



City of Victoria
1 Centennial Square
Victoria, BC, V8W 1P6

September 29, 2023

RE: Christ Church Cathedral Precinct Master Plan: Application for a Comprehensive Development Zone at 911 Quadra Street, 912 Vancouver Street, 930 Burdett Avenue

Dear Fairfield Gonzales Community Association and Land Use Committee,

Wiser Projects is pleased to share this proposal on behalf of the Anglican Diocese of Islands and Inlets (the Diocese) to expand the range of uses on the Christ Church Cathedral Precinct (the Precinct). The Diocese recognizes that the Precinct is located in the territory of the ɫəkwəŋən people known today as Esquimalt and Songhees Nations and that the site is part of the colonial settlement story of the region. In parallel to the City of Victoria rezoning process, the Diocese is committed to working with Esquimalt and Songhees Nations as this project proceeds.

The residential, commercial and amenity opportunities advanced through this forthcoming rezoning application aim to meet the current and future needs of the Cathedral and Diocese communities, enhance Victoria's cultural and heritage vitality, and further develop the Cathedral Precinct as a crucial city landmark and community amenity. Most importantly, these new uses will allow for the preservation and enhancement of the City's only Cathedral for future generations. The Diocese is approaching this reality proactively by independently leading this submission without a private sector partner; this approach aims to ensure the plan remains grounded in community needs.

Introduction

"Throughout medieval Europe, the crowning glory of any great city was its cathedral. These beautiful edifices were more than places of worship. They were the very heart of the communities' culture and society."

- Christ Church Cathedral Ottawa

The Christ Church Cathedral Precinct encompasses an entire city block bounded by Quadra and Vancouver Streets and Burdett and Rockland Avenues, within the boundaries of the Fairfield neighbourhood, but adjacent to the downtown core. The 1.4-hectare single-title site contains several iconic and historic buildings and spaces which serve a variety of spiritual and social functions for the Anglican community as well as other cultural and arts groups from across the City and region. The focal building of the property is the 94-year-old Christ Church Cathedral, with the Memorial Hall housing the Christ Church Cathedral School being the

other major structure on site. Several other smaller heritage and non-heritage buildings that support community activities are also located on the lot.



Image 1: Christ Church Cathedral Precinct, looking northwest



Image 2: Christ Church Cathedral, southwest elevation

As discussed through consultation over the last two years with City of Victoria planning staff and various stakeholders, the purpose of the forthcoming application is to secure zoning, and if necessary an OCP amendment, that allows for the phased development of approximately housing and other complementary uses in a manner that honours the existing buildings and open space on site. The residential development opportunities proposed in the Master Plan will increase the housing stock in the region and generate revenue to fund the phased heritage revitalization of the Cathedral, Memorial Hall, and Yarrow Chapel. Recent structural assessments estimate that needed building fabric repairs and seismic upgrades to heritage buildings on the property will cost up to \$50 million. Ultimately, the Master Plan will allow the Diocese to realize its vision for the Cathedral Precinct as an “Anglican centre for spirituality, culture, learning, heritage and community on these Islands and Inlets,” while securing the site for all community members and civic uses going forward.

At this time, the application does not seek a concurrent development permit, as the phasing of new construction of the property has not been decided. However, the application will propose a suite of style guidelines to ensure that any future development is consistent with the materiality and context of this important place.

Planning Process and Rationale

Planning for the future of the Christ Church Cathedral Precinct has been an ongoing conversation within the Diocese for over a decade. In 2021, the Diocese engaged Wiser Projects and FaulknerBrowns Architects to begin a focused engagement and planning exercise which came to be known as Building for the Future (BFTF).

Building for the Future (BFTF) is a three-phased process that will culminate in the implementation of a long-term Master Plan for the Precinct. Leadership and guidance for this

process is provided by the Building for the Future Steering Committee, which is comprised of representatives from the three principal stakeholders on the Precinct: the Christ Church Cathedral, the Christ Church Cathedral Education society (CCCES) and the Anglican Diocese of British Columbia.

The Cathedral Precinct master planning process has looked both inward and outward: inward, as it has explored how the site can best meet the needs of the Cathedral, Diocese and its membership going forward, and outward looking as to how the Precinct and its landmark buildings fit into the fabric of the neighbourhood, city and wider region and how it can continue to address and increase community need and impact.

Ultimately, it arrived at an approach to rezoning that:

- *Balances responsibility and possibility*
- *Is informed by BFTF's Phase One and Two engagement, due diligence, financial, social, environmental realities and complexities of site, and*
- *Leads to a holistic Master Plan for the entire Precinct that focuses on sustainability and flexibility.*

Project Objectives

The land use changes proposed through the BFTF planning process and forthcoming rezoning application advance three primary objectives, as outlined in further detail below.

- 1) Reposition the Cathedral Precinct within the larger community context by increasing accessibility, relate to the surrounding context in a more sensitive and practical manner, and offer increased value to community through more diverse site offers (housing, community commercial, etc.),
- 2) Retain, celebrate, and enhance the Precinct's existing heritage assets for community members and visitors alike, and
- 3) Create development density to expand the social, community and cultural offerings available on site, while also generating revenue to support the future financial viability, renovation and upkeep of the Diocese, Cathedral, and key heritage buildings in the long-term.

1. Repositioning the Cathedral Precinct to be More Accessible to All

The proposed development framework provides a foundation for project stakeholders to make existing spaces more accessible and create more opportunities to deliver community value. The BFTF process began with a needs assessment among Cathedral users. Two themes emerged: first, a need to upgrade the building's interior spaces so they can be used for a wider range of purposes and by a wider cross-section of the community. Second, a desire to make the Cathedral building more attractive and more accessible in its context.

Looking to precedent in other cities and working with the City of Victoria and significant neighbours, we have developed a concept to deliver a new shared democratic public space that will become the 'civic' front door to the Cathedral. At a finer grain, we are exploring landscape and public realm strategies that expand on the exiting mature landscape and invite their enjoyment by adding north-south and east-west pedestrian routes through the site (see Figure 1).



Figure 1: Christ Church Cathedral Precinct, proposed pedestrian corridors

Our strategy for public space and landscape interventions on the Precinct prioritize maintaining the Cathedral's compositional prominence. We have established a deliberate framework where no other building will have an elevation greater than 70 percent of the length of the Cathedral, and have ensured that the Cathedral will retain its position as a standalone building within a green park environment. The plan grain of the development in the eastern half of the Precinct deliberately shares scale similarities with neighbours, creating visual continuity and a shared street scale. This strategy aims to build a symbiotic relationship with neighbours, ensuring that any new development contributes positively to the human-scale street environments found in the area.

2. Retain, Celebrate and Enhance the Precinct's Heritage

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 re-development. The Cathedral's position as the primary physical onsite feature is paramount and its geometry has shaped site planning (see Figure 2).

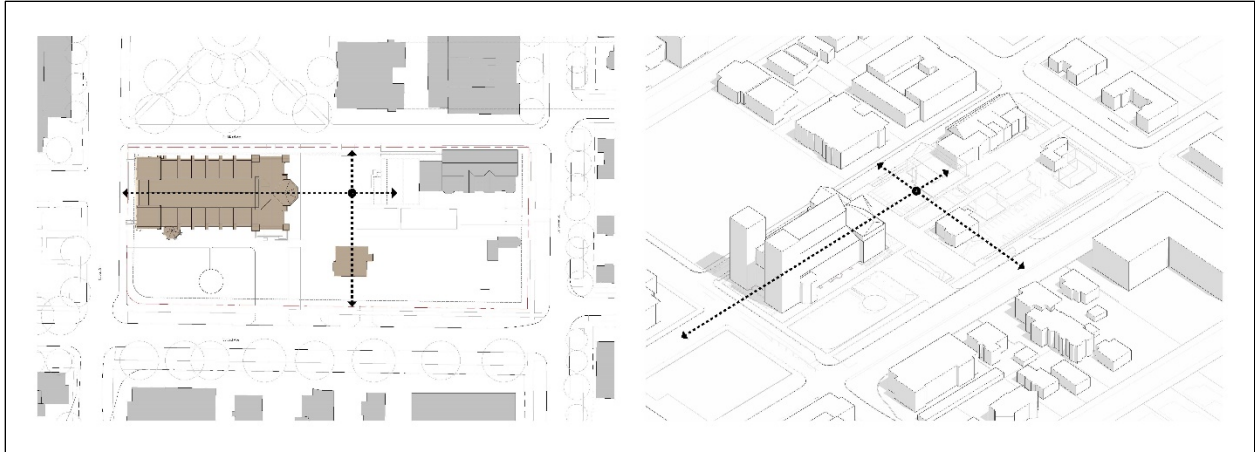


Figure 2: Christ Church Cathedral Precinct, site geometry

The proposed development framework has four parts (see Figure 3). Each is discussed in further detail below.

- i. The Cathedral and South Lawn
- ii. The Southeast Quarter, including Yarrow Chapel (Blue)
- iii. Memorial Hall, including the School (Yellow)
- iv. The Central Mall, including the Deanery (Orange)

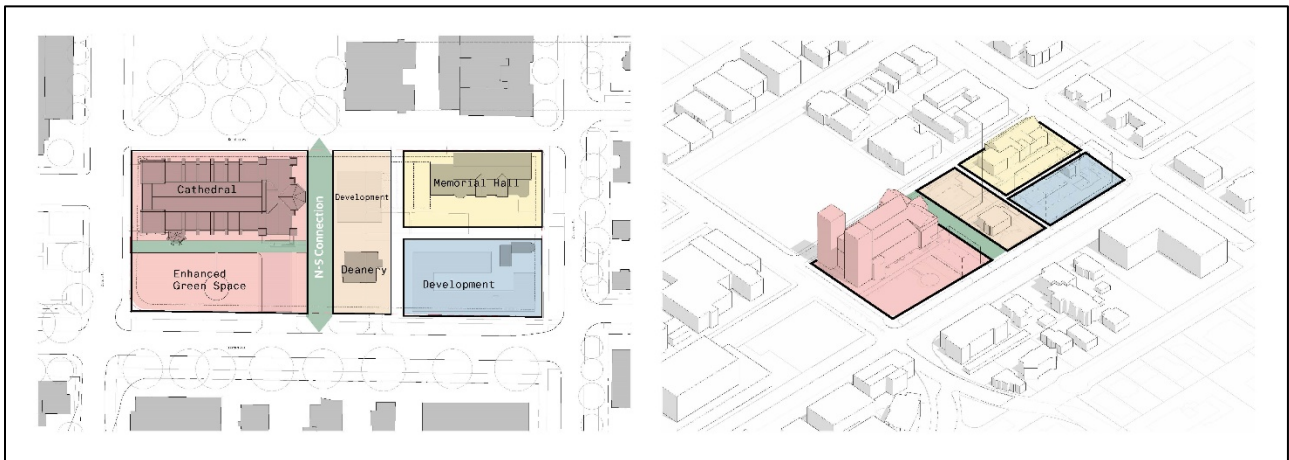


Figure 3: Christ Church Cathedral Precinct, development framework

- i. *The Cathedral and South Lawn*

The proposal aims to create opportunity for the Cathedral to be more accessible in context and have a stronger relationship between Pioneer Square to the north and the park-like south lawn. The Cathedral is the focus and the proposed amenity building south of the Cathedral's east end will be developed as an appropriately scaled, compositionally-appropriate addition. This space will provide much needed modern community and operational facilities to the Cathedral Diocese and partners.

ii. *The Southeast Quarter*

The southeast quarter has been identified as an early phase of re-development that seeks to deliver best value to stakeholders and community by generating income and providing high-quality urban housing for the community. Working within the intent of the Fairfield Gonzales Neighbourhood Plan and the Cathedral Hill Precinct Development Permit Area, the aim is to realise the Precinct's identified capacity for growth by delivering multi-unit residential development at a medium-to-high density. These units will animate the streetscape with front doors, cultural and commercial uses. The proposals will recognise the transitional nature of the Precinct as it bridges between the high-density downtown core and the lower-density residential fabric of the Fairfield area. The proposal specifically works with similar development footprints to immediate neighbours, thereby retaining street scale and urban experience, while using sensitive and strategic building height and forms to deliver needed density.

iii. *Memorial Hall and School*

Memorial Hall is a distinct Gothic revival facade that currently serves as an elementary school. While the building is important to the character of the area, its internal structure is inadequate for modern educational purposes. The proposal will consolidate the school on to smaller site footprint, while providing the opportunity for 50 percent floor area expansion by area in a multi-storey form. This strategy would retain the elevational character of the building while enabling its modernisation to deliver education in a contemporary fit-for-purpose environment. To deliver this strategy, the newer extensions to Memorial Hall, such as the existing school gymnasium, will be removed and replaced.

iv. *The Central Mall including the Deanery*

The Deanery is an unusual building which differs from the other heritage buildings on site in that it does not have specific and unique heritage features. The buildings most interesting facet is its situational relationship to the Cathedral. The scale of the house and its format limit its usefulness today. Historically, the Diocese has utilized the building in various ways, as housing but also as a bookstore, offices, and meetings spaces. Without significant renovations the building will have less relevance and become less useful over years to come. The development framework respects the compositional situation of the Deanery and delivers a redevelopment strategy that could retain or relocate the Deanery building. This strategy enables the stakeholders to consider their evolving needs and balance it with heritage impact at the most appropriate moment. Relocation of the Deanery may deliver a better development opportunity in that required density can be delivered in buildings that have fewer storeys.

Behind the Deanery and on the east-west axis of the Cathedral nave, we have identified a location that could deliver high-density development at the heart of the Precinct. Working with the Cathedral's powerful east-west geometry it is possible to consider placing a tall slender residential building that compliments the composition of the Cathedral and accommodates necessary development area. The scale of this building will provide the

opportunity to deliver a much-needed financial boost to help fund the proposed public realm and building upgrades.

3. Generating Development Density

To secure the useful future of the Precinct and to enable the stakeholders to maintain cultural relevance, a primary objective of the proposal is to realize development value and provide much needed funds for investment in existing building upgrades, expansion, and public realm improvements. This reality is not unique to the Precinct, as public funding, donations, bequests, volunteerism and faith-based engagement has been on the decline in Canada for decades. The Diocese is approaching this reality proactively by independently leading this submission without a private sector partner; this approach aims to ensure the plan remains grounded in community needs.

The Christ Church Cathedral is uniquely situated both at the eastern end of Courtney Street, and in a unique, park-like context. A contiguous green area, consisting of Cathedral Commons and Pioneer Square, straddles Rockland Avenue, and will be preserved and enhanced. This outstanding urban composition of Cathedral and park has driven the siting and massing of the proposed development on the site. Building on the Precinct's relationship with proposed high-rise developments in the neighbouring Downtown Core, it is recognised that a development density of 2.5 FSR may be available in this part of the city. The proposed development composition balances buildings of approximately six storeys with taller development between 20-30 storeys in specific locations depending on eventual siting and massing decisions. The aim is to enhance the Cathedral Precinct through high quality architecture and landscape design, respecting heritage and delivering needed multi-unit residential housing.

History and Heritage Preservation and Enhancement

Heritage Status

Three buildings within the Cathedral Precinct are designated heritage buildings: the Cathedral (Image 3), Yarrow Chapel (Image 4) and Memorial Hall (Image 5). Despite previous assumptions, a fourth building on the site (the Deanery, Image 6) does not actually have heritage status, although it is included on the City of Victoria's heritage registry. The buildings have heritage significance for their aesthetic value, historical/ cultural value, social value and spiritual value. Statements of Significance were written for these four buildings in 2007 and all were added to the Canadian Register of Historic Places in 2010. The original statements have recently been updated and amended by Cummer Heritage Consulting, which has been retained for this project. These Statements, particularly their lists of Character Defining Elements (CDEs), will be used to guide all proposed work on these buildings to ensure their heritage value is maintained and enhanced.

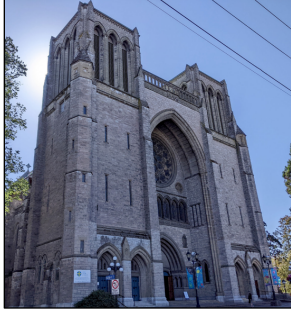


Image 3: Christ Church Cathedral



Image 4: Yarrow Chapel



Image 5: Memorial Hall



Image 6: The Deanery

Site History

Today's Christ Church Cathedral is situated on the land of the traditional territory of the Coast Salish and Lekwungen speaking people, specifically the Songhees and Esquimalt First Nations. A recent report on the history of the Cathedral noted that "Church Hill" was formerly covered in oak trees, suggesting kwetlal (camas), a native flower and important Indigenous food staple, may have grown in the area. The hill overlooked xwszyq'am (whu-SEI-kum, "place of mud"), known to settlers as James Bay, which contained valuable clam beds. People camped near here when they were gathering kwetlal roots at Beacon Hill. Hunting grounds and a portage route to Ross Bay were accessed via the head of the bay.

The beginning of Christ Church Cathedral is closely connected to the Hudson's Bay Company and the founding of the colony of British Columbia. There were two earlier iterations of the Church prior to this current version. One built in 1860, which burnt down in 1869, and a second built in 1872, which was used until the stone cathedral was completed in 1929. There was a desire for a stone cathedral for decades prior to its construction, however, budgetary constraints delayed this becoming a reality and resulted in the third iteration being the "Unfinished Cathedral" that it is today.

In 1891, a competition was held to determine the design of the new stone cathedral. Architect J.C. M. (John Charles Malcom) Keith won the competition, but would not get to see his design built for nearly forty years, due to funding issues and the interruptions caused by two World Wars and the Great Depression.

As the Diocese of today confronts how best to fund the maintenance and use of the Cathedral for the coming decades, it is worth noting that historical records show that throughout the 20th century there were ongoing challenges with raising the necessary funds to maintain the Cathedral Precinct and discussion within the church community about the best course of action for the site.

Conservation and Revitalization Plans

Today, work is proposed to conserve the designated heritage buildings and extend their physical life, while simultaneously revitalizing the site as a whole through new development in strategic locations to provide much-needed revenue that will fund and support the on-going work and expense of maintaining these heritage buildings in perpetuity. As part of the

revitalization of the Precinct, the heritage buildings will be preserved, restored and rehabilitated, using each asset's Character Defining Elements (CDEs) as a guide. The proposed changes to the Precinct do not affect the Heritage Values nor the CDEs of these historic places. Heritage Conservation Plans are being researched and written for each of these heritage buildings as part of this rezoning application, which will provide greater detail on the proposed conservation work. RJC Engineers has been engaged to provide seismic and structural upgrade plans for the heritage buildings, work that is currently underway.

Policy Context, Policy Alignment and Land Use

The subject property is currently zoned Cathedral Hill Precinct - Public Buildings (CHP-PB), a zone that allows for a range of public uses, such as churches, recreation centres and theatres. Under the current City of Victoria Official Community Plan (OCP), the Cathedral's urban places designation is split between "urban residential" (on the west half of the site where the Cathedral sits) and "Public Facilities, Institutions, Parks and Open Space" on the eastern half. The "urban residential" designation anticipates buildings of up to six storeys, a height consistent with the direction set forth in the Fairfield Gonzales Neighbourhood Plan.

The plans advanced in this application will require a rezoning, and most likely an OCP amendment, to expand the policy vision for the Precinct to help achieve existing and emerging City of Victoria objectives related to culture, spirituality, public space, and housing. Major multi-storey developments are proposed imminently for several sites in the immediate vicinity of the Cathedral lands, and we believe that the Cathedral Precinct can be at the forefront of any neighbourhood changes, establishing a concept for the next evolution of the neighbourhood with which other projects aim to harmonize. We also understand there is an opportunity to engage with the City of Victoria throughout the upcoming strategic OCP review to ensure alignment of this proposal and the revised community plan.

Land Use and Density

The Cathedral Precinct 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 sites urban residential designation. The principles of development are to build community and enhance the range of accessible facilities that bring value to all.

This project is not shaped by or driven by a specific policy density; however, it has been considered and shaped with reference to existing policy guidance, including the OCP, Downtown Core Plan, Fairfield Neighbourhood Plan, General Urban Design Guidelines and the Zoning Bylaw (CHP-C3 Zone - DPA-14) In addition, project stakeholders have worked to balance density with an appropriate composition. The development framework aims to enable the precinct and stakeholders to deliver defined project objectives.

The proposed overall development density for the Cathedral Precinct site is being considered at a minimum of 1.6 FSR and a maximum of 2.5 FSR. The current development framework is evaluating these volumetric parameters against a common site structure plan.

As with all master plans, this density if realized, will occur over a 25+ year time scale; meanwhile, this density adds qualitative and quantitative value to the site that supports the Diocese in the vision both philosophically and practically.

Height

The proposal is founded on the philosophy that cities and urban environments are enjoyed and experienced from the street; this has also been informed by ongoing discussions with City of Victoria staff. Considerable effort has been taken to define 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 and scale, the proposal 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 protects existing and increases the strong canopy of street trees means that building height is a less critical factor when assessing street experience.

The development framework has identified two locations where building height steps up beyond six storeys; these locations are directly to the east of the Cathedral and in the sites southeastern corner adjacent to the Yarrow Chapel.

Landscape Design and Tree Retention

The proposed landscape design approach will celebrate the significant heritage qualities of the Cathedral through a thoughtful and engaging public realm that complements the beloved community landmark. The landscape intent will be to strengthen physical and visual connections in the area while introducing a clear identity for the Precinct. Existing and proposed edges of surrounding properties will seek to increase public activation with the introduction of added public space at critical corners. Under City of Victoria plans, Courtney Street will be converted into a narrowed pedestrian-oriented street allowing for formal and informal events for community use, while Quadra Street will be designed with a uniform material treatment to operate as a more pedestrian-focused shared zone creating a welcoming space for visitors to gather at the Cathedral's entry.

The Rockland Greenway corridor will continue along the shared plaza with room for temporary stalls/installations made available for pop-up events. Throughout the Church's courtyards, permeability will be accentuated through the design of several green connections that will extend the surrounding existing green corridors of the local neighborhood.

Designing with native flora will be the primary focus as a planting strategy helping to support the local biodiversity and increase the urban canopy to help advance the City of Victoria Forest Masterplan. Through the thoughtful combination of the listed design approaches, the Cathedral Precinct can become a highly active community hub, offering multiple opportunities to engage and interact for all users and visitors of the space.

Part of the project team includes Gye + Associates certified arborists who have been engaged to undertake the assessment of the existing tree cover and tree condition within the Cathedral Precinct. Protecting, enhancing and increasing the urban forest is a priority of this

project, understanding the benefits they provide are multi-faceted and increasingly important as other neighbourhood density is realized. The results of that assessment are available on page 34 of the [Phase 2B report](#).

Utilities and Infrastructure

The Diocese has retained Herold Engineering to provide civil engineering expertise for the project. Herold is reviewing the existing sanitary sewer, storm drain and water infrastructure in the neighbourhood and proposing site service locations for the ultimate build-out of the Cathedral District site. Discussions with the Supervisor of Land Development in the Engineering and Public Works department at the City of Victoria have been favourable to the proposed servicing design for the site.

Sanitary sewer, storm drain and water services are proposed to be located on both Rockland Avenue and Burdett Avenue. The sanitary sewer and storm drain mains on both Burdett and Rockland have been lined in recent years and no capacity issues are anticipated in those mains. It has also been confirmed that the existing water mains on Quadra Street and Vancouver Street will be replaced under the City of Victoria's long-term plans in the next 20 to 30 years.

Herold suggests servicing each proposed building with individual sanitary sewer, storm drain and water (fire and domestic) services. During this process, a sanitary attenuation study will be completed early in the development process, as well as calculations to meet the Fire Underwriters requirements. As Herold moves through detailed civil design, depths of the existing sanitary and storm drain mains will be confirmed and individual service depths will be determined for the various development sites.

Herold does not anticipate that any main extensions will be required to service the various building sites, but if extensions are required it would be at the project cost.

Transportation and Circulation

The Diocese has retained the Watt Consulting Group to provide transportation, circulation and parking recommendations in respect of the additional residential units, commercial uses, and public realm improvements proposed for the site. Work on a detailed traffic impact assessment and parking study has begun, influenced by City and stakeholder conversations to date.

All transportation plans for this initiative will seek to advance City of Victoria policies that encourage sustainable transportation, lower parking requirements, and creating more housing options in proximity to frequent transit. The Precinct is located in an area conducive to sustainable transportation and where the City would like to increase overall housing supply. The Precinct has a walk score of 95, indicating that daily errands do not require a vehicle, and it has immediate access to the Vancouver Street all-ages and abilities (AAA) bike facility. The site is also within short distance of the Fort Street AAA bike facility that connects to downtown Victoria and the wider AAA bike network. Lastly, the site is in proximity to the Humboldt Street and Richardson Street AAA cycling facilities, which provide east-west connectivity to downtown Victoria, the Fairfield neighbourhood, and Oak Bay.

The project proponents are attuned to current concerns about traffic in the Precinct area, in particular traffic and parking issues generated by the drop-off and pick-up of children attending the elementary school on site. Mitigating these concerns will be a focus of transportation plans for the proposal going forward.

A charette held with adjacent neighbours and City staff in the summer of 2023 focusing on upcoming redevelopment plans in the Precinct neighbourhood, a consensus vision emerged for a pedestrian-first design philosophy for the area that could include:

- a car-free zone along part of Courtenay Street
- a shared and flex-use streetscape on Quadra Street to serve as a forecourt to the Cathedral
- a narrowed Quadra Street from Broughton Street to Burdett Street that will serve as a transit corridor to bring people right to the Cathedral's front door, and
- An improved cycling connection between Rockland Avenue and Courtenay Street.

Safety and Security

The proposal seeks to address the significant increase in community safety concerns around the Precinct; this was one of the top concerns communicated during engagement with current Precinct visitors and users, and the adjacent development community. The project team is working with the City policy to undertake a CPTED analysis that will inform the landscape and design suggestions. However, the lack of diverse activity throughout all hours is known to be one of the larger contributors to the unsafe activities and users on and adjacent to the site. Welcoming new uses, such as permanent housing and commercial, along with new active transportation corridors and improved soft and hard landscape features will bring new light and activity to the site, putting "eyes on the street" to support community safety, inclusion and well-being.

Community Need Context, Policy Alignment, Benefits and Amenities

Historically, the Precinct and Diocese have addressed community need through wide and diverse ministries, including but not limited to: internal and external arts and cultural events, offerings, rentals and partnerships; the independent educational programs offered through the non-profit Christ Church Cathedral School Educational Society; immigrant and refugee program and services; affordable housing on various sites across the Diocese including in the City of Victoria and Saanich; and partnerships with other faith-based and secular spiritual organizations to share space and co-locate on the Precinct and other Diocese sites. This proposal will allow for these continued ministries, new opportunities, and also the long-term protection and enhancement of the Cathedral as a civic amenity within an ever-changing local and regional context. Under the development framework proposed in this application, the following are some of the civic benefits to be secured and realized:

- Renovations to the interior of the Christ Church Cathedral to make it more accessible and reconfigure it to better serve as an arts and culture venue and multi-purpose space
- Seismic upgrades to three heritage designated properties to ensure they continue to stand for generations as exemplars of the city's development
- Construction of a new amenity building that will provide new Cathedral offices, supportive spaces (eg. commercial kitchen), and be available for use by other community groups and organizations
- New dedicated north-south green connectors across the site
- As part of the overall redevelopment of the neighbourhood, leading the development of a pedestrian-first plaza-style treatment of Quadra Street to create a clear sense of place and establish the Cathedral as a true community space, and
- Help address the city's ongoing housing crisis and City of Victoria's housing targets through the addition of significant of new residential units.

Community Engagement

Engagement within the church community, stakeholders that use the site, and the broader community has been at the heart of the BFTF process for over two years; in fact, over 5 years ago, the Cathedral undertook a Greater Works Consultation to set the stage for the larger Master Plan process. Information about stakeholder and community engagement during earlier phases of the BFTF process is available [here](#) and in Appendix C [here](#). The development framework presented in this application reflects the outcomes of those early engagement phases and what we heard was important to Cathedral Precinct users.

More recently, as potential site designs have emerged, the BFTF team has shared, and will be sharing, information with interested parties across a range of venues and channels. The formal pre-application engagement specifically has included:

- Project introductions with the boards of the Fairfield-Gonzales Community Association and Downtown Residents Association
- A pre-application meeting with the Fairfield Gonzales Community Association Land Use Committee
- Two open houses at the Cathedral for both congregants and interested community members
- Two online sessions for interested community members; and
- A design workshop with City staff and representatives of neighbourhood landowners with major development proposals underway.

Invitations to the above events were sent via e-mail to organizations and individuals identified in early engagement phases and the feedback received will help inform site design decisions ahead of submitting a formal rezoning application to the City of Victoria in December.

Regular updates about the Cathedral Precinct Master Plan project are posted to the Christ Church Cathedral's Building for the Future website [here](#).

Indigenous Reconciliation

The Cathedral leadership has been working to build a relationship with Songhees and Esquimalt First Nations through programming, invitations to participate in services and events, and most recently, a mutual understanding regarding the redevelopment of the Cathedral Commons located at the southwest lawn. These conversations started in 2018 and include re-dedicating the space in a respectful way as *sx^wex^wəŋ təŋəx^w* (the family group who lived in the area). The BFTF team is engaging with Songhees and Esquimalt representatives to continue this dialogue throughout the Master Plan process.

Information about the Diocese's commitment to reconciliation is available [here](#).

Conclusion

The Cathedral and Diocese community look forward to this once-in-a-generation opportunity to protect and shape the future of one of Victoria's most important urban places. Christ Church Cathedral Precinct is an important cultural, community and heritage asset that sits as a significant feature of the City's landscape. The Master Plan aims to secure additional land uses that celebrate and protect the Precinct's heritage, increase the relevance and accessibility of the Precinct to the direct and larger community, while providing flexibility and opportunities for all to shape the cultural, social, and physical future of the site. The project team welcomes the opportunity for collaboration and partnerships throughout this rezoning process.