

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



Contour interval = 0.25m
PID: 023-868-082

NOTE:
Lot dimensions may vary upon completion of a comprehensive legal survey.
Geodetic elevations shown are based upon observations to geodetic control monuments 9-39 (Elevation=23.66m) and 9-40 (Elevation=26.89m).

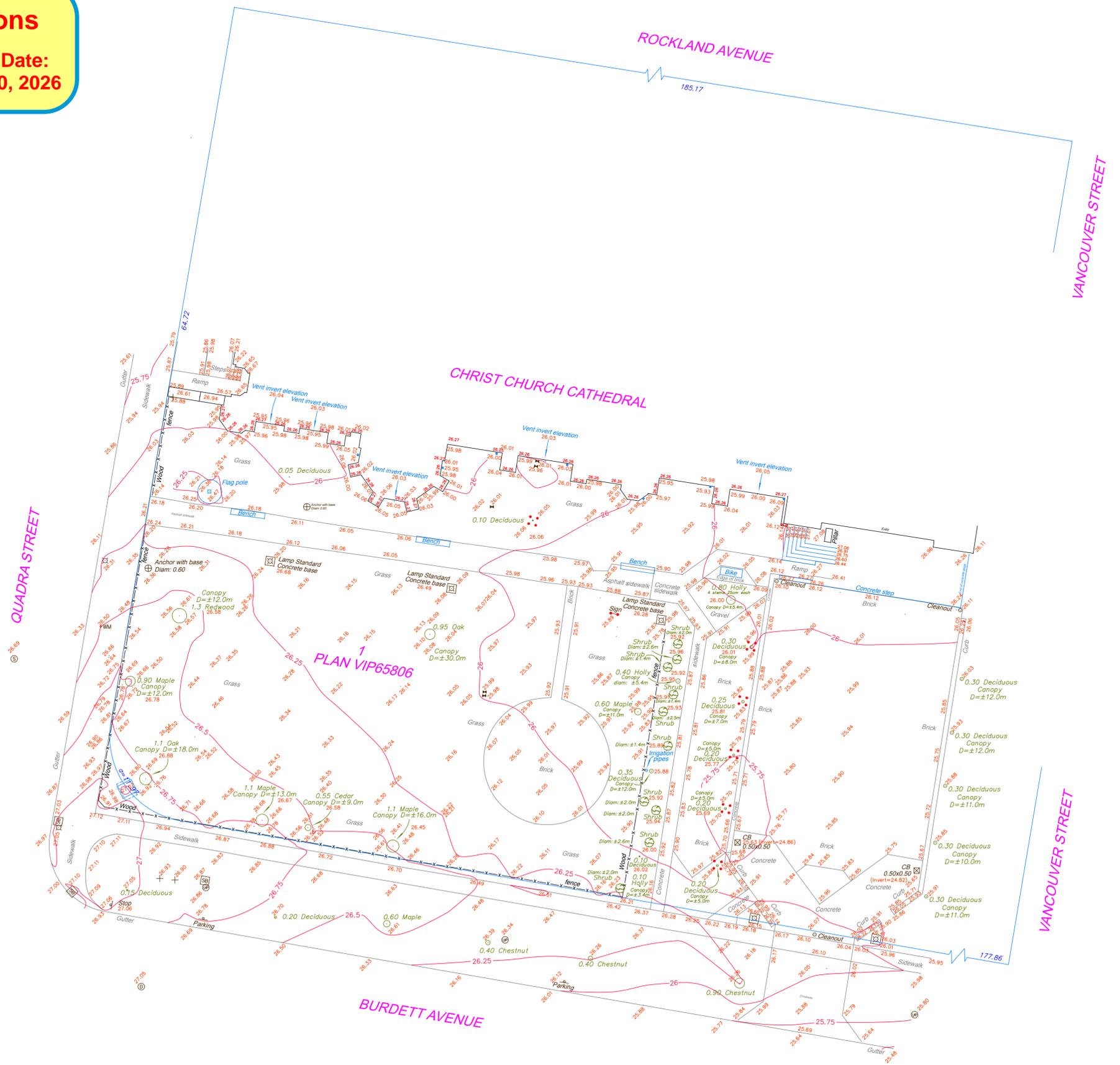
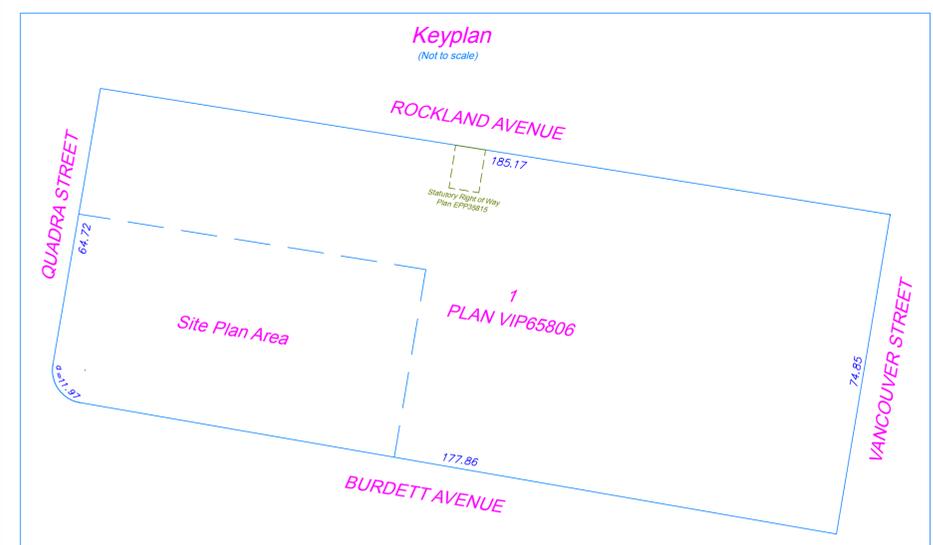
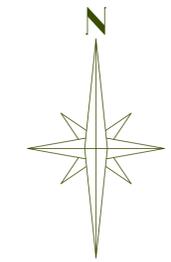
Catch basin inverts are to the base of the basin
This plan is for building design & permit purposes only and is for the exclusive use of our client. This plan shall not be used to define property lines or property corners. Unregistered interests have not been included or considered.

- LEGEND**
- #### Denotes building perimeter smooth stone elevation
 - ##### Denotes ground elevation
 - ⊙ Denotes drain manhole
 - ⊕ Denotes sewer manhole
 - ⊕ Denotes water meter
 - ⊕ Denotes anchor with concrete base
 - ⊕ Denotes utility pole
 - ⊕ Denotes anchor
 - ⊕ Denotes lamp standard
 - ⊕ Denotes service box
 - ⊕ Denotes street sign
 - ⊕ Denotes irrigation valve
 - ⊕ Denotes metal guard post
 - ⊕ Denotes shrub
 - 0.35 Oak Canopy D=±30.0m Denotes approximate tree location, diameter, species and canopy diameter

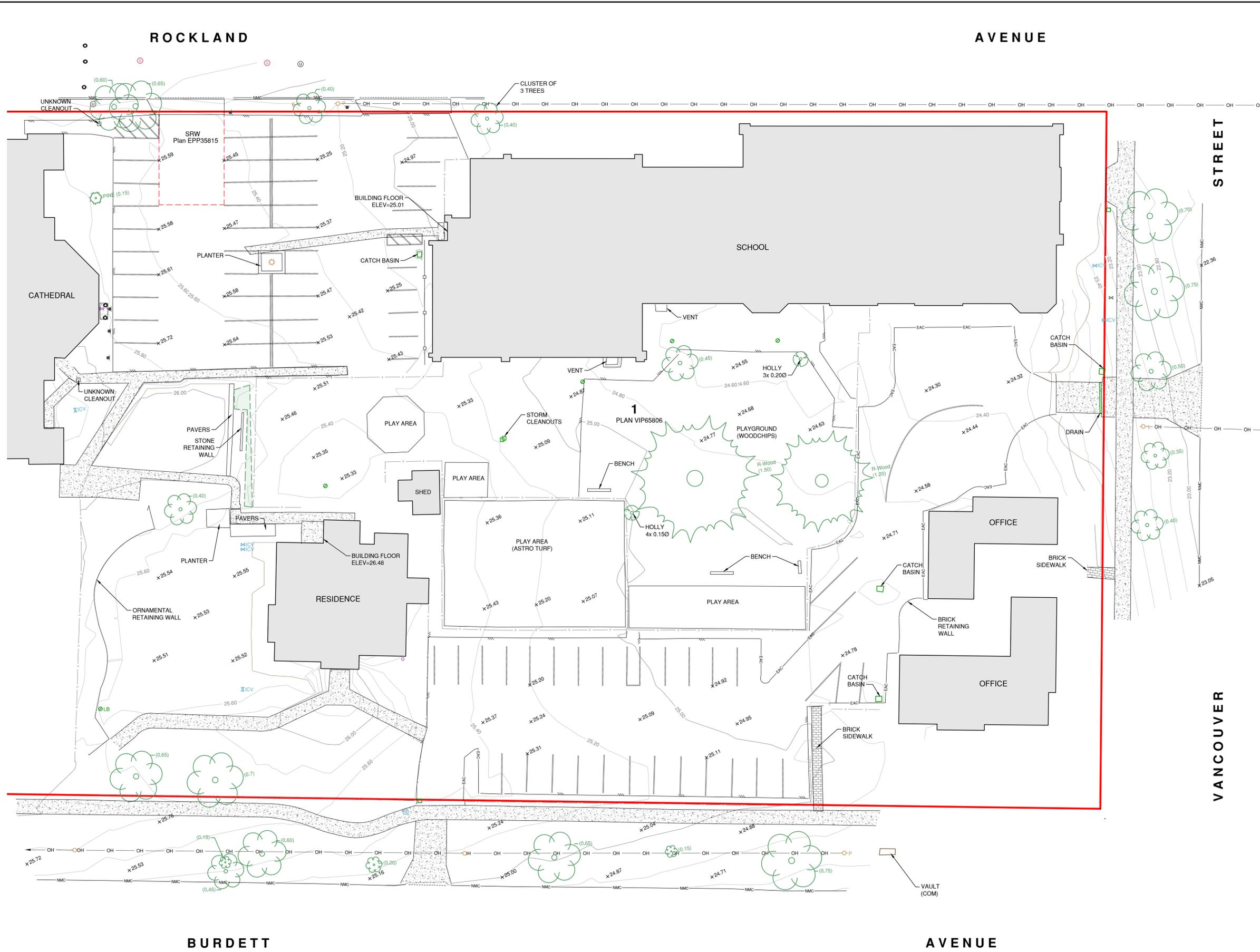
Field survey dated October 29th, November 1st and 8th, 2018.
Civic address: 911 Quadra Street
The parcel is subject to charges:
-Covenant EB36666, EF2927, EG160806 & EK16562
-Statutory Right of Way CA3524272

Revisions

Received Date:
February 20, 2026



File: 9-READ-SP2
Date: November 8, 2018
Island Land Surveying Ltd.
#117-693 Hoffman Avenue
Victoria B.C. V9B 4X1
Tel 250.475.1515 Fax 250.475.1516
www.islandsurveying.ca OC



The intended plot size of this plan is 841mm in width by 594mm in height (ISO A1 size) when plotted at a scale of 1:200

All distances are in metres and decimals thereof.

- LEGEND**
- denotes catchbasin
 - denotes drain
 - denotes drain manhole
 - denotes drain cleanout
 - denotes lawn basin
 - denotes sewer manhole
 - denotes water meter
 - denotes irrigation control valve
 - denotes gas valve
 - denotes gas meter
 - denotes hydro pole
 - denotes hydro pole with light
 - denotes hydro pole with pillar
 - denotes pole anchor
 - denotes streetlight davit
 - denotes lamp pole
 - denotes unknown utility manhole
 - denotes bollard
 - denotes sign
 - denotes fence
 - denotes non-mountable curb
 - denotes curb letdown
 - denotes extruded asphalt curb
 - denotes edge of pavement
 - denotes overhead wire
 - denotes building outline
 - denotes concrete pad
 - denotes spot elevation
 - denotes deciduous tree, species and diameter
 - denotes coniferous tree, species and diameter
 - denotes hedge line
 - denotes property line
 - denotes interest line

Legal Description:
 Lot 1 Christ Church Trust Estate Victoria City Plan VIP65806
 PID: 023-868-082
 Parcel subject to the following charges:
 CA3524272 Statutory Right of Way
 EB36666 Covenant
 EF2927 Covenant
 EG160806 Covenant
 EK16562 Covenant

Date of Field Survey: February 1st & 2nd, 2021.
 Contour interval = 0.2 m.
 Vertical Datum CGVD28 (HTV2.0).
 Tree diameters are taken at breast height. Tree symbols are diagrammatic only to show relative sizes.
 Lot boundaries shown hereon are derived from ties to existing survey evidence and Land Title Office records. Lot boundaries are subject to change upon legal survey.
 This plan represents the best information available at the time of survey. GeoVerra Surveys (BC) Limited Partnership and its employees take no responsibility for the location of any underground conduits, pipes, or other facilities whether shown on or omitted from this plan. All underground installations should be located by the respective authorities prior to construction.
 Building locations from Brad Cunnin Land Surveying dated January 2014.

ISSREV	YYYY-MM-DD	DESCRIPTION	DRN	CHK
0	2021-02-11	ORIGINAL PLAN PREPARED	BKS	MLE

CLIENT:	NUMBER TEN ARCHITECTURAL GROUP
CLIENT REF. NO.:	

PROJECT: CHRIST CHURCH CATHEDRAL LEARNING PAVILION VICTORIA, BC
 PROJECT NO: 21R-00141-00
 SCALE: As-Noted
 DISCIPLINE: GEOMATICS

TITLE:	TOPOGRAPHIC SITE PLAN
DRAWING NO.:	21R-00141-00-SSDS1001-R0
SHEET NO.:	1 OF 1

Project: 21112021 11:18 AM User: Brian.Laughton

Christ Church Cathedral Masterplan

Application Number: REZ00867



Sheet List		
Sheet Number	Sheet Name	Issue Date
A-00-0-000	Cover Page	02/13/26
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A-01-2-002	N-S Site Sections A	02/13/26
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A-01-2-004	Context Sections	02/13/26
A-01-3-011	Site Elevations - North and South	02/13/26
A-01-3-012	Site Elevations - East and West	02/13/26

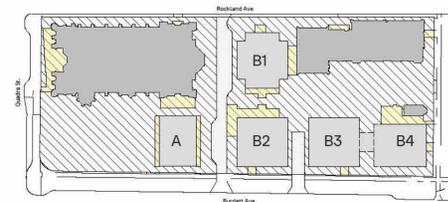
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Project Information Table	
Zone (existing)	CHP-PB Cathedral Hill Precinct (Public Buildings) District
Proposed zone or site specific zone	New Zone
Site area (m2)	13,623 m2
Total floor area (m2)	32,650 m2 (5,350 m2 existing heritage)
Commercial floor 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***

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%
		1,110	0.09	
Commercial	4%-10%	1,110	0.09	4%
		3,270		10%
		24,390m2	1.79	75%
Residential	70%-80% High-Rise Block B1	6,160	0.62	
	Mid-Rise Block B2	3,850	0.20	
	High-Rise Block B3	9,900	0.27	
	Mid-Rise Block B4	4,480	0.51	
		26,120m2		80%
		32,650m2	2.40	100%
				120%

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

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



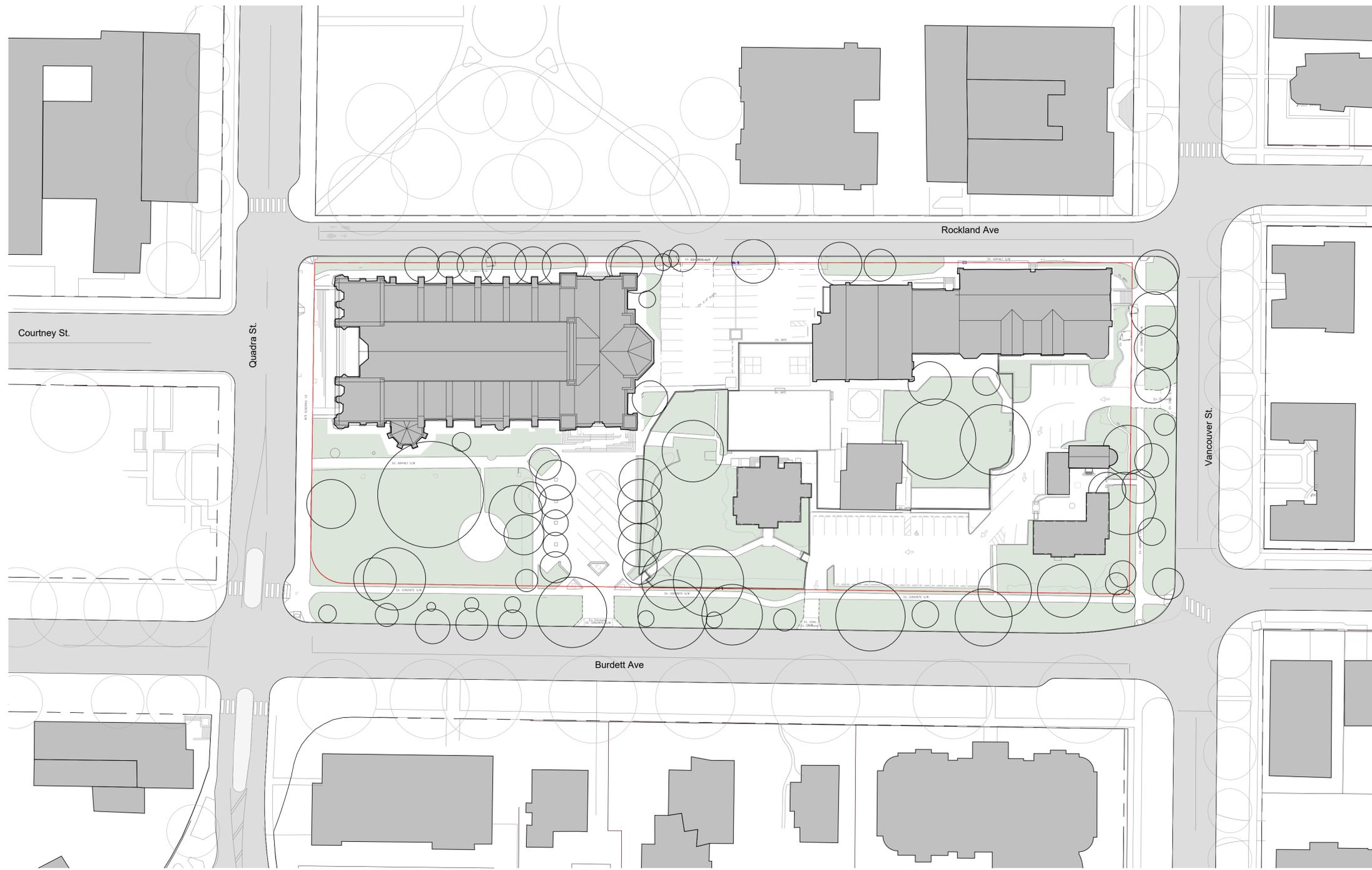
- Existing Buildings (3,384m2)
- New Buildings (2,639m2)
- Decks and Stairs (889m2)
- Parking and Driveway (600m2)
- Open site space (7,128m2)

#	Issued for Reasoning Resubmission 4	13/02/26
#	Submission / Revision Issue	Issue Date
1		

Client Name:
Christ Church Cathedral MP
Project Name:
Victoria Anglican Cathedral MP
Project Address:
930 Burdett Ave, Victoria, BC V8V 3G8
Sheet Name:
Cover Page
Project No.: 3863-C
Scale: 02/13/26
Date: 02/13/26
Drawn: AC
Checked: AC
Sheet No.:

A-00-0-000

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Site Plan Existing
1:500

DESIGNATED HERITAGE BUILDINGS

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

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

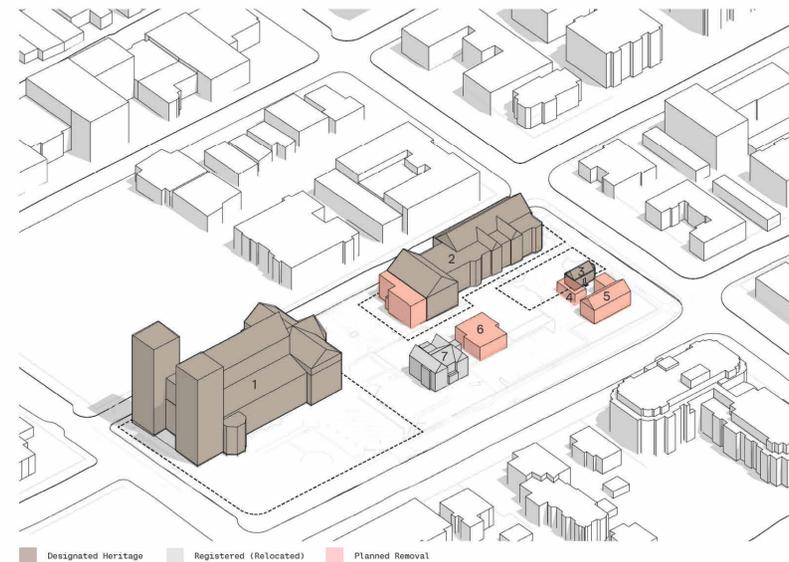
PLANNED REMOVAL

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.

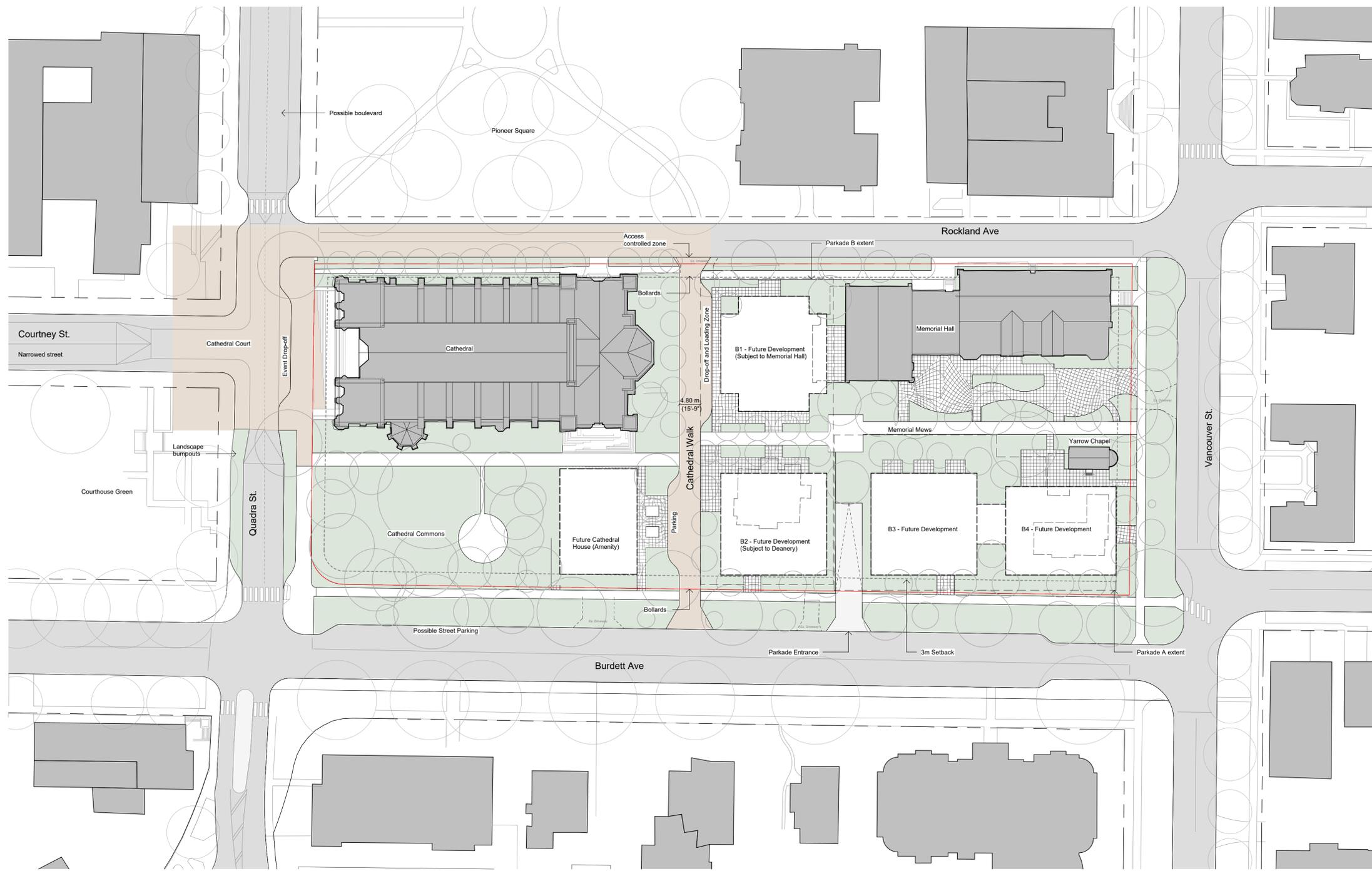


Building	Heritage Status	Action
1 Cathedral (Worship/Assembly)	Designated	Maintain
2 Memorial Hall	Designated	Maintain
3 Yarrow Ch.	Designated	Maintain
4 Archives	None	Remove
5 Dioceses Offices	None	Remove
6 Portables	None	Remove
7 Deanery	Registered	Relocate



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Christ Church Cathedral MP
Project Name:
Victoria Anglican Cathedral MP
Project Address:
930 Burdett Ave, Victoria, BC V8V 3G8
Sheet Name:
Existing Condition
Project No.: 3863-C Date: 02/13/26 Scale: 1:500 Drawn: AC Checked: []
Sheet No.



Masterplan
1:500

NOTE

Refer to Christ Church Cathedral Masterplan - Background (13 February 2026) for development framework including design principles, density allocation, circulation, and land use.

5	Issued for Reasoning Resubmission 4	13/02/28
4	Issued for Reasoning Resubmission 3	30/10/25
3	Issued for Reasoning Resubmission 2	12/05/25
2	Issued for Reasoning Resubmission	23/07/24
1	Issued for Reasoning	02/02/24
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Christ Church Cathedral MP

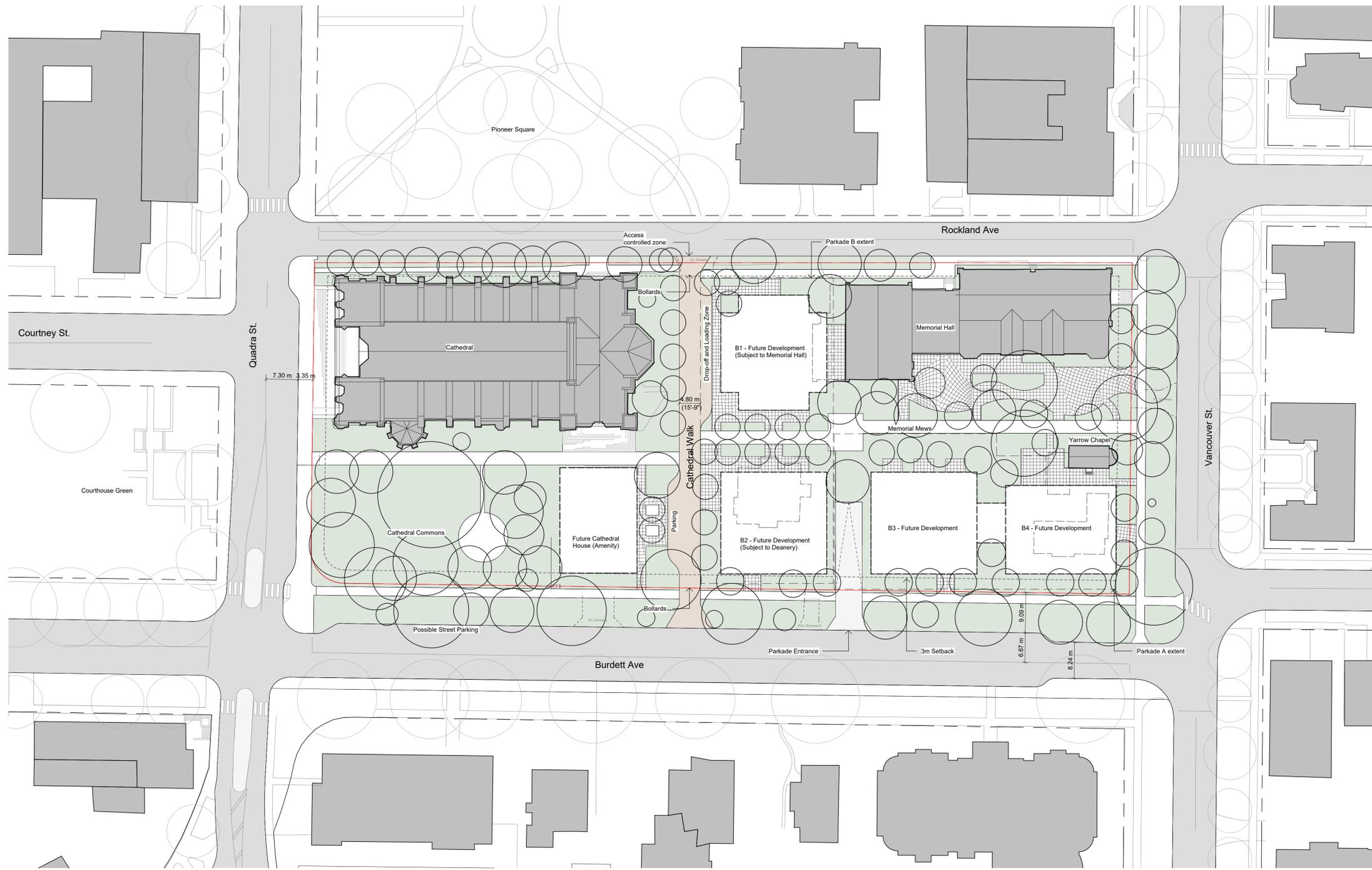
Project Name:
Victoria Anglican Cathedral MP

Project Address:
930 Burdett Ave, Victoria, BC V8V 3G8

Sheet Name:
Proposed Masterplan

Project No.	Date	Scale	Drawn	Checked
3863-C	02/13/26	1:500	AC	CU

Sheet No.
A-01-1-002



Masterplan_Frontage Alt
1:500

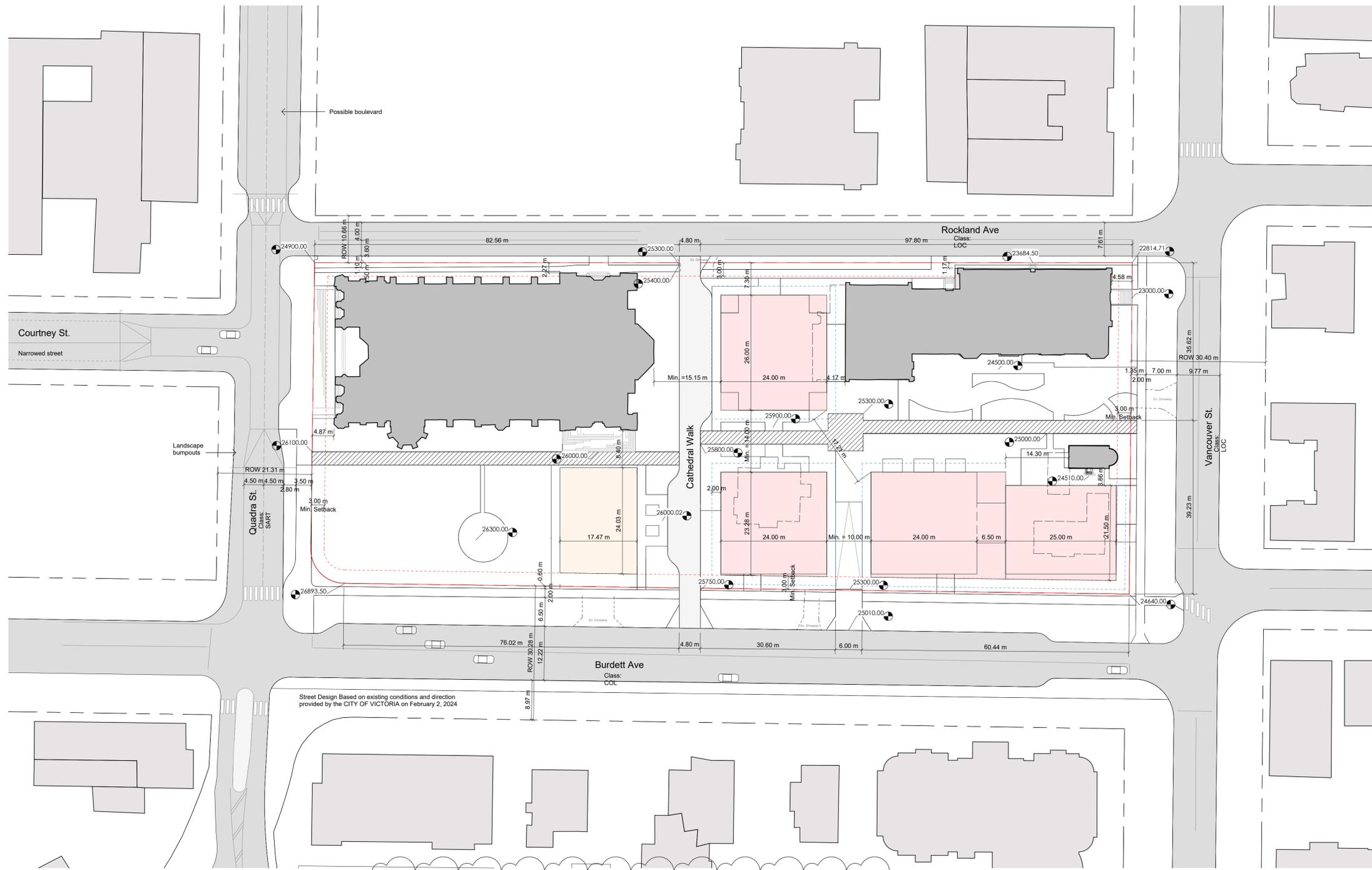
NOTE

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).

1	Issued for Reasoning Resubmission 4	13/02/28
#	Submission / Revision Issue	Issue Date

Client Name:	Christ Church Cathedral MP
Project Name:	Victoria Anglican Cathedral MP
Project Address:	930 Burdett Ave, Victoria, BC V8V 3G8
Street Name:	Proposed Masterplan, Alt.
Project No.:	3863-C
Date:	02/13/26
Scale:	1:500
Drawn:	AC
Checked:	
Sheet No.:	

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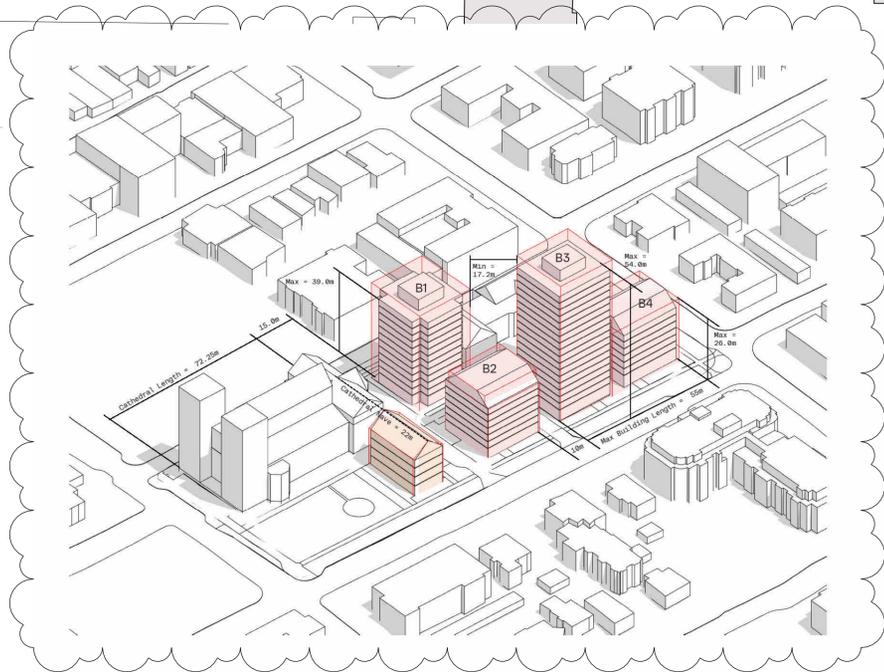
Street Design Based on existing conditions and direction provided by the CITY OF VICTORIA on February 2, 2024



Setbacks
1:500

Legend

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



5	Issued for Reasoning Resubmission 4	13/02/28
4	Issued for Reasoning Resubmission 3	30/10/25
3	Issued for Reasoning Resubmission 2	12/05/25
2	Issued for Reasoning Resubmission 1	23/07/24
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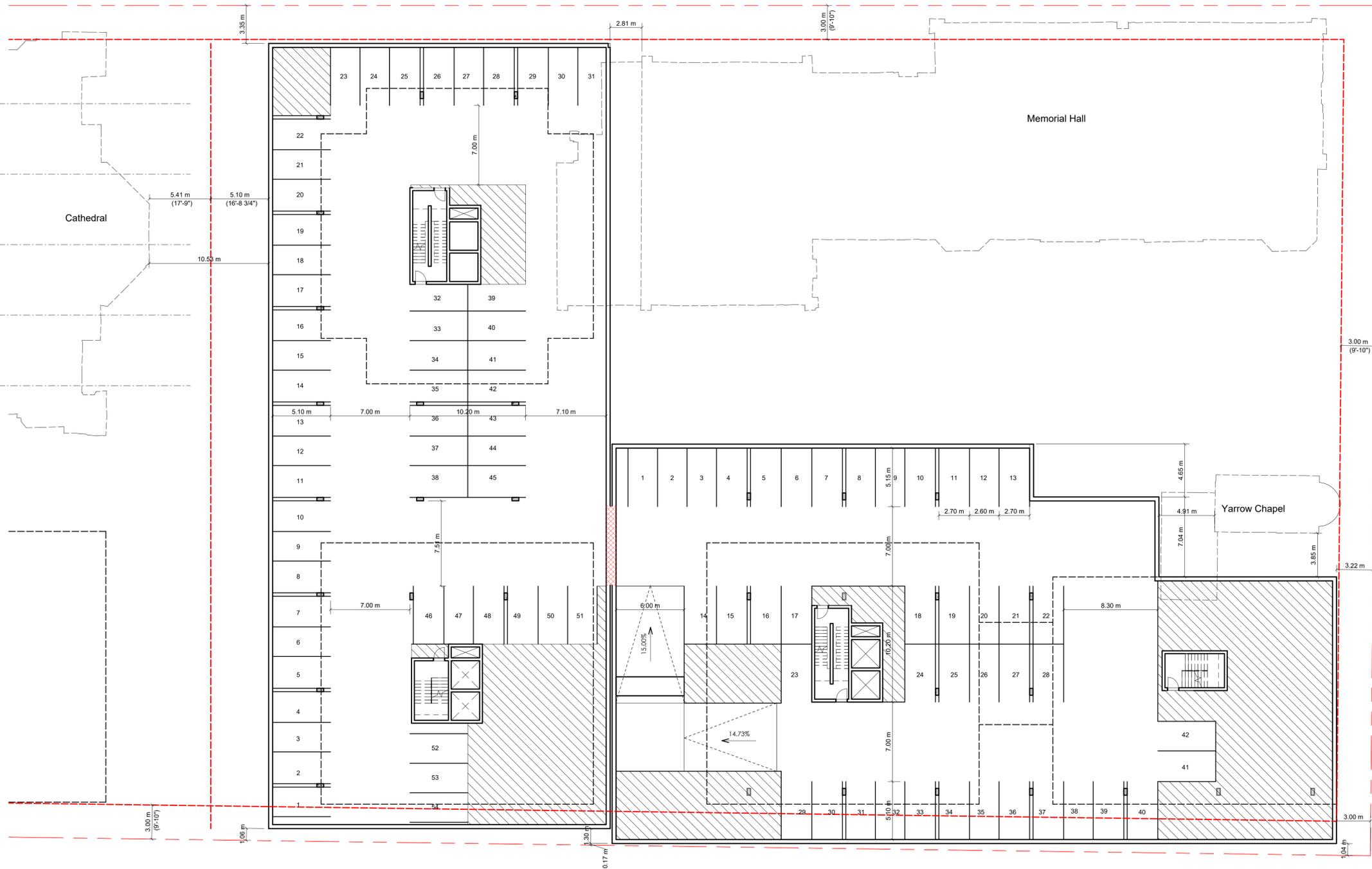
Street Name:

Site Setbacks

Project No:	Scale:	Drawn:	Checked:
3863-C	02/13/26	1:500	AC CU

Sheet No:

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P1 - Masterplan
1:200



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Project Address:
930 Burdett Ave, Victoria, BC V8V 3G8

Sheet Name:
P1 - Parking Plan

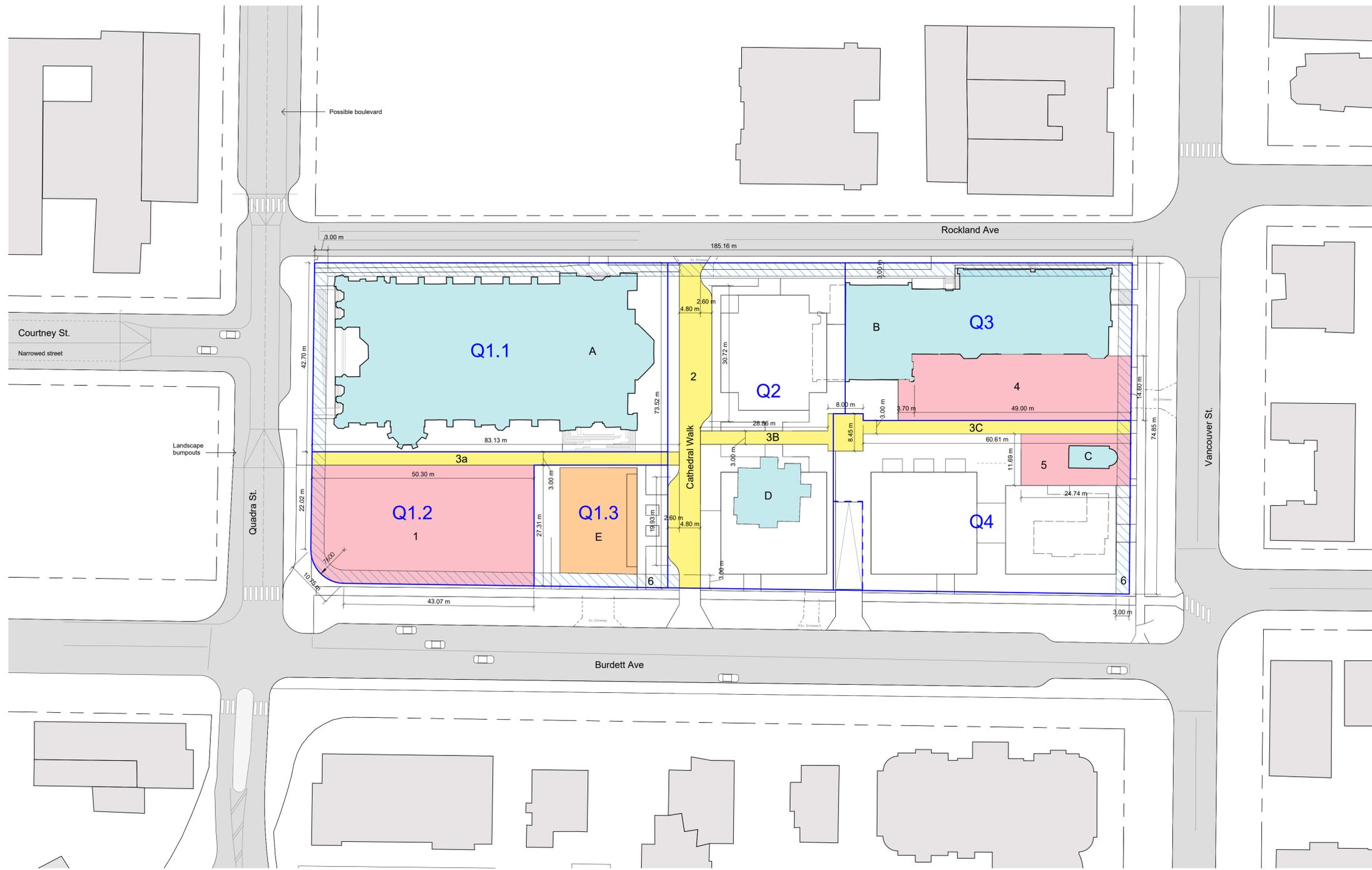
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Date: 02/13/26
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Checked: AC

Sheet No.:

A-01-1-005

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Public Space and SRW
1:500



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

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

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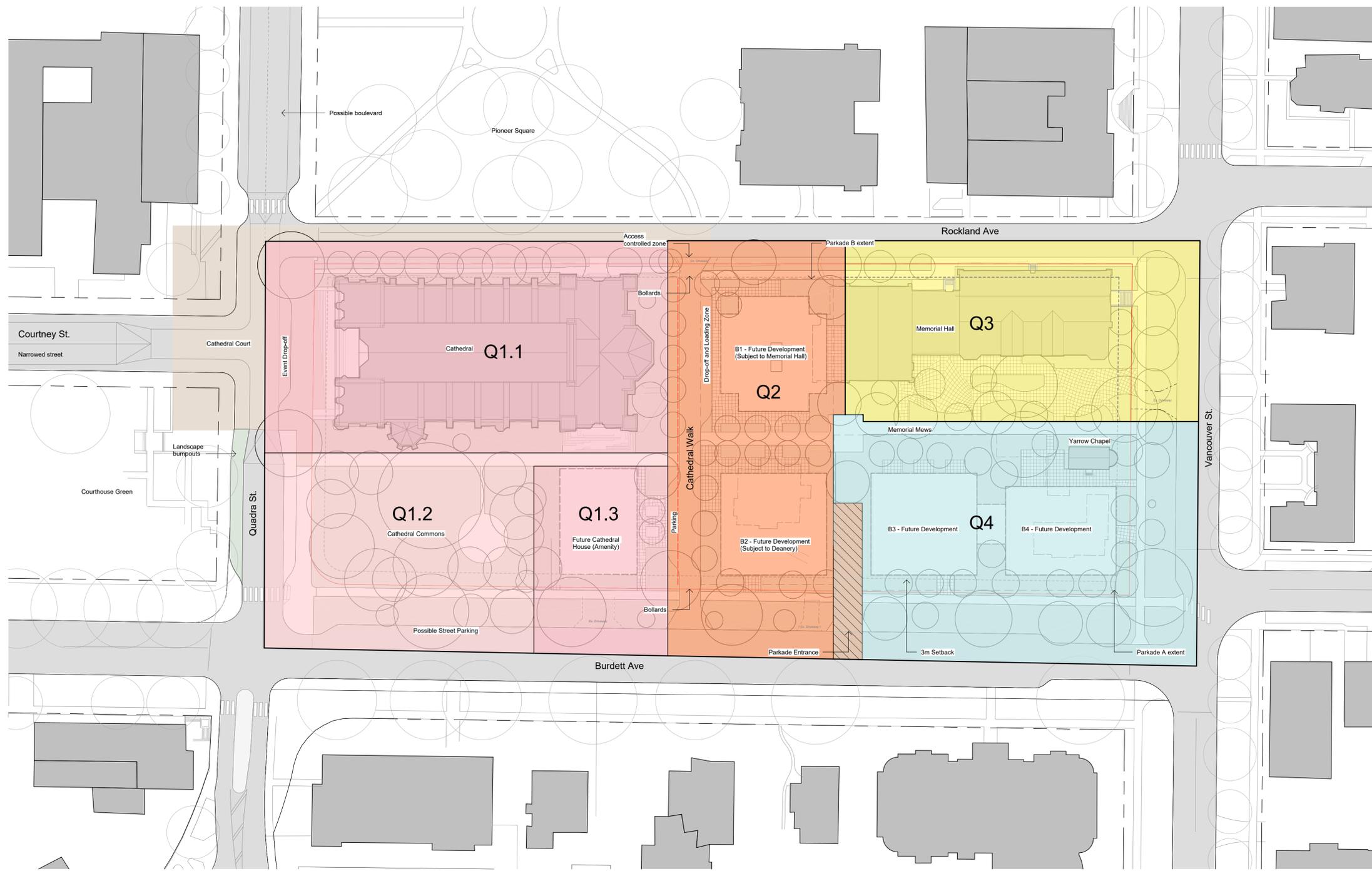
Project Name:
Victoria Anglican Cathedral MP

Project Address:
930 Burdett Ave, Victoria, BC V8V 3G8

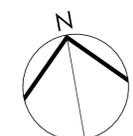
Sheet Name:
Public Space and SRW

Project No.: 3863-C
Date: 02/13/26
Scale: 1:500
Drawn: AC
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Phasing
1 : 500



Phase	Q4 Anticipated Phase 1	Q2 Phase 2 (Alternate Phase 1)	Q1.1	Q1.2	Q1.3	Q3	
Amenities and Frontage Improvements	<ul style="list-style-type: none"> → 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) 	<ul style="list-style-type: none"> → 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. 	<p>The timing of improvements in Q1.1, Q1.2, Q1.3, and Q3 is to be evaluated at the Development Permit stage. 10% of Diocese profits from the development of Q2 and Q4 may be allocated to the amenities and frontage improvements described below.</p> <ul style="list-style-type: none"> → Life safety, accessibility, and heritage conservation improvements to Christ Church Cathedral → Street improvements along Quadra Street and Rockland Avenue <p><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></p>				<ul style="list-style-type: none"> → Construction of Memorial Hall Playground → Street Improvements along Rockland Avenue, and Vancouver Street → Life safety, accessibility, and heritage restoration of Christ Church Cathedral and Memorial Hall.

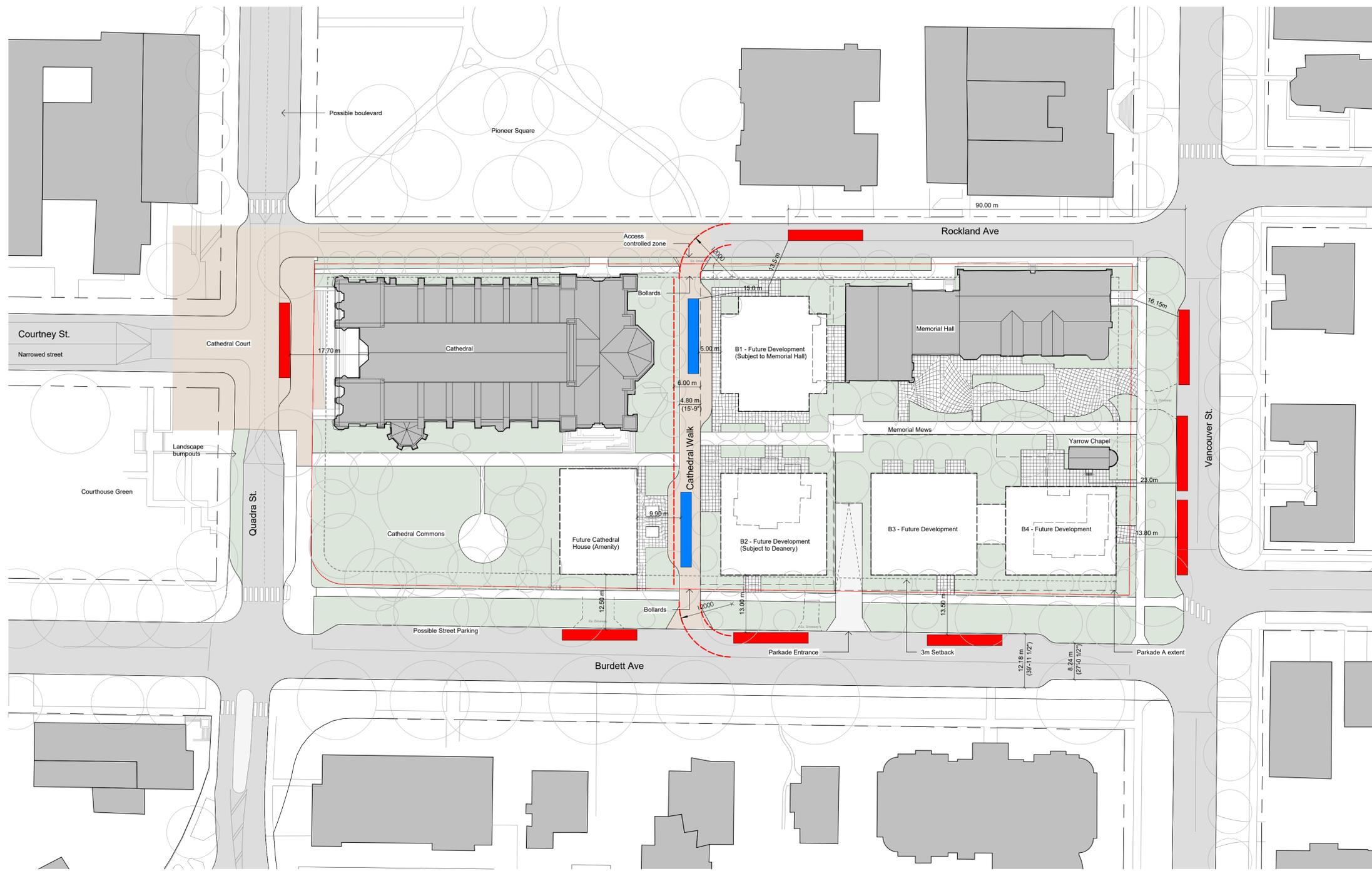
NOTES
The phasing plan shows the provision of amenities and frontage improvements planned in each quadrant.

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

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Sheet Name:
Phasing
Project No.: 3863-C Date: 02/13/26 Scale: 1 : 500 Drawn: AC Checked:
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Fire Access Routes
1 : 500

Legend

- Fire Truck
- Fire Truck, Alternate Access

NOTE

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

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

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

Note that existing conditions exceed the 15m distance.



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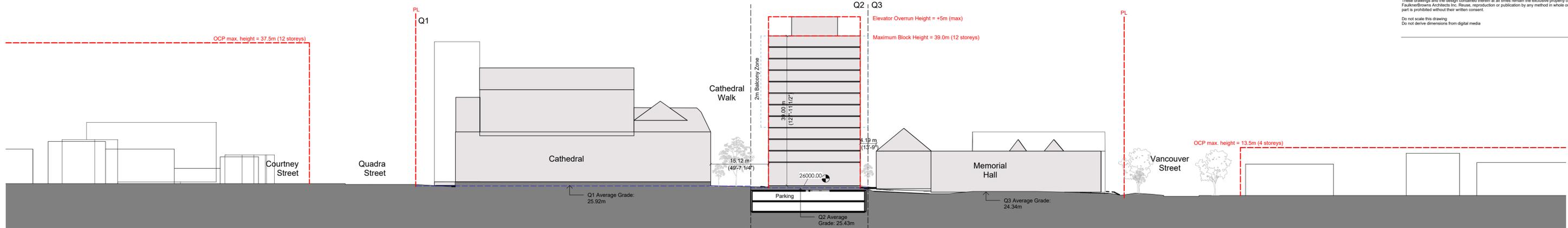
Street Name:
Fire Access Routes

Project No.:	Date:	Scale:	Drawn:	Checked:
3863-C	02/13/26	1 : 500	AC	

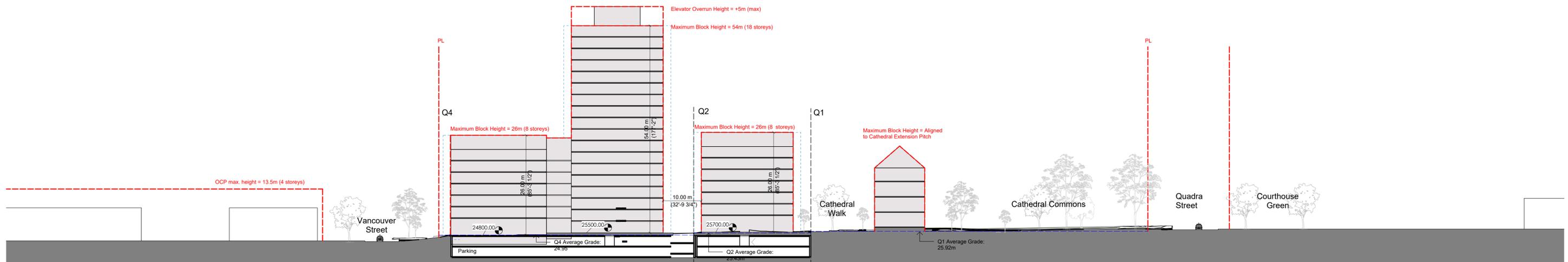
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A-01-1-008

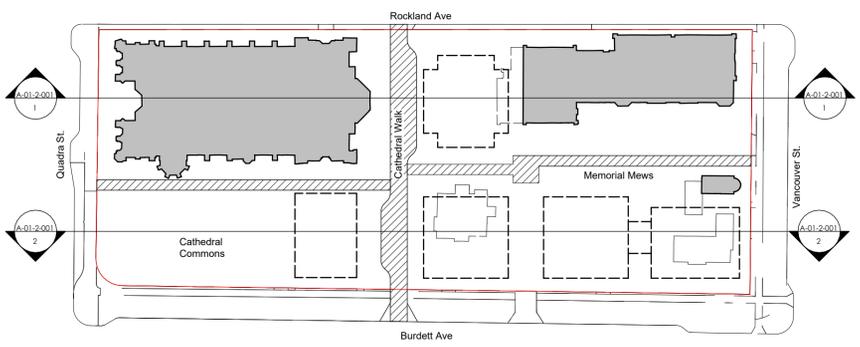
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Do not derive dimensions from digital media.



1 Site Section E-W, Cathedral
1 : 500

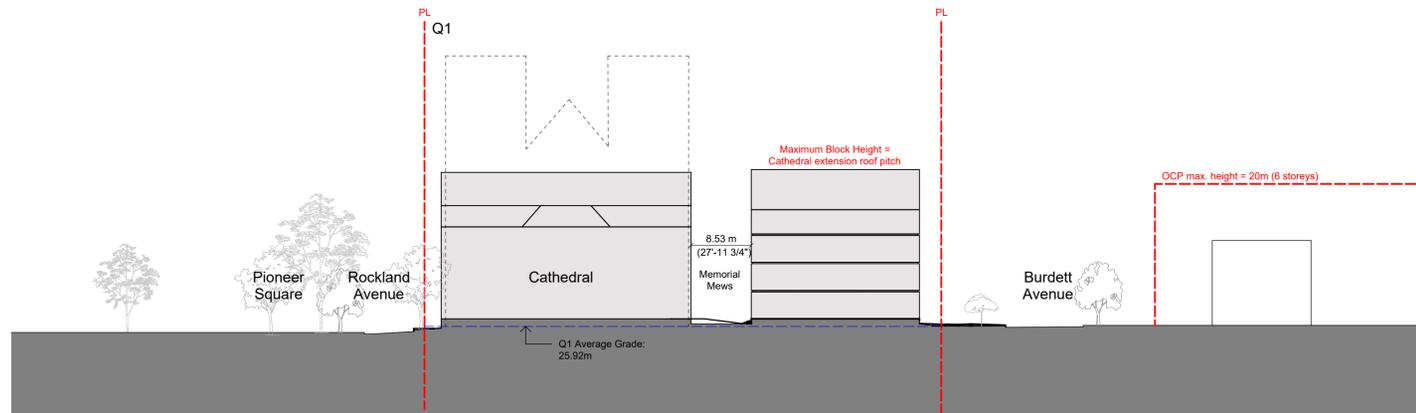


2 Site Section E-W, South Lawn
1 : 500

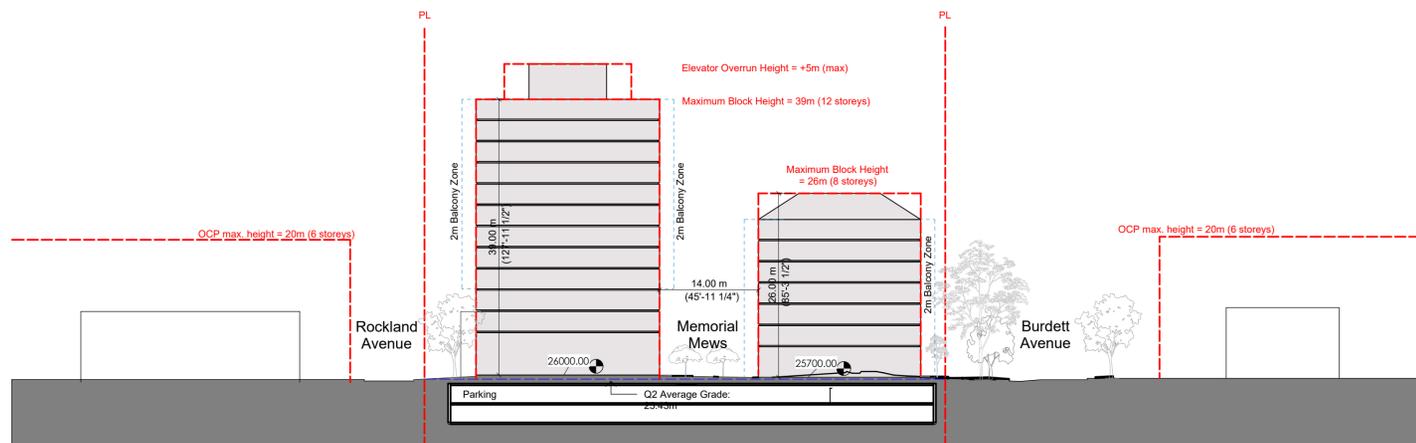


5	Issued for Rezoning Resubmission 4	13/02/26
4	Issued for Rezoning Resubmission 3	30/10/25
3	Issued for Rezoning Resubmission 2	12/05/25
2	Issued for Rezoning Resubmission 1	23/07/24
1	Issued for Rezoning	02/02/24
#	Submission / Revision Issue	Issue Date

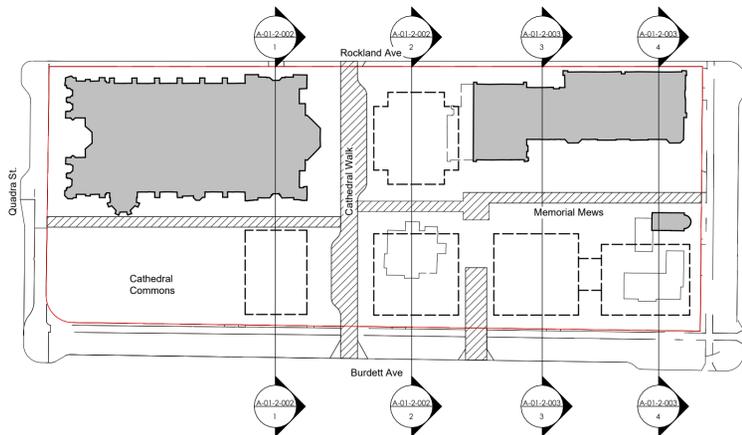
Client Name:
Christ Church Cathedral MP
Project Name:
Victoria Anglican Cathedral MP
Project Address:
930 Burdett Ave, Victoria, BC V8V 3G8
Sheet Name:
E-W Site Sections
Project No.: 3863-C Date: 02/13/26 Scale: As indicated Drawn: AC Checked: CU



1 Site Section N-S, Amenity
1 : 500



2 Site Section N-S, Central Block
1 : 500



5	Issued for Reasoning Resubmission 4	13/02/08
4	Issued for Reasoning Resubmission 3	30/10/05
3	Issued for Reasoning Resubmission 2	12/05/05
2	Issued for Reasoning Resubmission 1	23/07/04
1	Issued for Reasoning	02/02/04
#	Submission / Revision Issue	Issue Date

Client Name:
Christ Church Cathedral MP

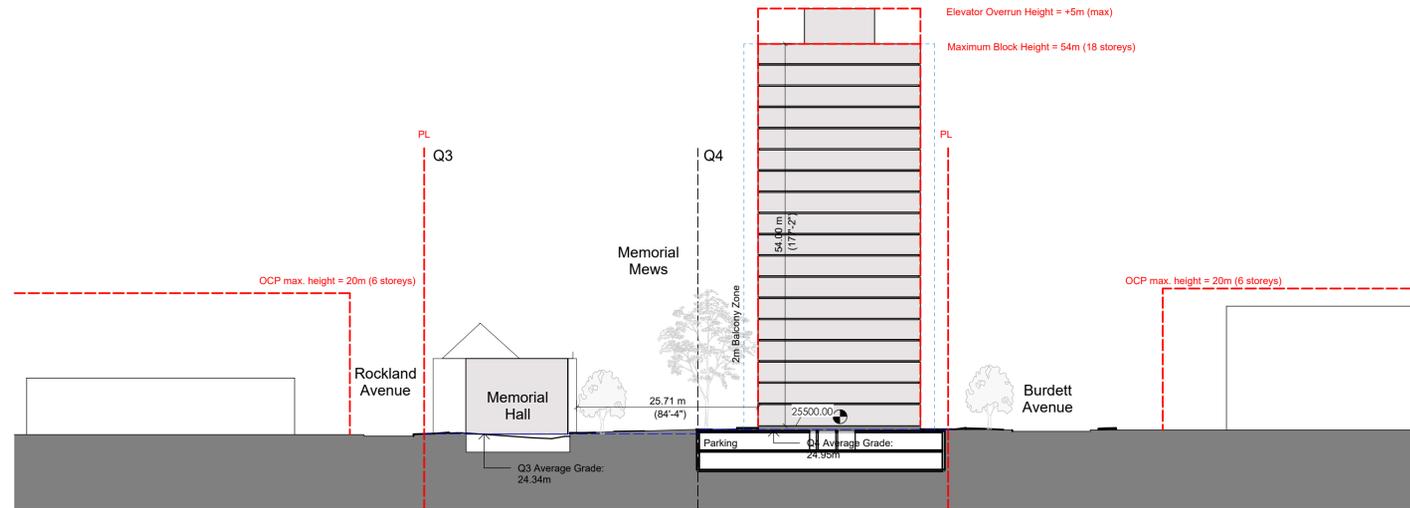
Project Name:
Victoria Anglican Cathedral MP

Project Address:
930 Burdett Ave, Victoria, BC V8V 3G8

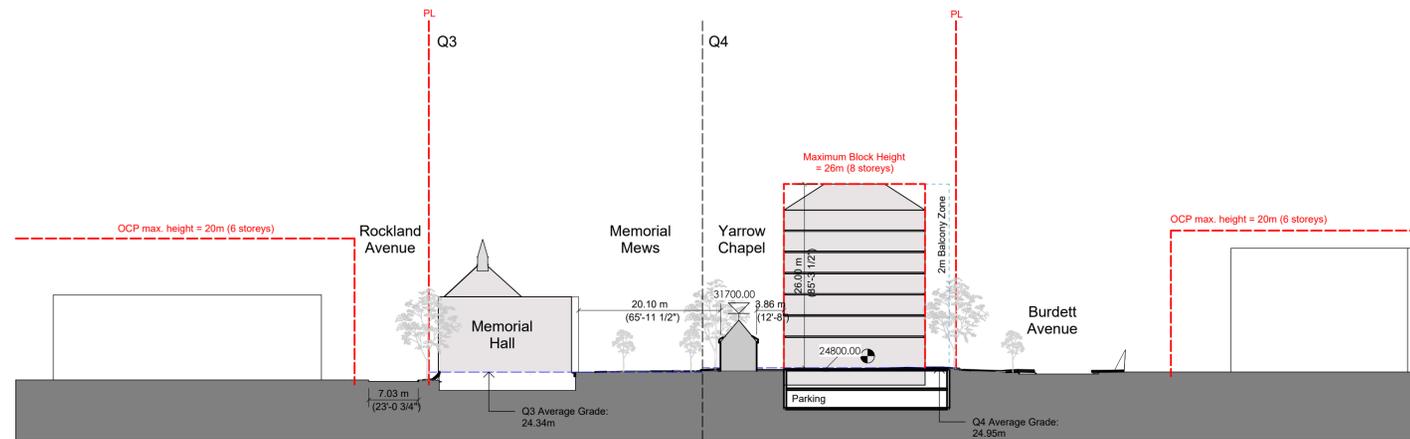
Street Name:
N-S Site Sections A

Project No.: 3863-C
Date: 02/13/26
Scale: As indicated
Drawn: AC
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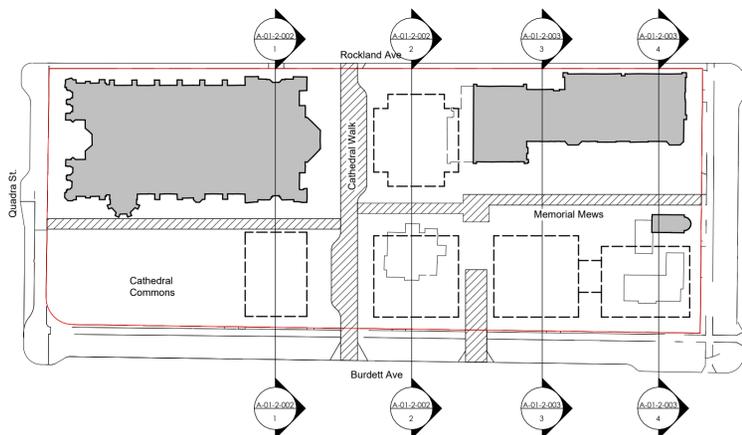
A-01-2-002



3 Site Section N-S, South Block
1 : 500



4 Site Section N-S, South Tower
1 : 500

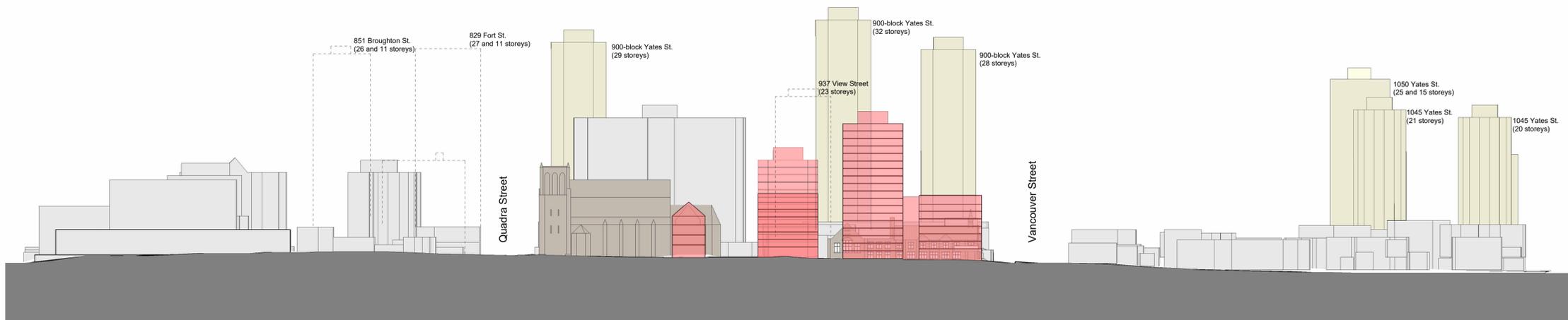


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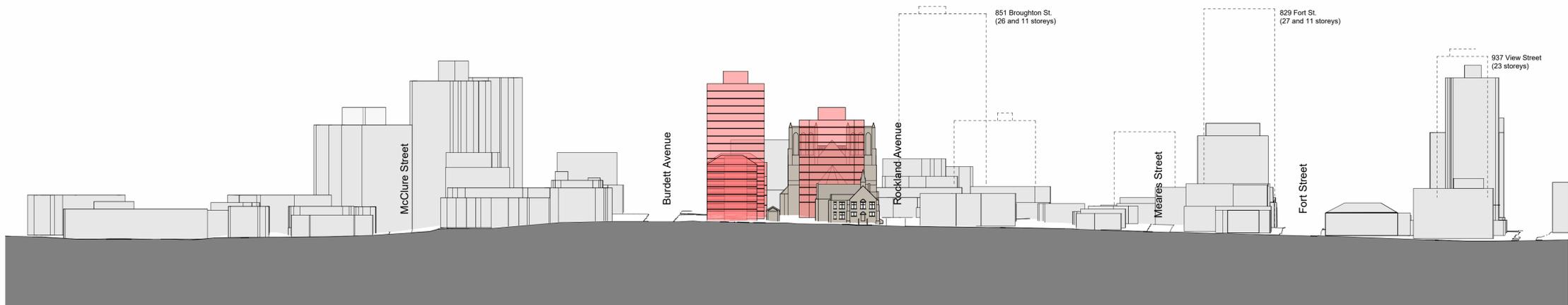
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4	Issued for Reasoning Resubmission 3	30/10/25
3	Issued for Reasoning Resubmission 2	12/05/25
2	Issued for Reasoning Resubmission 1	23/07/24
1	Issued for Reasoning	02/02/24
#	Submission / Revision Issue	Issue Date

Client Name:
Christ Church Cathedral MP
Project Name:
Victoria Anglican Cathedral MP
Project Address:
930 Burdett Ave, Victoria, BC V8V 3G8
Sheet Name:
N-S Site Sections B
Project No.:
3863-C
Date:
02/13/26
Scale:
As indicated
Drawn:
AC
Checked:
CU

Sheet No.
A-01-2-003



Context Building Elevation - South
1 : 1000



Context Building Elevation - East
1 : 1000

Legend

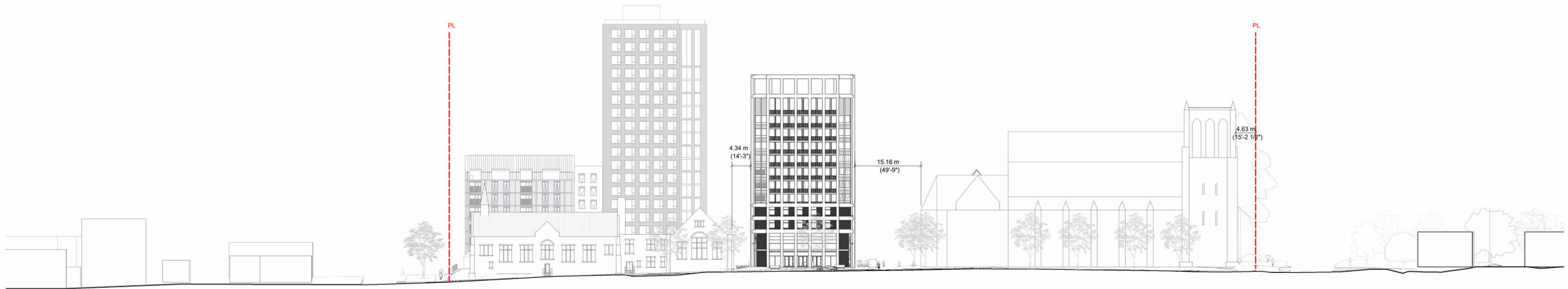
- Designated Heritage Building
- Proposed Development
- Approved Development Applications
- Submitted Development Applications

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1	Issued for Reasoning Resubmission 4	13/02/26
#	Submission / Revision Issue	Issue Date

Client Name:
Christ Church Cathedral MP
Project Name:
Victoria Anglican Cathedral MP
Project Address:
930 Burdett Ave, Victoria, BC V8V 3G8
Sheet Name:
Context Sections
Project No.: 3863-C Date: 02/13/26 Scale: As indicated Drawn: AC Checked: AC

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Site Elevation - North
1:500



Site Elevation - South
1:500

#	Issued for Reasoning Resubmission 4	13/02/26
	Submission / Revision Issue	Issue Date

Client Name:
Christ Church Cathedral MP

Project Name:
Victoria Anglican Cathedral MP

Project Address:
930 Burdett Ave, Victoria, BC V8V 3G8

Sheet Name:
Site Elevations - North and South

Project No:	Date:	Scale:	Drawn:	Checked:
3863-C	02/13/26	1:500	Author	Checker

Sheet No:

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Site Elevation - East
1 : 500



Site Elevation - West
1 : 500

#	Issued for Reasoning Resubmission 4	13/02/26
	Submission / Revision Issue	Issue Date

Client Name:
Christ Church Cathedral MP

Project Name:
Victoria Anglican Cathedral MP

Project Address:
930 Burdett Ave, Victoria, BC V8V 3G8

Sheet Name:
Site Elevations - East and West

Project No.	Date	Scale	Drawn	Checked
3863-C	02/13/26	1 : 500	Author	Checker

Sheet No.

LEGEND					
EXISTING	PROPOSED	DESCRIPTION	EXISTING	PROPOSED	DESCRIPTION
---	---	EDGE OF PAVEMENT	---	---	REDUCER
---	---	CURB AND GUTTER	---	---	FENCE
---	---	EDGE OF GRAVEL	---	---	DITCH/SWALE
---	---	TOP OF BANK	---	---	WATERMAN (SIZE AND MATERIAL NOTED)
---	---	BOTTOM OF BANK	---	---	SANITARY SEWER (SIZE AND MATERIAL NOTED)
---	---	CATCH BASIN	---	---	STORM DRAIN (SIZE AND MATERIAL NOTED)
---	---	WATER VALVE	---	---	UNDERGROUND TELEPHONE
---	---	FIRE HYDRANT	---	---	UNDERGROUND HYDRO
---	---	UTILITY POLE AND STREET LIGHT (LABELED PP, TP, PP, AS ETC.)	---	---	MONUMENT
---	---	MANHOLE	---	---	PROPERTY LINE
---	---	CLEANOUT	---	---	CENTERLINE AND STATIONING
---	---	SANITARY/STORM INSPECTION CHAMBER (200# RISER)	---	---	SANITARY SEWER SERVICE CONNECTION AT MAN.
---	---	LINCHON BOX	---	---	ELEVATIONS
---	---	AIR VALVE	---	---	PAVEMENT REMOVAL
---	---	WATER METER	---	---	NEW ASPHALT

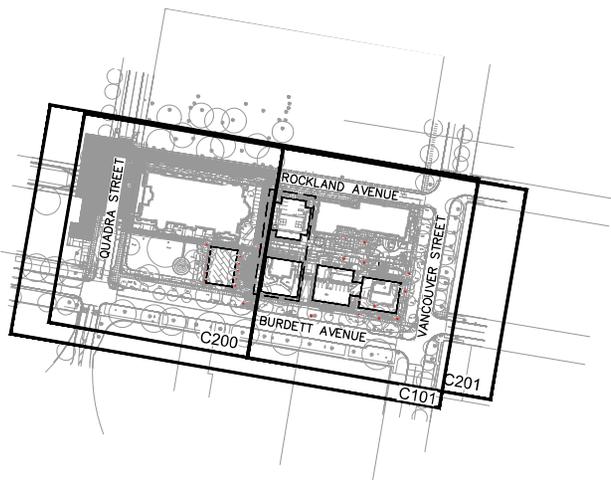


LOCATION PLAN
NTS

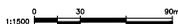
ADDRESS: 900, 911, 912, 930, AND 990 QUADRA STREET
 LOT 1 CHRIST CHURCH TRUST ESTATE, VICTORIA CITY,
 PLAN V1665806
 ZONING: CHP-PB
 LAND USE: CHURCHES AND BIBLE SCHOOLS
 SITE AREA: 13,624m²

LIST OF DRAWINGS

SHEET	DESCRIPTION
C100	GENERAL NOTES, LOCATION PLAN, KEY PLAN, DRAWING LIST
C101	ARCHITECTURAL SITE PLAN
C200	SITE SERVING PLAN WEST
C201	SITE SERVING PLAN EAST



KEY PLAN
1:1500



ISSUES	
No.	DATE ISSUED FOR
1	2024.02.02 REZONING
2	2024.06.31 REZONING
3	2025.04.30 REZONING

ISSUED FOR REVIEW

CATHEDRAL PRECINCT REZONING

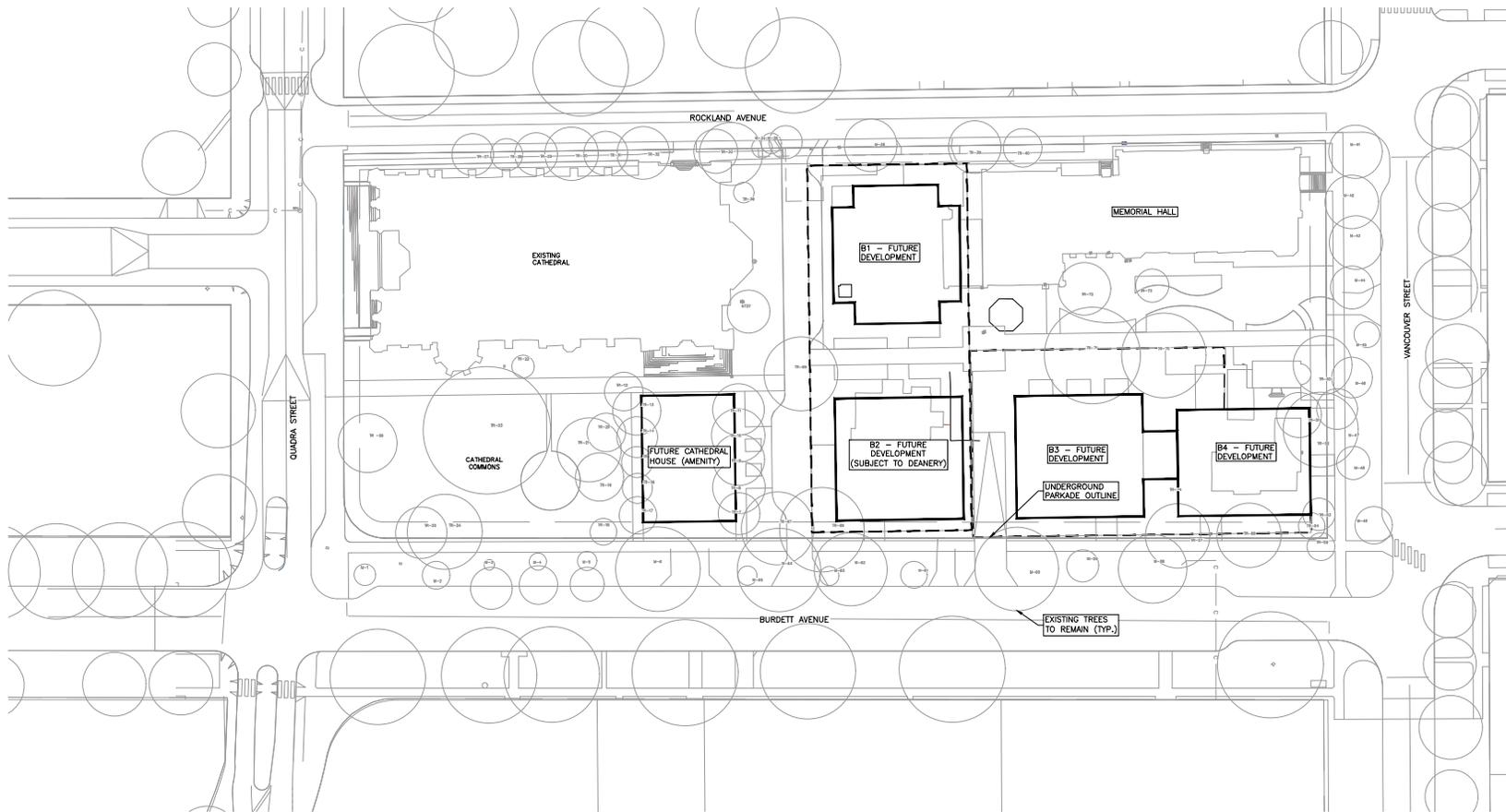
CITY OF VICTORIA
 WISER PROJECTS

HEROLD ENGINEERING
 ULR 600-1112 Fort St, Victoria, BC V8V 3K8
 Tel: 250-590-4875 Fax: 250-590-4392
 Email: mail@heroldengineering.com

GENERAL NOTES,
 LOCATION PLAN,
 KEY PLAN,
 DRAWING LIST

DESIGNED AJH	ENGINEER'S SEAL
DESIGN REVIEW TDL	
DRAFTED MDZ	
DRAFTING REVIEW	
PROJECT No. E154-001	CLIENT DRAWING No.
SCALE H: AS NOTED V: AS NOTED	PERMIT No.
HEL DRAWING No. C100	REVISION 1 of 4 3

P:\Projects\1104-001 Cathedral Precinct - Civil\Site Drawings\1104-001_Cathedral_Precinct_Rev_2_25_2025.dwg User: Sarah Newton



NOTES:
 1. ARCHITECTURAL SITE PLAN PREPARED BY
 FAULKNERBROWNS, DATED APRIL 29, 2025

ISSUES		
No.	DATE	ISSUED FOR
1	2024.02.02	REZONING
2	2024.05.31	REZONING
3	2025.04.30	REZONING

ISSUED FOR REVIEW

CATHEDRAL PRECINCT REZONING

 CITY OF VICTORIA
 WISER PROJECTS

HEROLD ENGINEERING
 UxR 600-1112 Fort St. Victoria, BC V8W 3K8
 Tel: 250-590-4875 Fax: 250-590-4392
 Email: mail@heroldengineering.com

ARCHITECTURAL SITE PLAN

DESIGNED AJH	ENGINEER'S SEAL Permit to Practice 1000201
DESIGN REVIEW TDL	
DRAFTED MDZ	
DRAFTING REVIEW -----	2025-05-02

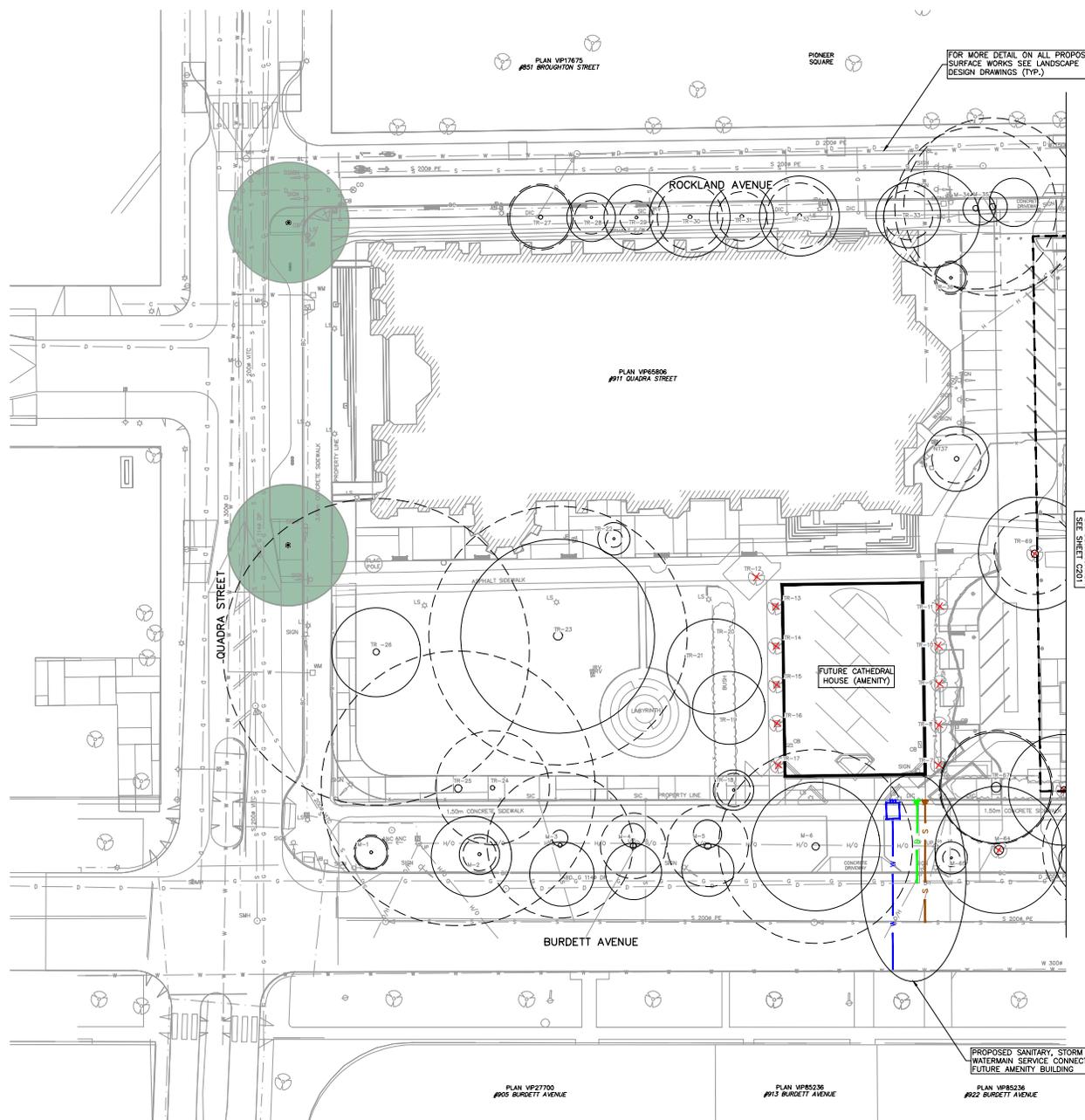
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SCALE H: AS NOTED V: AS NOTED	PERMIT No.
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HEL DRAWING No. C101	REVISION 2 of 4	3
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DESTROY ALL DRAWINGS SHOWING PREVIOUS REVISION



NOTES:

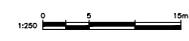
1. ALL EXISTING INFRASTRUCTURE TO BE CONFIRMED. CIVIL PLAN PREPARED WITH A COMBINATION OF TOPOGRAPHIC SURVEY, CITY OF VICTORIA GIS AND BS 1 CALL DATA.
2. PROPOSED SURFACE WORKS TO BE DETERMINED AT A LATER DATE.
3. EXISTING SERVICE CONNECTIONS TO BE REVIEWED AND CAPPED AND ABANDONED AS REQUIRED.
4. EXISTING AND PROPOSED TREES TO BE DETERMINED BY PROJECT ARBORIST AND LANDSCAPE CONSULTANT (TYP. ON AND OFF-SITE)

LEGEND:

- CROWN RADIUS
- PROTECTED ROOT ZONE
- TRUNK DIAMETER
- PROPOSED BOULEVARD TREE
- TREE PROPOSED FOR REMOVAL

FOR MORE DETAIL ON ALL PROPOSED SURFACE WORKS SEE LANDSCAPE DESIGN DRAWINGS (TYP.)

PROPOSED SANITARY, STORM DRAIN AND WATERMAIN SERVICE CONNECTIONS FOR FUTURE AMENITY BUILDING



ISSUES	DATE	ISSUED FOR
1	2024.02.02	REZONING
2	2024.06.31	REZONING
3	2025.04.30	REZONING

ISSUED FOR REVIEW

CATHEDRAL PRECINCT REZONING

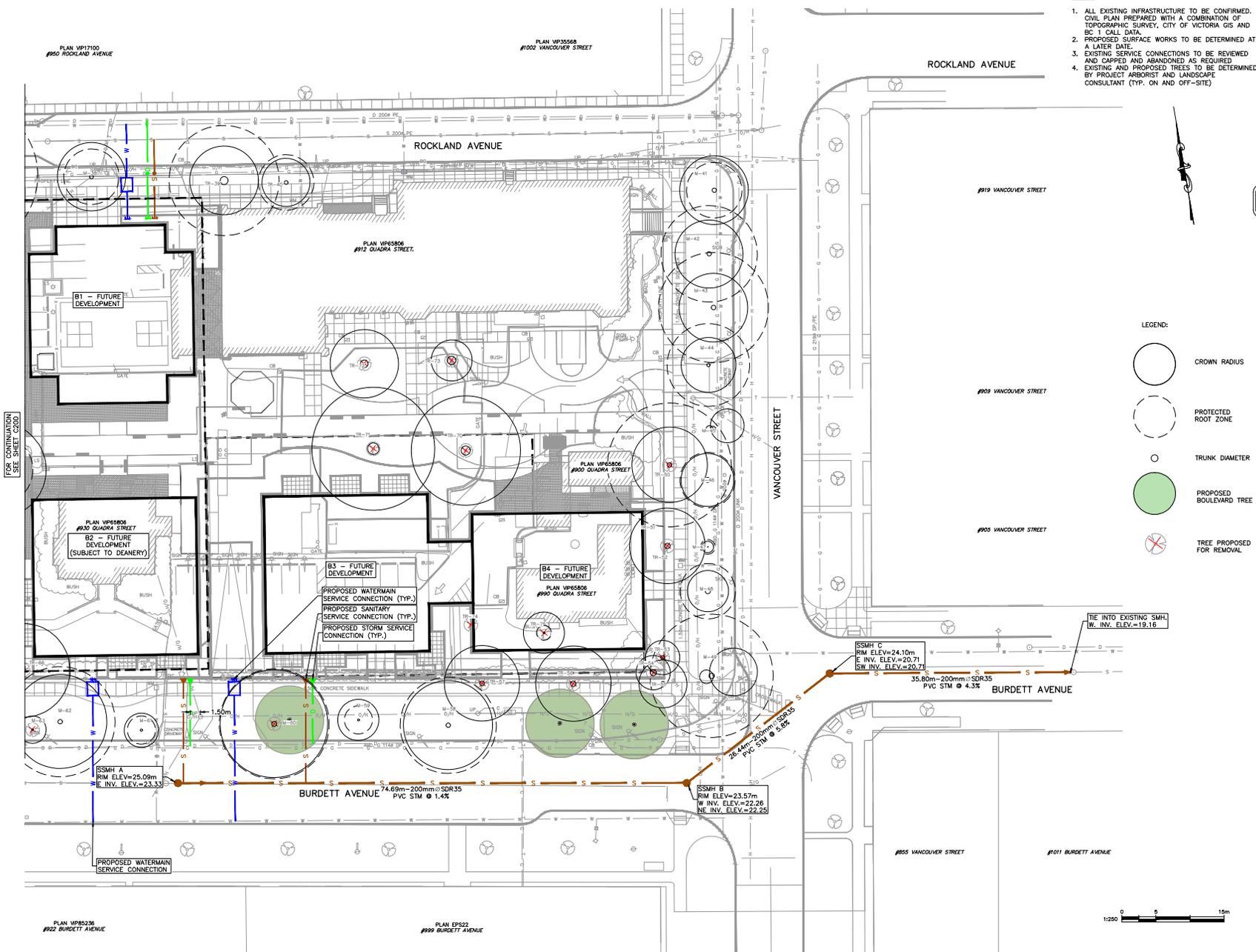
 CITY OF VICTORIA
 WISER PROJECTS

HEROLD ENGINEERING
 UxR 600-1112 Fort St, Victoria, BC V8W 3K8
 Tel: 250-590-4875 Fax: 250-590-4392
 Email: mail@heroldengineering.com

SITE SERVICING PLAN WEST

DESIGNED AJH	ENGINEER'S SEAL Permit to Practice 100001
DESIGN REVIEW TDL	
DRAFTED MDZ	
DRAFTING REVIEW -----	2025-05-02
PROJECT No. 6154-001	CLIENT DRAWING No.
SCALE H: AS NOTED V: AS NOTED	PERMIT No.
HEL DRAWING No. C200	3 of 4
	REVISION 3

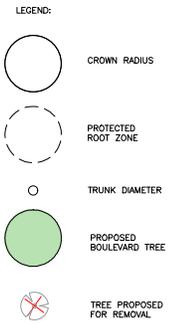
File: \\proj\proj\1154-001_Cathedral Precinct - Civil\Site Drawings\1154-001_Catling Plan Title May 2, 25 8:29 AM User: Sarah Newton



- NOTES:**
1. ALL EXISTING INFRASTRUCTURE TO BE CONFIRMED. CIVIL PLAN PREPARED WITH A COMBINATION OF TOPOGRAPHIC SURVEY, CITY OF VICTORIA GIS AND BC 1 CALL DATA.
 2. PROPOSED SURFACE WORKS TO BE DETERMINED AT A LATER DATE.
 3. EXISTING SERVICE CONNECTIONS TO BE REVIEWED AND CAPPED AND ABANDONED AS REQUIRED.
 4. EXISTING AND PROPOSED TREES TO BE DETERMINED BY PROJECT ARBORIST AND LANDSCAPE CONSULTANT (TYP. ON AND OFF-SITE).

ISSUES	
No.	DATE ISSUED FOR
1	2024.02.02 REZONING
2	2024.05.31 REZONING
3	2025.04.30 REZONING

ISSUED FOR REVIEW



CATHEDRAL PRECINCT REZONING

CITY OF VICTORIA
 WISER PROJECTS

HEROLD ENGINEERING
 Unit: 600-1112 Fort St. Victoria, BC V8W 3K8
 Tel: 250-590-4875 Fax: 250-590-4392
 Email: mail@heroldengineering.com

SITE SERVICING PLAN EAST

DESIGNED AJH	ENGINEER'S SEAL Permit to Proceed 1000001
DESIGN REVIEW TDL	
DRAFTED MDZ	
DRAFTING REVIEW -----	2025-05-02
PROJECT No. E154-001	CLIENT DRAWING No.
SCALE H: AS NOTED V: AS NOTED	PERMIT No.
HEL DRAWING No. C201	4 of 4
	REVISION 3



DESTROY ALL DRAWINGS SHOWING PREVIOUS REVISION