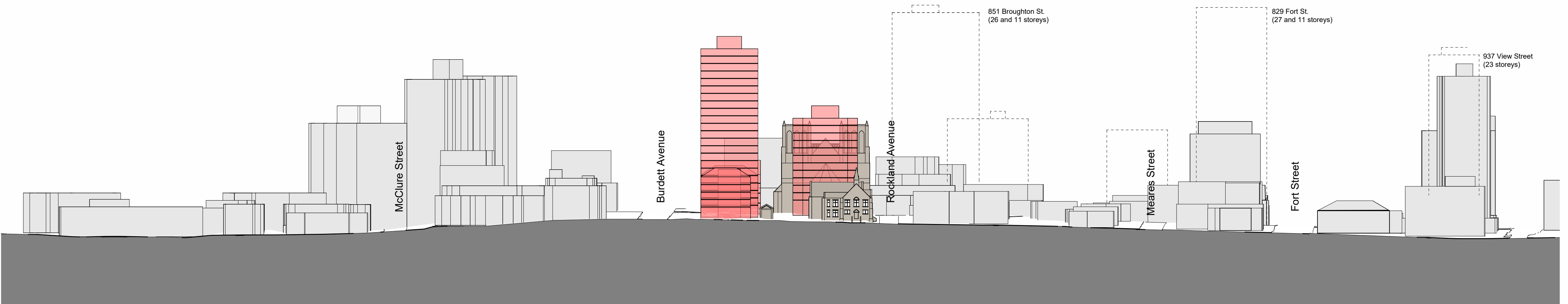
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Sheet No:

A-01-2-003



Context Building Elevation - South
1 : 1000



Context Building Elevation - East
1 : 1000

Legend

- Designated Heritage Building
- Proposed Development
- Approved Development Applications
- Submitted Development Applications

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Site Elevation - North
1 : 500



Site Elevation - South
1 : 500

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Site Elevations - North and South

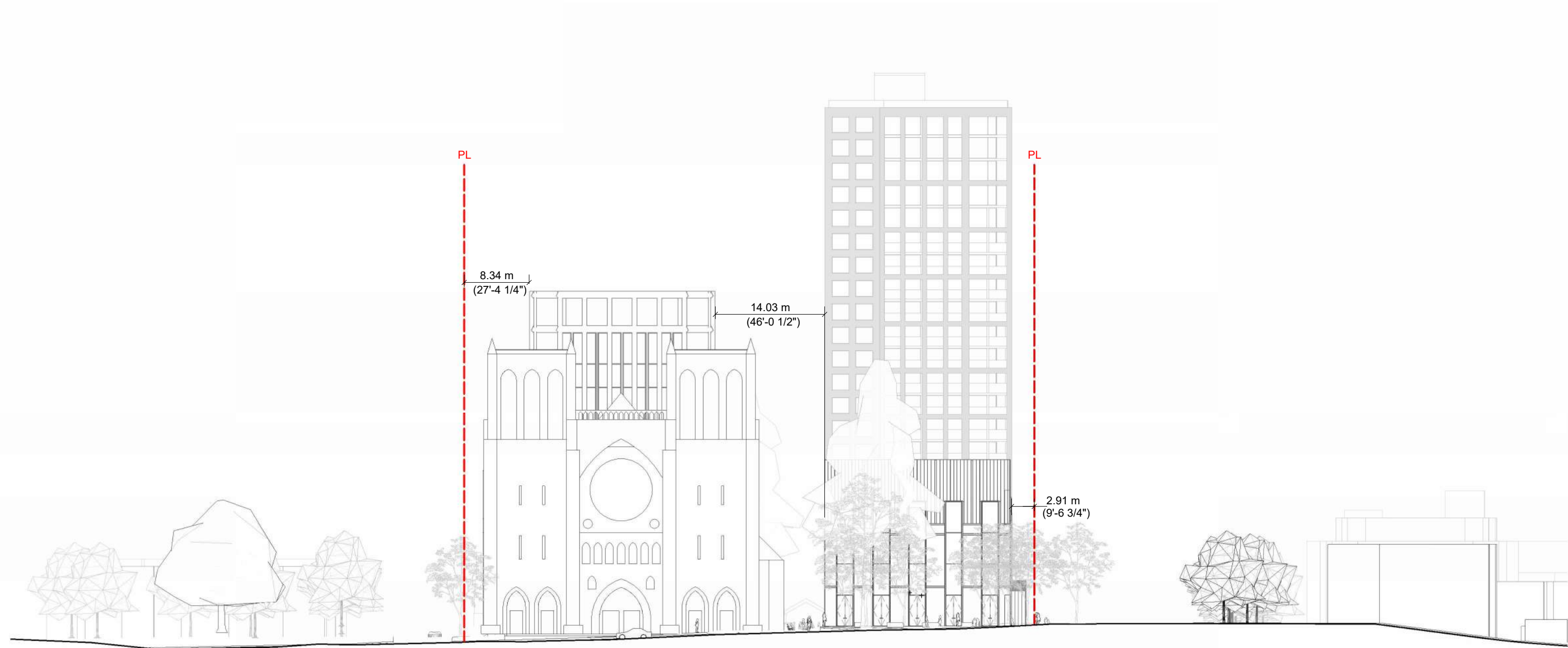
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Site Elevation - East
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Site Elevation - West
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Site Elevations - East and West

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3863-C	08/07/26	1 : 500	AC	PR

Sheet No:

SITE PLAN OF PART OF LOT 1, CHRIST CHURCH TRUST ESTATE,
VICTORIA DISTRICT, PLAN VIP65806.



Contour interval = 0.25m

PID: 023-868-082

NOTE:

Lot dimensions may vary upon completion of a comprehensive legal survey.

Geodetic elevations shown are based upon observations to geodetic control monuments 9-39 (Elevation=23.66m) and 9-40 (Elevation=26.89m).

Catch basin inverts are to the base of the basin

This plan is for building design & permit purposes only and is for the exclusive use of our client. This plan shall not be used to define property lines or property corners. Unregistered interests have not been included or considered.

LEGEND

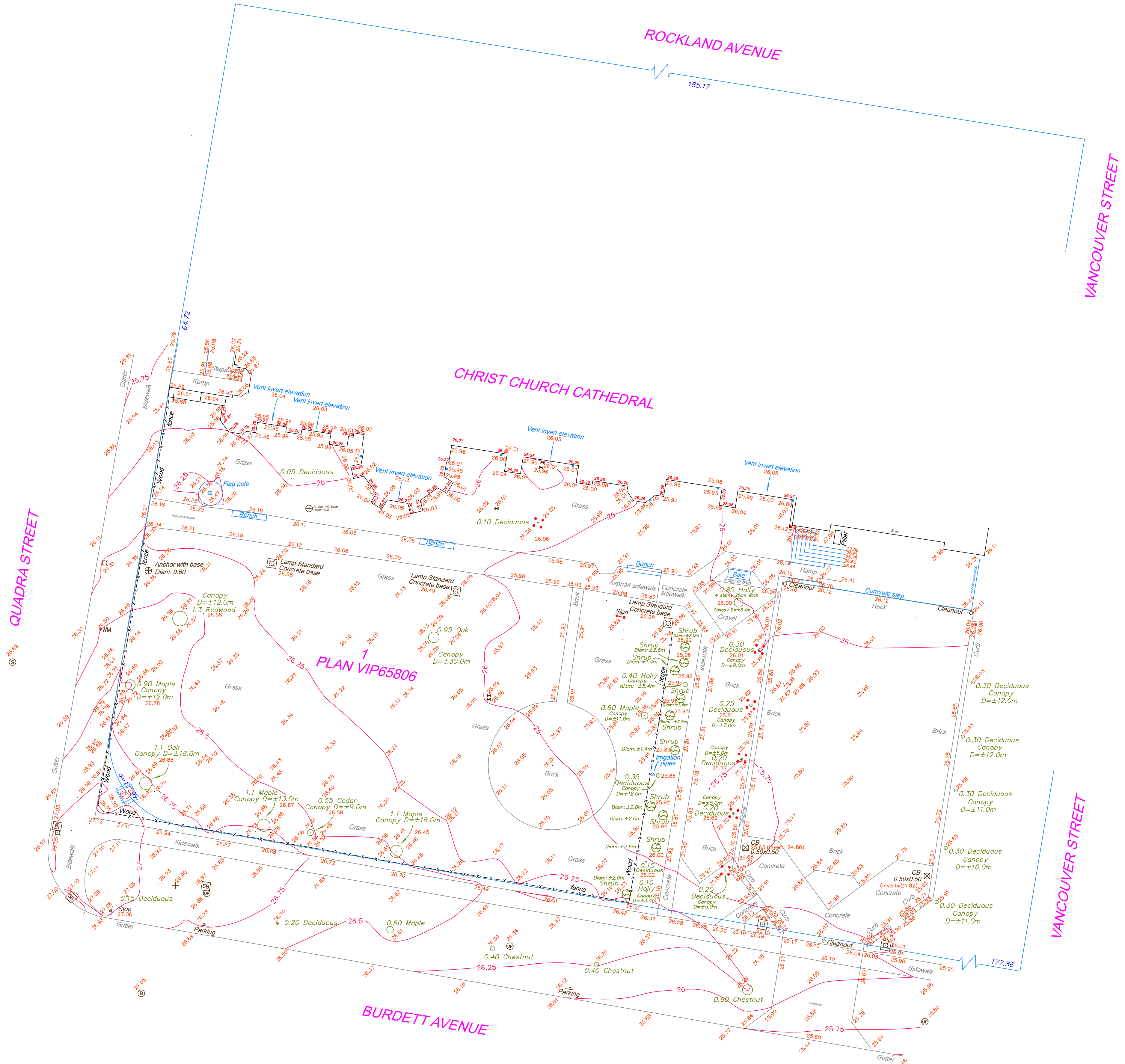
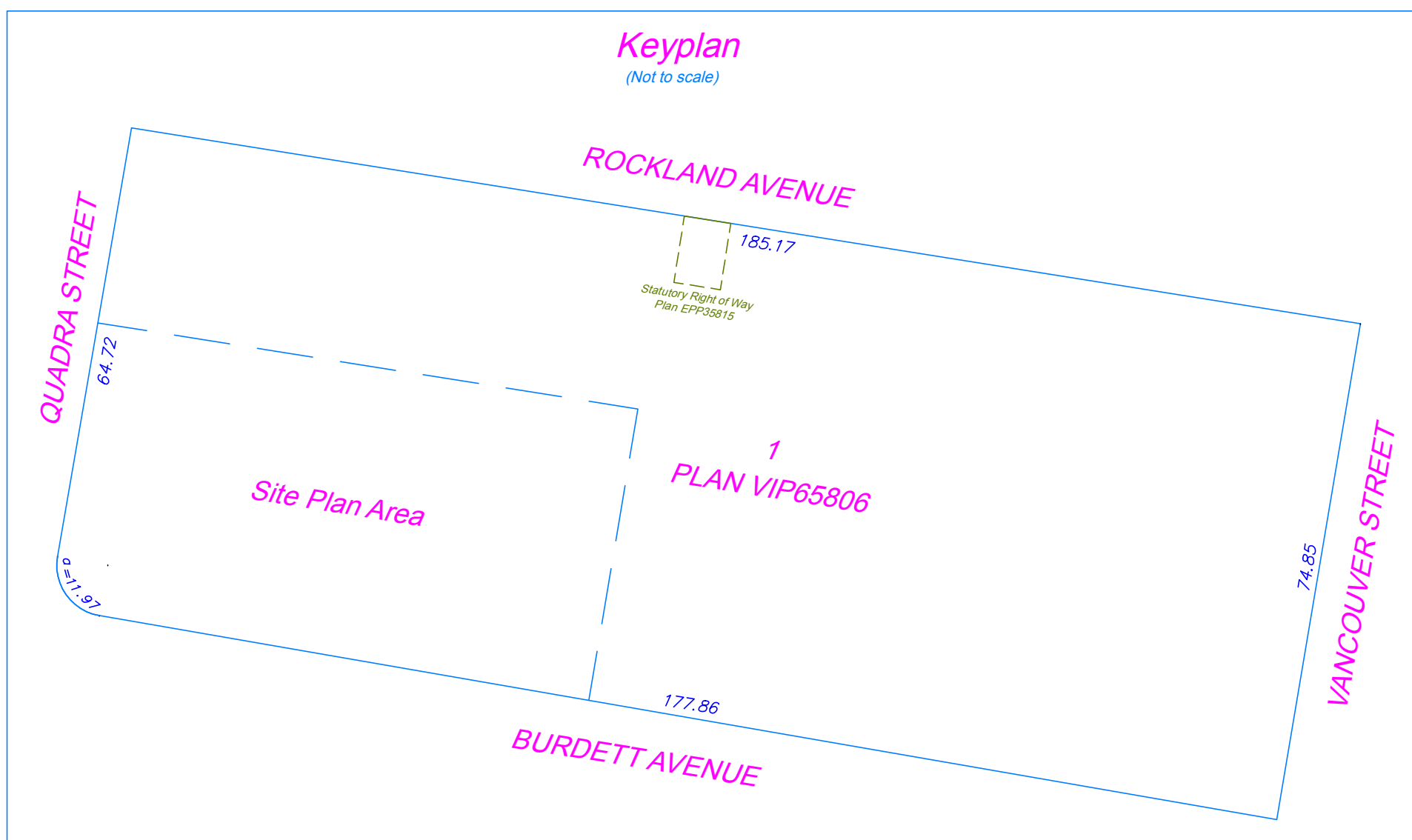
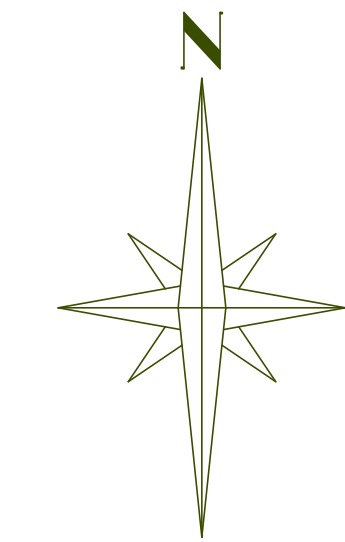
- ## Denotes building perimeter smooth stone elevation
- Denotes ground elevation
- Denotes drain manhole
- Denotes sewer manhole
- Denotes water meter
- Denotes anchor with concrete base
- Denotes utility pole
- Denotes anchor
- Denotes lamp standard
- Denotes service box
- Denotes street sign
- Denotes irrigation valve
- Denotes metal guard post
- Denotes shrub
- Denotes approximate tree location,
Canopy $d = 3.0$ dm
diameter, species and canopy diameter

Field survey dated October 29th, November 1st and 8th, 2018.

Civic address: 911 Quadra Street

The parcel is subject to charges:

-Covenant EB36666, EF2927, EG16



File: 9-READ-SP2

Date: November 8, 2018

Island Land Surveying Ltd.

#117-693 Hoffman Avenue

Victoria B.C. V9B 4X1

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QC

