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Client and Collaborators



EXECUTIVE SUMMARY

This masterplan presents a once in a generation vision to reimagine Cathedral Hill for the benefit of the City of Victoria, its visitors and its residents. The proposal aims to secure the long-term future of key historic assets and reposition them to be accessible to all, delivering the greatest value and benefit to the wider community.

This application is to rezone the Cathedral Hill site located between Rockland and Burdett Avenues to the north and south, and Vancouver and Quadra Streets to the east and west. The purpose of the rezoning is to allow for the redevelopment of the site to self-fund upgrades and changes necessary to enhance, preserve, and restore the Cathedral and other heritage assets for centuries to come.

The proposal divides the site into four quadrants, two of which are development parcels with two multi-family residential buildings each. These provide a combined 220-300 units on site with commercial space at grade. One of the other two quadrants contains the Cathedral on the west half of the site with a proposed expansion to the south for consolidated administrative programming for the Diocese. The final quadrant contains Memorial Hall on the north-east corner of the site which is considering upgrades and modernisations to secure this important heritage building's future. Altogether, this development would see the site's total FSR increase from 0.5 to 2.4.

Redevelopment of Cathedral Hill provides a unique opportunity to reposition this landmark heritage building and reconnect the Cathedral to the city centre, while also addressing the City of Victoria's goals of increasing density and providing much needed housing close to the Downtown Core as part of a complete community. The guiding principles for the Cathedral redevelopment are to:

- Foster social, physical, and spiritual interaction
- Engage and respond to local community needs and context attending to the stories of that place and people
- Respect Indigenous cultural protocols, heritage, and traditions
- Prioritize environmental stewardship through climate change adaptation and mitigation strategies and reduce greenhouse gas emissions
- Ensure that diocesan properties provide sustainable, long-term benefit to future generations

This document is broken into **six** parts. The first chapters will summarize the policy, zoning, and site context which have shaped the proposed masterplan for the site. The following sections lay out the future vision for the Cathedral Hill site and the framework that determined the open space layout and massing of the new buildings. View and shadow analyses are provided to understand the resulting impact on the surrounding neighbourhood. As a development permit is not being submitted at this time, Design Guidelines have been developed to outline the rules and principles for the future buildings and open space. This includes a summary of the heritage buildings on site and considerations for their future restoration and redevelopment. [Appendix A - Site Analysis provides street views and shadow studies for alternate massing options as requested by the city.](#)

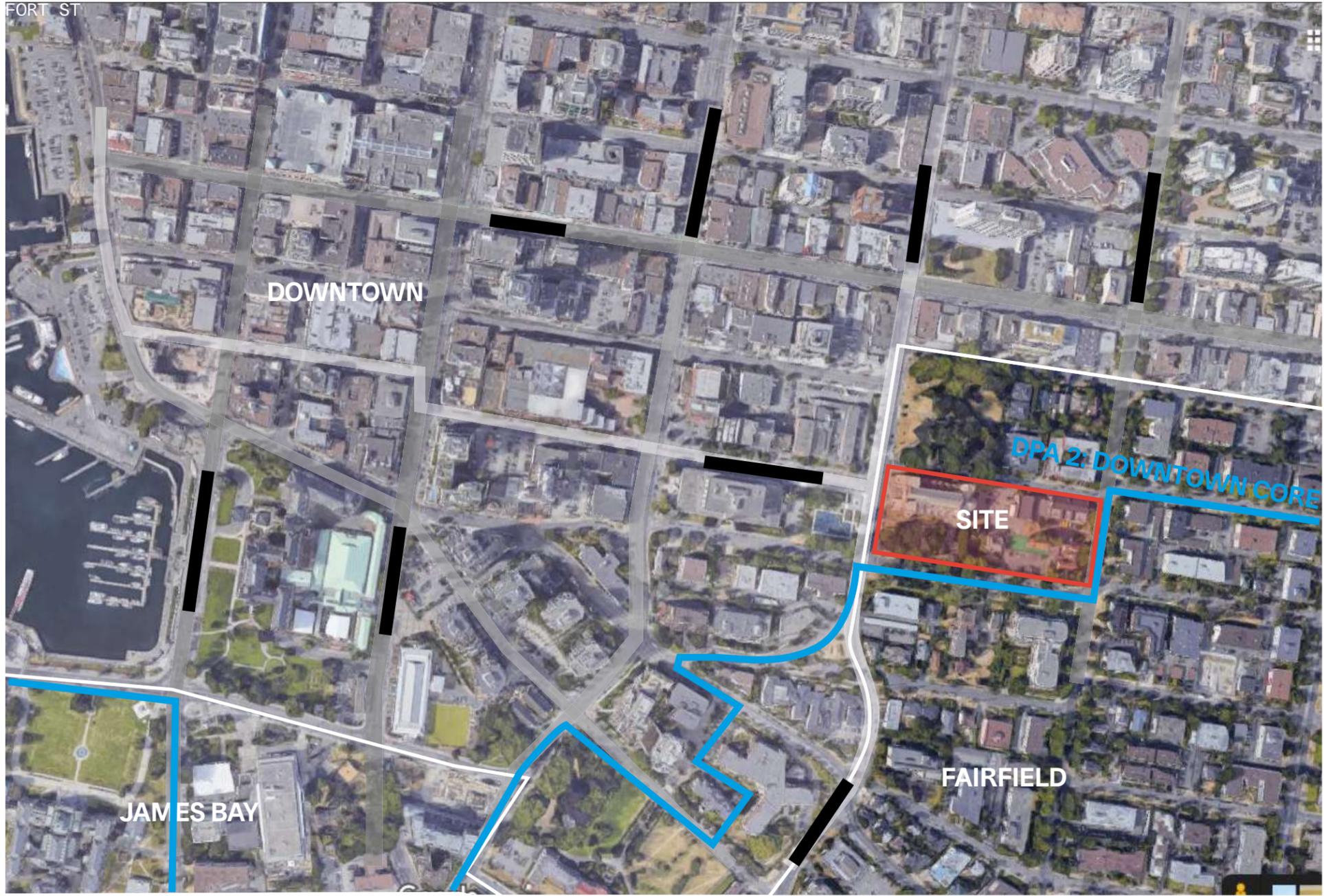
Recognizing that this redevelopment will happen over the next 25 years, the proposed masterplan aims to preserve the historic tapestry of the site while navigating the imperatives of a dynamic future.



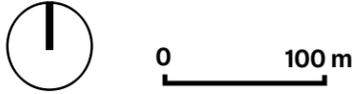
SITE CONTEXT

CITY CONTEXT

Christ Church Cathedral is located within the Downtown Core (2050 OCP), in the northwest corner of the Fairfield neighbourhood. Located only three blocks from the waterfront and a 15-minute walk from the Legislature buildings, the Cathedral is centrally located within the city. Constructed in 1929, the Cathedral sits atop Church Hill, a site selected for its visibility from a distance, ensuring it would remain a prominent piece of architecture within Victoria to this day.



Source: City of Victoria Neighbourhood Boundaries, www.victoria.ca/sites/default/files/2024-05/CoV_Neighbourhoods_Boundaries%20May%202024.jpg



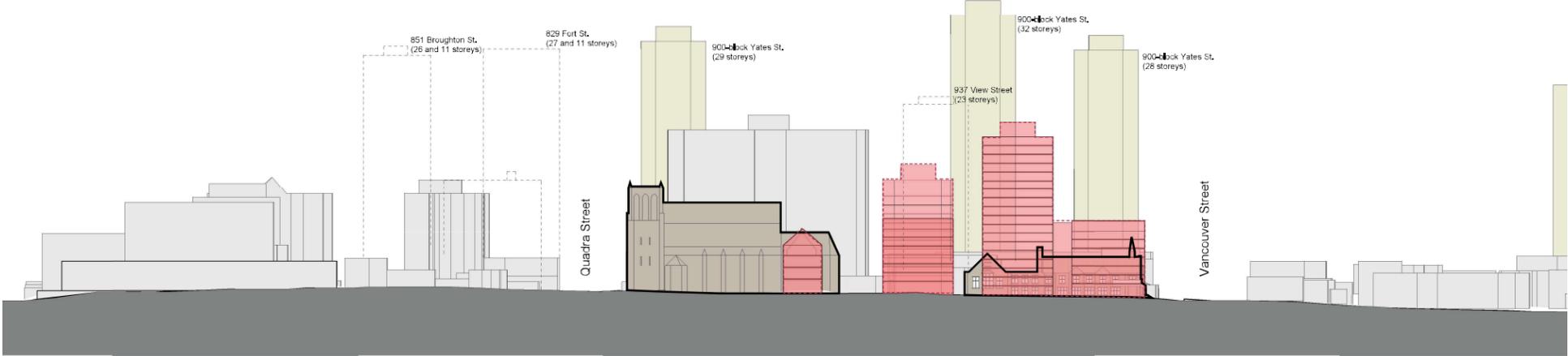
NEIGHBOURHOOD CONTEXT

Christ Church Cathedral is situated at the eastern end of Courtney Street, in a unique, park-like context. A contiguous green area, consisting of Cathedral Commons and Pioneer Square, straddles Rockland Avenue, with the Courthouse Green located to the west.

It is here that the city transitions from the Downtown Business District to the north with large building footprints and continuous streetwalls, to a more residential, mid and low-rise neighbourhoods with tree-lined streets to the south and east. As such the Cathedral Hill site provides a unique opportunity for redevelopment, one that will knit these two distinct urban forms together with a fine-grain urban fabric.



- Cathedral Hill Heritage Buildings
- Proposed Development
- Approved Developments
- Submitted Development Applications



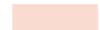
SITE CONTEXT | TRANSIT, SERVICES, AMENITIES

Cathedral Hill is centrally located with easy access to transit and community amenities. Situated on the axis of two greenways on Vancouver Street and Courtney/Rockland Street with park spaces to the north and west, the Cathedral makes this an important destination for the city.

Transit is easily accessed with bus stops on Fort Street to the north, and a bus interchange on Fairfield Street. Note that the Blanshard-Fairfield Street bus route is marked as a frequent transit route, and Victoria's rapid transit route is just one more block west on Douglas Street. There is also a bike lane running past the site on Vancouver Street and part of Rockland Avenue has already been blocked off from cars in order to prioritize cyclists.

There are numerous notable civic and cultural buildings within the immediate vicinity of the Cathedral, including the Provincial Court of British Columbia, the Central Branch of the Greater Victoria Public Library, the Royal Theatre, and the YMCA-YWCA.

As designated by the 2050 Official Community Plan, the Cathedral site sits within the Downtown Core. By further activating the site with increased density and neighbourhood services the site has the opportunity to be a node for the city, anchoring the south-east corner of the Downtown Core.

	Site	1. Christ Church Cathedral
	Bus Stop	2. Christ Church Cathedral School
	Truck Route (2050 OCP)	3. Anglican Diocese of BC
	Commercial Route (2050 OCP)	4. YMCA-YWCA Downtown
	Frequent Transit Route	5. Provincial Court of BC
	AAA Cycling Network (2050 OCP)	6. Victoria Senior Citizens
	Non-AAA Cycling Network (2050 OCP)	7. Mt. St. Mary Hospital
	Expanded Cycling Network (2050 OCP)	8. Royal Theatre
	Greenway*(2050 OCP)	9. Greater Victoria Public Library, Central Branch
	Tree Canopy/Park	
	DPA 2: Downtown Core (2050 OCP)	

*Greenways: A city-wide network of pathways and bikeways situated on streets, along shoreline areas, and in natural corridors that link parks, employment districts, urban villages and other destinations along routes that give priority to walking and cycling and feature an attractive, well landscaped ambience.



SITE ANALYSIS

-  Site
-  Pedestrian focal street Courtney St.
(Noted as Pedestrian Greenway in OCP)
-  Pedestrian Greenway Rockland st.
(Noted as Pedestrian Greenway in OCP Cathedral)
-  Welcome Square
Opportunity to connect parks/open spaces
-  Parks
-  Tree Canopy
-  Shared Greenway (bikes)



SITE COVERAGE | LAND OWNERSHIP & AREA SUMMARY

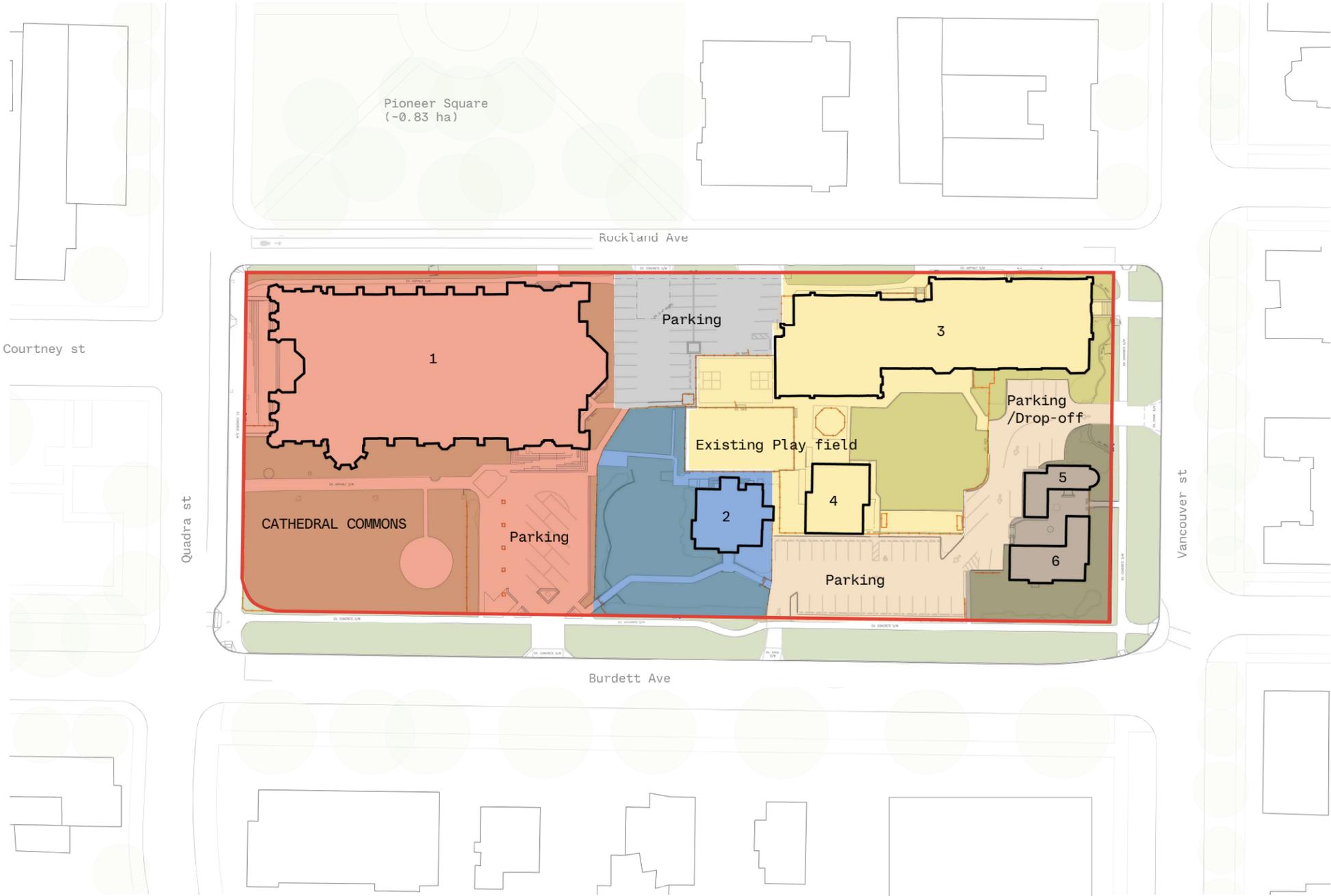
While the entire site is owned by the Diocese the use of the site is split into four different zones which relate to the four different heritage buildings on site: the Christ Church Cathedral, Memorial Hall, the Deanery and Yarrow Chapel. Christ Church Cathedral makes up the largest footprint and FSR on the site. Memorial Hall is currently occupied by Christ Church Cathedral School, which due to insufficient space has expanded into temporary portables. There is also a significant amount of the site dedicated to outdoor play space for the school including a small sports field, basketball courts and a playground. The Deanery located centrally on the site hosts office and administrative services for the Cathedral. Lastly, Yarrow Chapel is home to the Cathedral Archives and the south-east building hosts office space for the Diocese.

Refer to the CCCP Heritage Conservation Plan (Cummer, May 2025) for more detailed information regarding the history and use of the existing heritage buildings on site.

	Building	GFA	FSR	Footprint	Cov.
1	Cathedral	3350m2	0.25	2100m2	15%
2	Deanery	400m2	0.03	200m2	1%
3	Memorial Hall	2300m2	0.17	1300m2	10%
4	Temporary Portables	360m2	0.03	180m2	1%
5	Yarrow Chapel (Archives)	95m2	0.01	95m2	1%
6	Diocese Offices	155m2	0.01	155m2	1%
	Total	6660m2	0.5	4030m2	30%

Land ownership areas (extent TBC)

- Christ Church Cathedral = 5610m2
 - Lease Parking (TBC) = 830m2
 - Deanery = 1388m2
 - Memorial Hall = 3360m2
 - Yarrow Chapel & Diocese Offices = 1175m2
 - Shared Parking/Drop-Off = 1260m2
-
- CCC Precinct = 13623 m2



SITE COVERAGE | OPEN SPACE

A significant portion of the site is open space, making up 51% of the site. With much of the site accessible to the public, the space is a valuable neighbourhood assets. These green spaces also form part of a greater neighbourhood network with Pioneer Square to the north and the Courthouse Green to the west.

Cathedral Commons provides a large outdoor amenity space for the site. It should be noted that a joint committee is working toward, a mutual covenant regarding the redevelopment of the “Cathedral Commons”. This plan would rededicate the south lawn of the Cathedral as Lekwungen territory and ensure that there is a presence of the local First Nations communities on the site. The school uses a significant portion of the outdoor space with an enclosed sports feild and playground. Both the Deanery and Yarrow Chapel have gardens and lawns that add to the general character of the site.

It is notable that 19% of the site is made up of surface parking which offers an opportunity for improved site use with the provision of underground parking. Future redevelopment of the site should prioritize public access to green space on the site.

	Building	GFA	FSR	Footprint	Cov.
1	Cathedral	3350m2	0.25	2100m2	15%
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6	Diocese Offices	155m2	0.01	155m2	1%
	Total	6660m2	0.5	4030m2	30%

- Existing Buildings = 4141 m2 (30%)
- Parking/Driveways = 2547 m2 (19%)
- Open Space = 6935 m2 (51%)

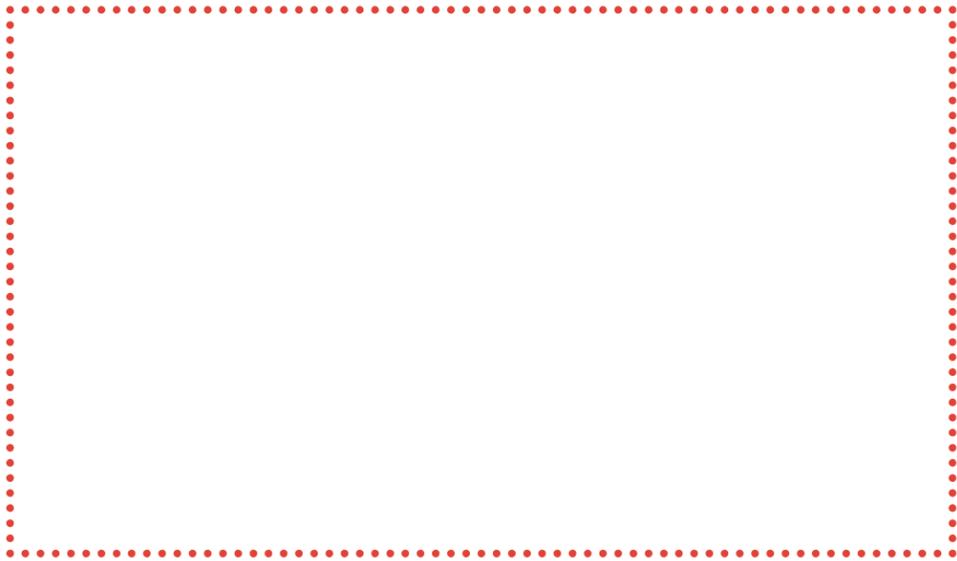
CCC Precinct = 13623 m2



SITE COVERAGE | CURRENT SITE ACCESS AND PARKING

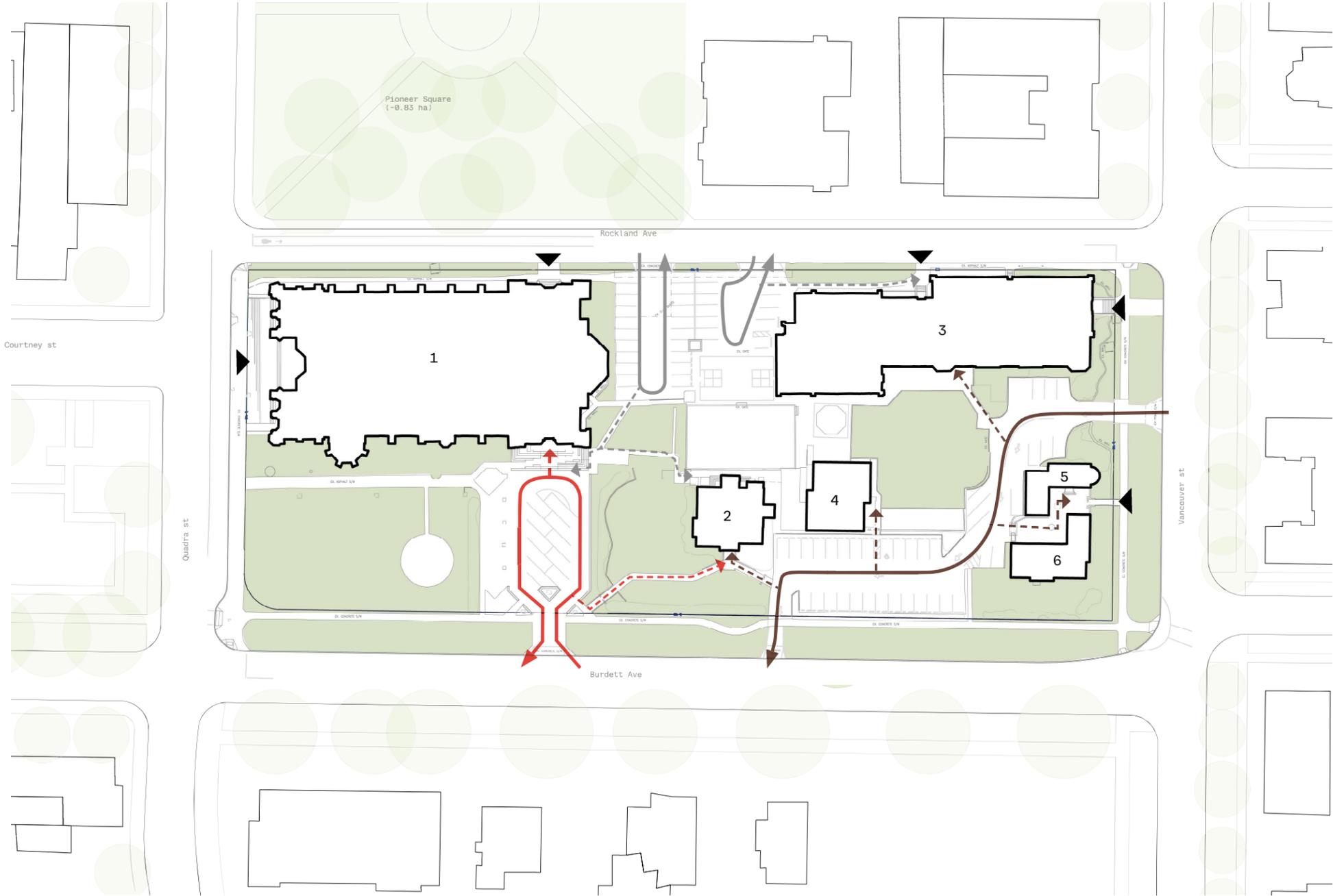
There are currently three surface level parking lots located on the site which in total provide 80 stalls of parking. The Cathedral parking acts as the primary parking lot for the Cathedral staff and congregation. The south-east parking lot also acts as a drop-off location for students to the Christ Church Cathedral School and it has been noted during the engagement process that Vancouver Street can become quite congested during drop-off and pick up times. Cathedral and school visitors also park on the surrounding streets.

Refer to the Parking Study and Traffic Impact Assessment conducted by Watt



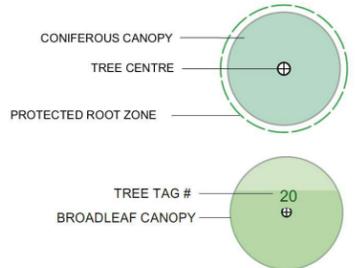
Total current parking provided = 80 stalls

- Cathedral Parking = 10 stalls
- Pedestrian path
- Lease parking (TBC) = 20+11 stalls
- Pedestrian path
- School and Chapel = 26+13 stalls
- Pedestrian path
- Entrance



TREE INVENTORY

- LEGEND**
- Municipal Tree (35)
 - Bylaw Tree (30)
 - Non Bylaw (10)
- TREES**
- ✕ Poor condition (3)
 - ⊗ Bylaw Trees Under 30cm diam.(0)
 - ⬡ Over 100cm diam. (4)
 - ⬢ Under Heritage Character (6)
"Mature Landscaping"
 - △ Fair condition Bylaw trees



Current #trees on block = 75
 Current #trees on site = 40
 Required #trees on site (50/ha) = 68 (+28)
 Site = 1.36 Ha

- Required #trees on site to increase by 70%.
- All 30 trees on site to be protected by diameter size.
- Only 3 trees of the 75 are in poor health. 2 of them are Bylaw trees.
- Only 4 Bylaw trees are in "fair condition".

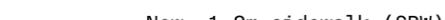


SETBACKS

The site is currently zoned as CPH-PB Zone Cathedral Hill Precinct which requires a 7.5m setback. Despite this zoning requirement existing heritage buildings on the site sit well beyond this setback requirement.

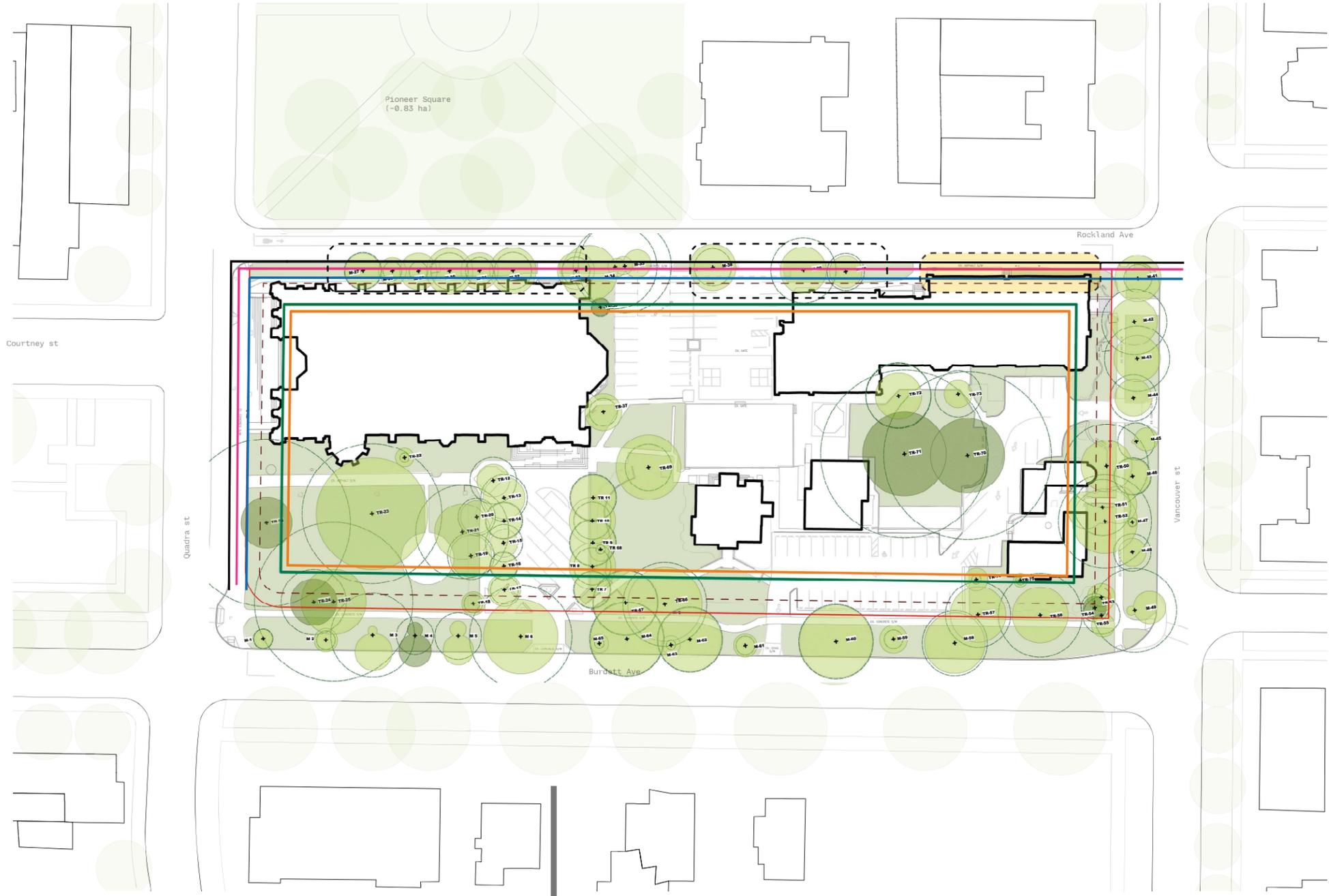
Requirements for lots zoned as Multifamily CPH-R3 Zone - Cathedral Precinct have a setback of 9.0m. Surrounding sites are made up of a mix of zones that range from 9m setbacks to 3.7m setbacks.

LEGEND

	Curb Edge
	New 1.5m boulevard
	New 1.8m sidewalk (SRW)
	PL
	3.0m Projections
	7.5m Institutional Setback (Part 8.3 CHP-PB Zone, Public Buildings)
	7.5m - 10.5m Multifamily Setback (R3-AM-1 and R3-AM-2 Zones, Mid-Rise)
	9.0m Multifamily Setback (Part 8.1 CHP-R3 Zone, Multiple Dwelling)

 Conflicts with SRW

1. Municipal trees < 30cm diam. outside new City's boulevard.
2. Municipal trees > 30cm diam. outside new City's boulevard. (Portuguese laurel 116cm)
3. Memorial Hall steps over SRW. Steps to entrance block the SRW proposed by the city as new sidewalk.



HERITAGE ASSETS | DESIGNATED HERITAGE, DESIGNATED AND PLANNED REMOVAL

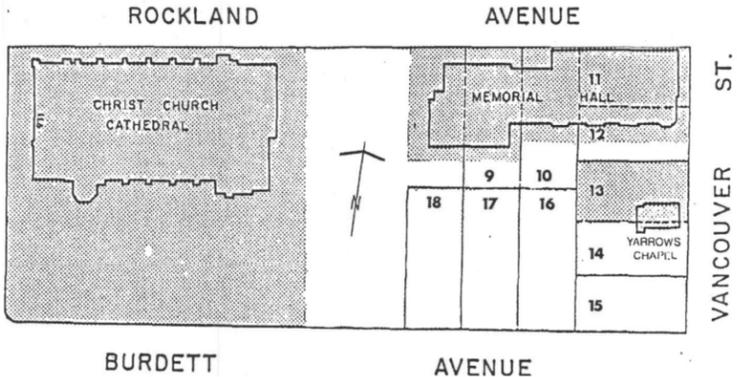
The buildings known as Christ Church Cathedral, Memorial Hall, and Yarrow Chapel, and so much the land as is shown shaded dark on the attached plan, are hereby designated as Municipal Heritage sites.

Heritage Designation

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.



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



Designated Heritage
 Registered (Relocated)
 Planned Removal



HERITAGE ASSETS | DESIGNATED HERITAGE, DESIGNATED AND PLANNED REMOVAL

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 its 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 its new location, the Deanery may function as housing, or a more public facing use such as commercial, event or community amenity use.

PLANNED REMOVAL

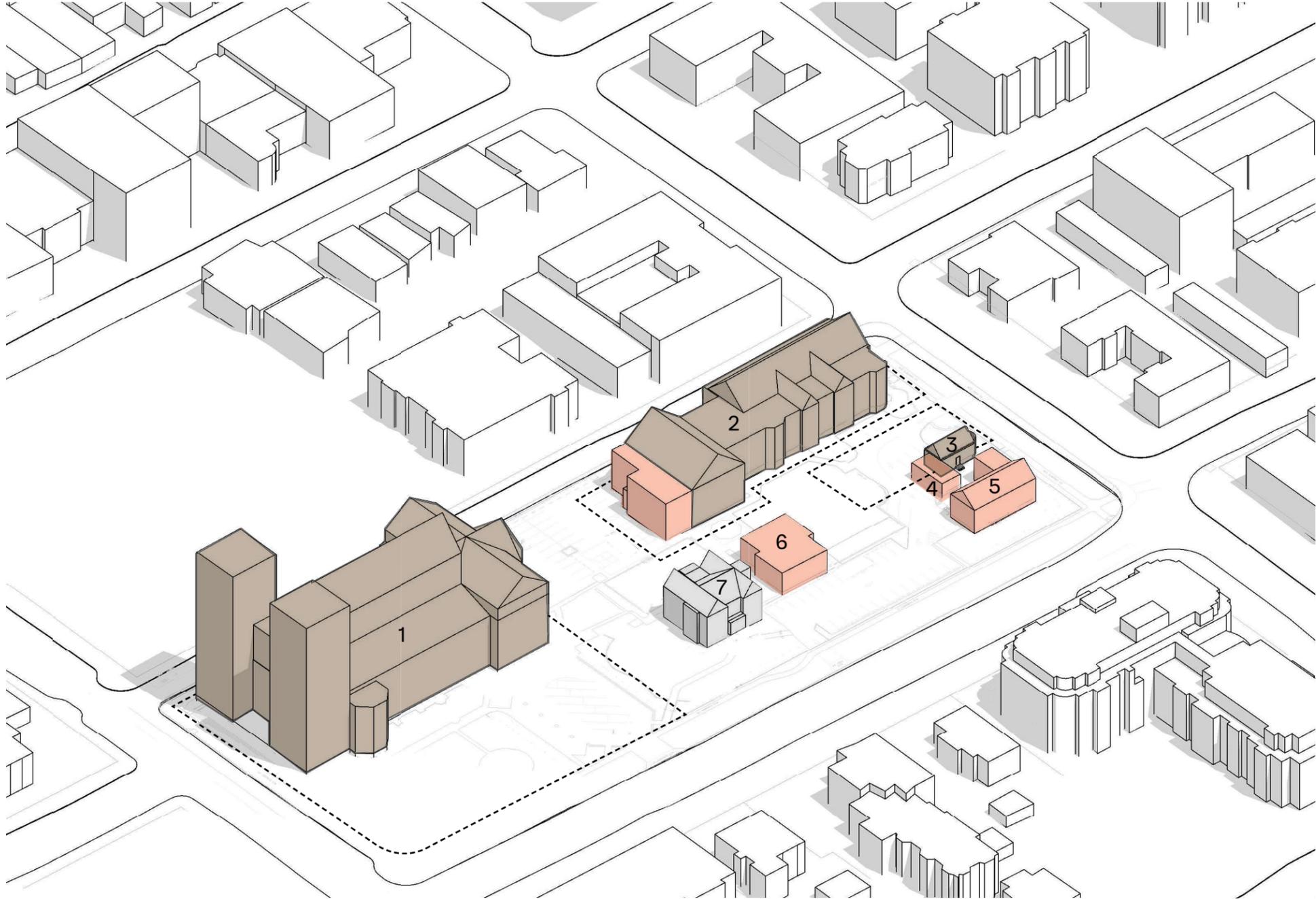
The TUP for the portables will expire in June 2026. The Diocese intends to request the learning pavilion temporary permit be extended until the Memorial Hall renovations can be completed, at this time the School will be absorbing the students into Memorial Hall.

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.

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1 Cathedral (Worship/ Assembly)	Designated	Maintain
2 Memorial Hall	Designated	Maintain
3 Yarrow Ch.	Designated	Maintain
4 Archives	None	Remove
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7 Deanery	Registered	Relocate



Designated Heritage
 Registered (Relocated)
 Planned Removal

VISION

VISION

PROJECT OBJECTIVES

Currently the Cathedral is an undervalued asset. Reconnection to a vibrant Downtown Core and heritage, cultural, tourism and residential activation will greatly improve its contribution to the City of Victoria.

Christ Church Cathedral site is an important cultural, community and heritage asset and a defining feature of the City of Victoria's urban landscape. This masterplan seeks to create a development framework that will secure the long term sustainable future of the Cathedral Hill to ensure it benefits a diverse community in perpetuity. This is a rare opportunity to shape the future of one of Victoria's most significant urban places.

Three key objectives are to:

- Reposition the Cathedral Hill to be more accessible, offer more value to the surrounding context, and bring tangible benefit to community both near and far;
- Renew, retain and celebrate Cathedral Hill's existing heritage context; and
- Generate development density to secure and expand the social, community and cultural offerings available on site, whilst also generating revenue to support the future financial viability, renovation and upkeep of the Cathedral and the various cultural and heritage assets across the site.

As a transitory site between the Downtown Core and Fairfield, at the intersection of two city designated greenways, Cathedral Hill is well positioned to be one of the most prominent cultural and architectural features of the city. Improvements to the public space, including prioritization of pedestrian access through the site, will add character to the surrounding neighbourhood and increase activation of existing public spaces, including Pioneer Square to the north, and the Courthouse Green to the west. The Diocese hope to work with the city and neighbours to secure a new public court in front of the Cathedral at the end of Courtney Street.

The site contains three designated heritage buildings, making it one of the most significant historical assets within the City. The proposal seeks to renew, retain, and restore these valuable heritage buildings, as set out by the Standards and Guidelines for the Conservation of Historic Places in Canada, while also expanding their use to the City of Victoria, for residents and visitors alike. However, the costs associated with the required structural upgrades and renovations are significant. By allowing for development density on the site, the City can support the Diocese to ensure these heritage assets will be safe, accessible and secure for future generations.

The development of the Cathedral Hill also provides a significant opportunity to meet the municipal and provincial government's housing goals. Adding 220-300 homes on this site will contribute to much needed housing stock for the City on a site that requires residential activation to meet the neighbourhood goals of safety and financial security.

This planning process sets out to secure rezoning based on a development framework that celebrates Cathedral Hill's heritage, and enhances the unique context of a Cathedral situated in a park. This plan provides a concept within which the owners and partners can deliver a sustainable and distinct shape to its cultural, social, and physical future.



VISION | DENSITY, SOCIAL BENEFIT

The site is home to three heritage designated buildings, Christ Church Cathedral, Memorial Hall, and Yarrow Chapel. To finance the conservation, restoration, and rehabilitation of the heritage assets on site, substantial density will be required. Beyond the seismic upgrades of these heritage buildings, the masterplan looks to introduce further social benefit to the site through the addition of generous public spaces and amenities. The additional density will also help to activate and reinvigorate Cathedral Hill. This will be achieved through the following focal areas:

1. HERITAGE CONSERVATION

In order to cover costs associated with the renewal, restoration, and renovation of the Cathedral, Memorial Hall and Yarrow Chapel, significant funding is required, particularly for structural and accessibility upgrades.

2. CATHEDRAL COURT/QUADRA STREET FRONTAGE

The proposed Cathedral Court is a public, mixed modal space that connects the three park spaces: Pioneer Square, Courthouse Green and Cathedral Commons, whilst considering the future use of Quadra Street. **The alternate of the plaza option is based**

on the city standard "New Town" street standards as described in the Downtown Public Realm Plan. Final off site frontage upgrades to be coordinated with City. Refer to ARCH Drawing A-01-1-002 for standard street frontage.

3. CATHEDRAL HOUSE

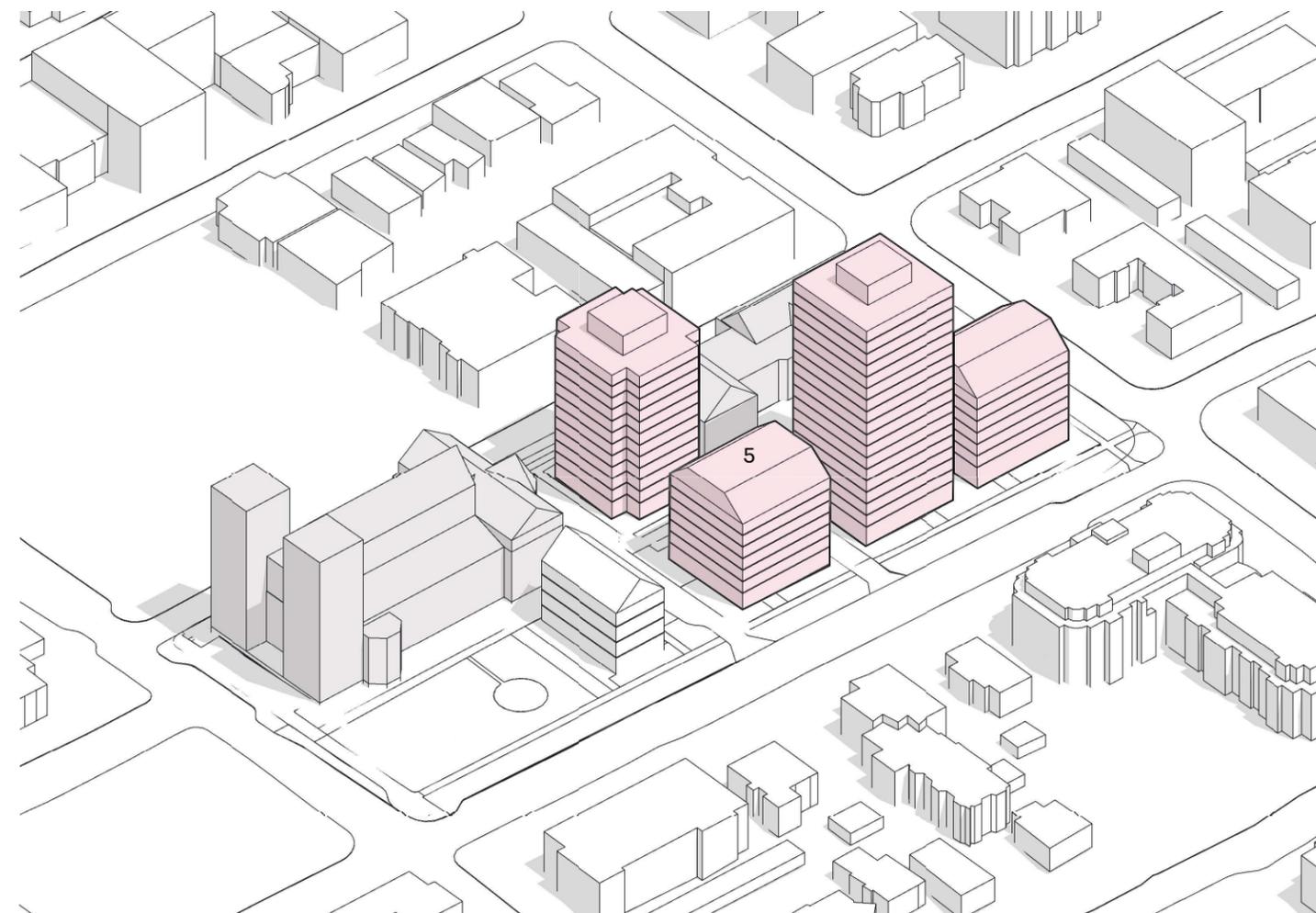
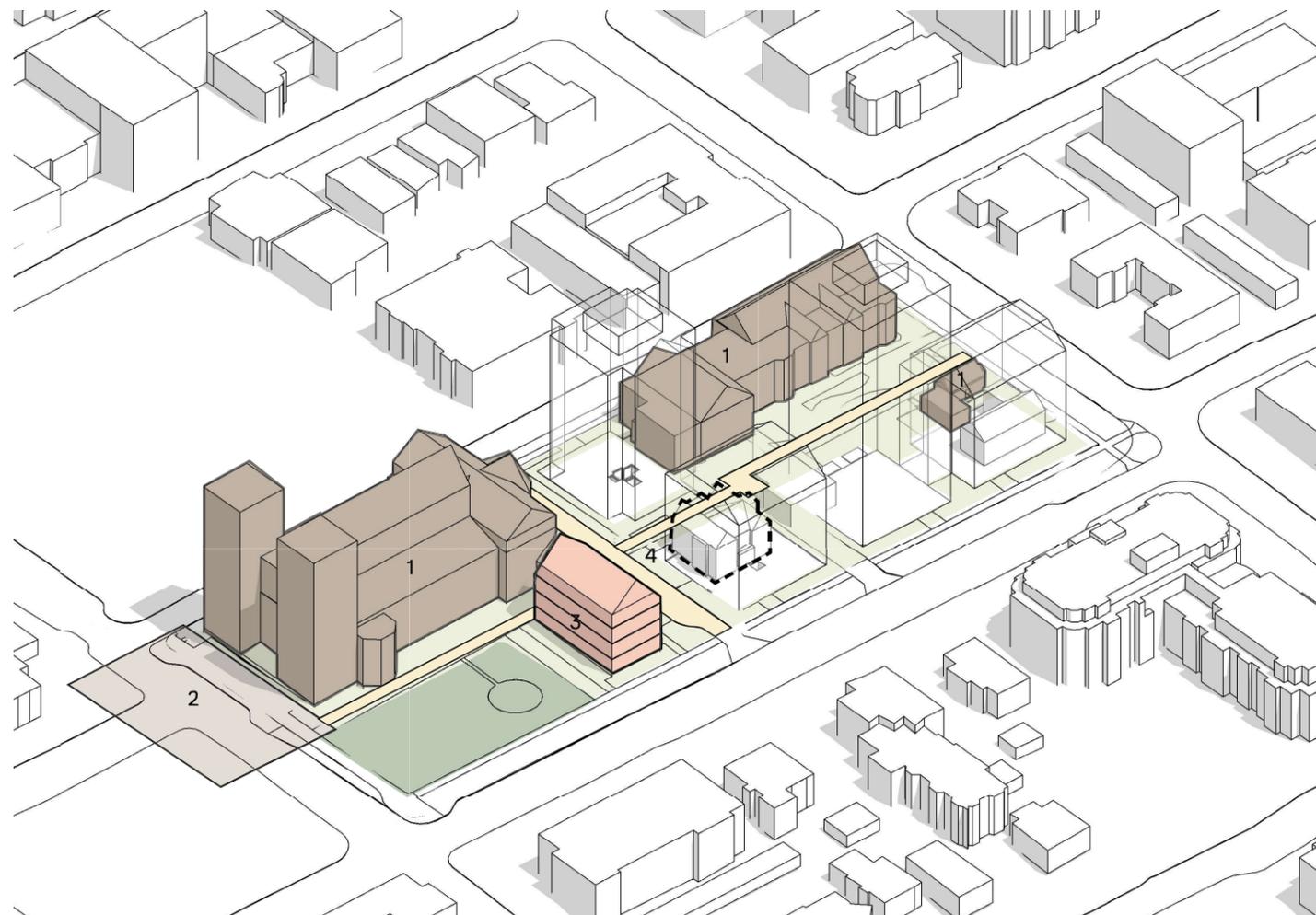
The proposed Cathedral House building provides much-needed community, commercial and amenity space for the site, including music and multipurpose rooms, administrative offices, and a cafe. This building is envisioned to house various historic and future partners accessing the site.

4. CATHEDRAL WALK & MEMORIAL MEWS

Secured, functional, publicly accessible connections across the site to improve safety, accessibility, and wayfinding for residents and visitors alike.

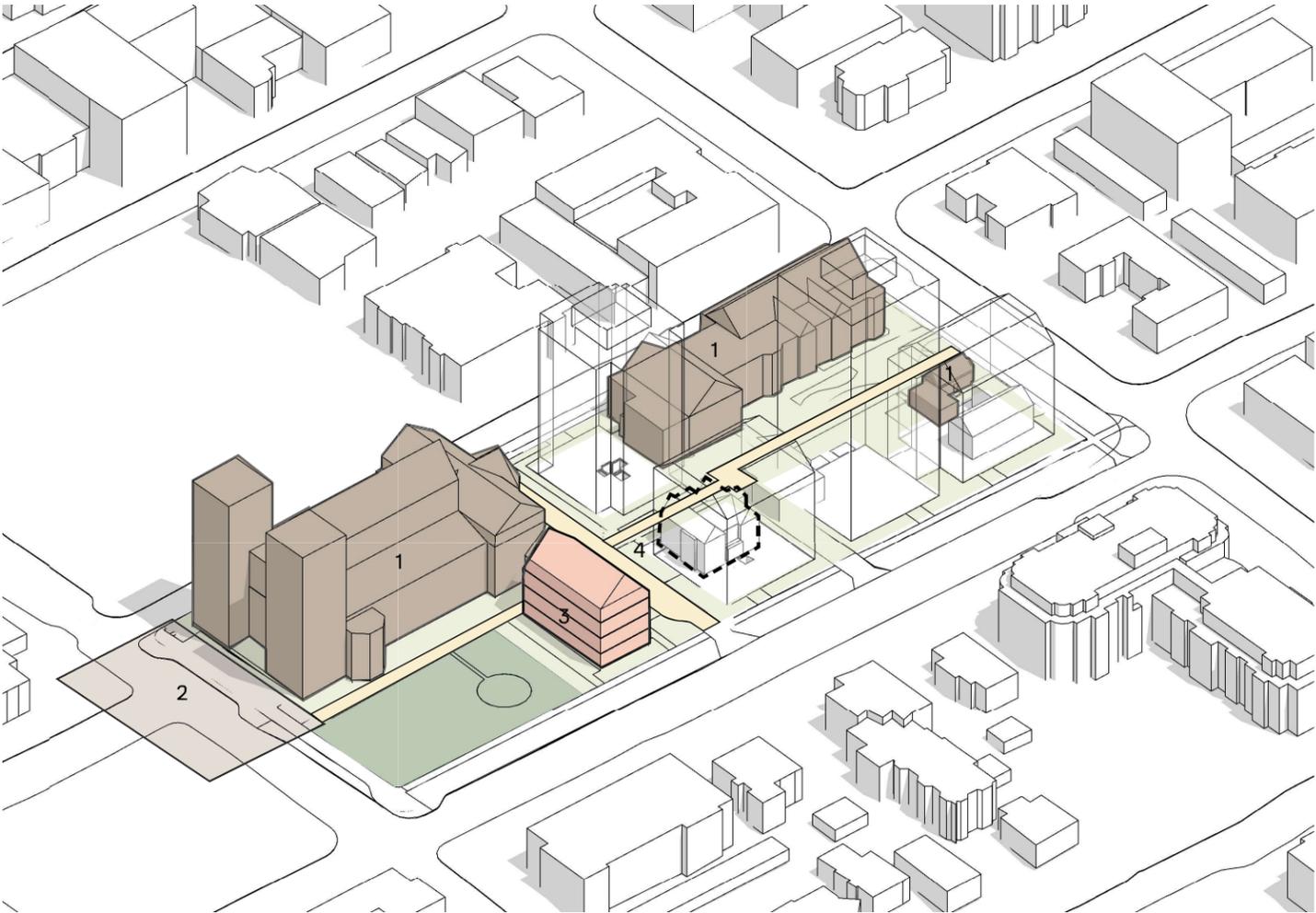
5. HOUSING IN A UNIQUE SPACE

By allowing for 2.4 FSR on the site, the City will gain an additional 220-300 housing units, contributing towards Victoria's housing needs.



VISION | DENSITY, SOCIAL BENEFIT

Cathedral Hill offers a unique opportunity to create a new heritage district within the City of Victoria where people can live, work and play in a rich cultural context.



2

VISION | CATHEDRAL COURT

Material continuity & geometrical unity to create composed sense of place that meets community needs for the next century.



View from Courthouse Playground on Quadra Street, looking north-east.

VISION | CONNECTIONS

A masterplan integrated with accessible public realms, cultural land, reconciliatory landscapes and urban forests.



View looking north down Cathedral Walk.



View looking south down Cathedral Walk from Pioneer Square.

VISION | BEAUTIFUL STREETS

Demonstrate we can achieve community and housing goals while beautifying and conserving a city block unique to Victoria, the region, and the Province.



View looking north-east along Burdett Ave.

DEVELOPMENT FRAMEWORK

COMPREHENSIVE URBAN DESIGN PLAN

The development framework sets out an approach to building footprint, landscape structure, and defines site circulation, transportation strategies and vehicular access for servicing. The strategy has a ‘pedestrian first’ approach while making significant moves to enhance the functionality and accessibility of the whole precinct.

Looking to precedents in other cities and working with the City of Victoria and neighbours, we have developed a concept to deliver new shared democratic public space that will become the ‘civic’ front door to the Cathedral. At a finer grain we are proposing landscape and public realm strategies that expand on the existing mature landscape and invite the community to enjoy the environment by adding north-south and east-west pedestrian routes through the site.

The urban design plan for the site achieves the objectives of the vision through the application of the following rules:

1. Celebrating the Cathedral: site hierarchy and geometry set out by heritage assets.
2. Open Space and Contextual Integration: creating pedestrian first connections and human scale building footprints.
3. Locating Density: distributing density so it doesn’t compete with the Cathedral.

Recognizing the need for density while negotiating the site constraints, including the protection of heritage assets, urban forest and landscape, bedrock and parking, the resulting urban design plan results in the division of the site into four quadrants that provide flexibility and allow for phased development.

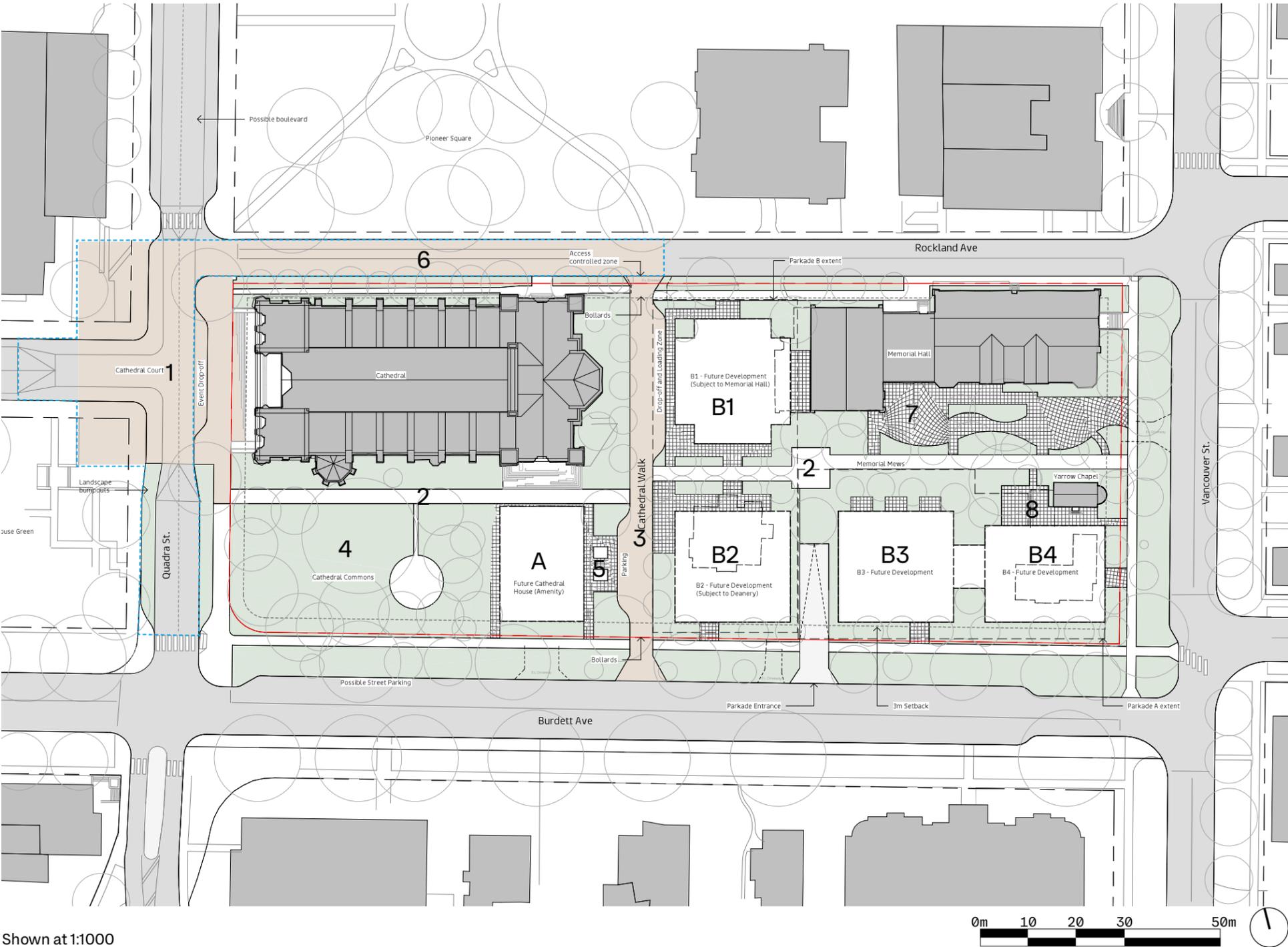
LEGEND

1. Cathedral Court
2. Memorial Mews
3. Cathedral Walk
4. Cathedral Commons
5. Cathedral House Patio
6. Rockland Avenue
7. School Playground
8. Yarrow Chapel Garden

- 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

The area indicated by the blue dashed line includes Cathedral Court and Rockland Ave street improvements which are not part of the proposed scope of work by the owner as part of the rezoning application, but indicative of a future vision for the Cathedral Hill Precinct.



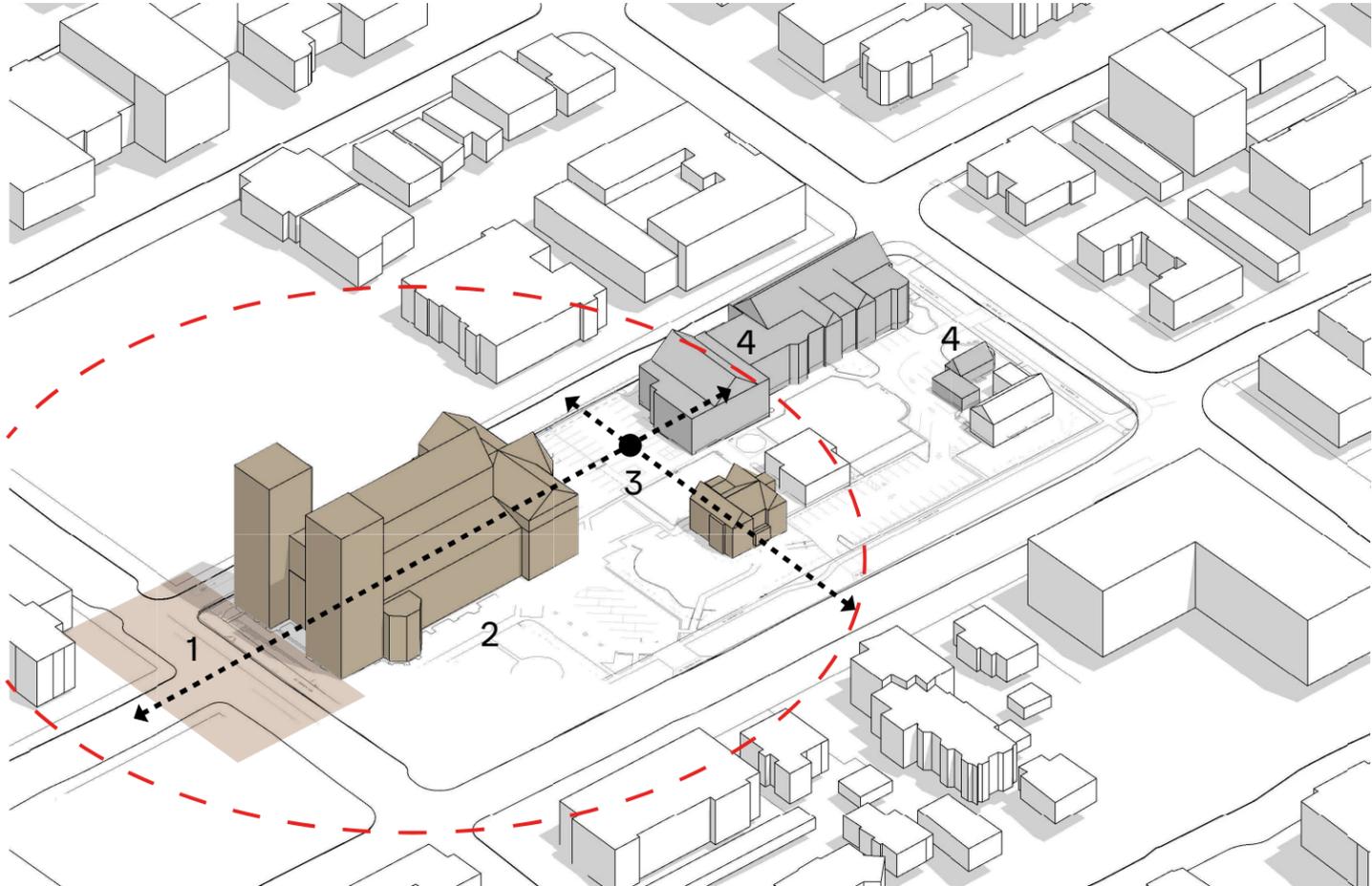
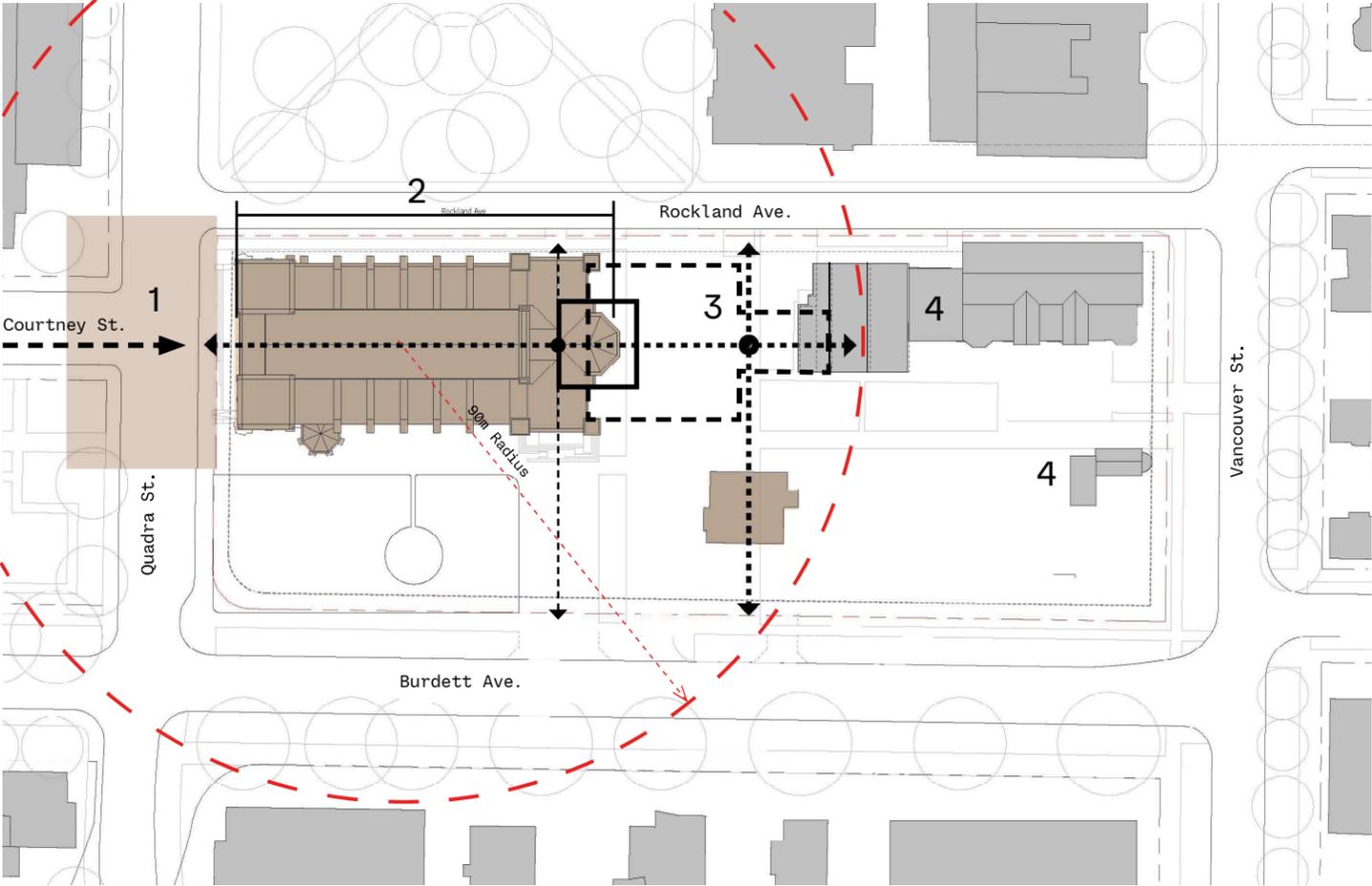
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MASTERPLAN DESIGN PRINCIPLES | HIERARCHY + ORGANISING FEATURES

PRECINCT'S DEFINING GEOMETRIES

The proposed development framework works with the existing heritage assets to celebrate their presence and to deploy them as noteworthy features defining the identity of the proposed re-development. The Cathedral's position as the primary physical on site feature is paramount and its geometry has shaped site planning. Axis are defined naturally by the location and presence of existing heritage buildings.

1. Connect Cathedral to city: the Diocese is committed to working with the city and neighbours to redesign Courtney Street, the proposal creates a democratic public space as forecourt to the Cathedral. A shared surface with pedestrian priority is proposed.
2. Cathedral primary feature: new development works with its geometry not against it. Cathedral to maintain the largest footprint on the site. Furthermore, by locating density on the east side of the site, and maintaining the open space of Cathedral Commons, views to the iconic bell towers are left unobstructed.
3. Ordering Geometry north-south/east-west axes: recognizes relationship to Deanery as lasting site relationship.
4. Retention of Yarrow Chapel and Memorial Hall.

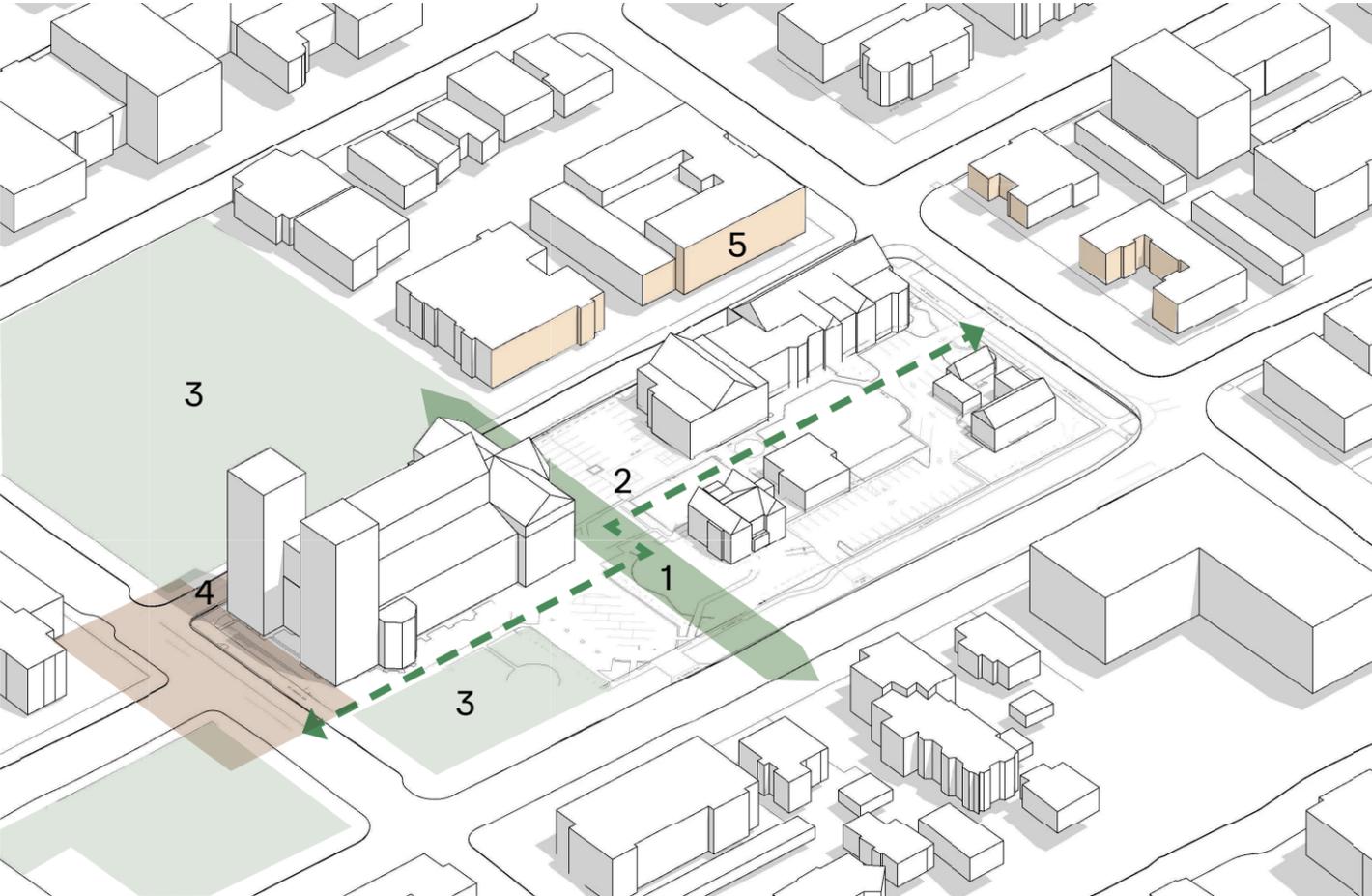
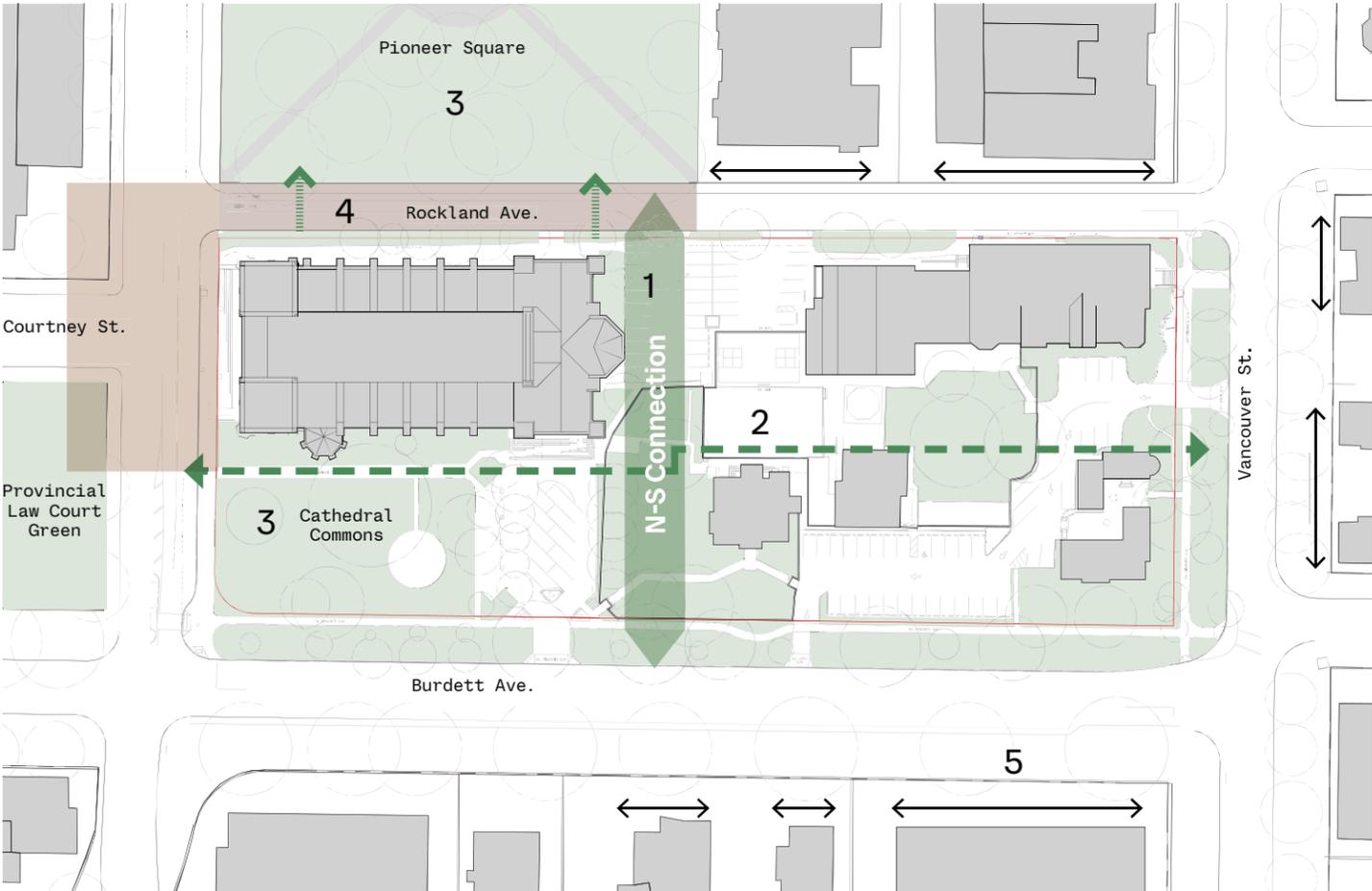


MASTERPLAN DESIGN PRINCIPLES | OPEN SPACE + CONTEXTUAL INTEGRATION

OPEN SPACE PRINCIPLES

Our proposals aim to create opportunity for the Cathedral to be more accessible in context and have a stronger relationship with its surrounding park. Currently the site is very divided and inaccessible.

1. Create a north-south connection: breaks the scale of the lot, protects the Cathedral and connects the site to Pioneer Square.
2. Create an east-west connection: improves connectivity and permeability of the site.
3. Respect and emphasise the Cathedral sitting between two parks.
4. Activate Pioneer Square by making the Cathedral part of the park.
5. Break buildings down to bite sized pieces to reflect scale of neighbouring buildings and urban fabric



MASTERPLAN DESIGN PRINCIPLES | LOCATING DENSITY

DENSITY DISTRIBUTION ON SITE

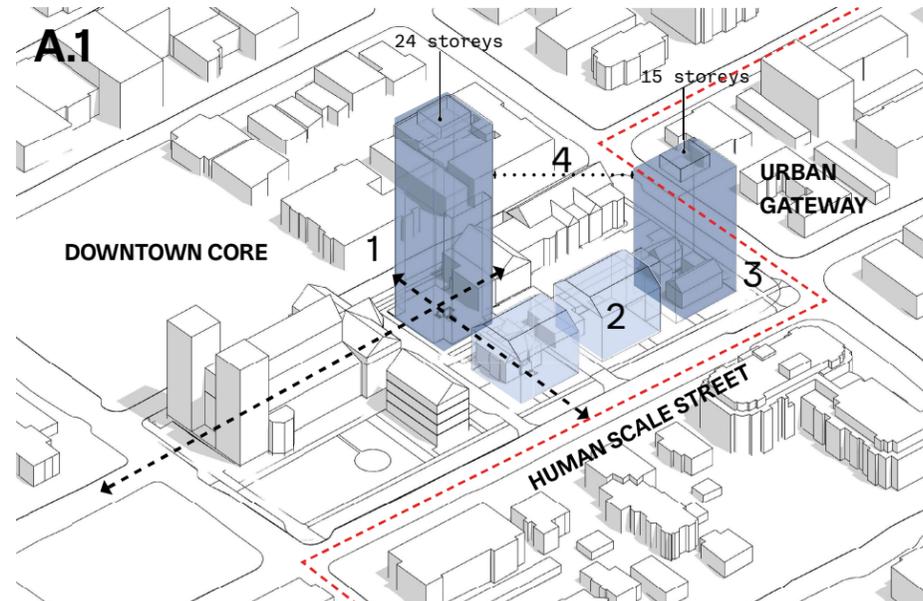
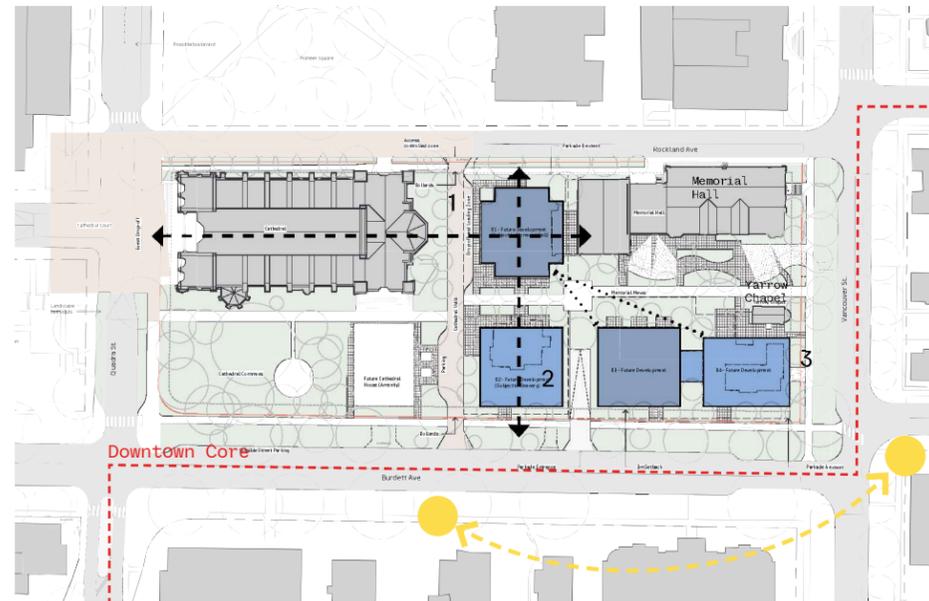
Density was distributed on the site based on the design principles of hierarchy, open space, and contextual integration. The hierarchy of the buildings generates the two primary axes for the central buildings on the site. An open space network further divides the site both in the north-south and east-west direction which provides parcels for development that are at the scale of surrounding developments.

Original Density Distribution (A.1):

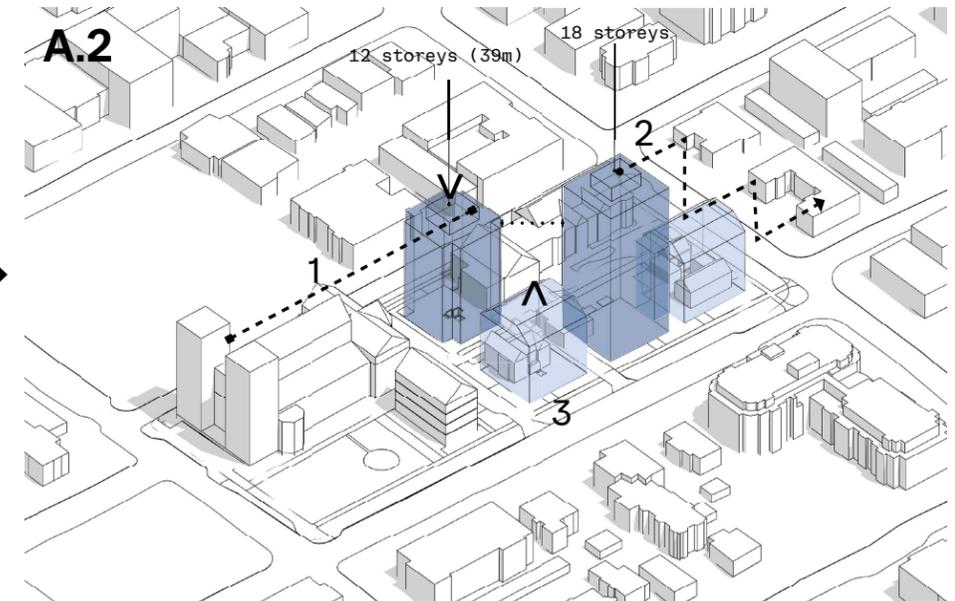
Based on the above, the resulting building heights were allocated to emphasize the existing heritage, while also maximizing the distance between towers. The proposed density allocation reflects the transitory nature of the Cathedral Hill site, sitting on the edge of the Downtown Core in a mature, but still growing residential neighbourhood.

Revised Density Distribution (A.2):

The revised density distribution maintains the broad strokes of the density distribution on site. However, in this scheme density is removed from the tower behind the Cathedral so that the Cathedral bell towers are not overshadowed by the proposed building directly behind it when looking down Courtney Street.



1. Primary tall building to be located on axis behind the cathedral, to enhance its presence and act as a marker in the broader city context
2. Medium density of 6 storeys is to be located along the south.
3. Additional density to be located on the southeast corner, at Vancouver Street and Burdett Avenue as a marker for the transition to the Downtown Core.
4. Locating the towers in the two corners provides the greatest distance between them and allows for desirable day lighting.



1. The tower behind the Cathedral is not to exceed the height of the Cathedral bell towers in order to maintain the prominence of Cathedral on the view down Courtney Street.
2. The primary tall building is to be located on Burdett Avenue and is to be pushed back from the south-east corner so that the massing steps down to the surrounding context.
3. Medium density of 8 storeys is to be located along Burdett Avenue, thus more equally locating the density on the site.

MASTERPLAN DESIGN PRINCIPLES | MASSING

The proposed development balances the heritage buildings on site with the need for new development to finance their upgrades and restoration. The current FSR of the site is 0.5. Current zoning for the site allows for an FSR of 2.0 with a maximum height of 22.5m, as shown in Figure 2. The result is the crowding of heritage assets, development on Cathedral Commons and reduced site porosity.

The proposed FSR for the site is 2.4, which is in keeping with the proposed 2.6 FSR in Priority Growth Areas as outlined in the Zoning Modernization, Proposed Amendment Bylaws, and 2.5 FSR for adjacent city blocks in the DCAP (2025) density framework. By applying the design principles, density can be allocated in a way that is at a human scale, in keeping with the surrounding context and creating a network of pedestrian friendly pathways that aligns with the Perimeter Block Form as outlined in the 2050 OCP.

EXISTING CONDITION

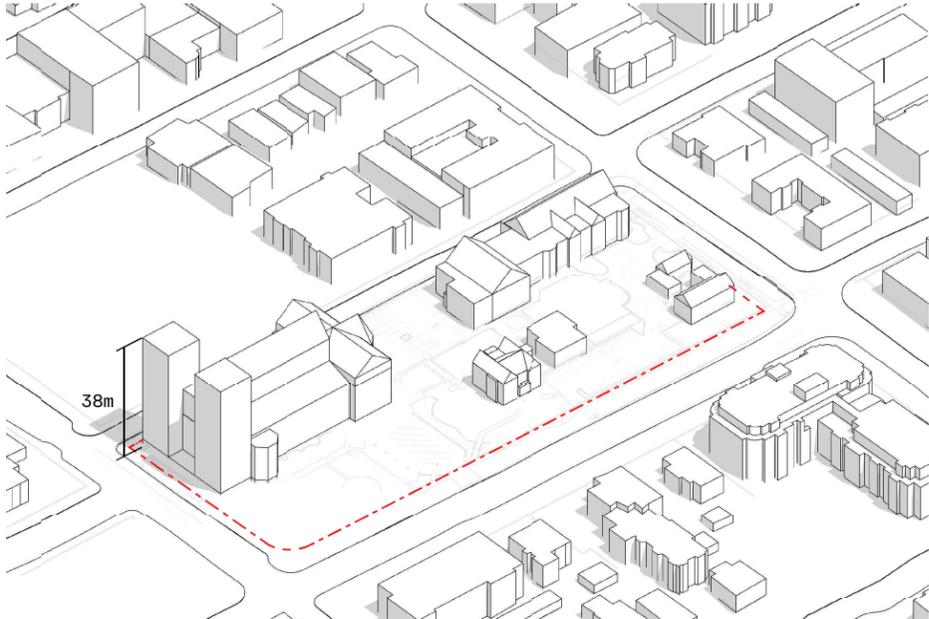
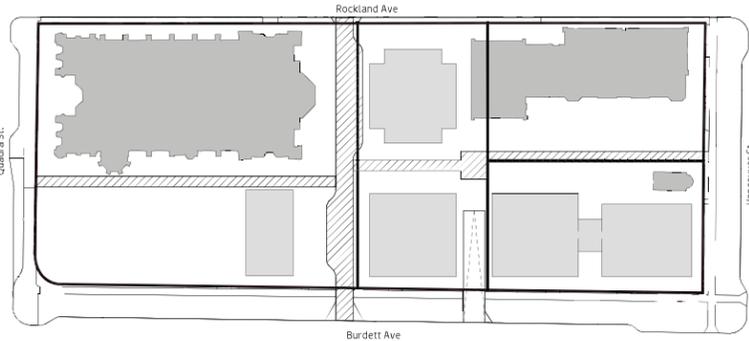
- 0.5 FSR
- 38m Cathedral bell-tower height
- Setbacks of buildings varies

ZONING: CHP-PB CATHEDRAL HILL PRECINCT (PUBLIC BUILDINGS):

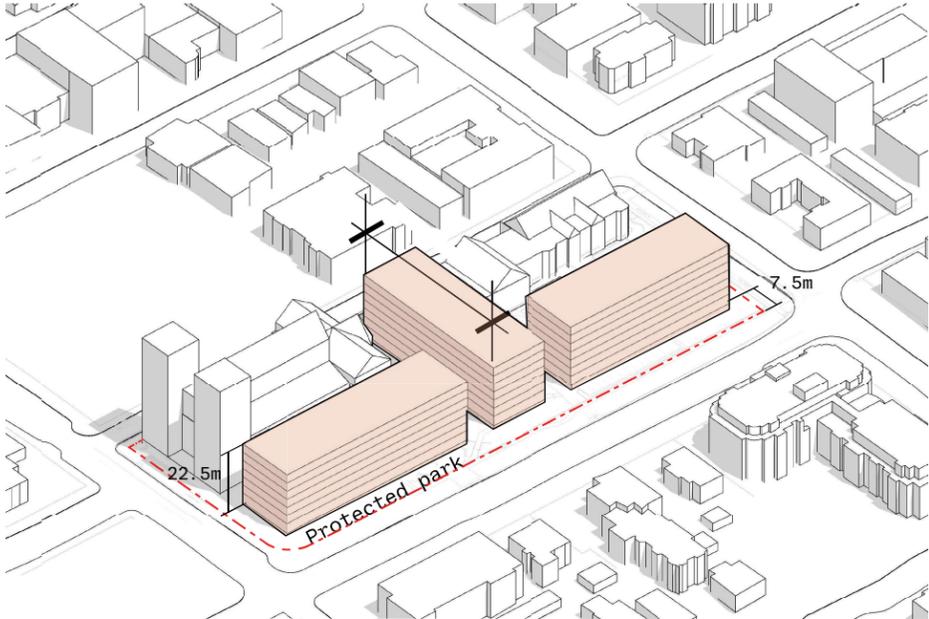
- No buildings shall have a FSR in excess of 2:1
- No building shall have a height in excess of 22.5m
- 7.5m setback
- Permitted uses include: public buildings, churches, community recreational facilities, theatres and accessory uses

PROPOSED MASTERPLAN

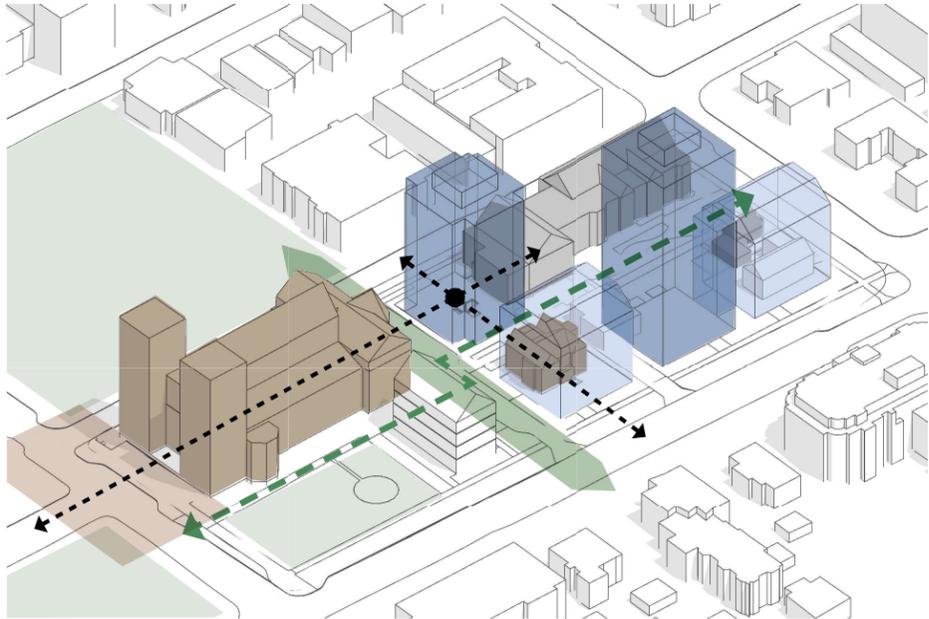
- 2.4 FSR
- Maximum 54m (18 stories)
- 3.0m setback
- Proposed uses include: institutional, commercial and residential



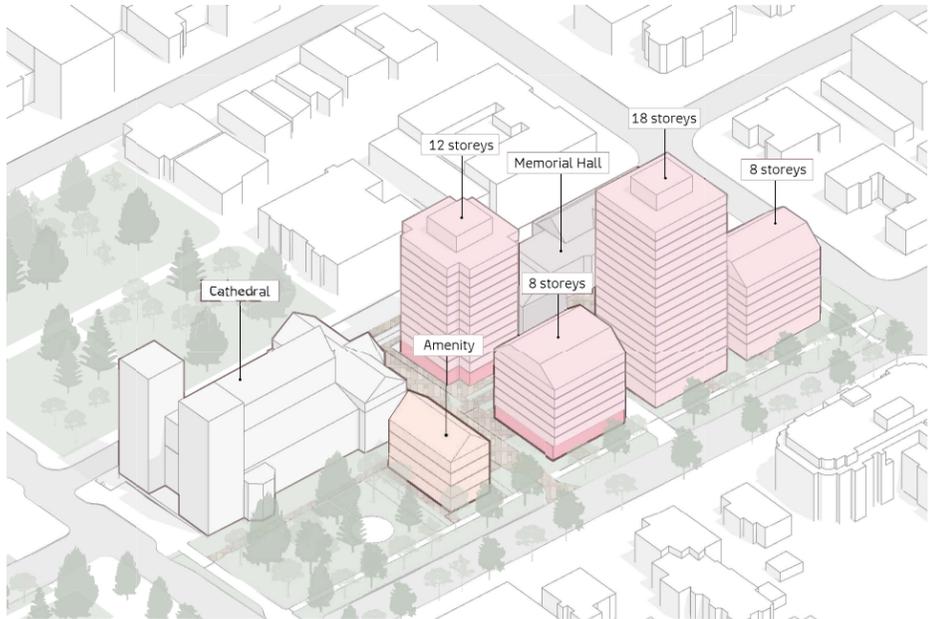
1. Existing site condition



2. CHP-PB Cathedral Hill - Seven storeys at 2.0 FSR

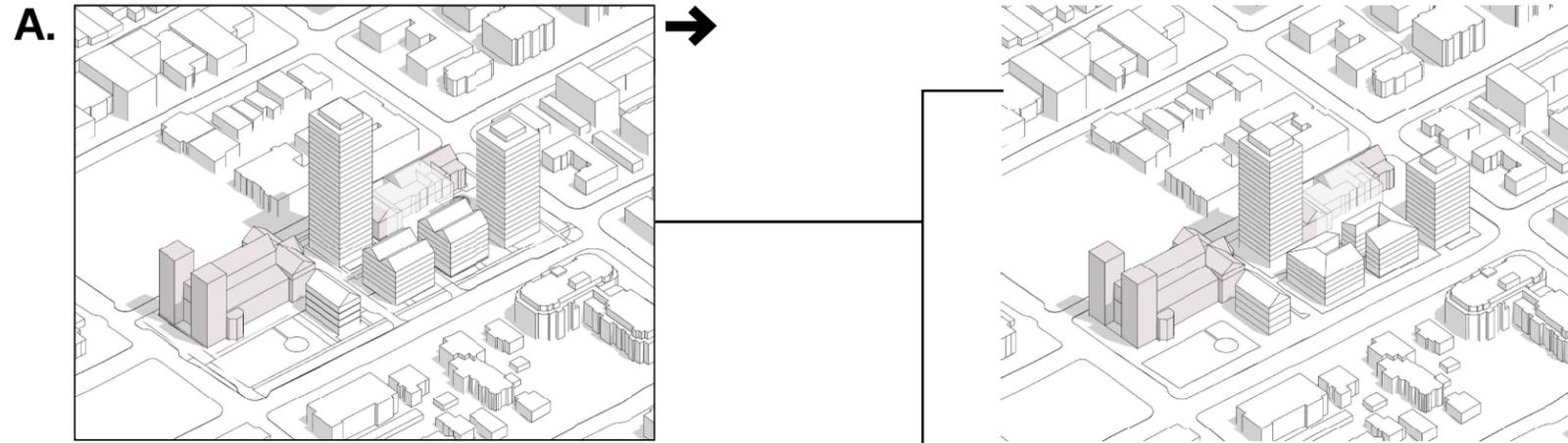


3. Masterplan guiding principles

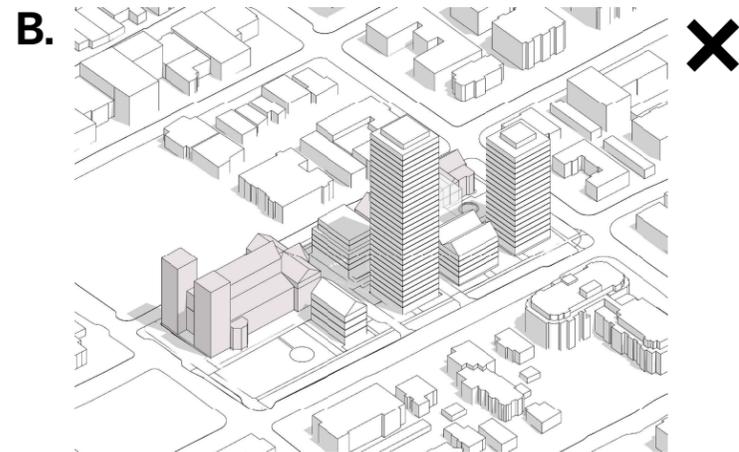


4. Proposed Masterplan - resulting massing on site

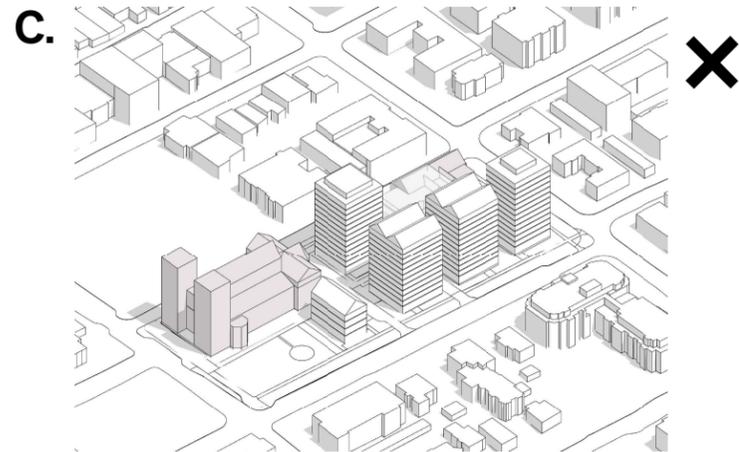
MASTERPLAN DESIGN PRINCIPLES | MASSING, LOCATING HEIGHT



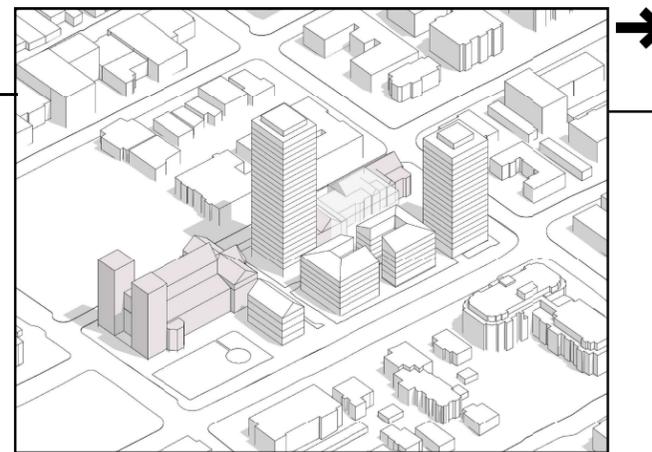
2.0 FSR



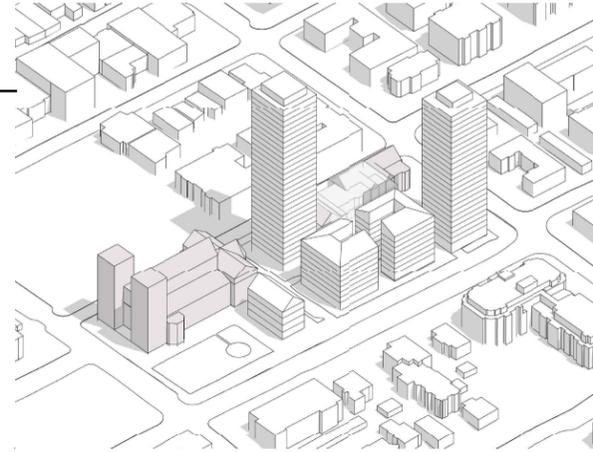
Visual competition with Cathedral
Density distribution not appropriate



Monotonous, tall street wall



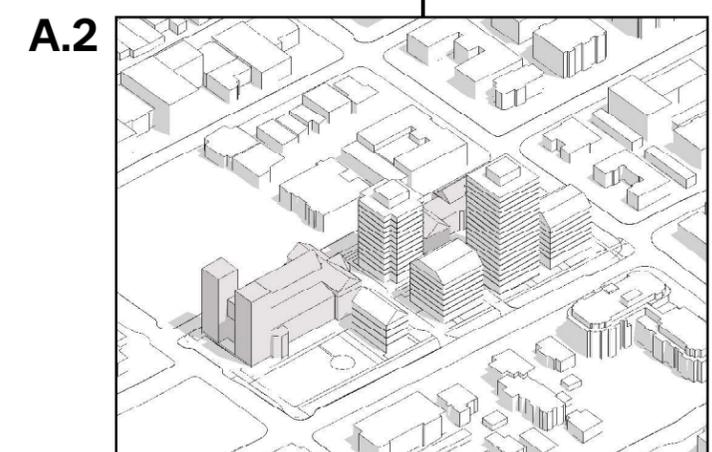
2.5 FSR



3.0 FSR



2.5 FSR



2.4 FSR

Once the footprints and framework of the site was set, the allocation of density on the site was determined based on the experience from the street, shadows and access to daylight and relationship to heritage buildings. The proposed masterplan, Option A, was determined to be the most successful when comparing these different goals.

Option B, which locates both high-rises along Burdett Avenue creates visual competition with the Cathedral. Rather than locating height on axes with the Cathedral, it is at an angle.

Option C places the density equally across the footprints, creating a tall, monotonous street wall that would be significantly higher than the buildings across the street for half of the length of the block. Instead, the proposed masterplan locates two mid-rise six storey buildings along Burdett which are similar in scale to surrounding developments.

In A.1 massing was further adjusted in response to the planning department's desire to reduce the impact of the taller buildings on the surrounding area. Both tower floorplates were increased in order to reduce building heights from 30 storeys to 24 storeys and 18 storeys to 15 storeys and footprint of mid-rise buildings was reduced to decrease shading.

In A.2, based on direction from the city, the overall FSR was reduced from 2.5 to 2.4, and density was shifted from behind the Cathedral to the building in the middle on Burdett, and additional height was added to the two mid-rise buildings, from 6 storeys to 8 storeys.

For street views and shadow studies of alternate options please refer to Appendix A - Site Analysis. Refer to the Design Guidelines for details regarding how architectural expression is to relate to existing buildings on site.

MASTERPLAN DESIGN PRINCIPLES | 2050 OCP URBAN FORM AND DESIGN PRINCIPLES

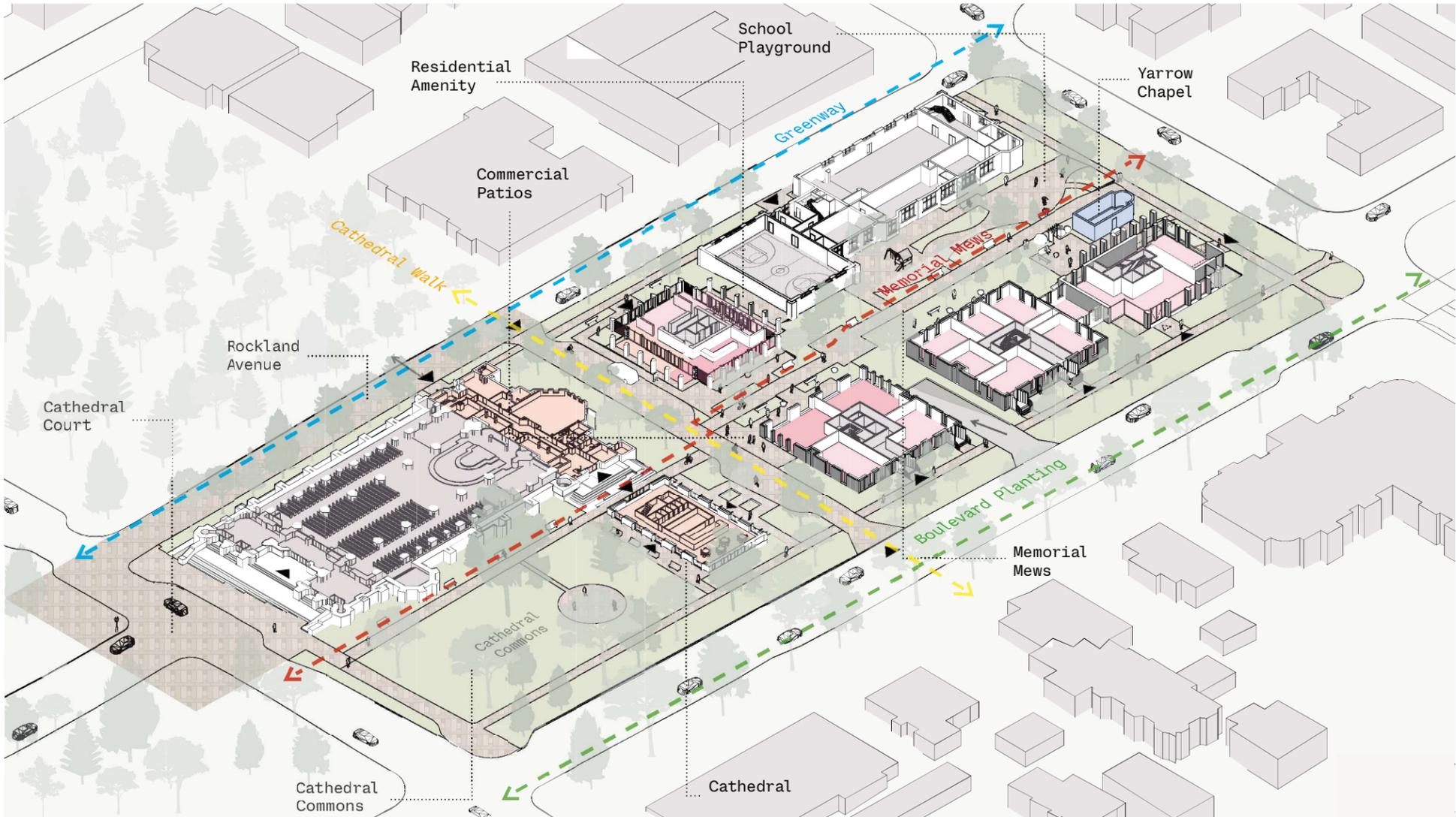
The 2050 OCP outlines the envisioned urban form and design principles for future developments. The key framework for this vision of the residential fabric is guided by the Perimeter Block Concept which has the following key outcomes:

1. Contiguous, accessible open site space at the interior of the block that creates meaningful opportunities for natural and engineered green infrastructure.
2. Buildings and trees that frame the streetscape, creating an enjoyable public realm.
3. Fine grained rhythm of front building entrances, close to the streetscape, creating a sense of activity and opportunities for social interaction in the public realm.
4. Front-to-back building orientation that drives interaction principally with the public realm of the streetscape or the semi-private realm of the interior and minimal side yards to support development efficiency while ensuring adequate on-site open-space connectivity.

The proposed development framework for the Cathedral Hill site aligns to each of these key concepts of the Perimeter Block while respecting the heritage buildings on site.

- Cathedral Walk and Memorial Mews and the adjacent green spaces provide open space in the interior of the block.
- Buildings are located on the edge of the site with a 3m setback to allow for planting
- Small floor plates, community and commercial spaces, and ground-oriented residential units provide the desired fine grained rhythm.
- Buildings are oriented front-to-back to encourage activity on the street and in the interior of the block with entrances oriented towards the public streets and programming and publicly accessible landscaping on the inside of the block.

PERIMETER BLOCK CONCEPT IN A PRIORITY GROWTH AREA



Commercial Residential Amenity Existing

Source: 2050 Official Community Plan, Figure 7: Evolving Toward a Perimeter Block Form

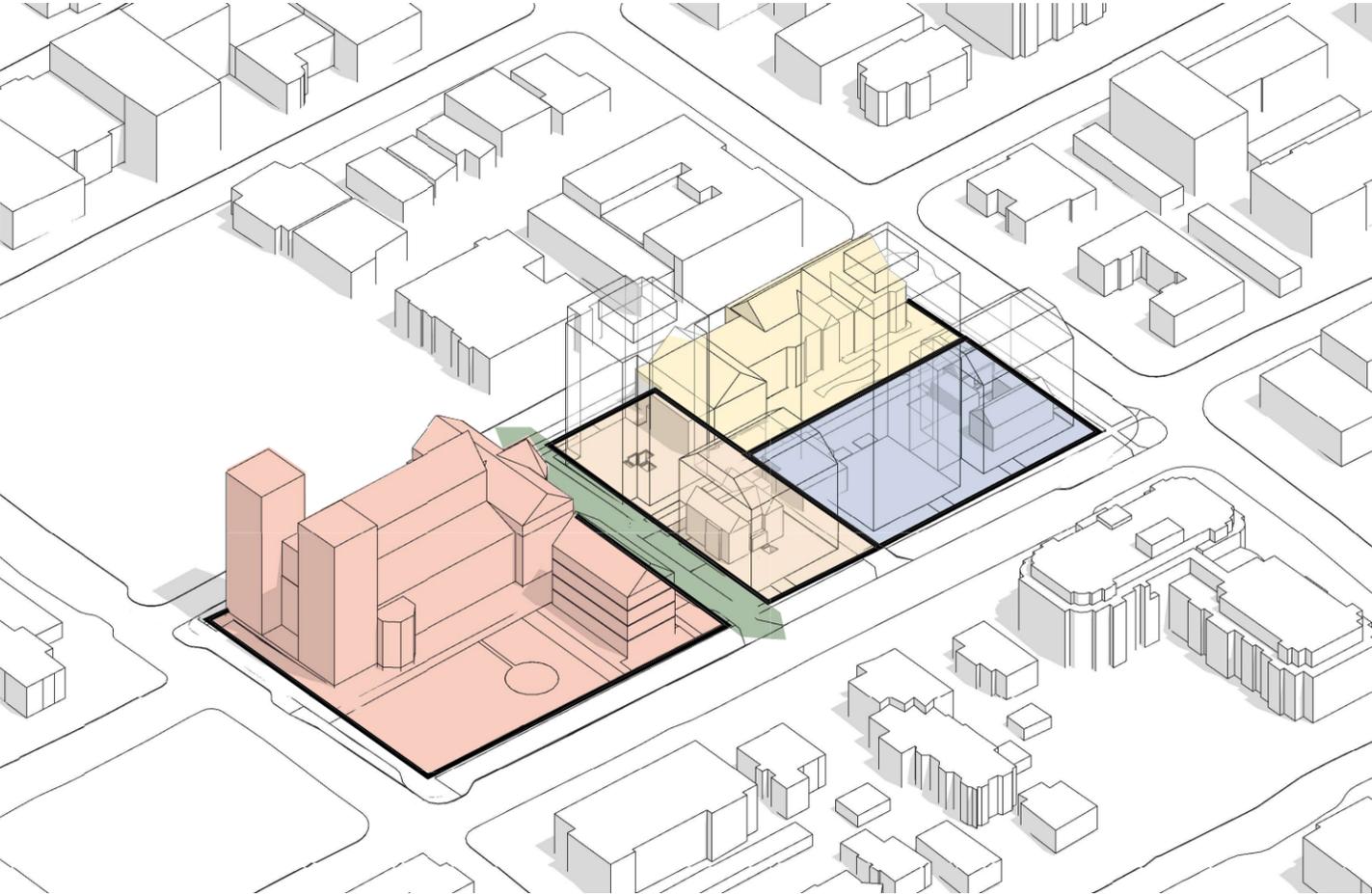
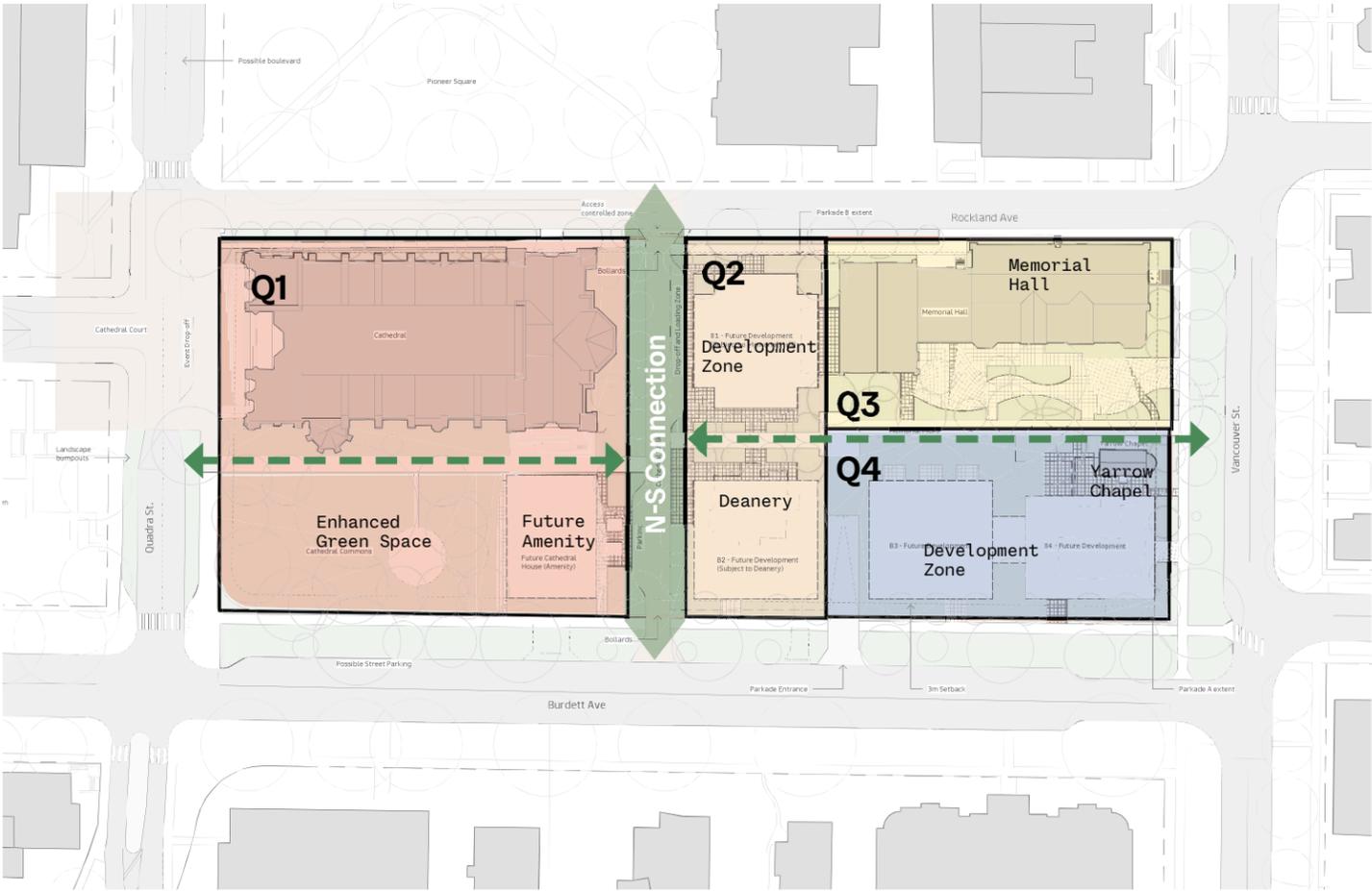
MASTERPLAN DESIGN PRINCIPLES | FOUR DEVELOPMENT ZONES

FOUR DEVELOPMENT ZONES

The Cathedral is the primary asset, and the proposed amenity expansion will be developed as an appropriately scaled addition. This space will provide much needed modern community and operational facilities to the Cathedral, Diocese and partners.

- Our development framework has 4 parts;
- Q1 – The Cathedral and park.
 - Q2 – The Central Mall, including the Deanery.
 - Q3 – The Memorial Hall, including the school.
 - Q4 – The Southeast Quarter, including Yarrow Chapel.

- Scale synchronised with context.
- Bite sized pieces of development.
- Minimum width of 36m to fit double isle underground parking for efficiency.



OPEN SPACE

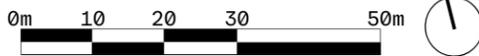
Central to the Cathedral Hill’s design philosophy is the preservation and enhancement of open spaces, ensuring a harmonious blend of historical character and contemporary functionality. Particularly noteworthy is the commitment to protecting and maintaining the Cathedral Commons in the southwest corner of the site. This dedication safeguards the historical essence of the precinct, emphasizing the prominence of the Cathedral within the urban landscape.

The strategic decision to relocate the majority of parking and vehicular infrastructure below grade serves to prioritize pedestrian space. This approach facilitates the creation of green mews traversing the site, providing inviting pathways for pedestrians and fostering a verdant, pedestrian-friendly environment.

Furthermore, the design plan allocates suitable open space for the school in the northeast corner of the site. This thoughtful consideration ensures that the educational institution benefits from a dedicated and well-designed area for recreation and communal activities.

Cathedral Hill’s approach to open spaces reflects a commitment to preserving historical integrity, while undertaking conscious reconciliation, promoting pedestrian-centric environments, and catering to the specific needs of different parts of the community.

- 1 Cathedral Court
- 2 Cathedral Commons
- 3 Rockland Ave Greenway
- 4 Yarrow Chapel
- 5 Passive Chapel Courtyard
- 6 On Site 45 deg Parking
- 7 Active Amenity Patio
- 8 Passive Central Courtyard and Signage
- 9 Pedestrian Mews
- 10 Public Amenity Patio
- 11 Children's Playground
- 12 Private Patios
- 13 Private Amenity Spaces
- 14 Biofiltration/Rain Gardens



ALTERNATE FRONTAGE PLAN

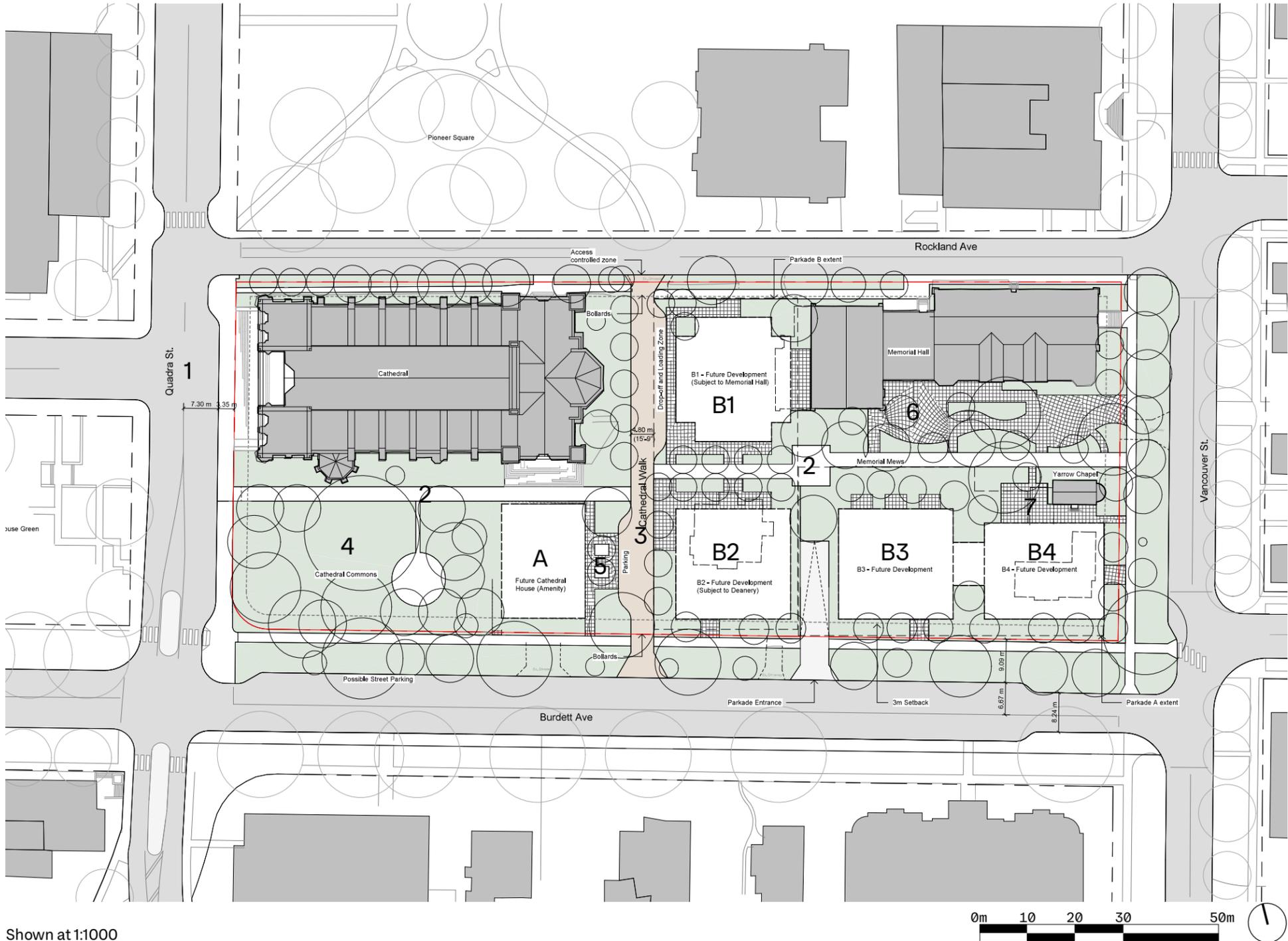
As requested by the city we have drawn an alternate frontage plan for Quadra Street which is based on the City of Victoria's Downtown Public Realm Plan & Streetscape Guidelines - 3.4.6 New Town requirements and the Works and Services Bylaw - Arterial B: Type 6 (Downtown & Villages).

LEGEND

- 1. Standard Quadra Street Frontage
- 2. Memorial Mews
- 3. Cathedral Walk
- 4. Cathedral Commons
- 5. Cathedral House Patio
- 6. School Playground
- 7. Yarrow Chapel Garden

- 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



Shown at 1:1000

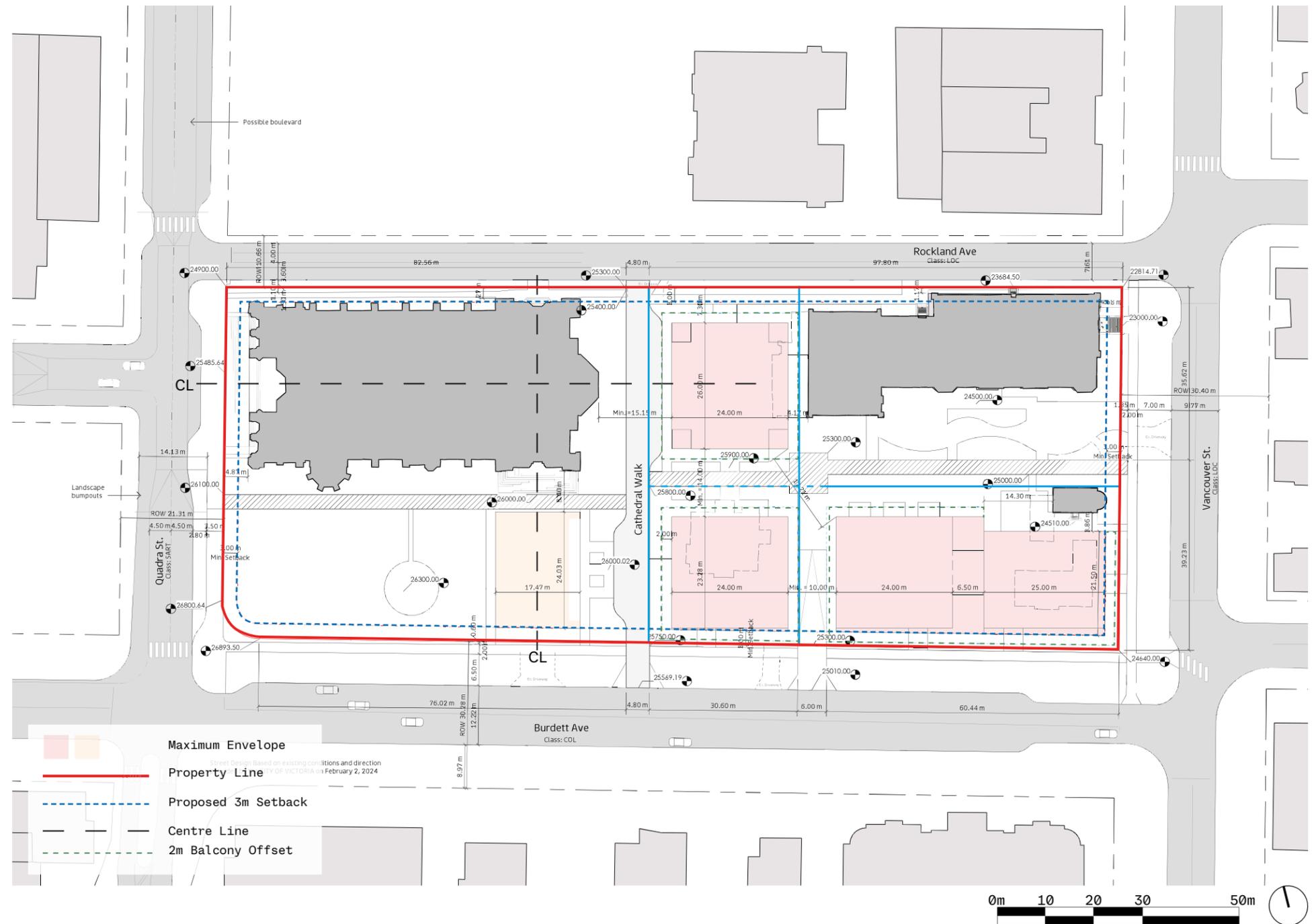
PROPOSED SETBACKS & BUILDING SEPARATION

Located within the Downtown Core, proposed developments have been located to align with the “perimeter form of development” as per the 2050 OCP and the Downtown Core Design Guidelines, while also celebrating the existing buildings that form the Cathedral campus on the site. Setbacks for neighbouring blocks vary from street to street, ranging from approximately 1m on Vancouver Street to 8m on Burdett Avenue.

In keeping with the Downtown Core Design Guidelines, a 3m minimum perimeter setback for all new buildings is proposed to provide space for either residential yards or commercial patios depending on final use. This offset also maintains the presence of the existing heritage structures on Rockland Avenue. Between new buildings, the side yard building separation is a minimum of 10m. A minimum of 14m building separation is proposed for the rear between buildings.

In order to maintain the prominence of the Cathedral on the site we have proposed a minimum 15m setback from the east elevation and 8m from the south. Furthermore, the proposed maximum building footprints and setbacks ensure that the Cathedral maintains the largest elevation and footprint on the site.

Building	Setbacks(m)	Building Separation (min.)	Balcony Offset
A			
North (rear)	N/A	8.4m	0m
East (side)	N/A	19m	0m
South (front)	3m	N/A	0m
West (side)	N/A	N/A	0m
B1			
North (front)	7.3m	N/A	2m
East (side)	N/A	4.17m	2m
South (rear)	N/A	14m	2m
West (side)	N/A	15.15m	2m
B2			
North (rear)	N/A	14m	2m
East (side)	N/A	10m	2m
South (front)	3m	N/A	2m
West (side)	N/A <td 19m	2m	
B3			
North (front)	3m	14m	2m
East (side)	N/A	10m	2m
South (rear)	N/A	N/A	2m
West (side)	N/A	N/A	2m
B4			
North (rear)	N/A	3.85m	0m
East (side)	3m	N/A	2m
South (front)	3m	N/A	2m
West (side)	N/A	N/A	2m



MAXIMUM BUILDABLE ENVELOPE

To allow for development flexibility we indicate a maximum buildable envelope which is greater than the 2.4 FSR. There are general rules regarding maximum building height, length and minimum separation. By providing an envelope that is larger than the total built-up area, the site design provides flexibility for development while also giving planners certainty about the overall shape and form of development.

- Minimum setback of 3m front yard setback.
- Minimum separation between new buildings 10m -14m.
- Minimum distance of new residential development to Cathedral 15m.
- Respect landscape, pedestrian and vehicular connections.
- Roofline of mid-rise blocks is to be setback to reduce height at the street and to align with surrounding buildings.

BUILDING HEIGHTS

As per direction from the city, the building behind the Cathedral has been reduced from 24 storeys to 12 storeys and a maximum height of 39m. Building B4 has been reduced in height to 8 storeys and B3 has been increased to 18 storeys so that the massing steps down at the corner of Burdett Ave. and Vancouver St.

- B1 - 12 storeys, max. 39m
- B2 - 8 storeys, max. 26m
- B3 - 18 storeys, max 54m
- B4 - 8 storeys, max. 26m

SHADING

Maximum envelope for B2 and B3 midrise buildings has been adjusted so that the floorplate depth is reduced to minimize shadowing on the east-west connection and the School outdoor space.

The removal of the proposed school addition increases both the size of the outdoor playground, and the amount of sunlight it has access to.

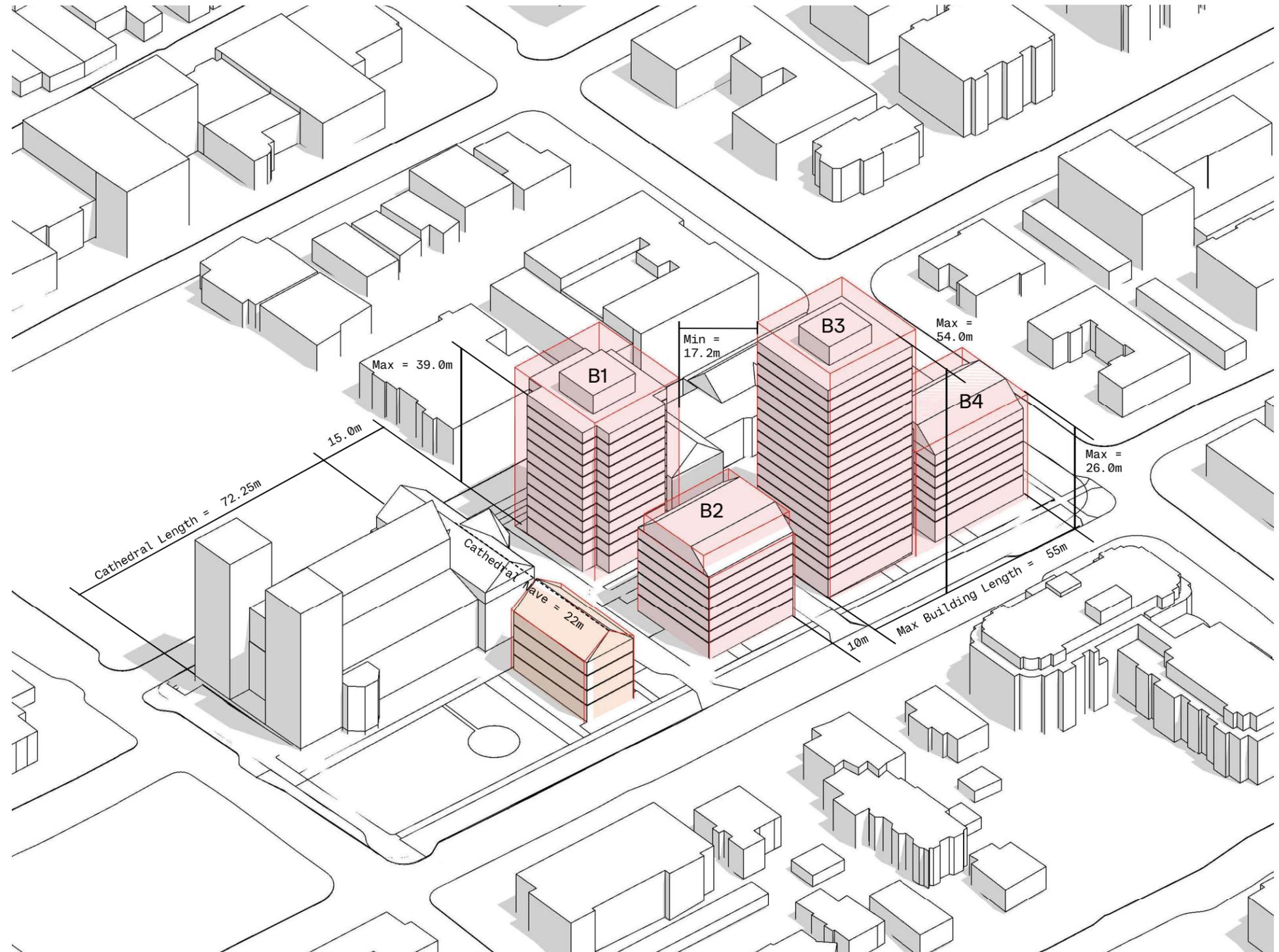
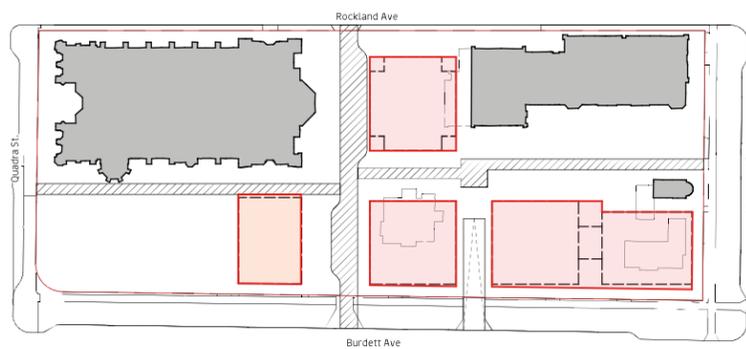
BUILDING ORIENTATION AND SEPARATION

Where building frontages are greater than the recommended 30m length the facade will step back as recommended by the GUD.

Minimum offset for units with one side frontage is 14m.

The proposed 3m front yard setback aligns with GUD guidelines.

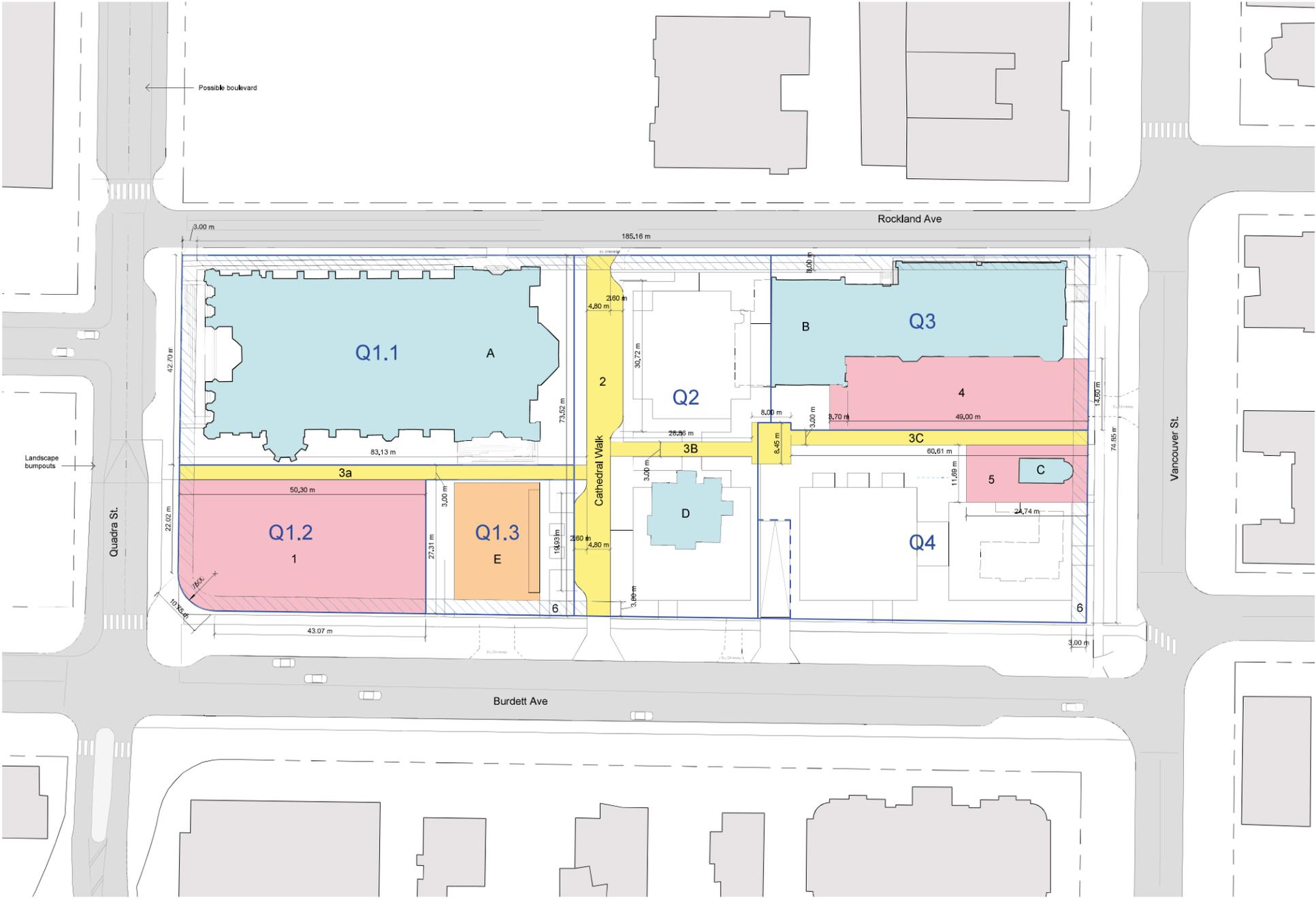
Refer to Design Guidelines for more detail on alignments and building massing.



PROPOSED PUBLIC SPACE & AMENITIES

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.

		Approx Area/Size	Description/Notes
1	South Lawn	1349 m2	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.
2	Cathedral Walk (SRW)	482 m2 4.8m width, 2.6m parking bays	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.
3a, 3b, 3c	Memorial Mews	250 m2, 97m2, 237m2 Width: 3m	Seating and circulation space connecting Quadra Street to Vancouver Street and providing access to the South Lawn, Memorial Hall Playground and Yarrow Chapel Plaza.
4	Memorial Playground	760 m2	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.
5	Yarrow Plaza	237 m2	Seating and circulation spaces for adjacent buildings. Plaza to serve Yarrow Chapel programming and otherwise accessible to general public.
6	Tree Setback (SRW)	Width: 3m	Underground parkade setback to provide adequate soil volume for municipal trees.
A	Christ Church Cathedral	3,350 m2 (GFA) 2,187 m2 (footprint)	Publicly accessible designated heritage building featuring diverse, inclusive public programming. Life safety, accessibility, and heritage preservation improvements planned.
B	Memorial Hall	1,900 m2 (GFA) 1,145 m2 (footprint)	Designated heritage building that is home to the Christ Church Cathedral School. Life safety, accessibility, and heritage preservation improvements planned.
C	Yarrow Chapel	100 m2	Designated heritage building that is currently home to the Archives. Building to undergo restoration.
D	Deanery	204 m2 (footprint)	Relocate Deanery to another property owned by the Anglican Diocese.
E	Cathedral House	1,800 m2 (GFA) 418 m2 (footprint)	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.

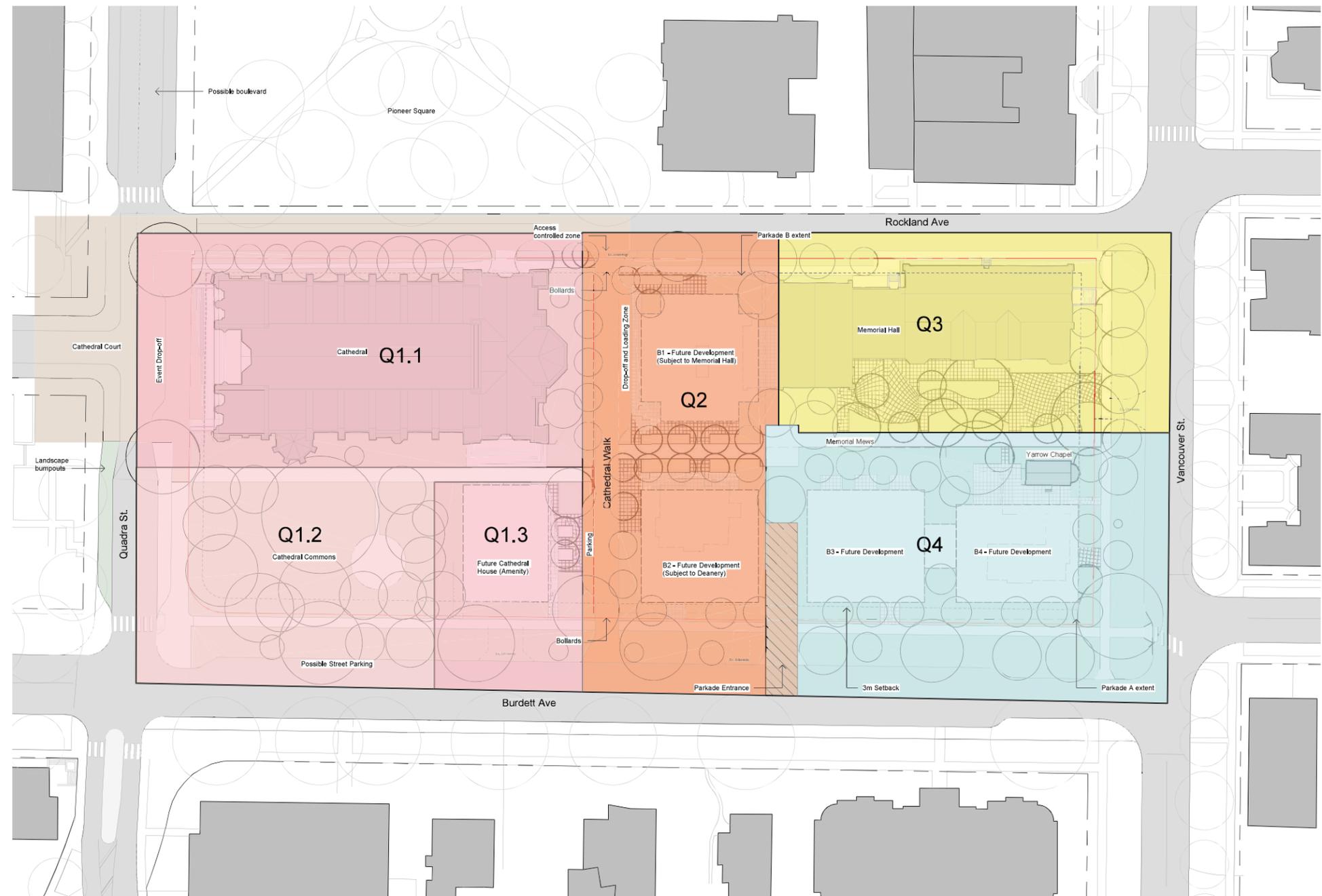


PHASING

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.

Phase	Amenities and Frontage Improvements
Q4 Anticipated Phase 1	→ Allocation of 10% of Diocese profits from the development of phase one will be allocated to: <ul style="list-style-type: none"> - 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)
Q2 Phase 2 (Alternate Phase 1)	→ Cathedral Walk (SRW) → Allocation of 10% of Diocese profits from the development of phase two will be allocated to: <ul style="list-style-type: none"> - 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.
Q1.1	→ 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>
Q1.2	→ Memorial Mews (west) → Landscaping, including planting new trees → Street Improvements along Quadra Street and Burdett Avenue
Q1.3	→ the construction of Cathedral House → Street Improvements along Burdett Avenue
Q3	→ 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.



PROJECT DATA

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)	32,650 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. 18 storeys
Parking stalls (number) on site	approx. 200 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***

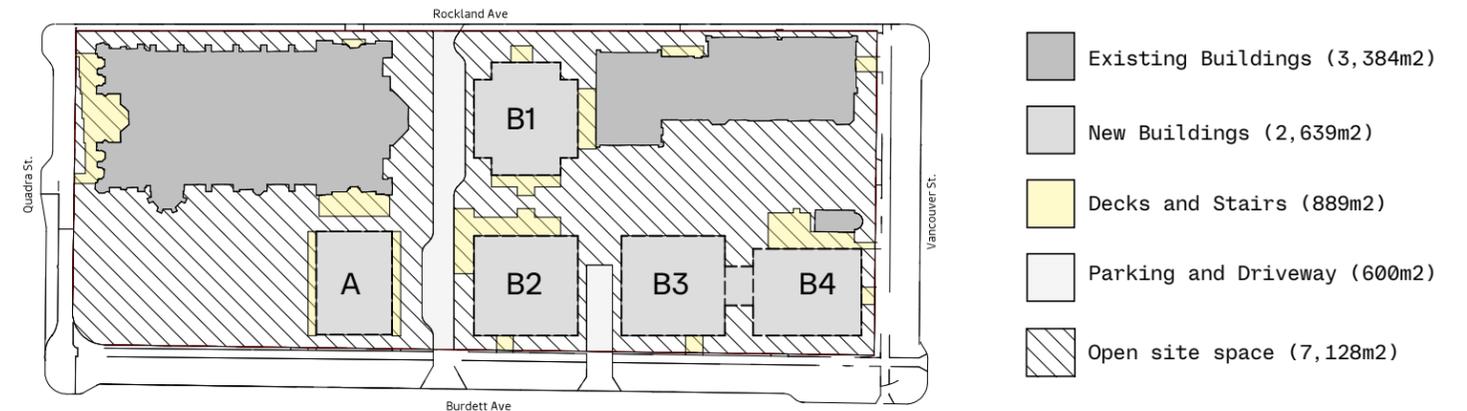
Note:

- * 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

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	560	0.62	
70%-80%	Mid-Rise Block B2	3,850	550	0.20	
	High-Rise Block B3	9,900	550	0.27	
	Mid-Rise Block B4	4,480	560	0.51	
		24,390m2		1.79	75%
		26,120m2			80%
	Total	32,650m2		2.40	100%
					120%



CIRCULATION | PEDESTRIAN

The development framework sets out an approach to building footprint, landscape structure and defines site circulation, transportation strategies and vehicular access for servicing.

The strategy focuses on a ‘pedestrian first’ approach to movement planning but makes some significant moves to enhance the functionality and accessibility of the whole precinct.

A major aspiration is a proposed shared surface as a pedestrian priority forecourt to the Cathedral at the junction of Courtney Street and Quadra Street. (This is an offsite amenity space that the Diocese aspires to deliver in partnership with the city and neighbours.) This zone would be a textured raised surface, without defined carriageway for vehicles, giving priority to pedestrians.

Rockland Avenue will be a more animated pedestrian first approach to make the Cathedral more connected to Pioneer Square.

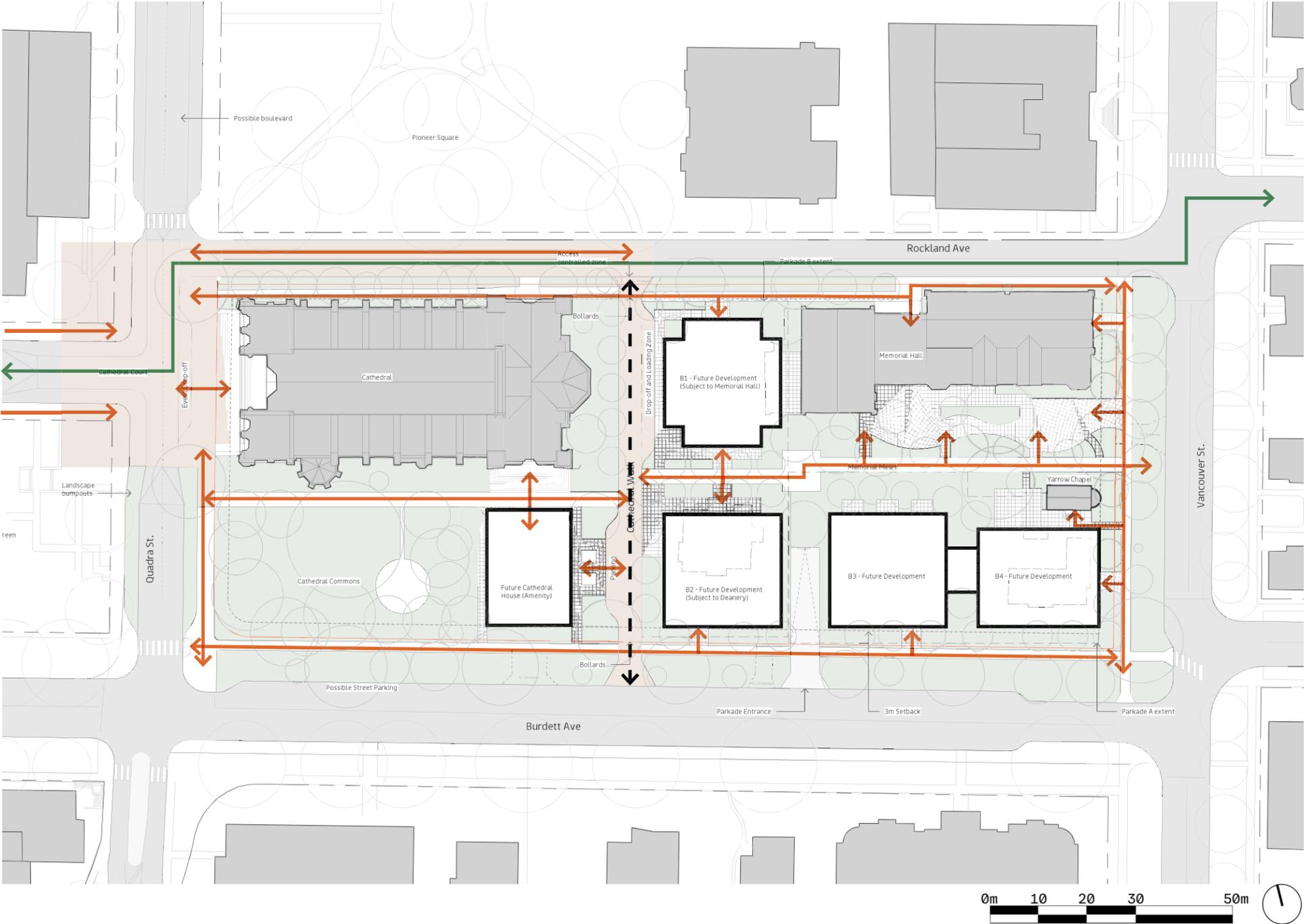
Day to day access and site functions will be delivered by arrival, parking, and servicing from streets. This strategy is enhanced by the inclusion of a central zone with controlled access. This zone provides two specific functions.

- i – Accessible parking and drop off for visitors to the Cathedral.
- ii – Event day access for transportation vehicles and cathedral servicing.

New developments will be serviced from the central zone and the street network.

The access to the school is available for deliveries and accessible drop off from Vancouver Street. Day to day operations will be unchanged with students and families being encouraged to arrive by foot or other sustainable mode of transport.

-  Shared (bicycles, vehicles, pedestrians)
-  OCP Designated Greenway
-  Pedestrian Network



CIRCULATION | CYCLING

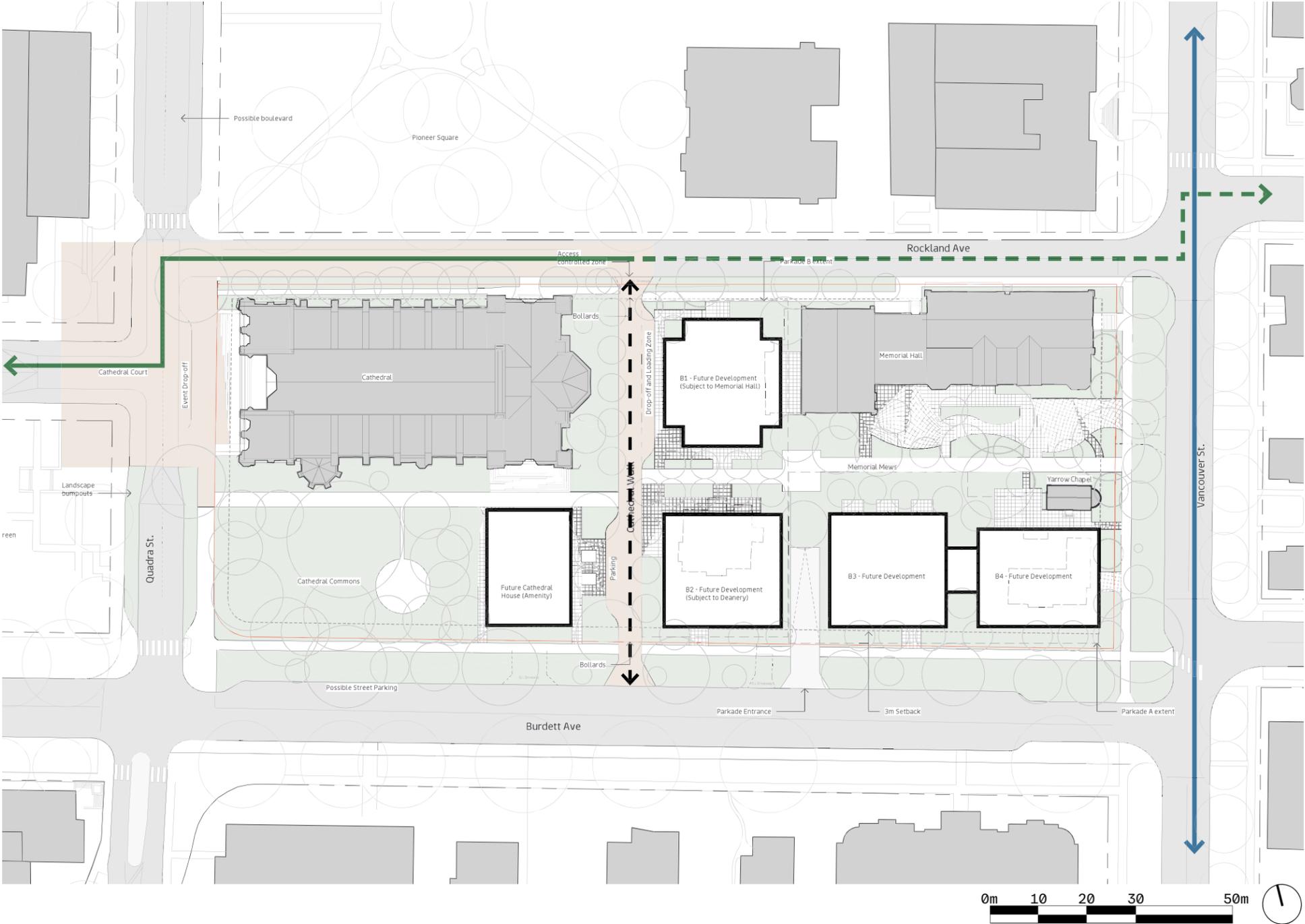
CYCLING CIRCULATION

Catering to the evolving landscape of sustainable transportation, Cathedral Hill in Victoria prioritizes efficient circulation for cyclists. Vancouver Street, positioned on the east side of the site, stands as a crucial component of Victoria's AAA Cycling Network. This north-south artery not only connects the precinct seamlessly to the broader cycling infrastructure but also ensures a swift and safe journey for cyclists navigating through the city. Furthermore, Rockland Street, running east-west on the northern edge of the site, holds the designation of a Non-AAA Cycling Network in accordance with the city's 2050 Official Community Plan (OCP).

This deliberate urban planning accentuates the commitment to providing cyclists with dedicated routes that enhance connectivity and promote eco-friendly commuting.

The introduction of a central lane within the precinct augments the site's accessibility for cyclists, ensuring a convenient and well-integrated experience. This strategic addition aligns with the broader vision of fostering sustainable mobility and underscores the precinct's commitment to creating a harmonious intersection between historical charm and modern functionality. By seamlessly integrating into established cycling networks and enhancing local greenways, Cathedral Hill exemplifies a holistic approach to site circulation that encourages and celebrates the use of bicycles as a viable and sustainable mode of urban transport.

-   Non-AAA Cycling Network (2050 OCP)
-  Expanded Cycling Network (2050 OCP)
-  AAA Cycling Network, Designated Greenway (2050 OCP)



CIRCULATION | VEHICLES

VEHICLE ACCESS

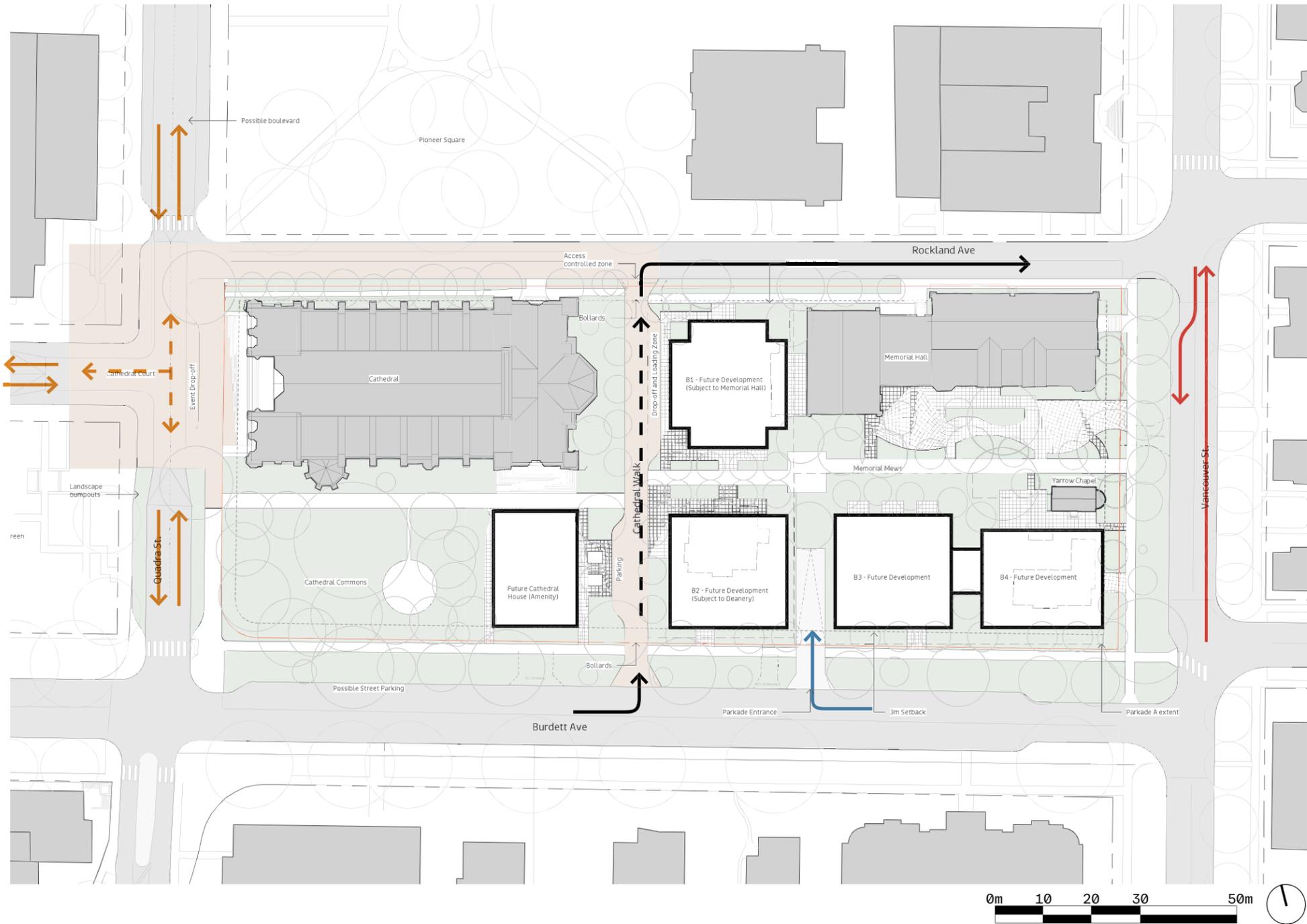
In tandem with the comprehensive cycling infrastructure, Cathedral Hill in Victoria meticulously addresses vehicular circulation to ensure a seamless coexistence with its urban context. The south side of the site accommodates a single access point for both Parkade A and B, strategically positioned to facilitate efficient parking solutions. The incorporation of a north-south lane through the site is a pivotal element designed to serve multiple functions, including loading, parking, and drop-off zones. This purposeful lane enhances accessibility while mitigating traffic congestion within the precinct.

Moreover, the foresighted urban planning extends to specific drop-off cut-ins and zones tailored for convenience. An aspirational upgrade of Quadra Street, positioned in front of the Cathedral, features designated drop-off cut-ins, streamlining arrivals and departures for visitors to this historical landmark. The proposed plaza in front of the Cathedral is to be a shared surface with pedestrians prioritized. Vehicular access is to be maintained at this location.

Vancouver Street, where the Memorial Hall School is situated, boasts a dedicated drop-off zone, ensuring a smooth and secure entry and exit for students and staff. Rockland is already closed to vehicular access until the proposed north-south lane.

This integrated approach to vehicular circulation not only prioritizes functionality but also takes into account the aesthetic and historical aspects of the precinct. By meticulously crafting access points, drop-off zones, and parking solutions, Cathedral Hill achieves a harmonious blend of practicality and urban elegance, contributing to the overall success of the development while minimizing potential traffic disruptions.

-  Event parking, services, drop off
-  Event parking, services, drop off
-  Event parking, services, drop off
-  Residential parking access

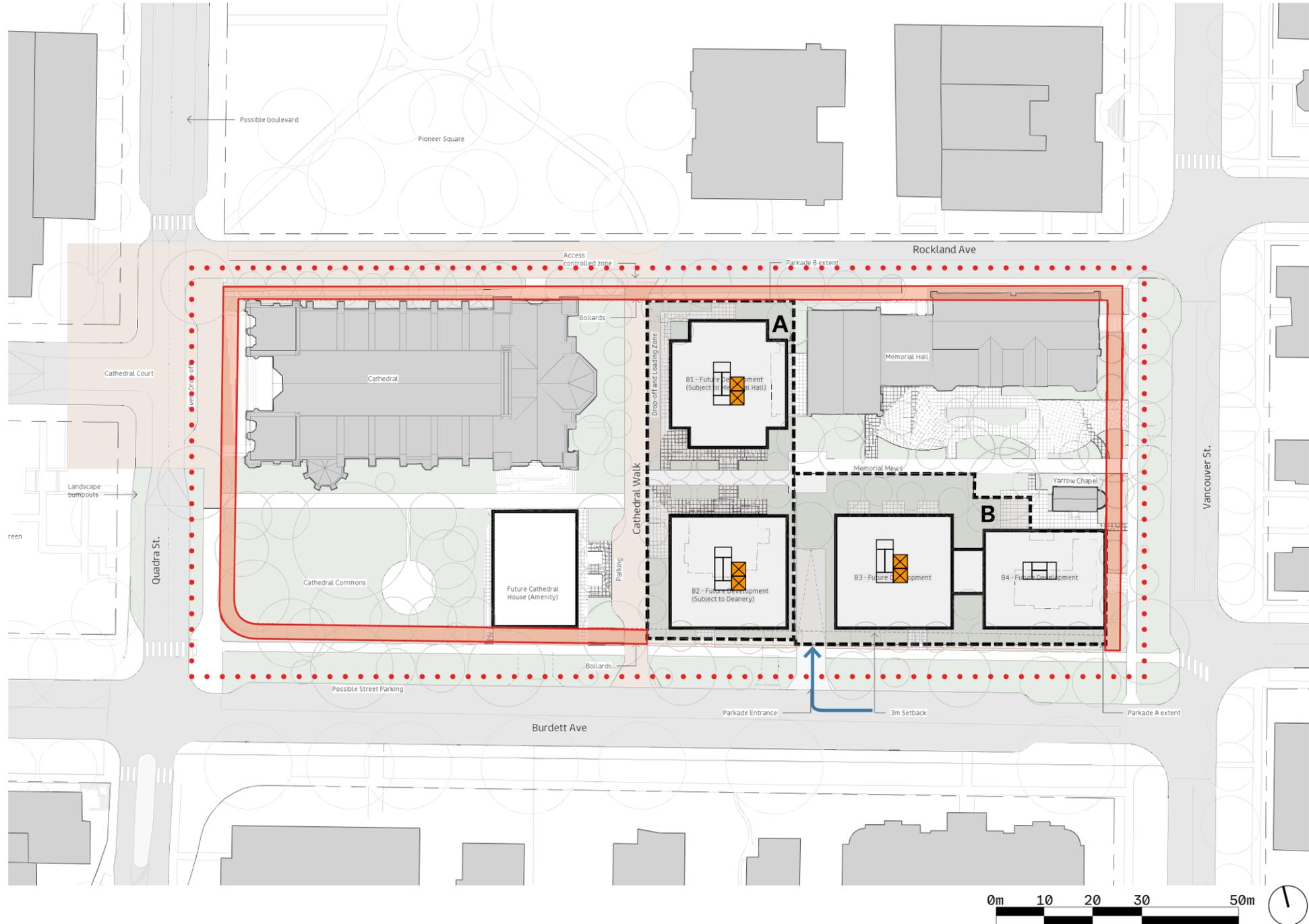
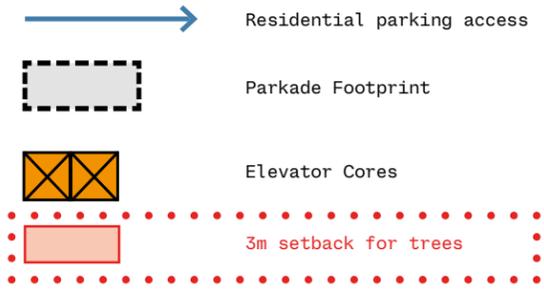


PARKING STRATEGY

UNDERGROUND PARKING

The underground parking proposal incorporates two distinct parkade zones, A and B, strategically located to facilitate phased development, providing adaptability to the evolving requirements of the precinct. Each parkade can be constructed independently depending on how the site is developed. A knock-out wall between the two parkades allows for one single combined parkade with a single entrance depending on the lease agreements or needs of the developments. A double bay parking layout is proposed to optimize efficiency.

It should be acknowledged that the underground parking design faces constraints imposed by the presence of historical buildings on the site. A primary objective is to minimize any impact on these structures, emphasizing their preservation. Additionally, the depth of the bedrock poses limitations on the underground structure. Due to these constraints the parkade could be 1 to 2 storeys depending on the needs of the developments. Each level of parking consists of approximately 100 stalls, providing a range of 100-200 stall.

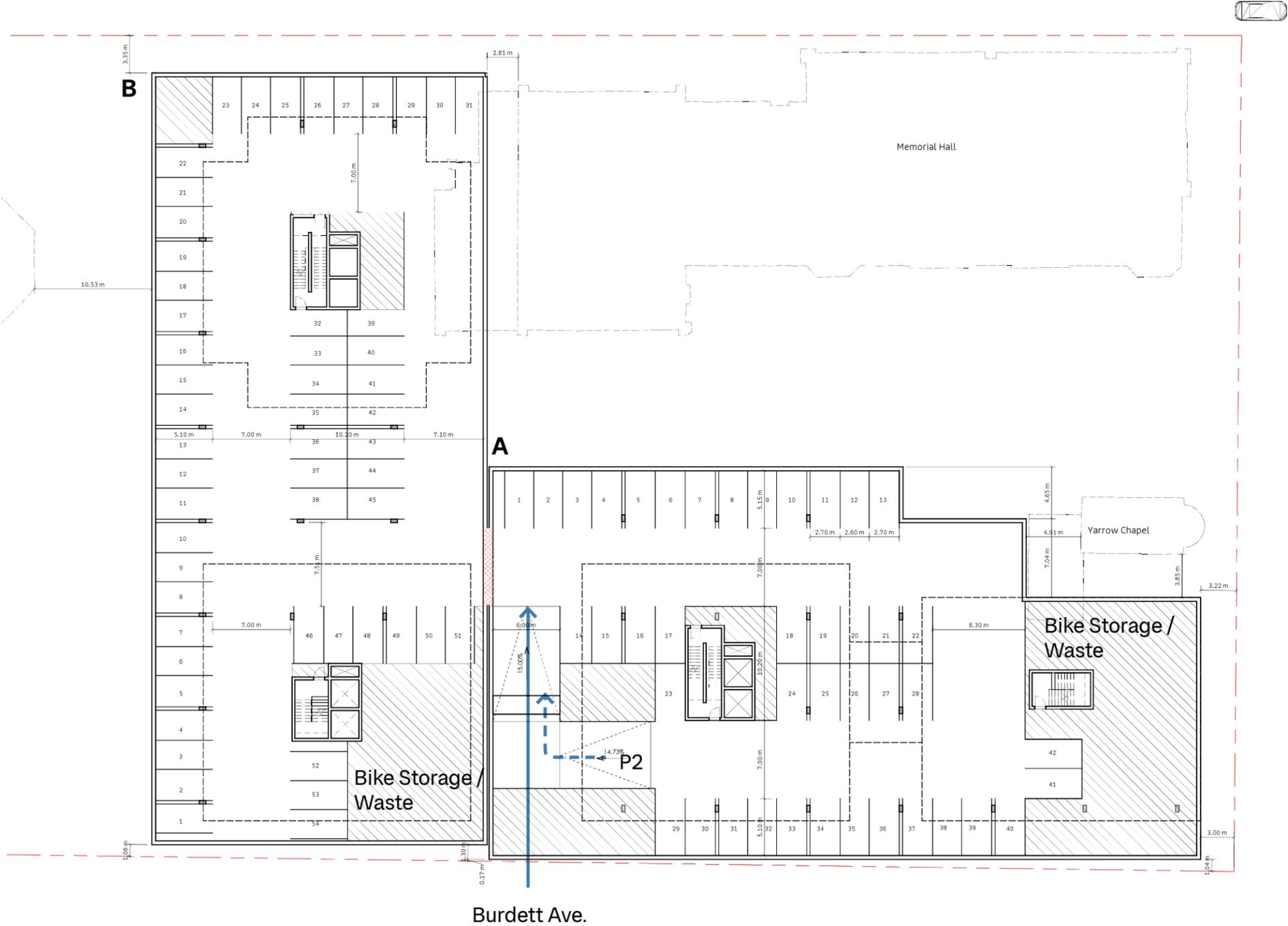


PARKING STRATEGY | P1

The location of Parkade A is primarily dictated by the new buildings B3 and B4 and where their vertical core's land in the parkade. Parkade A has been notched at the north-east corner to avoid Yarrow Chapel. A further reduction to the parkade in the north-west corner to was accommodate direct access to the soil for trees above as part of the replacement strategy for the two sequoias that are to be removed. Parkade A is offset from the south property line by 0.17m on the west corner, to 1.04m on the east corner. Municipal trees on the south boulevard are to remain except for those impacted by the location of the driveways.

The location of Parkade B is constrained in the east-west direction by the Cathedral and Memorial Hall and the vertical core of buildings B1 and B2. In order to reduce the impact to Memorial Hall parkade B has been reduced from 4 rows of parking stalls to 3. Seismic upgrading and work on Memorial Halls foundations would be required for the northern half of Parkade B to be constructed.

Following direction from the planning department we have reduced the number of ramps into the parkade from 2 to 1 which is currently shown in Parkade A with a knock-out wall indicated in red to allow for access to Parkade B. The expectation is that buildings B3 and B4 will be constructed prior to B1 or B2, allowing for Parkade B to use the ramp located in Parkade A. However, if construction for B1 and B2 proceeds first the ramp could be built in the same location as shown and then later connected to Parkade A.



SITE SECTIONS

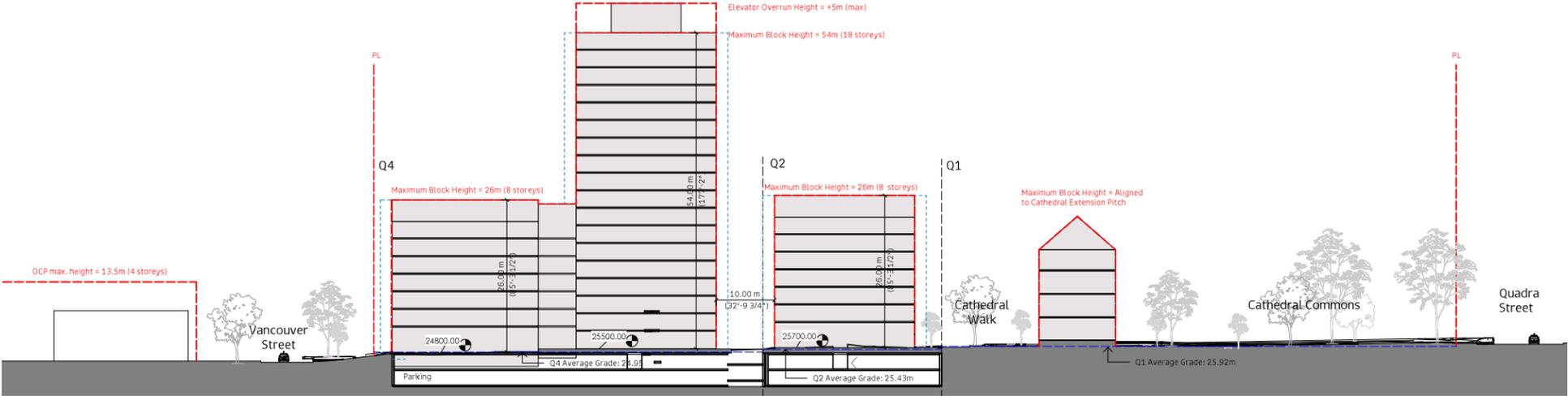
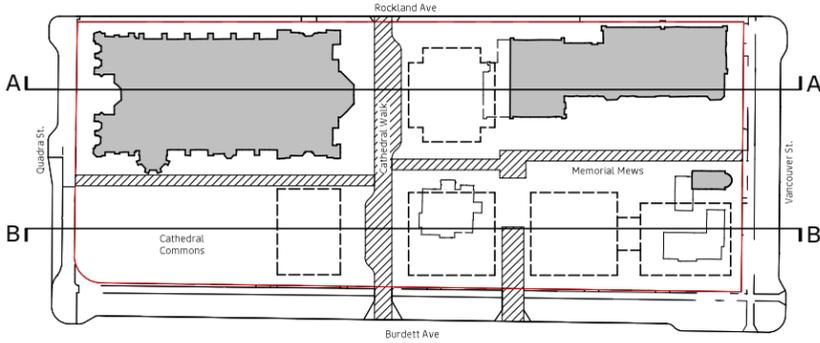
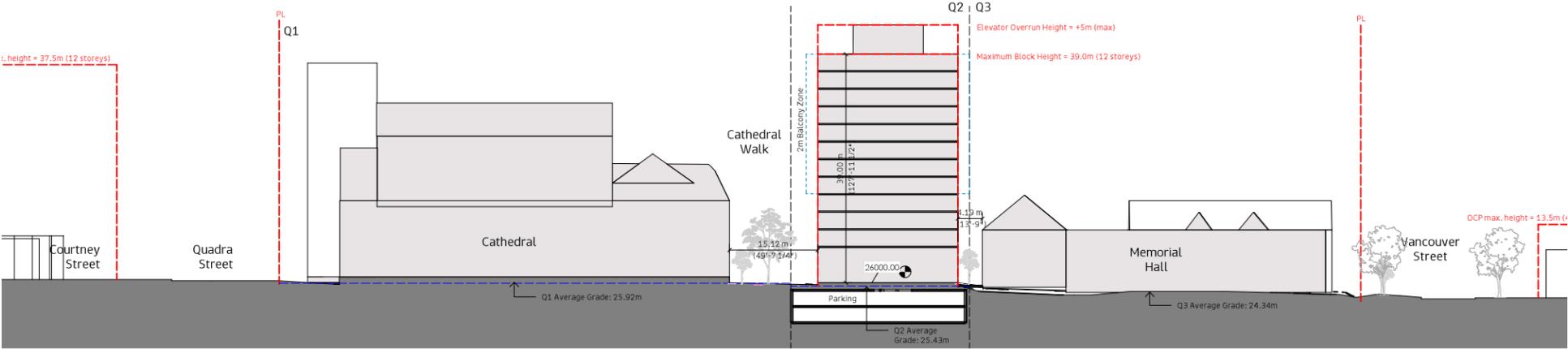
BUILDING HEIGHTS & SEPARATIONS

The Cathedral Hill block is located in the Northwest Area outlined in the Fairfield Neighbourhood Plan which indicates additional density and building heights. The proposed development massing strategically locates 2.4 FSR on the site that respects the historical buildings on the site.

Rather than large floor plates and a maximum height of 6 storeys, building footprints are all smaller than the Cathedral creating a fine grain and permeability through the site. These reduced floor plates require height to be strategically located on the site to hit the 2.4 FSR required to support the seismic upgrading of the historical buildings on site.

10 metre minimum separation between buildings means that there are clear views to the Cathedral and Memorial Hall throughout the site.

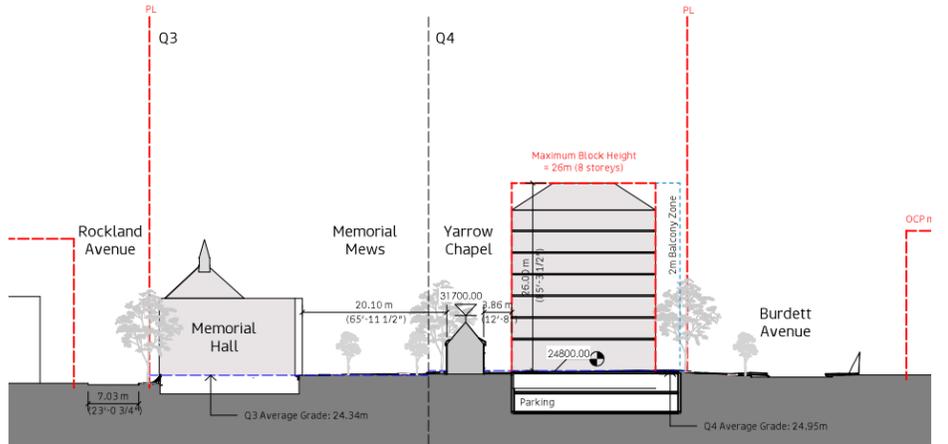
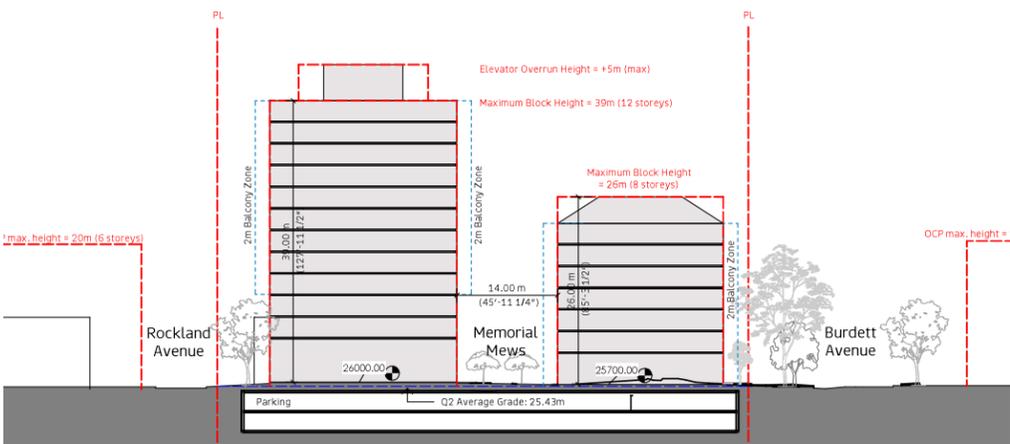
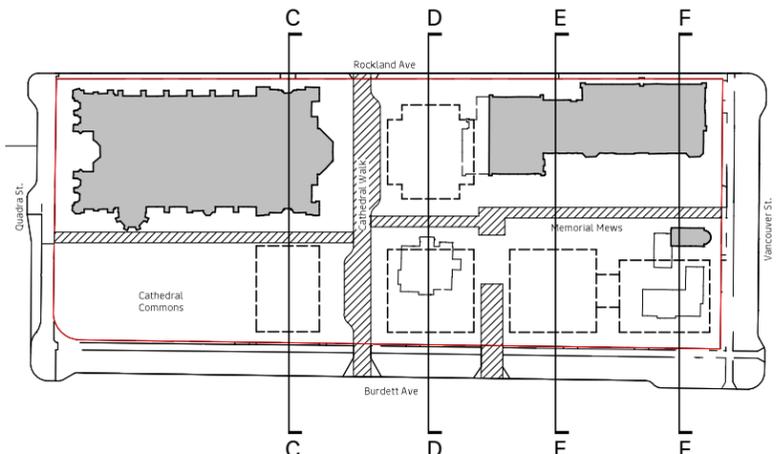
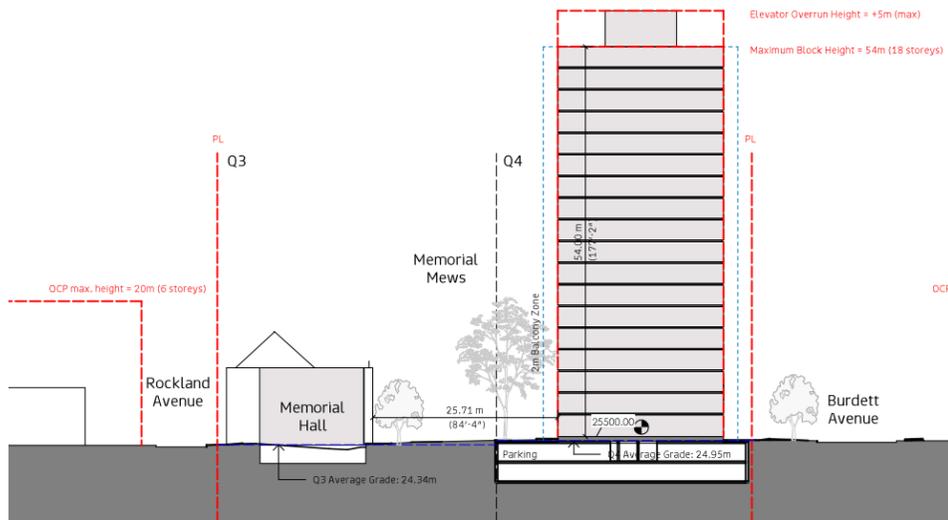
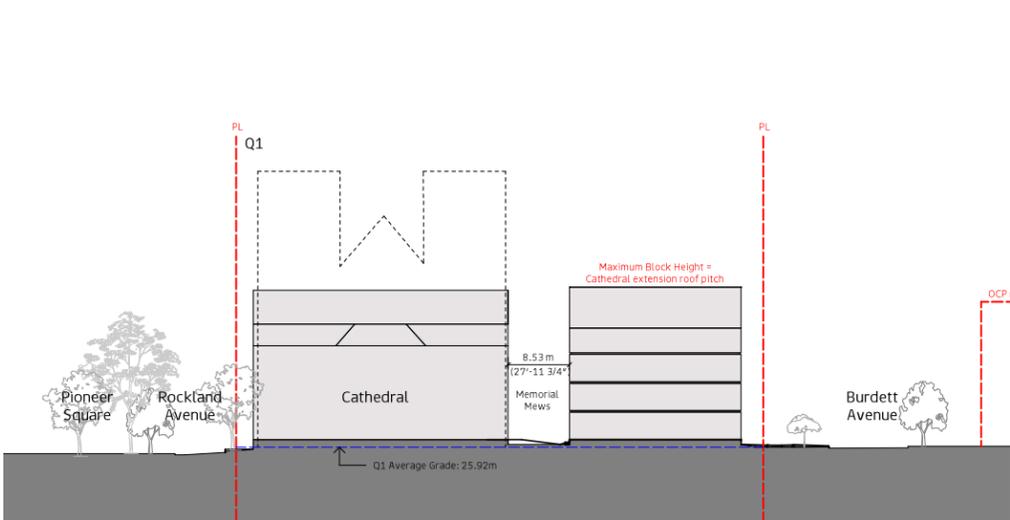
- Maximum Cathedral House height is 22m (aligns to top of Cathedral Nave).
- Maximum Central Tower, B1, height is 39m (12 storeys).
- Maximum Residential Block, B2, height is 26m (8 storeys).
- Maximum Residential Tower, B3, height is 54.0m (18 storeys).
- Maximum Residential Block, B4, height is 26m (8 storeys).
- Maximum balcony offset is 2m
- Minimum separation between new buildings 10-14m.
- Minimum distance of new residential development to Cathedral 15m.
- Respect landscape, pedestrian and vehicular connections.



SITE SECTIONS

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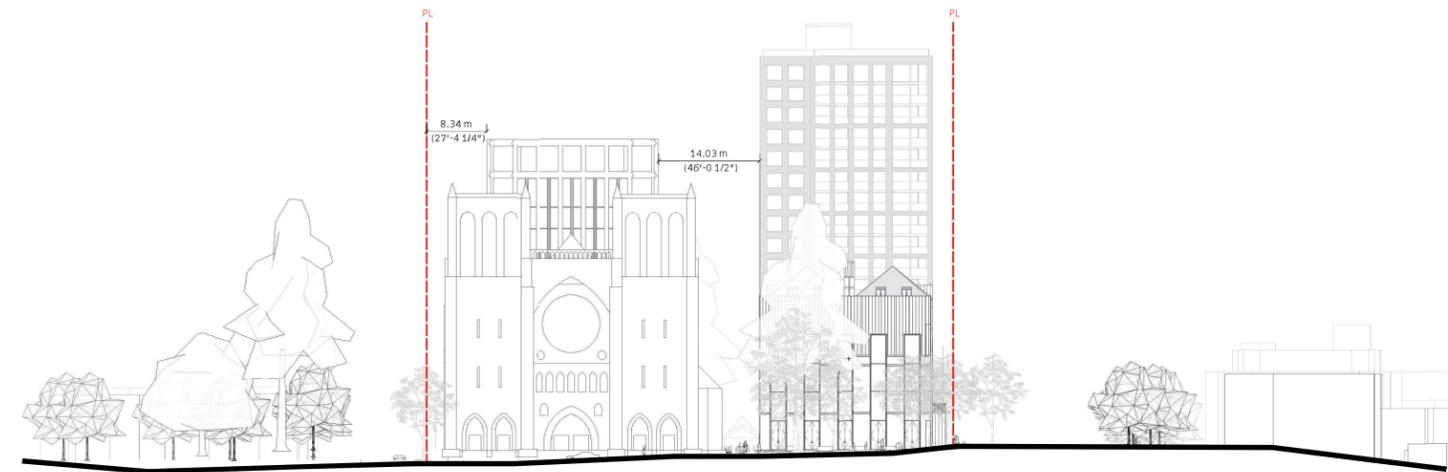
STREET ELEVATIONS | NORTH AND SOUTH



STREET ELEVATIONS | EAST AND WEST

STREET ELEVATIONS AND BUILDING HEIGHT

Our proposal is founded on the philosophy that cities and urban environments are enjoyed and experienced from the street, therefore we have put considerable effort into defining a contextually appropriate response to street scale by delivering building elevations and footprints that are similar in scale to those found in the neighbourhood. With the appropriate plan scale the proposals can harmoniously deliver density and building height without having an adverse effect on urban grain or street experience. This, coupled with a mature landscape strategy that delivers a strong canopy of street trees means that building height is a less critical factor when assessing street experience.



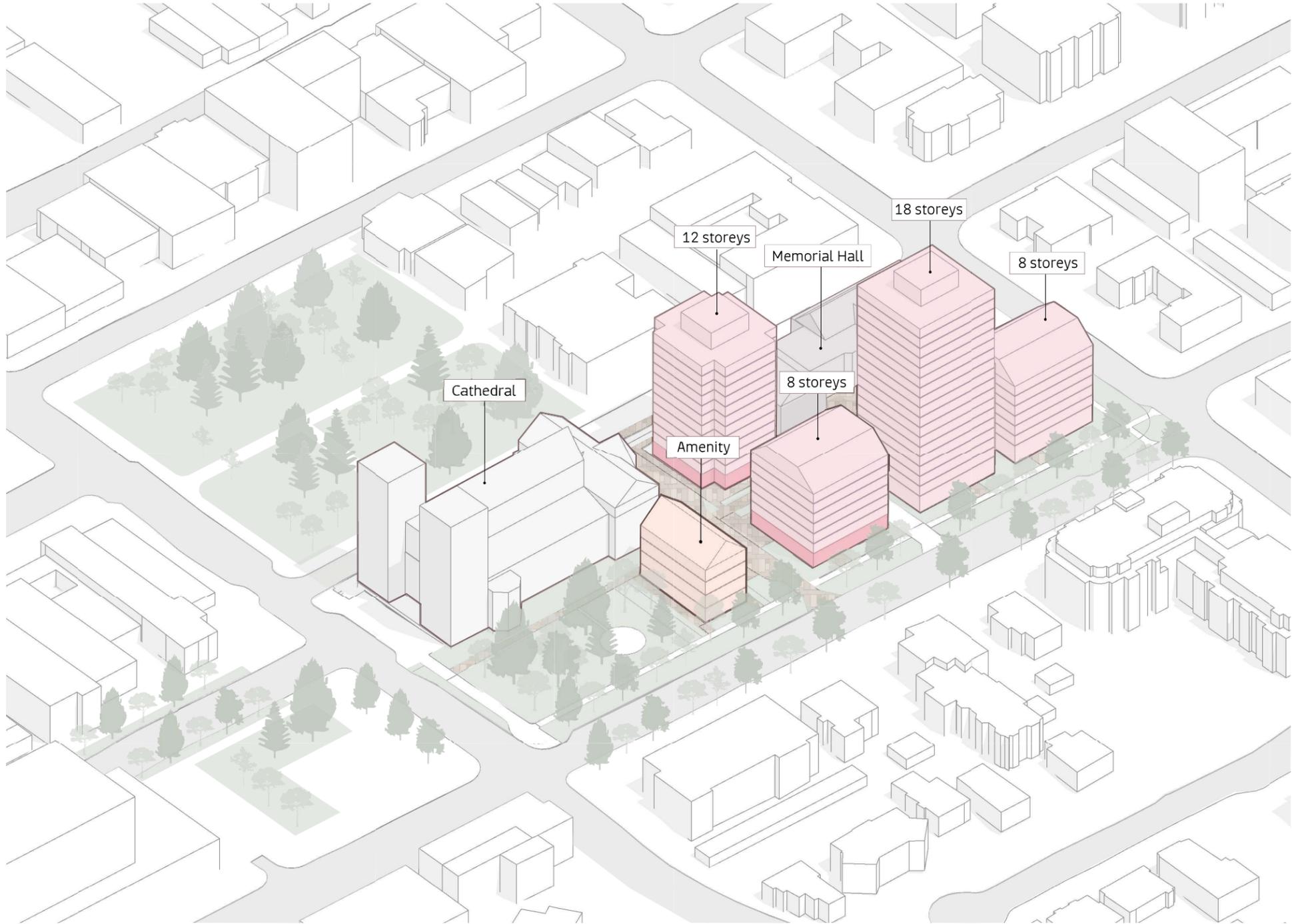
LAND USE

LAND USE

The proposed overall development density for the Cathedral Hill site is being considered at a maximum of 2.4 FSR. Note: This project is not shaped by or driven by a specific policy density.

The Cathedral Hill rezoning works with planning policies to expand on the defined 'Public Facilities, Institutions, Parks and Open Space' uses by developing out multifamily residential uses aligned to the site's Urban Residential designation. The principles of development are to build community and enhance the range of accessible facilities that bring value to all.

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	560	0.62	
	70%-80% Mid-Rise Block B2	3,850	550	0.20	
	High-Rise Block B3	9,900	550	0.27	
	Mid-Rise Block B4	4,480	560	0.51	
		24,390m2		1.79	75%
		26,120m2			80%
	Total	32,650m2		2.40	100%
					120%



LAND USE

The proposed overall development density for the Cathedral Hill site is being considered at a Maximum of 2.4 FSR.

CATHEDRAL, CHURCH
Remain as existing religious use. The building also hosts performances and community programming.

YARROW CHAPEL, CHURCH ACCESSORY BUILDING
Currently Yarrow Chapel is home to the Archives. Following restoration, Yarrow Chapel could continue as the Archives, or reconfigured to a publicly accessible commercial space, for use as an event and/or performance space, or a café/restaurant.

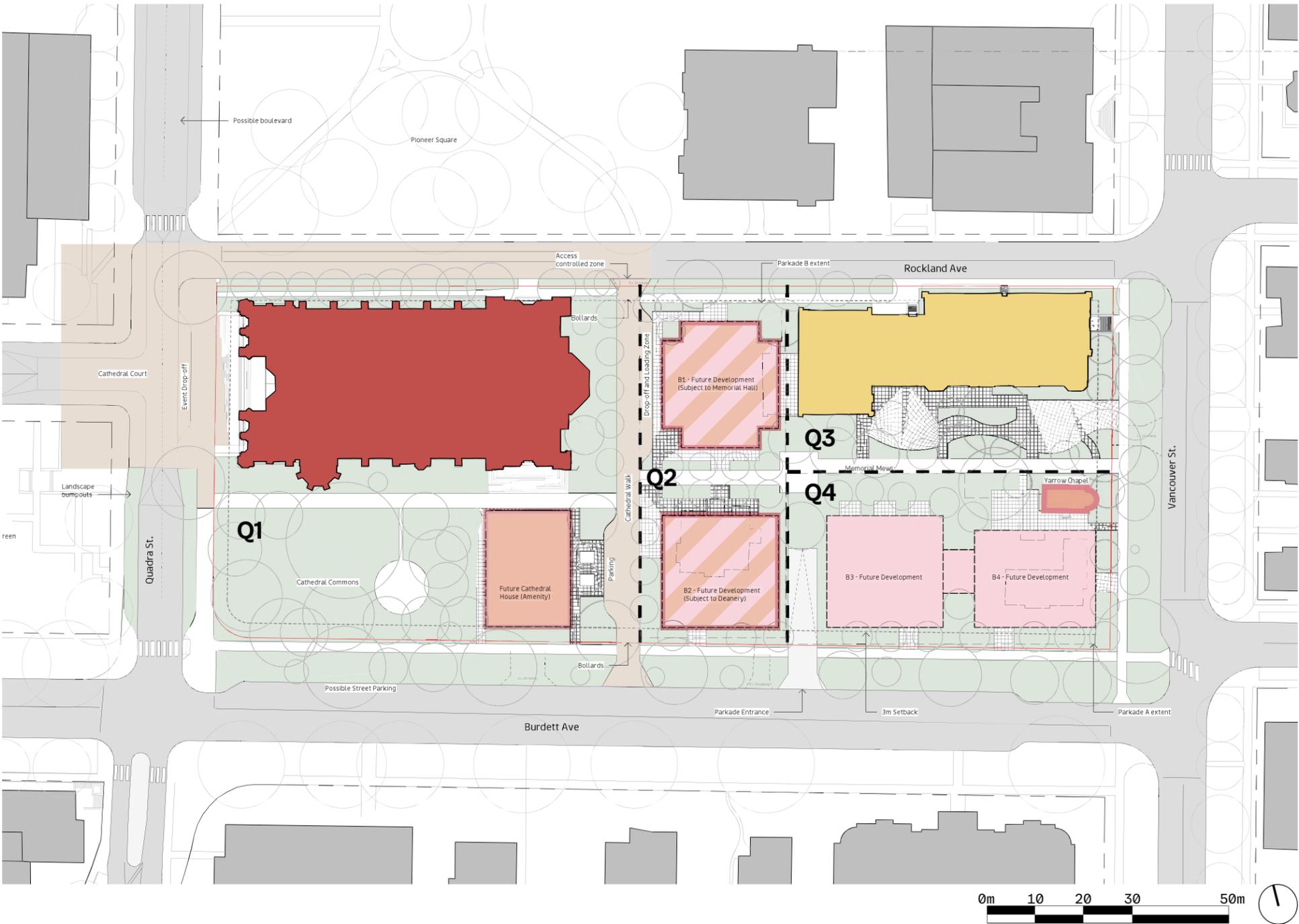
MEMORIAL HALL, PUBLIC BUILDING (SCHOOL)
Memorial Hall is currently home to the Christ Church Cathedral School. The school is currently undergoing negotiations with the Diocese to determine its lease agreement as well as a future needs assessment.

CATHEDRAL HOUSE, CHURCH ACCESSORY BUILDING
Final use to be determined based on partnerships, phasing, and funding. Possible uses include: Diocese and/or Cathedral offices, dedicated and/or bookable community group/non-profit space, performance and event space, purpose built archive space, classrooms, multipurpose rooms, cafe/restaurant/food services.

COMMERCIAL/COMMUNITY
Ground floor of buildings B1 and B2 to be considered for community and commercial uses to service additional residents and provide additional services to the surrounding neighbourhood. Possible uses include retail, personal services, restaurants, grocery stores or amenities such as studio spaces and multipurpose rooms to expand the public programming in the Cathedral and Memorial Hall.

RESIDENTIAL
Proposed multifamily residential developments. The final unit mix, tenant type are to be determined based on market needs.

- Church
- Church Accessory Use
- Public Building (School)
- Ground Floor Commercial
- Residential



REQUESTED USES

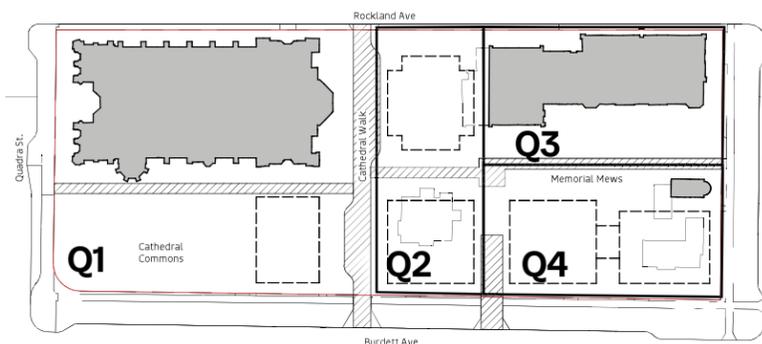
The site is currently zoned as CHP-PB Zone, Cathedral Hill Precinct (Public Buildings) District. The table describes currently permitted uses for the site, followed by other permitted uses in the DPA 14 Cathedral Hill Precinct.

For this comprehensive development permit additional uses are being proposed for the site that expand beyond that of exclusively Public Buildings to multiple dwellings and commercial spaces to create a complete community. These expanded set of uses are assigned to each quadrant Q1, Q2, Q3, and Q4 depending on the proposed future use.

Zoning - Existing	Permitted Uses
CHP-PB Zone	Public buildings and accessory buildings
	churches and accessory buildings, including church halls, manses, rectories and other buildings used solely as a place of residence for a clergyman, minister, priest, rabbi or person holding a similar office, and for members of his or her household;
	community recreation facilities owned and occupied by a charitable or philanthropic organization, and used only for the pleasure and recreation of the public
	theatres, as an accessory use to such theatre a restaurant in the same building
Zoning - Adjacent CHP	
CHP-R3 Zone	multiple dwellings
	multiple dwelling accessory units
CHP-OB Zone	office buildings
	accessory uses for office buildings
	high tech
	call centre
CHP-Park Zone	public parks



Zoning - Proposed	Proposed Uses		Q1	Q2	Q3	Q4
CD	Assisted Living Facility	Zoning Bylaw 2018	N	Y	N	Y
	Brew Pub (beer, spirits, wine)	Zoning Bylaw 2018	Y	Y	N	Y
	Care Facility	Zoning Bylaw 2018	Y	Y	Y	Y
	Church / Assembly and accessory buildings	Schedule A	Y	Y	Y	Y
	Club	Schedule A	Y	Y	Y	Y
	Cultural Facility	Schedule A	Y	Y	Y	Y
	Drinking Establishment	Zoning Bylaw 2018	Y	Y	N	Y
	Equipment Rental	Zoning Bylaw 2018	N	Y	N	Y
	Financial Service	Schedule A	N	Y	N	Y
	Food and Beverage Service	Zoning Bylaw 2018	Y	Y	N	Y
	Home Occupation	Schedule A	Y	Y	N	Y
	Hotel	Schedule A	Y	Y	N	Y
	Liquor Retail Sale	Schedule A	N	Y	N	Y
	Office	Zoning Bylaw 2018	Y	Y	N	Y
	Personal Service	Zoning Bylaw 2018	Y	Y	N	Y
	Public Building and accessory buildings	Schedule A	Y	Y	Y	Y
	Residential	Zoning Bylaw 2018	N	Y	N	Y
	Residential Lock-off Unit	Zoning Bylaw 2018	N	Y	N	Y
	Retail Trade	Zoning Bylaw 2018	Y	Y	N	Y
	Restaurant	Schedule A	Y	Y	N	Y
	Small-Scale Commercial Urban Agriculture	Zoning Bylaw 2018	Y	Y	N	Y
	Studio	Zoning Bylaw 2018	Y	Y	N	Y



Note: Green cells are new proposed uses that aren't included in the existing CHP-PB Zone

Sources:

Zoning Bylaw 2018: <https://www.victoria.ca/media/file/zoning-bylaw-2018>

Schedule A: <https://www.victoria.ca/media/file/schedule>

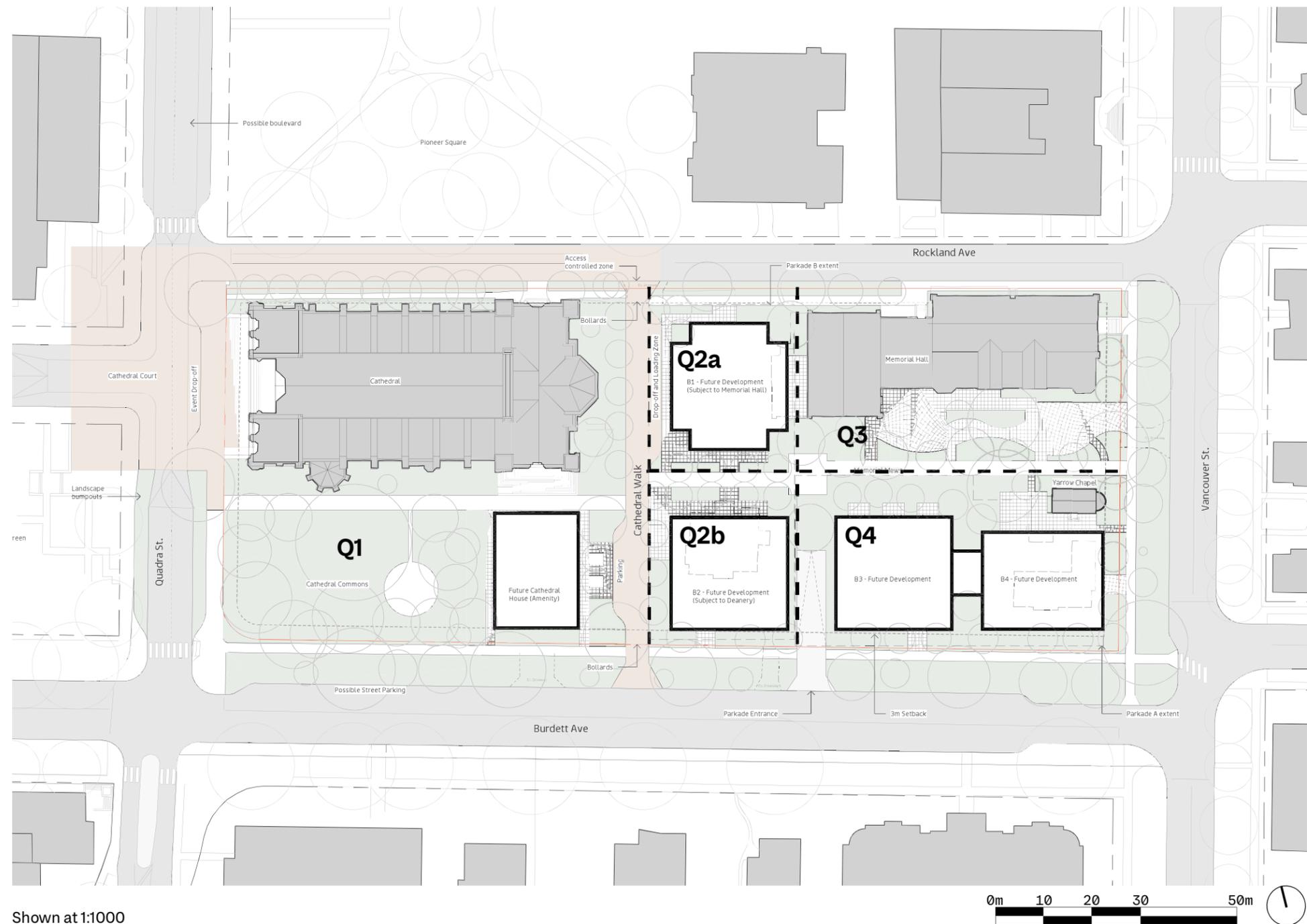
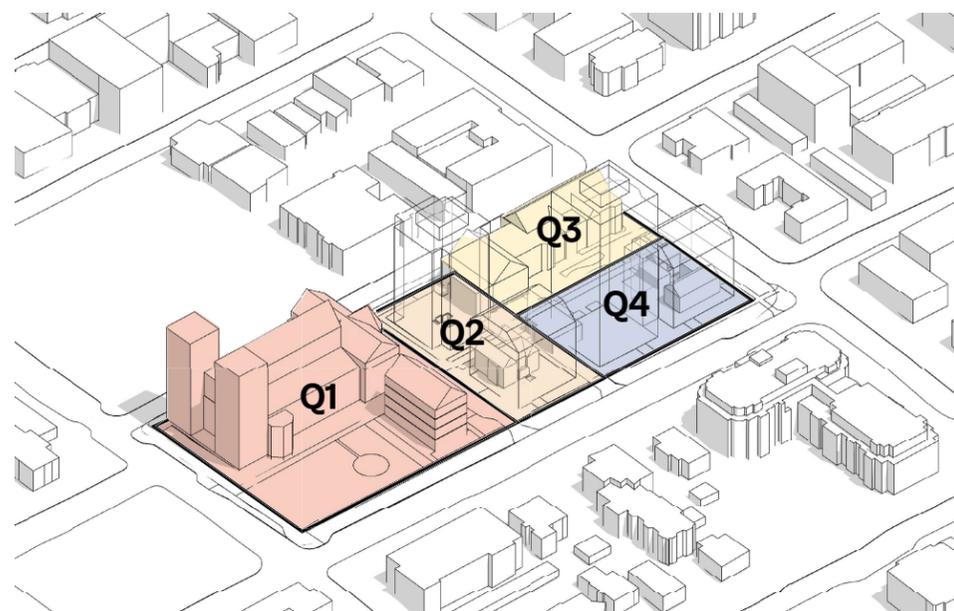
DEVELOPMENT QUADRANTS

The Christ Church Cathedral land parcel has been broken down into four discrete quadrants, each of which can be developed individually or simultaneously. While each quadrant can be developed separately there are certain constraints and contingencies that need to be coordinated between quadrants for work to proceed.

Restoration and upgrading of the heritage buildings on site is largely contingent on sourcing the necessary funds to finance these upgrades. Development of the residential and commercial buildings on site is to be a major source of funding for these heritage assets. As such, work on the Cathedral, Memorial Hall, and Yarrow Chapel may require development in Q2 and Q4 to proceed prior to restoration of these heritage buildings. Development of Q2 is contingent on the seismic upgrading of the west end of Memorial Hall which would include the removal of a small portion of the building. Development of Q2 is also dependent on achieving the permits and permission to relocate the Deanery to another Diocese owned site.

Underground parkades have been proposed for both Q2 and Q4. The extent of these parkades is in part dependent on the relocation or removal of heritage buildings and trees. The depth of the parkade is also impeded by bedrock below. Together these constraints will limit the number of stalls provided on site. As a result, parking requirements in conjunction with transportation demand management strategies will help determine the final unit count on site.

Splitting the site into quadrants provides the necessary flexibility for a site of this size and complexity. The following pages will provide a more detailed summary of the proposed development in each quadrant and the milestones required for work to proceed on each portion of the site.



Shown at 1:1000

OVERVIEW | Q1 CATHEDRAL

Quadrant 1 (Q1) sits independent from the other site development. Located on the west side of the site, Quadrant 1 relates directly to the Cathedral and the Cathedral Commons, both heritage designated. The proposed new building is sited on axis with the Cathedral addition, where surface parking is currently located on site.

1. CATHEDRAL RESTORATION AND REPAIR

Work to restore and renovate the Cathedral requires securing funding for the significant costs, particularly for structural upgrades. However, this work is not contingent on below grade parking or lease negotiations to move forward.

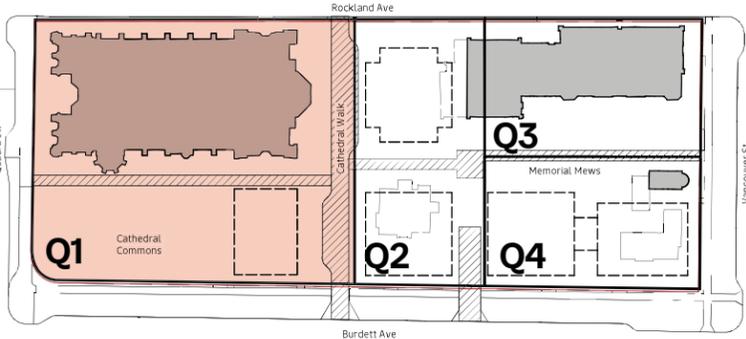
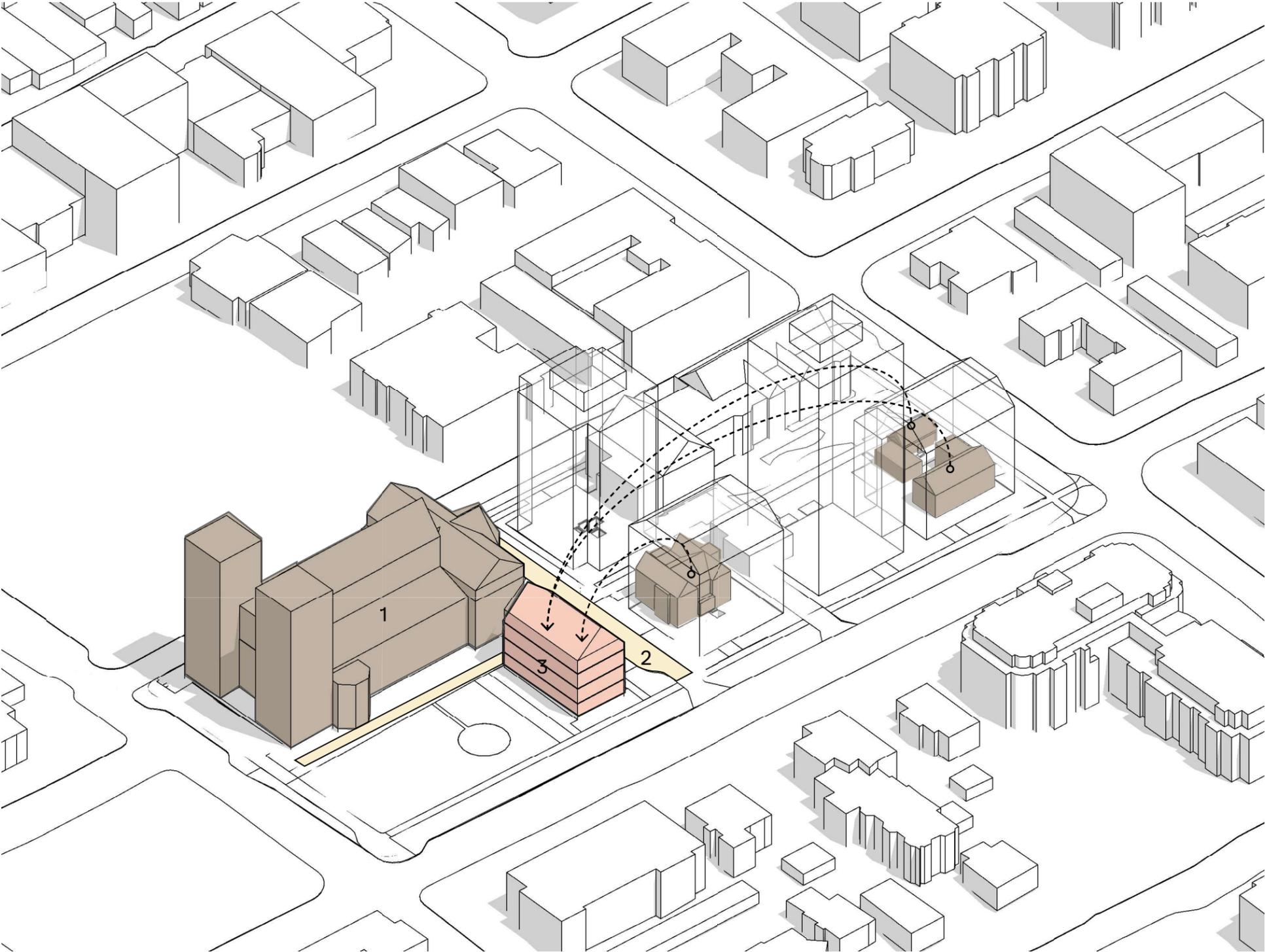
2. CATHEDRAL WALK

The proposed mixed modal lane, named Cathedral Walk, can be constructed separately from other site works to provide improved access to the Cathedral and future developments.

3. CATHEDRAL HOUSE

As a stand alone structure the proposed Cathedral House is also not contingent on the development decisions on the rest of the site. However, the proposed building is to hold some combination of Diocese offices, archives, classrooms and administrative uses that are currently located in the Deanery and Yarrow Chapel expansion.

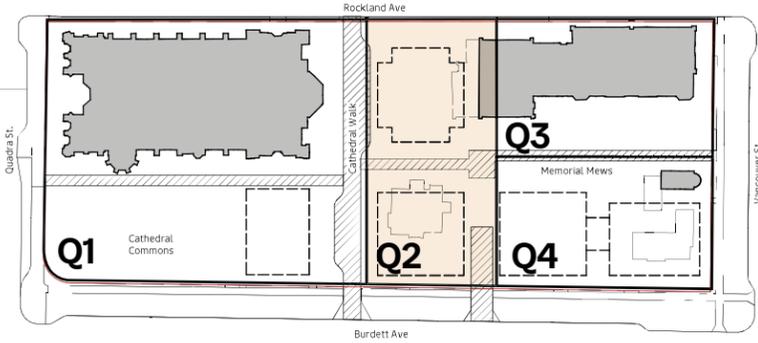
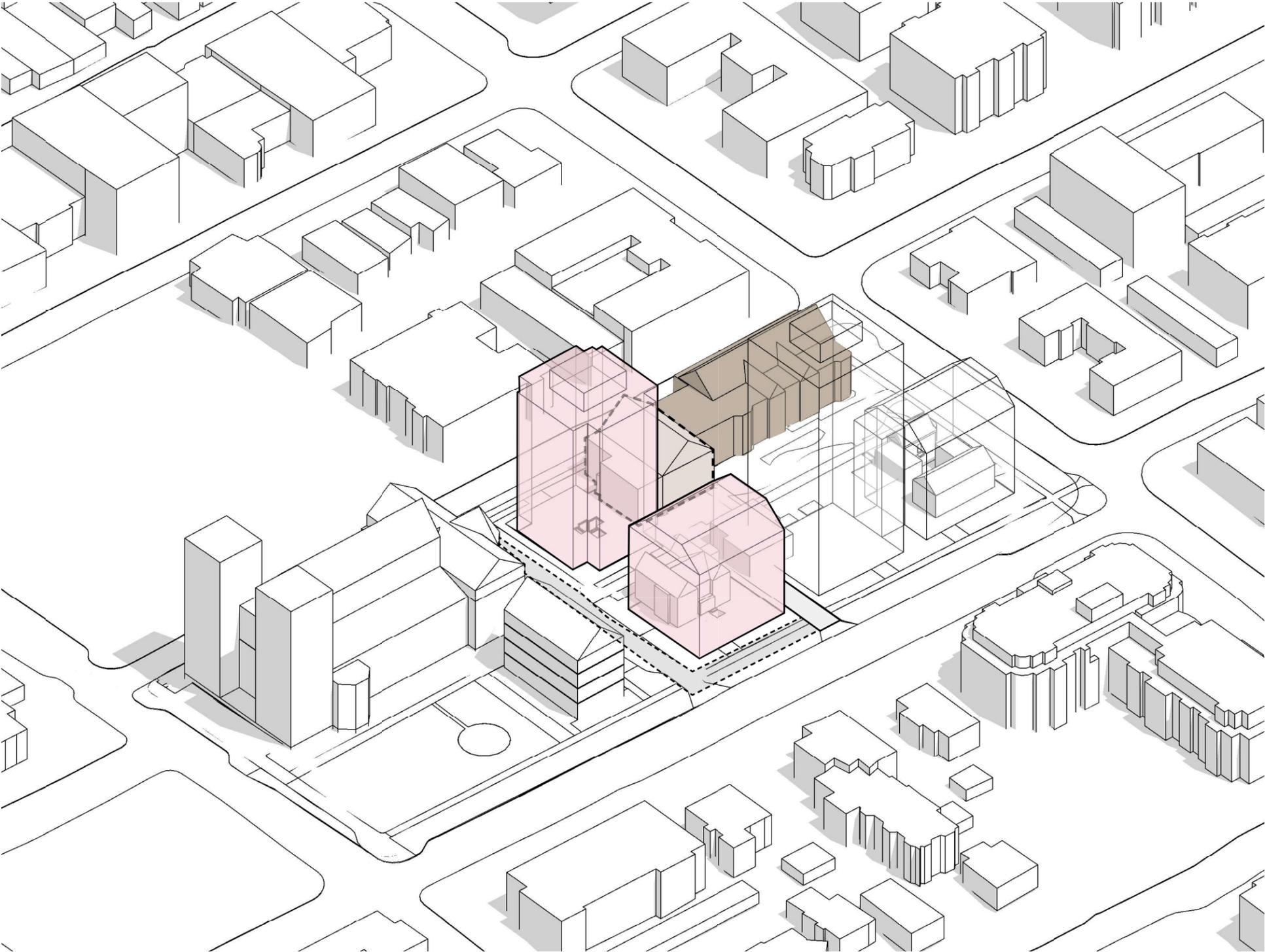
Note that the development of Q2 may impact servicing to the Cathedral.



OVERVIEW | Q2

Development of Quadrant 2 is the most complex area of the site as it is contingent on the future of Memorial Hall and the Deanery and requires below grade parking to be constructed. However, if agreements can be established for the future of these heritage structures, then construction of Q2 can be completed prior to work starting on other sites. Q2 is divided into Q2a and Q2b for each proposed structure which provides construction and lease flexibility.

- Existing site servicing is located in this quadrant.
- The development of Q2 or Q4 could provide the funds necessary for the restoration and structural upgrading of the heritage buildings on site.



DEPENDENCIES | Q2

1. DEANERY RELOCATION

The development of either the north-west high-rise or the south-west block are dependent on the development of the parkade below. As such, development of either building cannot begin until the parkade has been built. The parkade can't be built until the Deanery is relocated. As outlined in the Conservation Plan, the Deanery will be relocated to another site within the Diocese portfolio in the CRD.

2. MEMORIAL HALL

In order to proceed with the construction in the north section of the quadrant, Q2a, removal of a portion of Memorial Hall is to occur; this portion is located to the west adjacent to the rear of the Cathedral. Seismic upgrades can be completed on Memorial Hall in conjunction with the development of the north-west high-rise ensuring efficiency and limited disruption.

3. PARKADE

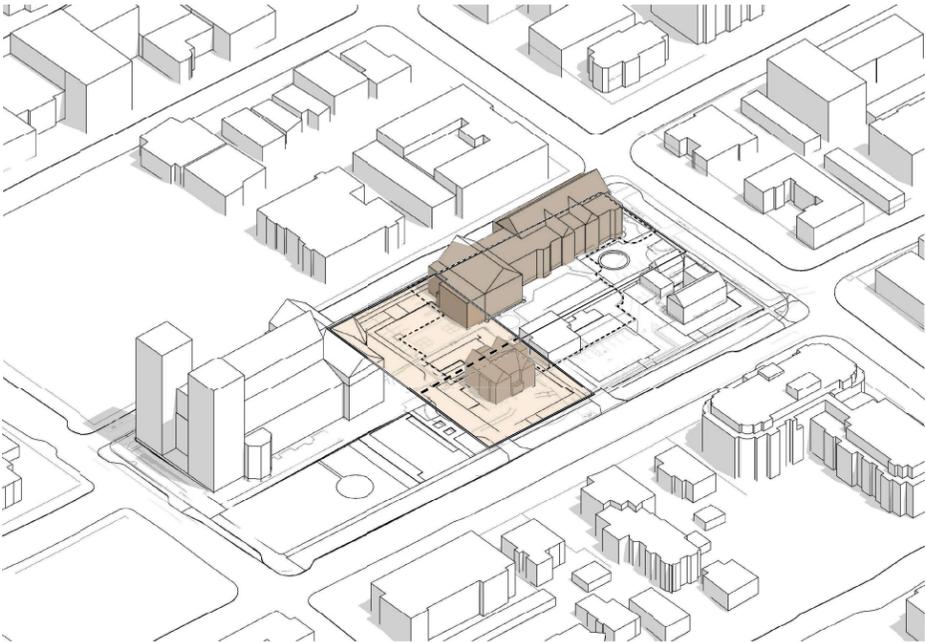
Following relocation of the Deanery and the renovation of Memorial Hall, the parkade below B1 and B2 can commence. The extents of the parkade are dependent on soil type, existing tree root zones that are to be protected and shoring requirements of Memorial Hall.

4. NW TOWER

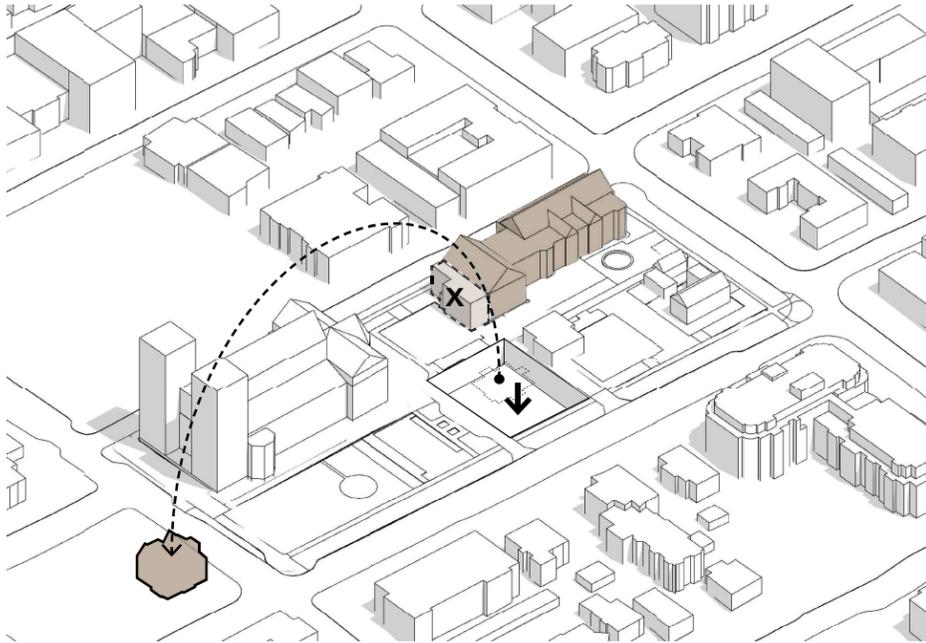
B1 tower to be constructed either as an individual building or in conjunction with the construction of B2 to the south. Connection and relationship to Memorial Hall to be considered.

5. SW BLOCK

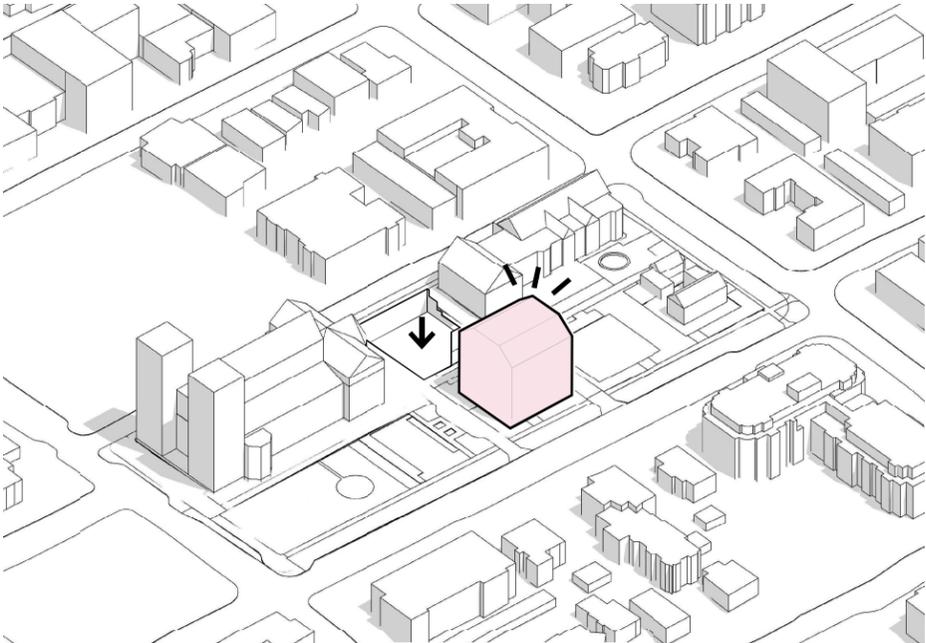
B2 can be constructed in tandem with B1 or separately following the relocation of the Deanery.



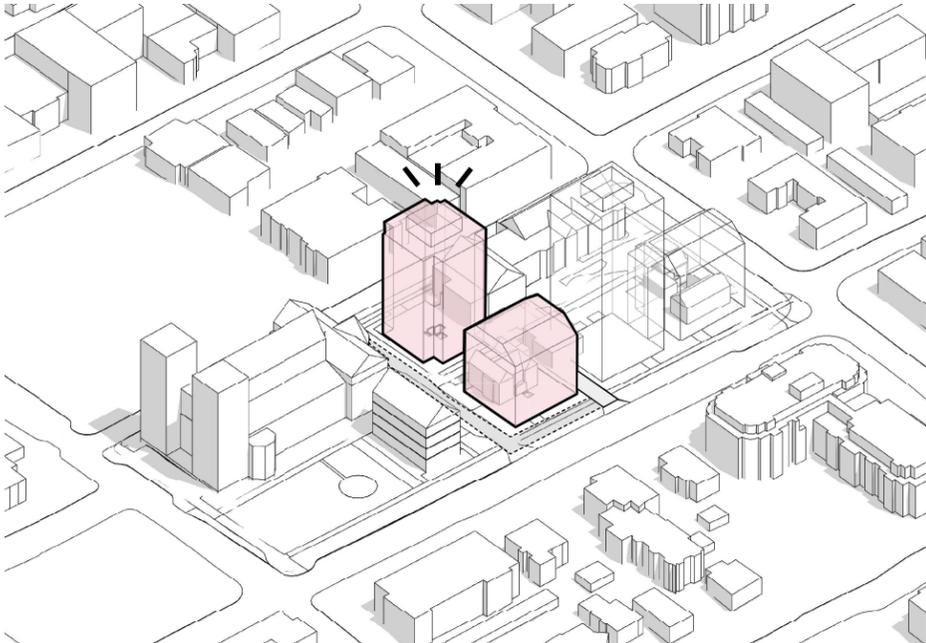
1. Cathedral School lease extents to be revised.



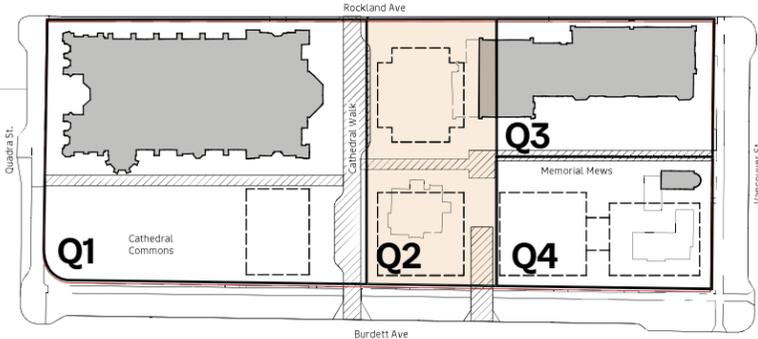
2. Relocate Deanery offsite and excavate for parkade in Q2b



3. Construct B1 and excavate for parkade in Q2a.



4. Completed Q2 construction.



OVERVIEW & DEPENDENCIES | Q3 MEMORIAL HALL

Memorial Hall, a designated heritage building, sits on Quadrant 3 and is currently home to the Christ Church Cathedral School. Like the Cathedral, minimal interventions are proposed for Q3 and Memorial Hall. To date, some structural repairs have been completed on portions of Memorial Hall, however, further work is required, particularly on the west end of the building at the gymnasium and the building foundations.

1. MEMORIAL HALL

In considering the seismic upgrading required for Memorial Hall at the gymnasium in conjunction with the development constraints of the site the proposed masterplan includes the modification of the west end of Memorial Hall to reduce the footprint as part of the seismic upgrades and to accommodate the construction of the below grade parkade and B1. The current extent of the school occupied area is to be renegotiated to work with the masterplan.

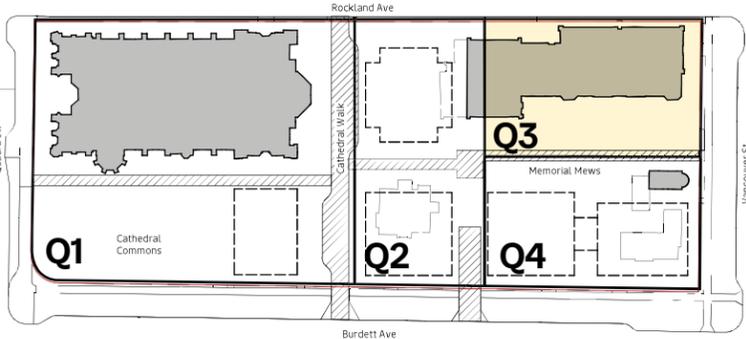
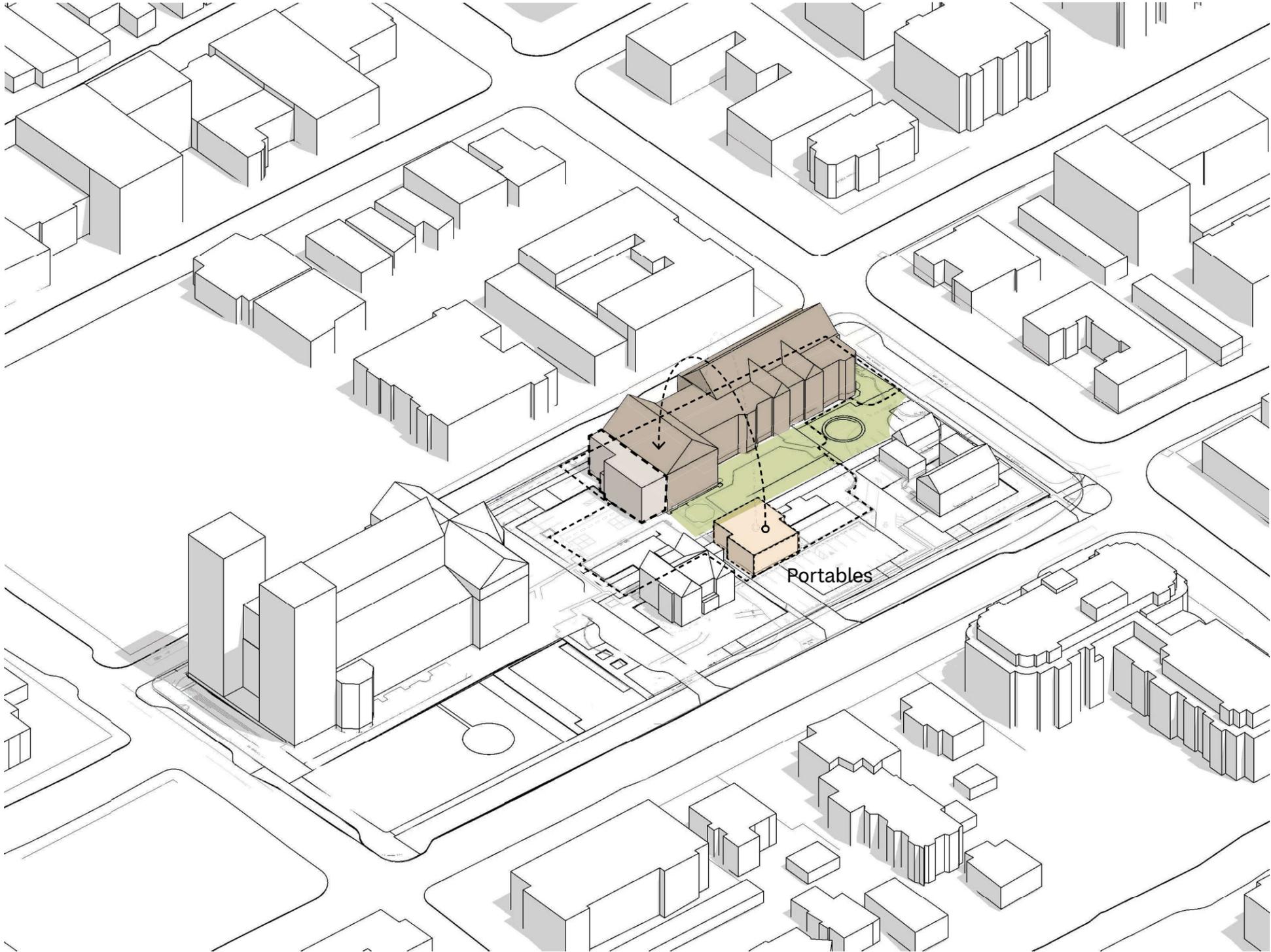
An expansion of the school footprint is no longer being considered as part of the masterplan in order to retain and preserve the primary facades of the heritage designated building. If there is a need to increase the size of the program area for the School there are opportunities on site within the proposed new buildings that are to make up the expanded Cathedral campus.

2. PORTABLES

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.

3. PLAYGROUND

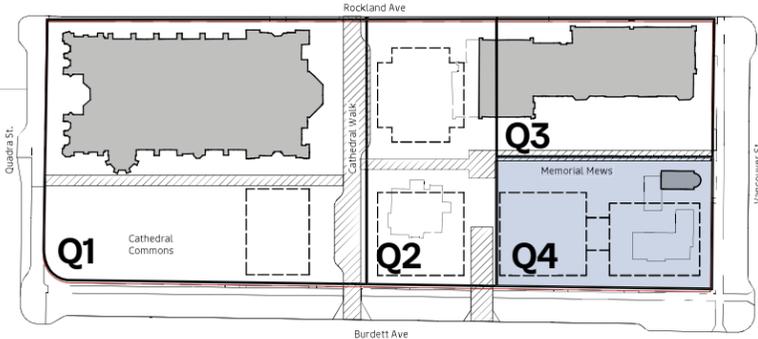
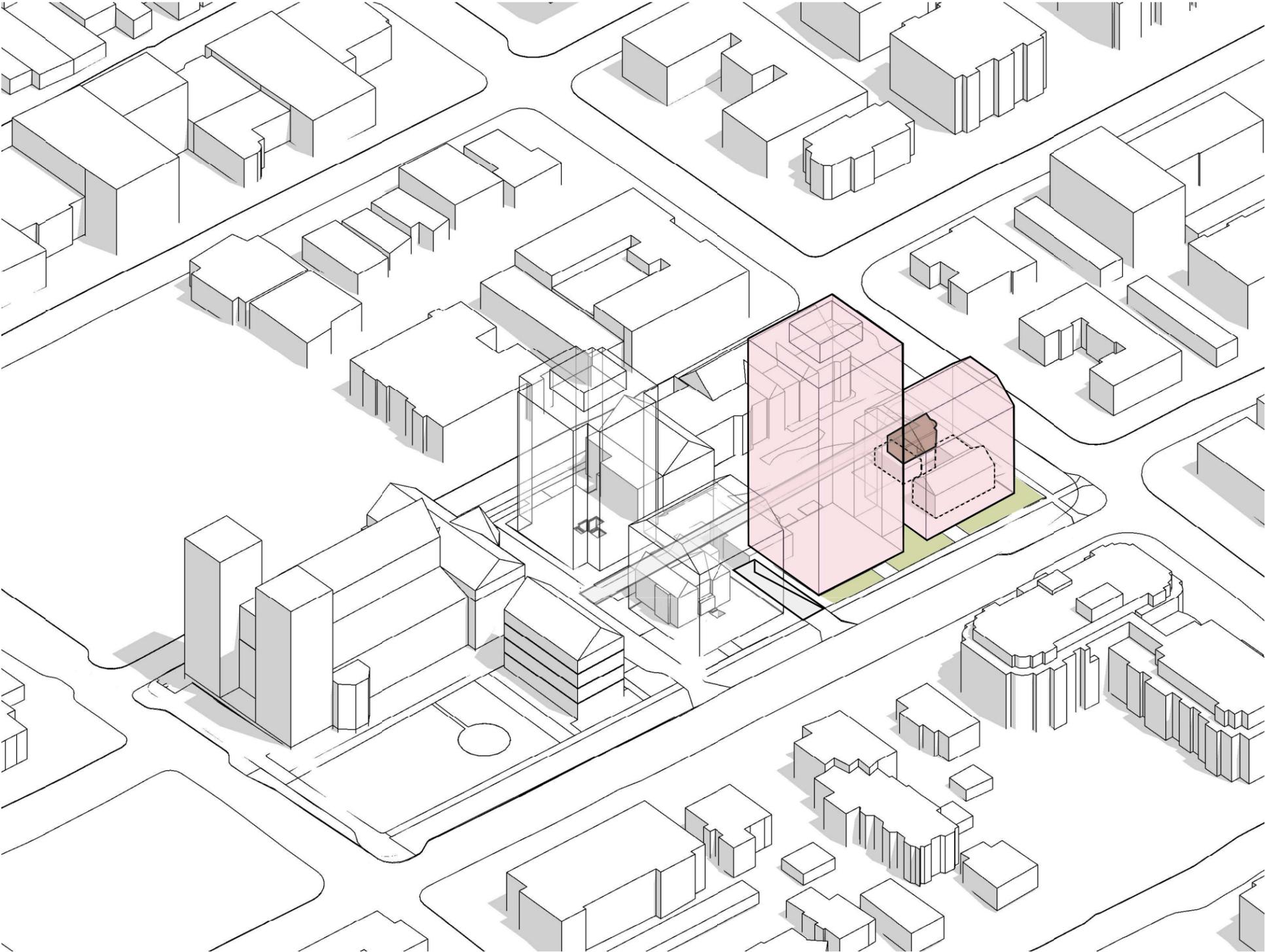
The proposed landscape plan south of Memorial Hall includes a new playground and green space that would proceed as part of the redevelopment of Q4.



OVERVIEW | Q4

Quadrant 4 (Q4) has fewer contingencies than any of the other quadrants making it one of the most flexible sites. Yarrow Chapel is to be maintained and the non-designated archive addition is to be demolished to create space for the construction of the southeast high-rise on the site. Following the removal of the archive building, excavation for the below grade parking can commence.

The development envelope for the site allows for either two buildings - a mid-rise and a high-rise - or one single development on the quadrant to anchor the entire Cathedral site. Construction of the Memorial Mews will contribute to cross site pedestrian access.



DEPENDENCIES | Q4

1. YARROW CHAPEL

The development of either the north-west high-rise or the south-west block are dependent on the development of the parkade below. As such, development of either building cannot begin until the parkade has been built. The parkade can't be built until the Deanery is relocated.

2. SCHOOL LEASE NEGOTIATIONS AND PORTABLES

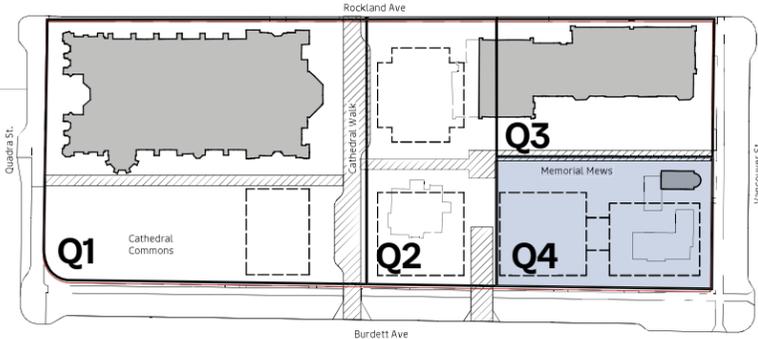
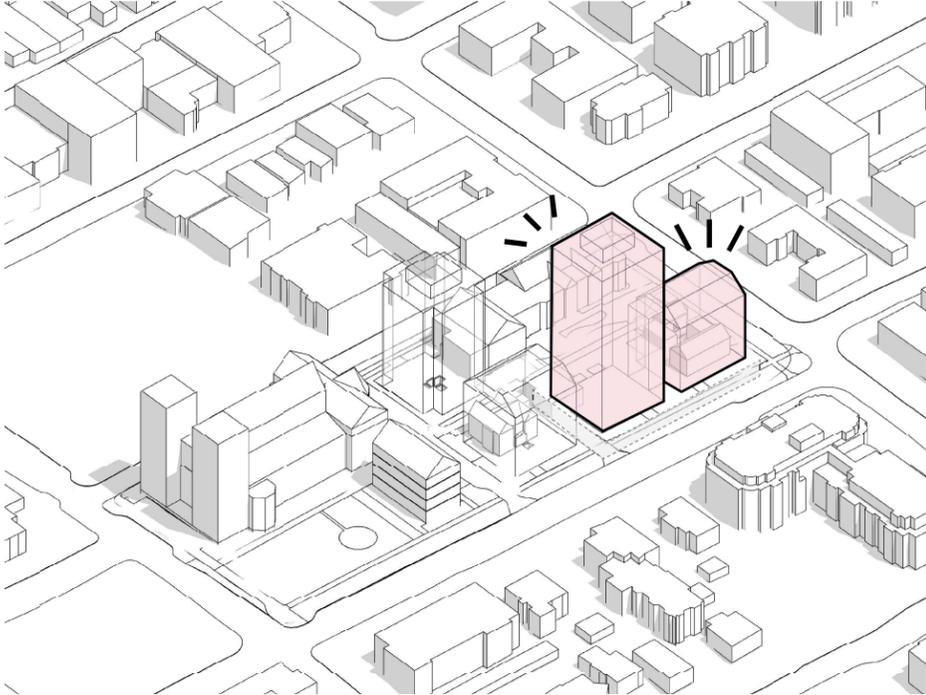
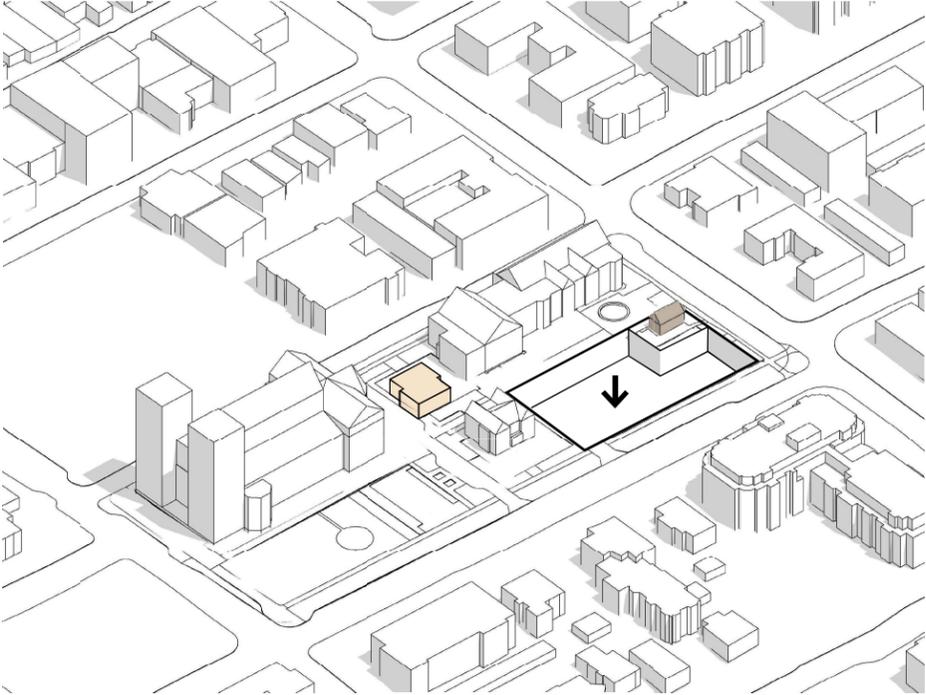
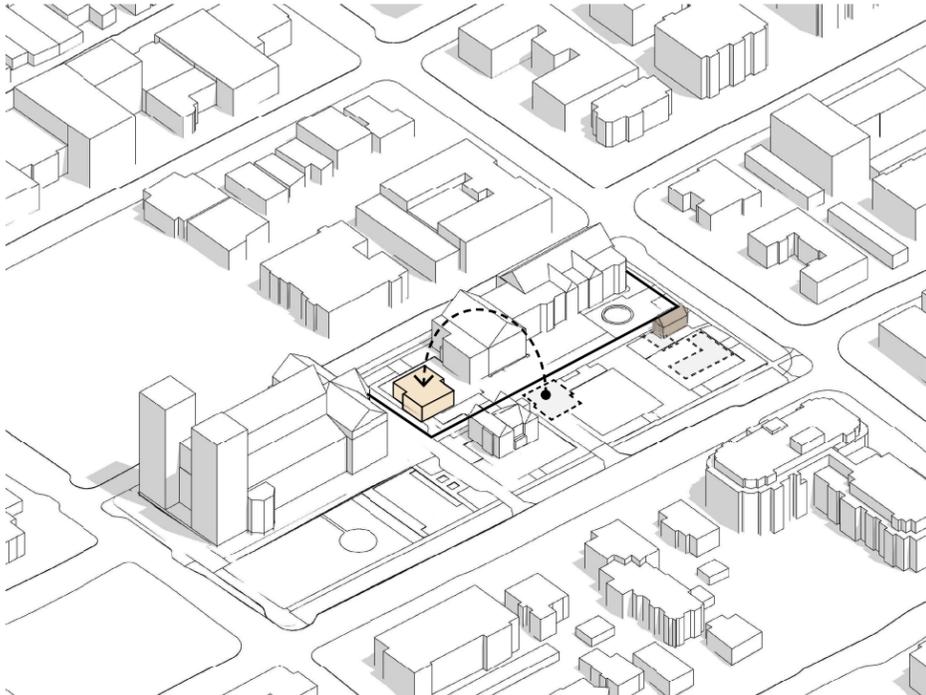
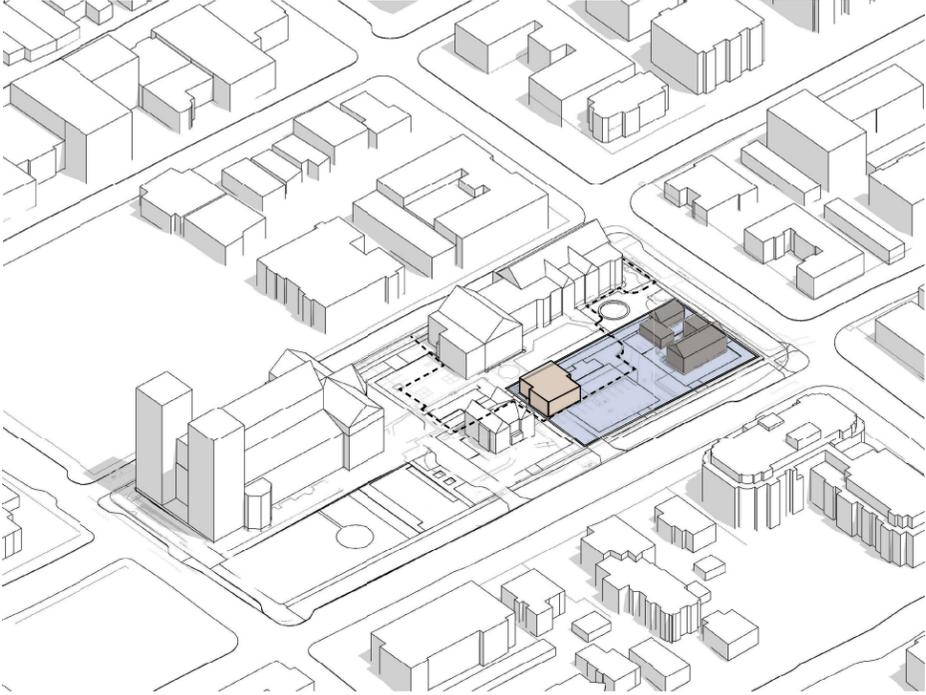
Currently the school's temporary portables and existing outdoor play space occupy part of Quadrant 4. Renegotiation of school Lease agreement and extents of school grounds are required for the redevelopment of the site.

3. PARKADE

Prior to construction of proposed buildings a below grade parkade is to be constructed. Extents of parking are dependent on soil type, existing tree root zones that are to be protected and shoring requirements of Yarrow Chapel.

4. SE TOWER AND SE BLOCK

New structures to be constructed on top of parkade. Location of vertical cores is contingent on parkade layout below.



LANDSCAPE AND OPEN SPACE STRATEGY

LANDSCAPE MASTERPLAN

The landscape masterplan design for Cathedral Hill will focus on three primary areas including public domain renewal, pedestrian connectivity and urban canopy cover including greenway extensions. The overall precinct shall be upgraded to uniform materials strengthening the sites visual and physical character while providing an identity lending itself to surrounding existing and future developments. Visitors to the space will experience connections to nature as well as historical connections to the site's previous uses and landscapes of the past. Users will also be able to experience proposed open space features, allowing for passive and recreational use carefully placed throughout the site to invite meandering and gathering with encouragement for organised social community events throughout the year. Existing historical buildings shall be respected with formal open space plans, while proposed residential and commercial edges will be provided with elements of privacy and visual character to distinguish public vs private use throughout the site. Although we will see what might seem to be a large removal of existing trees, a thoughtful approach to introducing trees back on to the site will be a priority, with a focus on healthy growing environments to ensure maximum canopy cover and protection of other significant canopies beyond proposed construction. Underlining these large canopies will be swathes of local and indigenous plant communities that will seek to support existing greenways while showcasing the site's previous landscape typology and increasing biodiversity around Cathedral Hill.

Refer to Gye and Associates Tree Management Plan for removed trees.

LEGEND

- 1 Cathedral Entry
- 2 Cathedral Commons
- 3 Rockland Ave Greenway
- 4 Yarrow Chapel
- 5 Passive Chapel Courtyard
- 6 On Site 45 deg Parking
- 7 Active Amenity Patio
- 8 Passive Central Courtyard and Signage
- 9 Pedestrian Mews
- 10 Public Amenity Patio
- 11 Children's Playground
- 12 Private Patios
- 13 Private Amenity Spaces
- 14 Biofiltration/Rain Gardens



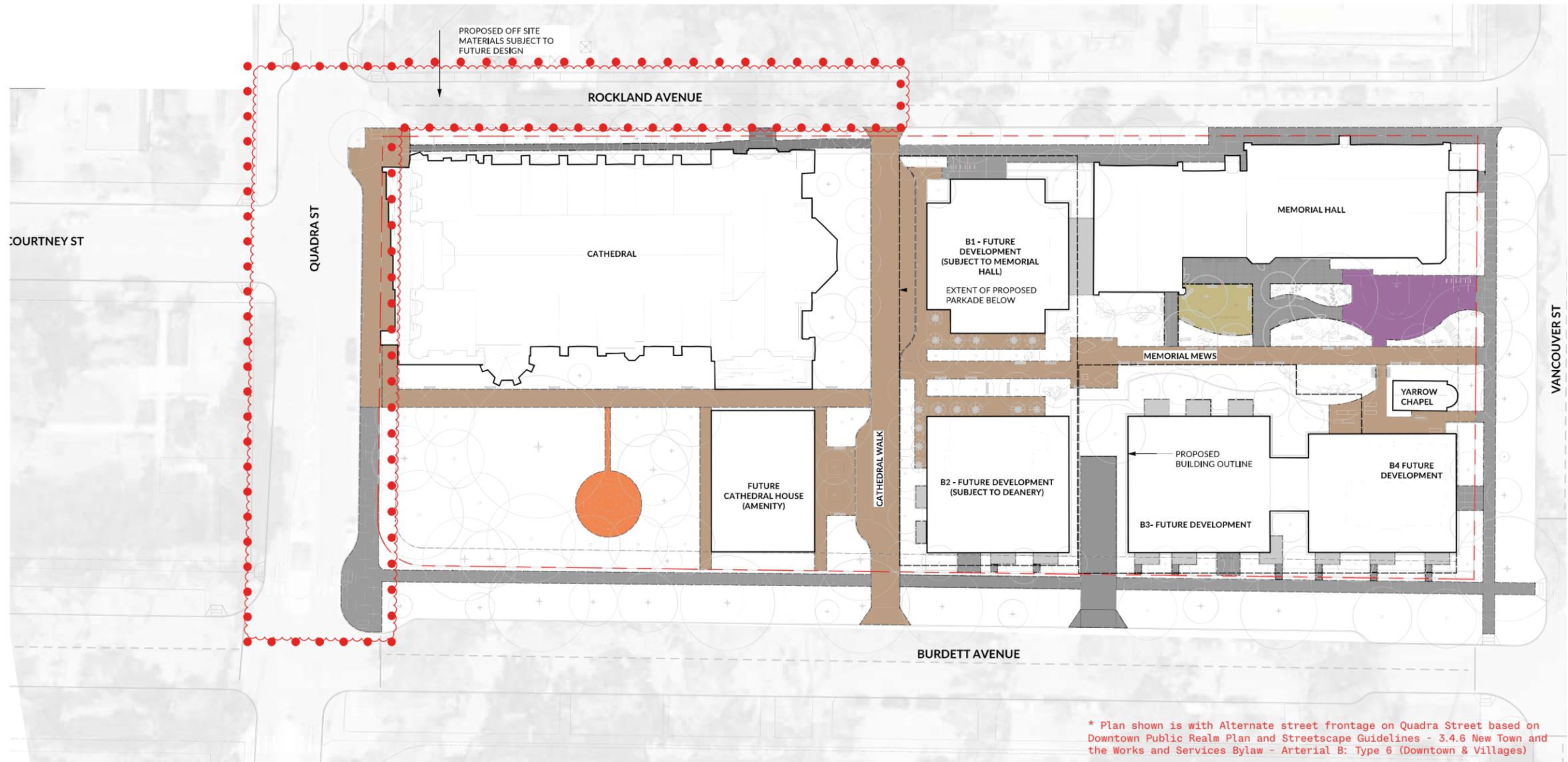
Shown at 1:1000

* Plan shown is with Alternate street frontage on Quadra Street based on Downtown Public Realm Plan and Streetscape Guidelines - 3.4.6 New Town and the Works and Services Bylaw - Arterial B: Type 6 (Downtown & Villages)

MATERIALS

MATERIALS LEGEND

KEY	DESCRIPTION
	CIP Concrete
	Concrete Pavers
	Existing Materials
	Stone Paving
	Bark Mulch
	Coloured Concrete



* Plan shown is with Alternate street frontage on Quadra Street based on Downtown Public Realm Plan and Streetscape Guidelines - 3.4.6 New Town and the Works and Services Bylaw - Arterial B: Type 6 (Downtown & Villages)

MATERIAL PRECEDENTS

STONE PAVING



Sett paving to be used when delineating shared zones.

CIP CONCRETE PAVING



Scored borom finished concrete paving.

CONCRETE PAVERS



COLOURED CONCRETE



Children's play areas

BARK MULCH



PUBLIC REALM MATERIALS AND PROPOSED WORKS

Hardscape: On site, stone paving shall be introduced into all public realm areas to align with the City of Victoria's goals in using high-quality, durable and cohesive materials. Offsite works will include upgrades to existing CIP concrete pathways to improve legibility and connectivity helping to support multi-modal access to and throughout the site. The public realm shall extend Victoria's historic and cultural significance through the use of locally sourced materials including granite, marble and sandstone. Existing and proposed planting shall be supported by upgrades to all existing curbs and boulevards.

Site Furnishing: All site furnishing shall include the use of locally sourced stone to further support the use of high-quality, durable and cohesive materials and will adopt a standardized approach to off the shelf furniture selection to respond to the City's cohesive aesthetic and character.

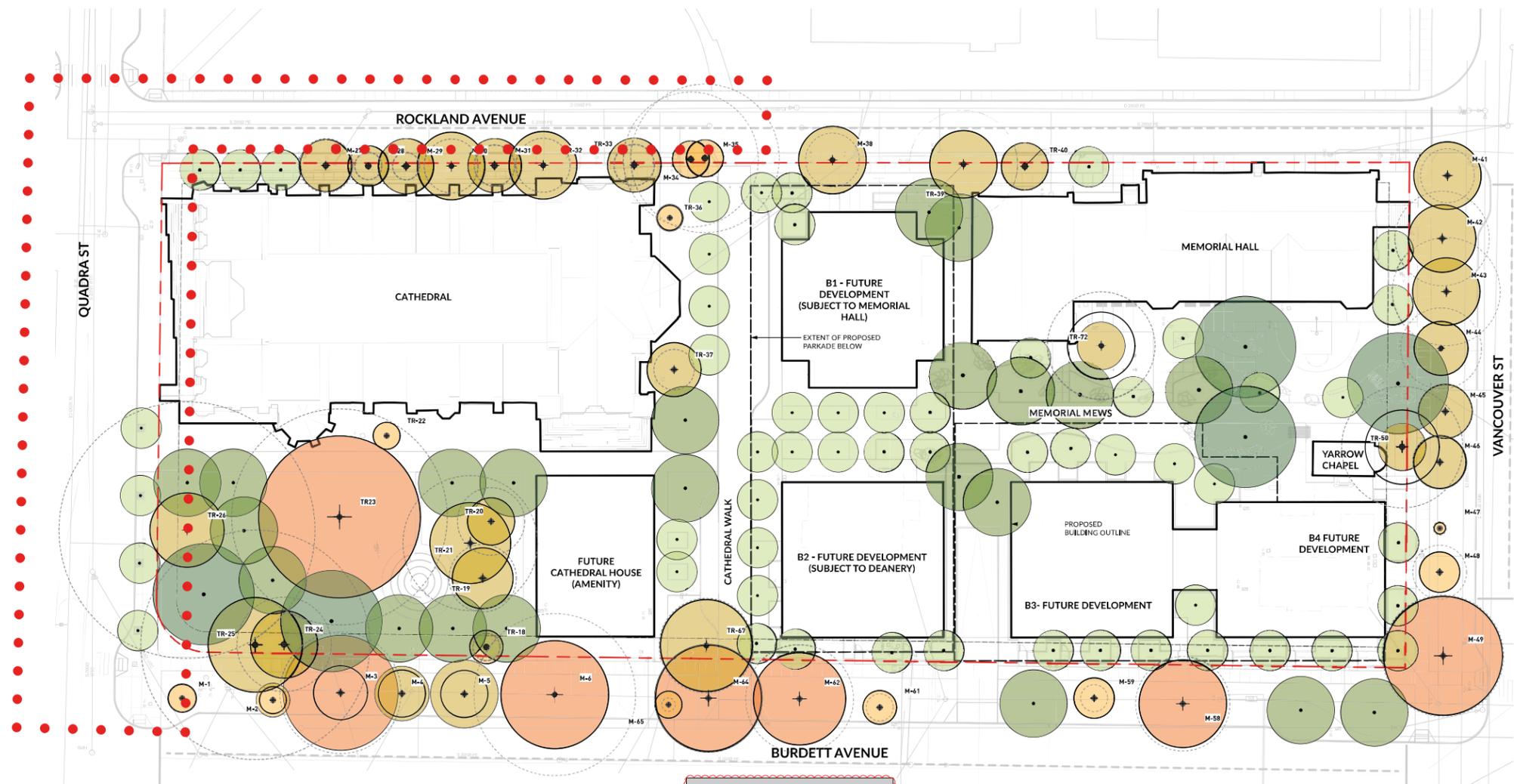
Public Realm Areas: The public realm will consist of a network of open plazas as well as intimate gathering spaces along proposed commercial retail edges within different thoroughfares. These areas will also feature opportunities for permeable surfaces including permeable paving and extensive and connected rain gardens to help protect water quality, increase resiliency and reduce stormwater runoff from the site.

Proposed Private Areas: Private areas will be designed using a combination of high quality materials with the intent of both harmonising the spaces with it's surrounding context and creating an identity to help distinguish these spaces from public use and access. When appropriate, private areas will explore options for stormwater management including permeable pavers and infiltration beds/raingardens.

TREE REPLACEMENT PLAN

Proposed Tree Summary	
Proj. #23042 CHRIST CHURCH CATHEDRAL PRECINCT	
Total Site Area:	13,630.36 sqm
Total Number of Trees - On Site Required:	68
Total Number of Trees - On Site Overall:	98
Existing Tree - Small	3
Existing Tree - Medium	19
Existing Tree - Large	1
Proposed Tree - Small	51
Proposed Tree - Medium	19
Proposed Tree - Large	5
Total Number of Trees - On Site Proposed:	75
Total Number of Trees (Municipal) - Off Site Overall:	31
Existing Tree - Small	9
Existing Tree - Medium	9
Existing Tree - Large	6
Proposed Tree - Small	4
Proposed Tree - Medium	3
Total Number of Trees (Municipal) - Off Site Proposed:	7
Total Number of Trees Overall:	129

By Law Tree Summary (CoVic)	
Proj. #23042 CHRIST CHURCH CATHEDRAL PRECINCT	
Total Number of Trees Overall:	74
Total Number of Trees Retained:	47
Municipal Trees	24
Bylaw Trees	11
Non Bylaw Trees	12
Total Number of Trees Removed:	27
Municipal Trees	2
Bylaw Trees	20
Non Bylaw Trees	5



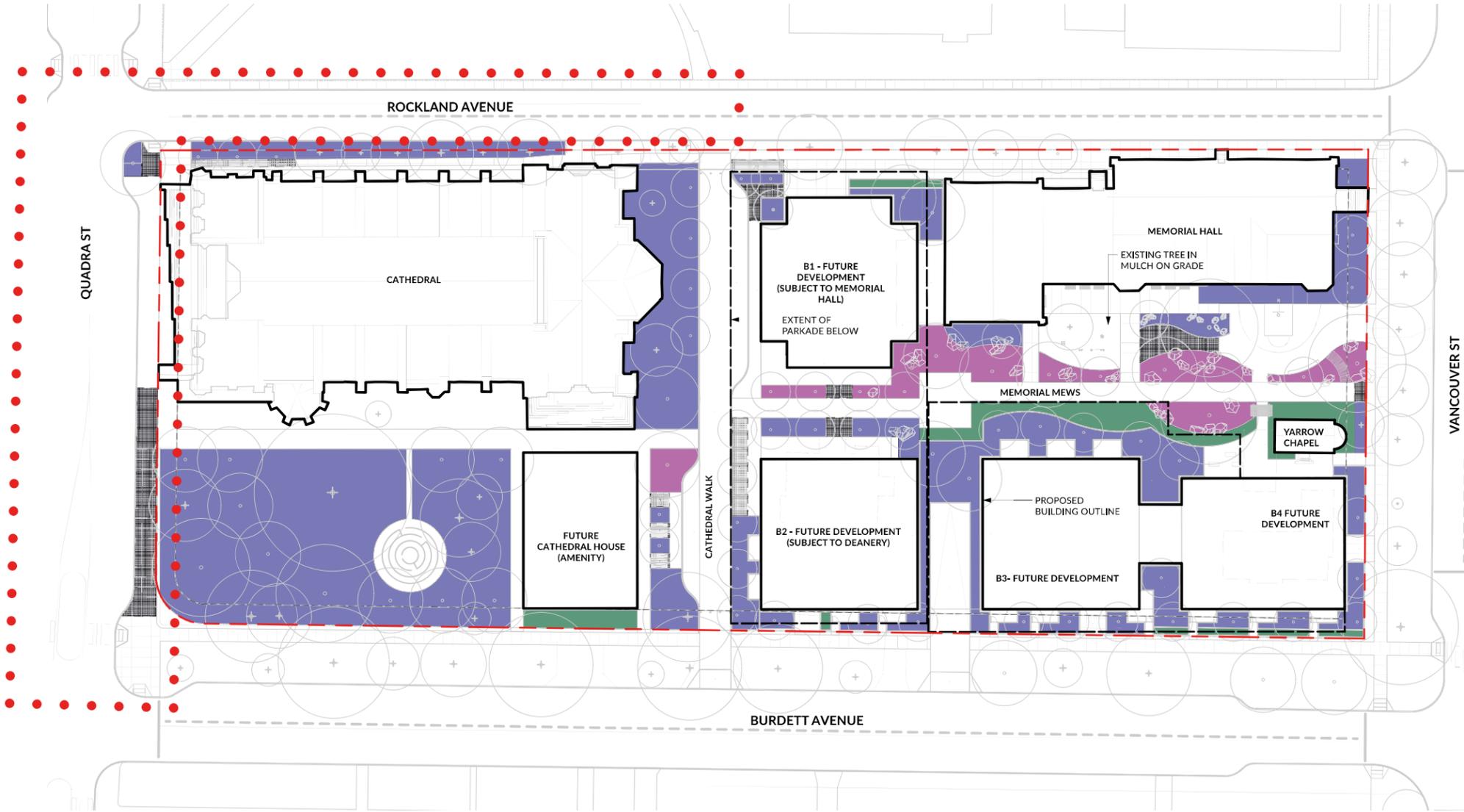
* Plan shown is with Alternate street frontage on Quadra Street based on Downtown Public Realm Plan and Streetscape Guidelines - 3.4.6 New Town and the Works and Services Bylaw - Arterial B: Type 6 (Downtown & Villages)

PROPOSED TREES LEGEND					
Information shown is for coordination and reference only. Refer to Arborist Report for detail information.					
KEY	DESCRIPTION	KEY	DESCRIPTION	KEY	DESCRIPTION
	Existing Tree - Large		Existing Tree - Small		Proposed Tree - Medium
	Existing Tree - Medium		Proposed Tree - Large		Proposed Tree - Small



SOIL DEPTH PLAN

SOIL DEPTH LEGEND	
KEY	DESCRIPTION
	Soil Depth - 450mm
	Soil Depth - 900mm
	Soil Depth - Biofiltration Medium 900mm
	Soil Depth - Soil Cell - 750mm



PROPOSED SOIL DEPTHS

To ensure proposed trees are provided with the best opportunities for healthy mature growth and canopy spread, soil depth and soil volume minimum dimensions are required. All proposed trees shall be provided (min) 900mm depth of soil. As per the City of Victoria's Tree Protection By Laws, all existing and proposed trees must conform with the below:

- Trees on ground (excluding exposed bedrock) soil volume shall be calculated at 1 cu m x 1.0
- Trees on structure shall be calculated at the depth of the pit (1 cu m x 0.90 as shown on plans)
- Trees on soil cells shall be calculated at 1 cu m x 0.92
- Trees on structural soil shall be calculated at 1 cu m x 0.20

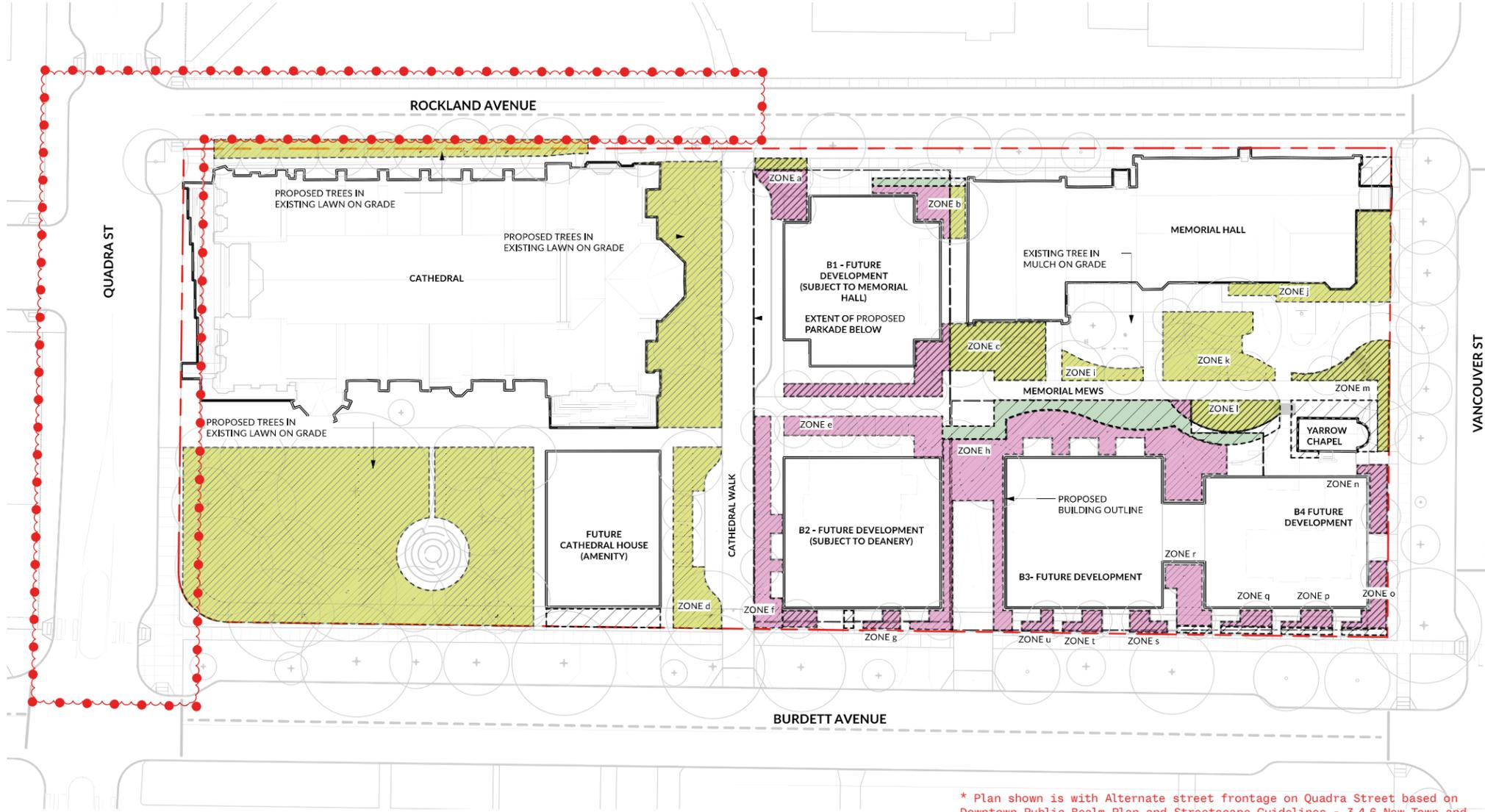
- Large Trees: In isolated pits shall require 35 cu m of soil per tree. In Shared pits shall require 30 cu m of soil per tree.
- Medium Trees: In isolated pits shall require 20 cu m of soil per tree. In Shared pits shall require 15cu m of soil per tree.
- Small Trees: In isolated pits shall require 8 cu m of soil per tree. In Shared pits shall require 6 cu m of soil per tree.

See table on landscape drawing L2.03 for all related calculations.

* Plan shown is with Alternate street frontage on Quadra Street based on Downtown Public Realm Plan and Streetscape Guidelines - 3.4.6 New Town and the Works and Services Bylaw - Arterial B: Type 6 (Downtown & Villages)

SOIL ZONES PLAN

SOIL ZONE LEGEND	
KEY	DESCRIPTION
	Shrubs on Grade
	Shrubs on Slab
	Trees on Grade
	Trees on Slab



* Plan shown is with Alternate street frontage on Quadra Street based on Downtown Public Realm Plan and Streetscape Guidelines - 3.4.6 New Town and the Works and Services Bylaw - Arterial B: Type 6 (Downtown & Villages)

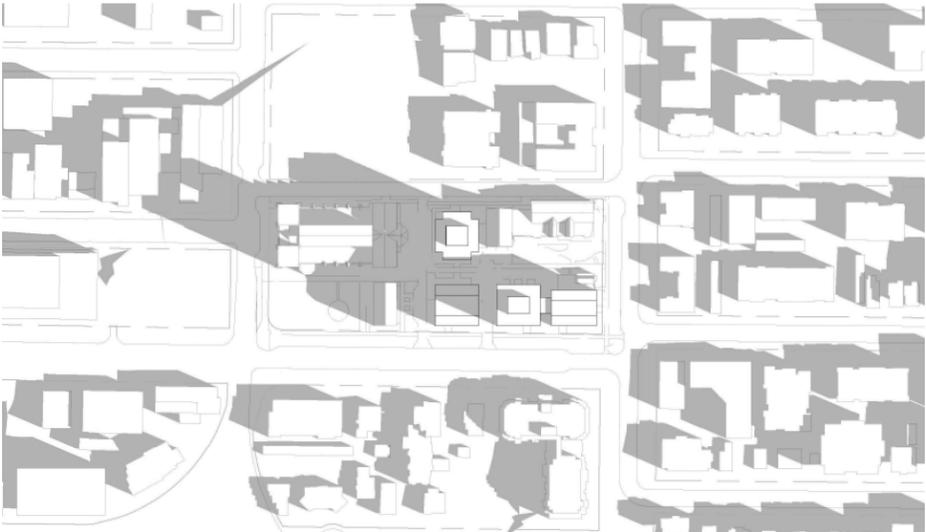
PROPOSED SOIL DEPTH

To ensure proposed trees are provided with the best opportunities for healthy mature growth and canopy spread, soil depth and soil volume minimum dimensions are required. All proposed trees shall be provided (min) 900mm depth of soil. These areas of open landscape in combination with proposed planters on slab may be connected beneath hardscape areas to allow for tree roots to access more soil to help promote healthy mature growth. Soil zones are designated to identify these connected landscapes and surface area and quantities are reflected on the attached soil zone volumes drawing.



SITE ANALYSIS

SHADOW STUDY | REVISED RESUBMISSION, SPRING EQUINOX



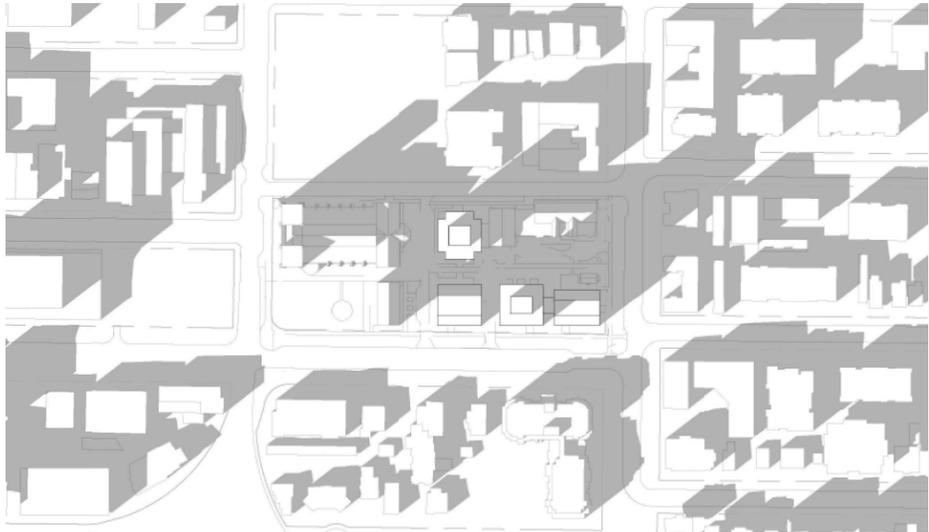
March 19th - 9:00am



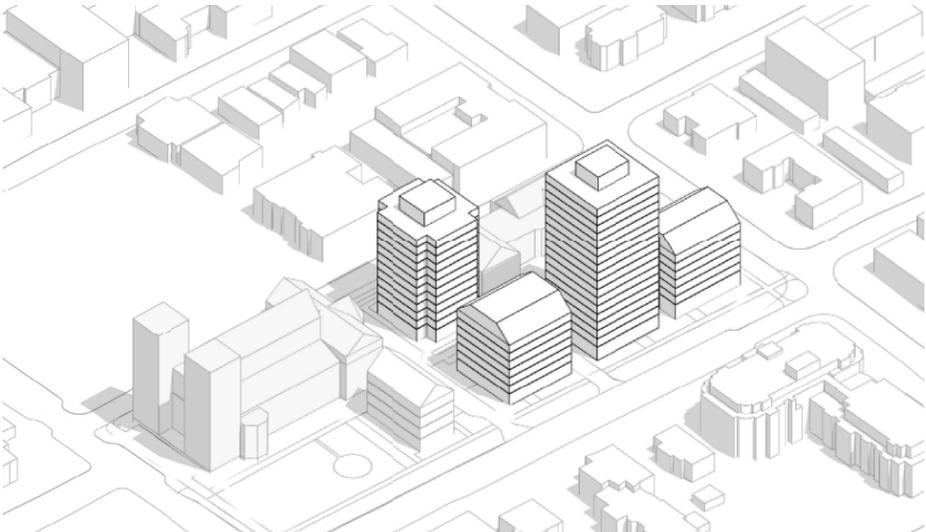
March 19th - 12:00pm



March 19th - 2:00pm



March 19th - 4:00pm



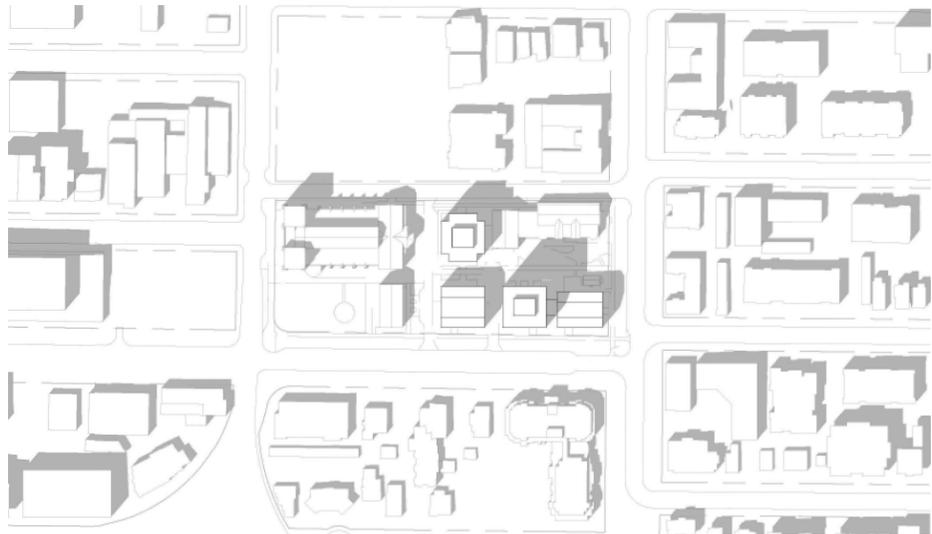
SHADOW STUDY | REVISED RESUBMISSION, SUMMER SOLSTICE



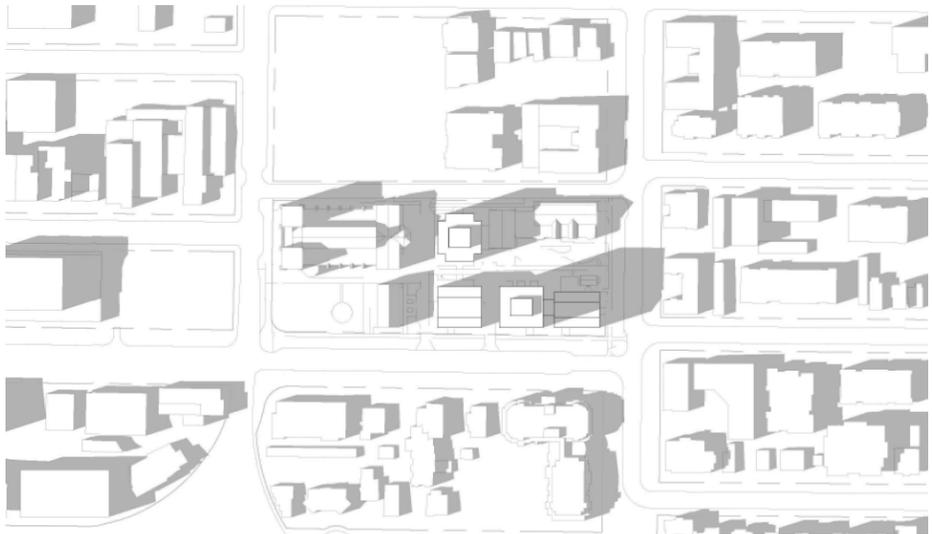
June 20th - 9:00am



June 20th - 12:00pm



June 20th - 2:00pm



June 20th - 4:00pm



VIEW ANALYSIS | HERITAGE LANDMARK BUILDINGS

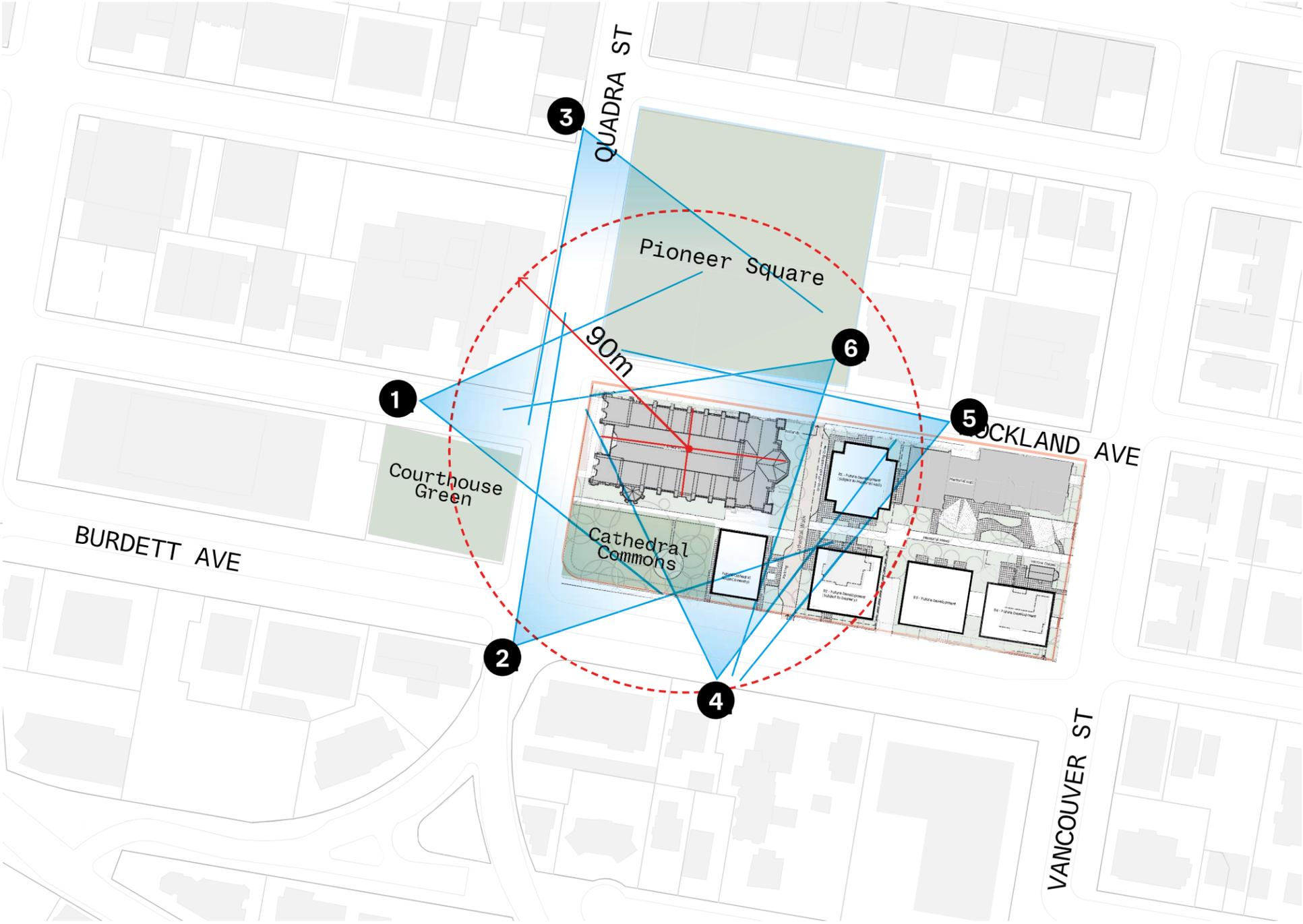
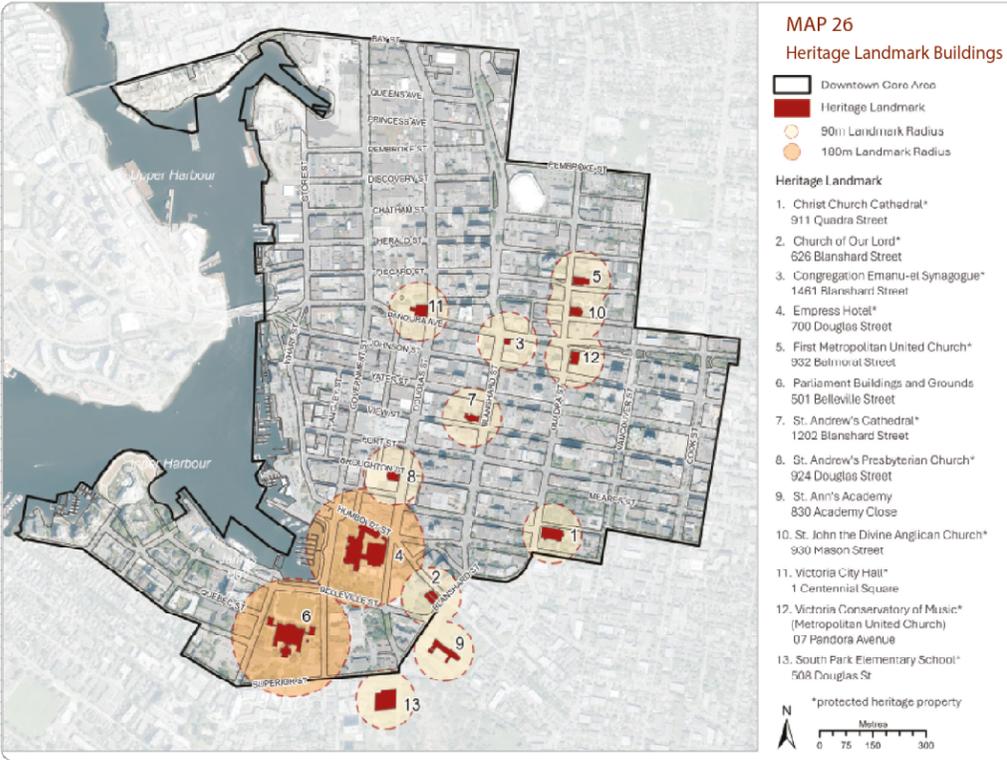
Christ Church Cathedral is a protected heritage property and listed as a city “Heritage Landmark Building” in the Downtown Core Area Plan (2025). As such, special consideration is to be given to development applications located within a 90m radius of the heritage landmark buildings, to ensure that the overall massing of the proposed new buildings does not detract from or obscure the visual prominence and character-defining importance of the heritage building.

The key elements that define the heritage character of Christ Church Cathedral, as documented in the Heritage Conservation Plan (Cummer, 2025) include:

- the bell towers on the west of the building
- the outdoor pulpit to the south
- the flying buttresses
- stained glass windows (historic and modern)
- the front facade rose window

The map to the right shows a 90m radius centered on the face of the Cathedral, and a second radius centered on the Cathedral. The following page shows six views taken from different vantage points around the Cathedral at approximately 90m. These views demonstrate how the green space to the north, south and west of the Cathedral allow for uninterrupted views of the iconic bell-towers from the surrounding streets and green-spaces.

By locating new development on the east half of the site and protecting Cathedral Commons, the views of the bell towers are maintained and celebrated. Furthermore, the addition on Cathedral Walk creates public space for pedestrians to better enjoy the stained glass windows on the east end addition.



VIEW ANALYSIS | HERITAGE LANDMARK BUILDINGS



1. Courtney Street, looking east



2. Quadra and Burdette Ave, looking north-east



3. Quadra and Broughton, south-east



4. Burdett Ave, looking north



5. Rockland Ave at Memorial Hall, looking south-west



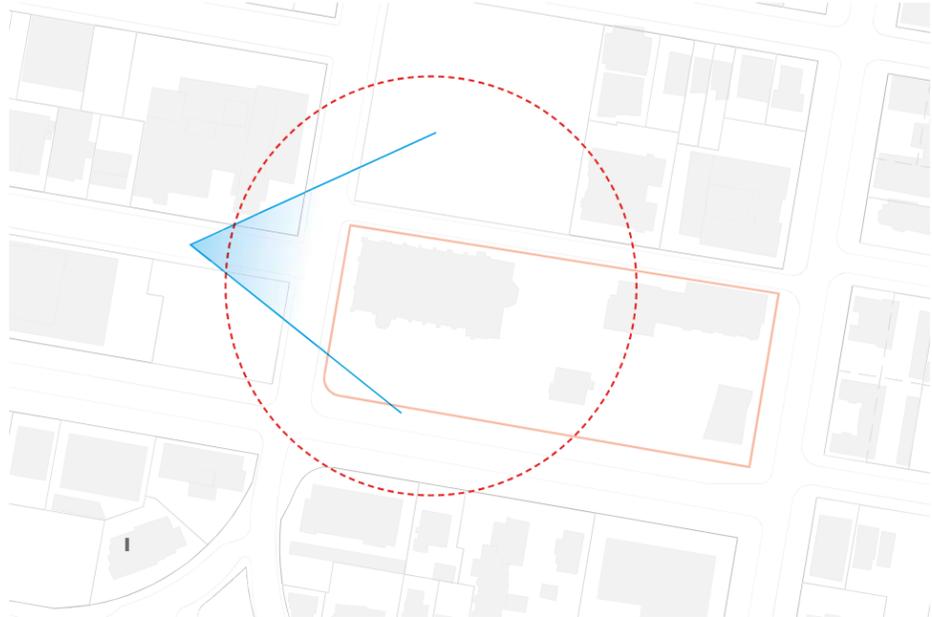
6. Pioneer Square, looking south-west

VIEW ANALYSIS | HERITAGE LANDMARK BUILDINGS

The elevation below shows how the new 12 storey building, B1, located directly behind the Cathedral, is hidden behind the Cathedral when looking down Courtney Street.

The view on the right shows that development does not compete with the Cathedral if its located on the east half of the site.

Refer to Appendix A: Street Views for additional view analysis with alternate massing options.



1. Courtney Street, looking east



VIEW ANALYSIS | PROPOSED MASTERPLAN



1. Courtney Street at Blanshard, looking east



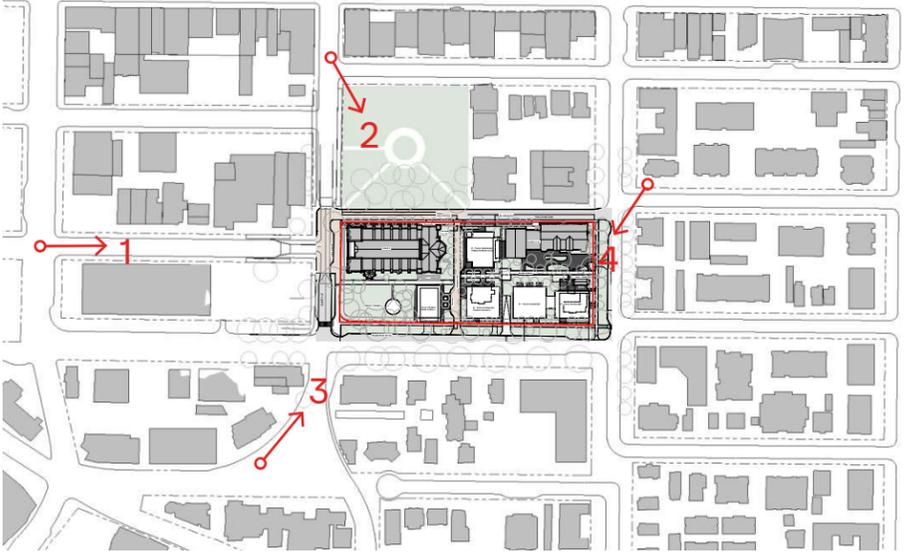
2. Quadra Street, looking south



3. Rupert Street, looking north

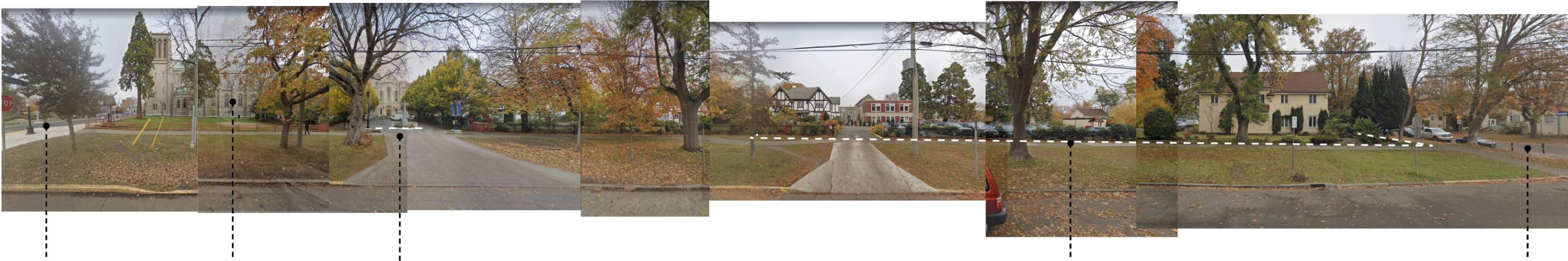


4. Rockland Avenue, looking south



STREET VIEW | BURDETT AVENUE ELEVATIONS

CATHEDRAL SITE



Quadra St. Christ Church Cathedral Future Amenity Building Future Development Site Vancouver St.

NEIGHBOUR SITES ELEVATION



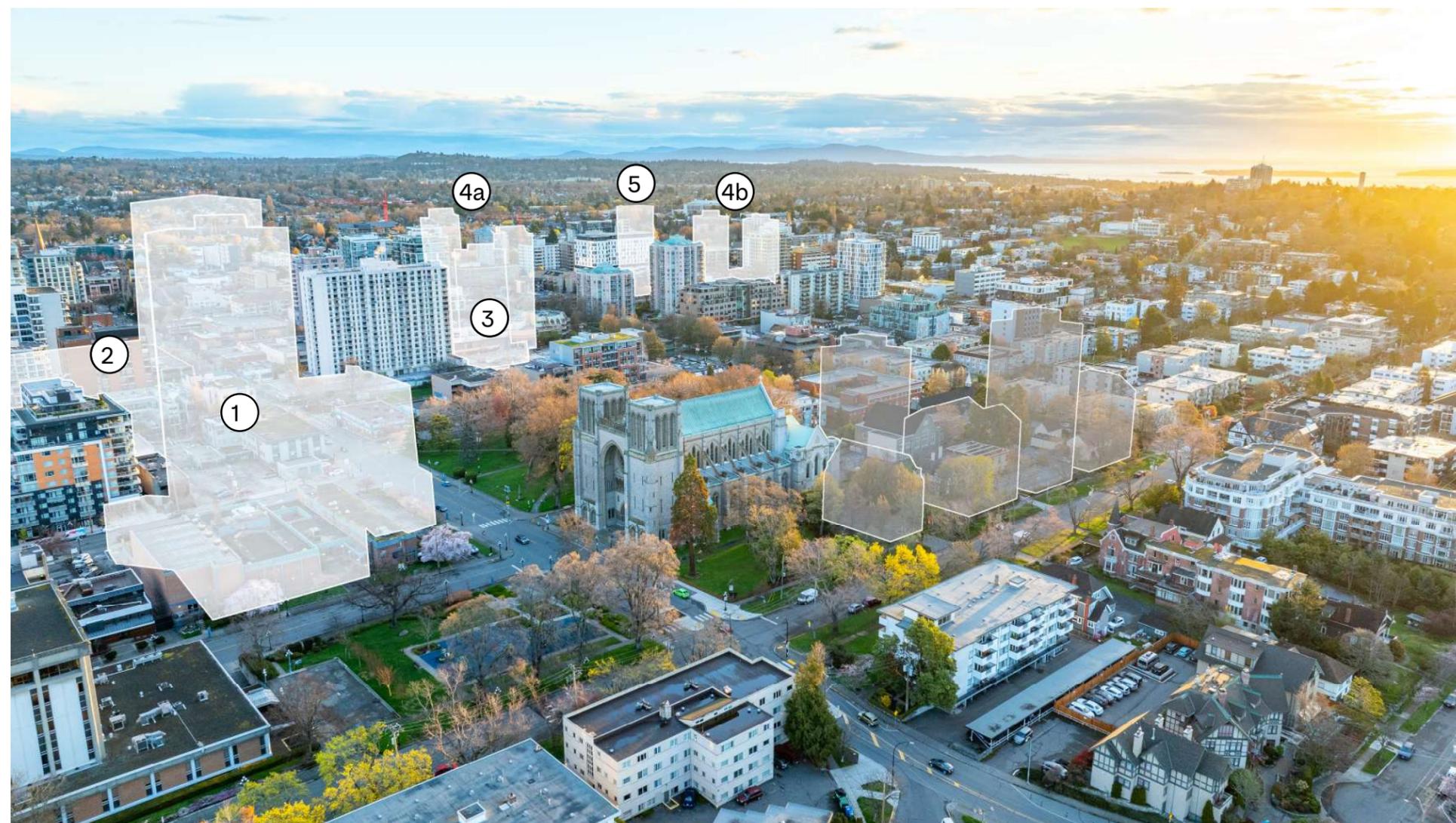
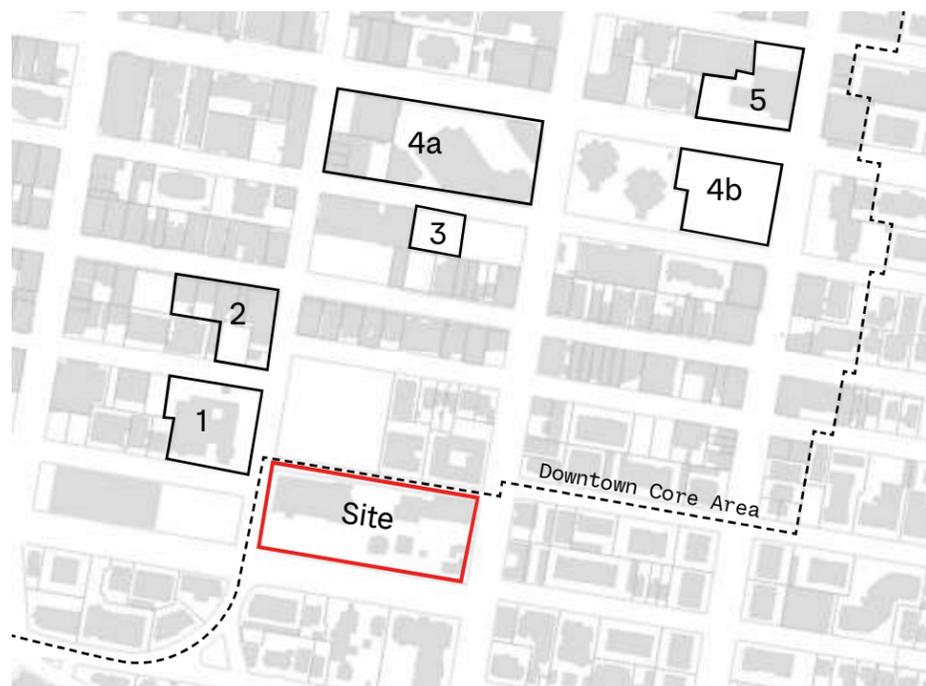
Vancouver St. Front Context of Future Development Site Cecil Roberts House Quadra St.

SKYLINE ANALYSIS | NEARBY DEVELOPMENTS

The City of Victoria is set to have significant changes to its skyline in the next 10 years as numerous towers have received or are close to receiving council approval and are set to begin construction. Cathedral Hill sits right on the edge of the Downtown Core Area where these developments are located. The proposed building heights of Cathedral Hill at 18, 12 and 8 storeys are in line with the upcoming developments in the immediate neighbourhood. Furthermore, the proposed 2.4 FSR for Cathedral Hill is significantly lower than the nearby proposed developments, some of which exceed 7.0:1 FSR.

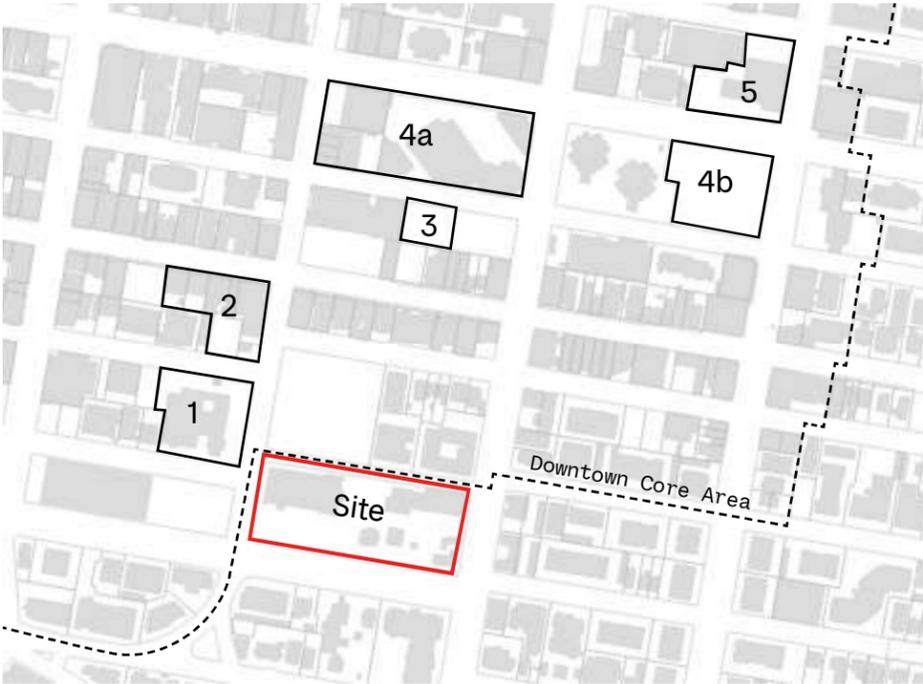
1. 851 Broughton St. - 26 and 11 storeys (5.0 FSR) - **Submitted**
2. Parc, 846-856 Broughton Street - 10, 11 and 27 storeys (6.48 FSR) - **Submitted**
3. 937 View Street - 23 storeys (7.86 FSR) - **Submitted**
- 4a. Harris Green Village, 900 Yates Street - 28, 29, 32 storeys (6.0 FSR) - **Approved**
- 4b. Harris Green Village, 1045 Yates Street - 20, 21 storeys (6.2 FSR) - **Approved**
5. 1050 Yates St. - 25 and 15 storeys (7.42 FSR) - **Approved**

(Figures based on the most recent documents available on the CoV Development Tracker)

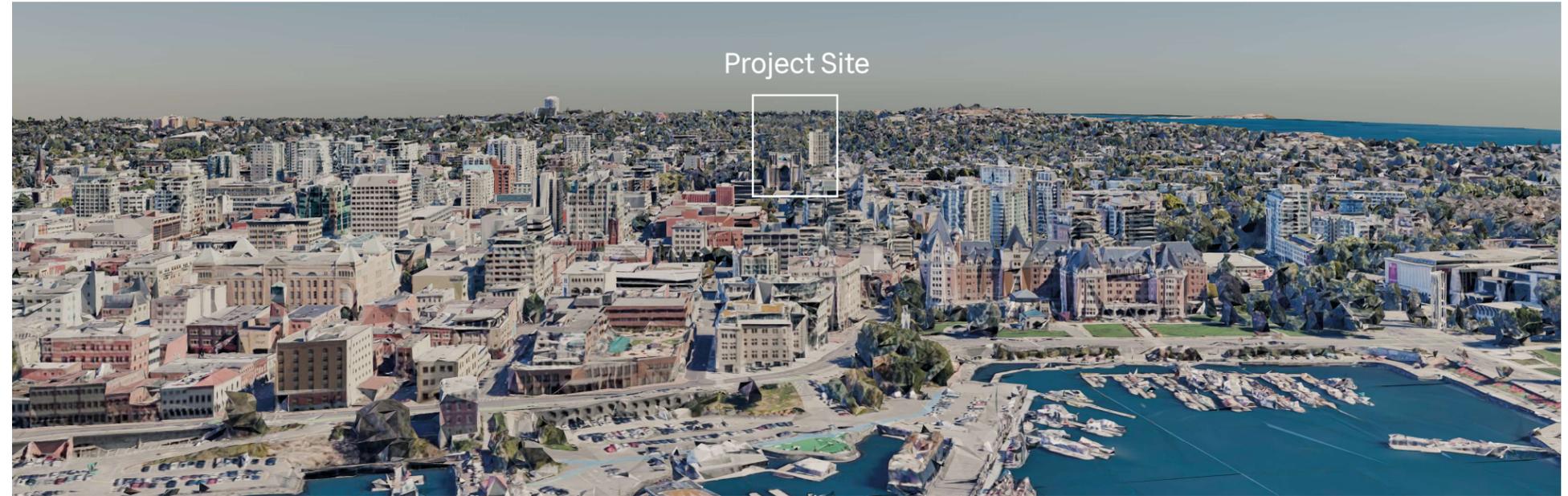
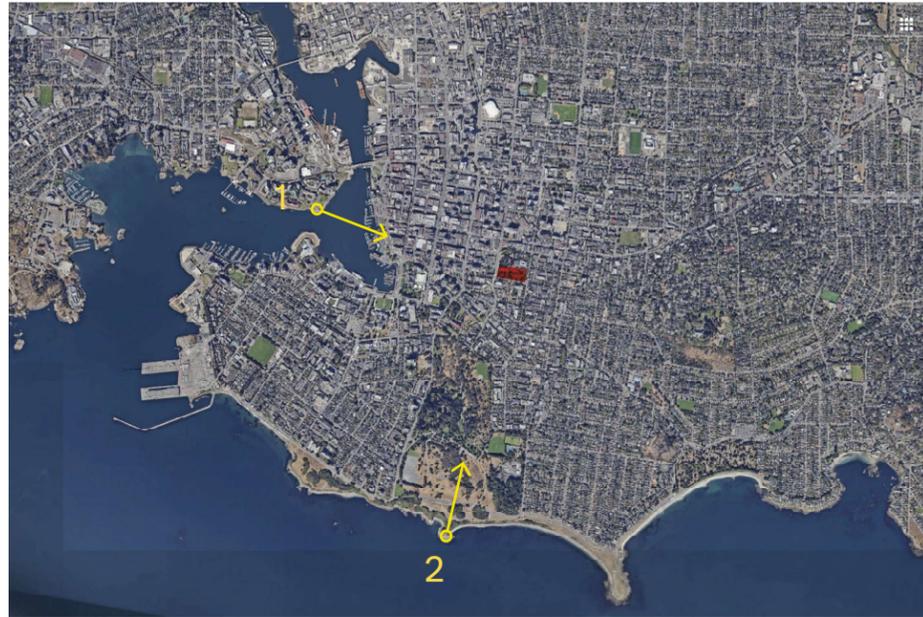


SKYLINE ANALYSIS | NEARBY DEVELOPMENTS

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SKYLINE ANALYSIS

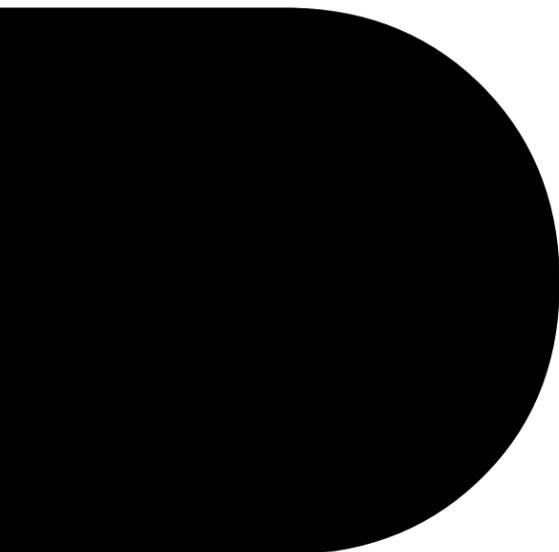
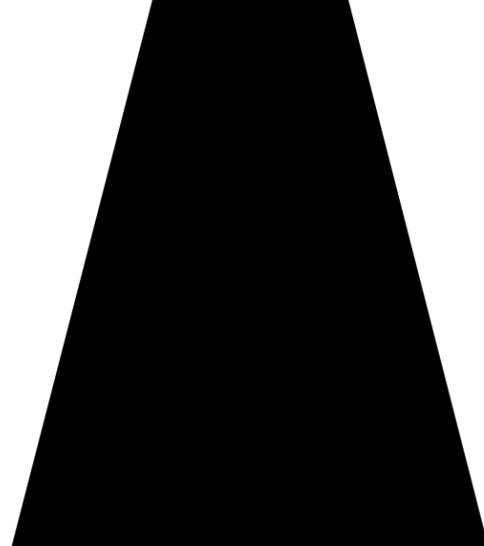


1. Victoria Harbour Skyline



2. View from Finlayson Point Beach

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