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Client and Collaborators



EXECUTIVE SUMMARY

"This masterplan presents a once in a generation vision to reimagine the Cathedral precinct for the benefit of the City of Victoria its visitors and its residents. The proposals aim to secure the long-term future of key historic assets and reposition them to be accessible to all and offer best value in terms of how they can be beneficially used by all."

This application is to rezone the Christ Church Cathedral site located between Rockland and Burdett Avenue to the north and south, and Vancouver and Quadra Street 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 improve, sustain and maintain the Cathedral and the other heritage assets for the centuries to come.

The proposal divides the site into four quadrants, two of which are development parcels with two multi-family residential buildings each, providing a combined 240-320 units on site with possible 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 an expansion for the Christ Church Cathedral School. Altogether, this development would see the site's total FSR increase from 0.5 to 2.5.

Redevelopment of the Cathedral Precinct 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 provided much needed housing close to the downtown core as part of a complete community. The guiding principles for the Cathedral redevelopment are:

- 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 ten 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 Christ Church Cathedral site and the framework that determined the open space layout and massing of the new buildings. View and shadow analysis 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 ensure the rules and principles for the future buildings and open space. An appendix includes a summary of the Heritage buildings on site and considerations for their future restoration and redevelopment.

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.



POLICY CONTEXT | RELEVANT POLICY DOCUMENTS

Together the policy documents and zoning put forward a vision for Victoria for the next 25-30 years. Below is a summary of the different documents that form the background for the proposal of the development of the Christ Church Cathedral site.

OFFICIAL COMMUNITY PLAN

The Official Community plan looks at the future of Victoria over the next 30 years and outlines strategies for growth management, while maintaining a compact urban core and human scaled neighbourhoods that are walkable and transit oriented. Recognizing the need to house an additional 11,300 households by 2041. The plan’s goal is to focus 50% of the forecasted residential growth in the urban core, 40% in the Town Centres and large Urban villages linked to the centre by rapid transit, and the remaining 10% in small villages and sprinkled throughout neighbourhoods.

DOWNTOWN CORE AREA PLAN

The Downtown Core Area Plan is a 30-year plan. One of the primary goals of the plan is to ensure that the Downtown Core has enough residential and office space to meet the projected short and long-term growth rates. The city aims to be a model for liveable and sustainable urbanism, maintaining its historic context in balance with new development. Specifically, the plan notes that there is a desire to encourage more owners of heritage buildings to rehabilitate and upgrade their properties. A density framework and bonus system illustrate how the city plans to meet their goals with a maximum proposed FSR of 6:1 in the centre.

FAIRFIELD NEIGHBOURHOOD PLAN

Fairfield makes up 14% of Victoria’s land base and 14.3% of its population. The expected growth of Fairfield over the next 20-25 years is approximately 1,000-1,500 new residents, equating to 580-840 new housing units. The Fairfield Neighbourhood Plan indicates that the Northwest region, where the Cathedral site sits, is to accommodate higher levels of density due to its proximity to the downtown core. In addition to the need for new multi-unit housing, the plan also supports mixed-modal travel that removes the need for a car, and support for the urban forest and greenspaces. The guiding principles of the plan are as follows:

- 1. Enriching community life
- 2. Ensuring economic viability
- 3. Enhancing natural environment
- 4. Partnering and collaborating

GENERAL URBAN DESIGN GUIDELINES

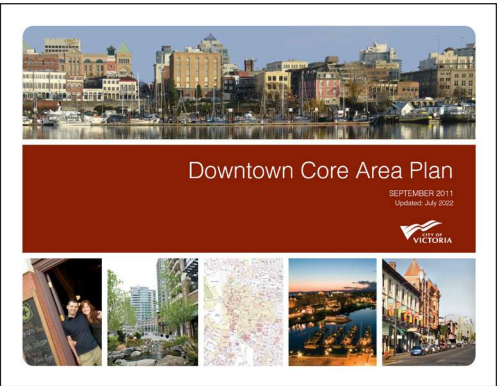
The Design Guidelines are to act as a benchmark and design framework to guide form and character of multi-family residential, commercial and industrial developments in support of the evolution of neighbourhood villages and key transportation corridors. As such they aim to address neighbourhood specific contextual designs that complement existing uses and scales. Emphasis is placed on fostering human scaled environments that support pedestrian comfort and encourage a more sustainable, accessible and resilient city.

ZONING BYLAW PART 8 AND ZONING BYLAW 2018

The Zoning Bylaw Part 8 contains the Cathedral Hill Precinct in which the Christ Church Cathedral sits, while the Zoning Bylaw 2018 is specific to a portion of the Downtown Core. The document provides administrative and use definitions, as well as the requirements for motor vehicle and bicycle parking.



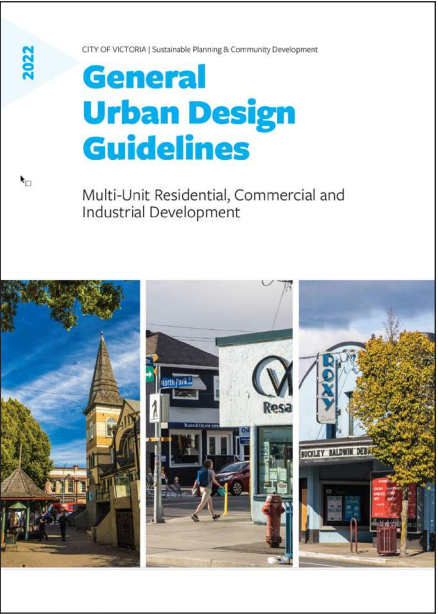
Official Community Plan
July 2012
Updated: February 27, 2020



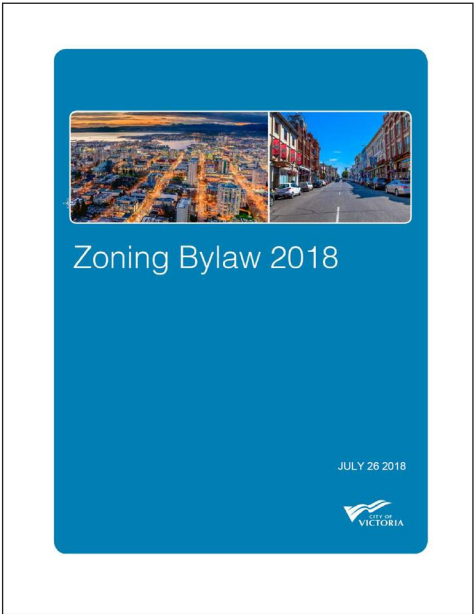
Downtown Core Area Plan
September 2011
Updated: July 2022



Fairfield Neighbourhood Plan
September 2019



General Urban Design Guidelines
July 14, 2022



Zoning Bylaw
July 26, 2018

OCP & FAIRFIELD NEIGHBOURHOOD PLAN

FAIRFIELD NEIGHBOURHOOD PLAN (NORTHWEST AREA - CHAPTER 6)

The Christ Church Cathedral site is located in the Northwest Area of Fairfield which the city has indicated the potential for increased density and height due to it’s proximity to the downtown core.

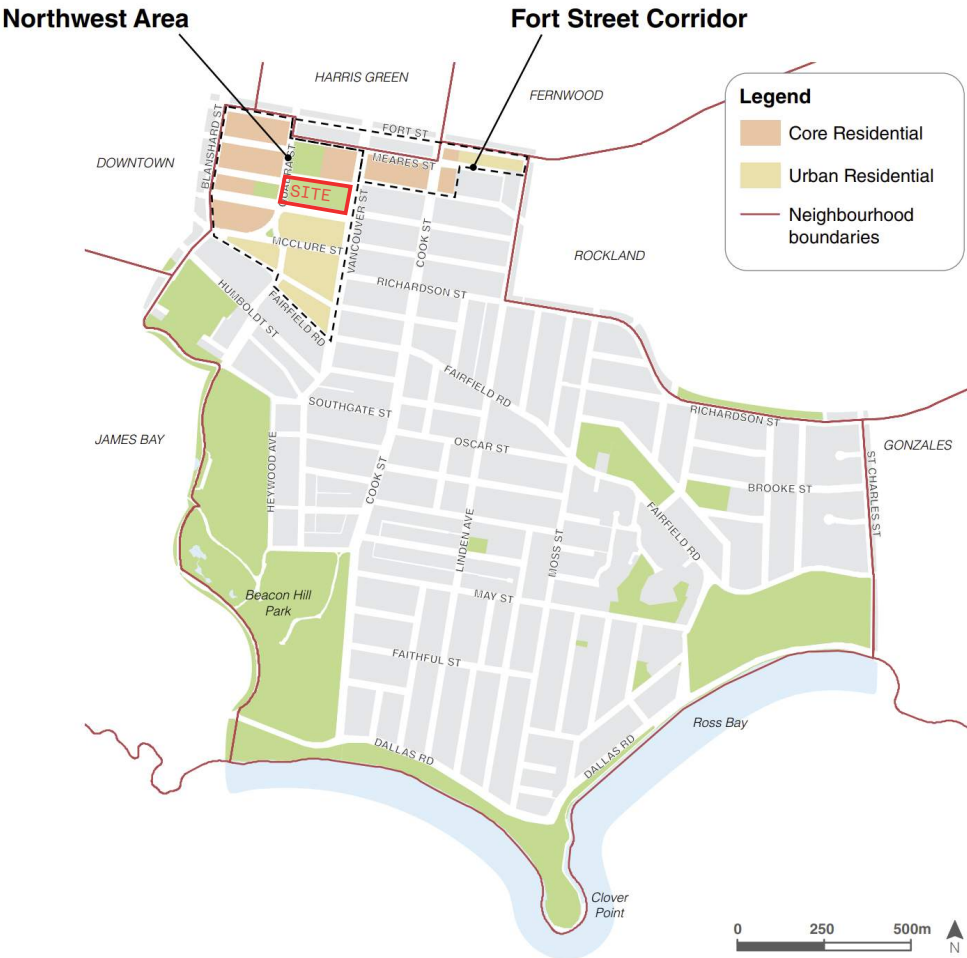
- More people in **higher residential buildings near downtown**
- **Commercial uses at grade** encouraged
- Opportunity for **Bonus density: 2.5:1** floor space ratio within the Northwest Area and Fort Street Corridor.
- In the Northwest and Rental Retention areas: multi- unit residential or mixed-use buildings **up to 20 metres (approx. 6 storeys)** in height
- Support the unique place character features while creating new, **on-site affordable housing**.

Recommendations are indetified for Pioneer Square including enhancements to landscaping, seating, lighting and pathway improvements, as well as indentifying site-specific improvements for communit use. As well as the continued improvement to the Rockland Greenway adjacent to Pioneer Square.

OCP CATHEDRAL HILL PRECINCT (HERITAGE CONSERVATION AREA DPA-14)

Development Permit Area DPA 14, Cathedral Hill Precinct, is a unique six block area which includes Christ Church Cathedral, noted as significant heritage landmark. The purpose of the designation is for revitalization of an area in which commercial use is permitted, as well as establishing objectives for the form and character of developments. Justification for the designation includes: the area’s capacity for growth due to its proximity on the edge of a regional commercial and employment district; high and medium density are identified; as a transition area there is a diverse range of land uses, building types and forms, streetscapes, parks and open spaces resulting in a particular character.

- The DPA-14 refers to guidelines from the Cathedral Hill Precinct Plan (2004), these include:
- Mid or through-block walkways are to be activated and development is to open up or overlook walkways.
 - The pedestrian experience is to be prioritized.
 - Large buildings should be broken into "human scaled" proportions.
 - New buildings to have sufficient separation to maintain livability for residences, including 6m side yard setbacks and minimum 10m rear yard setbacks.



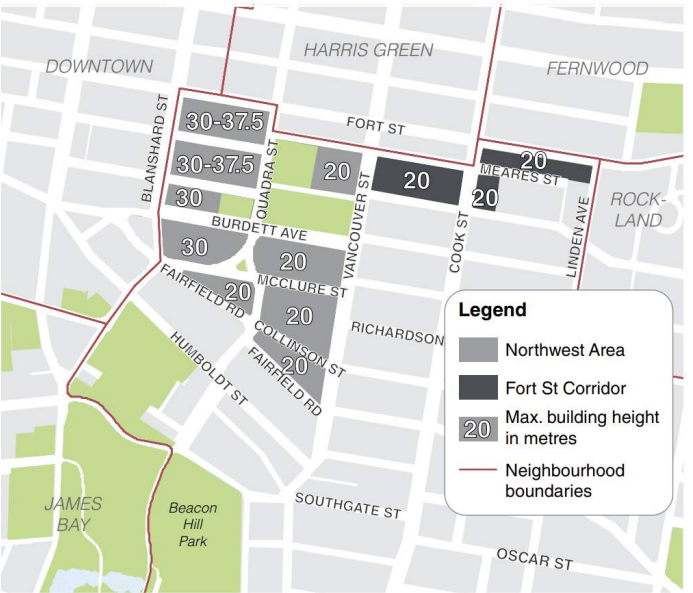
	Density	Housing Types
Core Residential	Base densities ranging from 1.2 to 2.0 FSR. Opportunities for bonus density ranging from 2.5 to approx. 5.0 FSR	Residential, mixed use or commercial buildings up to 30-37.5 metres (10-12 storeys) in blocks bounded by Blanshard St, Fort St, Quadra St, and Courtney St, with sufficient separation of towers.
Urban Residential	Up to 1.2 FSR. Opportunities for bonus density up to 2.5 FSR	Multi-unit residential or mixed-use buildings up to 20 metres (approx 6 storeys) in height in blocks bounded by Blanshard St, Courtney St, Quadra St, and Rupert Terrace. Residential or mixed-use buildings up to 20 metres (6 storeys e

Source: Fairfiled Neighbourhood Plan, Figure 9 Future Land Use Summary Table



Map 7. Maximum Density Map – Northwest Area + Fort Street Corridor

Area	Base density:	Additional density considered up to:
	2:1 FSR	5:1 FSR
	1.5:1 FSR	3.5:1 FSR
	1.5:1 FSR	3:1 FSR
	1.2:1 FSR	2.5:1 FSR
	1.2:1 FSR	2:1 FSR



Map 8. Maximum Building Height Map – Northwest Area + Fort Street Corridor

POLICY CONTEXT | DOWNTOWN CORE AREA PLAN

The RMD is the largest of all the Downtown Core Area districts and includes the majority of the residential land base for the area, 53.6 hectares

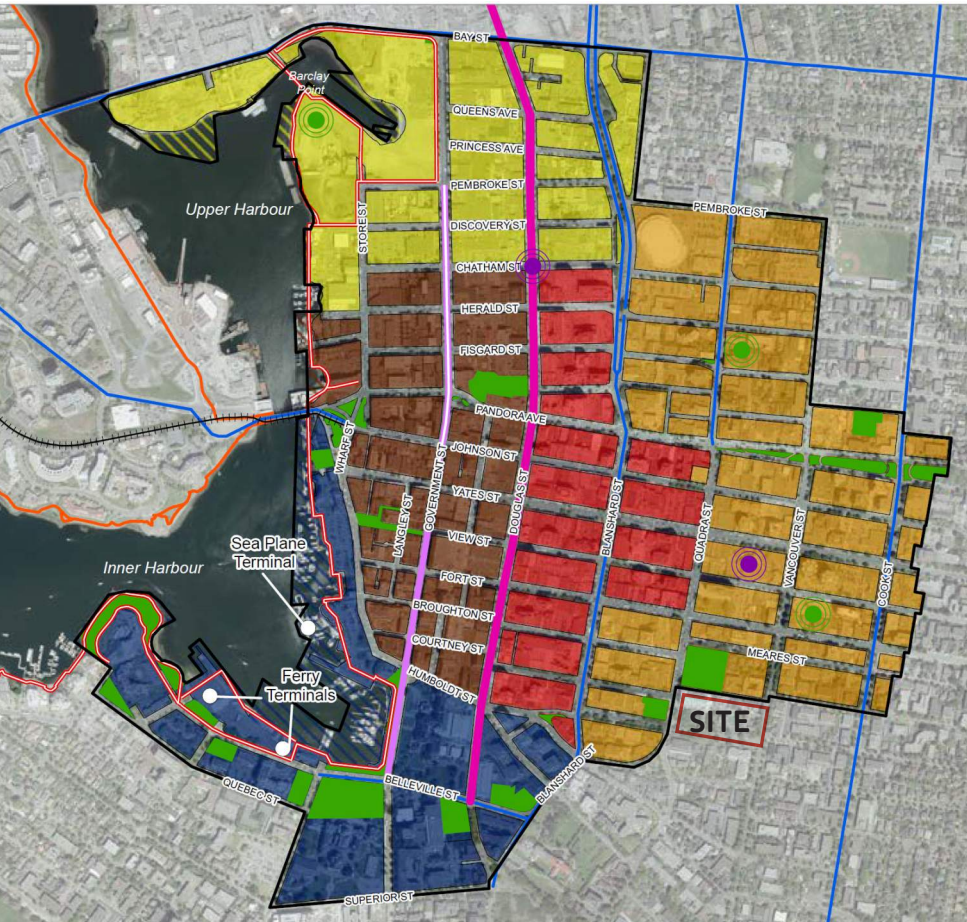
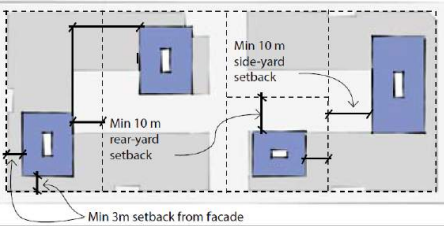
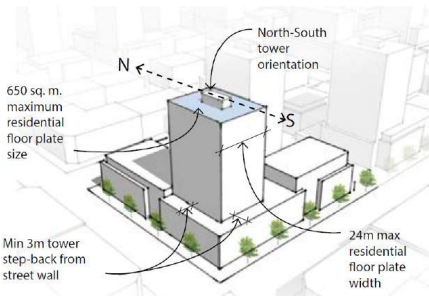
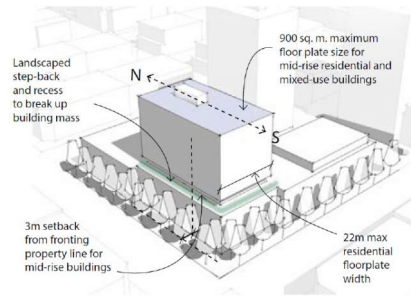
Quadra Street is a special character area, recognized as a cultural corridor containing a series of prominent heritage landmarks, cultural institutions, and places of worship in the RMD.

The Density Bonus System indicates maximum densities up to 6:1 FSR in the central business

C-3	commercial	1:1	1:1
	residential*	3:1	5.5:1
	mixed use ^{13,14,*}	3:1	5.5:1

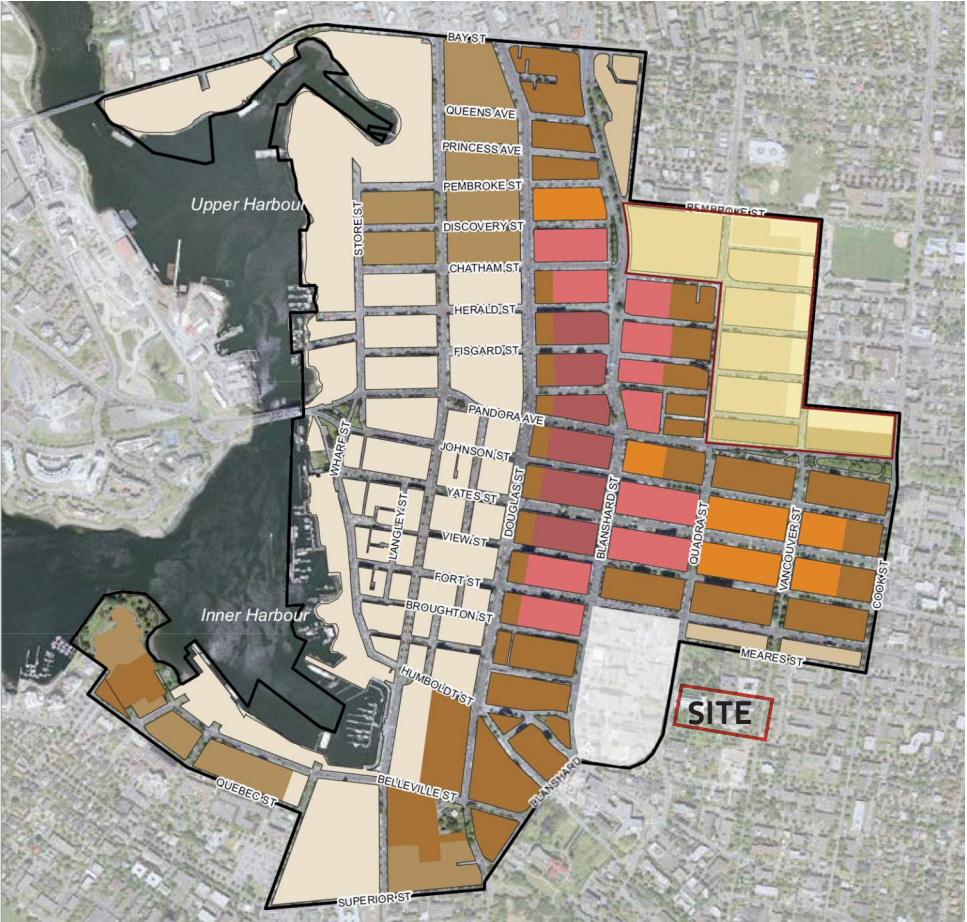
13. The base density for mixed use development is 3:1 FSR, of which the commercial portion shall not exceed 1:1 FSR

14. The maximum density for mixed use development is 5.5:1 FSR, of which the commercial portion shall not exceed 1:1 FSR



MAP 8
Urban Structure Concept

- Downtown Core Area
- Central Business District
- Historic Commercial District
- Inner Harbour District
- Residential Mixed-Use District
- Rock Bay District
- Existing Urban Structure
- Parks and Open Space
- Transportation Terminal
- Arterial Road
- Government Street Mall
- Pathway
- Rail Corridor
- Future Additions to Urban Structure
- Park or Public Open Space (location to be determined)
- Urban Plaza (location to be determined)
- Future Rapid Transit Corridor
- Government Street Mall Extension
- Pathway



MAP 29
Maximum Building Heights

Maximum Building Height	Approximate Number of Commerical Storeys	Approximate Number of Residential Storeys
72m	19	24
60m	15	20
50m	13	17
45m	11	15
30m	8	10
20m	5	6
15m	4	5

See Fairfield Neighbourhood Plan (2019) for building height policies.

See North Park Neighbourhood Plan (2022) for building height policies.

Note: Maximum building heights are subject to additional building design guidelines described in this Plan.

POLICY CONTEXT | PARKING REQUIREMENTS, SCHEDULE C

Use or Class of Use	Minimum Number of Parking Spaces			Minimum Number of Visitor Parking spaces
	Core Area	Village / Centre	Other Area	
All other multiple dwellings	0.65 spaces per dwelling unit that is less than 45m ²	0.70 spaces per dwelling unit that is less than 45m ²	0.85 spaces per dwelling unit that is less than 45m ²	0.1 spaces per dwelling unit
	0.80 spaces per dwelling unit that is 45m ² or more, but equal to or less than 70m ²	0.85 spaces per dwelling unit that is 45m ² or more, but equal to or less than 70m ²	1.00 space per dwelling unit that is 45m ² or more, but equal to or less than 70m ²	
	1.20 spaces per dwelling unit that is more than 70m ²	1.30 spaces per dwelling unit that is more than 70m ²	1.45 spaces per dwelling unit that is more than 70m ²	
Commercial	Core Area	Village / Centre	Other Area	
Office	1 space per 70m ² floor area	1 space per 55m ² floor area	1 space per 50m ² floor area	
Institutional	Core Area	Village / Centre	Other Area	
Elementary / Middle School	1 space per 150m ² floor area			
Secondary School	1 space per 75m ² floor area			
Place of Worship	n/a	1 space per 80m ² floor area	1 space per 40m ² floor area	
Arts and Culture (includes museums, art galleries, theatres and other similar uses, but does not include cinemas)	1 space per 80m ² floor area			1 space per 40m ² floor area
Place of Worship	n/a	1 space per 80m ² floor area	1 space per 40m ² floor area	

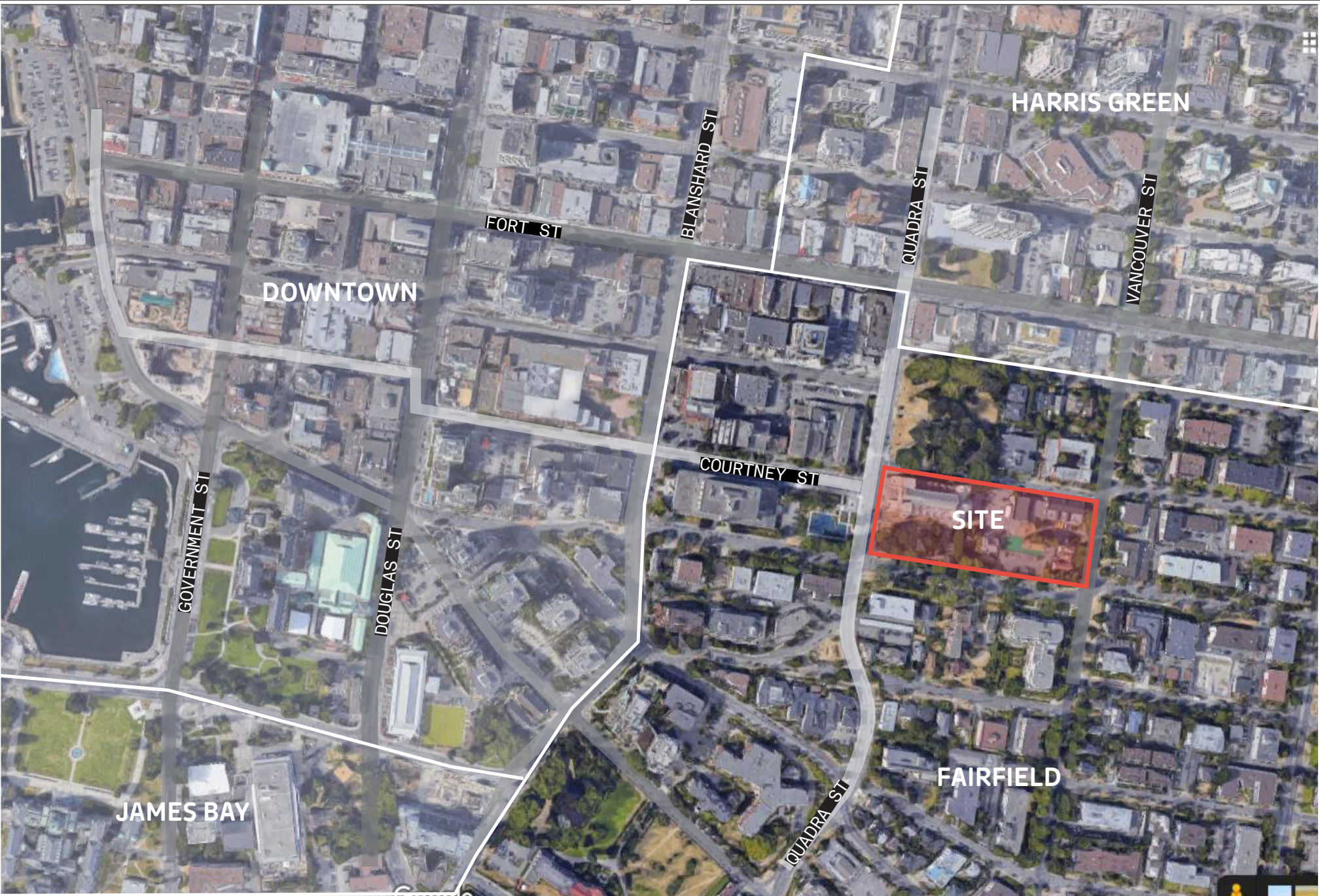


CITY CONTEXT

Christ Church Cathedral sits on the border of the Downtown Core, 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 sits at a central location within the city. Constructed in 1929, the Cathedral sits atop Church Hill, a site selected to ensure it was visible from a distance ensuring it would remain a prominent piece of architecture within Victoria to this day.



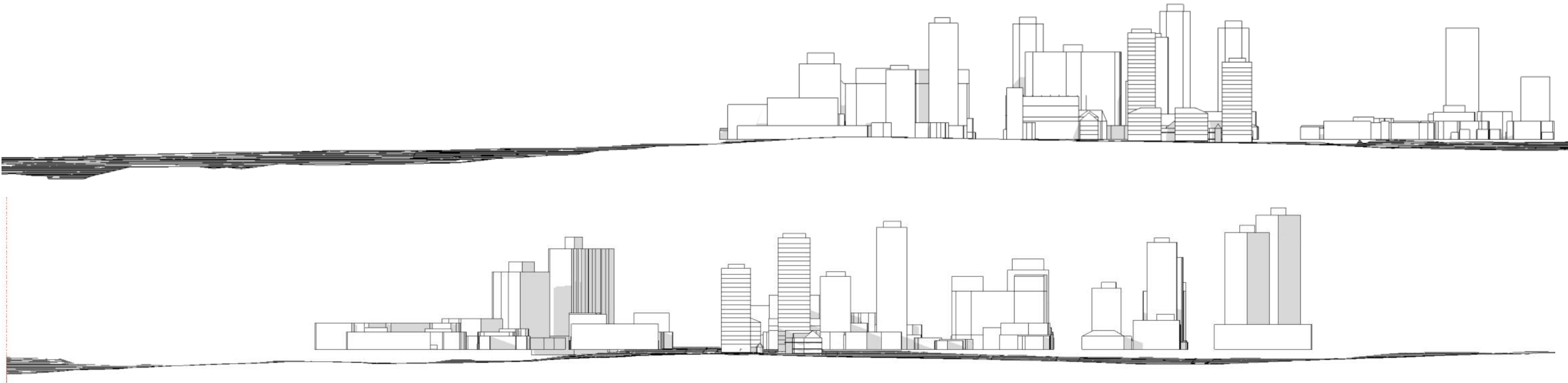
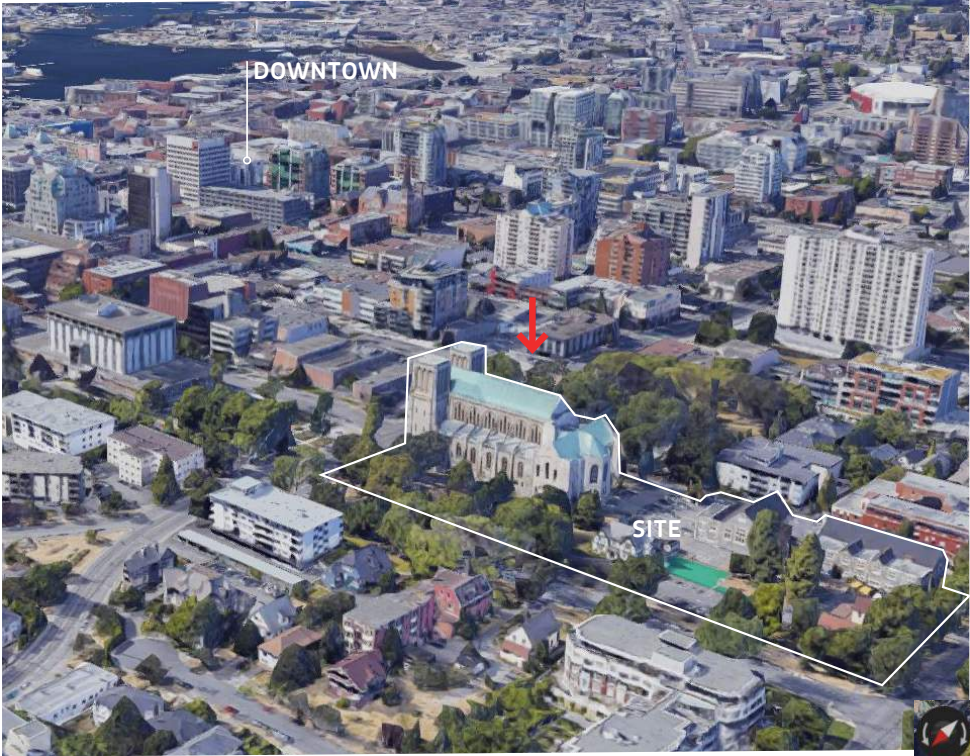
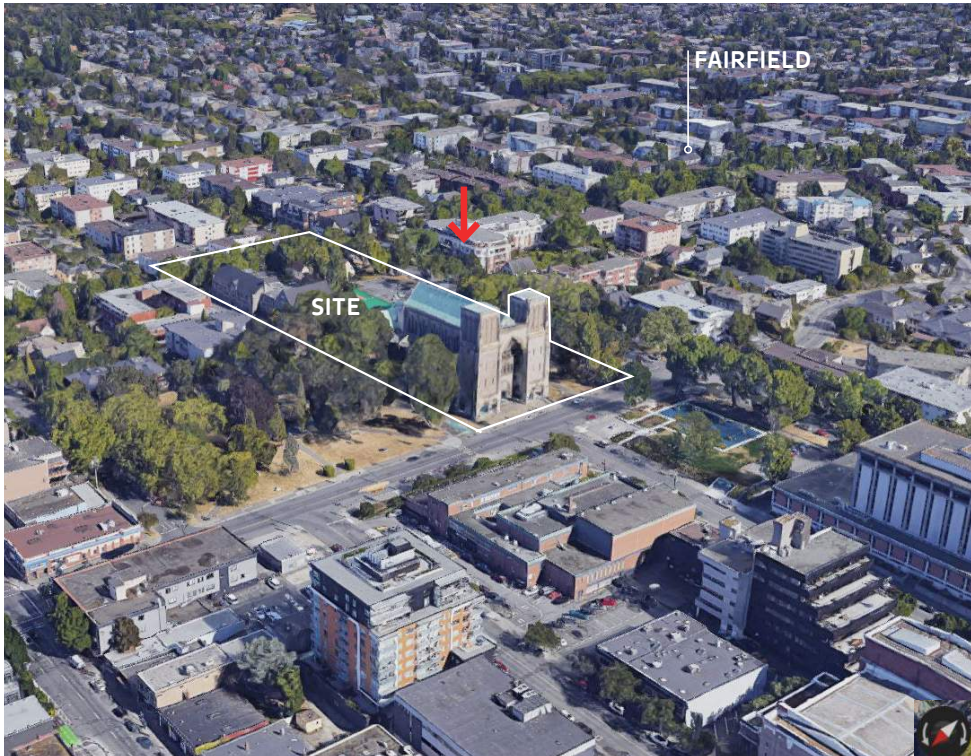
Source: City of Victoria Neighbourhood Boundaries



NEIGHBOURHOOD CONTEXT

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, with the Courthouse Green to the west.

It is at this point 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 neighbourhood to the south and east with tree-lined streets. As such the Christ Church Cathedral site provides a unique opportunity for redevelopment, one that will knit these two distinct urban forms together with a fine-grain urban fabric.



SITE CONTEXT | TRANSIT, SERVICES, AMENITIES

The Christ Church Cathedral Site 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 site make 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.

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

Bus Stop

Arterial

Secondary Arterial

Frequent Transit Route

Bike Route

People priority Greenway* (OCP)

Shared Greenway* (OCP)

Tree Canopy/ Park

Urban Core, core residential (50% population growth by 2041)

1. Christ Church Cathedral

2. Christ Church Cathedral School

3. Anglican Diocese of British Columbia

4. YMCA-YWCA Downtown

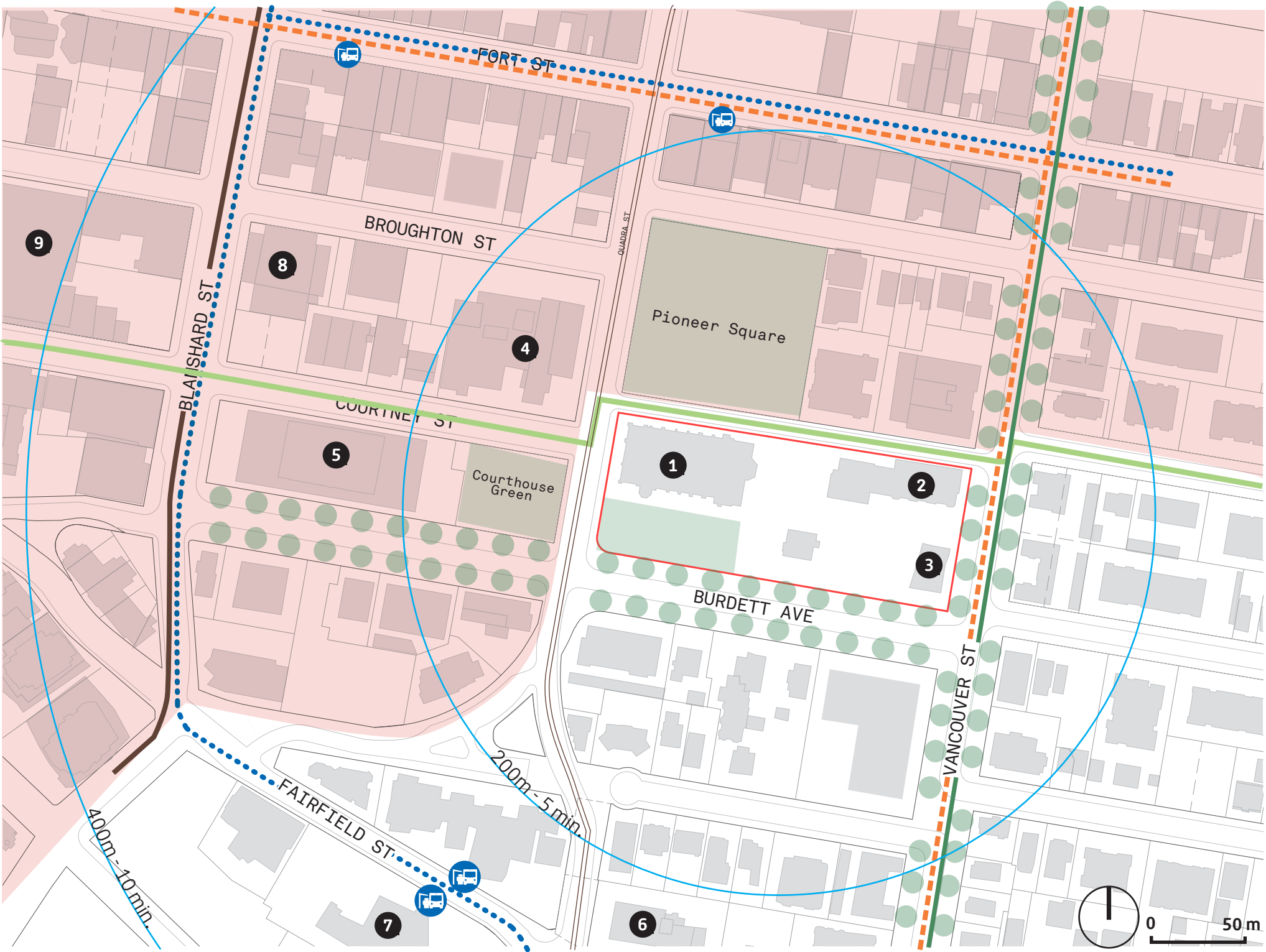
5. Provincial Court of British Columbia

6. Victoria Senior Citizens

7. Mt St. Mary Hospital

8. Royal Theatre

***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 COVERAGE | LAND OWNERSHIP & AREA SUMMARY

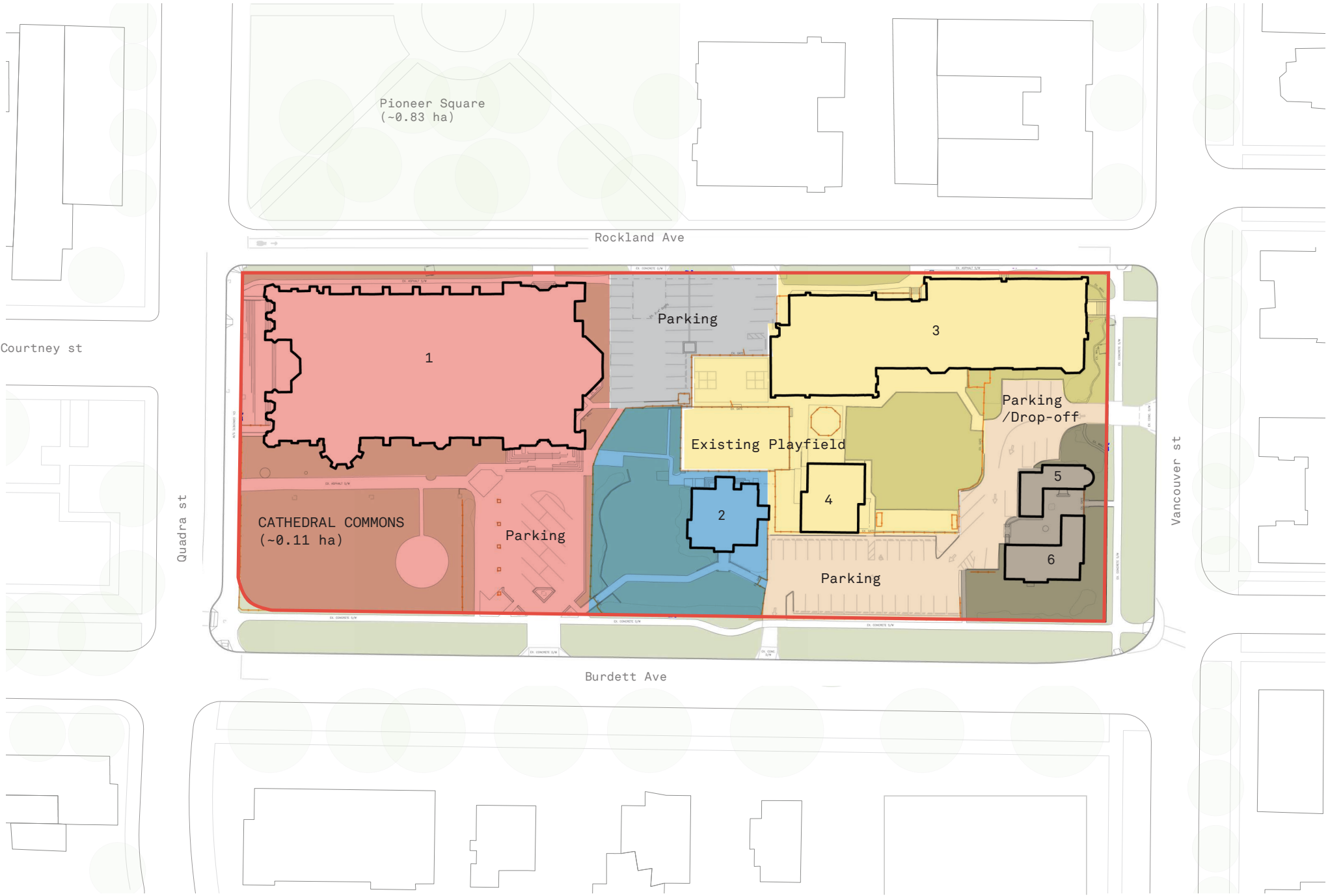
While the entire site is owned by the Diocese the use of the site is split into four different zones which relate to the four different heritage buildings on site: the Christ Curch Cathedral, Memorial Hall, the Deanery and Yarrow Chapel. Christ Church Cathedral makes up the largest footprint and FSR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

Refer to the Appendix 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 Ch.	95m2	0.01	95m2	1%
6	Archive	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 = 2435m2
- Shared Parking/Drop-Off = xx

CCC Precinct = 13623 m2

SITE COVERAGE | OPEN SPACE

A significant portion of the site is open space making up 51% of the site. A significant portion of the site is accessible to the public making it a valuable neighbourhood asset. These green spaces also form part of a greater neighbourhood network with Pioneer Square to the north and the Courtyard Playground 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 **Lekwungen** territory and ensure that there is a presence of the local nations on the site. The School uses a significant portion of the outdoor space with an enclosed sport field and playground. Both the Deanery and Yarrow Chapel have gardens and lawns that add to the general character of the site.

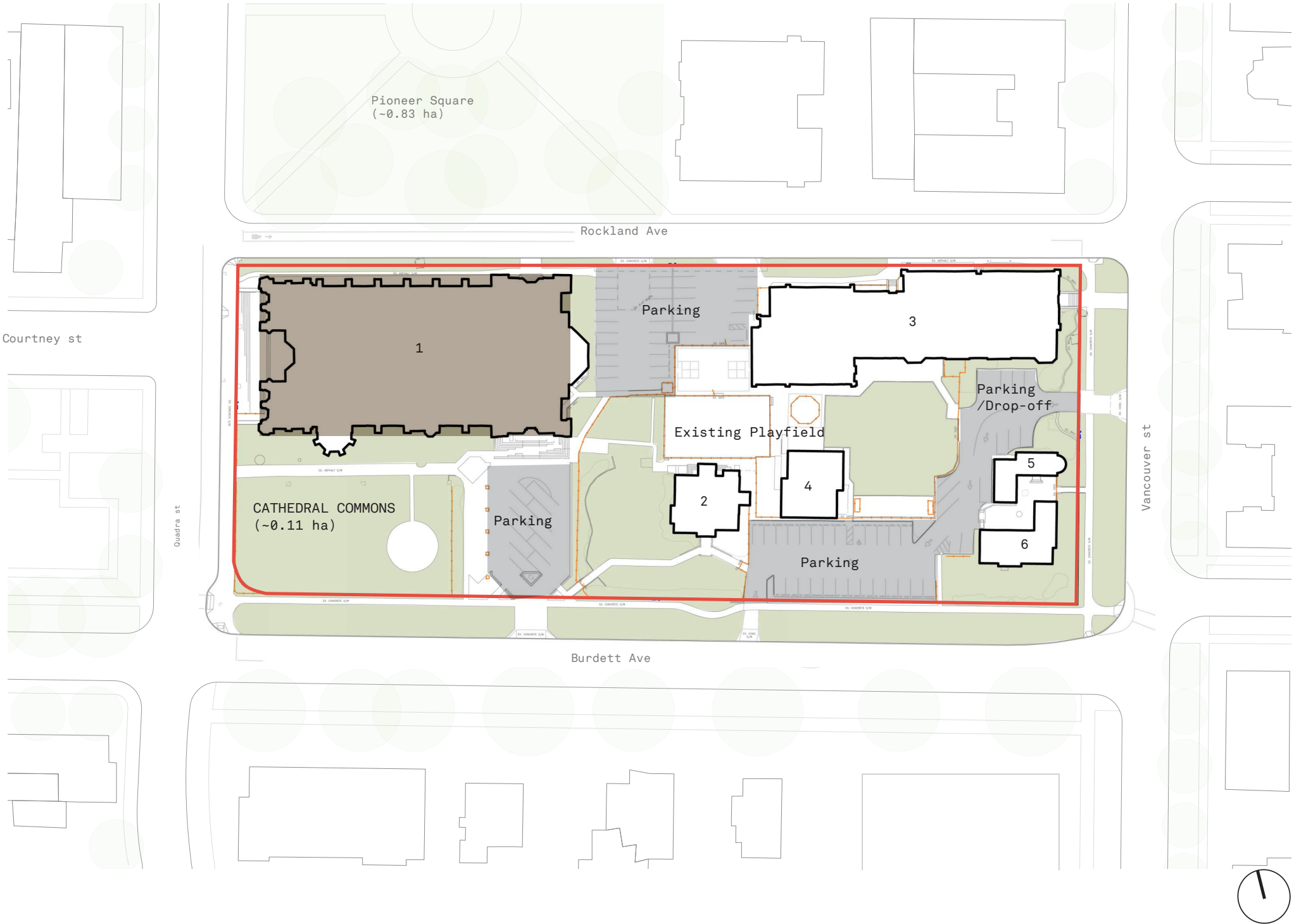
It is notable that 19% of the site is made up of surface parking which offers an opportunity for improved site use with the reolcation of underground parking. Future redevelopment of the site should prioritize public access to greenspace on the site.

	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 Ch.	95m2	0.01	95m2	1%
6	Archive	155m2	0.01	155m2	1%
	Total	6660m2	0.5	4030m2	30%

Land ownership areas (extent TBC)

- 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 CCC 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.

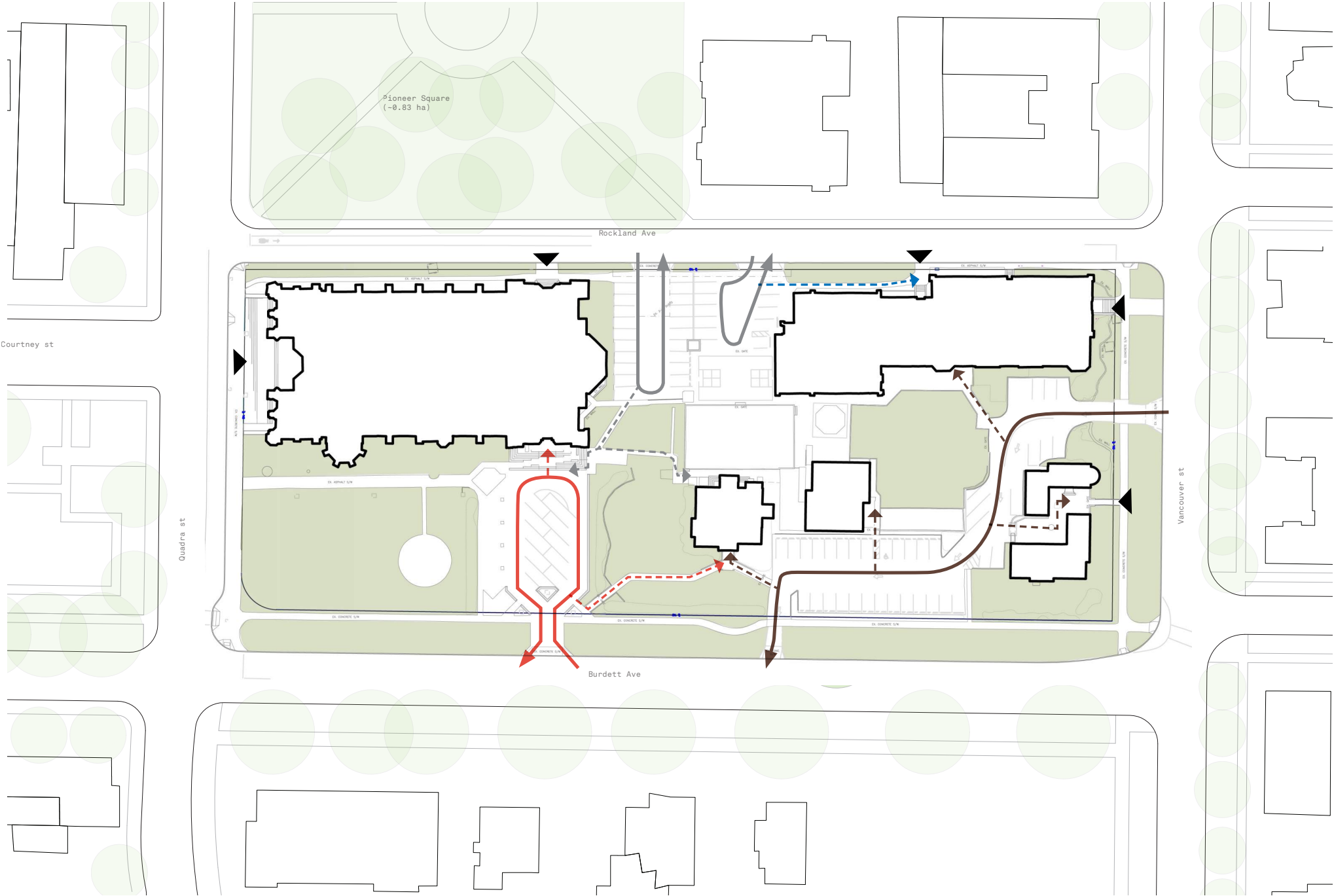
Refer to the Parking Study and Traffic Impact Assessment conducted by Watt Consulting for additional information regarding site parking and traffic.

Parking Required

	Building	GFA	Core	Other
1	Cathedral (Worship/Assembly)	3350m2	0/42	84/84
2	Deanery	400m2	6	8
3	Memorial Hall	2300m2	15	15
4	Temporary Building	360m2	2	2
5	Yarrow Ch.	95m2	0	2
6	Dioceses Office	155m2	2	3
	Total	6660m2	25/67	113

Total current parking provided = 80 stalls

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



TREE INVENTORY

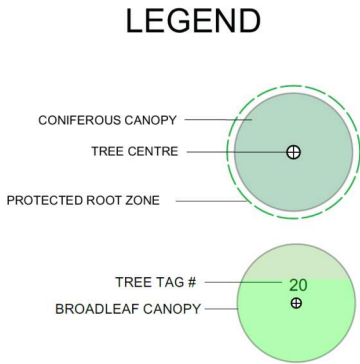
LEGEND

- 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 location of the property line on the site 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 zoning 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

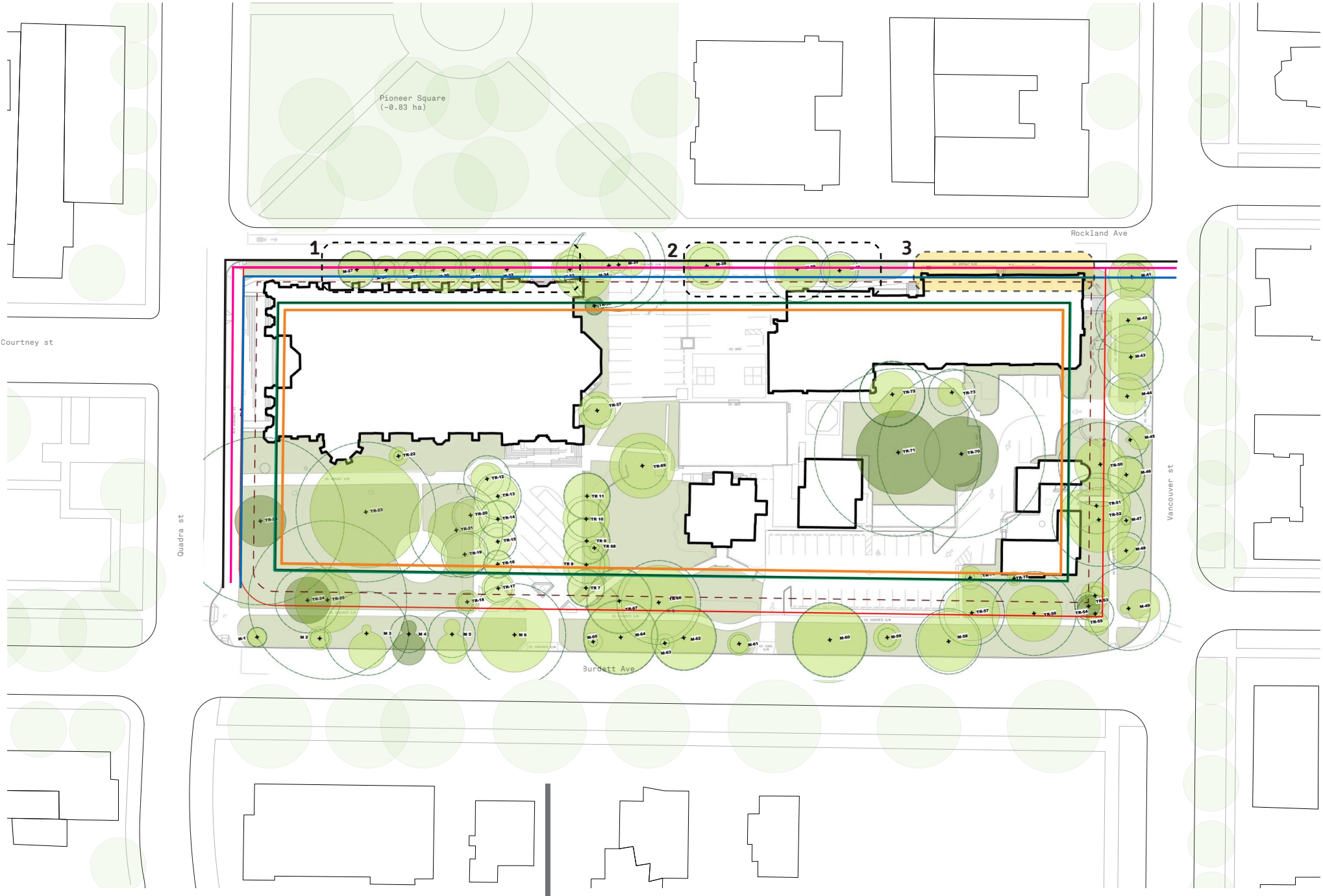
7.5m Institutional Setback (Part 8.3 CHP-PB Zone, Public Buildings)

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



VISION

PROJECT OBJECTIVES

"Currently the Cathedral is an undervalued asset, densification and reconnection to a vibrant downtown core will greatly improve its contribution to the City of Victoria."

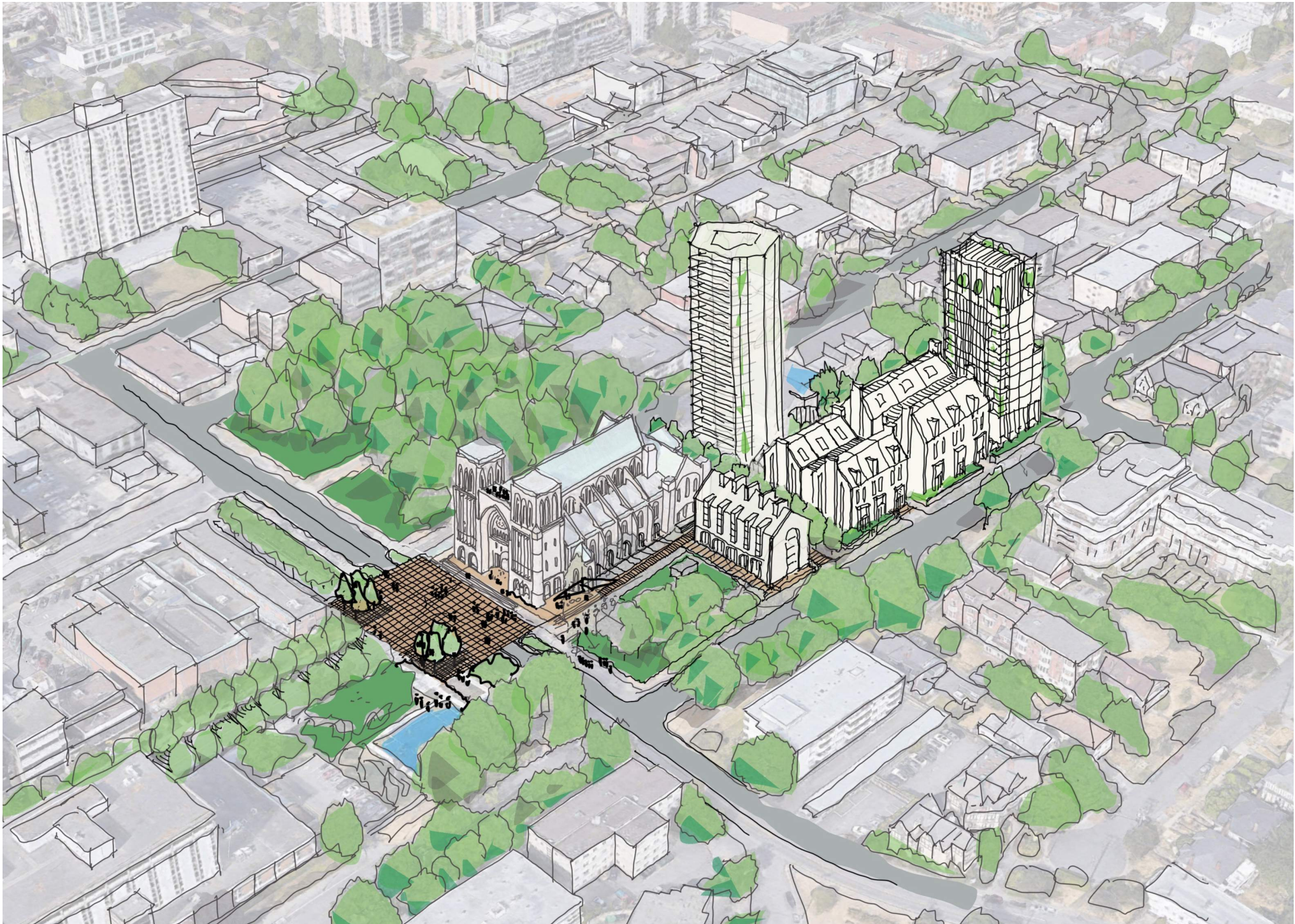
Christ Church Cathedral site is an important cultural, community and heritage asset that sits as a defining feature of the City of Victoria’s urban landscape. This masterplan seeks to create a development framework that will secure the long term sustainable future of the Cathedral site so that it can benefit the whole community. This is an opportunity to shape the future of one of Victoria’s most significant urban places.

- Three key objectives are to;
- Reposition the Cathedral Precinct to be more accessible, offer more value to the surrounding context, and bring tangible benefit to neighbouring communities.
 - Retain and celebrate the precinct’s existing heritage.
 - Generate development density to expand the social, community and cultural offer available on site, whilst also generating revenue to support the future financial viability, renovation and upkeep of the cathedral and key heritage buildings.

Situated at the edge of the downtown core, at the intersection of two city designated greenways the Christ Church Cathedral site is well positioned to be a prominent cultural and architectural feature of the city. Improvements to the public space, including a new public plaza in front of the Cathedral at the termination of Courtney Street, and 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 site contains three registered heritage buildings making it one of the most significant historical assets within the city. The proposal seeks to retain and restore these valuable heritage buildings 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 ensure these heritage assets will be safe, and secure in perpetuity. The development of the Christ Church Cathedral Precinct also provides a significant opportunity to meet the housing goals set out in the Province of BC’s *Homes for People*. Adding 240-320 homes on this site will contribute to much needed housing stock for the city.

This planning process sets out to secure rezoning based on a development framework that celebrates the precinct’s heritage, enhances the unique ensemble of park and Cathedral. It provides a concept within which the project stakeholders can deliver a sustainable shape to its cultural, social, and physical future.



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 precedent 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

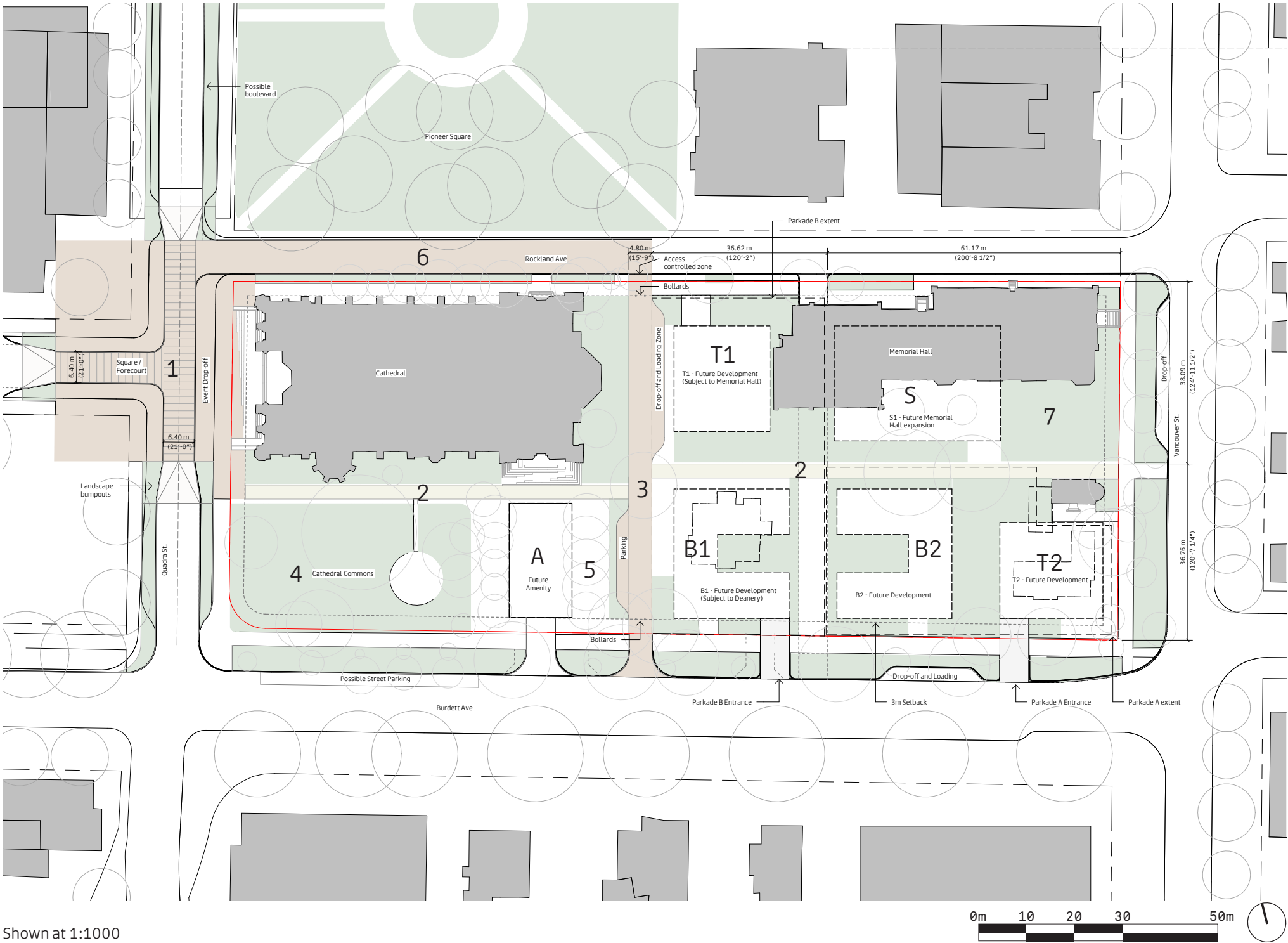
Recognizing the need for density while negotiating the site constraints including the protection of heritage assets, urban forest and landscape, bedrock and parking, the resulting urban design plan results in the site division into four quadrants that provide flexibility and allow for phased development.

LEGEND

- 1. Cathedral Forecourt/Square
- 2. Memorial Mews
- 3. Christ Church Cut
- 4. Cathedral Commons
- 5. Amenity Patio/Plaza
- 6. Rockland Avenue
- 7. School Playground

- A - Amenity (Cathedral)
- S - School Extension
- B1 - Block 1, midrise residential
- B2 - Block 2, midrise residential
- T1 - Tower 1
- T2 - Tower 2

Christ Church Cathedral
Memorial Hall (School)
Yarrow Chapel



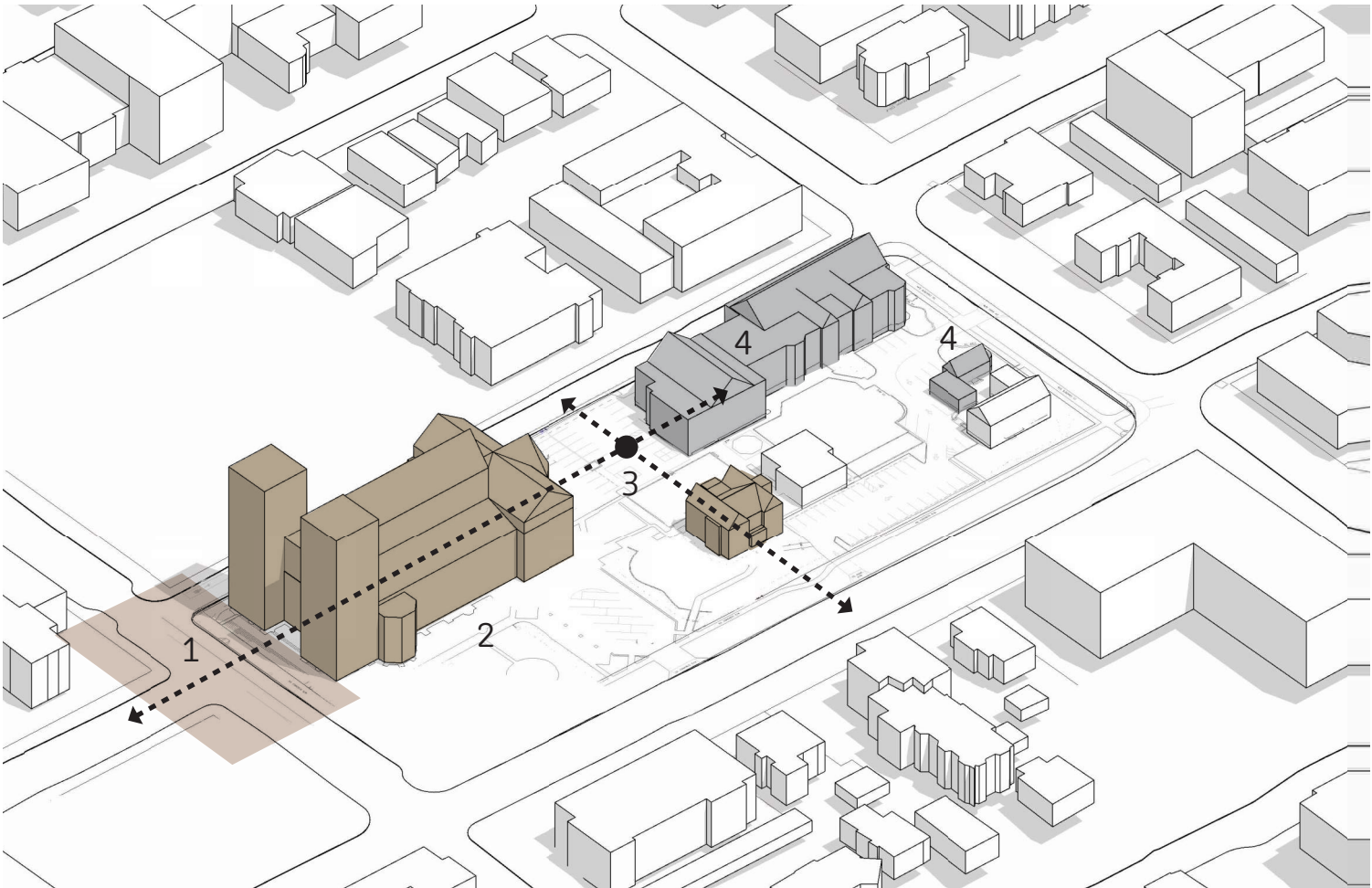
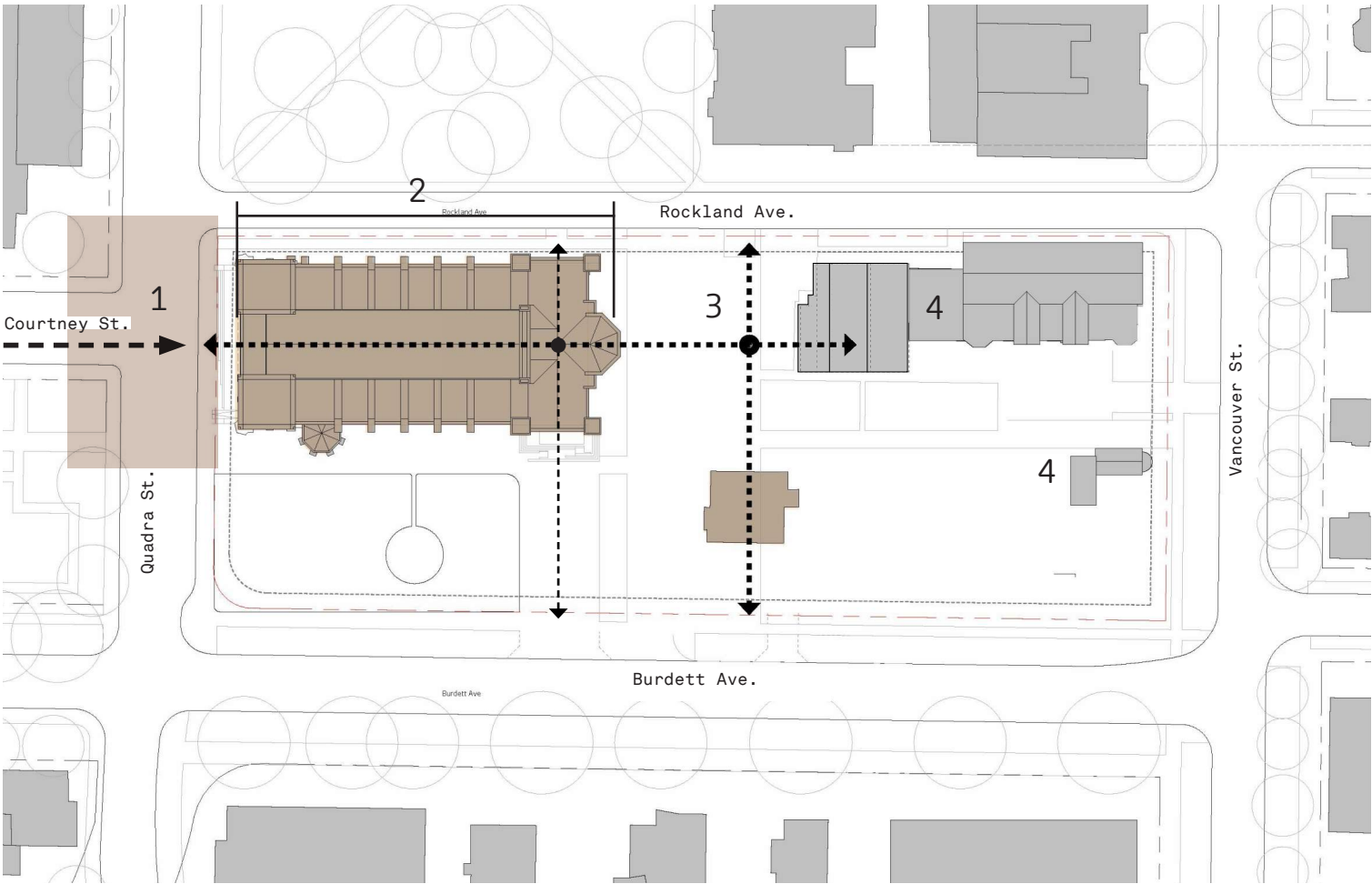
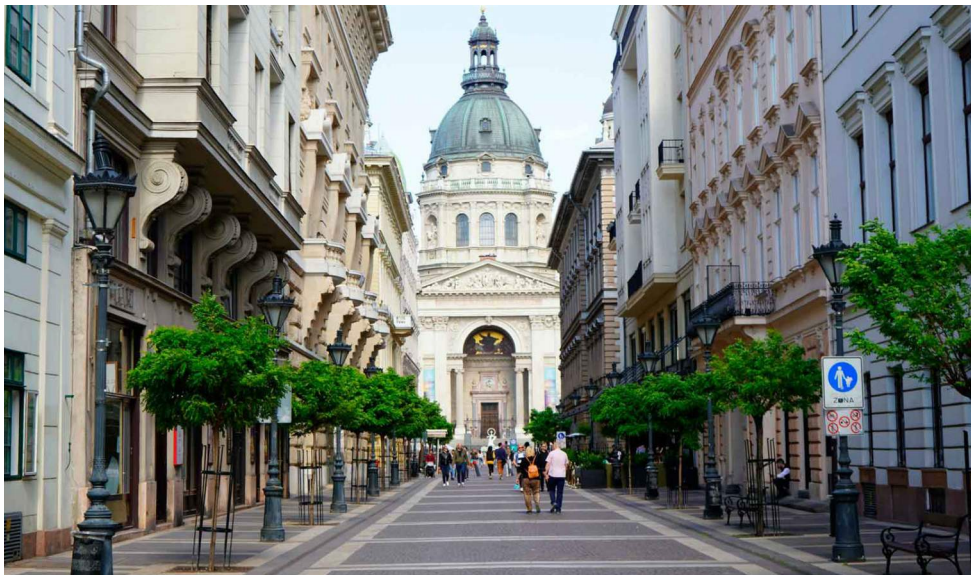
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MASTER PLAN DESIGN PRINCIPLES | HIERARCHY + ORGANISING FEATURES

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 - assuming redesign of Courtney Street, the proposal create a democratic public space as forecourt to the Cathedral This is a shared surface with pedestrian priority.
- 2. Cathedral primary feature - new development works with its geometry not against it. Cathedral to maintain the largest footprint on the site.
- 3. Ordering Geometry NS/EW Axis - recognizes relationship to Deanery as lasting site relationship
- 4. Retention of Yarrow Chapel and Memorial Hall

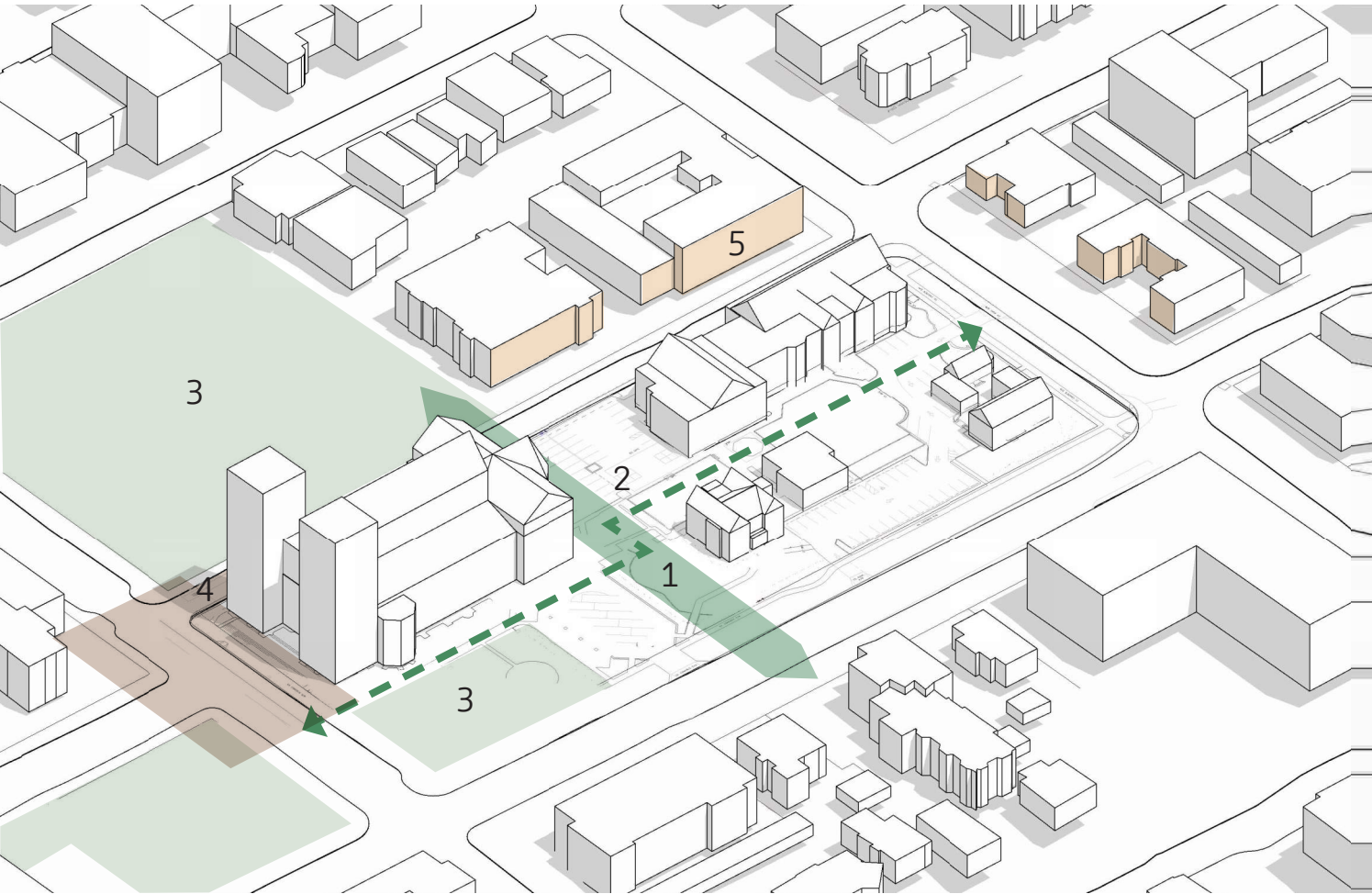
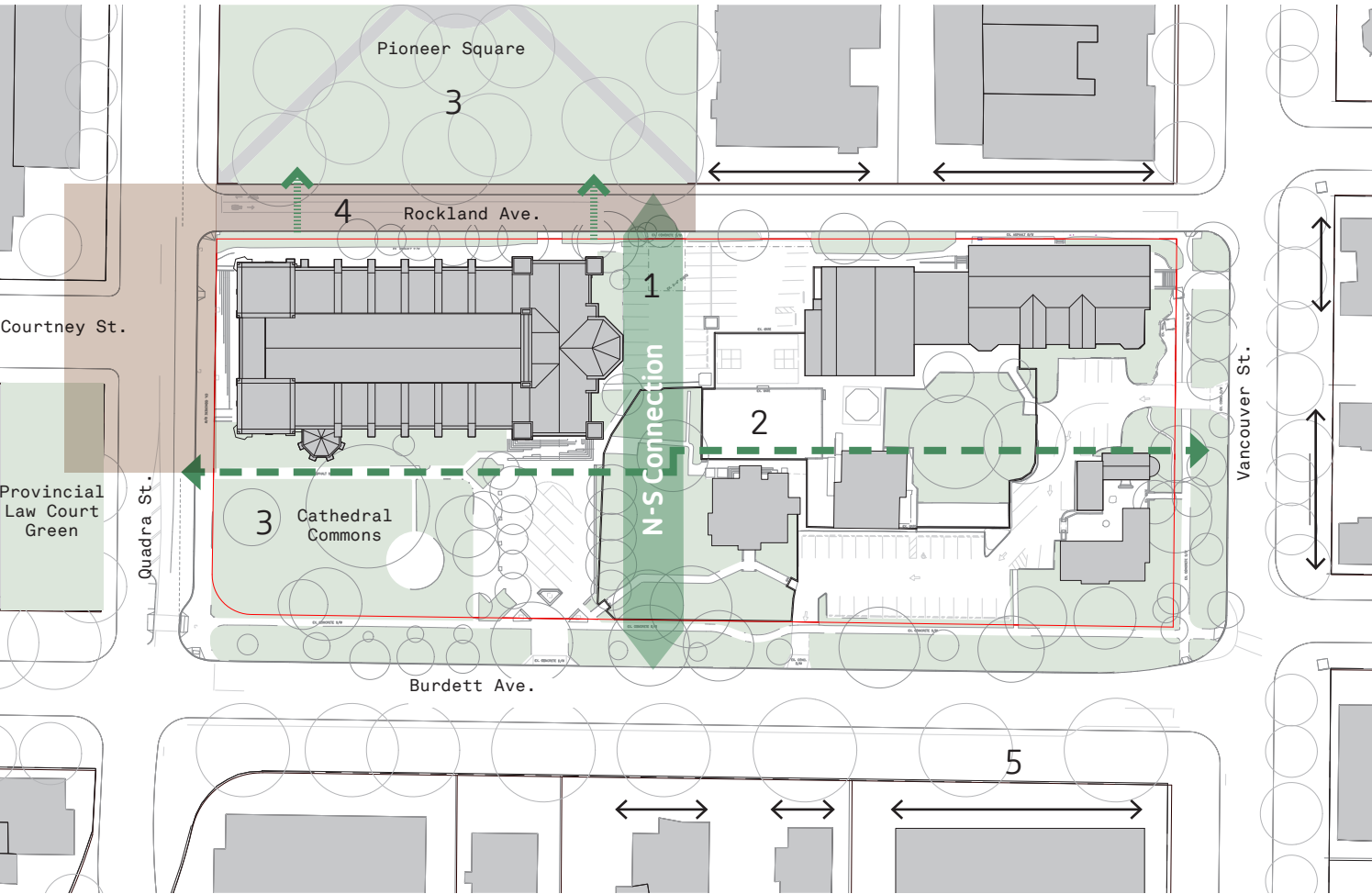


MASTER PLAN DESIGN PRINCIPLES | OPEN SPACE + CONTEXTUAL INTEGRATION

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. Break scale of lot.

- 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 sits 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

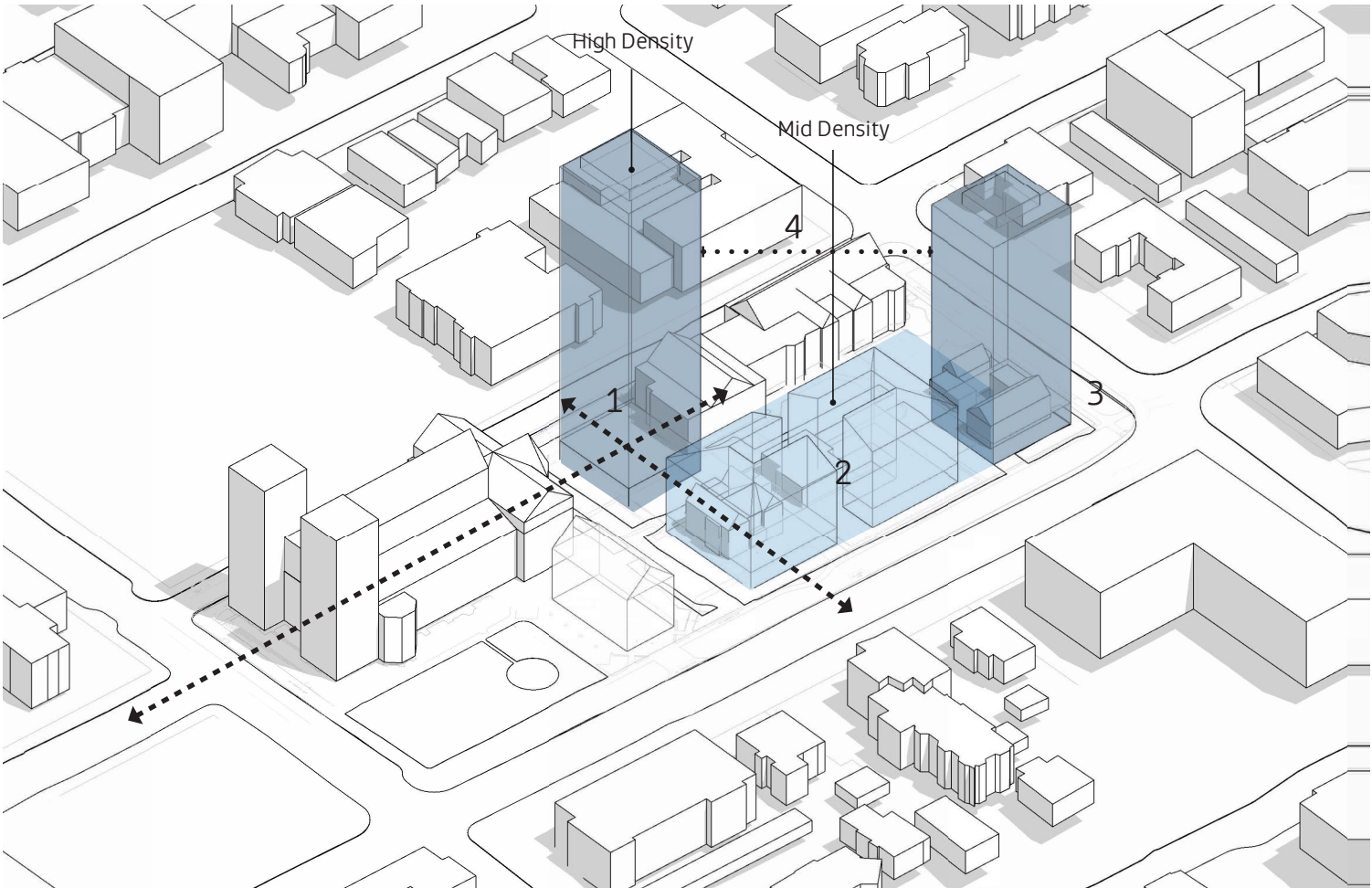
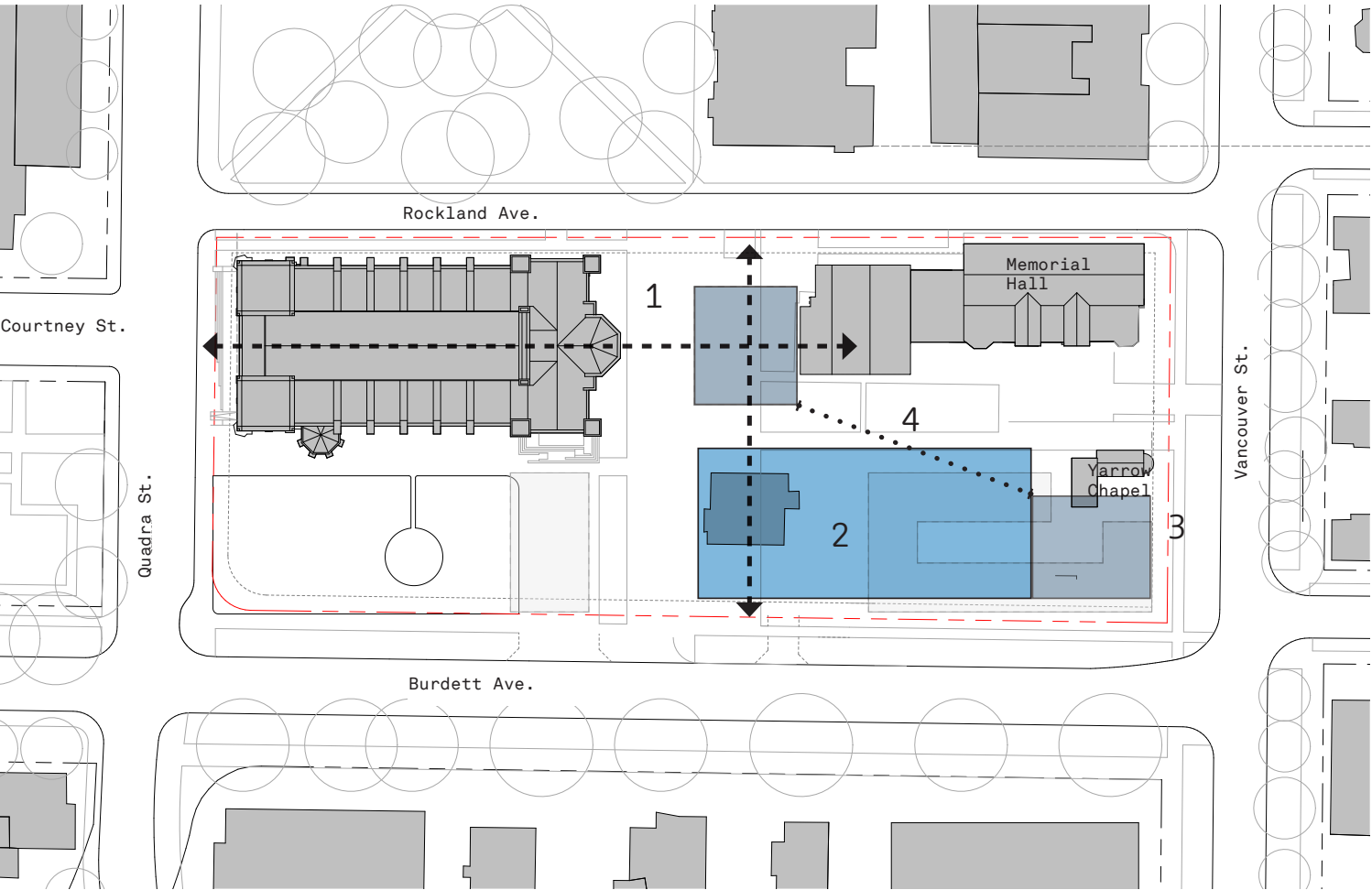


MASTER PLAN DESIGN PRINCIPLES | LOCATING DENSITY

DENSITY DISTRIBUTION OS SITE

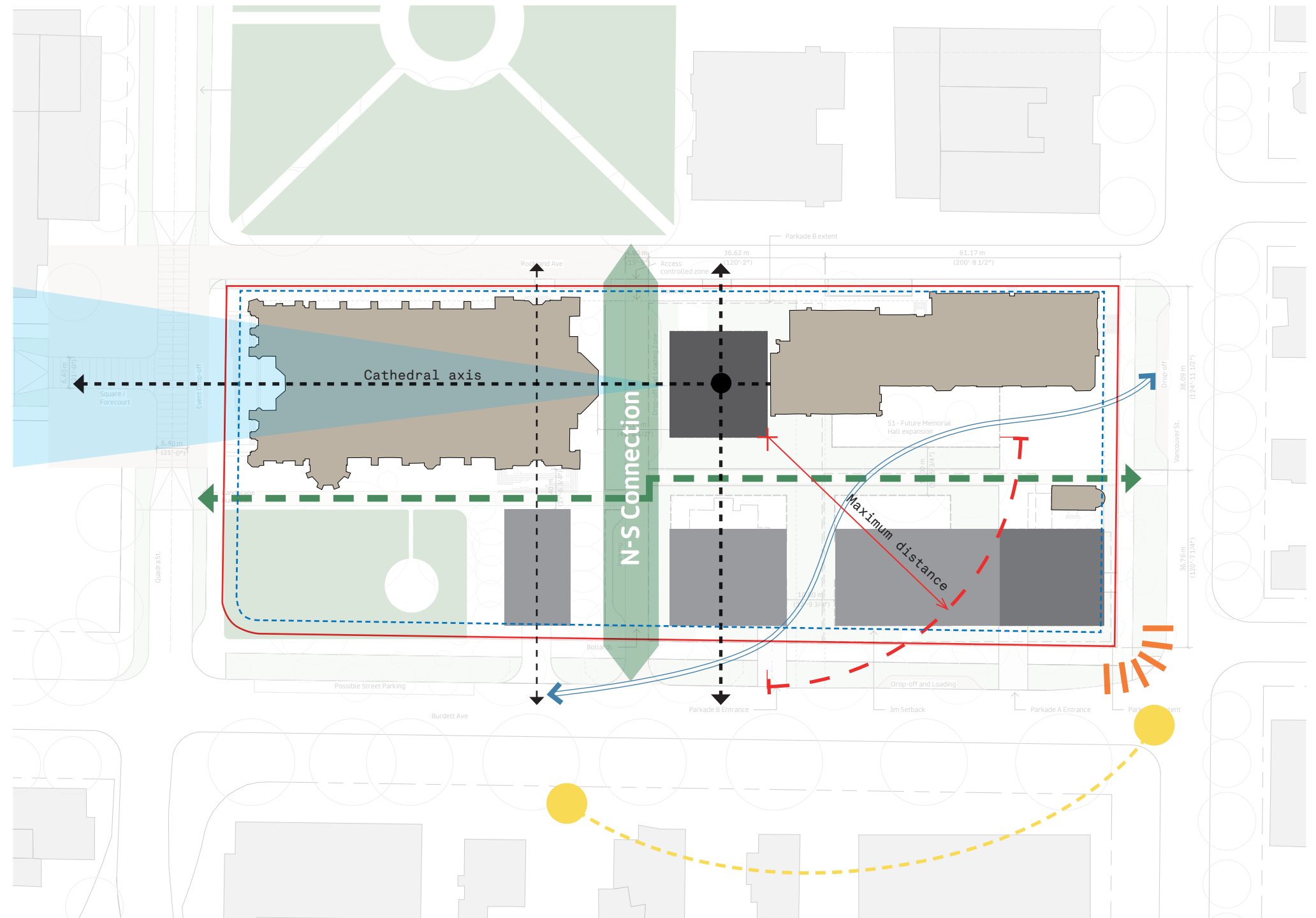
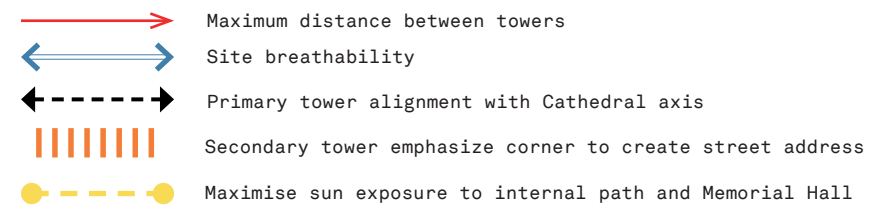
Density was distributed on the site based on the design principles of hierarchy, open space, and contextual integration. The hierarchy of the buildings generates the two primary axes for the central buildings on the site. An open space network further divides the site both in the N-S and E-W direction which provides parcels for development that are at the scale of surrounding developments. Based on this resulting footprints height was allocated to emphasize the existing heritage, while also maximizing the distance between towers and allowing for desirable daylighting.

- 1. Primary tall building to be located on axis behind the cathedral, to enhance its presence in the context
- 2. Medium density to be located along the South
- 3. Additional density to be located on the southeast the corner, at Vancouver St and Burdett Ave
- 4. Locating the towers in the two corners provides the greatest distance between them



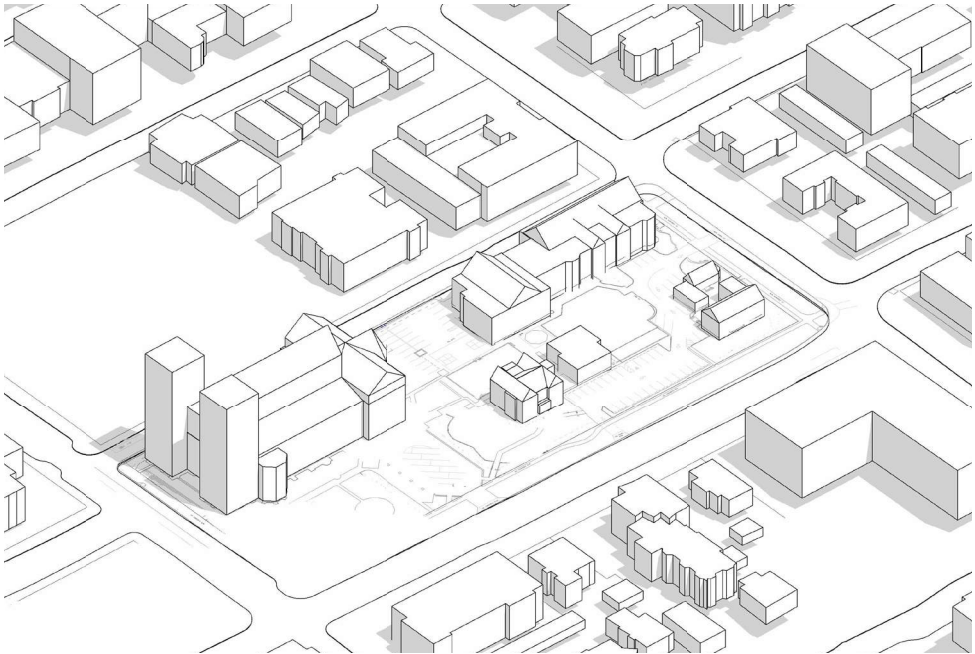
MASTER PLAN DESIGN PRINCIPLES | FRAMEWORK

Overlaying the principles of hierarchy, open space and fabric and locating density creates an overall framework that allows for additional density on site while providing porosity, flexibility, celebrating heritage and making a livable community with access to sunlight.

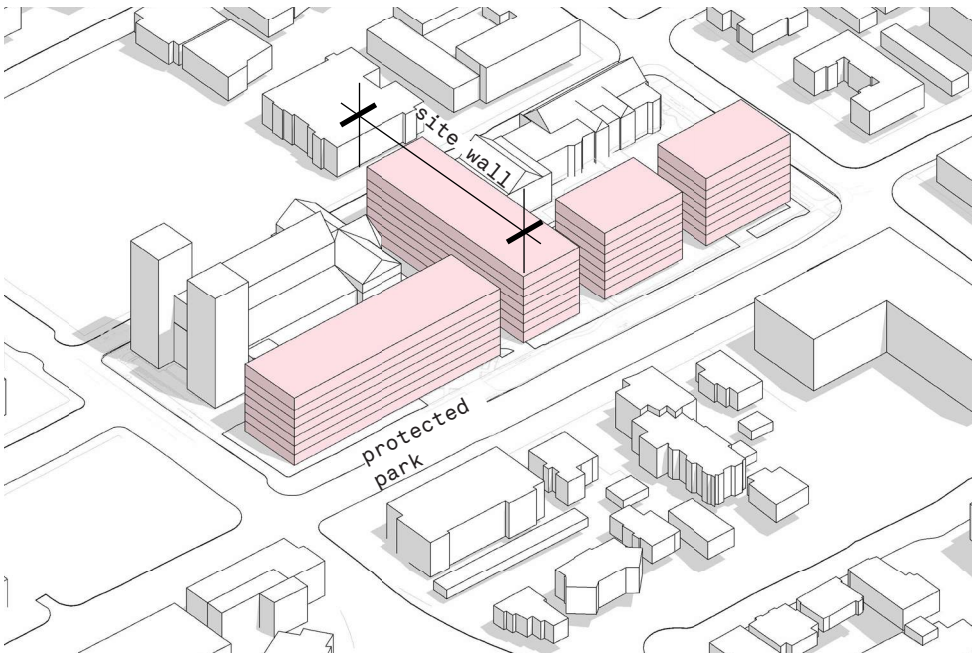


MASTER PLAN DESIGN PRINCIPLES | MASSING

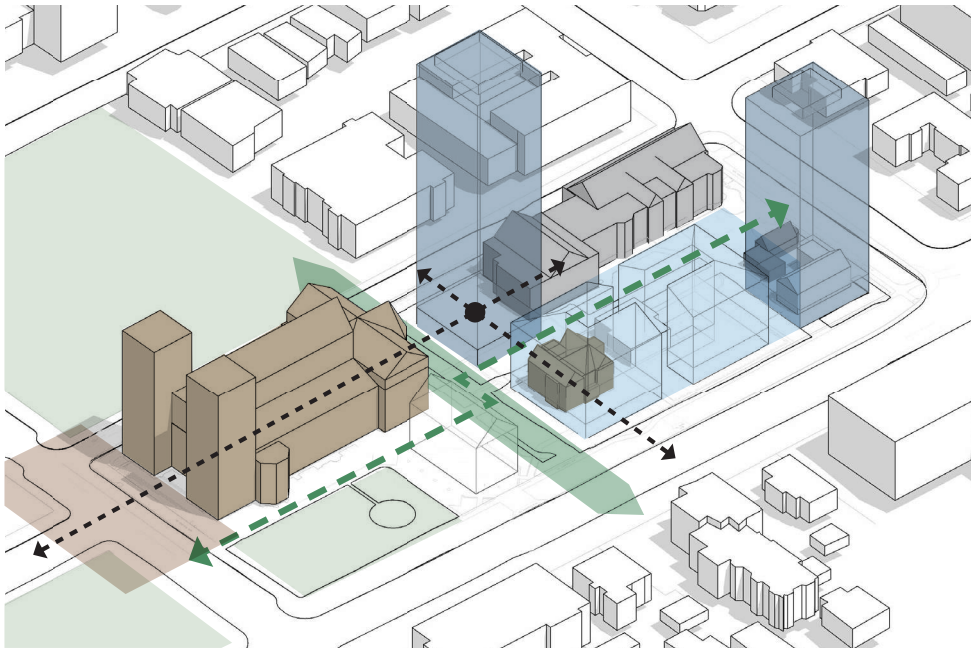
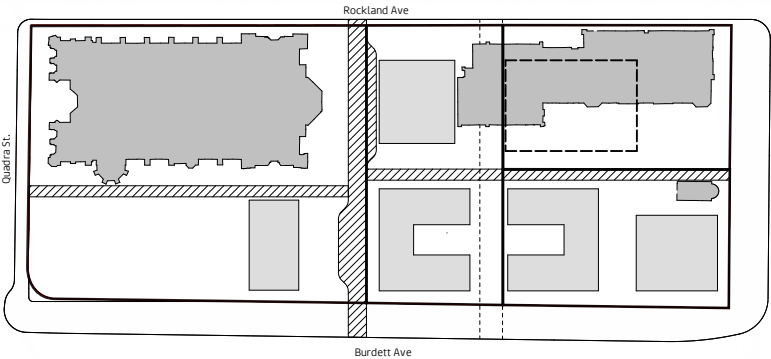
The proposed development needs to balance the heritage buildings on site with the need for new development to finance their upgrades and restoration. The current FSR of the site is 0.5. The proposed FSR for the site is 2.5, which is in keeping with the Fairfield Neighbourhood Plan and the maximum density allowable. However, this density cannot be accommodated within the current zoning guidelines. Diagram 2 shows 2.5 FSR at seven storeys on the site which results in crowding of heritage assets, development on the protected Cathedral Commons and reduced site porosity. By applying the design principles density can be allocated in a way that is at the human scale, with footprints in keeping with the surrounding context and a pedestrian friendly network of pathways.



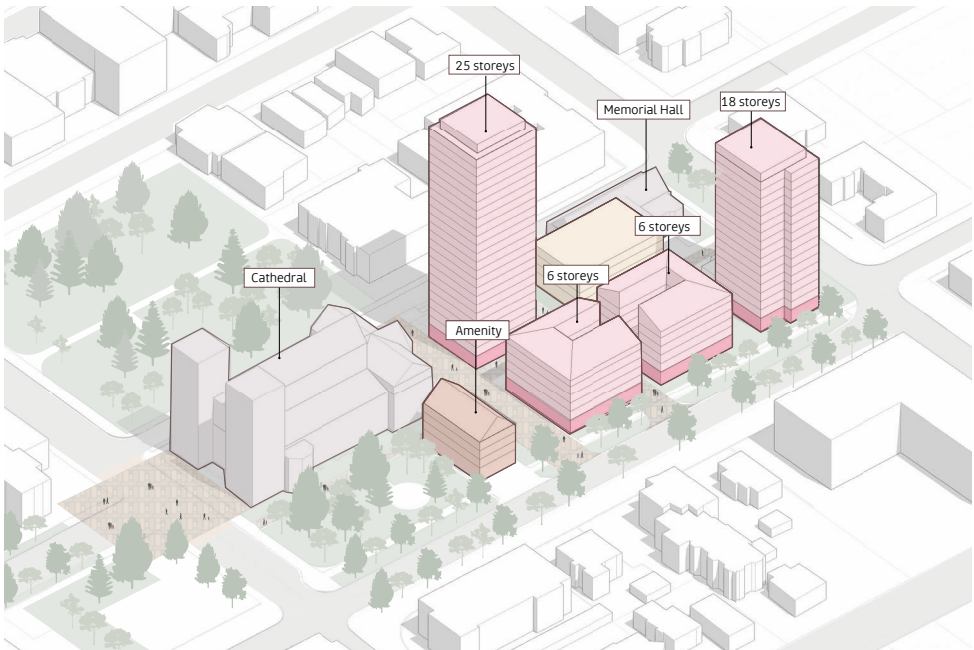
1. Existing site condition



2. Seven storeys at 2.5 FSR



3. Guiding principles



4. Resulting massing on site

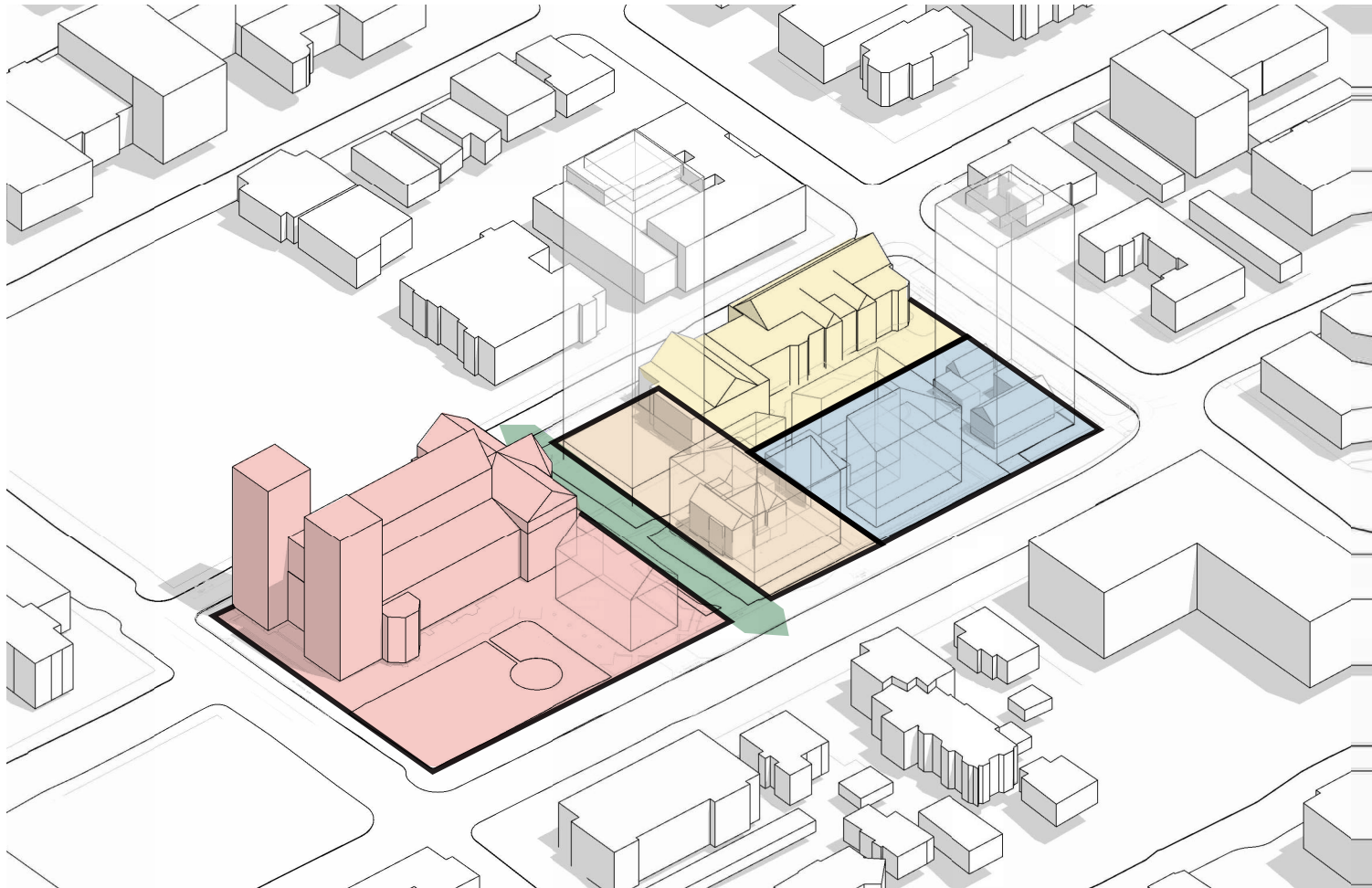
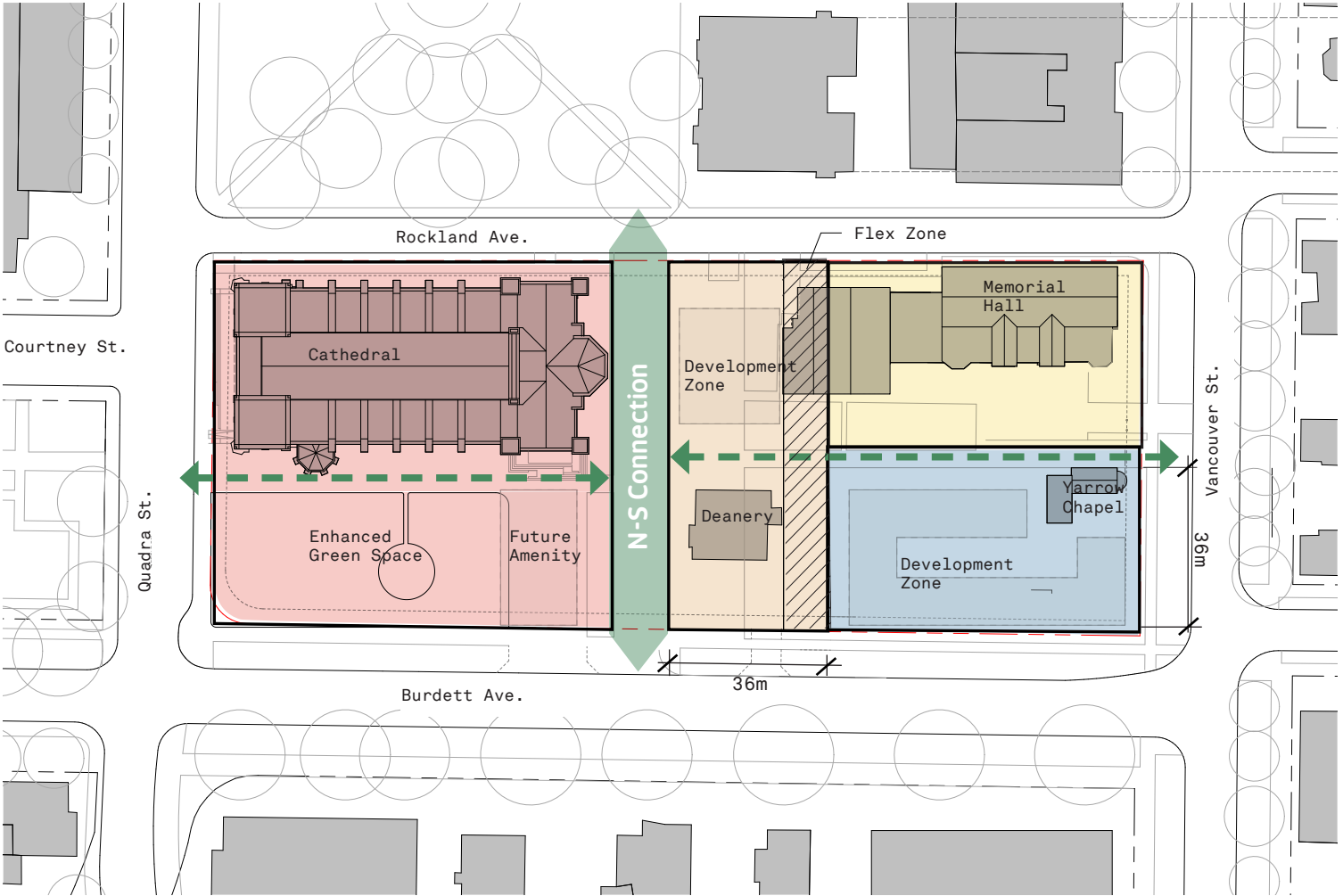
MASTER PLAN DESIGN PRINCIPLES | FOUR DEVELOPMENT ZONES

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.
- i – The Cathedral and park
 - ii – The Southeast quarter, including yarrow chapel.
 - iii – The Memorial Hall, including the school.
 - iv – The Central Mall, including the deanery.

- 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 precinct’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.

“Overall, the Cathedral precinct’s approach to open spaces reflects a commitment to preserving historical integrity, promoting pedestrian-centric environments, and catering to the specific needs of different parts of the community.”

LEGEND

- 1. Cathedral Forecourt/Square
- 2. Memorial Mews
- 3. Christ Church Cut
- 4. Cathedral Commons
- 5. Amenity Patio/Plaza
- 6. Rockland Avenue
- 7. School Playground

- A - Amenity (Cathedral)
- S - School Extension
- B1 - Block 1, mid-rise residential
- B2 - Block 2, mid-rise residential
- T1 - Tower 1
- T2 - Tower 2

Christ Church Cathedral
Memorial Hall (School)
Yarrow Chapel



PROPOSED SETBACKS & BUILDING SEPARATION

Located on the edge of the Downtown Core, setbacks are responsive to the surrounding context, providing sufficient space for a landscape transition and amenity space between buildings as set out in the OCP DPA 14, Cathedral Hill Precinct guidelines. Setbacks for neighbouring blocks vary street to street, ranging from approximately 1m on Vancouver Street to 8m on Burdett Avenue.

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. Between new buildings a minimum offset of 10m is required.

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.

The combination of the two internal pathways, Cathedral Cut and Memorial Mews, and building offsets result in minimal building footprints with generous amounts of open space and landscaping between buildings. Creating a distinct urban fabric that provides a transition from more urban downtown to surrounding neighbourhoods.

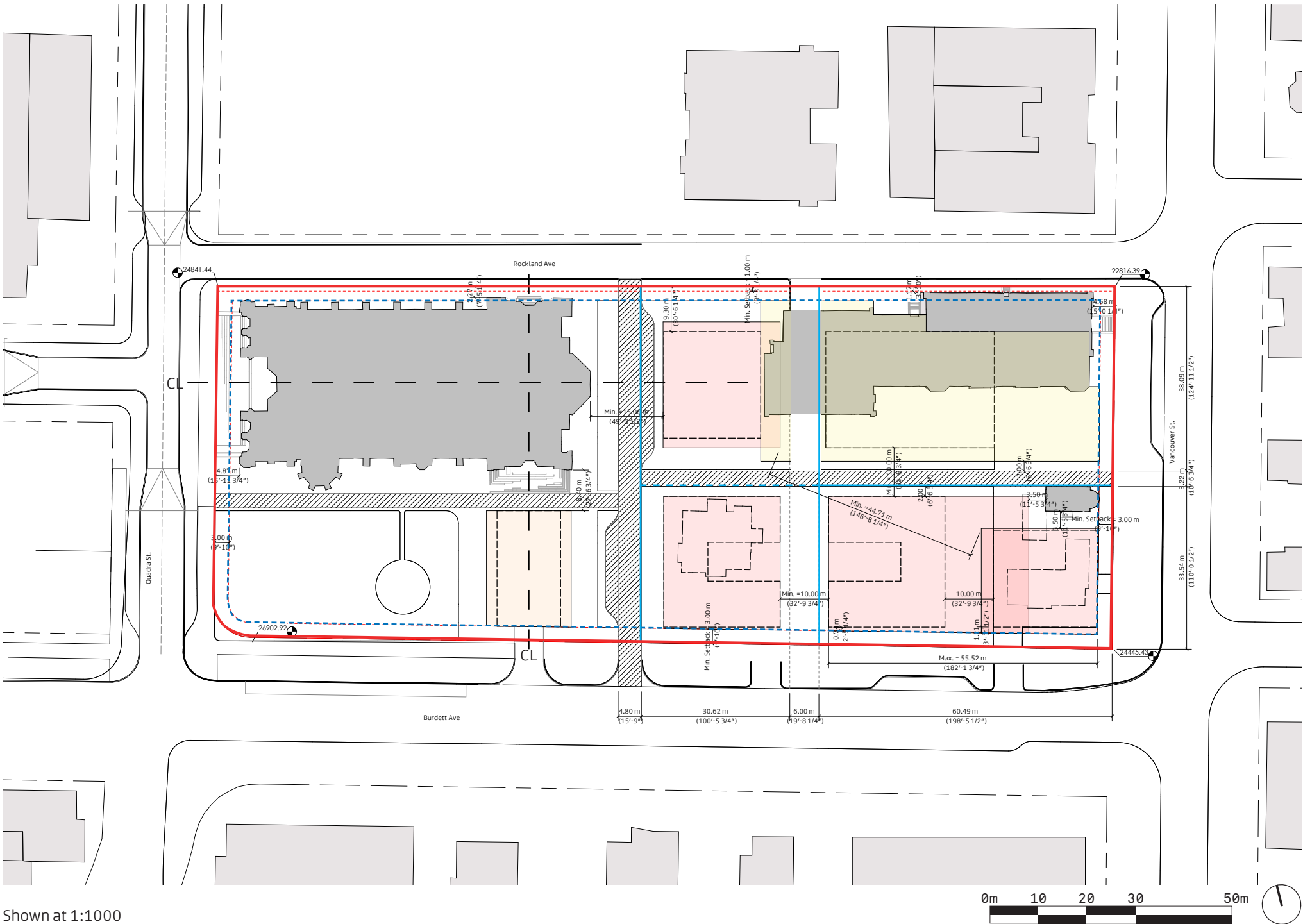
Q1	Setbacks(m)
North (rear)	8.4m from Cathedral
East (side)	N/A
Burdett	3m
Quadra	N/A

Q2	Setbacks(m)
Rockland	3m
East (side)	0m
Burdett	3m
West (side)	15m from Cathedral

Q3	Setbacks(m)
Rockland	3m
Vancouver	3m
South (side)	2m from Mews (10m from adjacent building)
West (side)	0m

Q4	Setbacks(m)
North (side)	2m from Mews
Vancouver	3m
Burdett	3m
West (side)	2m from Mews (10m from adjacent building)

- Maximum Envelope
- Property Line
- Proposed 3m Setback
- Centre Line

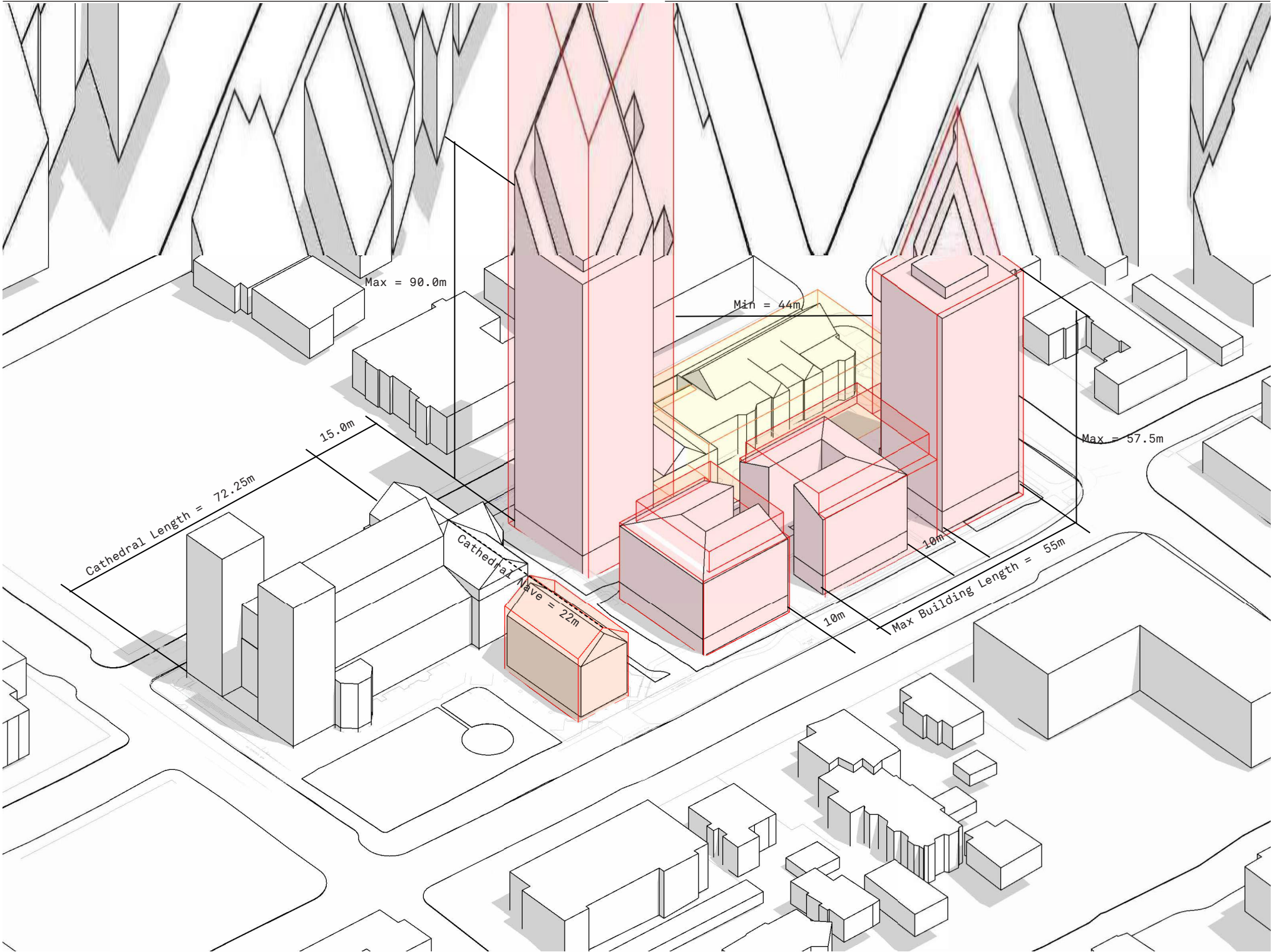
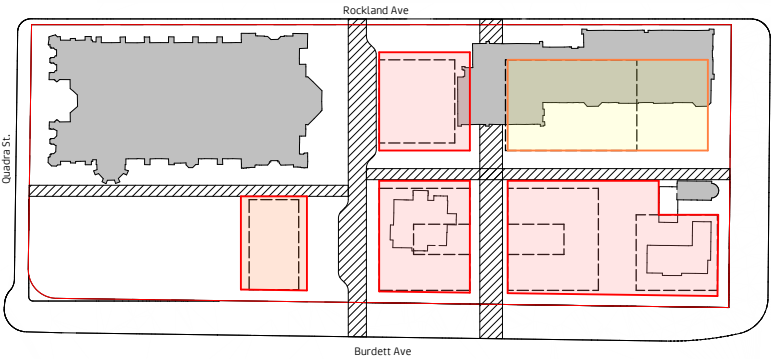


MAXIMUM BUILDABLE ENVELOPE

To allow for development flexibility we indicate a maximum buildable envelope which is greater than the 2.5 FSR. There are general rules regarding maximum building height, length and minimum separation. By providing an envelope that is larger than the total area that would be built this gives provides planners with certainty.

- Minimum setback of 3m front yard setback
- Minimum separation between buildings 10m
- 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 on street and to align with surrounding buildings.

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



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 focus 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 intervention is a proposed shared surface as a pedestrian priority forecourt to the cathedral at the junction of Courtney Street and Quadra Street. This zone would be a textured raised surface, without defined carriageway for vehicles, giving priority to pedestrians. Rockland Avenue will be pedestrian first approach to make the cathedral more connected to Pioneer Square, and this one more animated

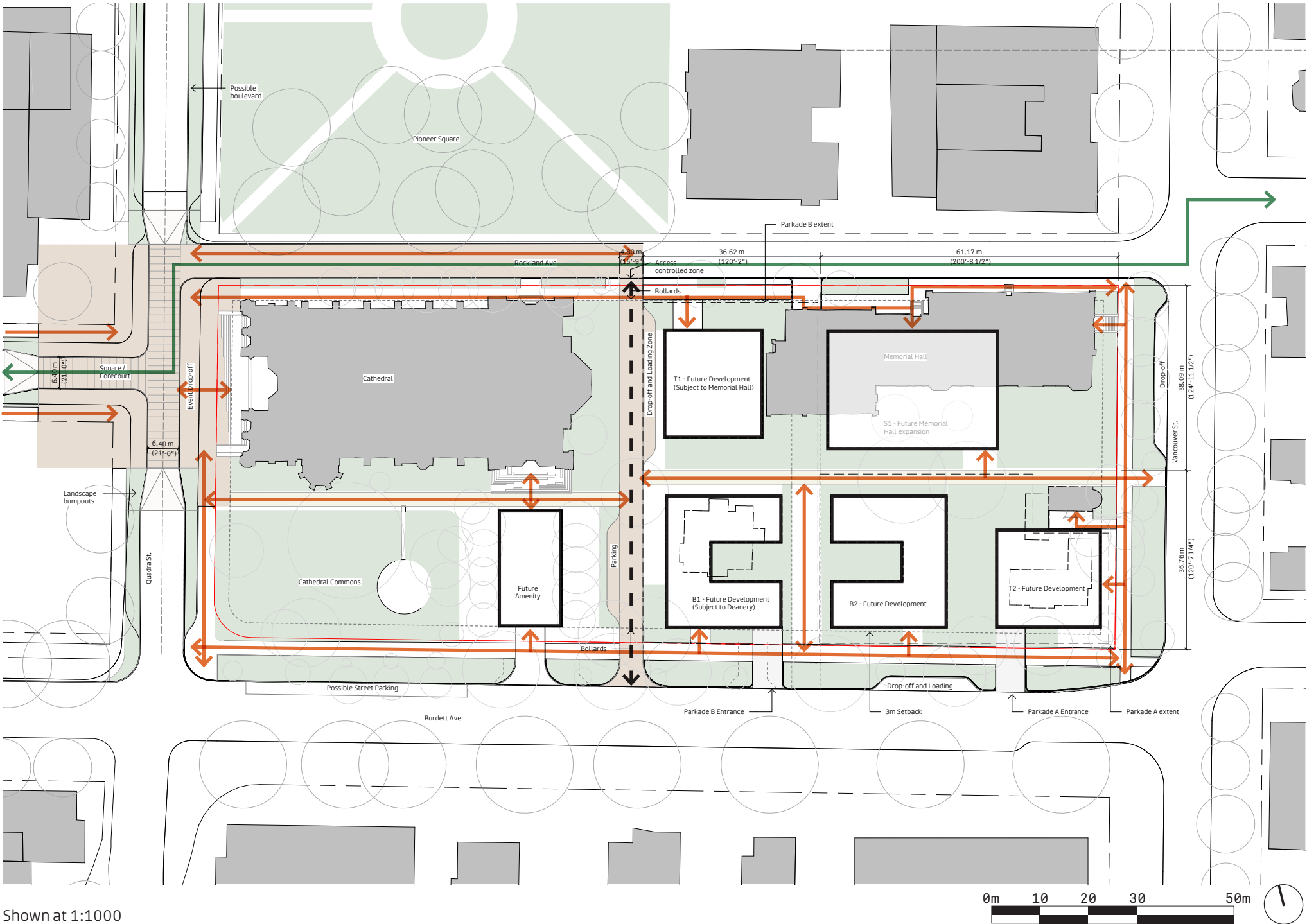
Day to day access and site functions will be delivered by arrival, parking, and servicing from streets. This strategy is enhanced by the inclusion of a central zone with controlled access. This zone provides two specific functions.

- i – Accessible parking and drop off for visitors to the cathedral.
- li – 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

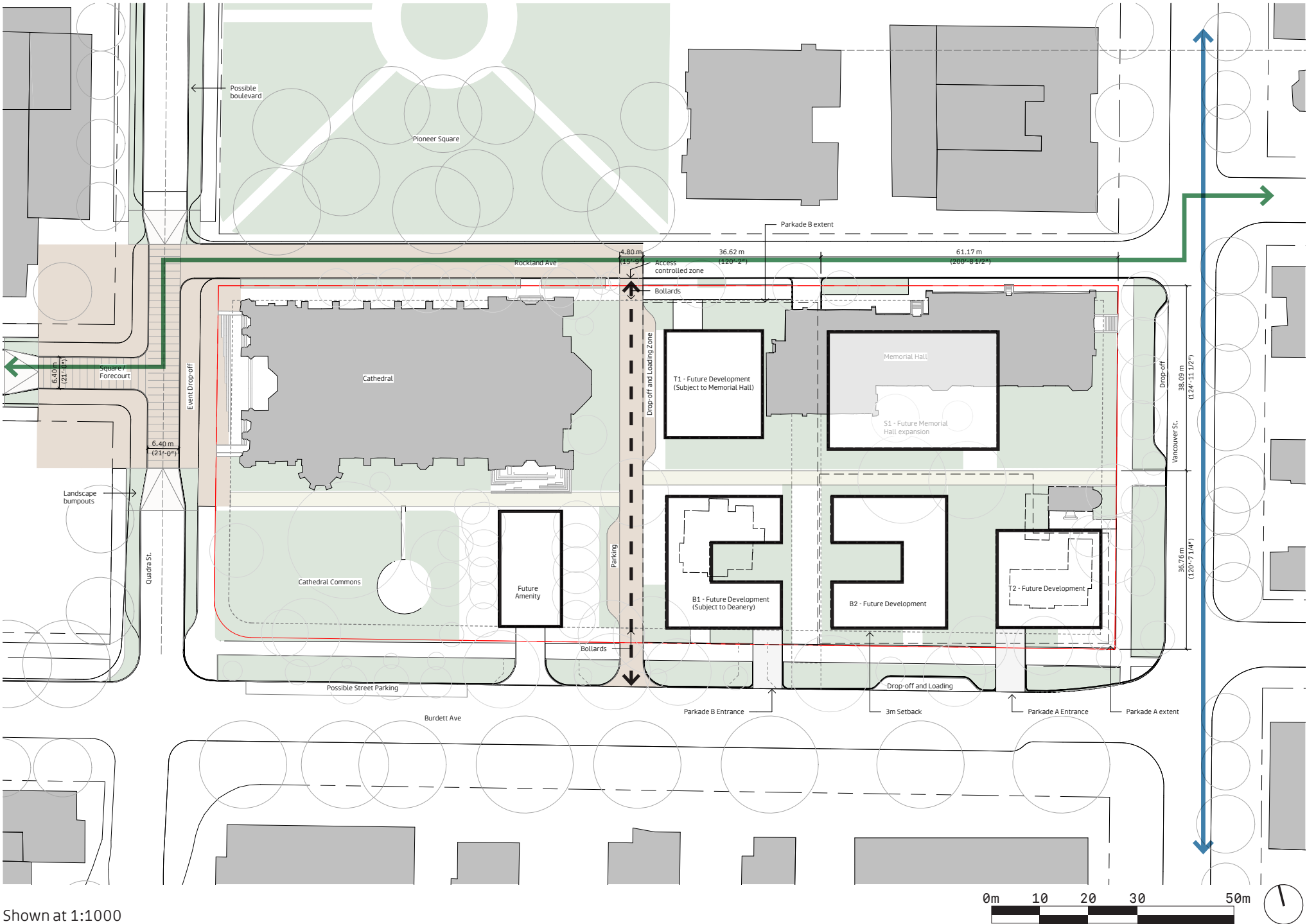
Catering to the evolving landscape of sustainable transportation, the Cathedral precinct in Victoria prioritizes efficient site circulation for cyclists. Vancouver Street, positioned along the east side of the site, stands as a crucial component of Victoria’s AAA Cycling Network. This north-south artery 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 Greenway in accordance with the city’s 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, the Cathedral precinct exemplifies a holistic approach to site circulation that encourages and celebrates the use of bicycles as a viable and sustainable mode of urban transport.

- Greenway through Courtney and Rockland
- Vancouver Street

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



CIRCULATION | VEHICLES

VEHICLE ACCESS

In tandem with the comprehensive cycling infrastructure, the Cathedral precinct in Victoria meticulously addresses vehicular circulation to ensure a seamless coexistence with its urban context. The south side of the site accommodates access points to two parkades, 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.

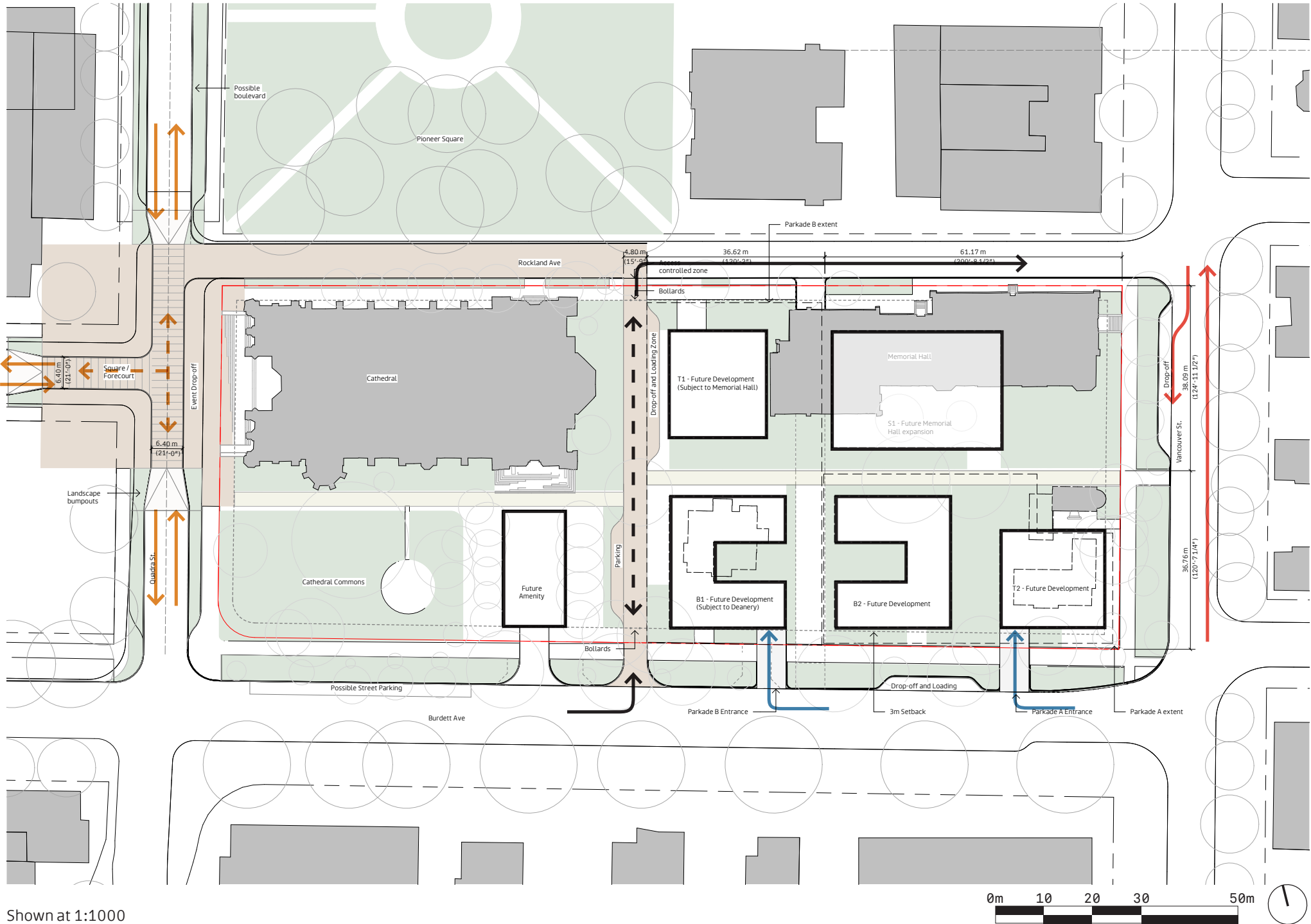
Moreover, the foresighted urban planning extends to specific drop-off cut-ins and zones tailored for convenience. Quadra Street, positioned in front of the Cathedral, features designated drop-off cut-ins, streamlining arrivals and departures for visitors to this historical landmark. Similarly, Vancouver 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.

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, the Cathedral precinct achieves a harmonious blend of practicality and urban elegance, contributing to the overall success of the development while minimizing potential traffic disruptions.

- Edit to include:
- Comments on Cathedral Square access
 - Rockland ave already being closed to vehicle access
 - Bollards in lane
 - location of entrances means that fire truck access is not required through the site

The

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



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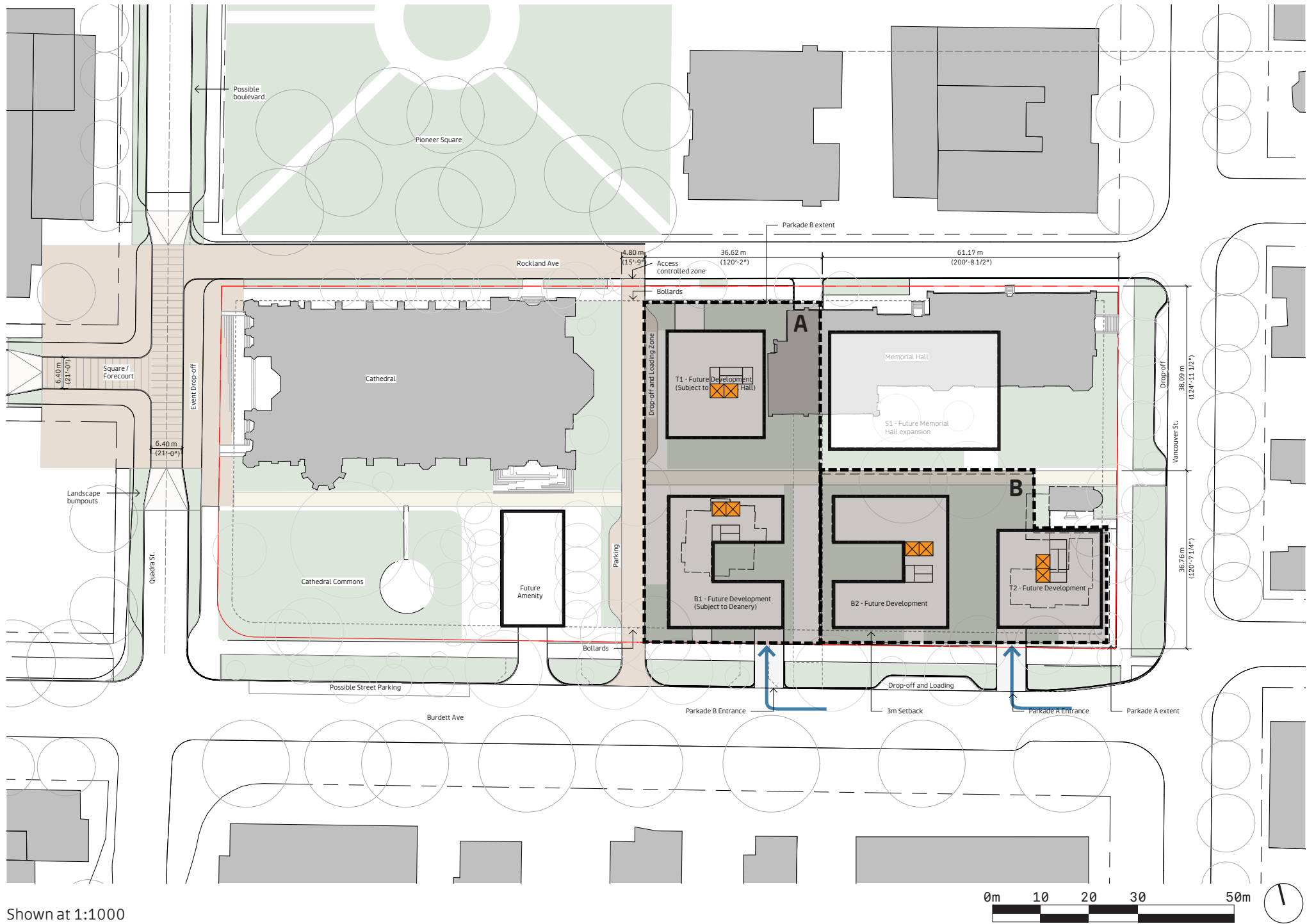
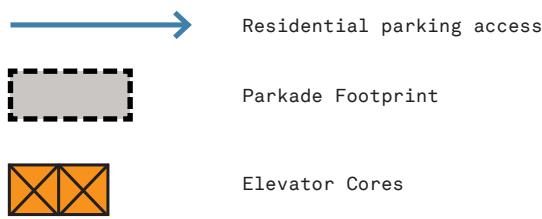
PARKING STRATEGY

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 could allow 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, likely permitting only two levels of below-grade parking. Due to these constraints, the anticipated number of stalls may be limited to approximately 200.

- Underground parking that relates with future development phasing offering flexibility and adaptability
- Double bay parking layout to optimise efficiency
- Limited parking due to existing heritage buildings and bedrock depth



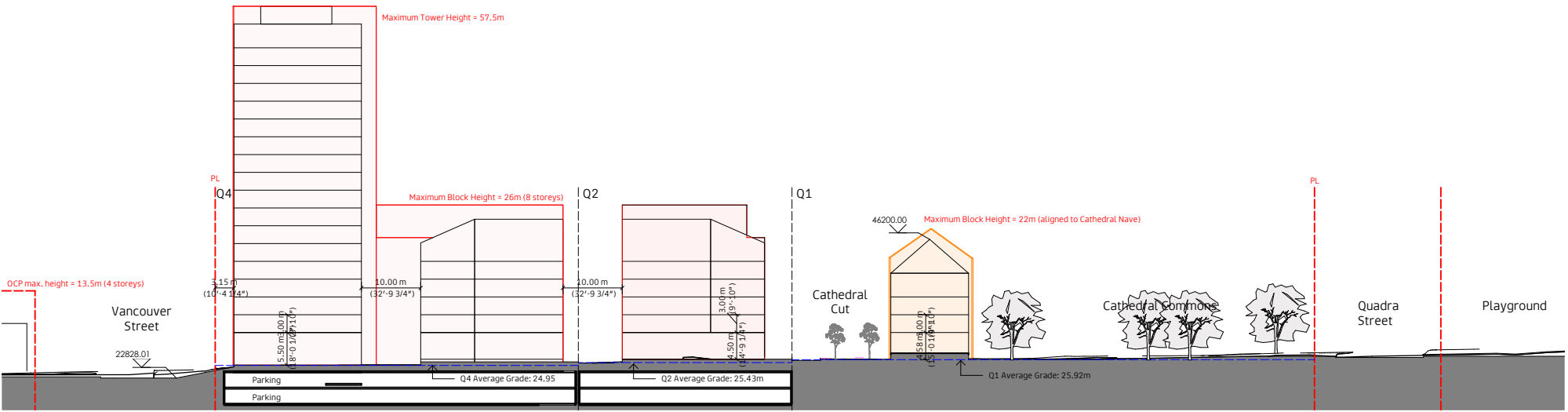
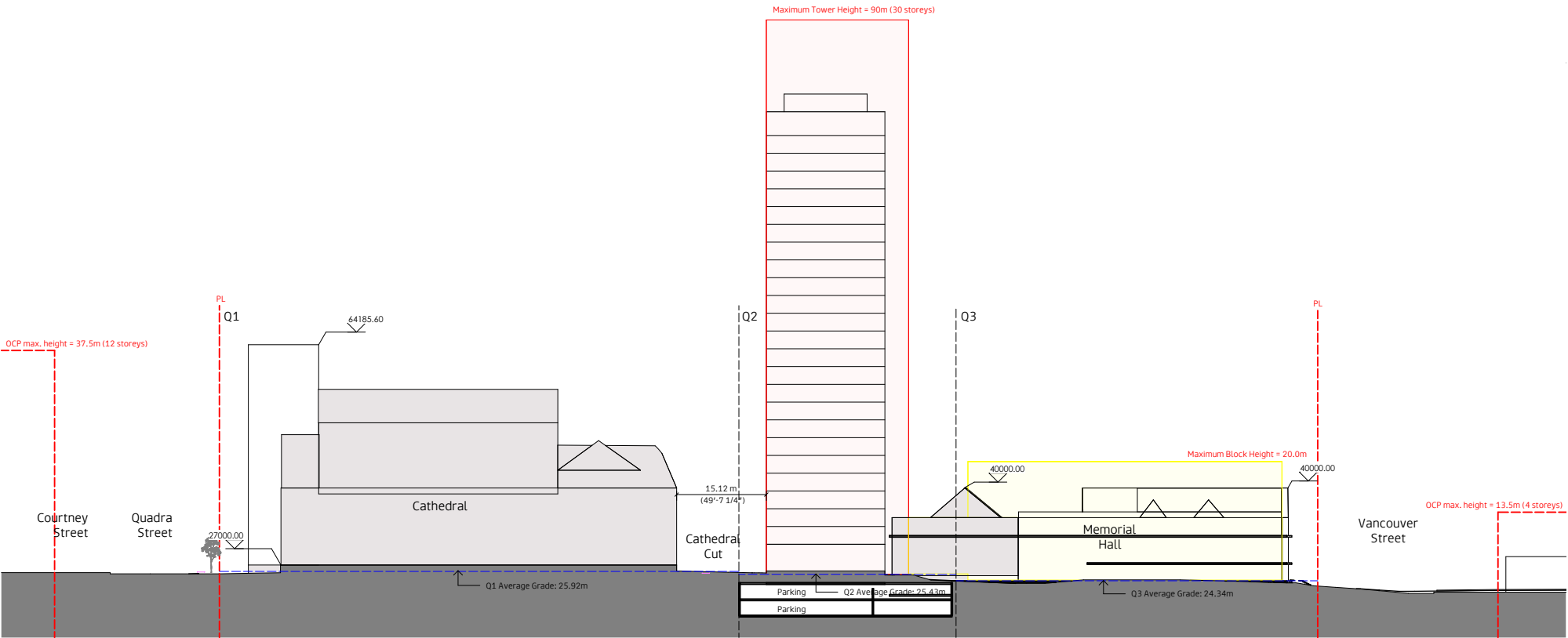
SITE SECTIONS

BUILDING HEIGHTS & SEPARATIONS

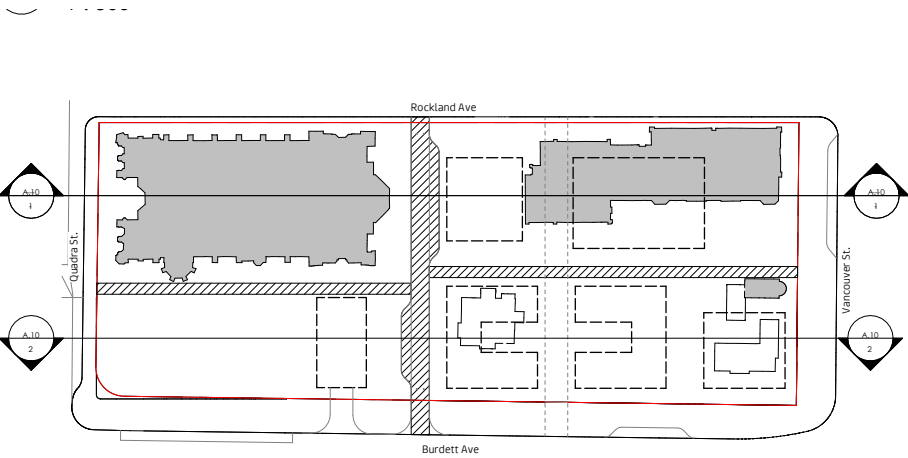
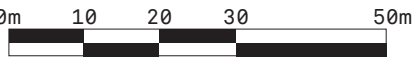
The Cathedral precinct block is located in the Northwest Area outlined in the Fairfield Neighbourhood Plan which indicates additional density and building heights. The proposed development massing strategically locates 2.5 FSR on the site that respects the historical buildings on the site.

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 be strategically located on the site to hit the 2.5 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 Amenity height is 22m (aligns to top of Cathedral Nave)
- Maximum Central Tower height is 90m (30 storeys)
- Maximum South East Tower height is 57.5m (18 storeys)
- Maximum Residential Block height is 26m (8 storeys)
- Maximum School height is 20m (5 storeys)
- Minimum separation between buildings 10m
- Minimum distance of new residential development to Cathedral 15m
- Respect landscape, pedestrian and vehicular connections



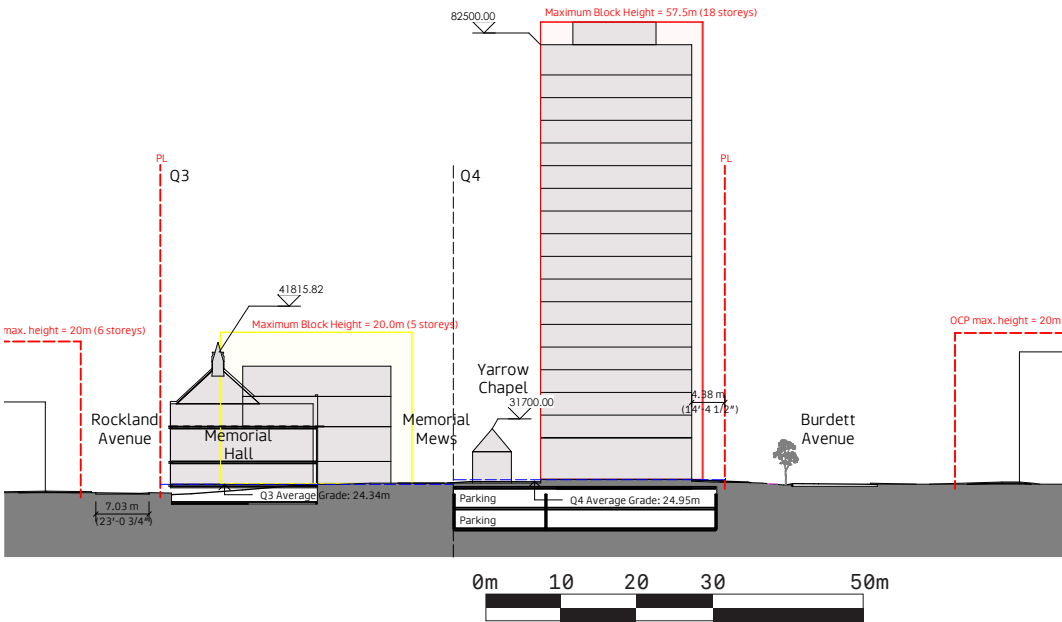
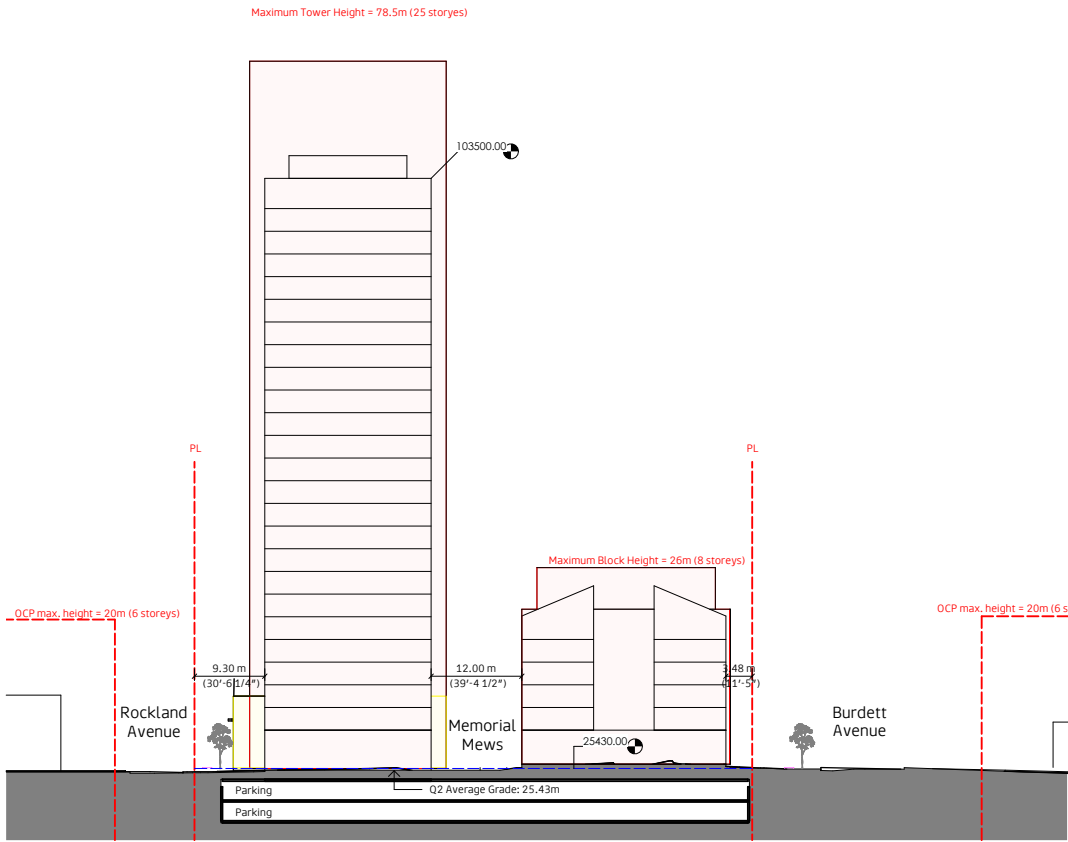
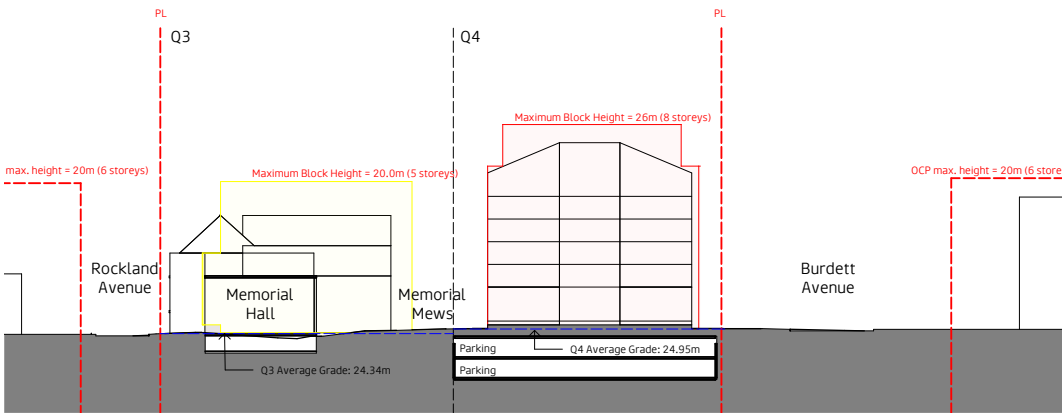
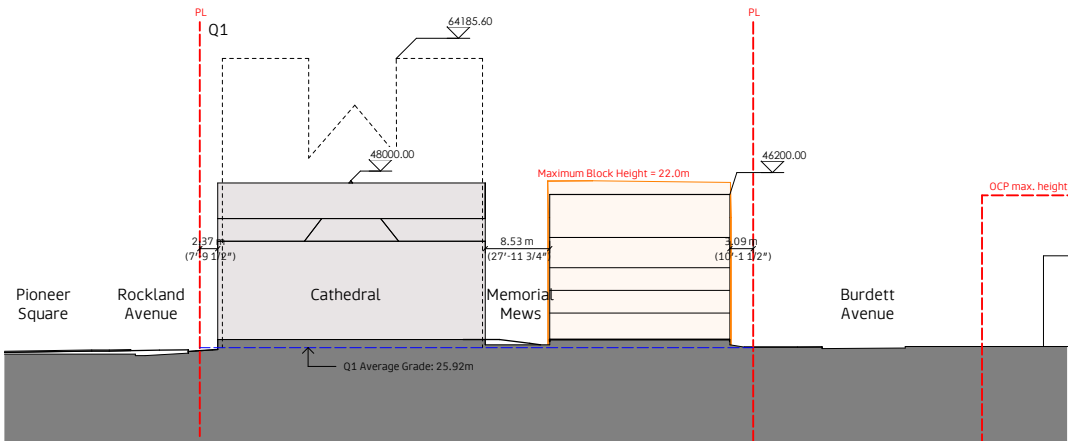
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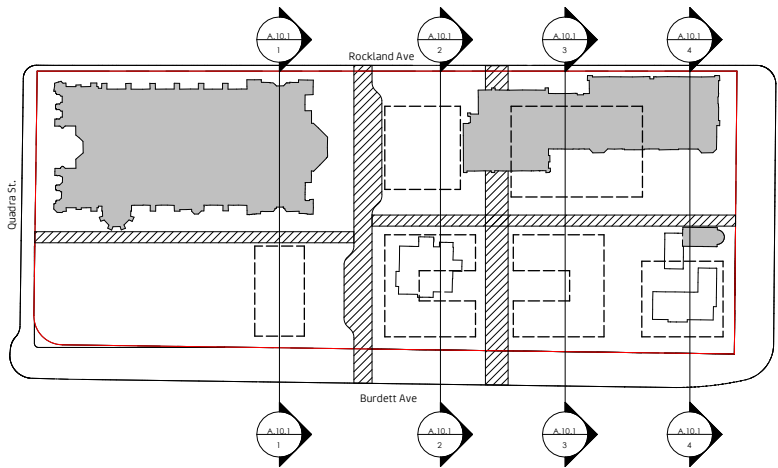
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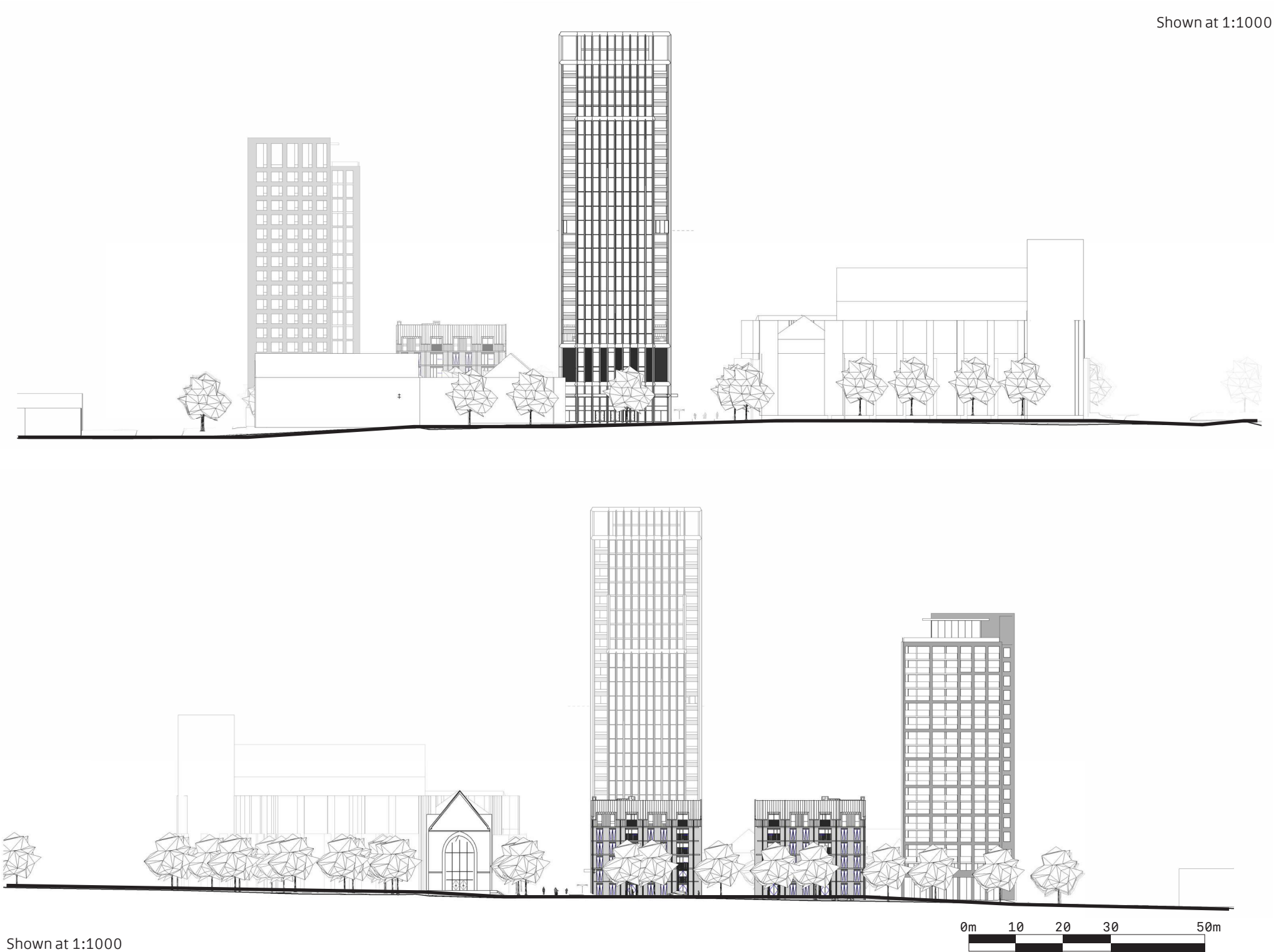


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STREET ELEVATIONS | NORTH AND SOUTH

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 affect 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.



STREET ELEVATIONS | EAST AND WEST



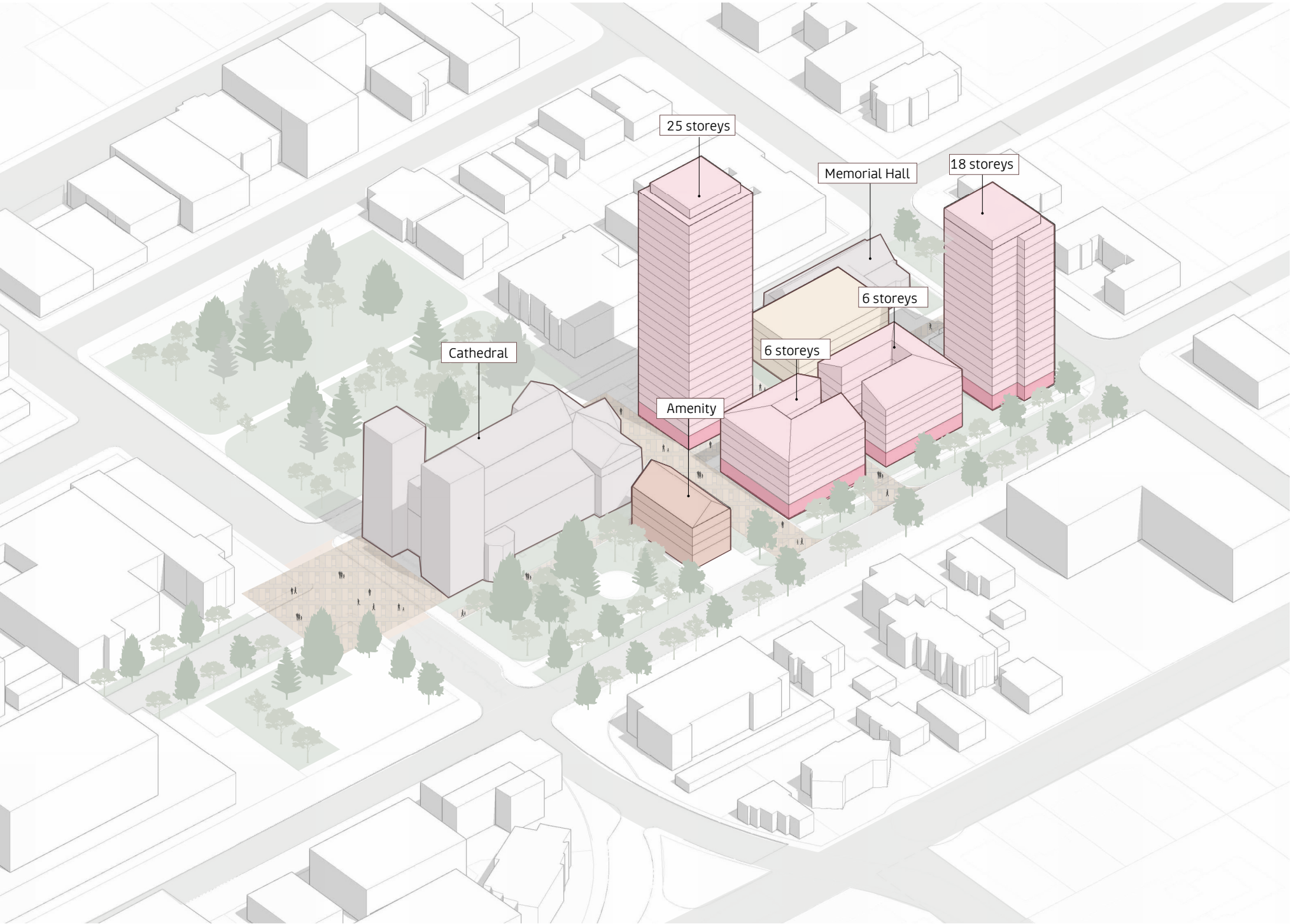
LAND USE

LAND USE

This project is not shaped by or driven by a specific policy density.
The proposed overall development density for the Cathedral Precinct site is being considered at a Maximum of 2.5 FSR.

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.

Use		GFA (m2)	FSR	%
Institutional 20%-25%	Cathedral	3350	0.25	
	Memorial Hall	2100	0.15	
	Addition to Memorial Hall	1800	0.13	
	Yarrow Chapel	100	0.01	
		7350	0.54	22%
		8750		25%
Amenity 5%-10%	Cathedral Support	1800	0.13	
		1800	0.13	5%
		3600		10%
Commercial 5%-10%	Commercial	1800	0.13	
		1800	0.13	5%
		3600		10%
Residential 70%-75%	Central North (x24)	10560	440	0.78
	Central South (x5)	2640	528	0.19
	SE Block (x5)	2640	528	0.19
	SE Tower (x17)	7310	430	0.54
	Total	23150	1926	1.70
		25163		68%
				75%
TOTAL		34100	2.50	100%
				120%
Site Area	13623			
2.5 FSR	34058			



LAND USE

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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.

CATHEDRAL
Remain as existing religious use. Studies have been conducted to look at how additional programming can be added such as performances and visitor services.

YARROW CHAPEL
Currently Yarrow Chapel is home to the Archives. Following restoration the Chapel could remain as the Archives or reconfigured for ceremonial and religious use again, and rented out for events such as christenings and weddings.

MEMORIAL HALL - SCHOOL EXPANSION
Memorial Hall is currently home to the Christ Church Cathedral School. The School is currently undergoing negotiations with the Diocese to determine it’s lease agreement as well as a future needs assessment.

CATHEDRAL AMENITY
Uses include archive, classrooms, offices, possible residential for members of the Church. Administration and Archives that are currently located in the Deanery and Yarrow Chapel addition would be relocated to this building. There is also consideration for a cafe on the ground floor.

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

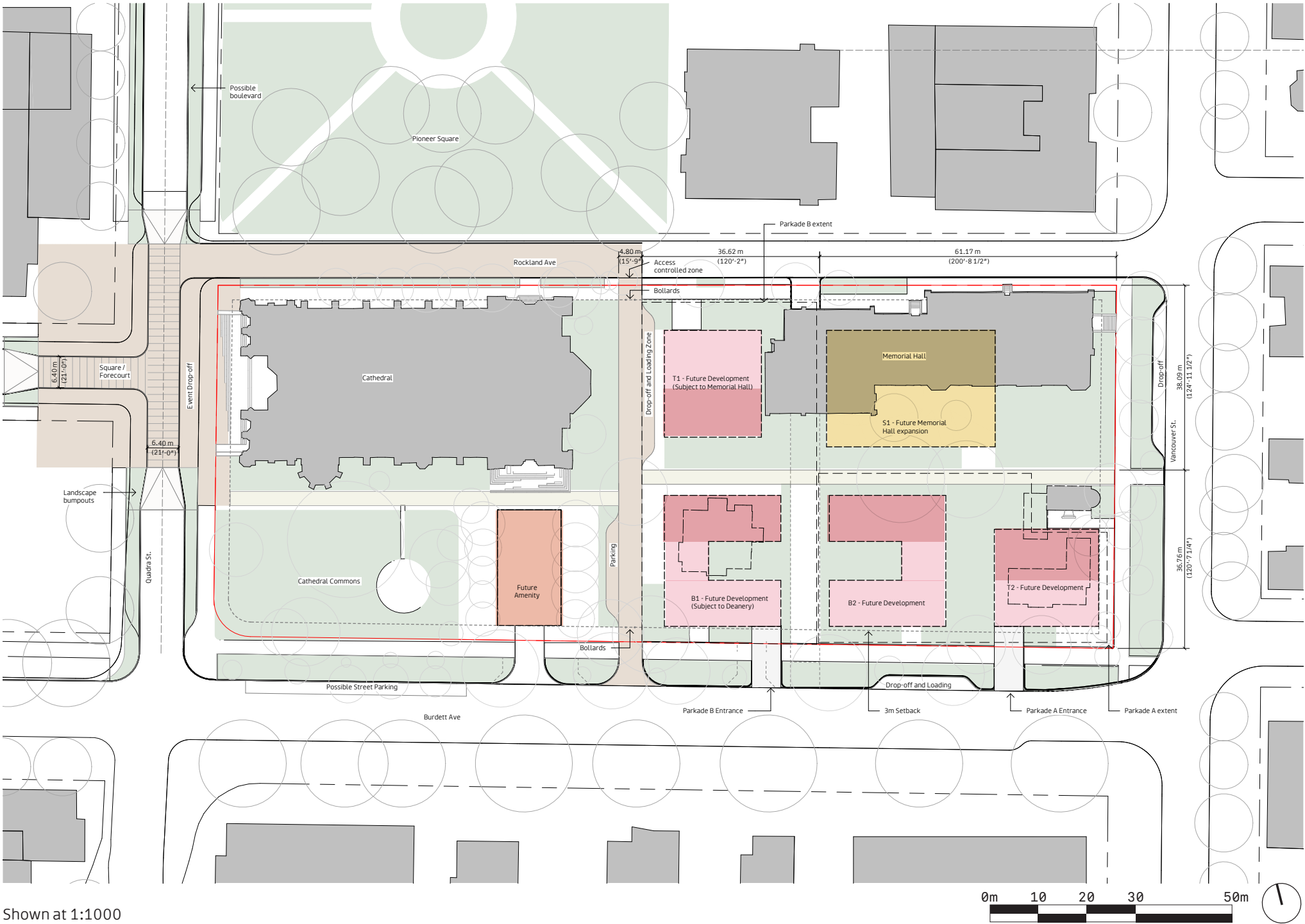
RESIDENTIAL
Proposed multifamily residential developments. The final unit mix, tenant type are to be determined based on market needs.

School

Cathedral Amenity

Commercial/Community

Residential



Shown at 1:1000

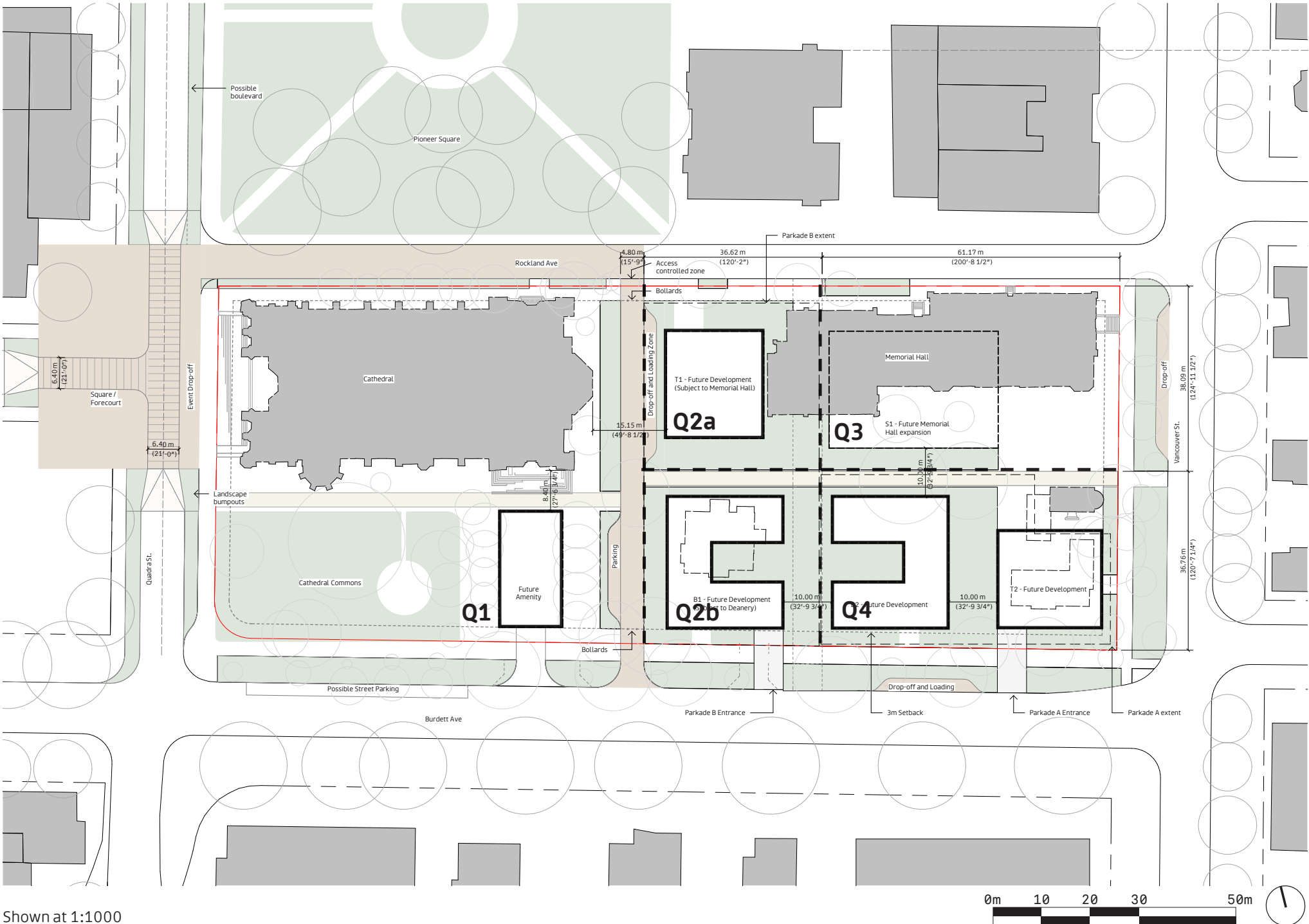
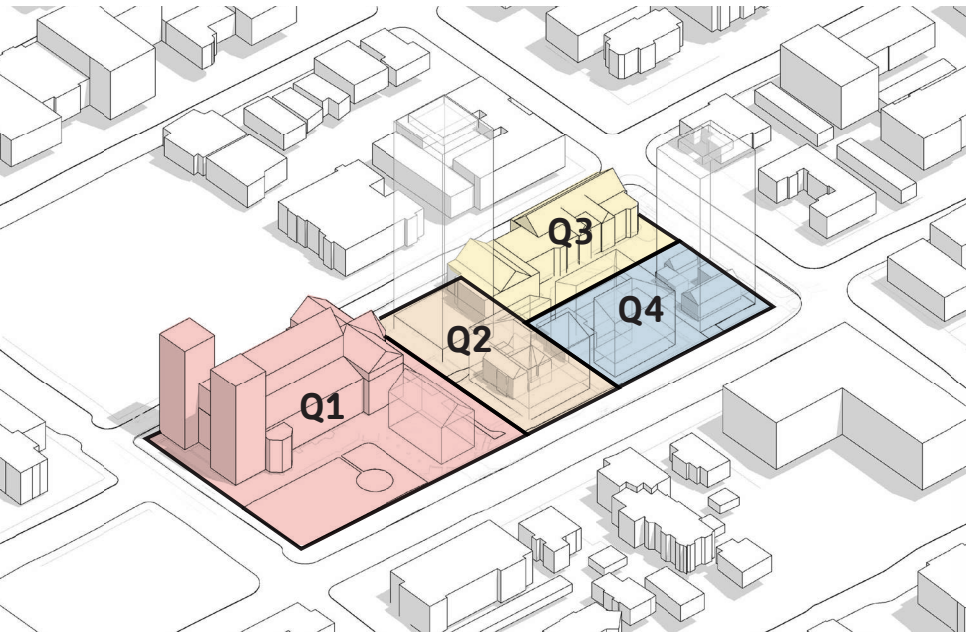
PHASING

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. The future of Memorial Hall and the CCC School, located in Q3, needs to be determined to finalize the footprint of Memorial Hall and how it will interact or connect to the proposed tower, T1, in Q2. Development of Q2 is also dependent on the future of the Deanery and if it can be relocated off-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 phasing required for work to proceed on each portion of the site.



PHASING | 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 FORECOURT

The proposed Cathedral Forecourt is to be designed and constructed in partnership with the city and neighbouring developments. This work can be completed completely separately from all other work.

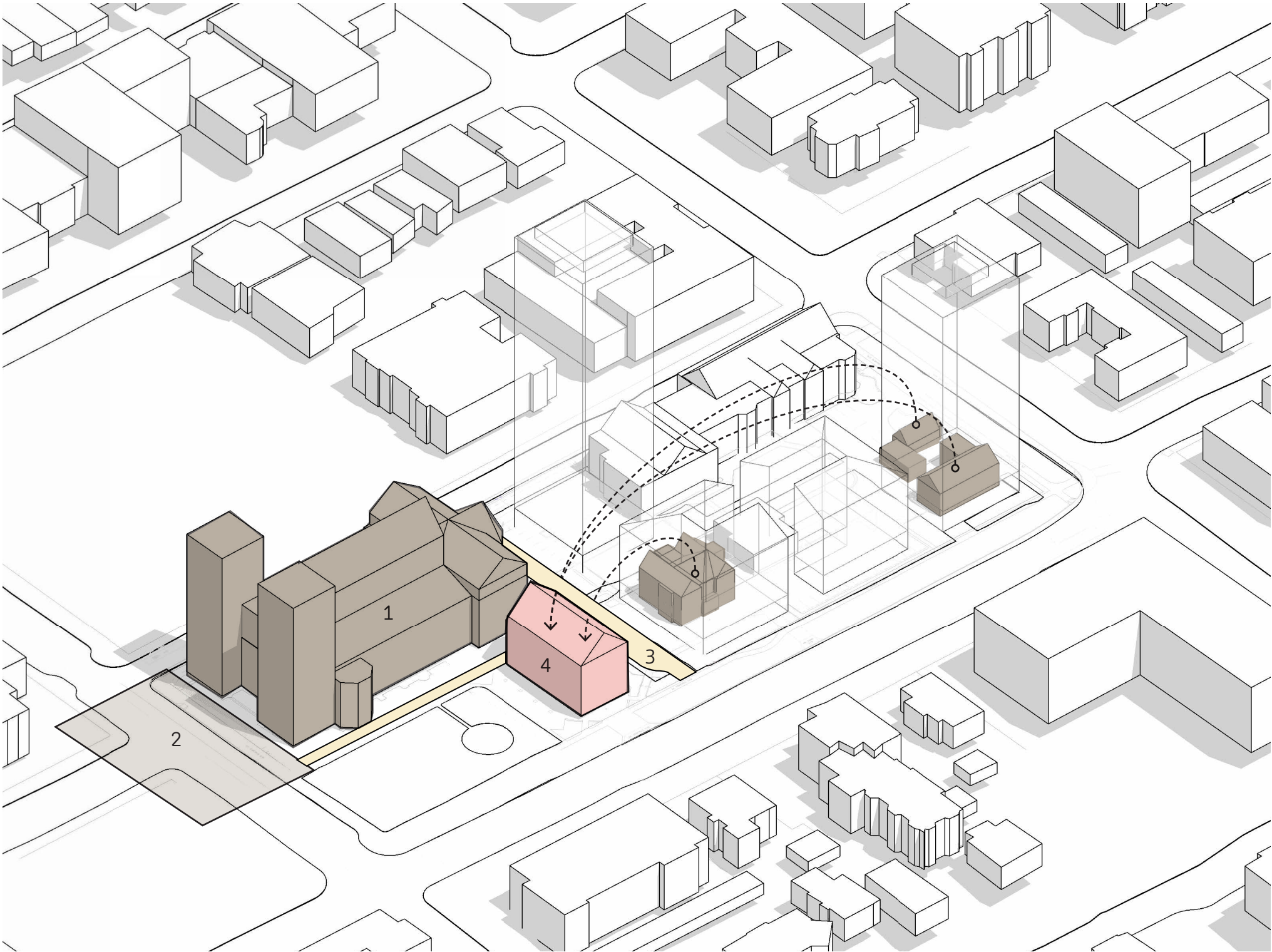
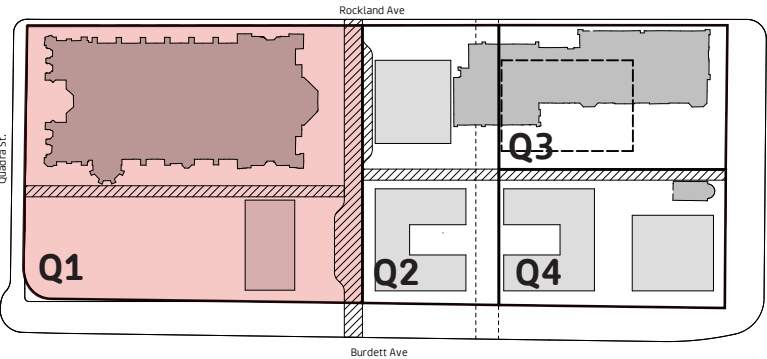
3. CATHEDRAL CUT

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

4. AMENITY ADDITION

As a stand alone structure the proposed Amenity building 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.

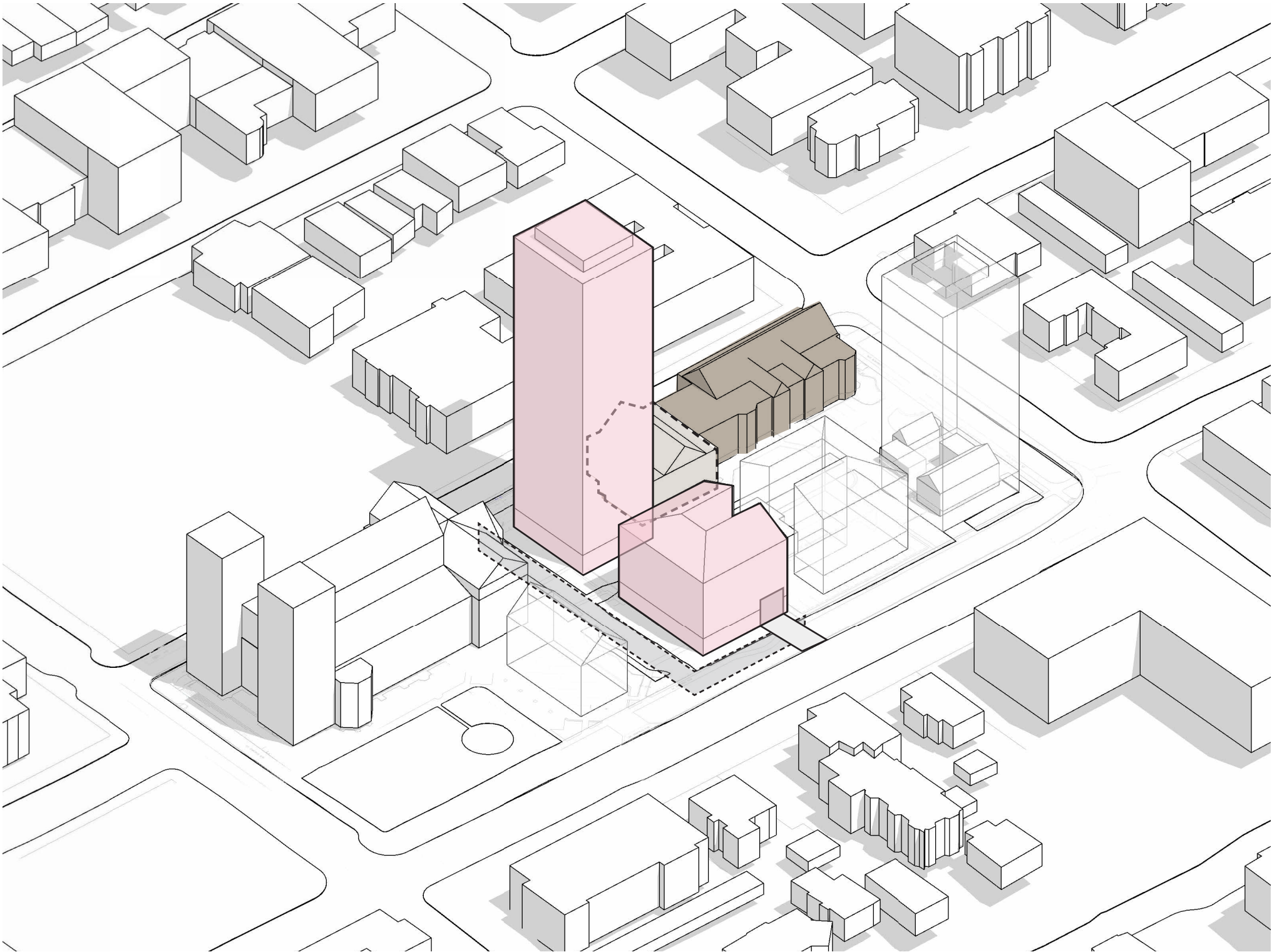
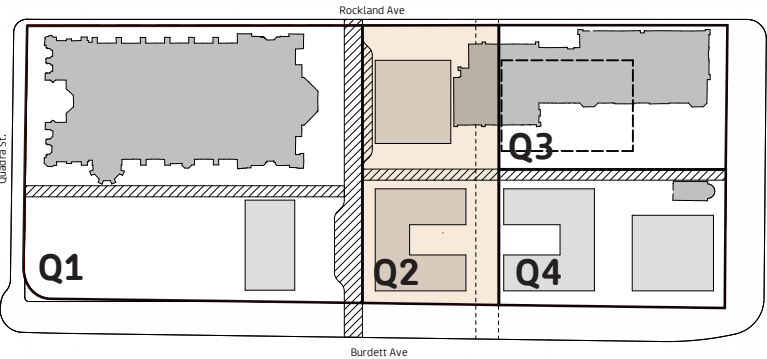
Note that the deveopment of Q2 may impact servicing to the Cathedral.



PHASING | 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 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 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.



PHASING | Q2

- 1. DEANERY REMOVAL**

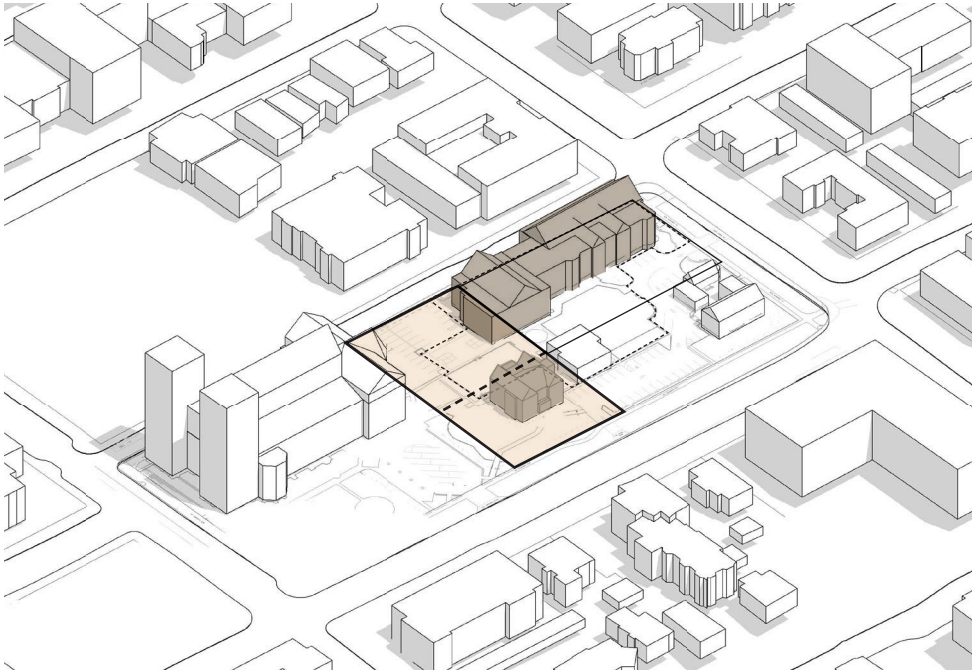
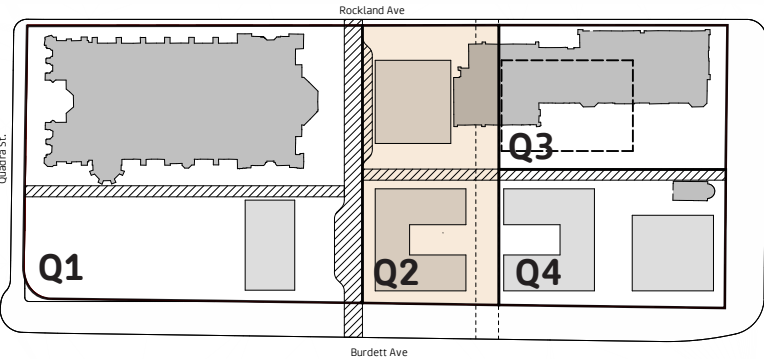
The development of either the NW Tower or the SW Block are dependent on the development of the parkade below. As such development of either building cannot begin until the parkade has been built. The parkade can't be built until the Deanery is demolished or relocated.
- 2. MEMORIAL HALL**

Determine if Memorial Hall is to remain in its entirety or if part of the building is to be removed. Once this is determined, the necessary excavation, shoring and/or demolition can occur to allow for the development of the NW Tower.
- 3. PARKADE**

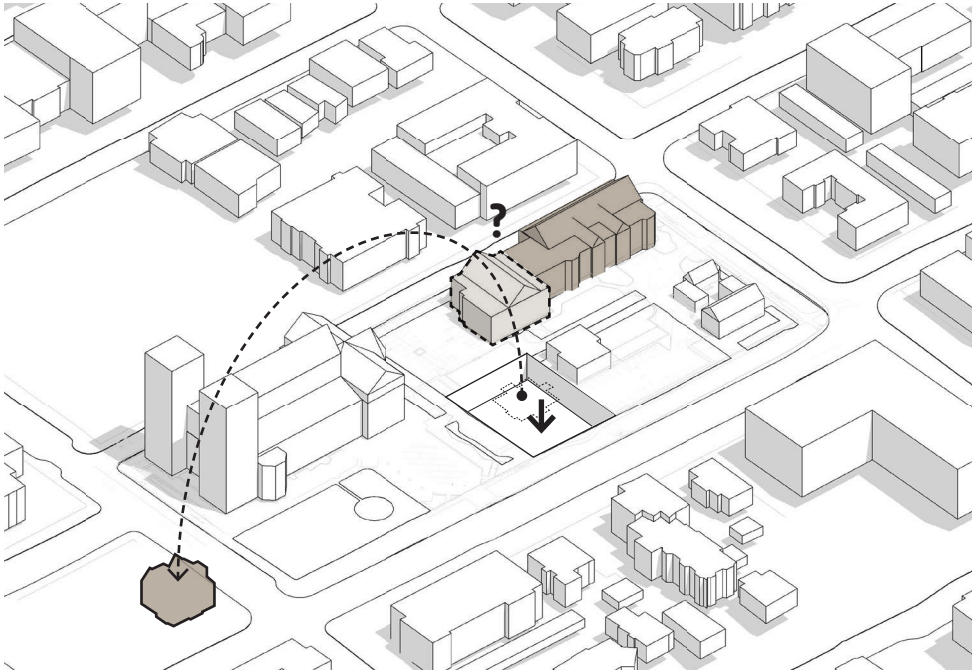
Following relocation of the Deanery and the development plan for Memorial Hall the parkade below T1 and B1 can commence. Extents of parking are dependent on soil type, existing tree root zones that are to be protected and shoring requirements of Memorial Hall.
- 4. NW TOWER**

T1 tower to be constructed either as an individual building or in conjunction with the construction of B1 to the south. Connection and relationship to Memorial Hall to be considered.
- 5. SW BLOCK**

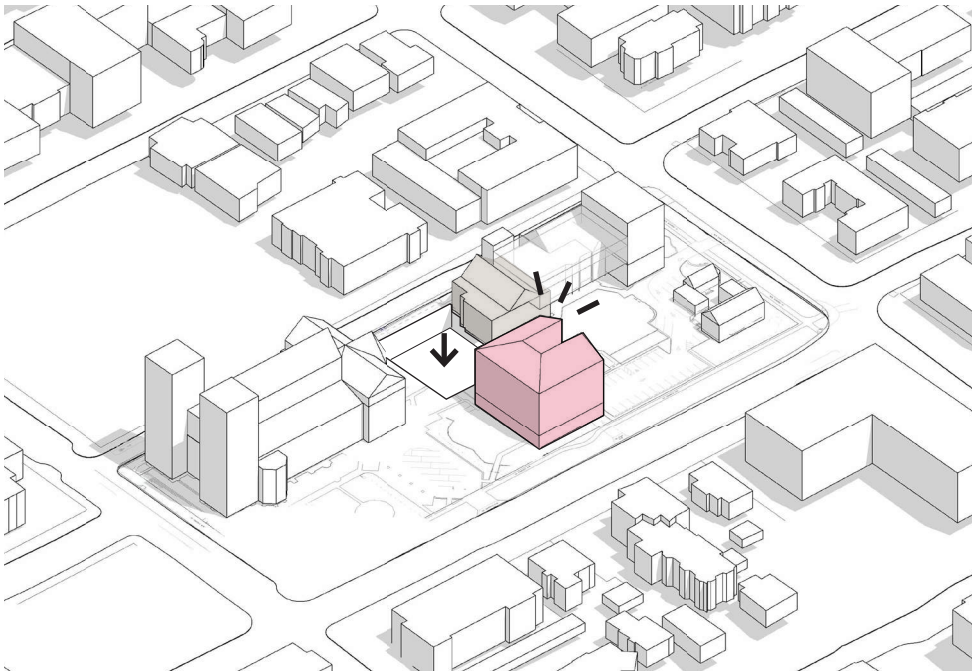
B1 can be constructed in tandem with T1 or separately following the relocation of the Deanery.



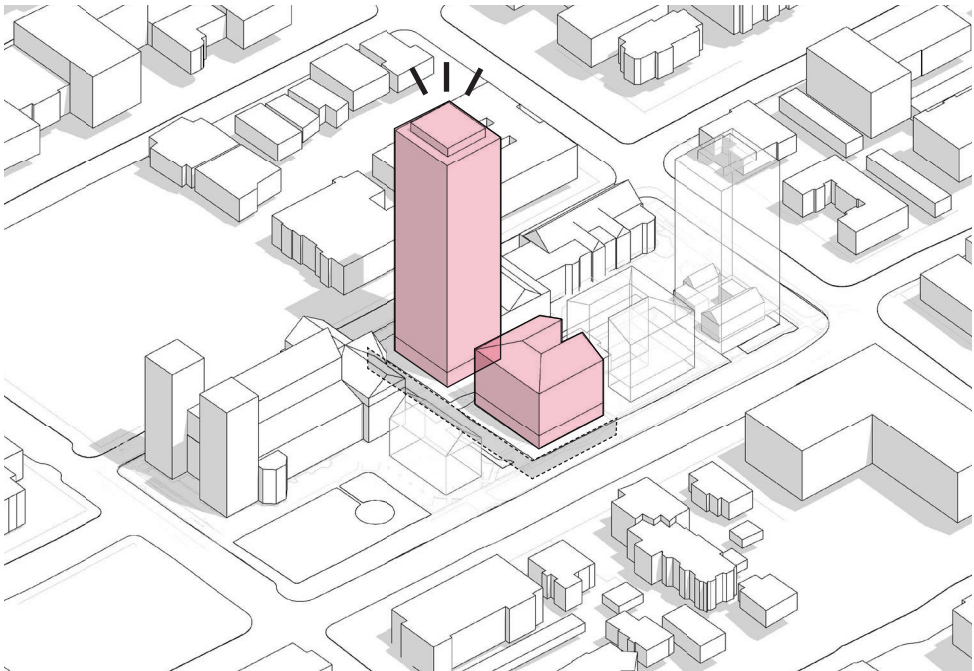
1. Cathedral School lease extents to be revised.



2. Relocate Deanery and excavate for parkade in Q2b



3. Construct B1 and excavate for parkade in Q2a.

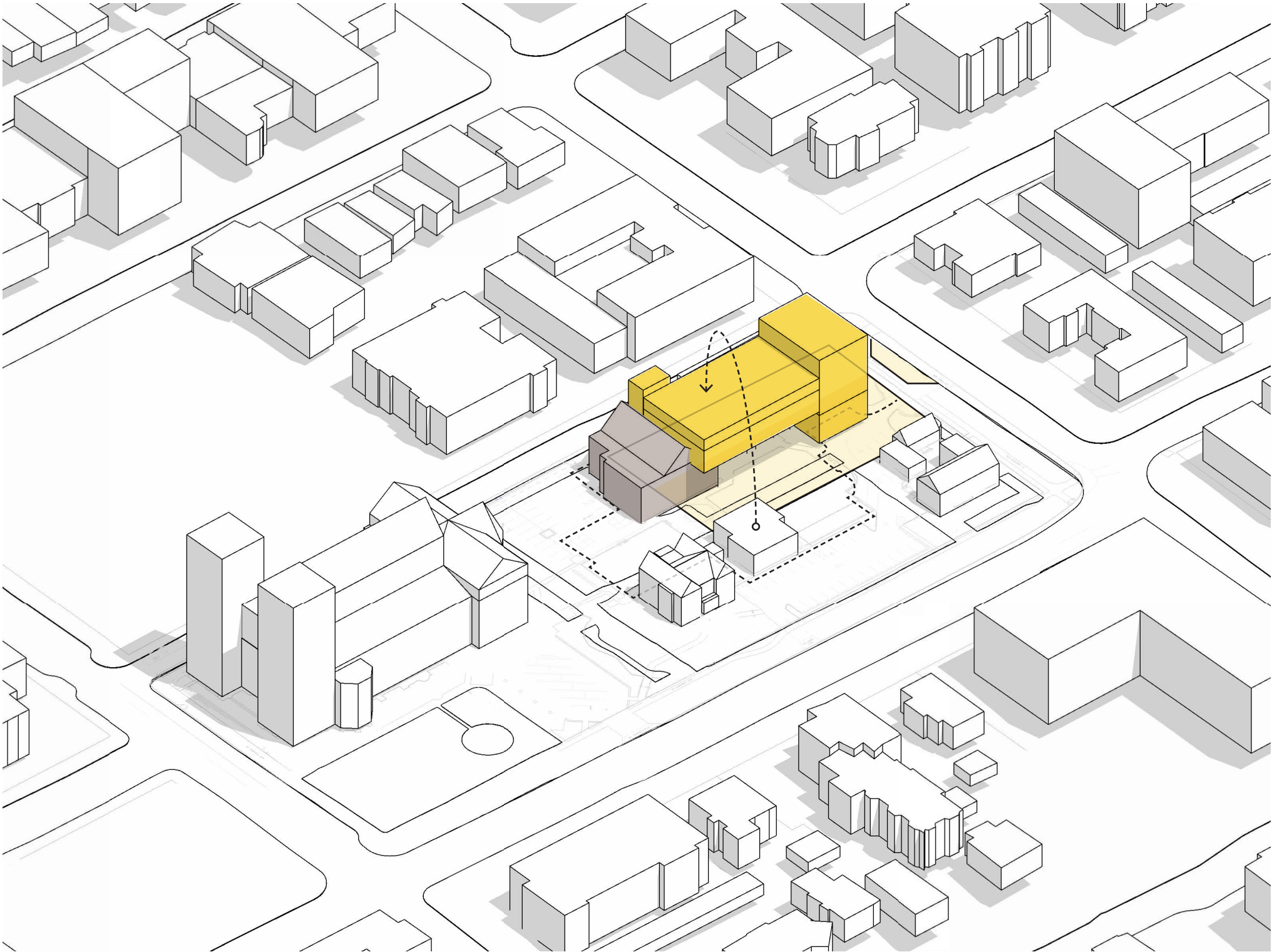
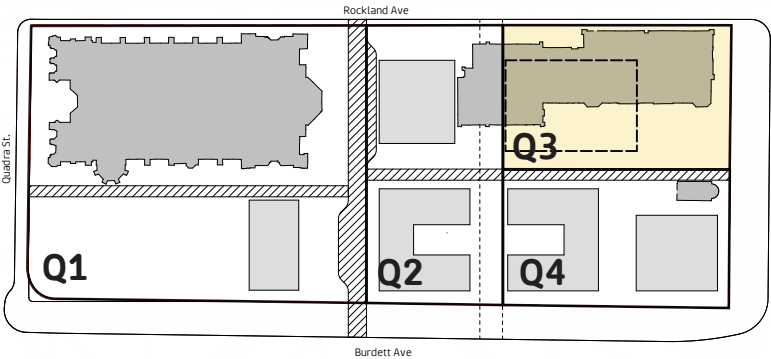


4. Completed Q2 construction.

PHASING | Q3 MEMORIAL HALL EXPANSION

Memorial Hall sits on Quadrant 3 with the school located here. The redevelopment of this particular site has the most contingencies and impacts on the sequencing of the redevelopment of Q2 and Q3. Memorial Hall is a registered Heritage building that is currently home to the Christ Church Cathedral School. The School is currently in negotiations with the Diocese about it's future and possible expansion. Upon determining the needs of the school and a lease agreement plans for the expansion of the school can proceed.

To date some structural repairs have been completed on portions of Memorial Hall, however further work is required. Depending on the future functional programming and needs assessment of the school there are three proposed options for the future of Memorial Hall and the school site. These could see the complete retention of Memorial Hall or partial retention which will depend on further study and financial considerations. Refer to the appendix for further detail on the possible options.



PHASING | Q3 MEMORIAL HALL EXPANSION

1. MEMORIAL HALL RESTORATION AND REPAIR

As noted in the Historical Building appendix and Heritage Reports there have already been repairs completed on portions of Memorial Hall. However, additional repairs are required in the Gymnasium and at the foundations.

2. SCHOOL LEASE AGREEMENT

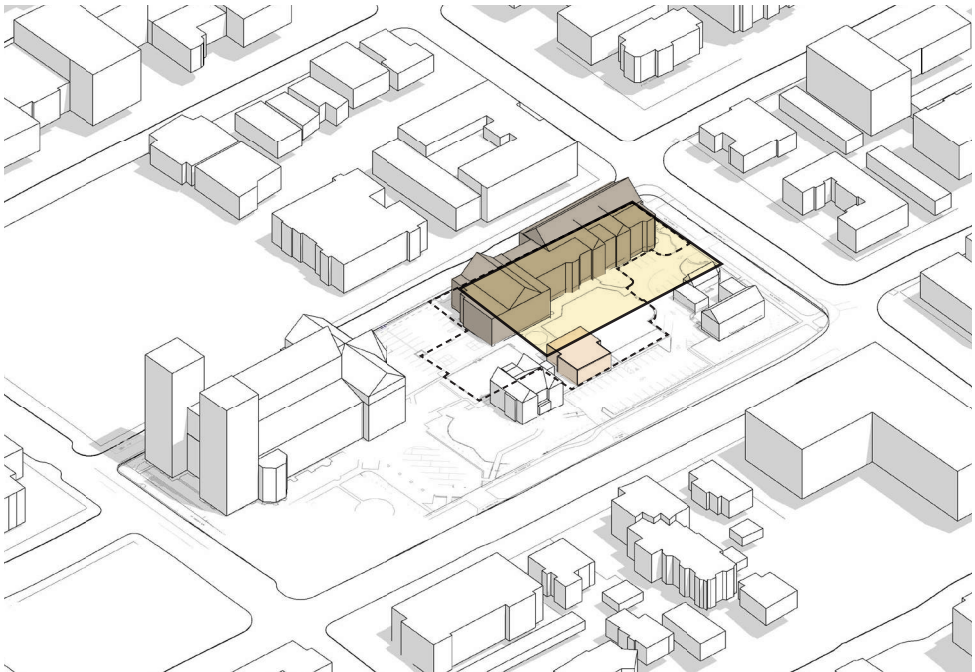
The current extents of the school occupied area are to be renegotiated to work with the masterplan. This includes the decision about memorial hall and whether or not the gymnasium is to remain as is or if it is to be reduced in footprint.

3. SCHOOL EXPANSION

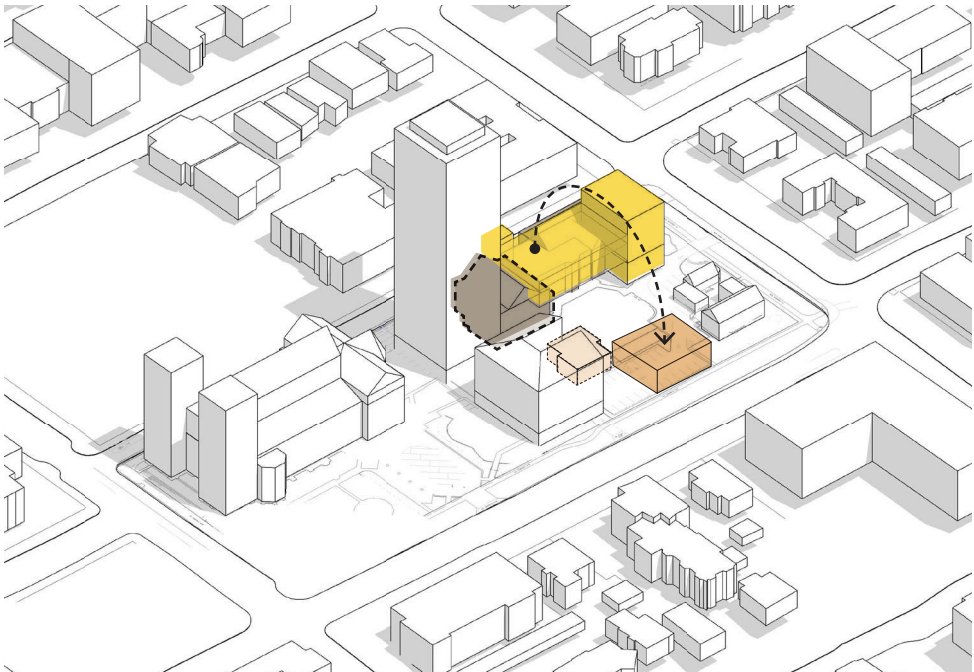
The expansion of the school is necessary for the viability of updating of the educational offer of the Christ Church Cathedral School and it's desire to increase the student cohort size. Further studies need to be conducted to determine the size of the expansion. If and when this occurs students will need to be temporarily relocated. This could occur either off site or perhaps with a combination of on-site spaces and temporary portables.

4. PORTABLES

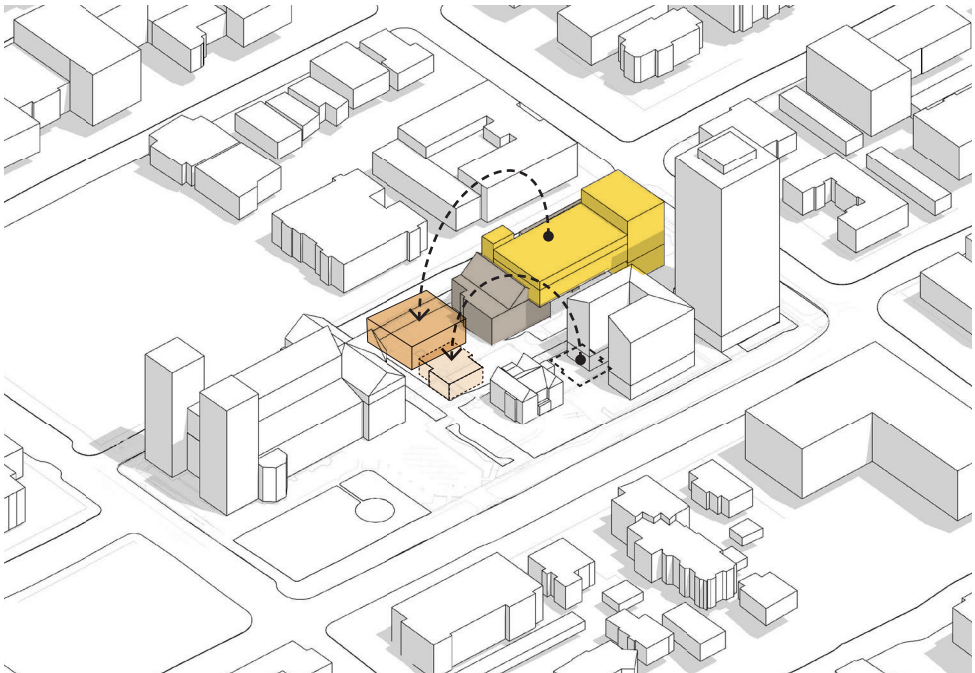
There are temporary portables located on the site. During construction there may be the need to add additional portables or use space in the Cathedral, new Amenity building. After completion of the school expansion the portables are to be removed from the site.



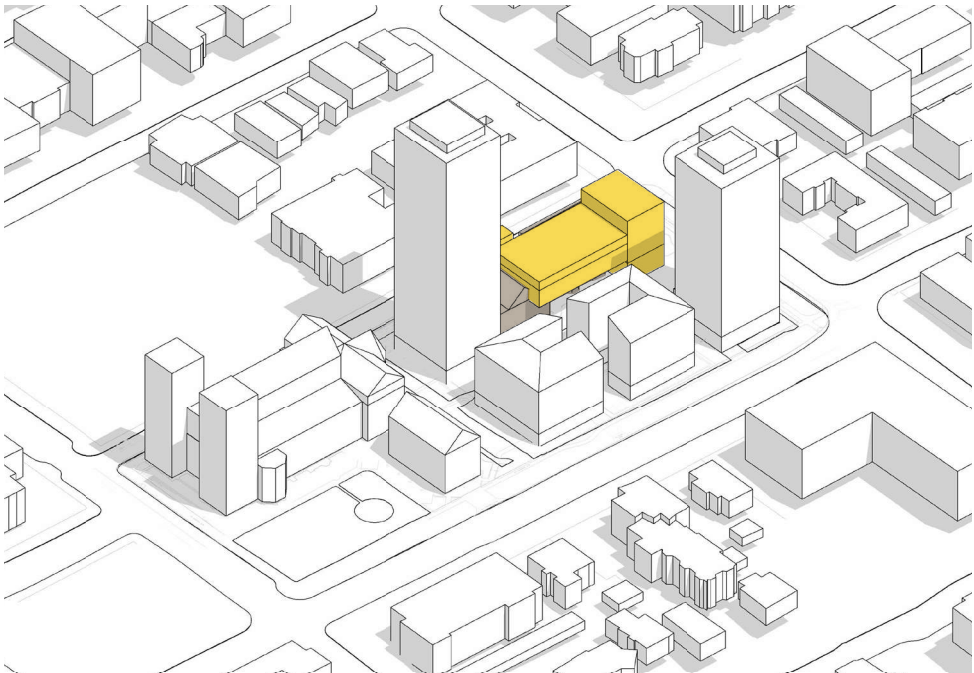
1. Cathedral School lease extents to be revised.



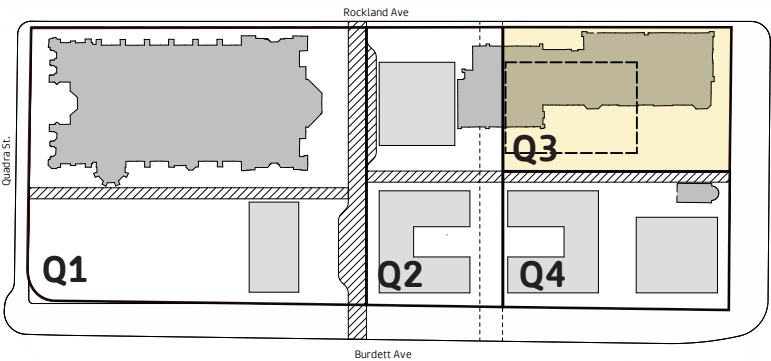
2. Option A, School Expansion construction after Q2 development



3. Option B, School Expansion construction after Q4 development

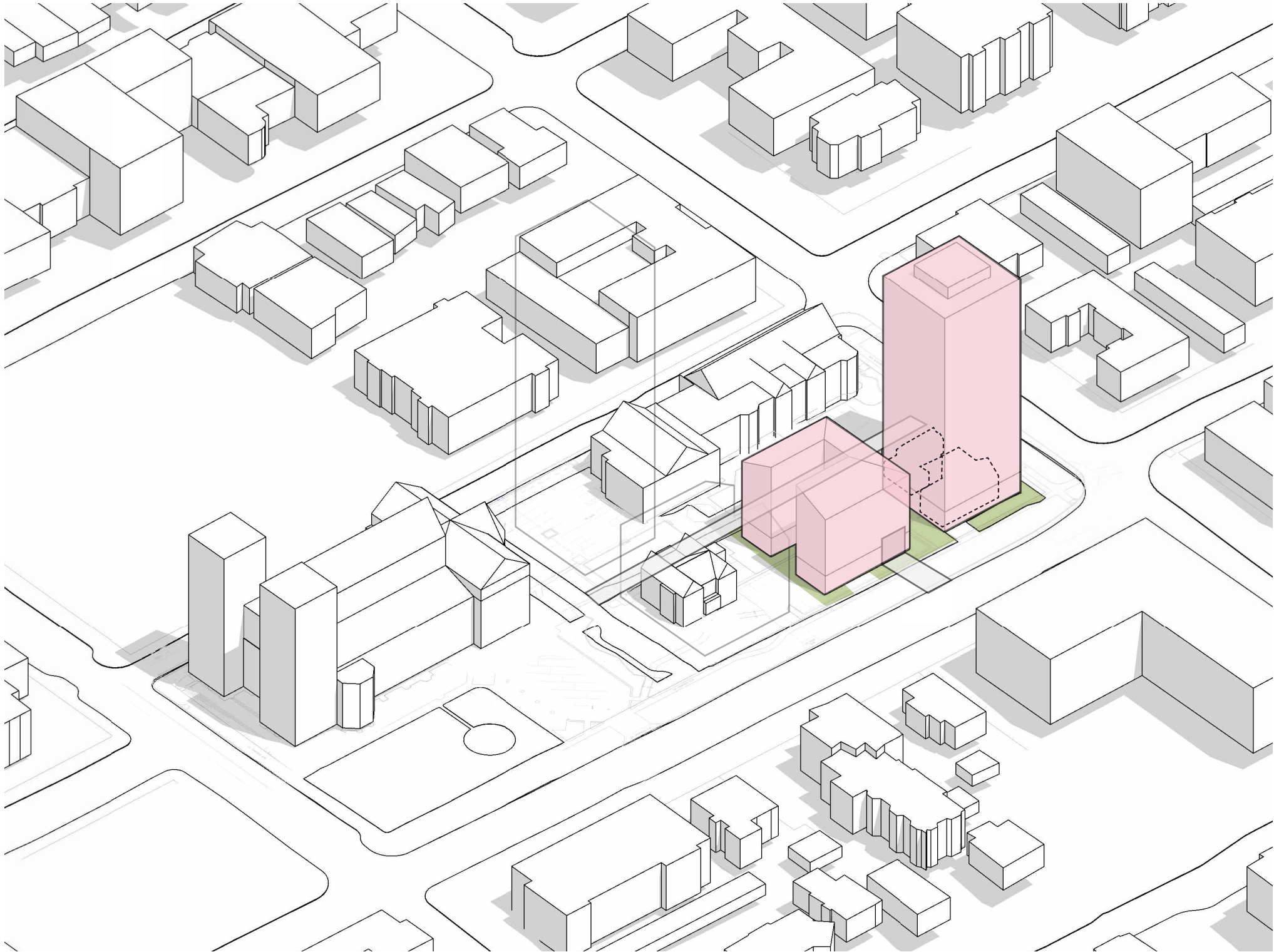
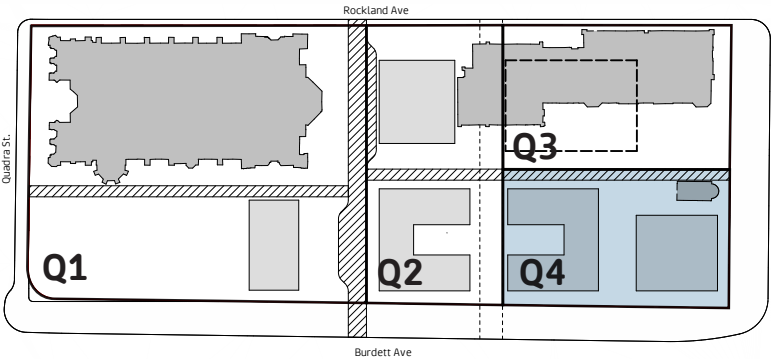


4. Completed site construction.



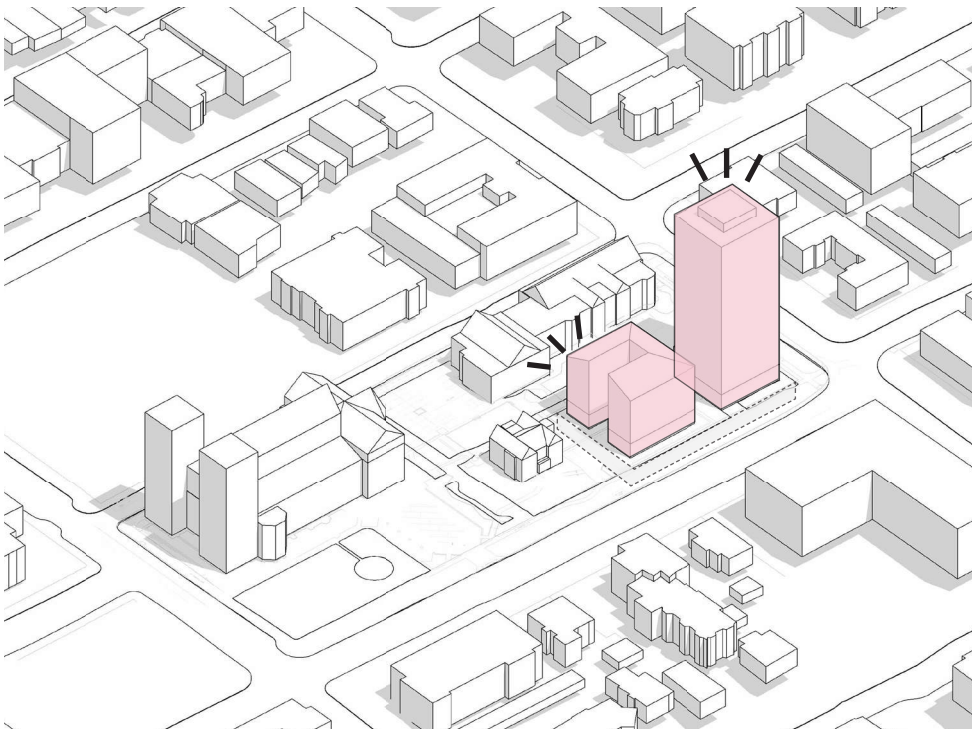
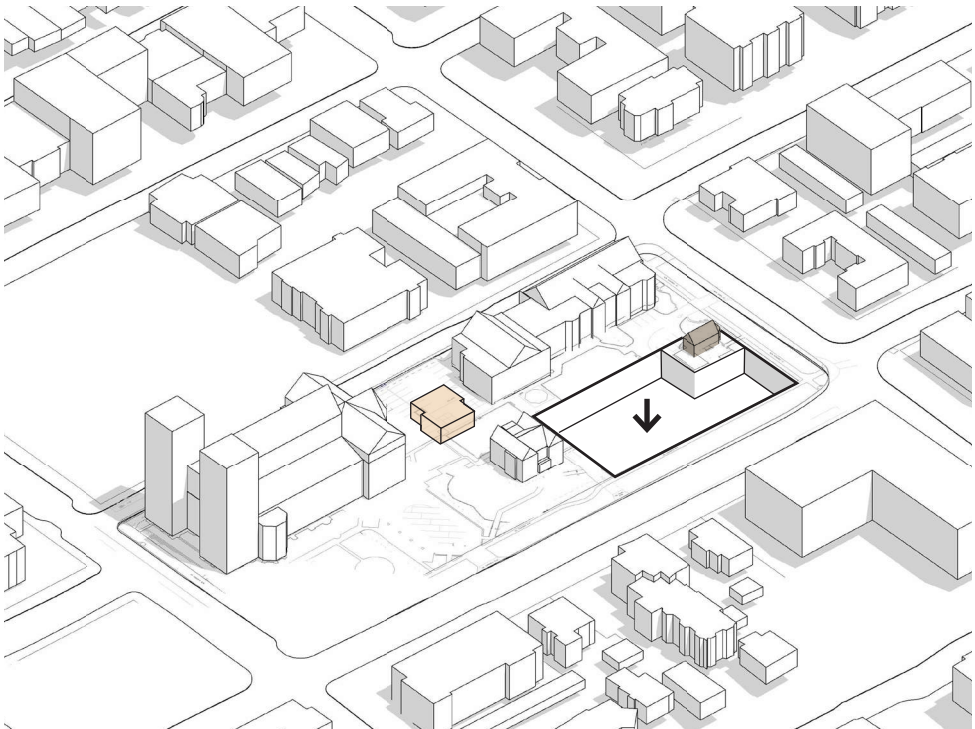
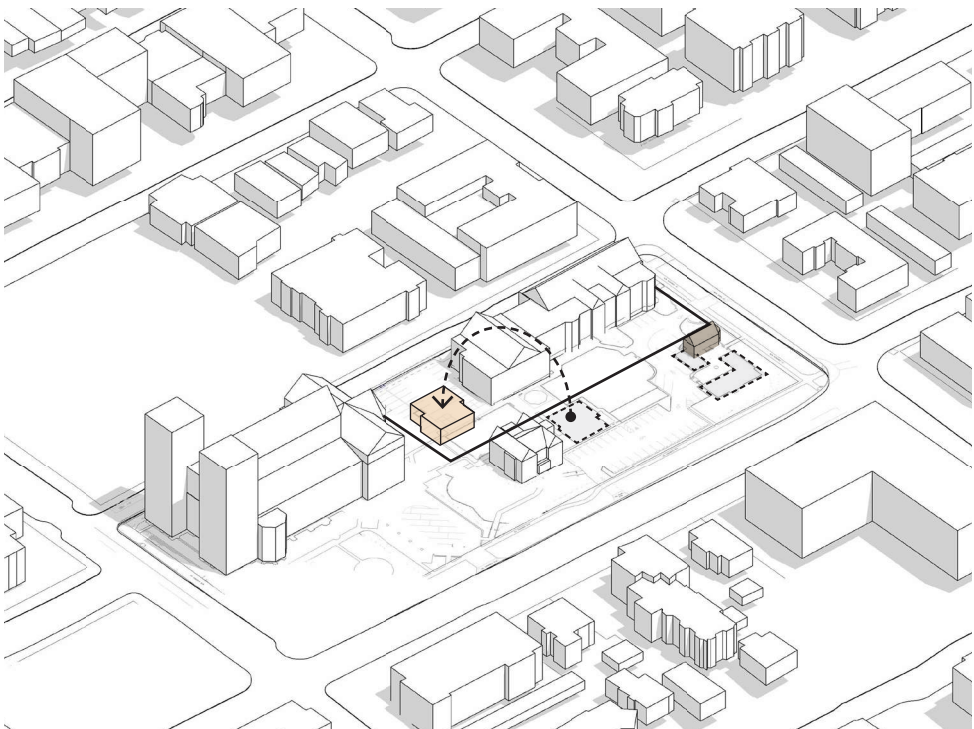
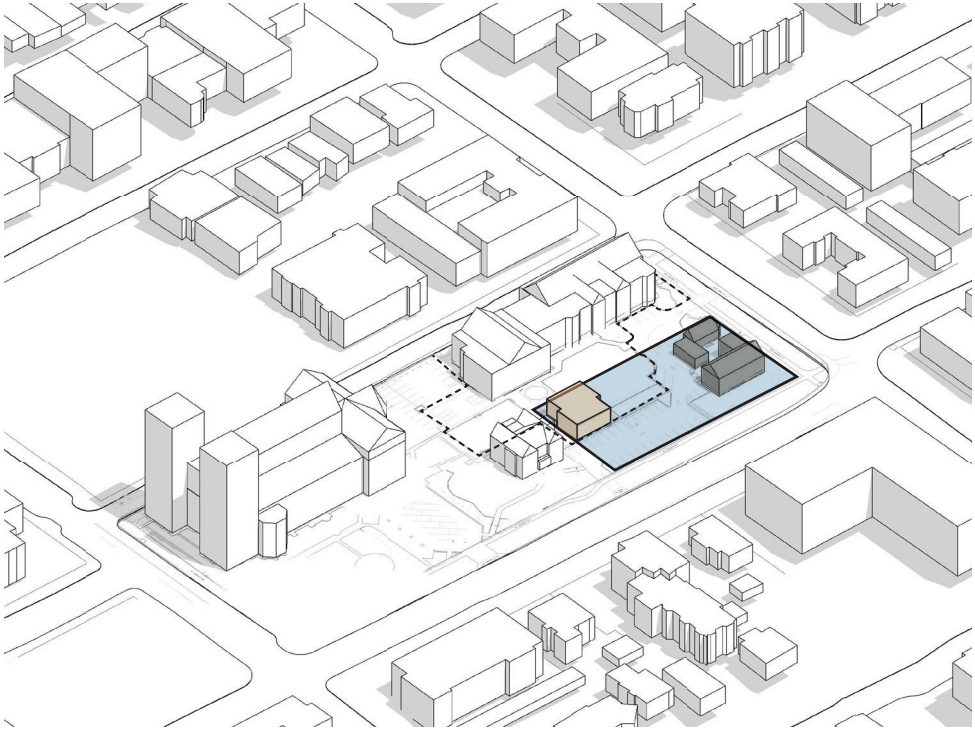
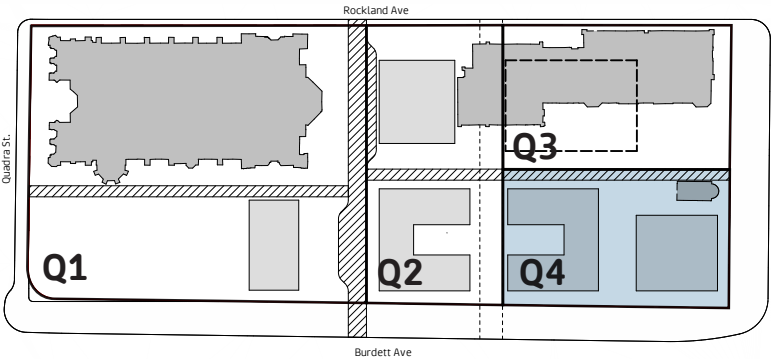
PHASING | Q4

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 Archive building is to be demolished to create space for the construction of the SE tower 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 tower 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.



PHASING | Q4

- 1. YARROW CHAPEL**
The development of either the NW Tower or the SW 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 demolished or 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.



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)	34,100 m2 (5,550 m2 existing heritage)
Commercial floor area (m2)	1,800 m2 to 3,600m2***
Floor space ratio	2.5 FSR
Site coverage (%)	Buildings = 6,131m2 (existing heritage 3,515m2)
	Parking and Driveway (Lane = 527m2)
	49% (6,658m2)
Open site space (%)	51%
Height of buildings (m)	Max. 90m
Number of storeys	Max. 30 storeys
Parking stalls (number) on site	approx. 200 stalls
Bicycle parking number (Class 1 and Class 2)	411 Long Term, 86 Short Term (dependent on final unit numbers and commercial area)
Building Setbacks (m)	
Front yard	3m
Rear yard	Min. 10m (except distance between Cathedral and Amenity)
Side yard	N/A
Combined side yards	
Min. 10m between new buildings	
Residential Use Details	
Total number of units	240 to 320 units*
Unit type, e.g., 1 bedroom	TBD *
Ground-oriented units	TBD**
Minimum unit floor area (m2)	33 m2
Total residential floor area (m2)	23,150 m2***

Note:

* The total number of units and unit types is dependent on market demands.

** The number of ground oriented units is to be determined at a later date and will be dependent on ground floor uses and massing.

*** 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 2.5 FSR.

Use		GFA (m2)		FSR	%
Institutional 20%-25%	Cathedral	3350		0.25	
	Memorial Hall	2100		0.15	
	Addition to Memorial Hall	1800		0.13	
	Yarrow Chapel	100		0.01	
		7350		0.54	22%
		8750			25%
Amenity 5%-10%	Cathedral Support	1800		0.13	
		1800		0.13	5%
		3600			10%
Commercial 5%-10%	Commercial	1800		0.13	
		1800		0.13	5%
		3600			10%
Residential 70%-75%	Central North (x24)	10560	440	0.78	
	Central South (x5)	2640	528	0.19	
	SE Block (x5)	2640	528	0.19	
	SE Tower (x17)	7310	430	0.54	
	Total	23150	1926	1.70	68%
		25163			75%
	TOTAL	34100		2.50	100%
					120%
Site Area	13623				
2.5 FSR	34058				

LANDSCAPE MASTERPLAN



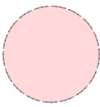
LEGEND

- | | | |
|--------------------------|----------------------------------|----------------------------------|
| 1. Quadra St Proposal | 6. On Site 45 deg Parking | 11. Passive Lawn Area |
| 2. Cathedral Commons | 7. Active Cafe/Restaurant Patio | 12. Boulevard Planting |
| 3. Rockland Ave Proposal | 8. Passive Lawn Area | 13. Kiss and Ride Drop Off Area |
| 4. Yarrow Chapel | 9. Pedestrian Connection | 14. Active Cafe/Restaurant Patio |
| 5. Passive Lawn Area | 10. Active Cafe/Restaurant Patio | |

STREET VIEWS

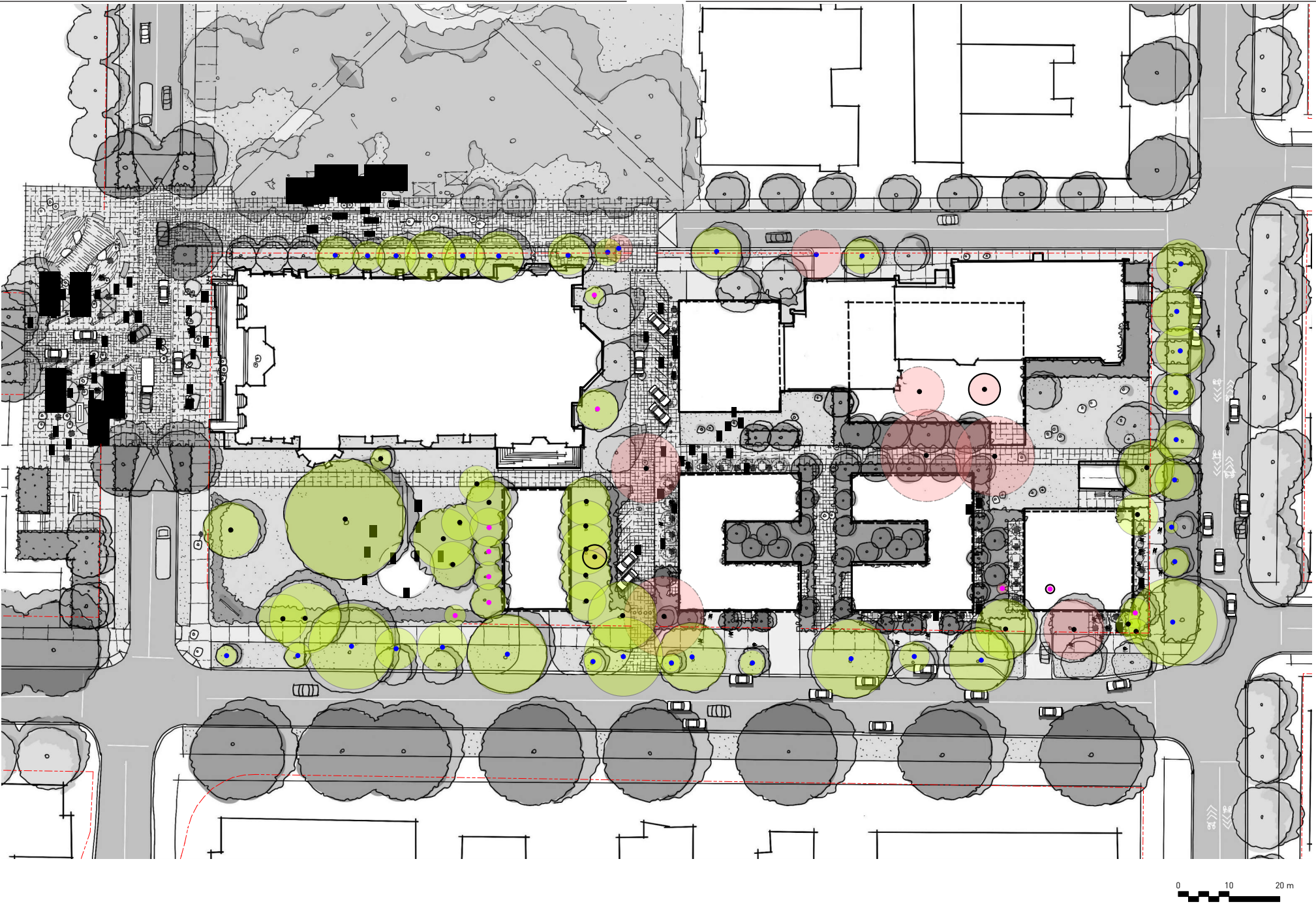


TREE RETENTION PLAN

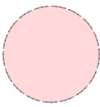
LEGEND	
	Existing Trees to be Removed
	Existing Trees to be Retained
	Trees in Poor Health
	Bylaw Trees
	Non Bylaw Trees
	Municipal Trees

Trees Overall - On Site	TOTAL
Total number of existing trees	39
Number of existing trees to be removed	10
Number of existing trees to be retained	29

Overall - Off Site	TOTAL
Total number of existing trees	35
Number of existing trees to be removed	2
Number of existing trees to be retained	33



TREE CANOPY PLAN, PROPOSED

LEGEND	
	Existing Trees to be Removed
	Existing Trees to be Retained
	Proposed Trees

Trees Overall - On Site	TOTAL
Total number of existing trees	39
Number of existing trees to be removed	10
Number of existing trees to be retained	29
Number of proposed trees	53
Total number of existing and proposed trees	82

Overall - Off Site	TOTAL
Total number of existing trees	35
Number of existing trees to be removed	2
Number of existing trees to be retained	33
Number of proposed trees	7
Total number of existing and proposed trees	39



LANDSCAPE GUIDING PRINCIPLES

Narrative for Urban Forest

In line with the City of Victoria’s Tree Protection By Laws, the landscape design approach for the Christ Church Cathedral will be focused on the protection of all trees on site that have not otherwise been noted as in “poor health”, the replacement of any trees that require removal as a result of design proposals and the addition of new trees in order to facilitate an adequate amount of canopy cover for new areas being developed. The trees proposed for removal on site will include 8 (eight) by law trees with 2 (two) being heritage character trees. An additional 2 (two) non by law trees which will be critically impacted by the footprint of proposed structures shall be removed. From the overall **10 (ten) trees proposed for removal**, 3 (three) trees have been assessed to be in poor condition from documented arborist reports. As part of a phased approach and understanding that the proposed development will be completed in multiple stages, proposed trees to be removed that fall outside early development phases shall be protected under the CoV Tree Protection By Laws until such a time where trees are impacted by construction.

The total increase of trees on site (70%) shall be achieved with the proposal of 53 (fifty-three) additional trees on site and 4 (four) additional trees within the public realm which will include large native tree species planted beyond proposed parkade structures to ensure proposed trees reach the desired level of maturity and health. While promotion of local biodiversity will be the main target of the landscape urban forest approach, consideration for native adaptive species will also be included for private areas including patios and courtyards which can flourish in typically altered conditions including above ground planters, soils on slab and microclimates affected by climate change. Overall the 3 primary objectives will aim to satisfy the maximum desired canopy cover to the existing site while creating varying public and private spaces with strong visual character and identity around Christchurch and Cathedral and the proposed development.

Planting Design

Landscape planting design will aim to celebrate the existing character of the Cathedral site through the addition of native plant selection and reinforcement of physical and visual connections including boulevard row planting and formal design languages. The heritage character of the site will be supported with the specification of mature plants providing a continuation of the existing aesthetic of classic historic European gardens. Thresholds and entries will be marked with physical structures and/or distinct planting types to create a sense of arrival and wayfinding for users of the space. Any removal of existing shrubs or understorey planting shall be replaced with plants equal to or greater size and health providing further reinforcement of the “mature landscaping” heritage quality of the space. The distinction of public space and private residences will be achieved through character design and appropriate species selection to help further identify and navigate through the proposed development with heritage, user safety, biodiversity and wayfinding as the main areas of focus.

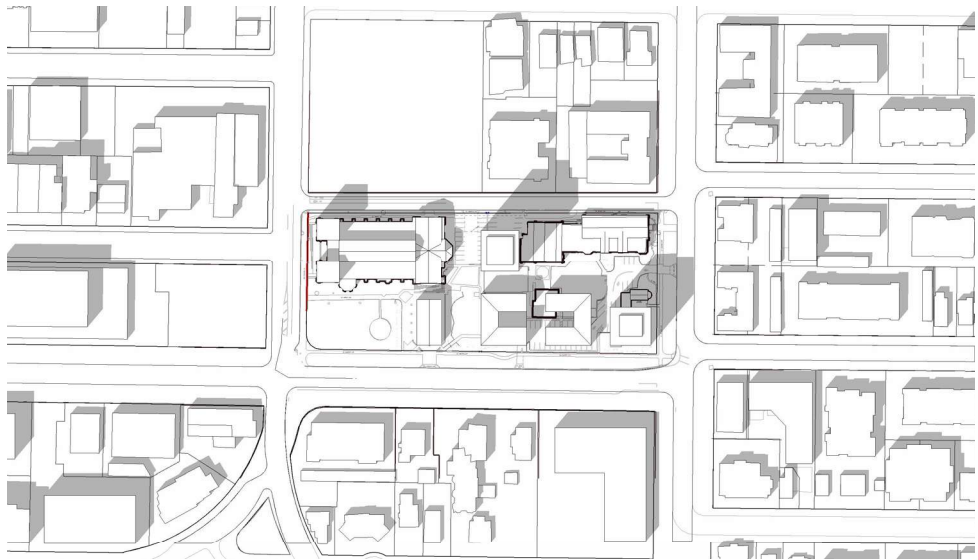




June 20th - 9:00am



June 20th - 12:00pm



June 20th - 2:00pm



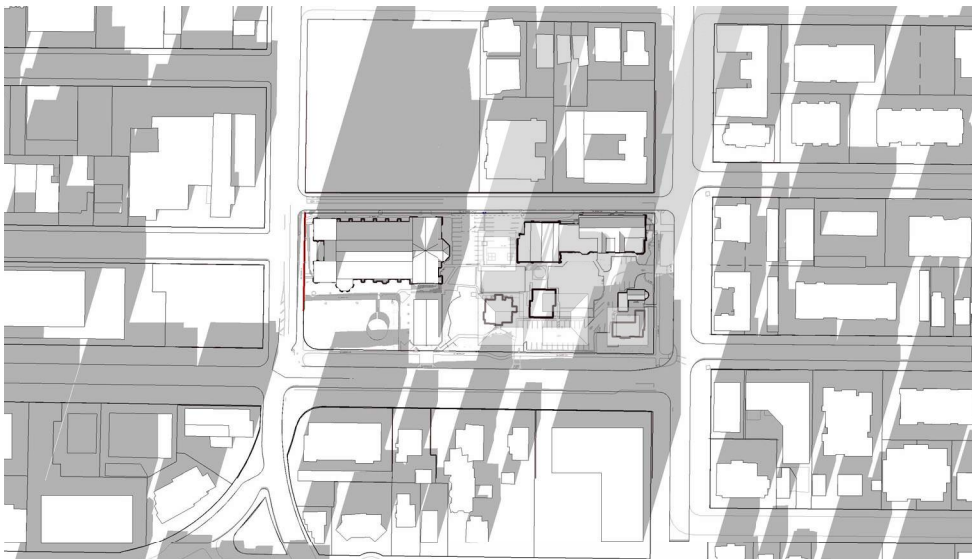
June 20th - 4:00pm



December 21st - 9:00am



December 21st - 12:00pm



December 21st - 2:00pm



December 21st - 4:00pm

STREET VIEW | BURDETT AVENUE ELEVATIONS

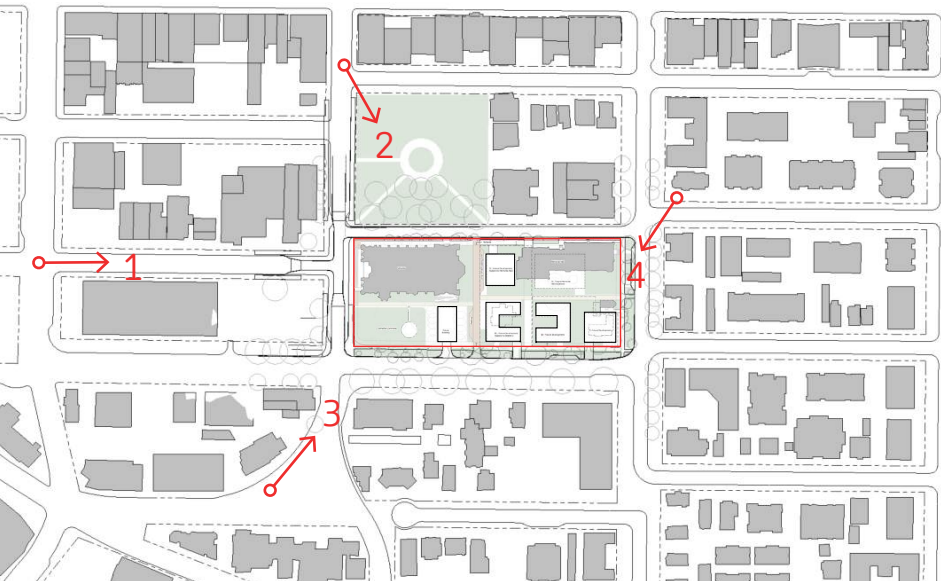
CATHEDRAL SITE



NEIGHBOUR SITES ELEVATION



VIEW ANALYSIS



1. Courtney Street, looking east



2. Quadra Street, looking South

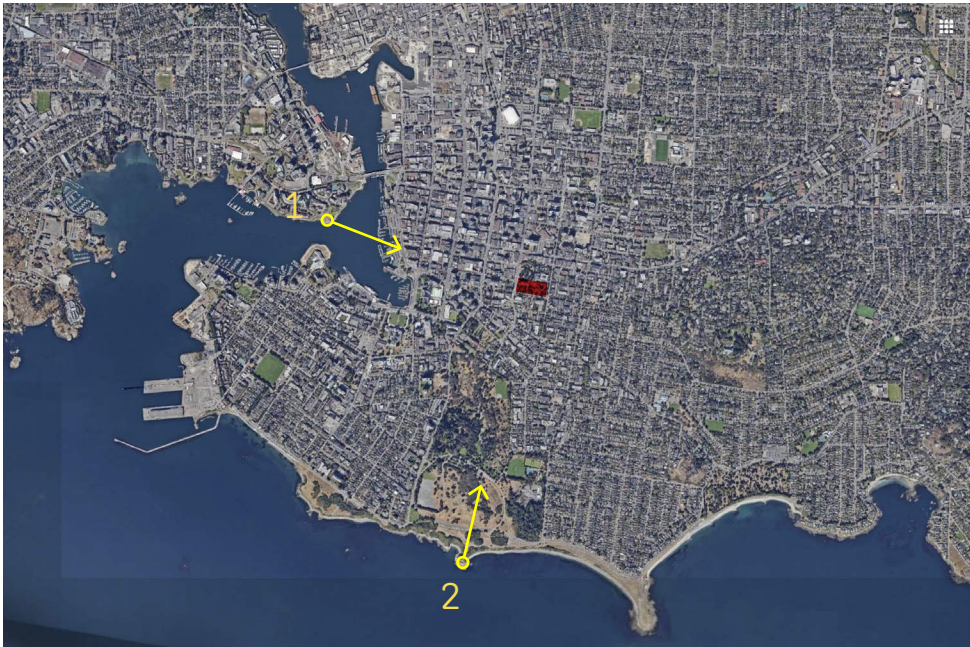


3. Rupert Street, looking North

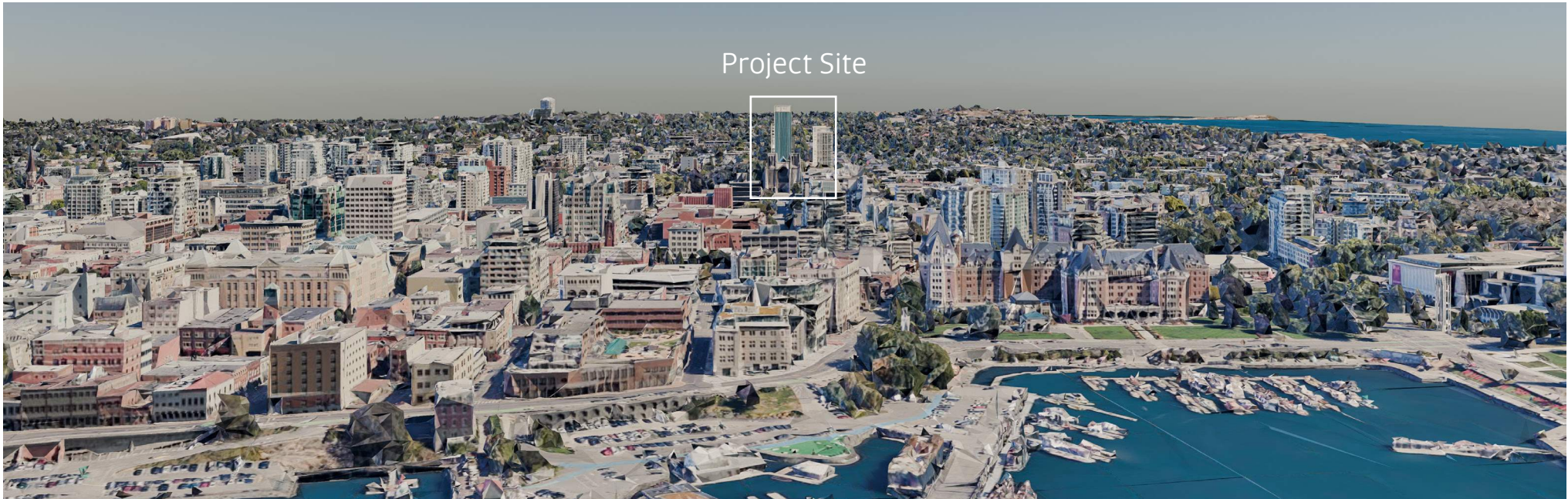


4. Rockland Avenue, looking South

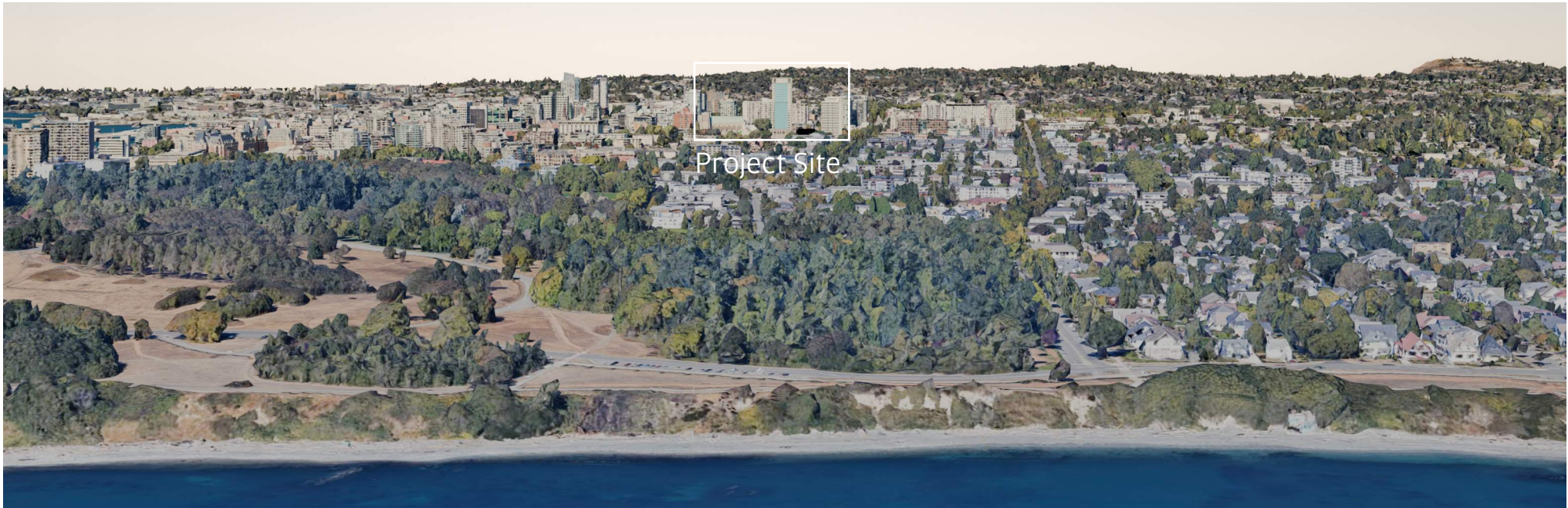
SKYLINE ANALYSIS



1



1. Victoria Harbour Skyline



2. View from Finlayson Point Beach

ON STREET - CATHEDRAL SQUARE, QUADRA



ON STREET - BURDETT AVE. MID-RISE







INTRODUCTION

PURPOSE

This document provides design guidelines to support the delivery of suitably designed development within the rezoning parameters set out in this application documentation. This design guide aims to set out the intended functional and aesthetic design strategies that we believe are core to this masterplan delivering a high quality and timeless redevelopment that will stand the test of time.

The guidelines presented over the following page provide a strategic overview and detailed guidance for each of the site sub areas. The sub area guides cover the following design considerations;

- Building Form. (Shape, Size, Modelling and relationship to existing)
- Distribution of Uses
- Access and operations i.e how the development works day to day.
- Approach to composition of openings and facade proportion
- Relationship to neighbours
- Building Materials
- Fences and public private threshold

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

LEGEND

- 1. Cathedral Forecourt/Square
- 2. Memorial Mews
- 3. Christ Church Cut
- 4. Cathedral Commons
- 5. Pioneer Square

- A - Amenity (Cathedral)
- S - School Extension
- B1 - Block 1, mid-rise residential
- B2 - Block 2, mid-rise residential
- T1 - Tower 1
- T2 - Tower 2

Christ Church Cathedral
Memorial Hall (School)
Yarrow Chapel

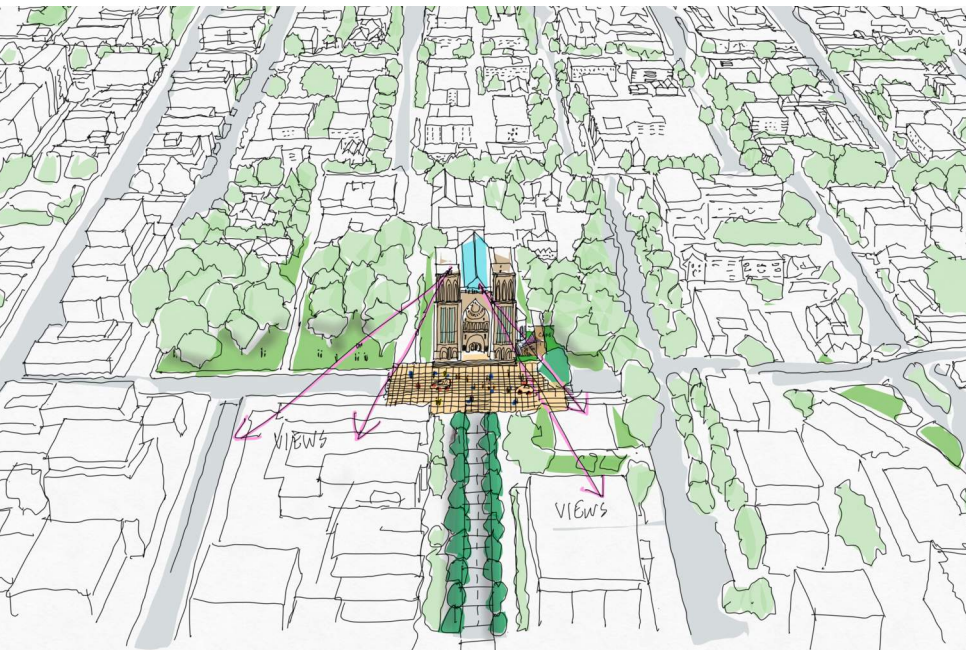


RELATIONSHIP OF NEW & EXISTING

CITY SCALE

- Our masterplan has been shaped to enhance the presence, visibility and accessibility of the cathedral precinct at a city wide level.
- The proposals protect key views of the cathedral specifically on the approach up Courtney Street and moving North and South along Quadra street.
 - The cathedrals silhouette on the skyline is unique and uninterrupted when seen from Quadra street and this is maintained.
 - The West entrance of the Cathedral and its towers are the signpost to the city. Proposed pedestrian improvements on Courtney Street and the harmonious placement of development volume to work with the geometry of the cathedral, enhance visitor experience.

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



MACRO SCALE

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

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



MICRO SCALE

- The masterplan adopts three tactics to building strong relationship with heritage.
- We have built complementary relationships between old and new by reflecting key elements of scale shape and massing. This is particularly evident in the are directly to the south of the cathedral.
 - We have identified and retained specific structures such as Cathedral and Yarrow Chapel ensuring that new builds celebrate their unique features and forms, without large scale alteration. It is intended that modern interventions to improve accessibility and enhance user enjoyment may be developed during the detailed design phases of the project.
 - We are identifying locations where sensitive alteration and expansion is appropriate to protect the sustainable useful future of assets. This is specifically relevant when considering Memorial Hall. This building is no longer fit for purpose yet forms an important part of the precincts heritage. Detail design of this building calls for contemporary expansion that clearly celebrates historic fabric with clean modern, legible alteration.

Design features and composition should be modern but informed by what is there.



PUBLIC REALM AND LANDSCAPE | CATHEDRAL PLACE

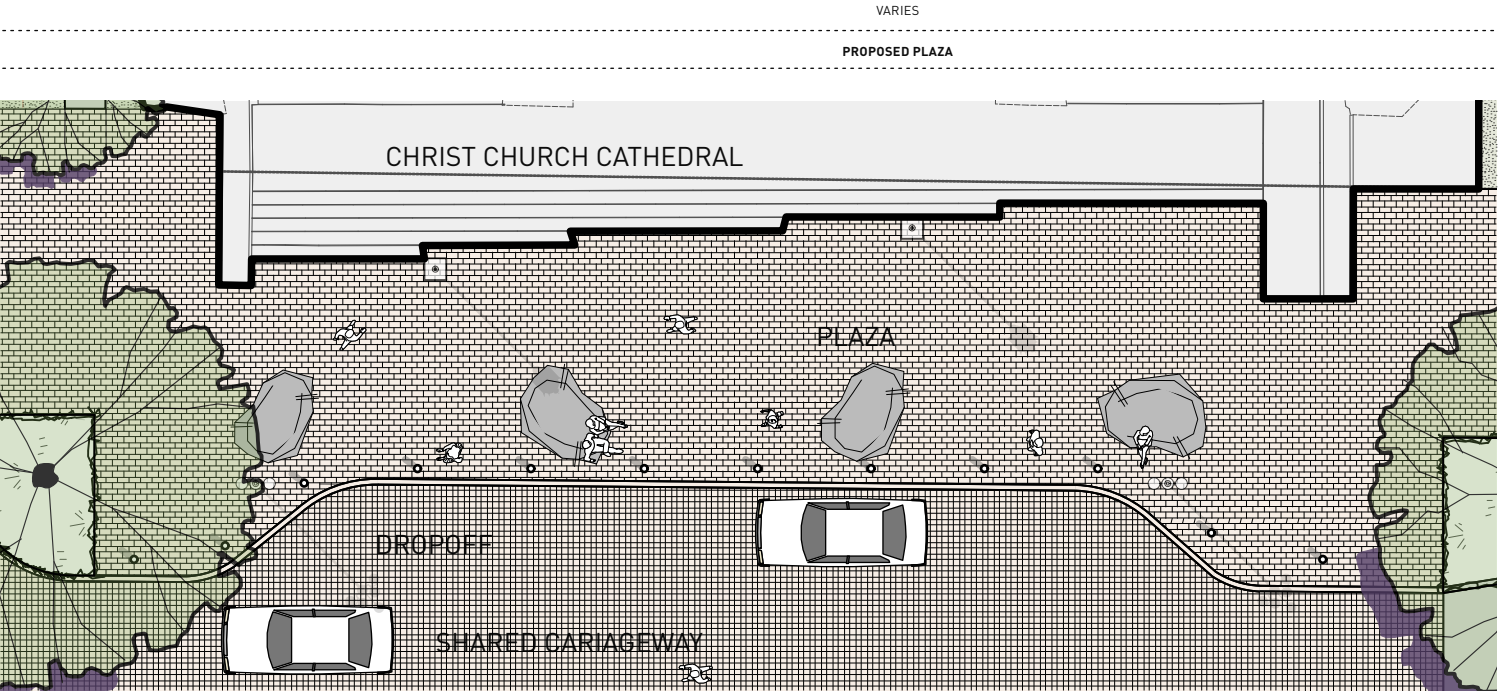
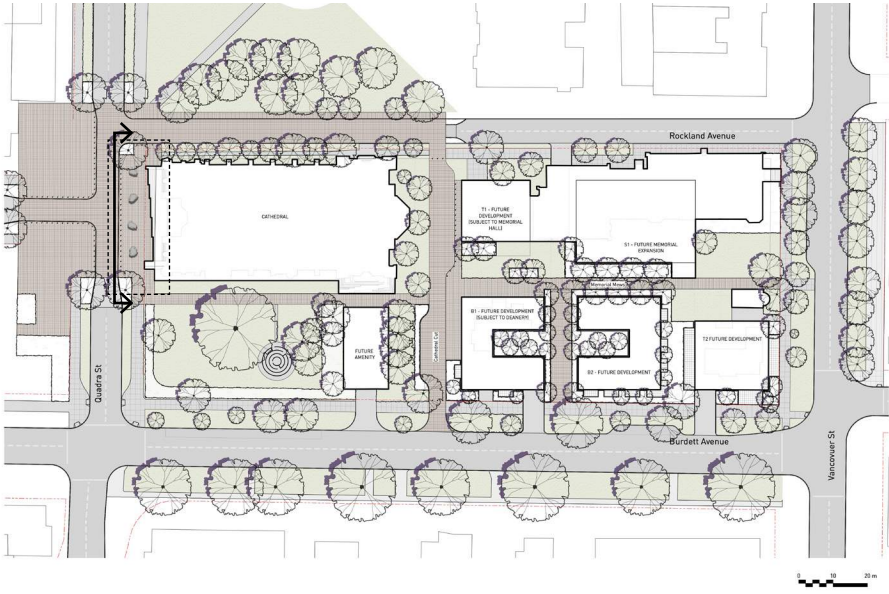
PUBLIC REALM STRATEGY

The vision for Cathedral Place will be to create an expansive plaza at the Christ Church Cathedral entrance providing a uniform material spanning Rockland Avenue, Courtney and Quadra St. The plaza will include opportunities for public sculptures and creative seating elements in order to encourage social interaction and provide scale to the proposed plaza space.

Cathedral Place will focus on

Public Realm improvements will include the following:

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



PUBLIC REALM AND LANDSCAPE |

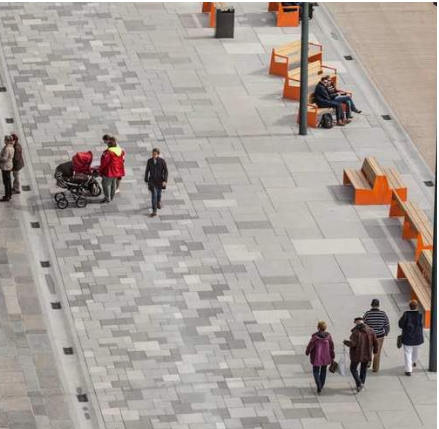
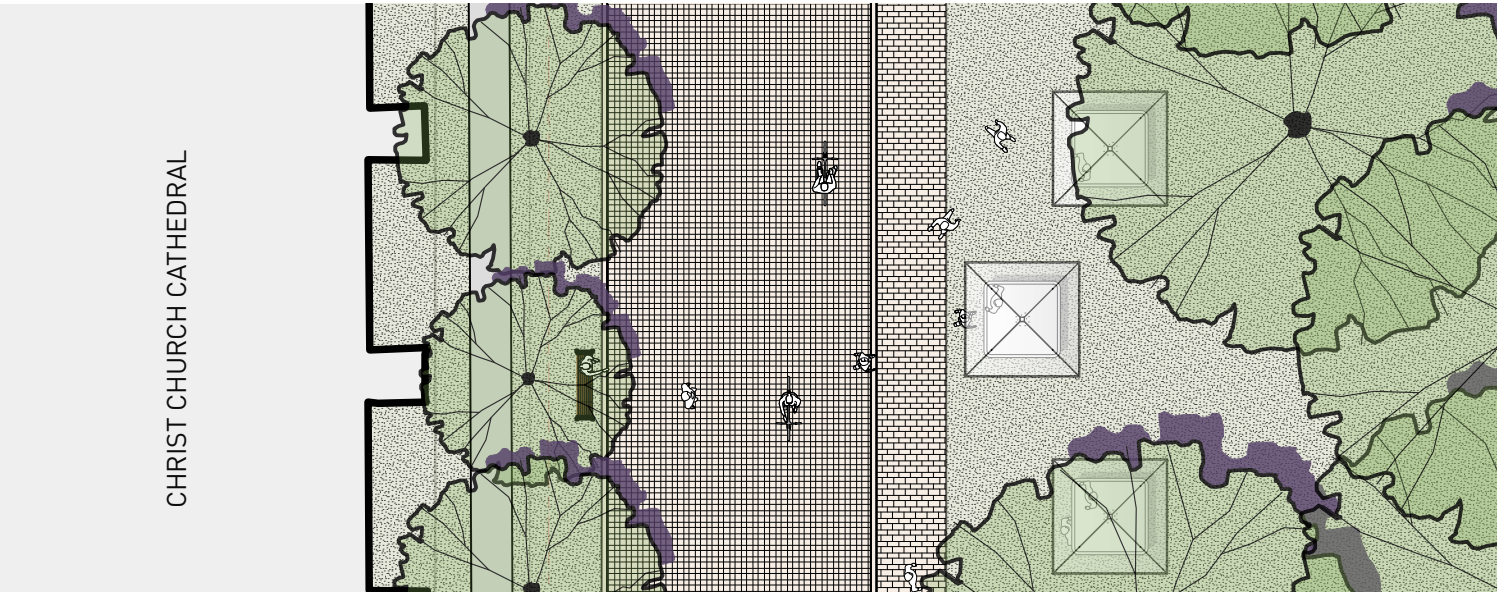
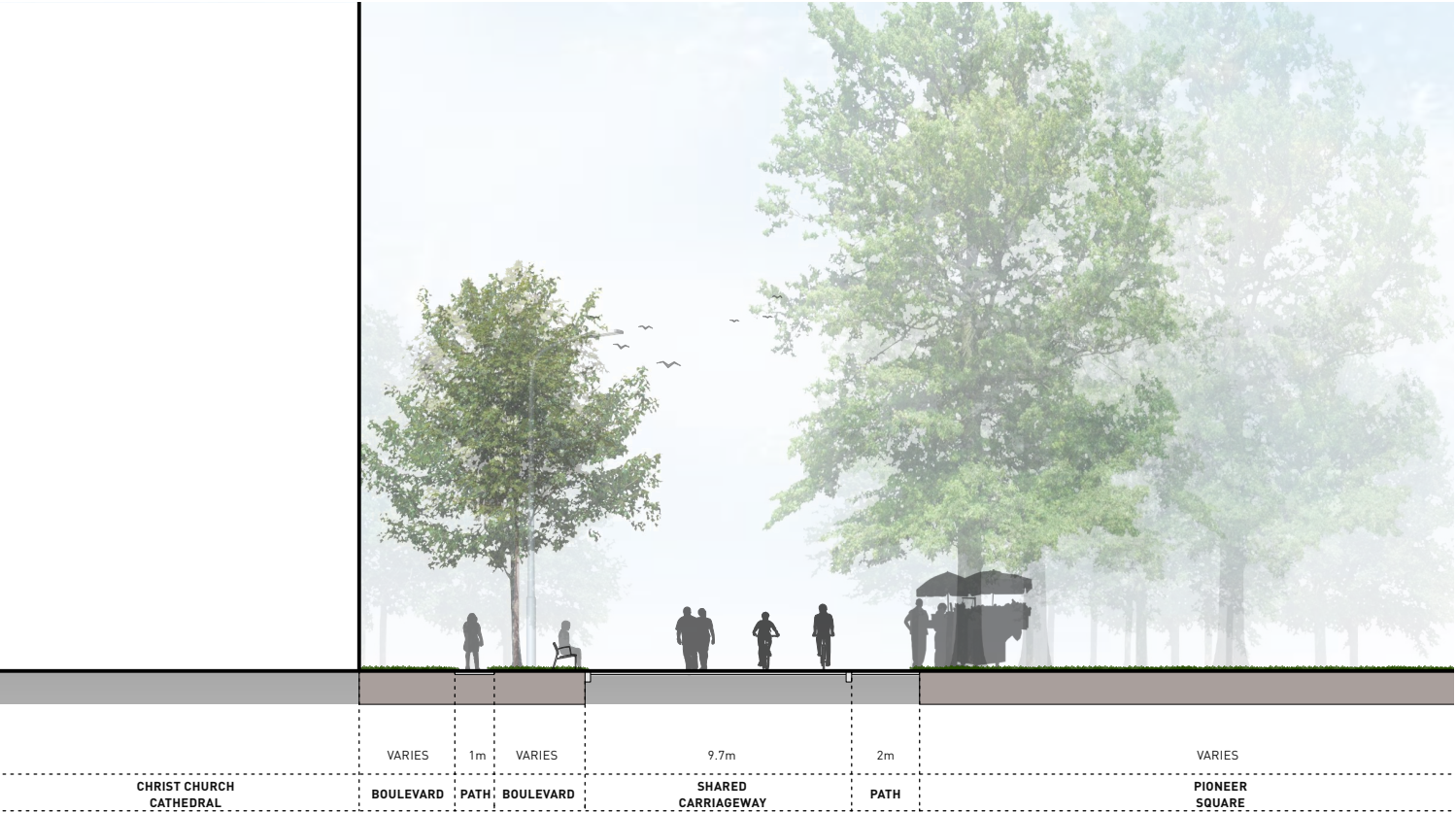
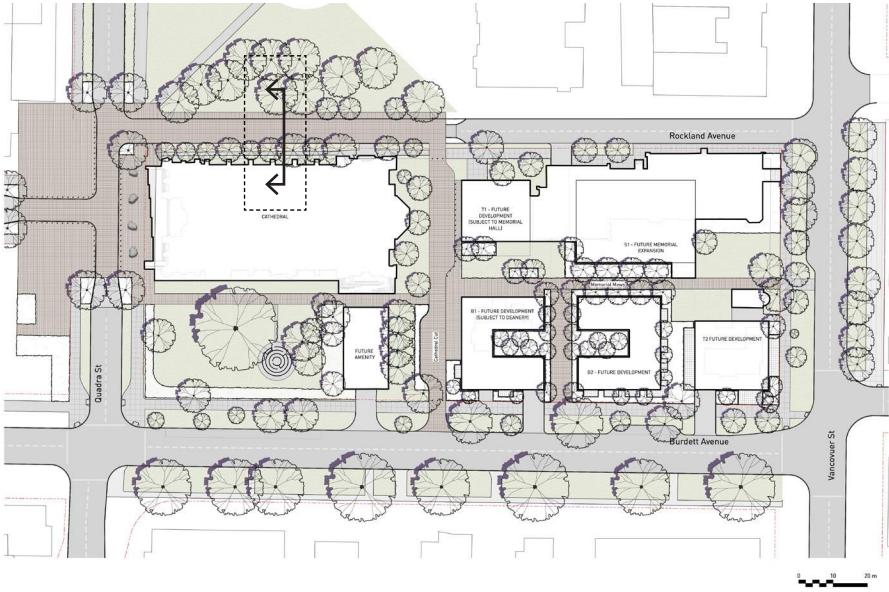
ROCKLAND AVE

PUBLIC REALM STRATEGY

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

Public Realm improvements will include the following:

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



PUBLIC REALM AND LANDSCAPE | VANCOUVER STREET

PUBLIC REALM STRATEGY

Vancouver St may be envisioned to become a more animated residential street with interactive edge conditions existing at the lower ground levels of proposed development. The street level could also encourage multiple opportunities for spill-out spaces, taking advantage of the existing microclimate and canopy cover provided by existing boulevard trees.

Public Realm improvements will include the following:

- Upgrades to paving material identifying pedestrian oriented zones and shared use areas
- Attractive and welcoming retail spaces for local businesses
- Thoughtful and integrated planting designs distinguishing entrances, connections and public/private spaces
- Additional on street parking to service existing elementary school
- Upgrades to street furniture including benches, street lights and bollards
- Additional street trees reinforcing the urban forest strategy and increased canopy targets



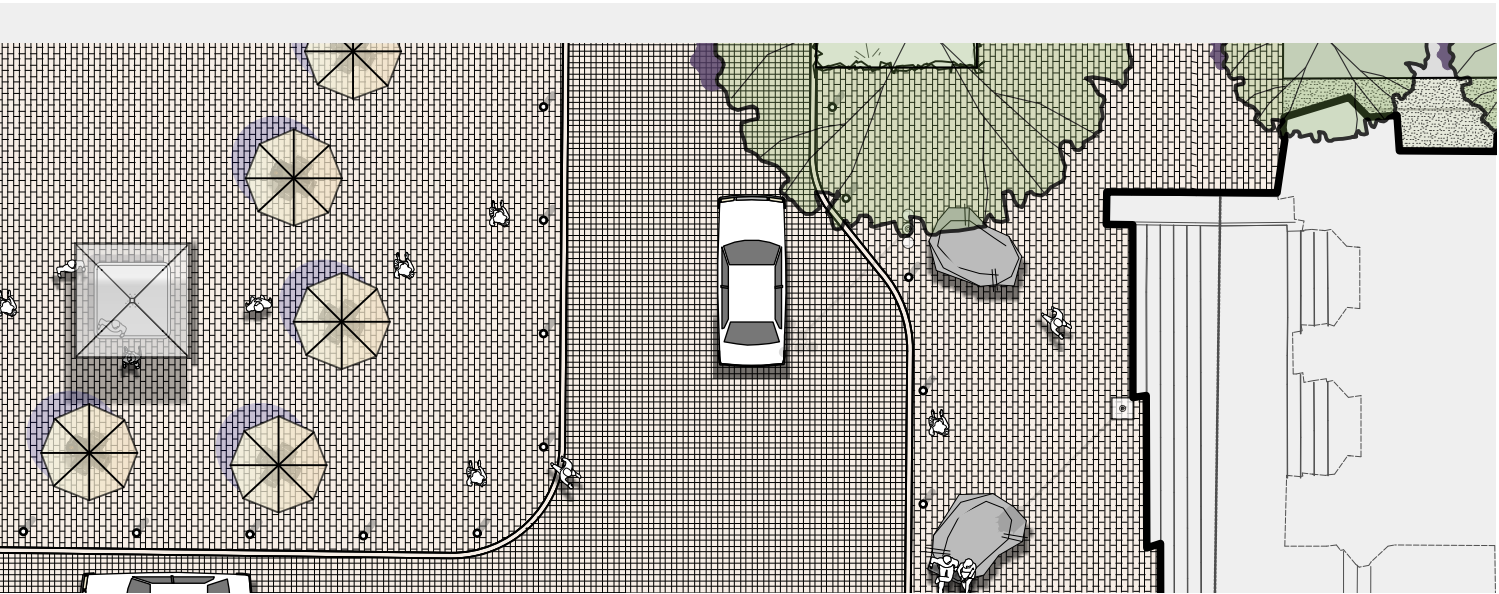
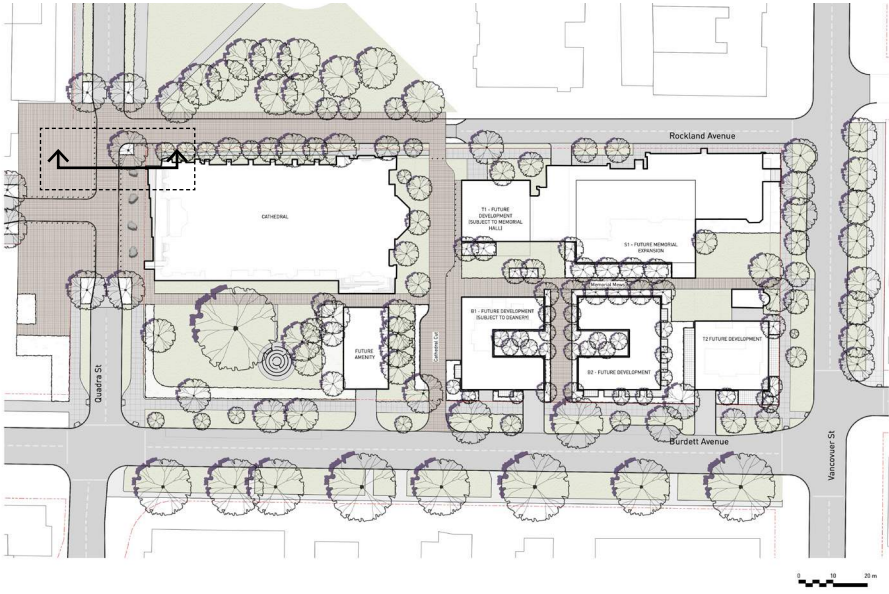
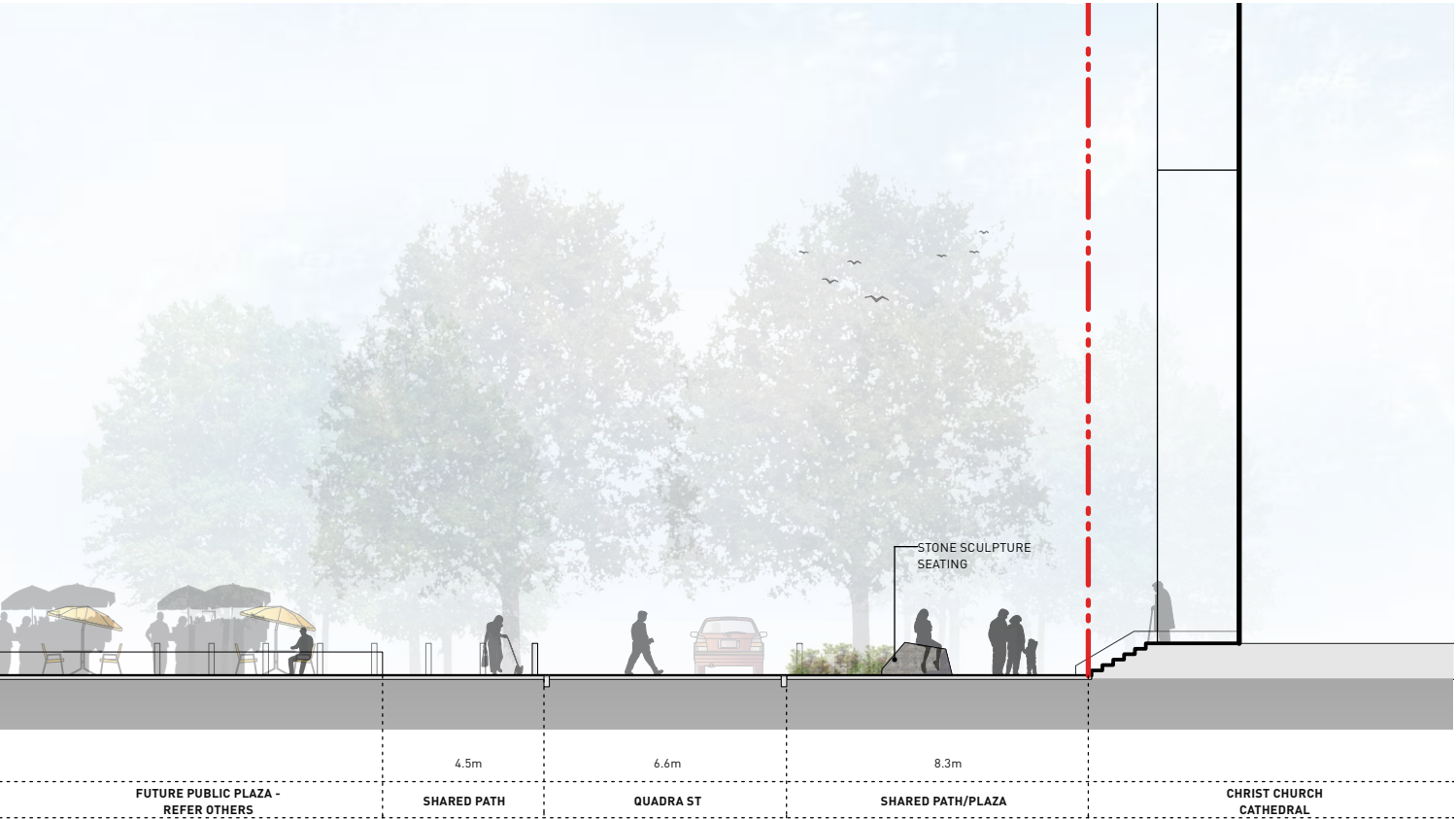
PUBLIC REALM AND LANDSCAPE | QUADRA ST

PUBLIC REALM STRATEGY

Quadra St will extend the uniform paving treatment from Cathedral Place and indicate a more pedestrian oriented plaza space with access to vehicular traffic reduced throughout the day. The vision for this space will include a vibrant and flexible space encouraging organised events including community markets, pop-up festivals and annual celebrations. The space will also allow the extension of at grade paving to connect to surrounding properties and additional plaza spaces including Courtney St, thereby emphasising the significance of the public domain at the foot of Christ Church Cathedral.

Public Realm improvements will include the following:

- High quality paving material identifying pedestrian oriented zones and shared use areas
- Flexible common areas for temporary community gathering and events
- Thoughtful and integrated planting designs distinguishing entrances, connections and public/private spaces
- Pedestrian focused programming of space
- Upgrades to street furniture including benches, street lights and bollards



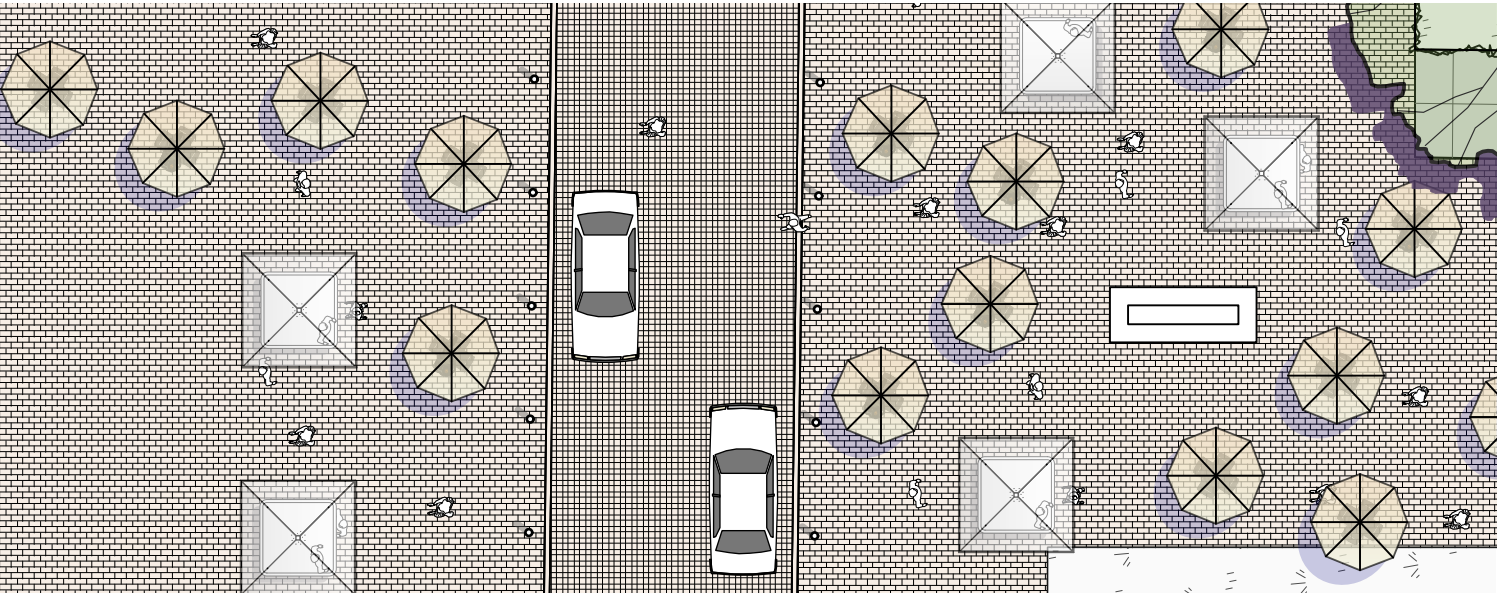
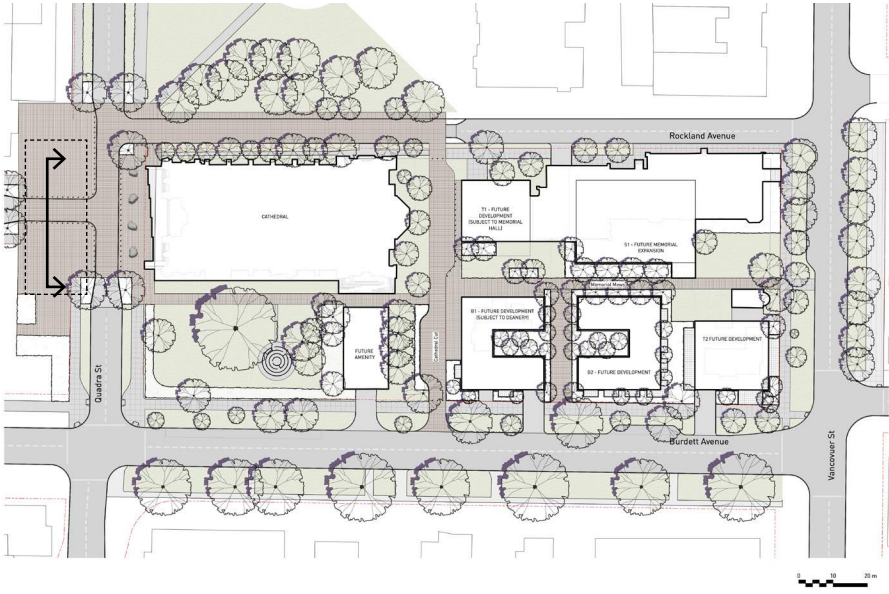
PUBLIC REALM AND LANDSCAPE | COURTNEY ST

PUBLIC REALM STRATEGY

Courtney St will extend the uniform paving treatment from Cathedral Place and indicate a more pedestrian oriented plaza space with access to vehicular traffic reduced throughout the day. The vision for this space will include a vibrant and flexible space encouraging organised events including community markets, pop-up festivals and annual celebrations. The space will also allow the extension of at grade paving to connect to surrounding properties and additional plaza spaces including Quadra St, thereby emphasising the significance of the public domain at the foot of Christ Church Cathedral.

Public Realm improvements will include the following:

- High quality paving material identifying pedestrian oriented zones and shared use areas
- Flexible common areas for temporary community gathering and events
- Thoughtful and integrated planting designs distinguishing entrances, connections and public/ private spaces
- Pedestrian focused programming of space
- Upgrades to street furniture including benches, street lights and bollards



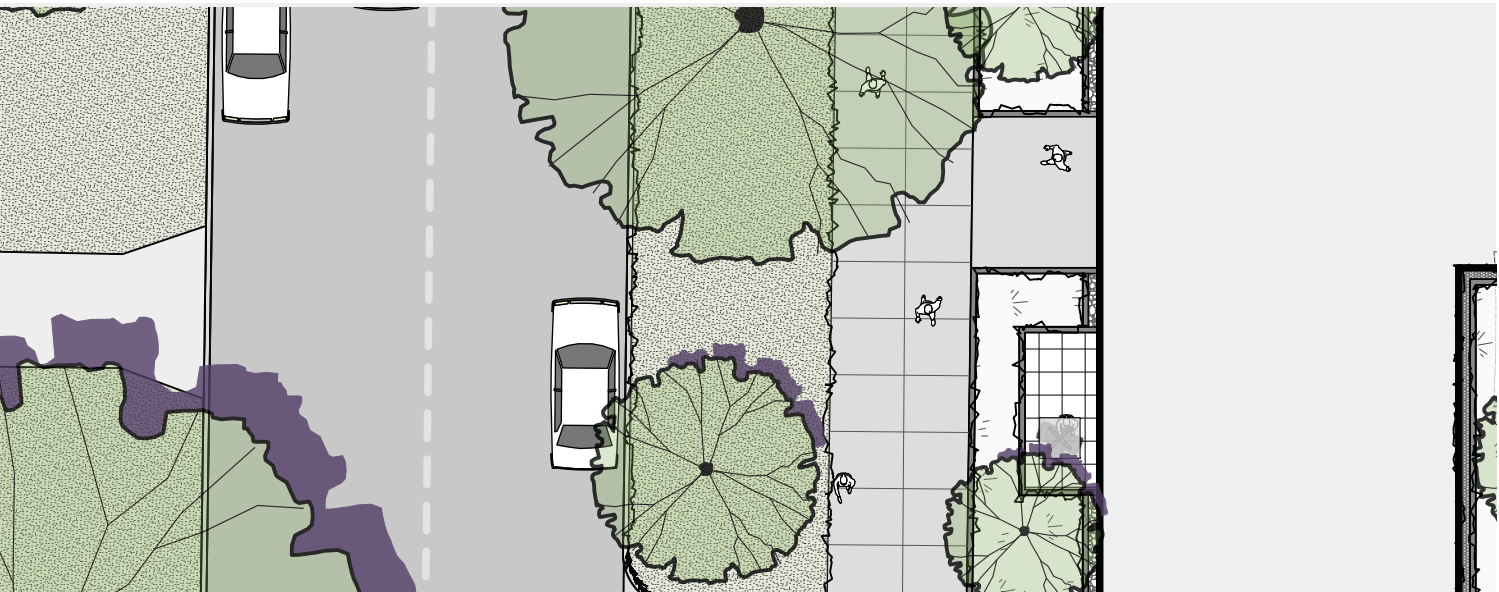
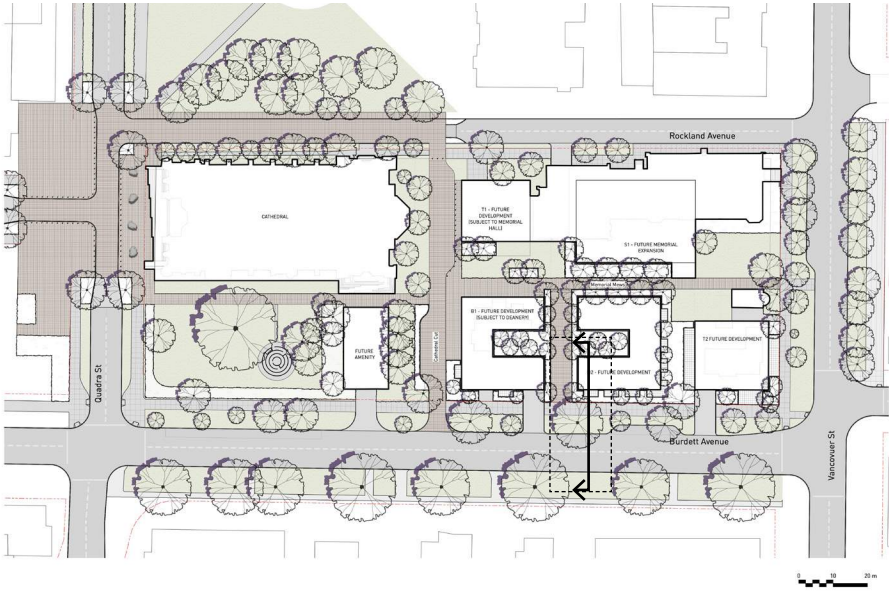
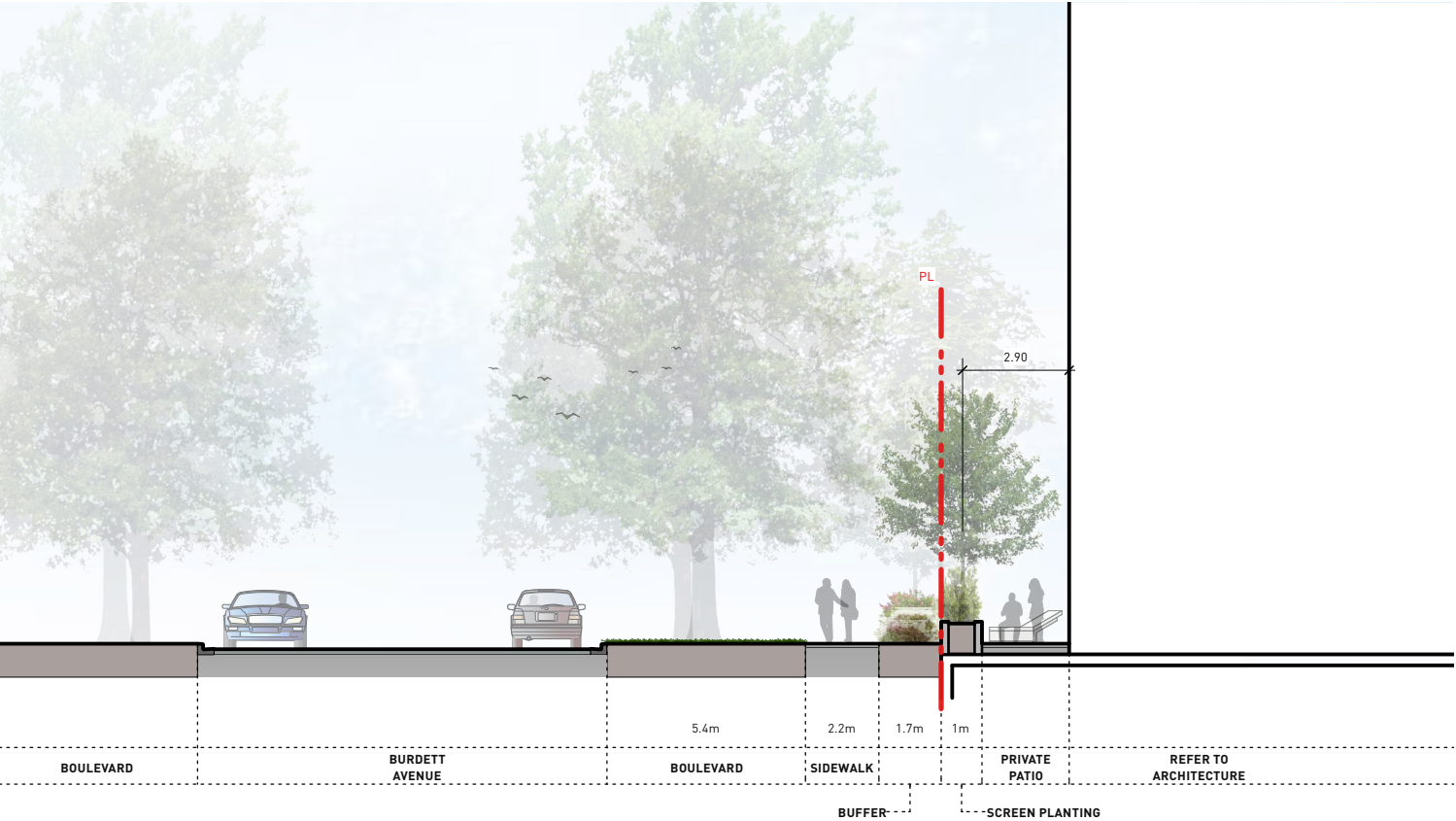
PUBLIC REALM AND LANDSCAPE | BURDETTE AVE

PUBLIC REALM STRATEGY

Burdette Ave may be transformed into a more dynamic street experience with the thoughtful integration of proposed development entrances, patios and retail opportunities. The street level may also encourage multiple opportunities for spill-out spaces, taking advantage of the existing microclimate and canopy cover provided by existing boulevard trees.

Public Realm Improvements will include the following:

- Upgrades to paving material identifying pedestrian oriented zones and shared use areas
- Attractive and welcoming retail spaces for local businesses
- Thoughtful and integrated planting designs distinguishing entrances, connections and public/private spaces
- Additional on street parking/drop off areas for access to other site amenities
- Additional street trees reinforcing the urban forest strategy and increased canopy targets



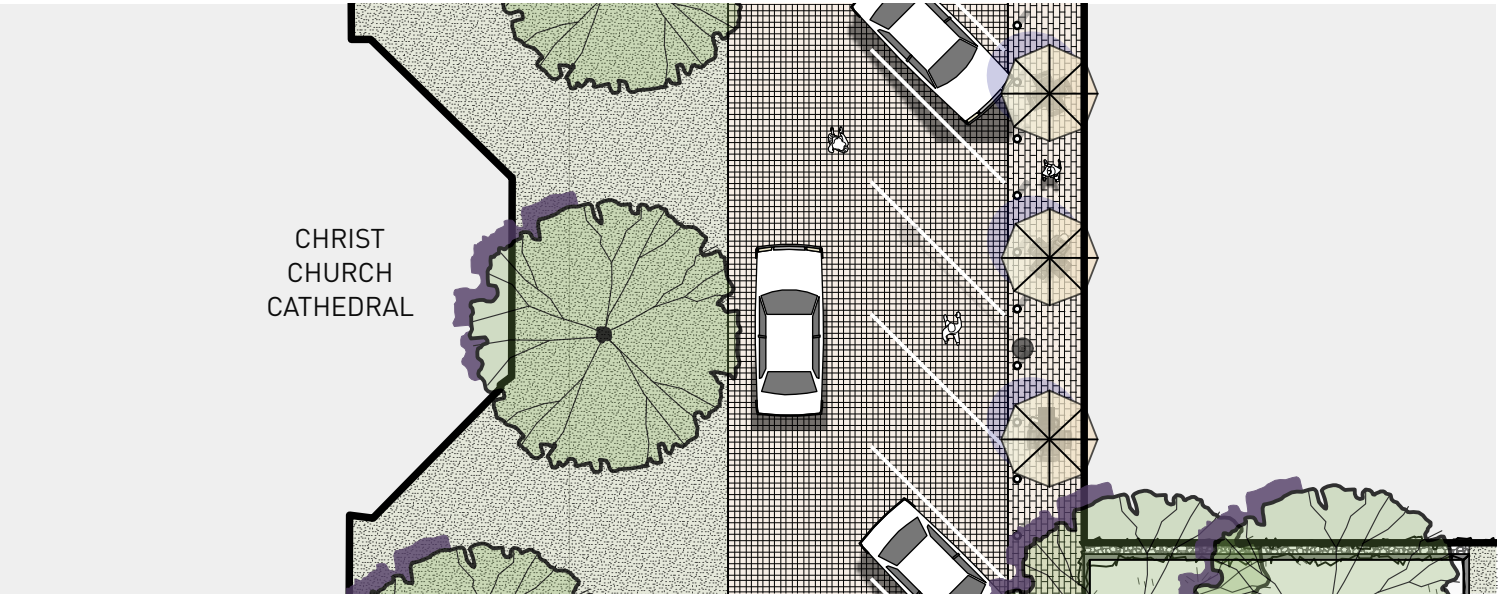
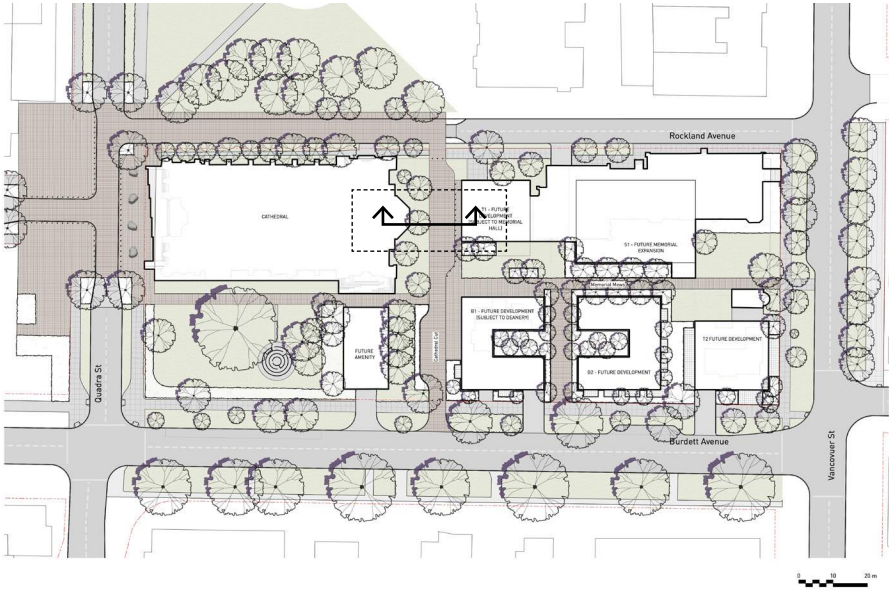
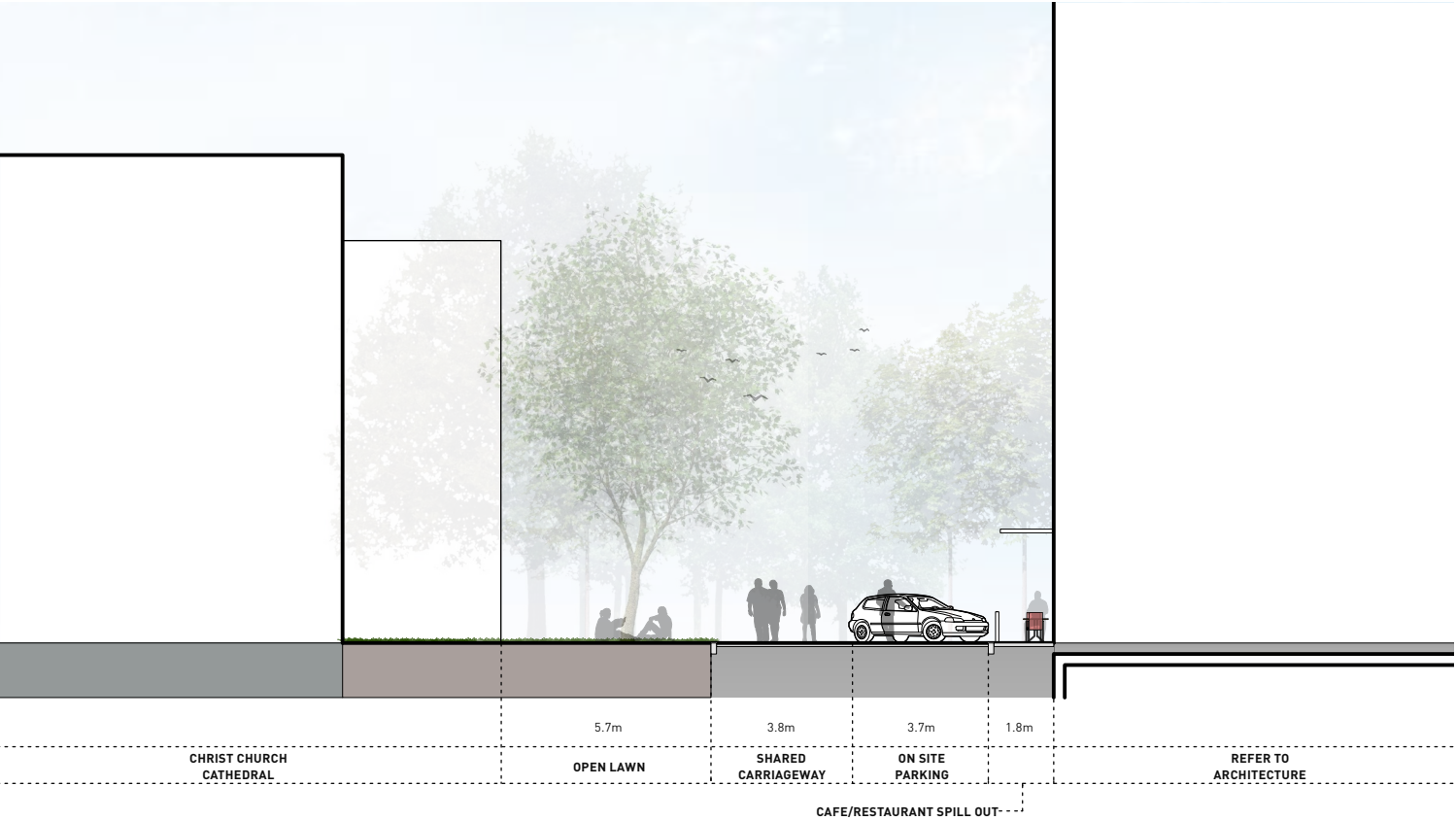
PUBLIC REALM AND LANDSCAPE | CATHEDRAL CUT

PUBLIC REALM STRATEGY

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

Public Realm improvements will include the following:

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



PUBLIC REALM AND LANDSCAPE |

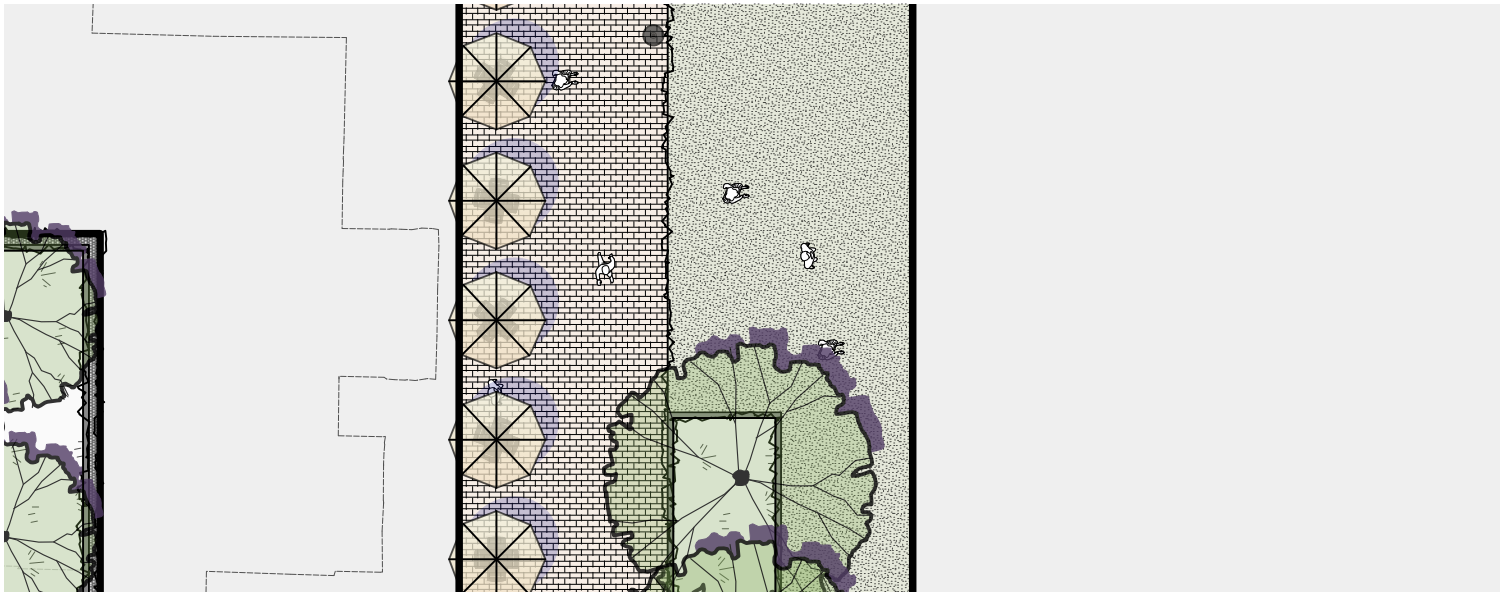
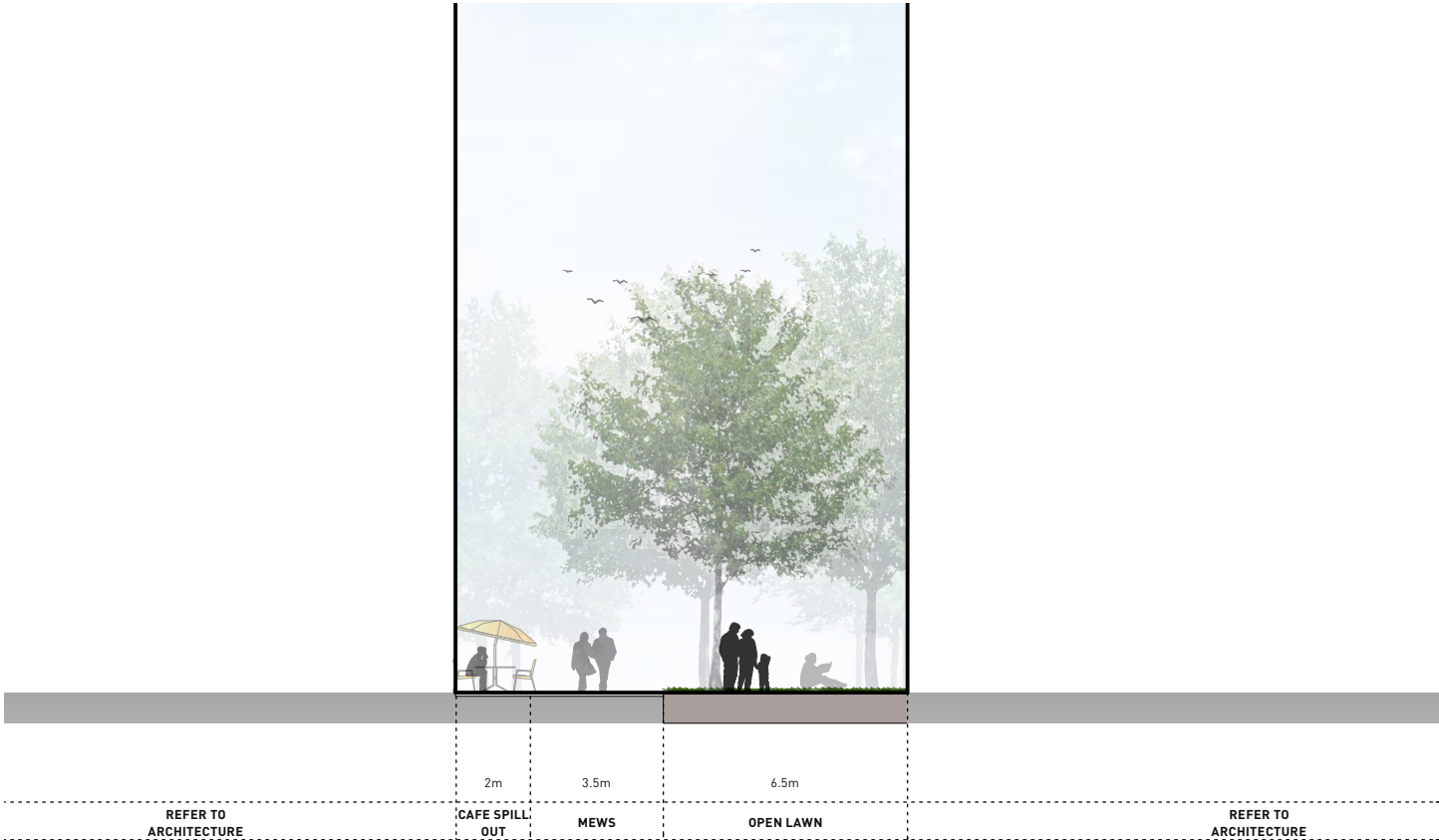
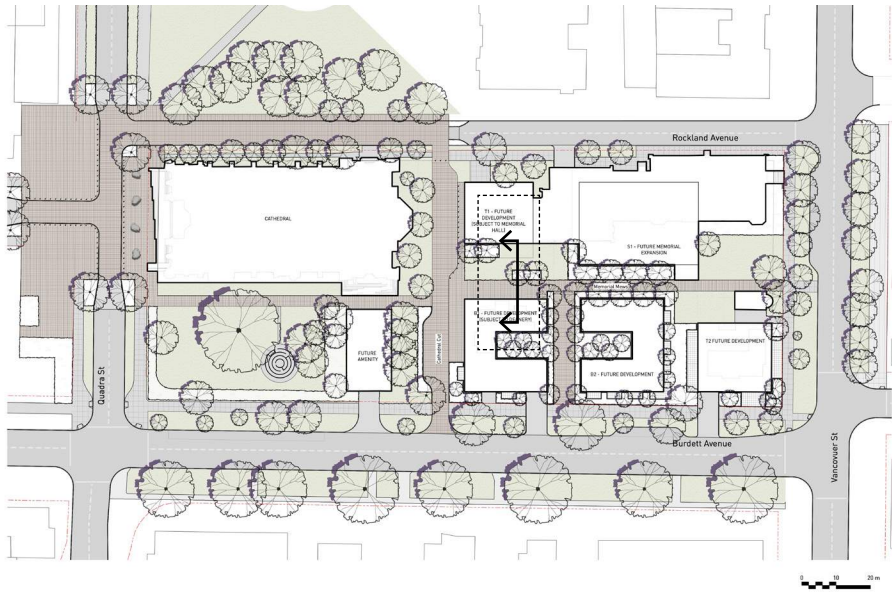
MEMORIAL MEWS

PUBLIC REALM STRATEGY

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

Public Realm improvements will include the following:

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



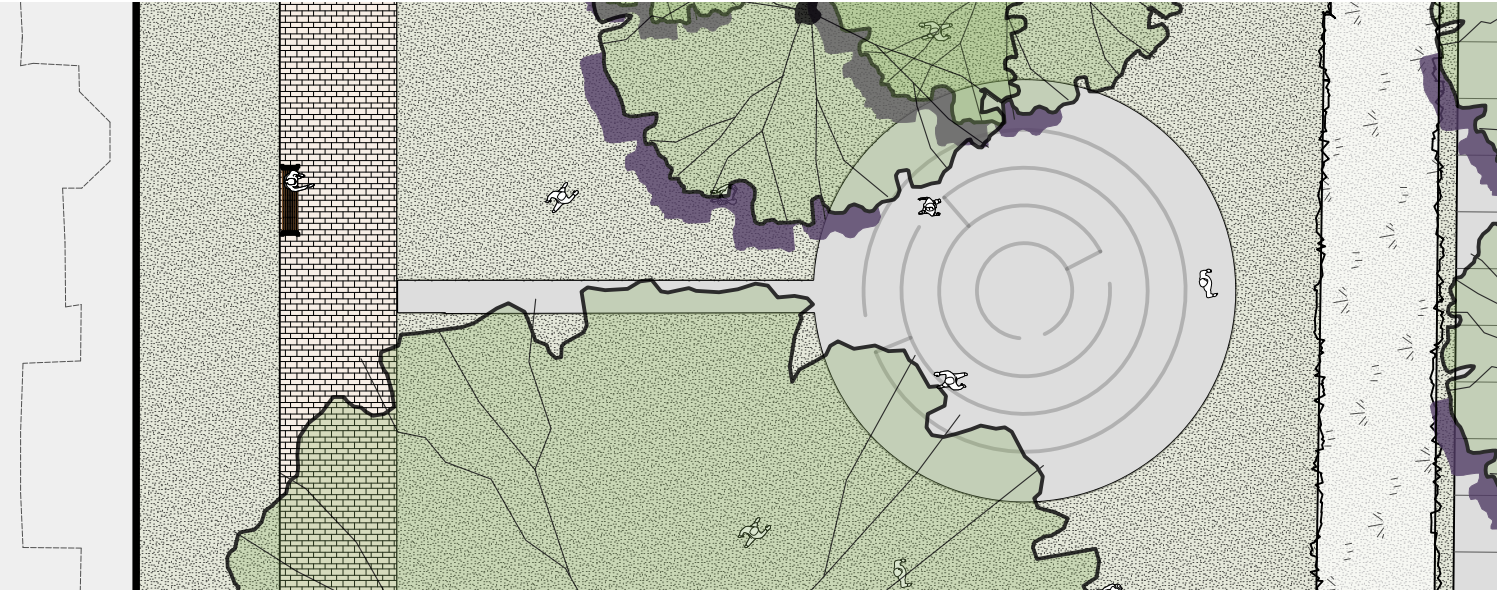
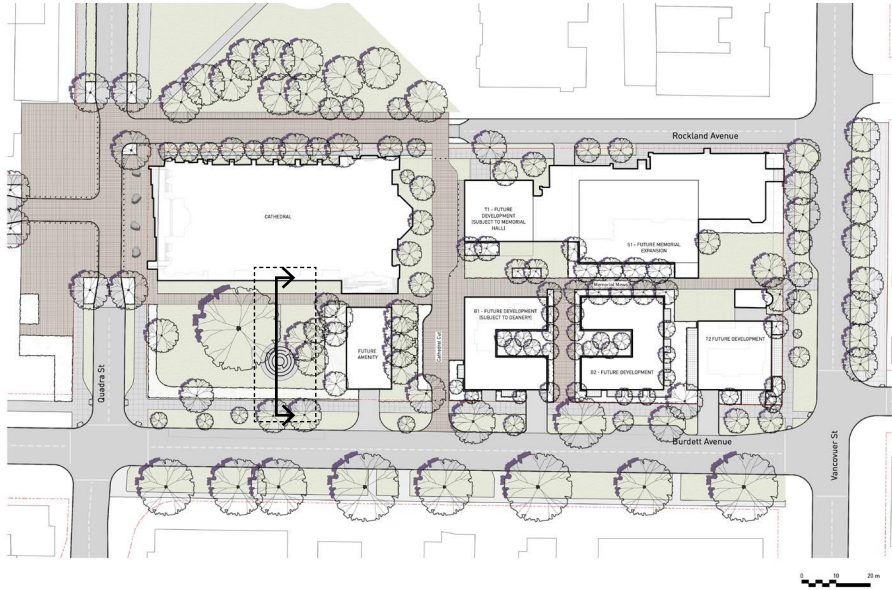
PUBLIC REALM AND LANDSCAPE | CATHEDRAL COMMONS

PUBLIC REALM STRATEGY

The visioning for the Cathedral Commons will be to highlight the heritage quality of the existing site by providing additional native planting around it’s perimeter and upgrading signage, wayfinding and paving materials throughout. Existing site elements will be preserved with a focus on continuing connections throughout the precinct.

Public Realm Improvements will include the following:

- Upgrades to paving material identifying pedestrian oriented zones
- Attractive and welcoming retail spaces for local businesses
- Thoughtful and integrated planting designs distinguishing entrances, connections and public/private spaces
- Introduction of interpretive and educational wayfinding elements including furniture constructed with recycled tree materials from any existing trees on site affected by construction



ARCHITECTURAL EXPRESSION

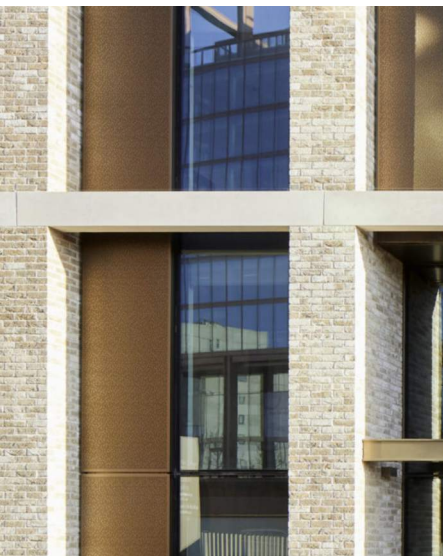
ARCHITECTURAL APPROACH

- Each of the development quadrants has specific design responsibility at a masterplan scale, As a whole the developments must:
- Be composed to have active base, a defined middle and articulated top, with elegant proportion informed by neighbour buildings and near by heritage, and with modern authenticity.
 - Use primary materials that have a natural finish such as stone, clay based cladding such as brick/terracotta.
 - Use secondary materials that have a natural finish but can be more manufactured in nature such as timber, naturally finished metals, ceramic tiles.
 - Proposals should avoid plastic coatings and synthetic finishes as these do not reflect the timeless character of the precinct.

TIMELESS ARCHITECTURE

The approach is conservative but contemporary and aims to deliver a precinct that characterises this part of Victoria for many centuries to come. Our proposal creates a framework within which timeless architecture can be delivered. This masterplan spans generation with buildings intended to last for 100's of years.

AUTHENTIC/ NATURAL MATERIALS



WELL COMPOSED PROPORTIONS



QUADRANT Q1

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

Building Form. (Shape, Size, Modelling)

- Limited to one additional building (to the Cathedral)
- Aligned and centred on roof ridge with Cathedral latest west extension
- Maximum envelope to be aligned to the Cathedral extension wings (see diagram)
- Pitch and angle of roof to match cathedral extension
- Minimum distance to Cathedral 8m
- A physical connection to Cathedral on upper levels (Level 02 or 03) can be considered if program aligns and benefits the scheme

Uses

- Uses in this new building should be limited to community uses, residential directly related to cathedral, accommodation , or commercial that enhances the cathedral user community and animates cathedral commons park, such as coffee shop, gift shop.

Access and operations

- Direct relationship with cathedral Commons, building actively animating landscape space.
- Activate ground plane
- Ground floor should be permeable to both quadrants, Q1 and Q2

Approach to openings and proportion

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

Relationship to neighbours

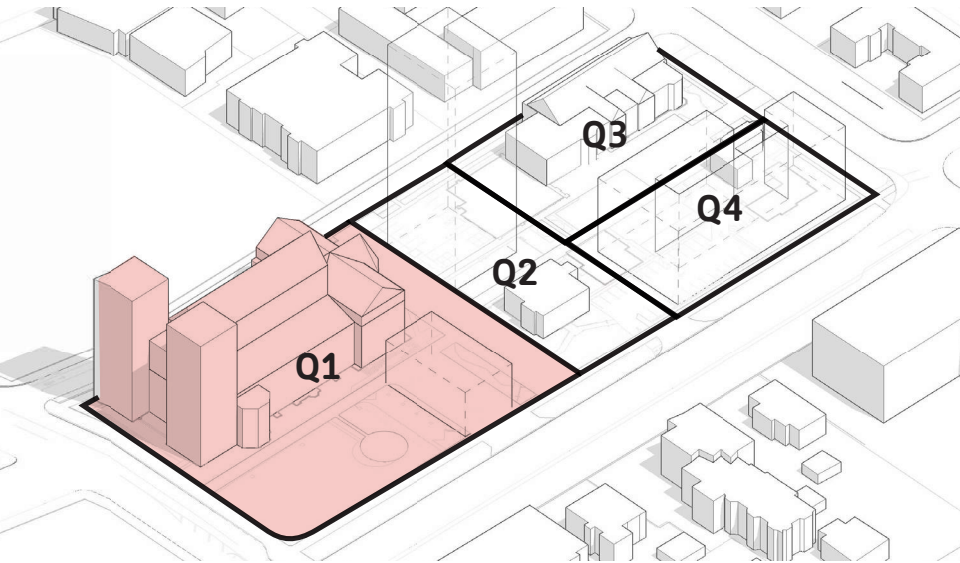
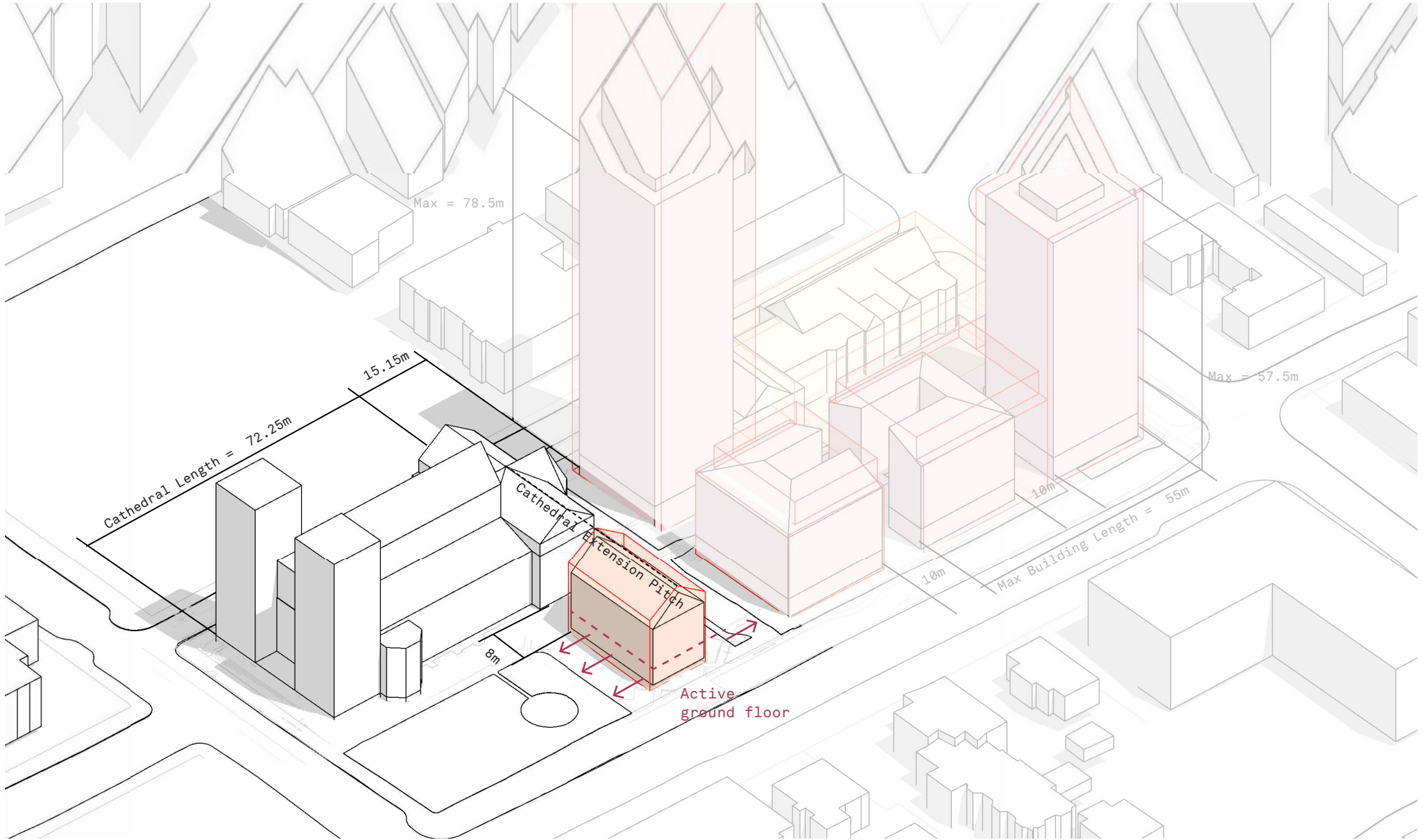
- A positive deliberate and tangible relationship to the Cathedral.

Material considerations

- Naturally finished material with long life

Fences

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



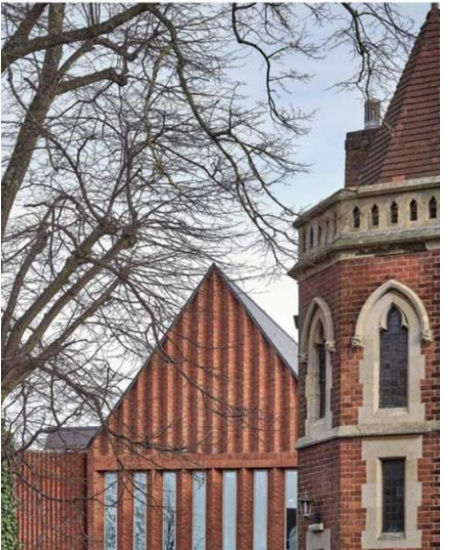
Active ground related to landscape



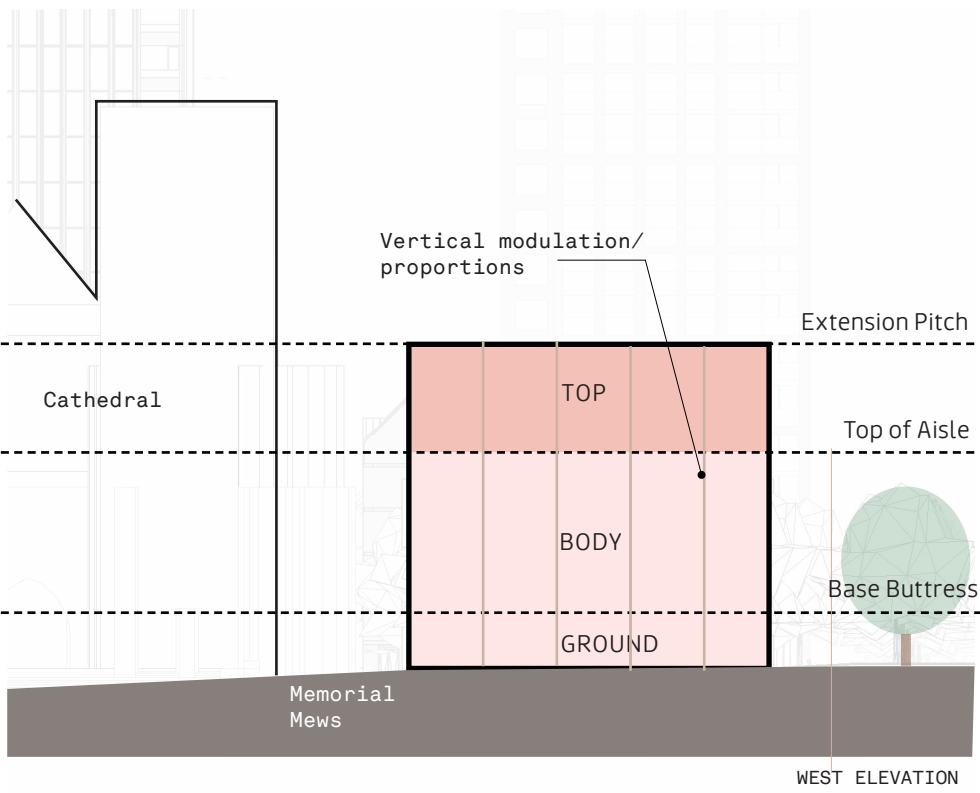
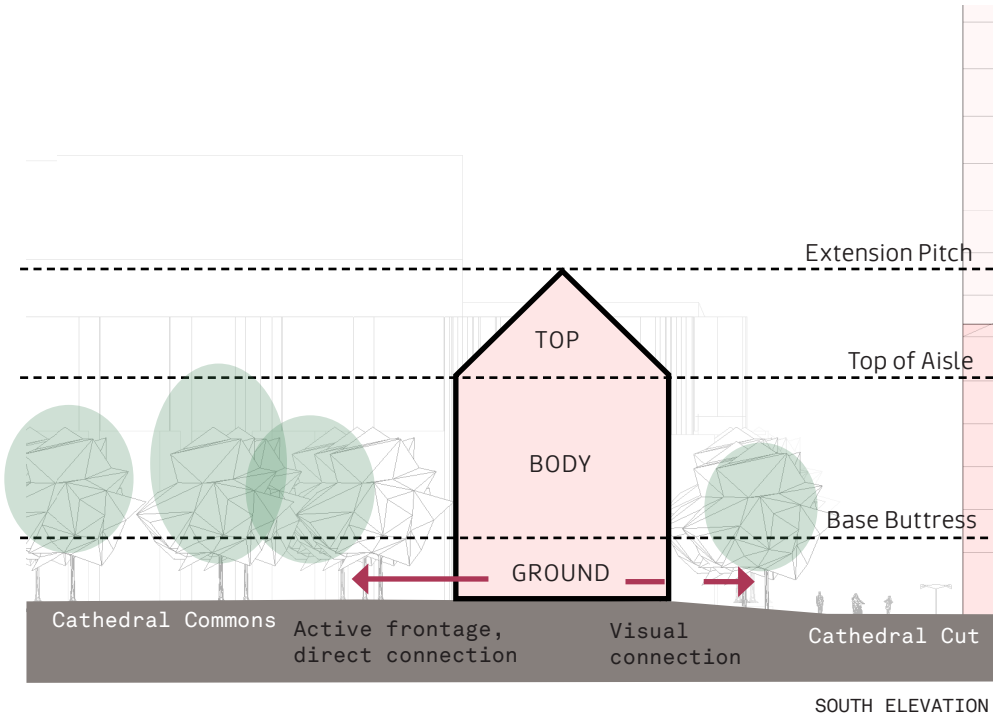
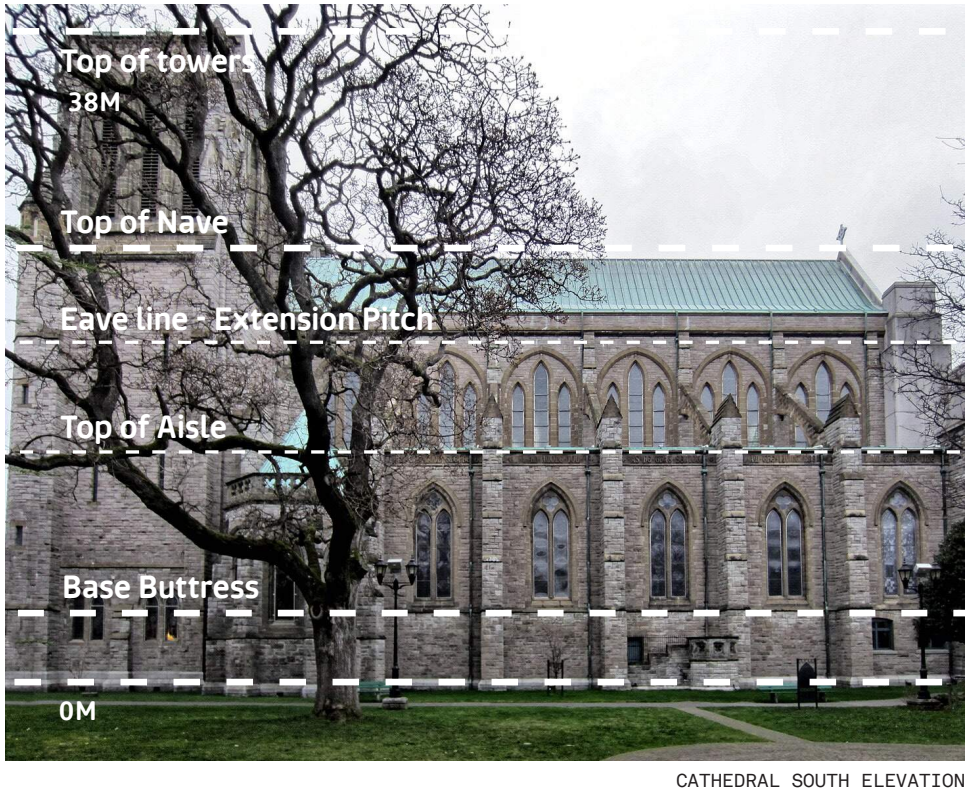
Elongated proportions, datums



Potential physical connection

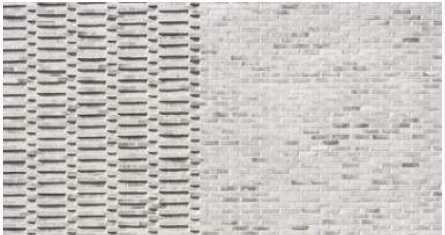
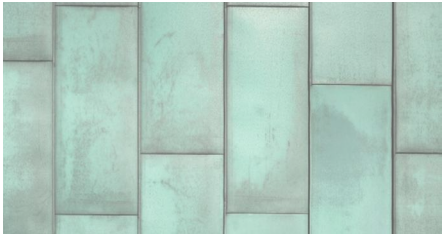


Contemporary interpretation

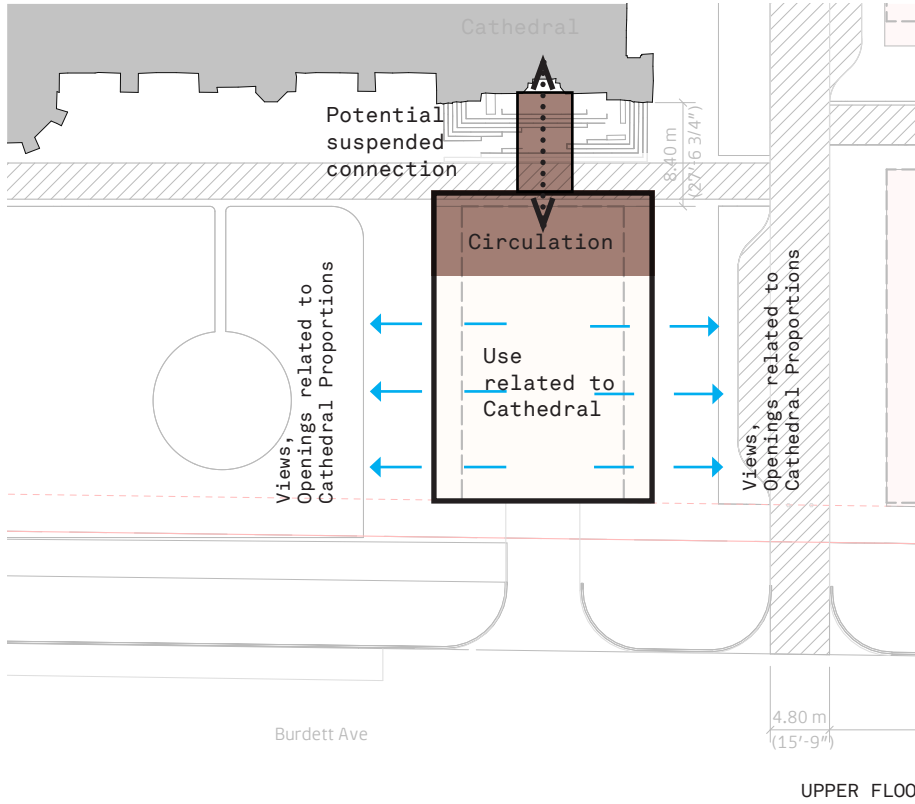
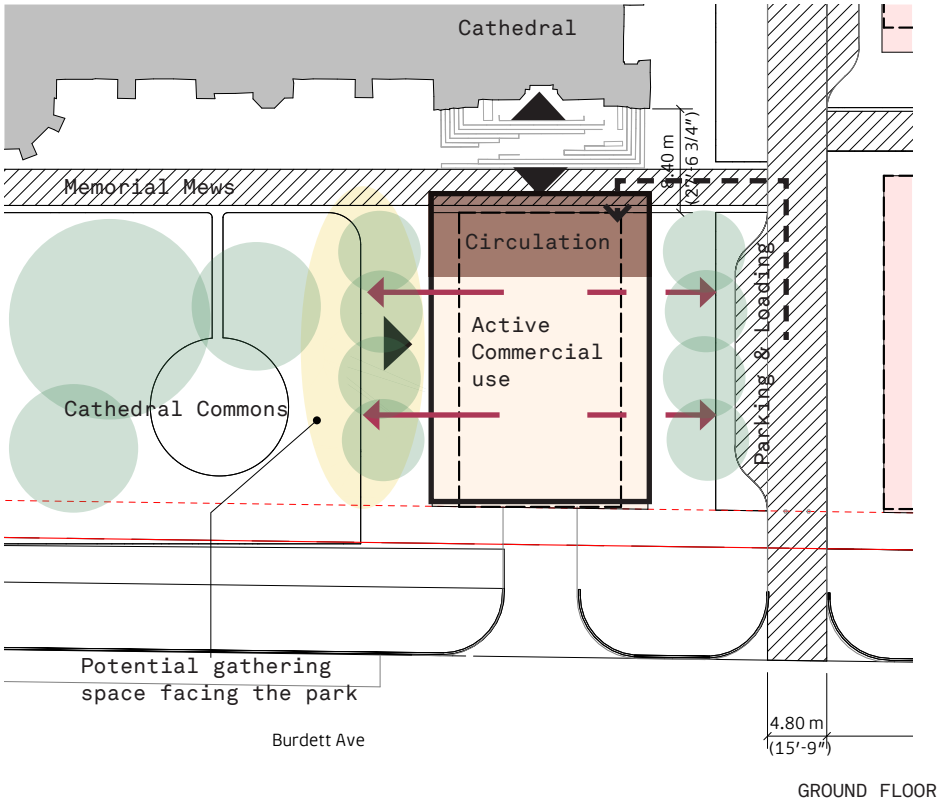


AMENITY BUILDING, QUADRANT Q1

Materials proposed to be in consonance with existing Cathedral. Similar tonalities, depth and texture are encouraged. Some examples of primary and secondary materials below.



MATERIAL PRECEDENTS



QUADRANT Q2

Quadrant 2 (Q2) refers to the central “Cathedral cut” that connects N-S the site with its context. This quadrant has a close relationship with both, Memorial Hall and the cathedral.

This report outlines three different extents of Memorial Hall retention, which will have different impact on the Master plan. See Appendix A of this document for further information.

Two buildings are allowed in this quadrant, that can be delivered at different times, phases.

Building Form. (Shape, Size, Modelling)

- Location of primary tall building T1 behind the Cathedral and centred on axis.
- Maximum total width to be 24m (West-East elevation)
- Maximum Height of tower 30 storeys or 90 m, a slenderness ratio 1:4 ratio is desirable)
- Design of West elevation would become part to the Cathedral composition when looked from Courtney street. Some of the recommendations are: to keep design on axis, reduce perception of total width by breaking the massing plane.
- Minimum distance to Cathedral 15m
- A physical connection between the buildings is possible at level 02 or 03
- The Deanery is part of Q2. The relocation or repurpose of the building will be dependant on the precinct needs. T1 will be respectful of the organizing geometries that the deanery plays on site, keeping the alignments.
- Two buildings are allowed in this quadrant

Uses

- Uses in this new buildings should be residential on the upper levels and commercial to activate the ground floor.

Access and operations

- Service access and loading through N-S cut
- Parking is shared access across quadrant, framework allows for 2 basement parkade across the entire zone.

Approach to openings and proportion

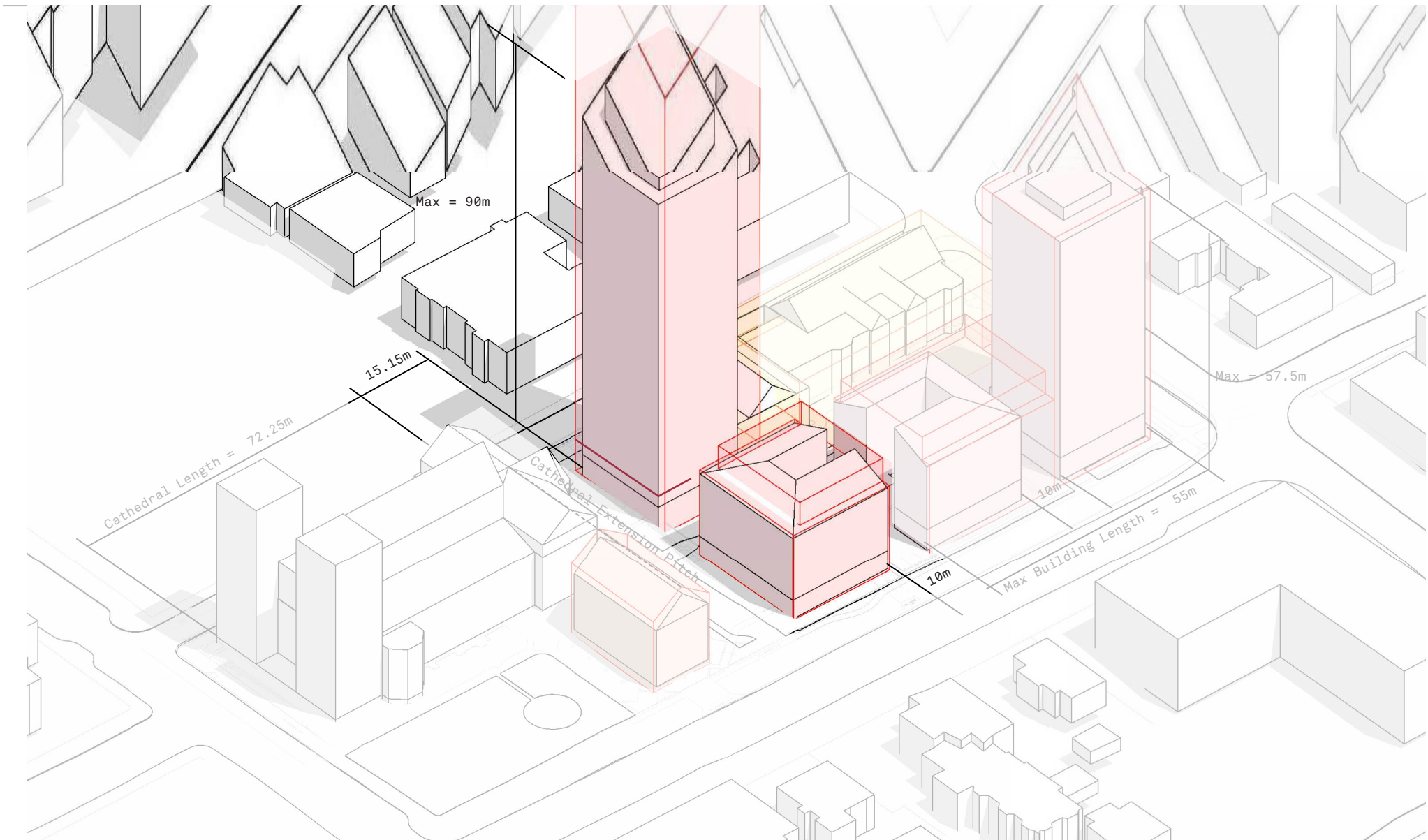
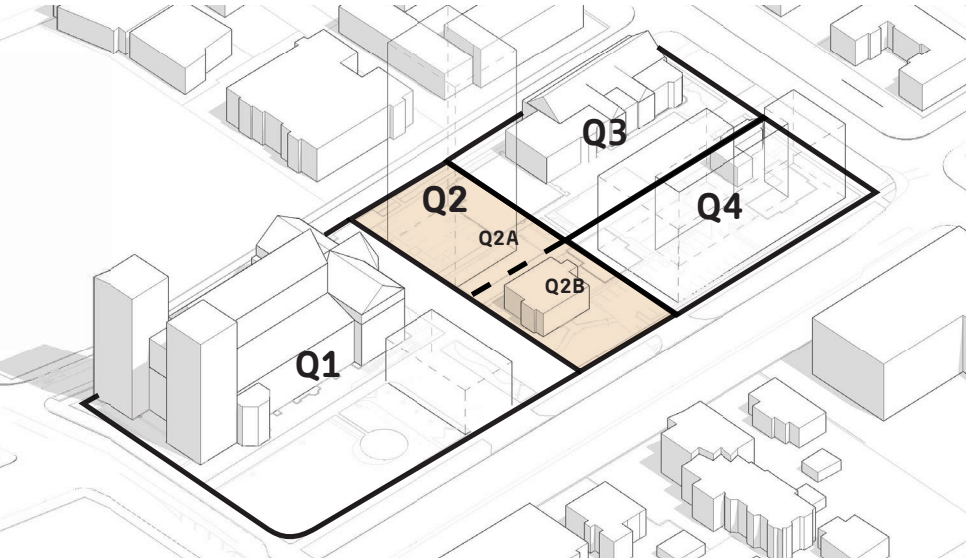
- Careful consideration to open-closed ratio.
- Design to complement the cathedral and accentuate its presence in context. Sign post.

Material considerations

- Modern lines
- Noble materials

Fences

- If fences are to be considered, related to school program



Composition on axis



Heritage accentuation



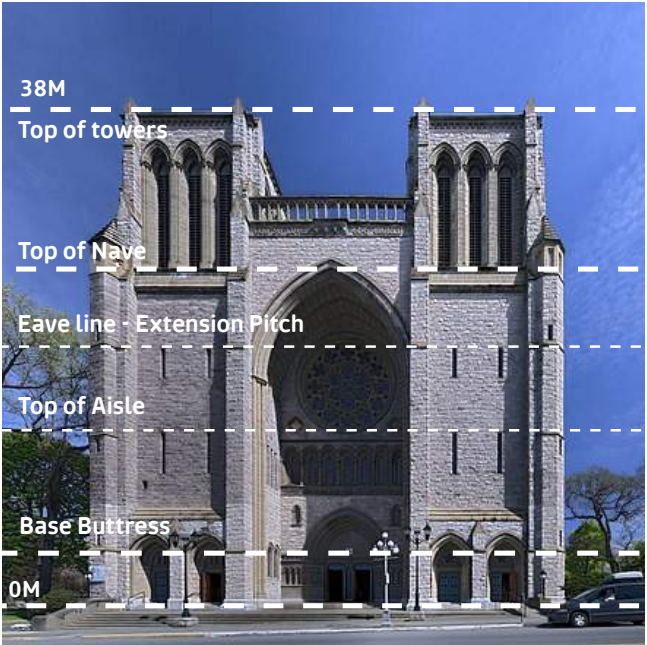
Internal public space



Active frontage with residential use

QUADRANT Q2

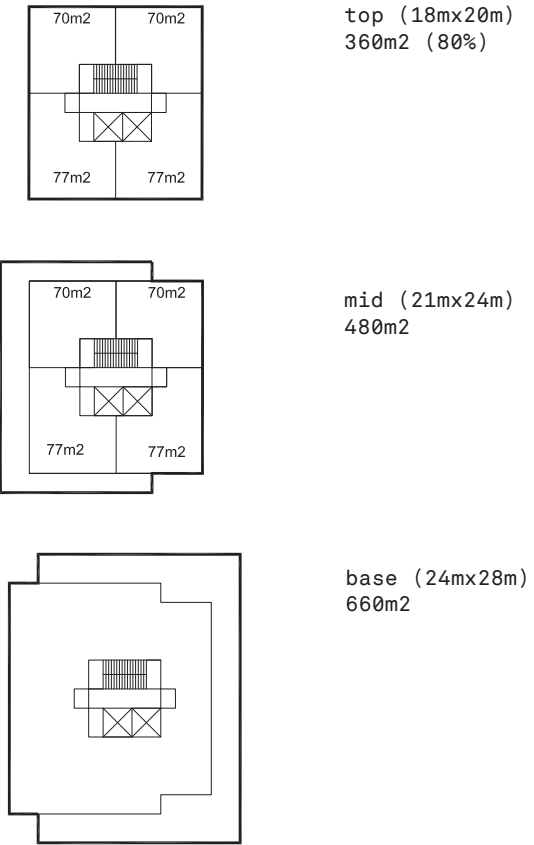
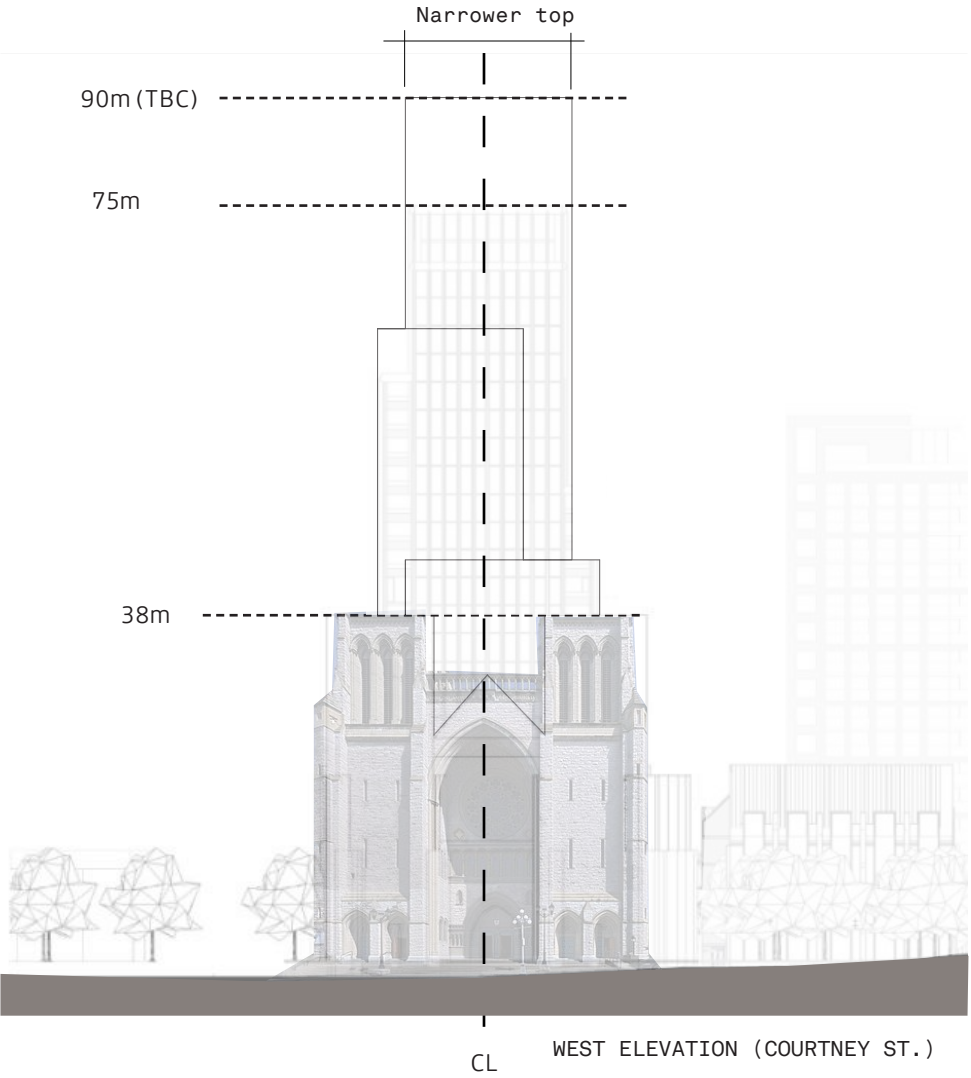
TOWER T1



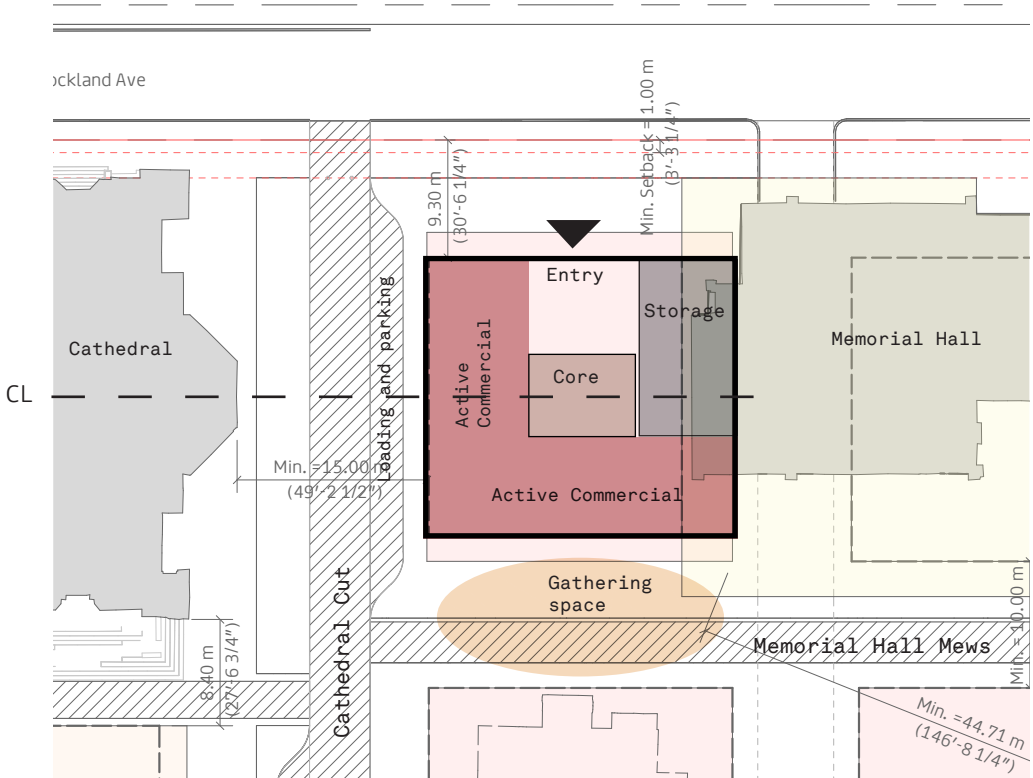
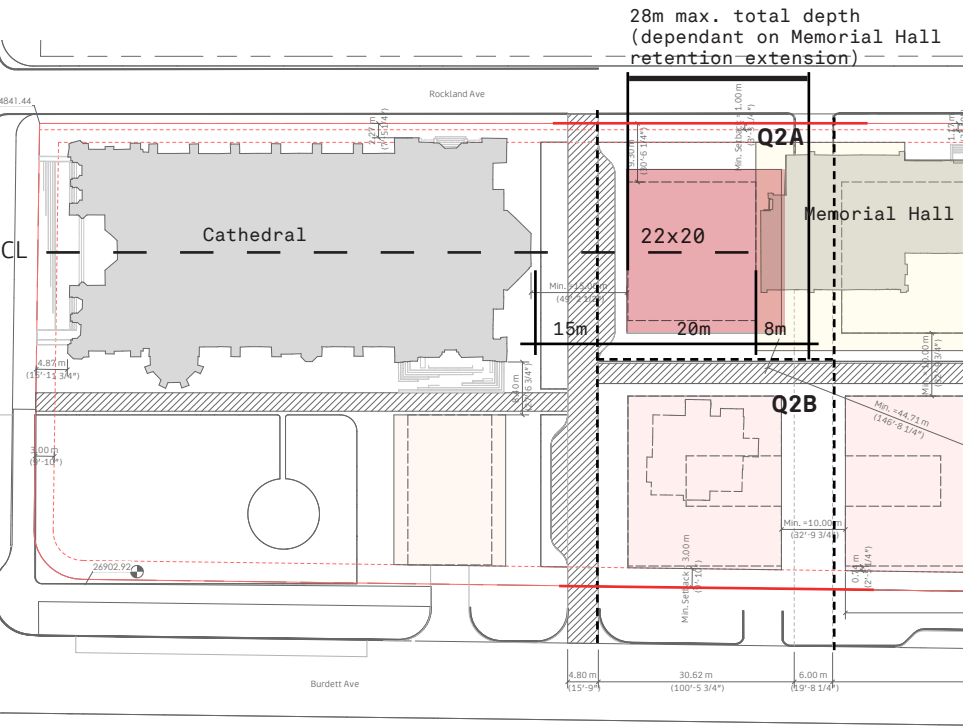
Cathedral West Elevation

TOWER T1

Materials proposed to be in consonance with existing cathedral. Similar tonalities, depth and texture are encouraged.
Some examples of primary and secondary materials below.



SAMPLE FLOOR PLANS T1



QUADRANT Q2B

BLOCK B1



Suggestion of material and composition



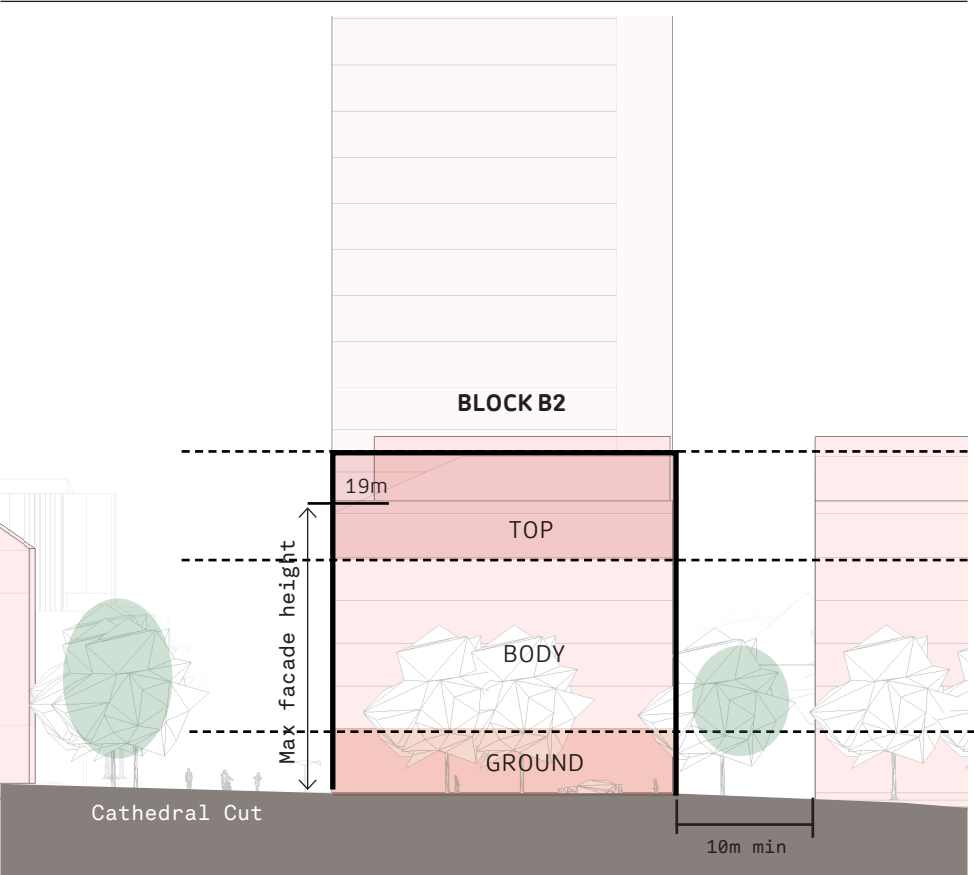
Character of internal urban area - Active commercial



Active Residential - front doors

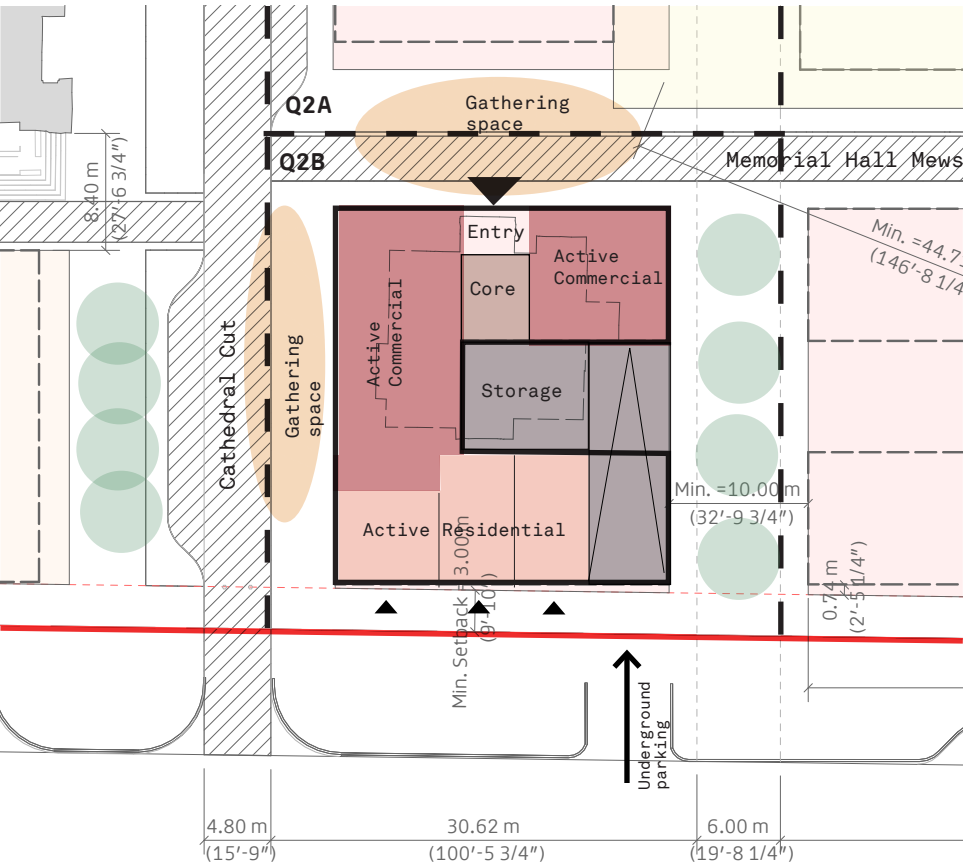


Sample of scale and use on courtyard

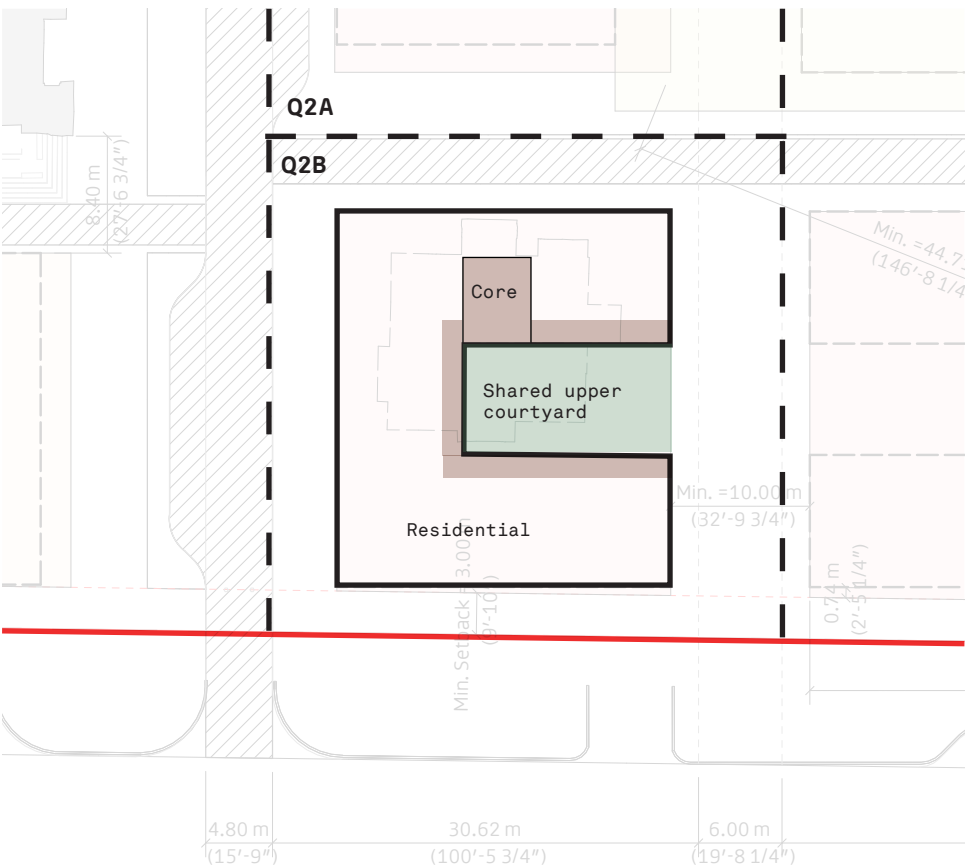


Character of internal urban area - Active

SOUTH ELEVATION



GROUND FLOOR



GROUND FLOOR

QUADRANT Q3

Quadrant 3 (Q3), at the North East of the property, contains Memorial Hall, which is to be retained retain (extent dependant on the proposal) and potentially expanded to better serve its current use of religious school. It is intrinsically related to the development on Tower T1 from Quadrant Q. See Apendix A of this document for further information.

Building Form. (Shape, Size, Modelling)

- Prominence of historic facade on Rockland to be retained. No new building component can be prouder than heritage asset. Recessed preferred.
- Maximum height limited to 5 storeys or 20m
- Eave and roof line seen from street needs to be respected.

Uses

- Education
- Institutional
- Residential
- Accommodation
- Community and recreation

Access and operations

- Main access point thought Vancouver Street

Approach to openings and proportion

- Street facing openings to be respected as much as possible.
- New facade should respond to general composition and proportions from exiting building.

Relationship to neighbours

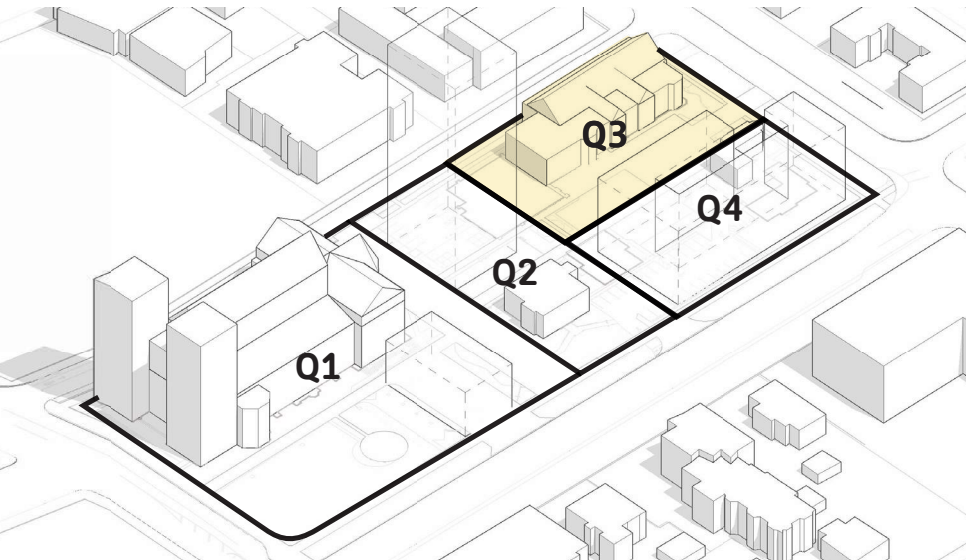
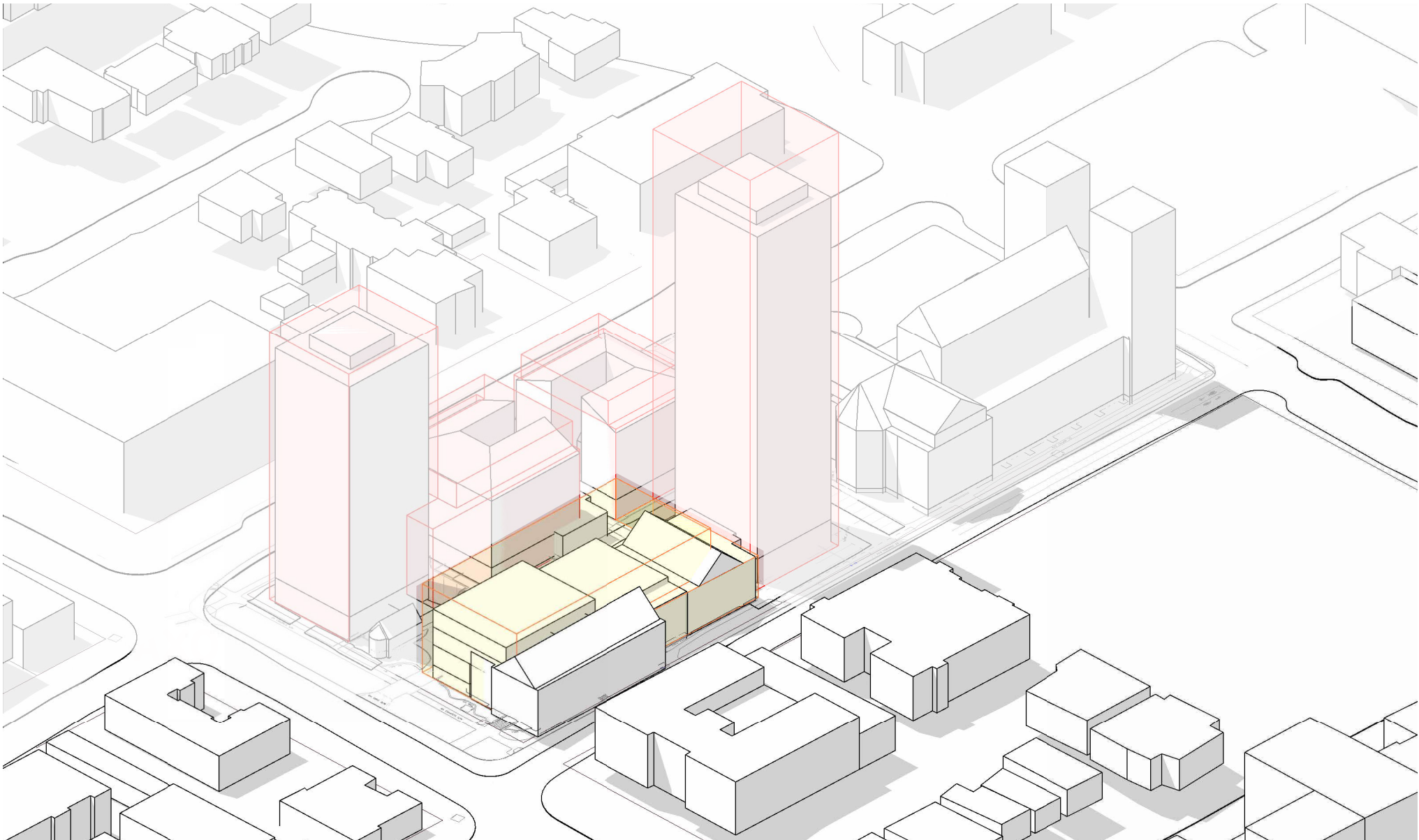
- Respecting, enhancing and complementing the exiting building is a priority.

Material considerations

- Modern lines
- Noble materials
- Tone and colour of new materials to be in consonance with exiting.
- Colour variation through material nature is encouraged. Bright colours are not recommended.

Fences

- If fences are to be considered, related to school program.
- In tune with tonalities of building and lines proposed.



Roof top basketball court



Modern interpretation and integration with heritage

QUADRANT Q4

Quadrant 2 (Q2) situated at the South East Corner of the property is related to Yarrows Chapel. This registered heritage building is to be retained.

Building Form. (Shape, Size, Modelling)

- Respectful location and positioning of new building to Yarrows Chapel.
- Maximum 3 buildings on this quadrant, including Yarrow Chapel
- Maximum length of a single building limited by Cathedral length as maximum (55m)
- Maximum Tower footprint (T2) 500sqft
- Maximum Height of tower 18 storeys or 57.5m
- Minimum distance to Yarrow Chapel 3.5m.
- Minimum distance between new buildings 10m.
- Roofline and roofscape are to be considered. Studded up boxes with flat roof are discouraged.

Uses

- Uses in this new buildings should be residential on the upper levels and commercial to activate the ground floor.

Access and operations

- Service access and loading through N-S cut

Approach to openings and proportion

- Minimizing scale perception from neighbour streets and pedestrian eye level is prime priority. Break of facade scale is encouraged.
- Slender proportions are preferred.
- Enhance craft character of the site thought facade compositions or building elements

Relationship to neighbours

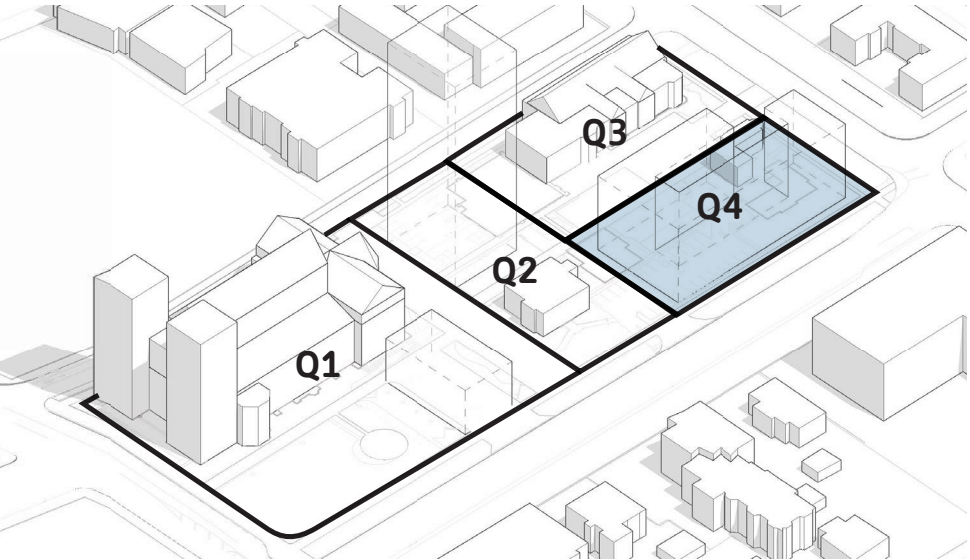
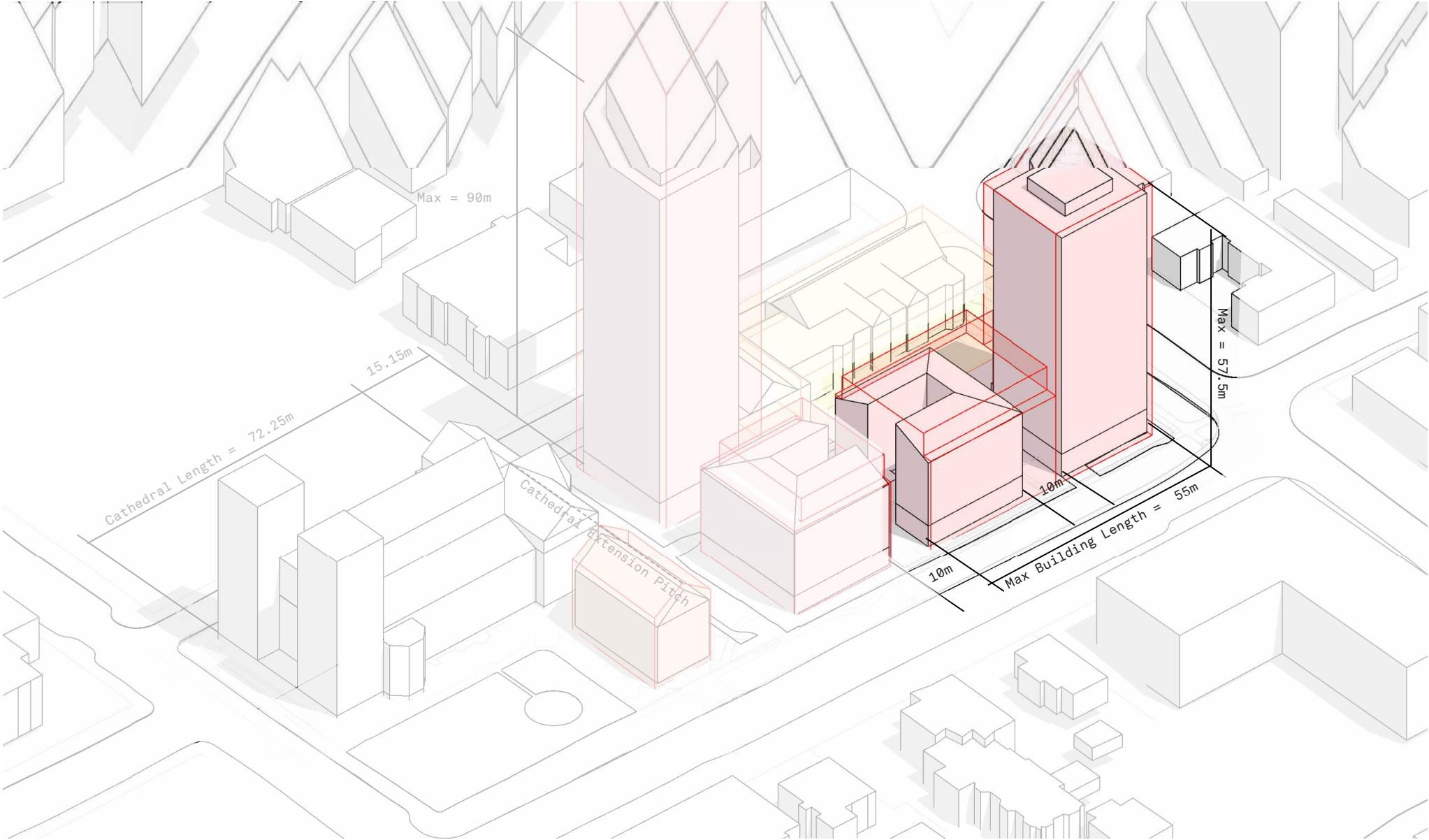
- Street focused quadrant.
- Front entrances

Material considerations

- Modern lines
- Noble materials
- Depth and textures
- Picket metal railings are recommended

Fences

- If fences are to be considered, related to school program



Residential active frontage



Craftsmanship and depth



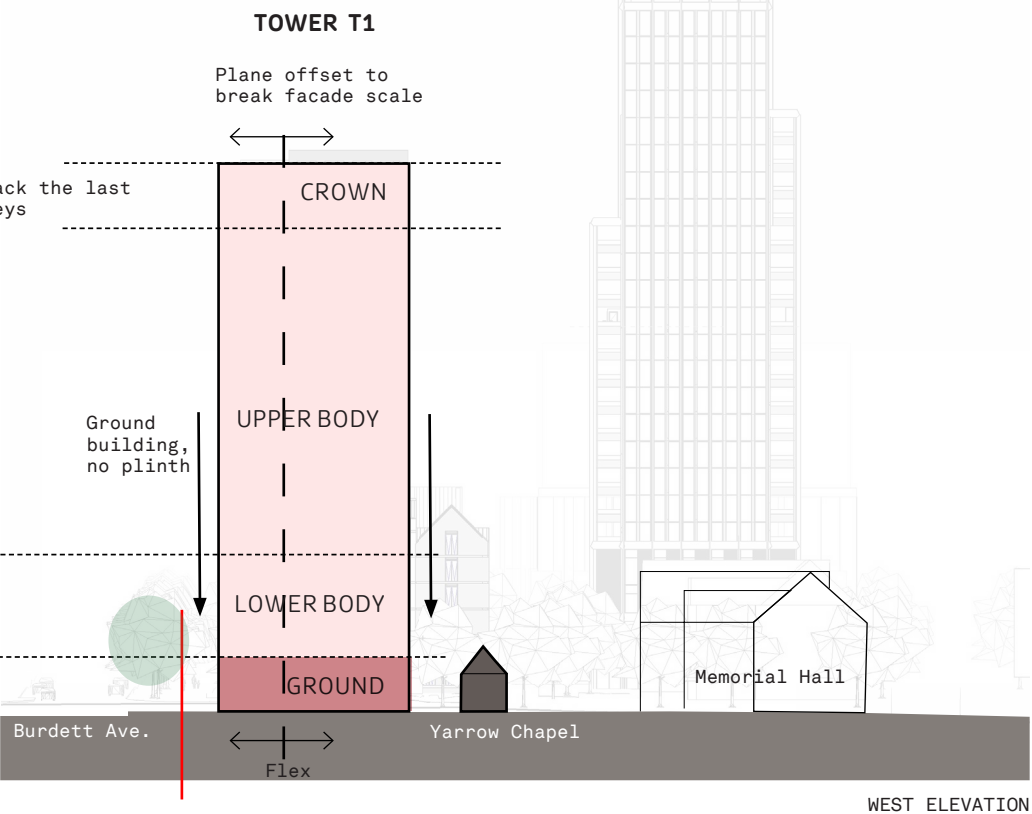
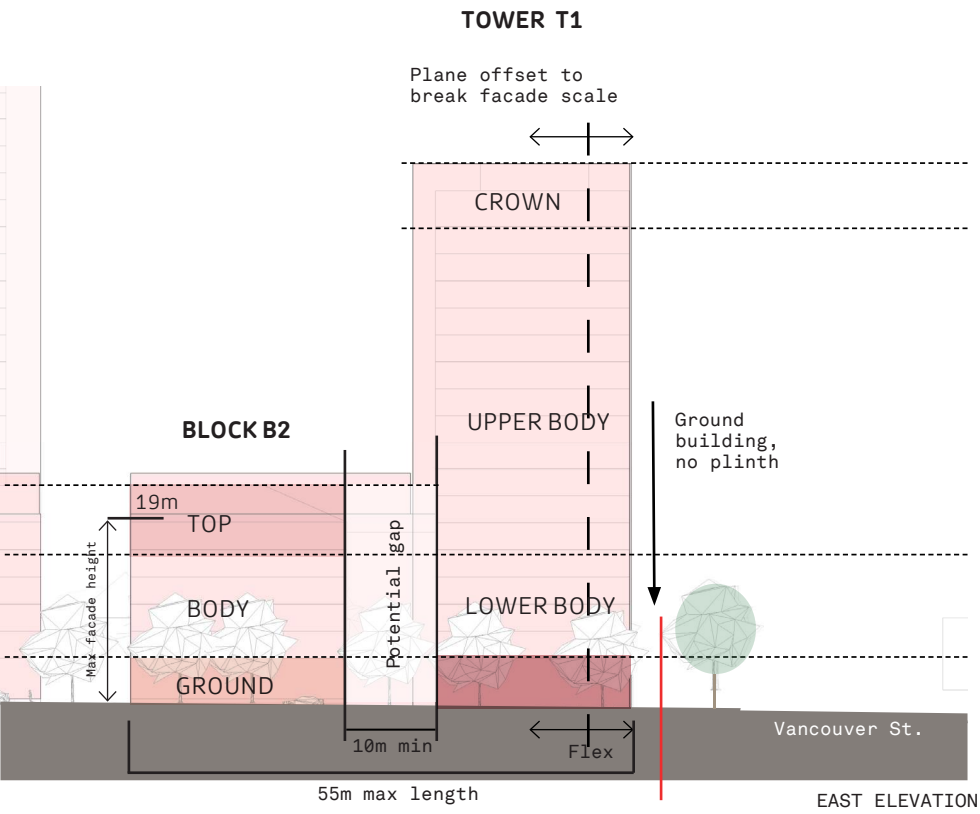
Roof line



Integration by proportions and material

QUADRANT Q4

BLOCK B2



TOWER T2



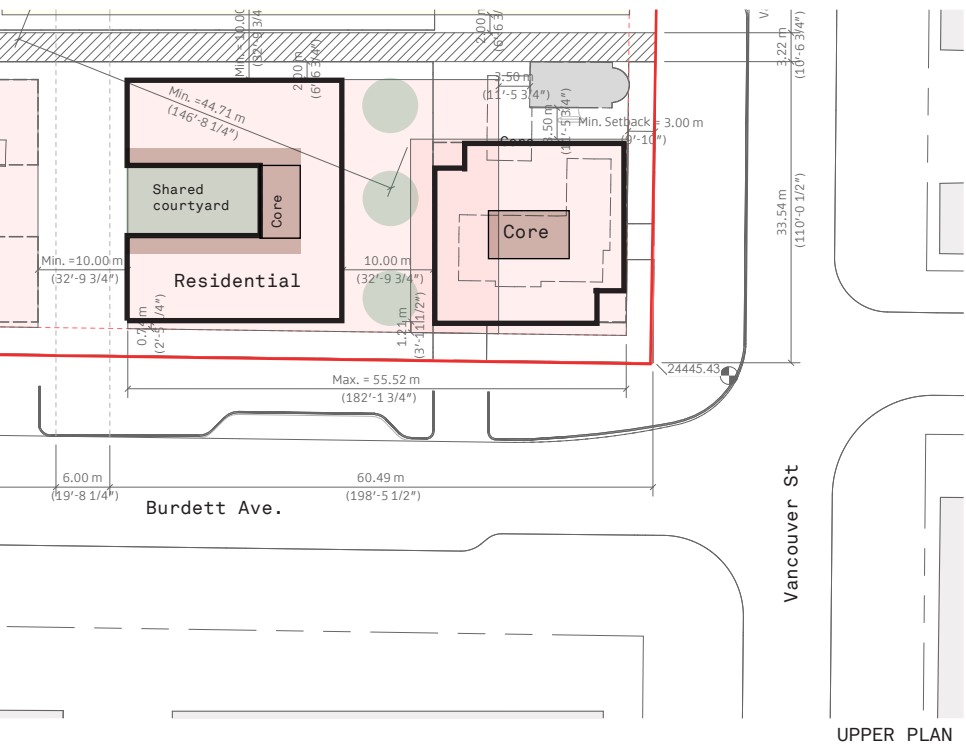
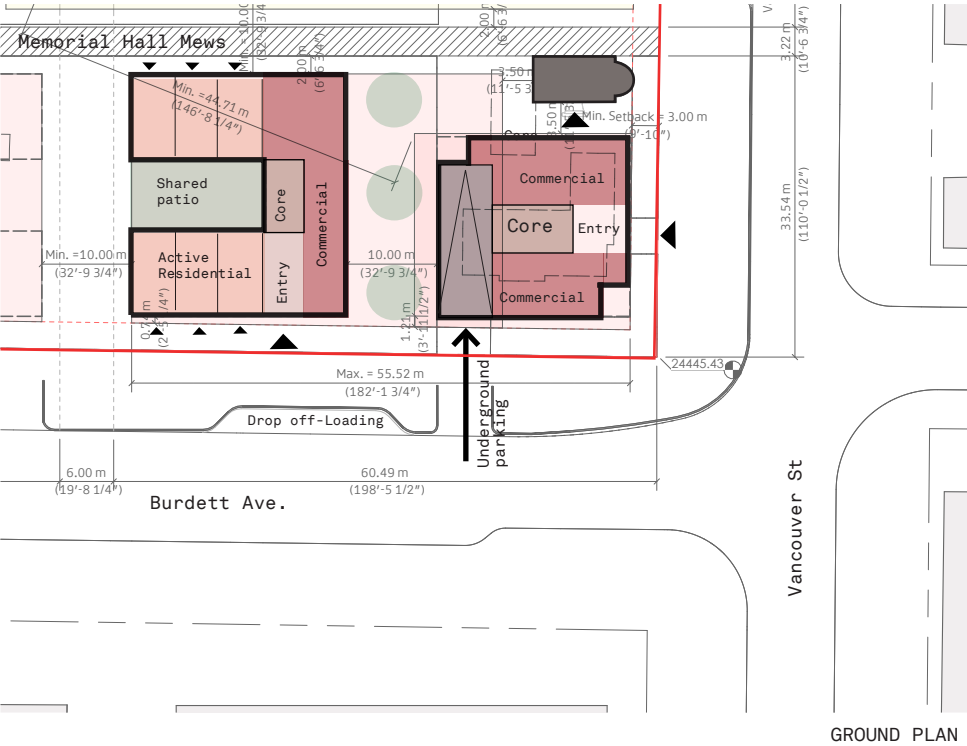
Suggested material: In tone with B2 materiality



Yarrow Chapel from Vancouver St



Suggested material: Sandstone to complement Yarrow Chapel



CURRENT SITE | HERITAGE ASSETS

HERITAGE ASSETS ON SITE

There are four heritage buildings in this site, three of which are heritage designated. This section will describe each of the buildings and its future within the framework of the master plan.



1. Christ Church Cathedral



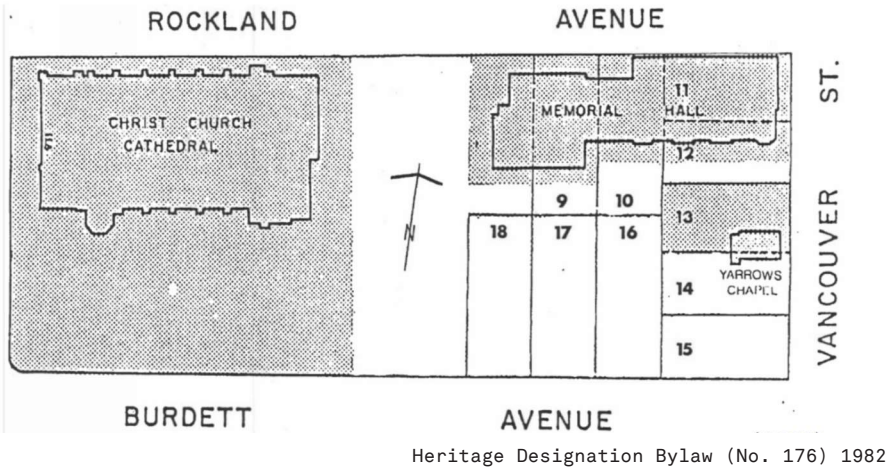
2. Memorial Hall



3. Yarrow Chapel



4. Deanery



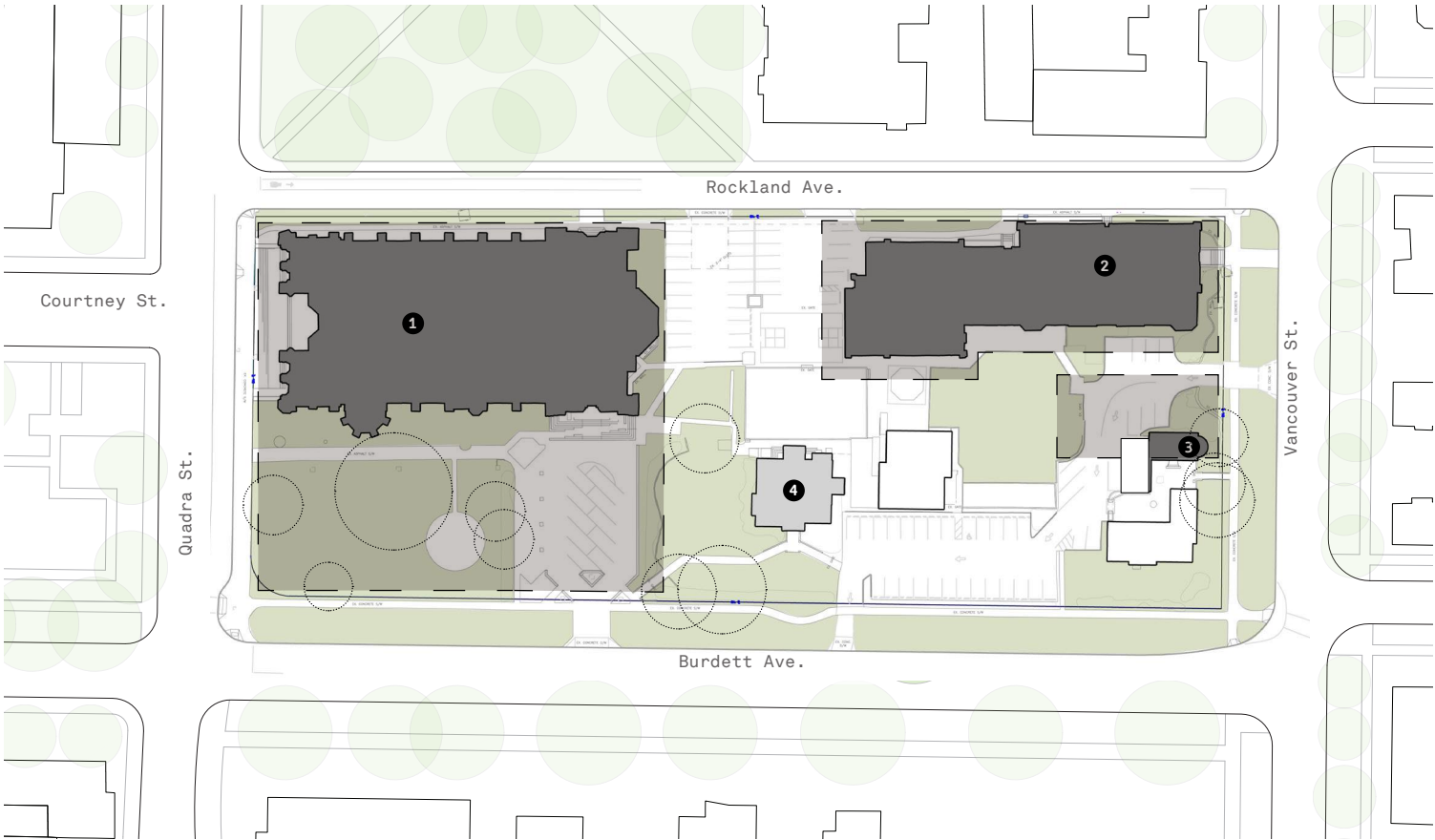
...(The buildings known as Christ Church Cathedral, Memorial Hall, and Yarrow Chapel, and so much the land as is shown shaded dark on the attached plan, are hereby designated as Municipal Heritage sites).

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.



Legend

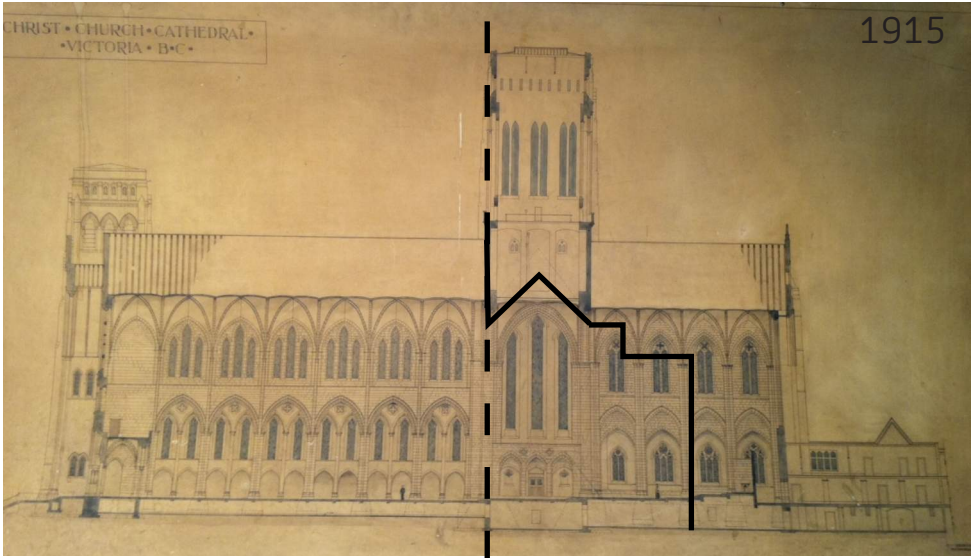
Designated as Municipal Heritage sites
1. 911 Quadra Street (CCC)
2. 912 Vancouver Street (Memorial Hall)
3. 900 Vancouver Street (Yarrows Chapel)

Registered status
4. 930 Burdett Avenue (Deanery)

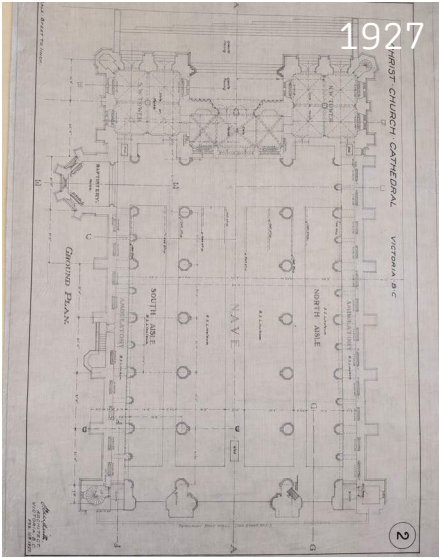
Existing buildings with no heritage value
5. Temporary building
6. Archive
7. Diocese offices



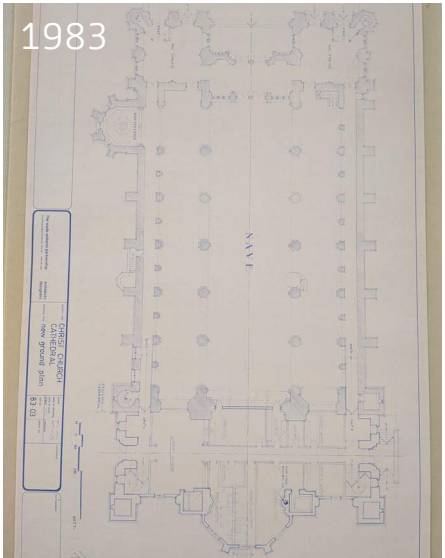
Design Competition drawings by Architect John Charles Malcom (J.C.M.) Keith



First phase of development 1929 → ← East end 1992 (different from original)



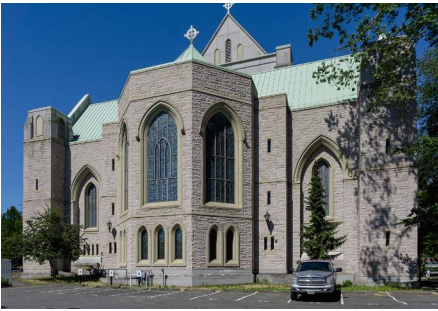
Plan showing temporary arrangement of the Cathedral for its first phase of development



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



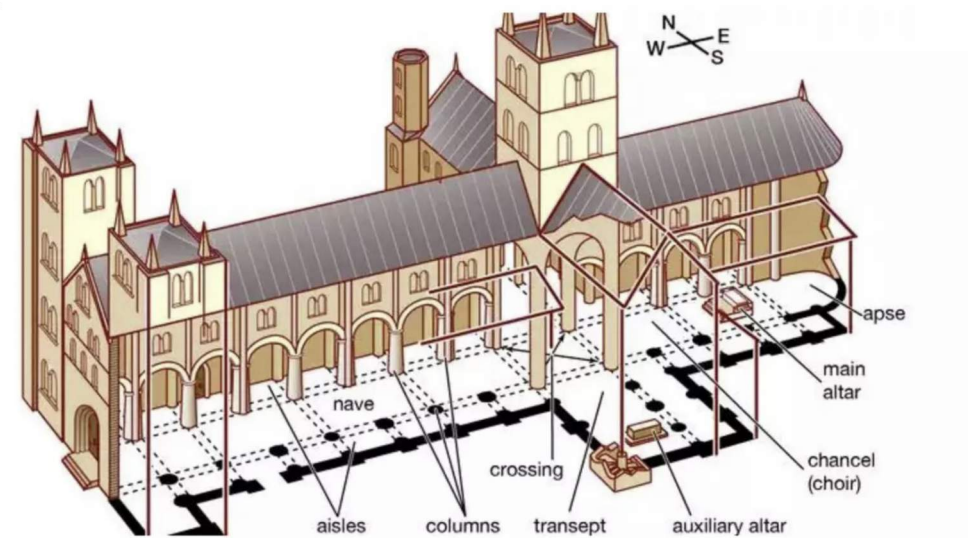
Current South-East view



Current East elevation



Current South elevation



Typical Cathedral Configuration

CATHEDRAL

CATHEDRAL

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

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

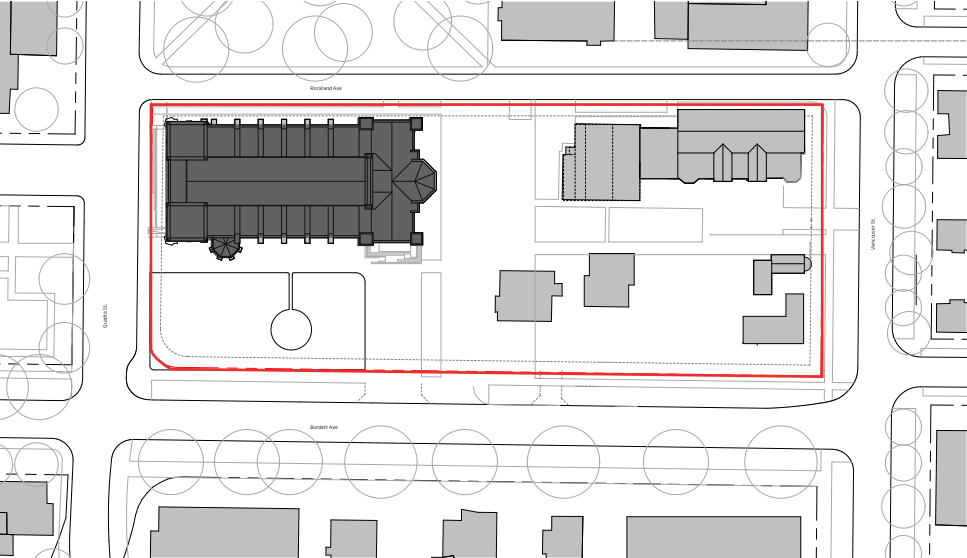
- Envelope and structural upgrades are recommended.
- Interior reconfiguration is encouraged to improve accessibility, visibility, way finding and efficiency.

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

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

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

- I - Heritage Conservation Strategy and Updated Statement of Significance
- K - Building Condition Assessment



CATHEDRAL ANALYSIS

BUILDING APPROACH

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



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



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



NAVE

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



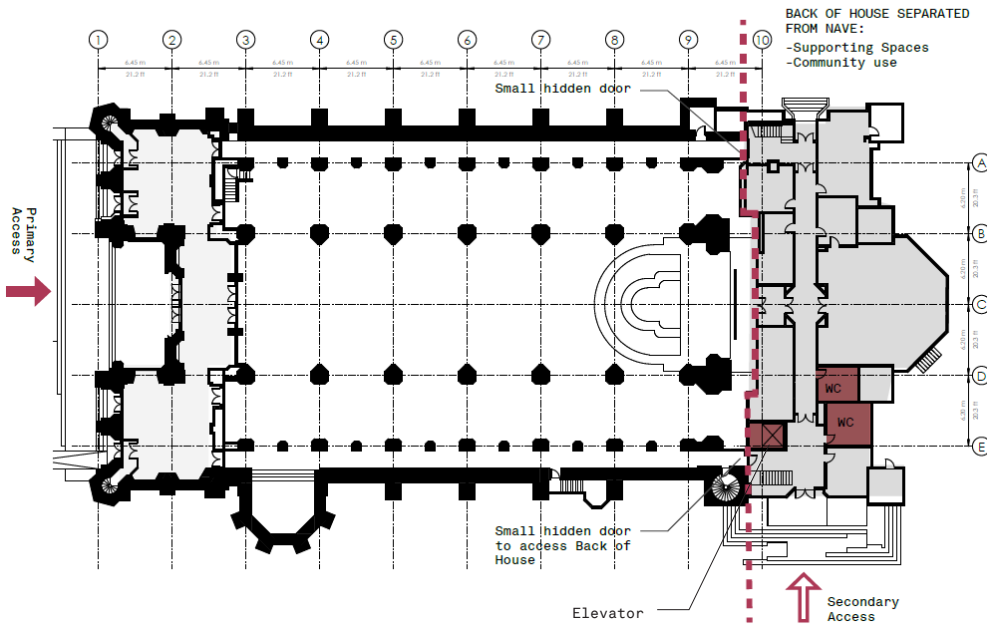
View form entry



View form Main Altar

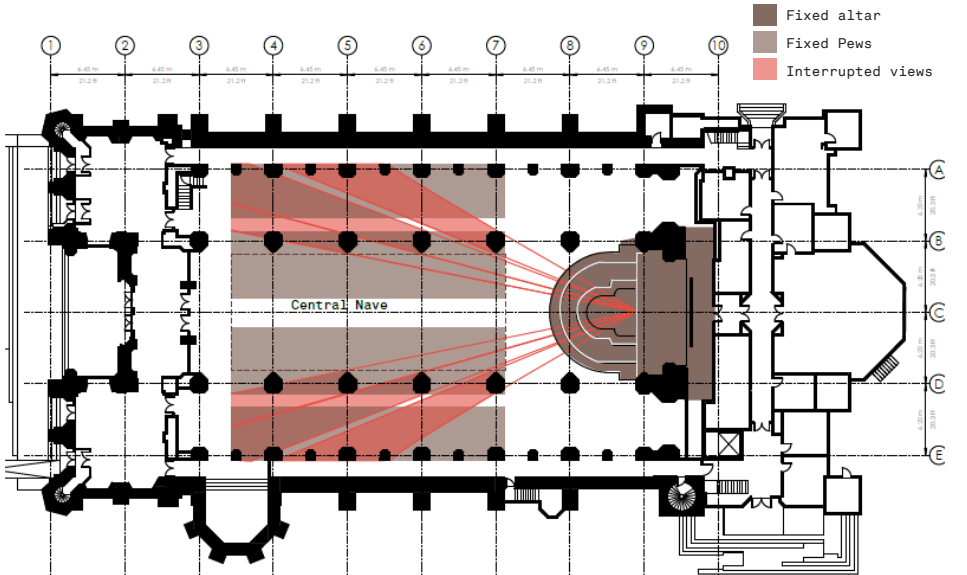
BUILDING ACCESS AND WAY FINDING

There are currently two separate entrances for different kinds of accessibility. General access from Quadra street, accessible access form South Parking lot. Currently the cathedral has no clear way-finding signage to assist visitor orientation.



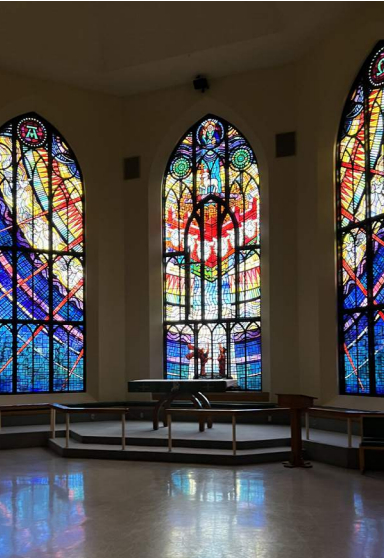
SPECTATOR VISIBILITY

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

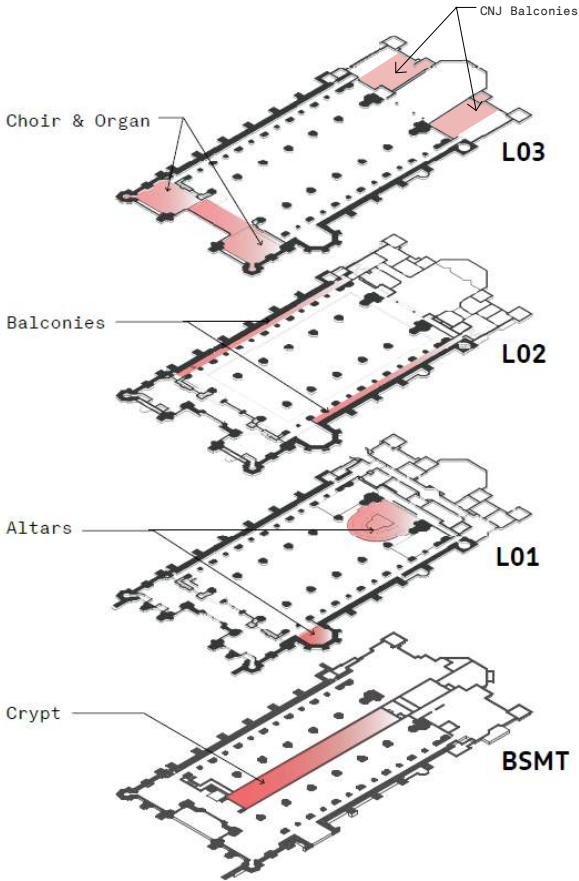


BUILDING ACCESSIBILITY

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

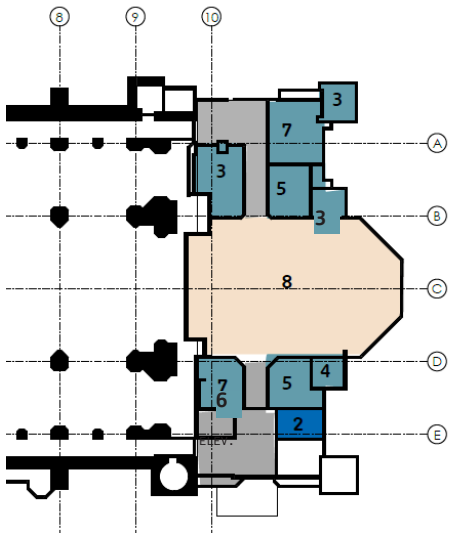
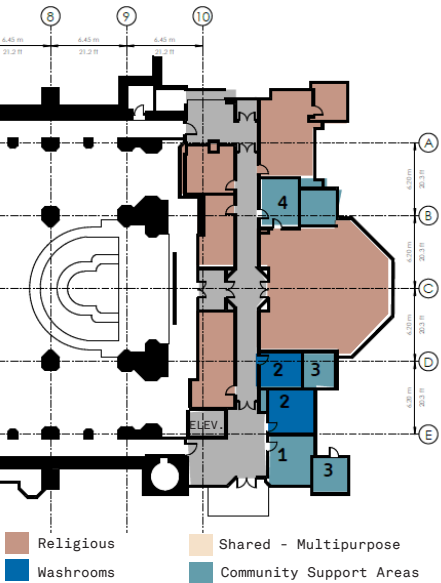


CNJ Glass work: the New Jerusalem window has been called the finest work of public art in the city of Victoria, and it is not accessible to the general public



BACK OF HOUSE

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



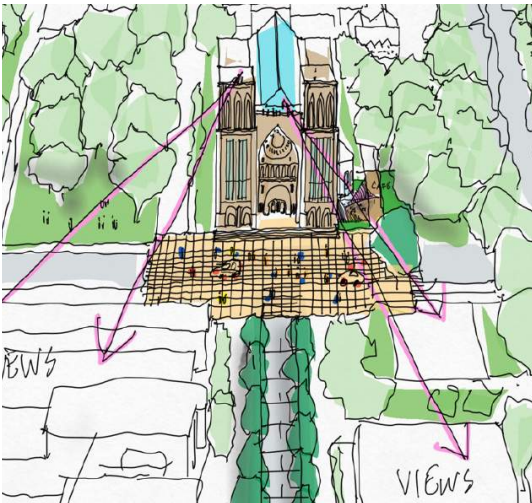
BUILDING APPROACH AND ACCESS

Opportunities

- Improve holistic accessibility and visitor experience by delivering:
- Pedestrianization of Courtney St
 - A welcome open democratic urban square
 - New accessible ramps at Quadra Street
 - New doors with automated or push button activated openers.
 - Amenity spaces like coffee shop or gift shop would enhance the experience
 - Additional attractions like panoramic views from tower top, art gallery, and others
 - Improve Self Navigation through the building.

Constraints

- Traffic flow and routes.
- Discussions with City of Victoria about ownership and maintenance



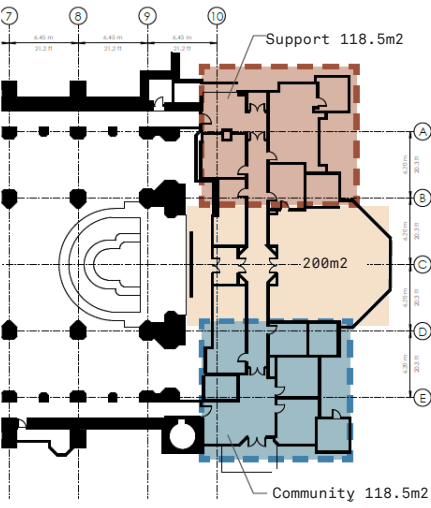
Focal street and welcome square Concept Sketch



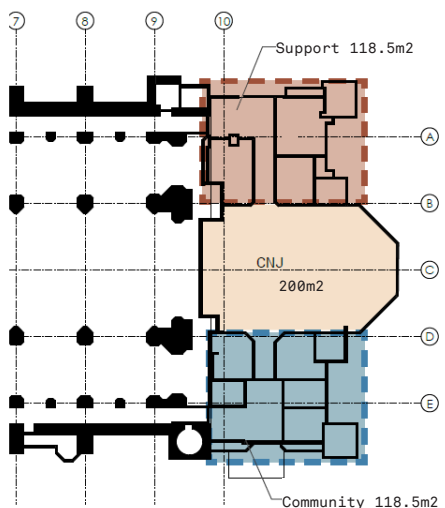
Roof top views

BACK OF HOUSE

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



GROUND FLOOR 425m2



SECOND FLOOR 437m2

NAVE

Opportunities

- Replace fixed pews with portable seating to improve accessibility and format flexibility
- Replace fixed altar with smaller portable altar.
- Open side aisles to other uses, like art gallery, to animate space
- Consolidation of chapels

Constraints

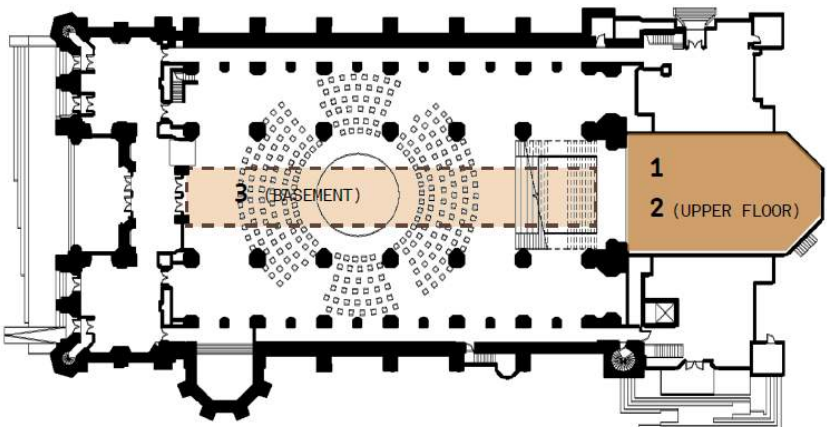
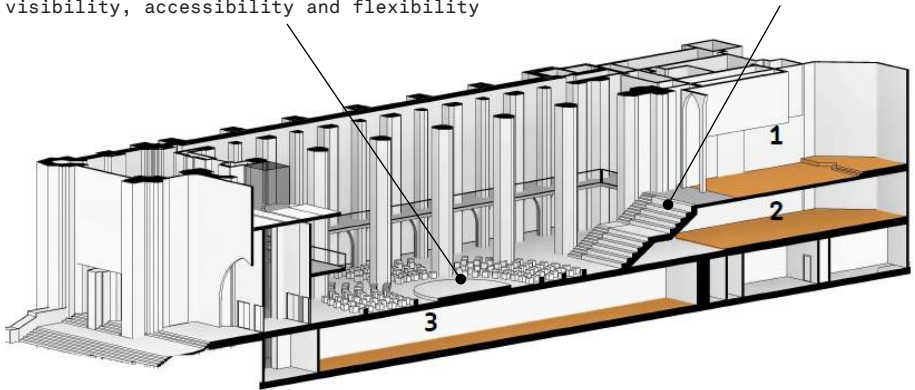
- Storage of large number of seats (500 seats for concerts and events)
- Fixed altar location.



Central portable Altar to improve visibility, accessibility and flexibility



Hellerup stairs to connect Nave with CNJ



ACCESSIBILITY & WAY FINDING

There is a great deal of scope to improve accessibility within the cathedral and way-finding. These initiatives could be phased.

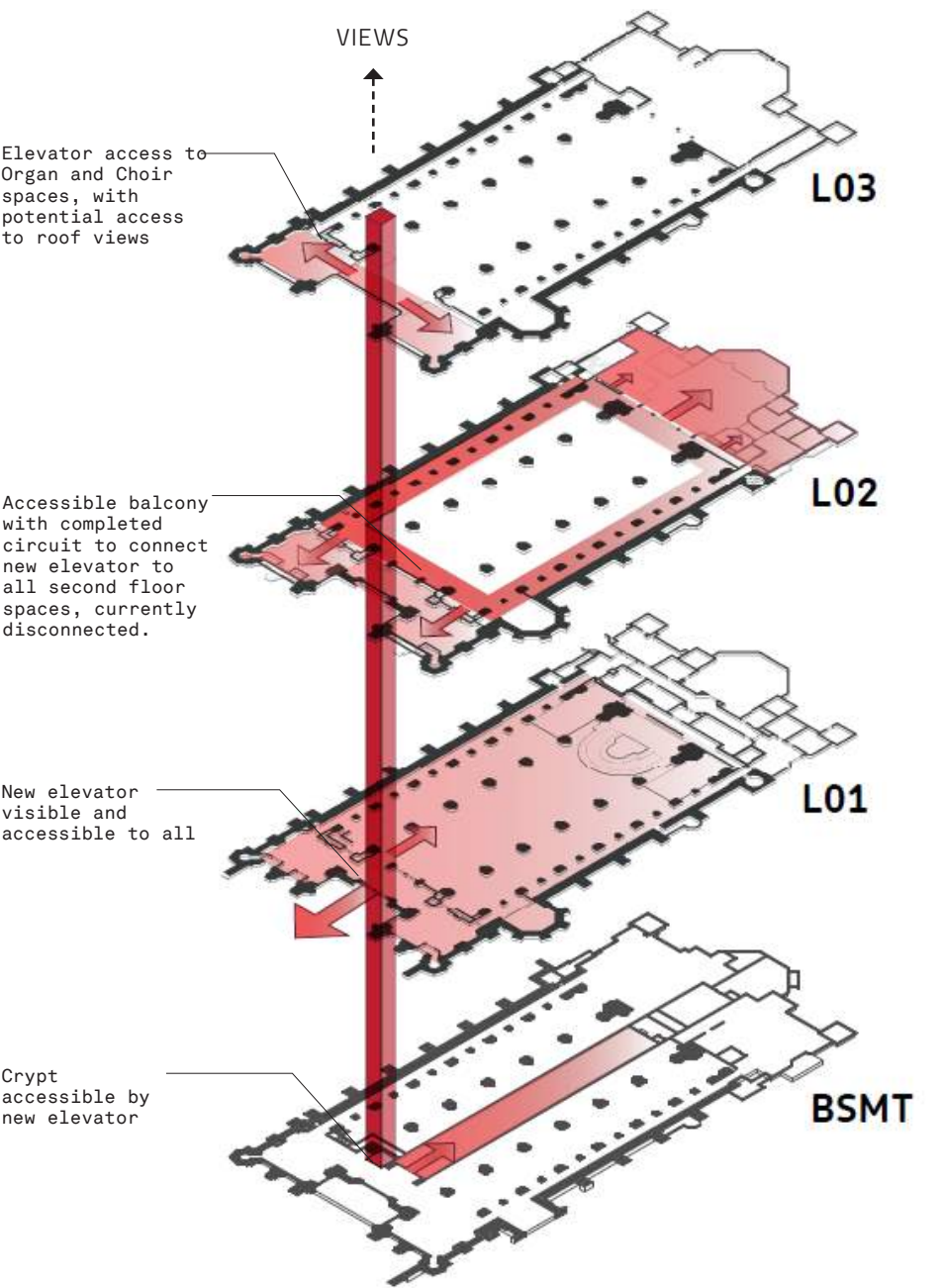
Opportunities

- Introduce an elevator located to close to the main entrance that would connect all the currently
- Inaccessible levels of the building.
- Review visual connectivity and lighting to improve self navigation via natural way-finding
- Consider a new coordinated signage strategy

Constraints

- Possible conflict between a new lift and the organ and choir.
- Possible conflict with Rose Window visibility and symmetry.
- Vault structure of second floor re configuration.

For all of these constrains a dimensional study required.



MEMORIAL HALL

Memorial hall is a significant heritage asset and is an important part of the precincts heritage. Also designed by Architect J.C.M. Keith, this building finished in 1924 is an example of ecclesiastic Gothic revival architecture.

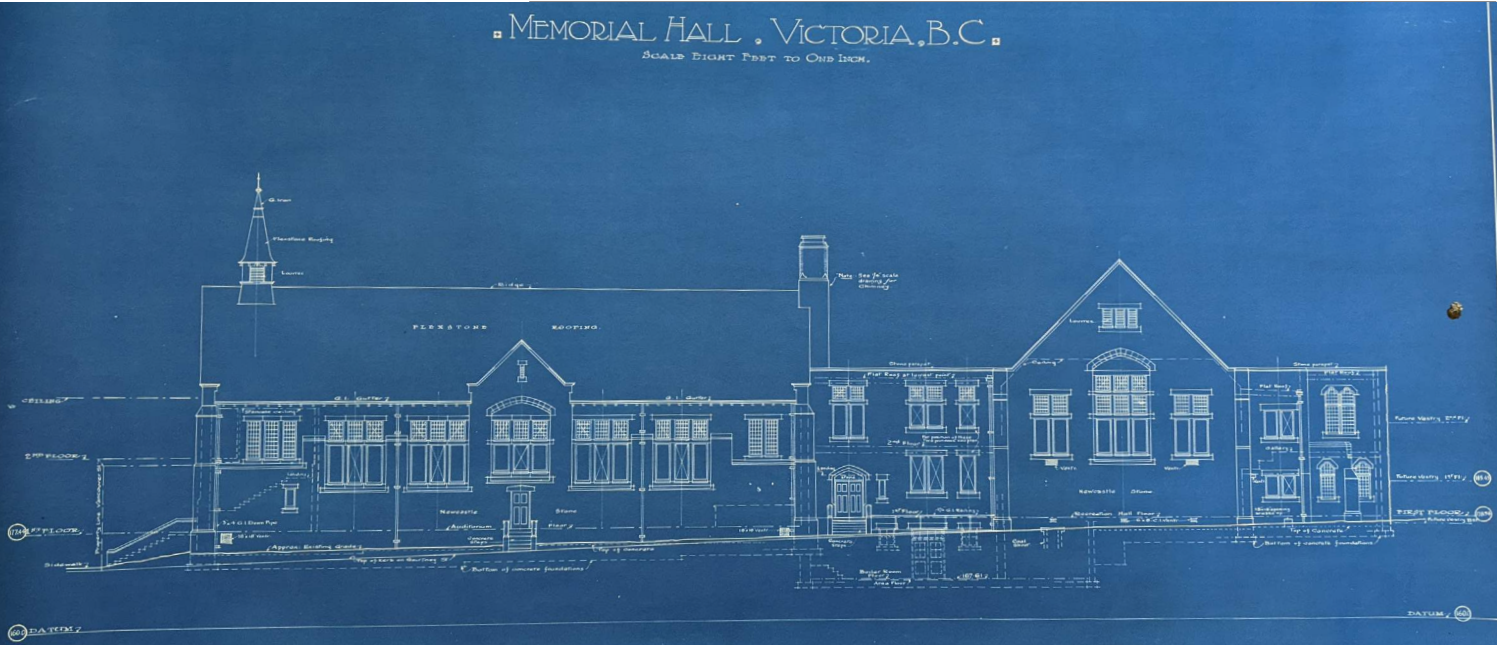
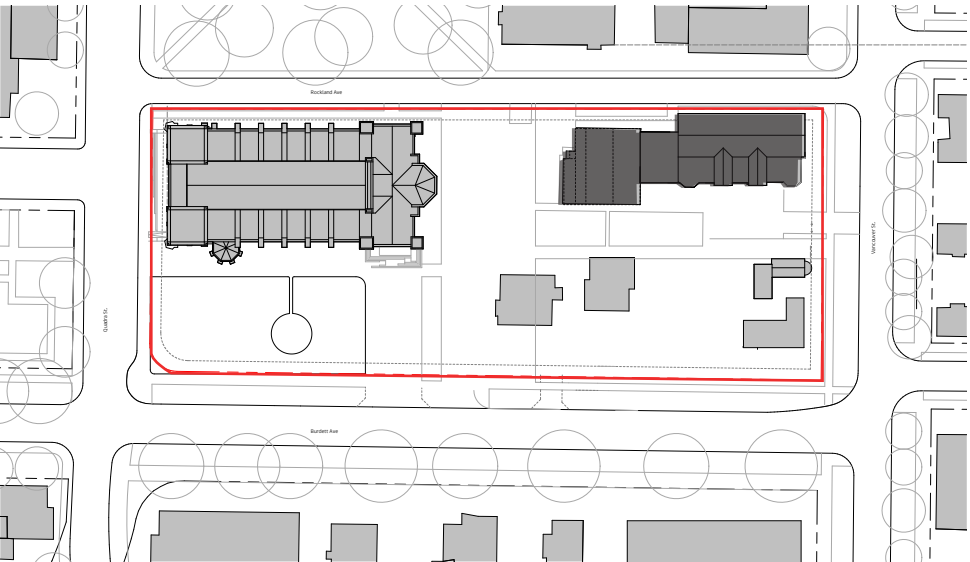
Unfortunately Memorial Hall has an uncertain future as is no longer fit for its current purpose as a school. The uncertainty around the Halls future is due to;

- The need for significant seismic upgrades of certain areas
- Refurbishment costs to bring the Memorial Hall building up to modern standards for teaching
- The urgent need to make this building accessible to all – currently the school is not meeting accessibility standards.

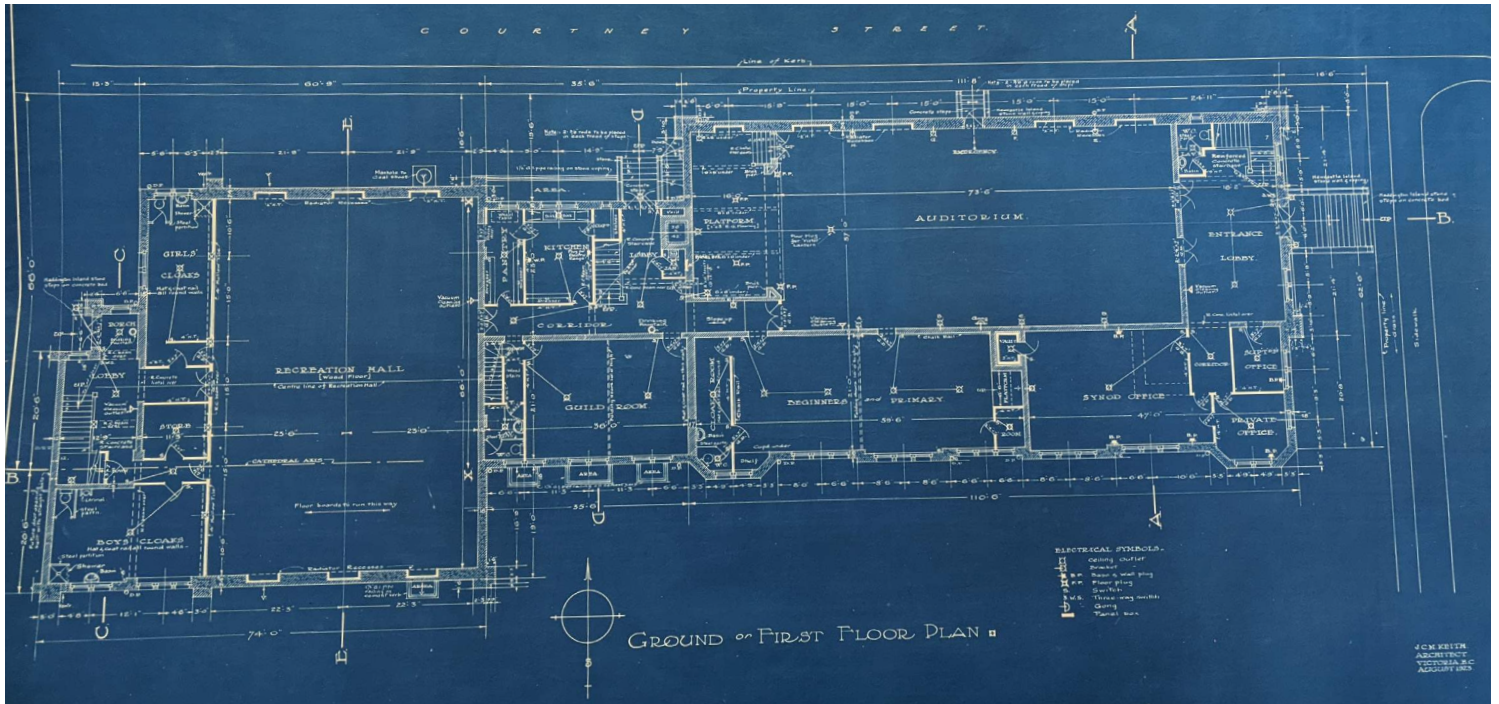
The area identified as most critical is the West of the building and includes the gymnasium space and change rooms. The gymnasium requires considerable seismic upgrades and it is under sized and ill equipped to serve the schools needs.

We have built flexibility into our masterplan framework and rezoning application to accommodate the following three scenarios.

- 1 – The full retention of Memorial Hall
- 2 – The broad retention of memorial hall with ‘minor’ demolition and amendment
- 3 – Selective Retention – in this scenario the gym is removed and replaced.



Memorial Hall North Elevation, 1923



Memorial Hall Level 01, 1923

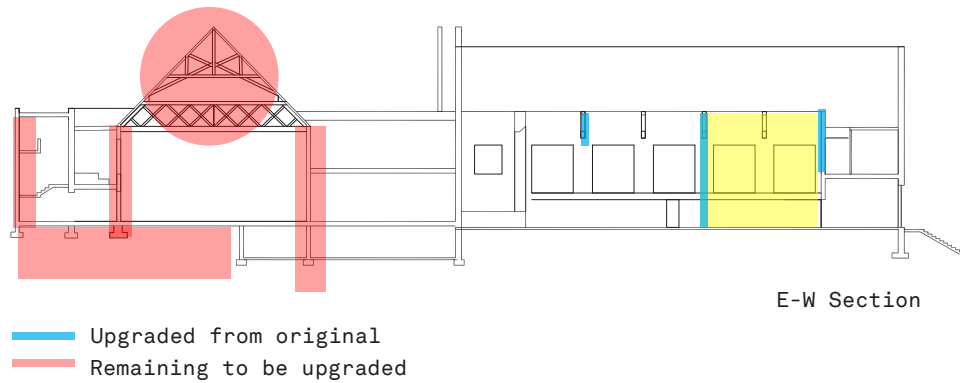
MEMORIAL HALL | PAST TO PRESENT

MEMORIAL HALL

- Memorial Hall has been internally modified and upgraded from its original structure and layout.
- Some of these iterations have been done to upgrade the building seismically.
- No upgrades have been made to the Western part of the building (gymnasium and change rooms)
- Memorial Hall was originally planed to be connected to the Cathedral, hence there is a white stucco wall to the West that does not match any of the stone facades of the building.
- The gymnasium would need to upgraded to be safe in case of an earthquake. Roof, walls, columns and footings will need intervention.
- **RJC Historic Buildings Structural and Seismic Assessment Reports (2022)**
- **RJC Memorial Hall Seismic Plans Completed & Remaining (2002-2005)**

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

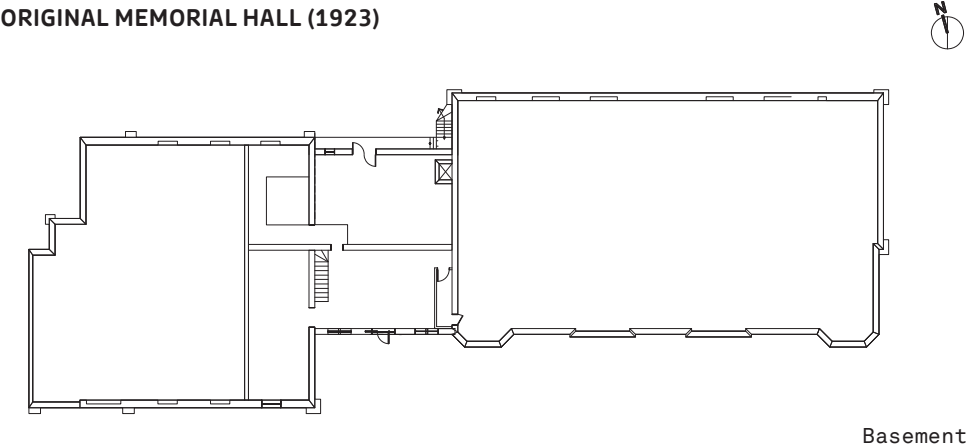
- I - Heritage Conservation Strategy and Updated Statement of Significance
- K - Building Condition Assessment



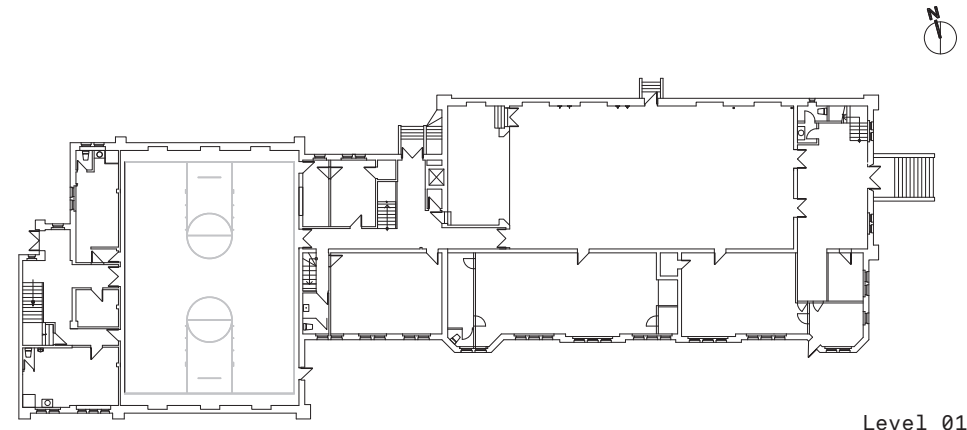
Notes:

- This diagrams are a graphic representation of existing and current conditions of Memorial Hall
- Seismic upgrades done (blue) and to be made(red) have been prepared based of RJC's 2005 and 2022 structural reports.
- These drawings are diagrammatic and approximate. Please refer to complete reports for complete and accurate information.

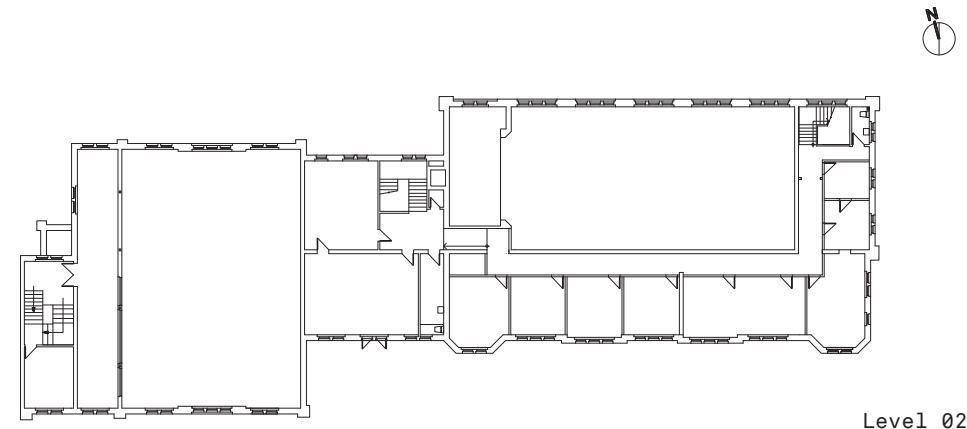
ORIGINAL MEMORIAL HALL (1923)



Basement

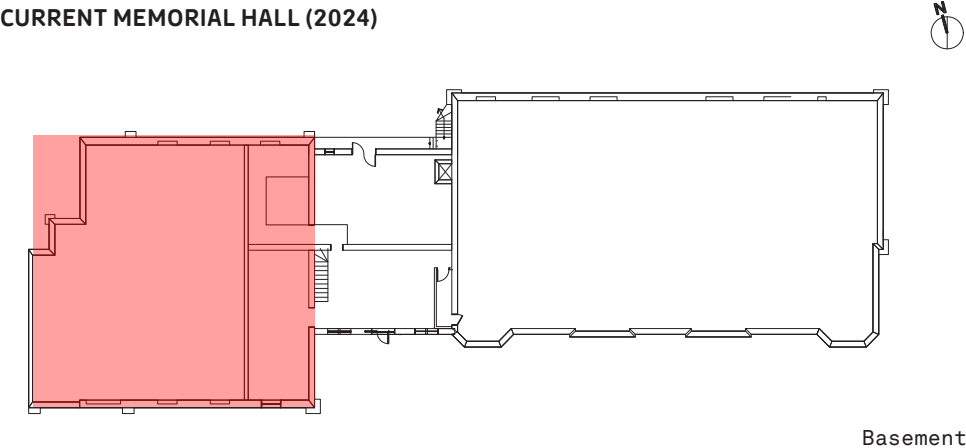


Level 01

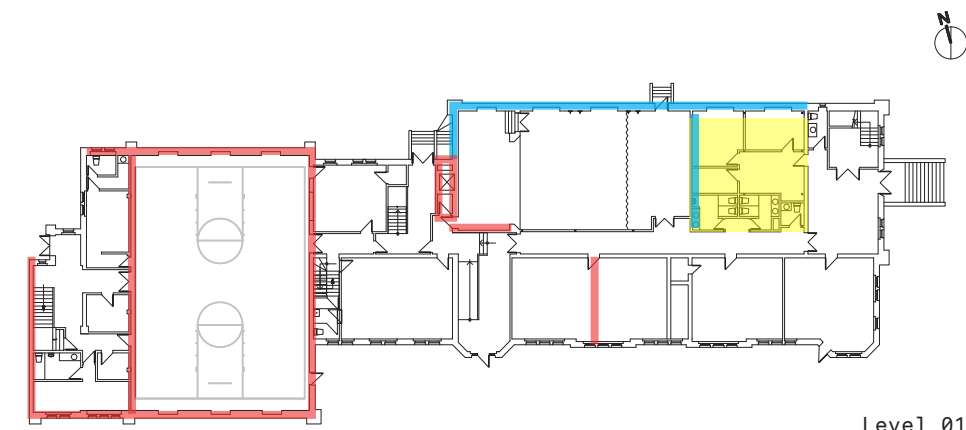


Level 02

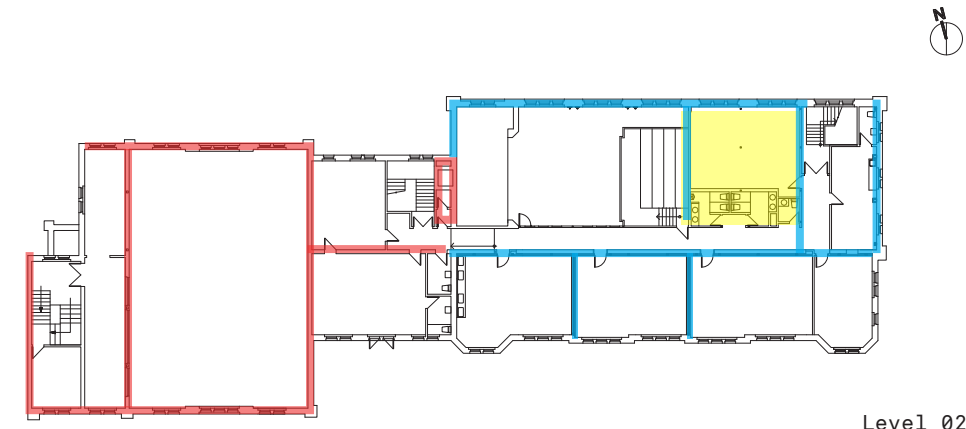
CURRENT MEMORIAL HALL (2024)



Basement



Level 01



Level 02

MEMORIAL HALL | RETENTION EXTENSION

The assumptions behind each of the approaches include the opportunity for 50% increase in school floor area and teaching accommodation upgrades, reprovion and expansion of available outdoor spaces and the provision of a larger 'middle school' sized gymnasium capable of holding events for up to 300 people. Further detail of the renovation / expansion strategy is underdevelopment by the project team.

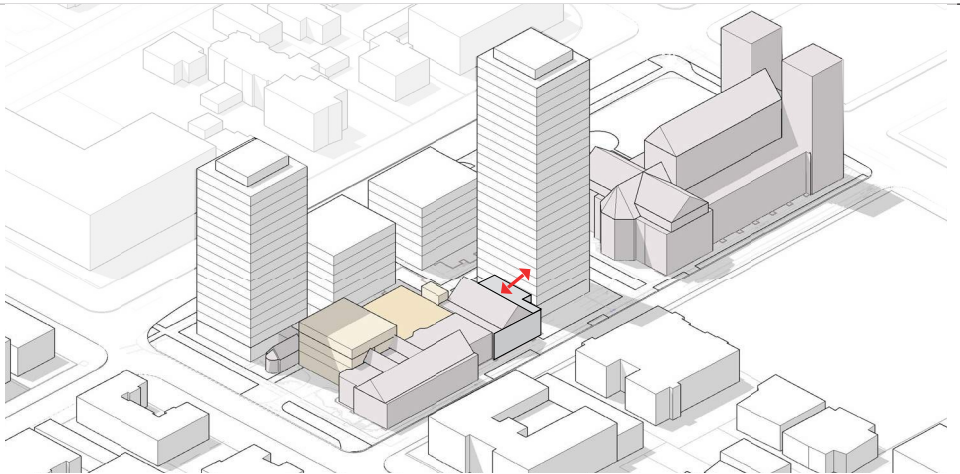
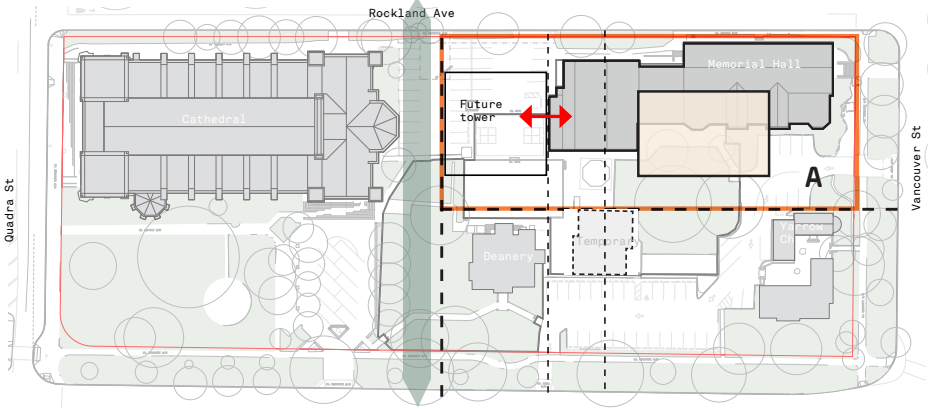
A – FULL RETENTION
In this scenario the memorial hall is retained in full and expanded with modern additions to its southern elevation. The memorial hall would likely be physically connected to future development to its north.

B – BROAD RETENTION.
In this scenario the circulation and connecting space on the another edge would be removed and the current gymnasium would undergo seismic upgrade. This building would stand free of connection to future non school development.

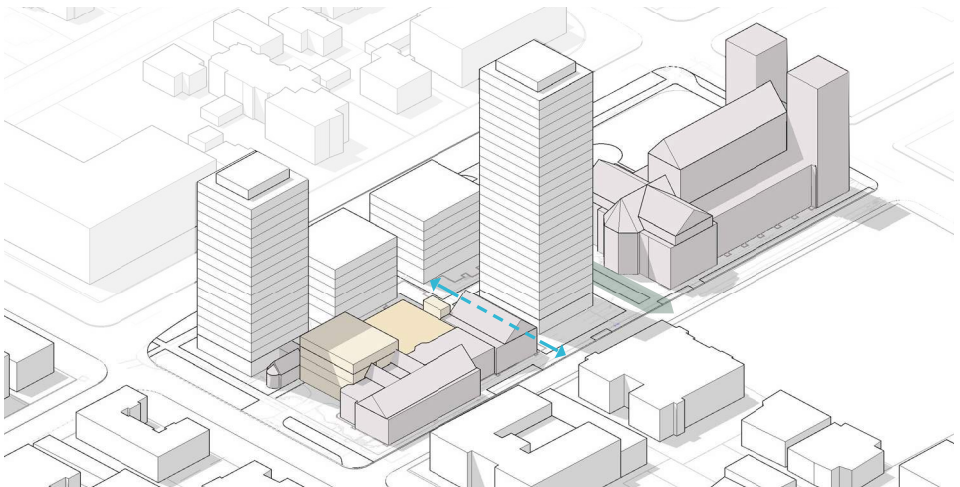
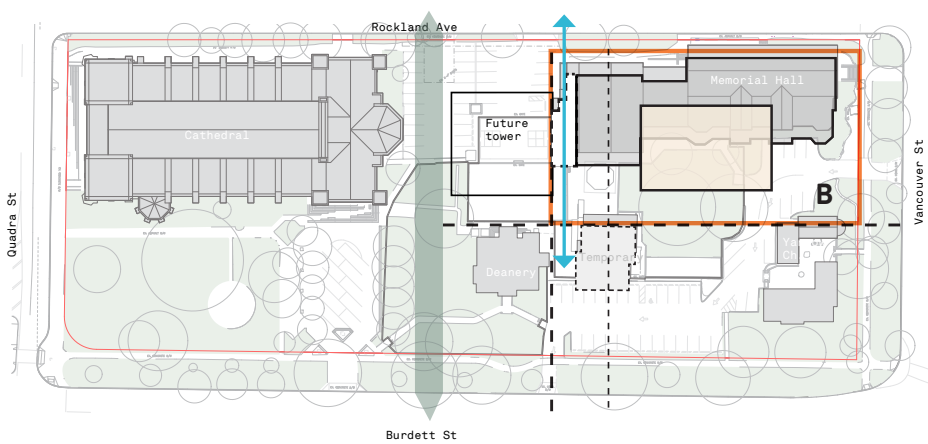
C – SELECTIVE RETENTION.
In this scenario the northern sections of memorial hall including the current gymnasium are demolished and reprovided in new format on the southern elevation of the building. This scenario provides maximum flexibility future independent development to the north.

As the schools strategic planning evolves over the next 2-4 years, the rezoning strategy can accommodate all scenarios and adapt as appropriate. All scenarios assume the retention of memorial hall as a school.

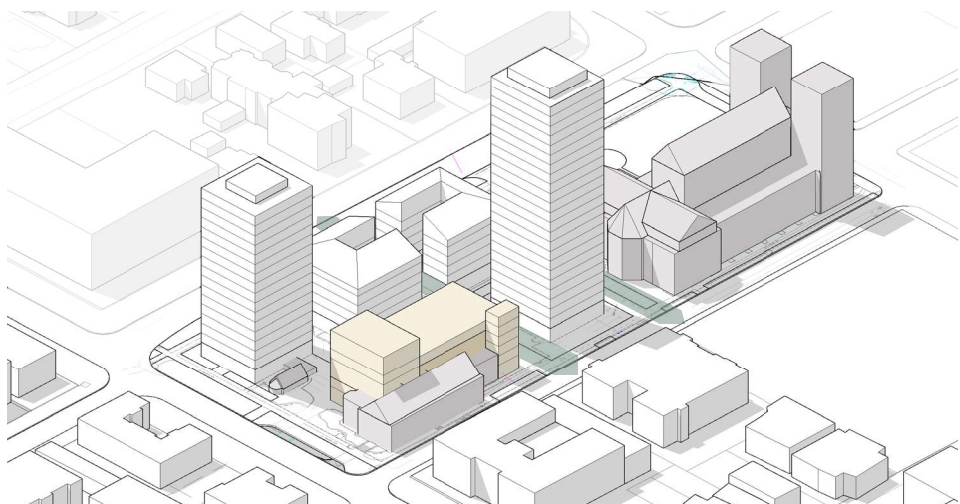
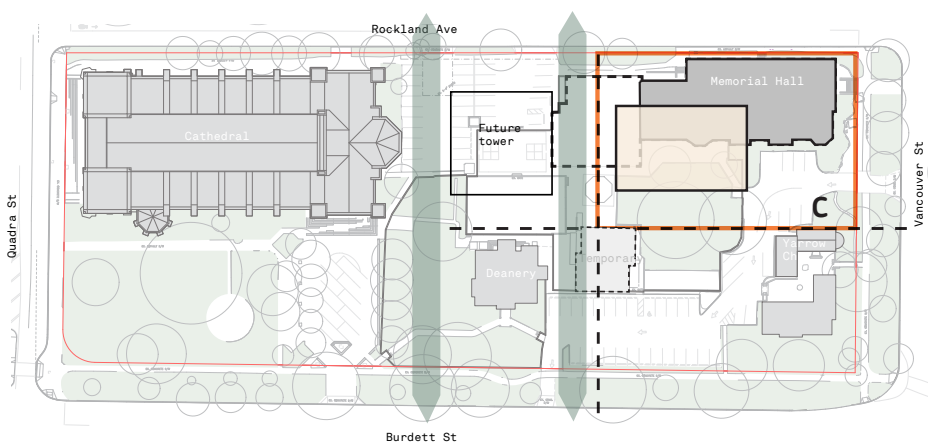
A) FULL RETENTION - CONNECTED TO DEVELOPMENT

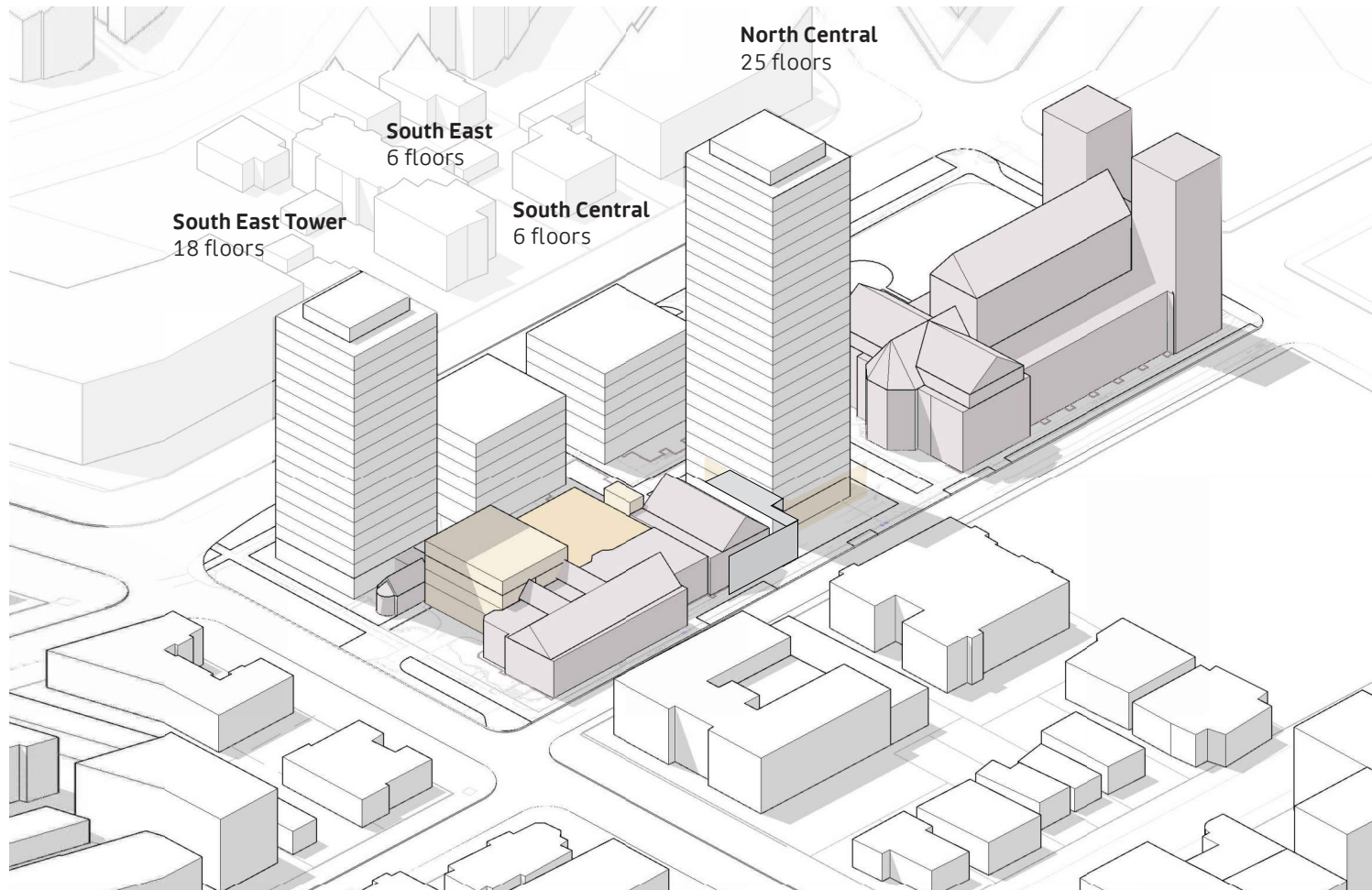


B) BROAD RETENTION - SENSIBLE SEPARATION FROM DEVELOPMENT



C) SELECTIVE RETENTION - FULLY DISTANCED FROM DEVELOPMENT

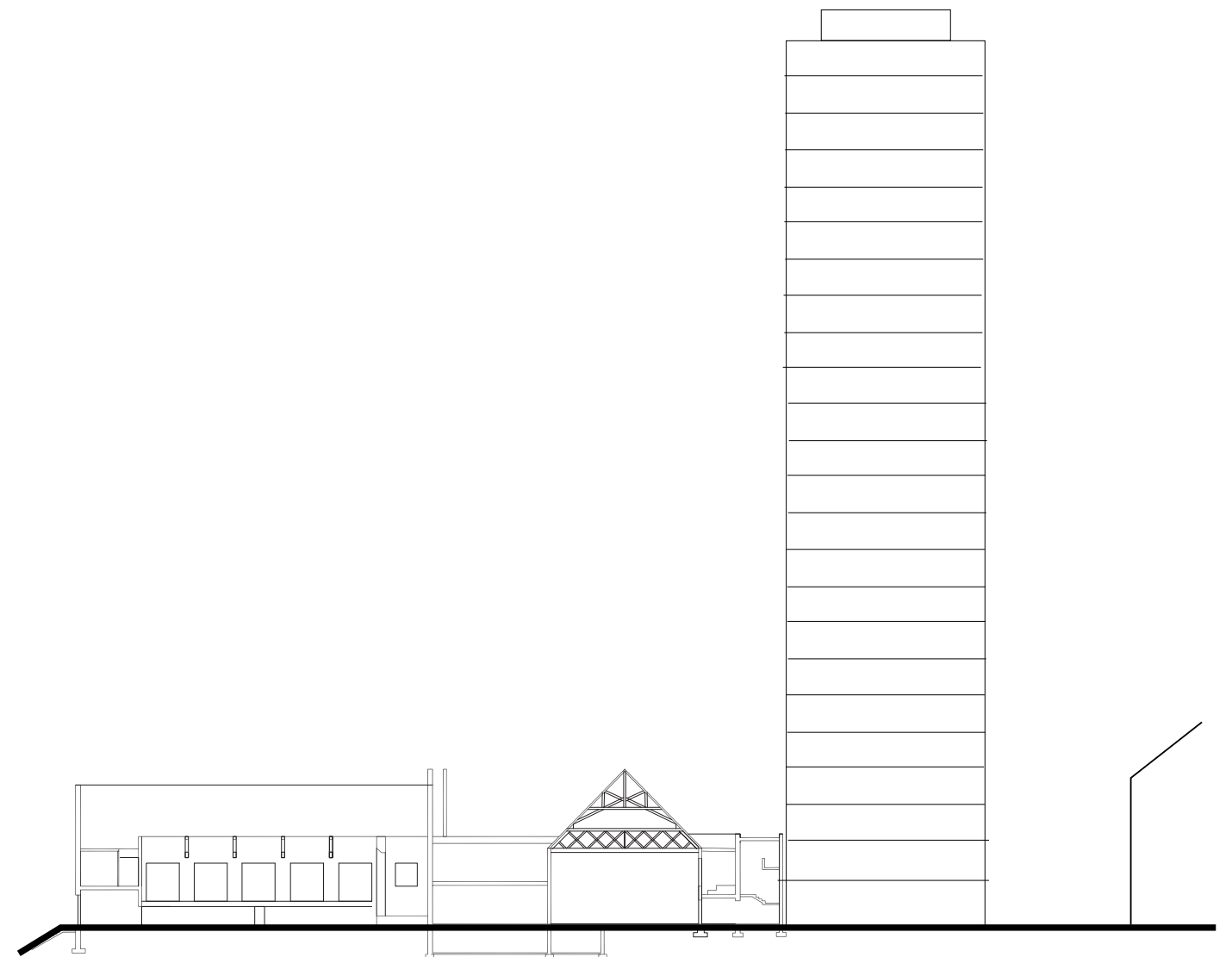
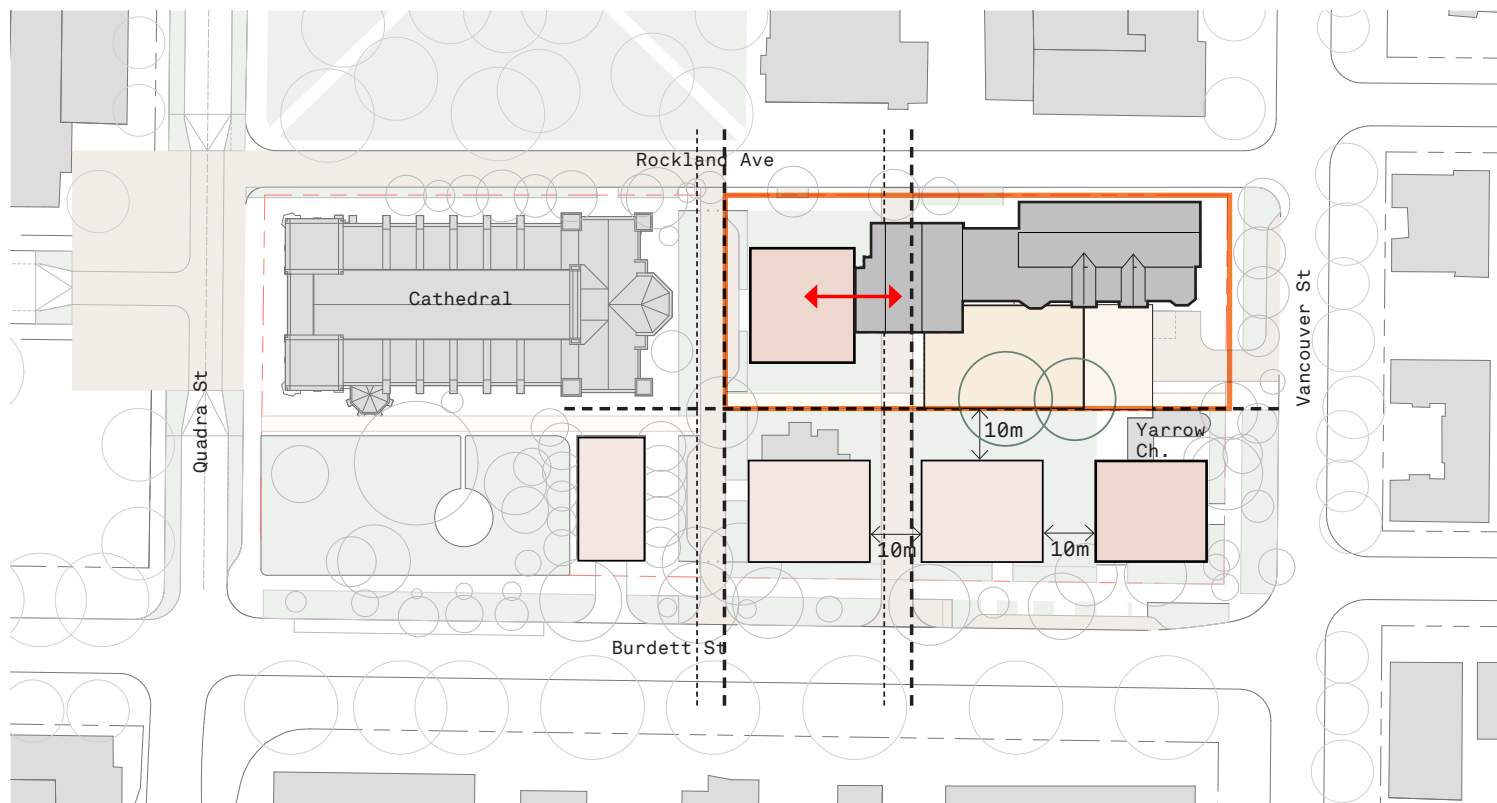


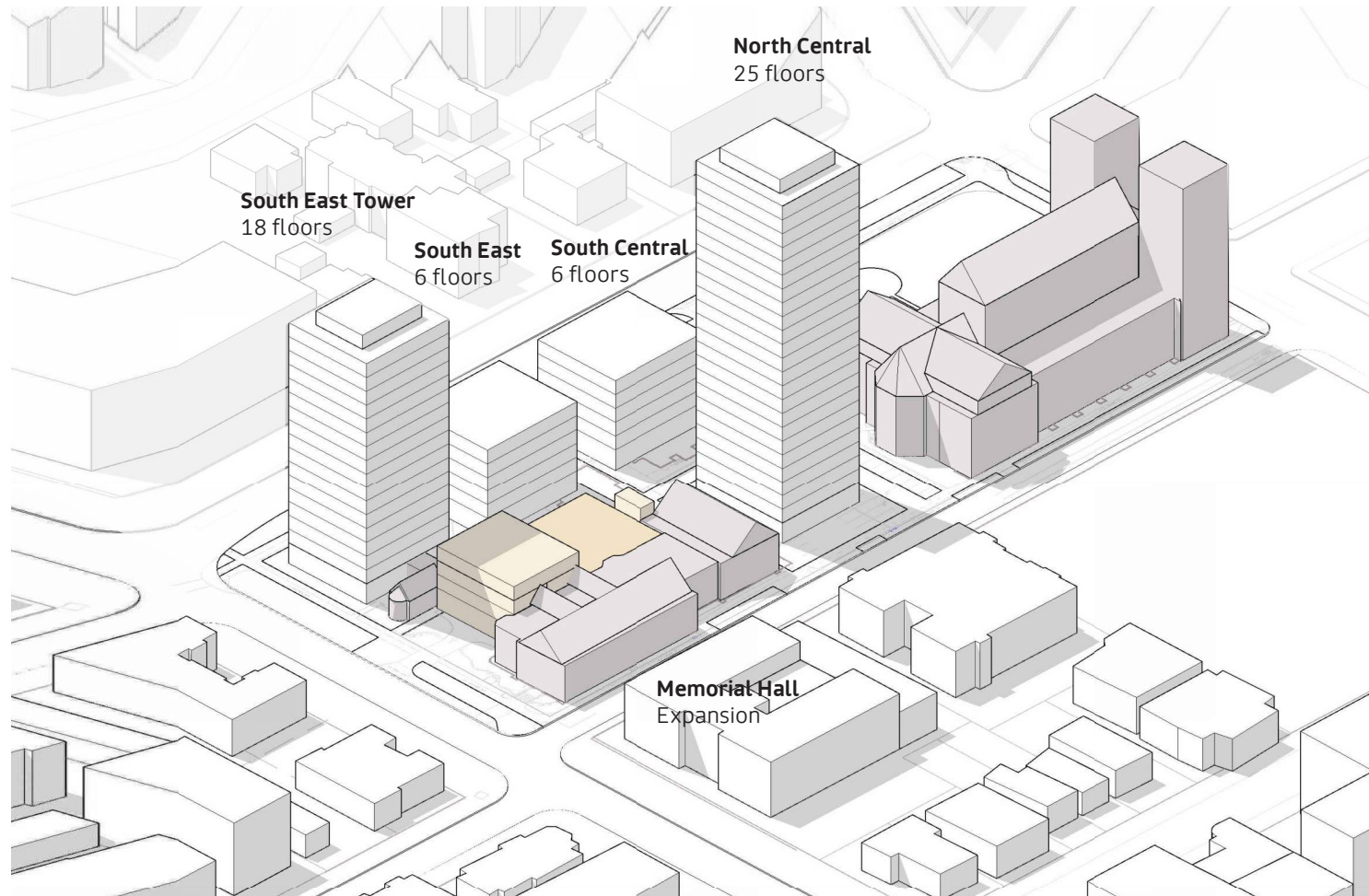


MEMORIAL HALL | RETENTION EXTENT

A) FULL RETENTION - CONNECTED TO DEVELOPMENT

- Shared Levels 01 and 02 between Memorial Hall and new development through unfinished west wall connection.
- Potential conflict of uses (school-residential) in shared levels due to complex exiting, core location, circulation, fire compartments...
- Challenging protection, retention and upgrading of existing structure in combination with new structure and underground configuration required for new development, shoring, and underground.
- Limited N-S connectivity and visibility

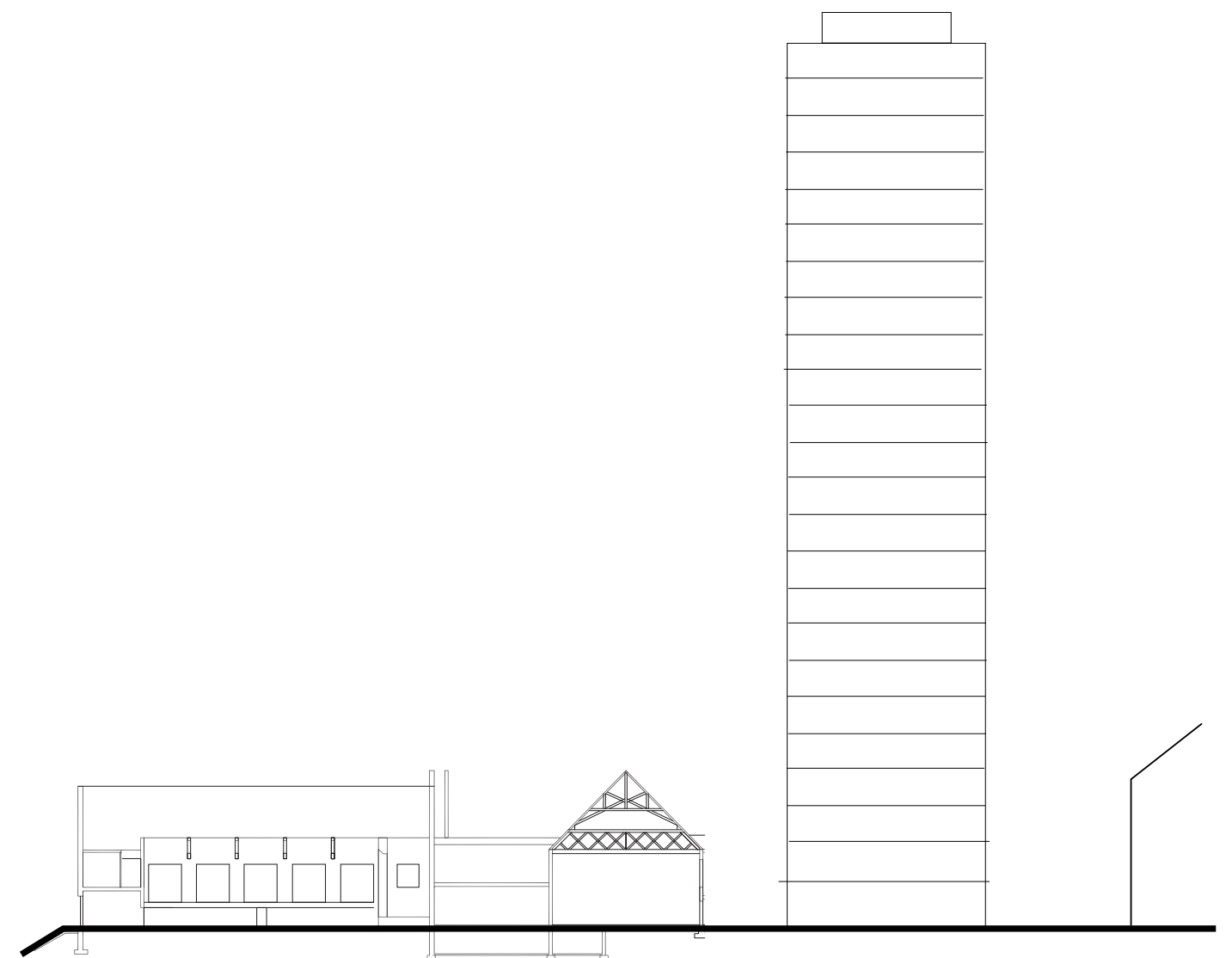
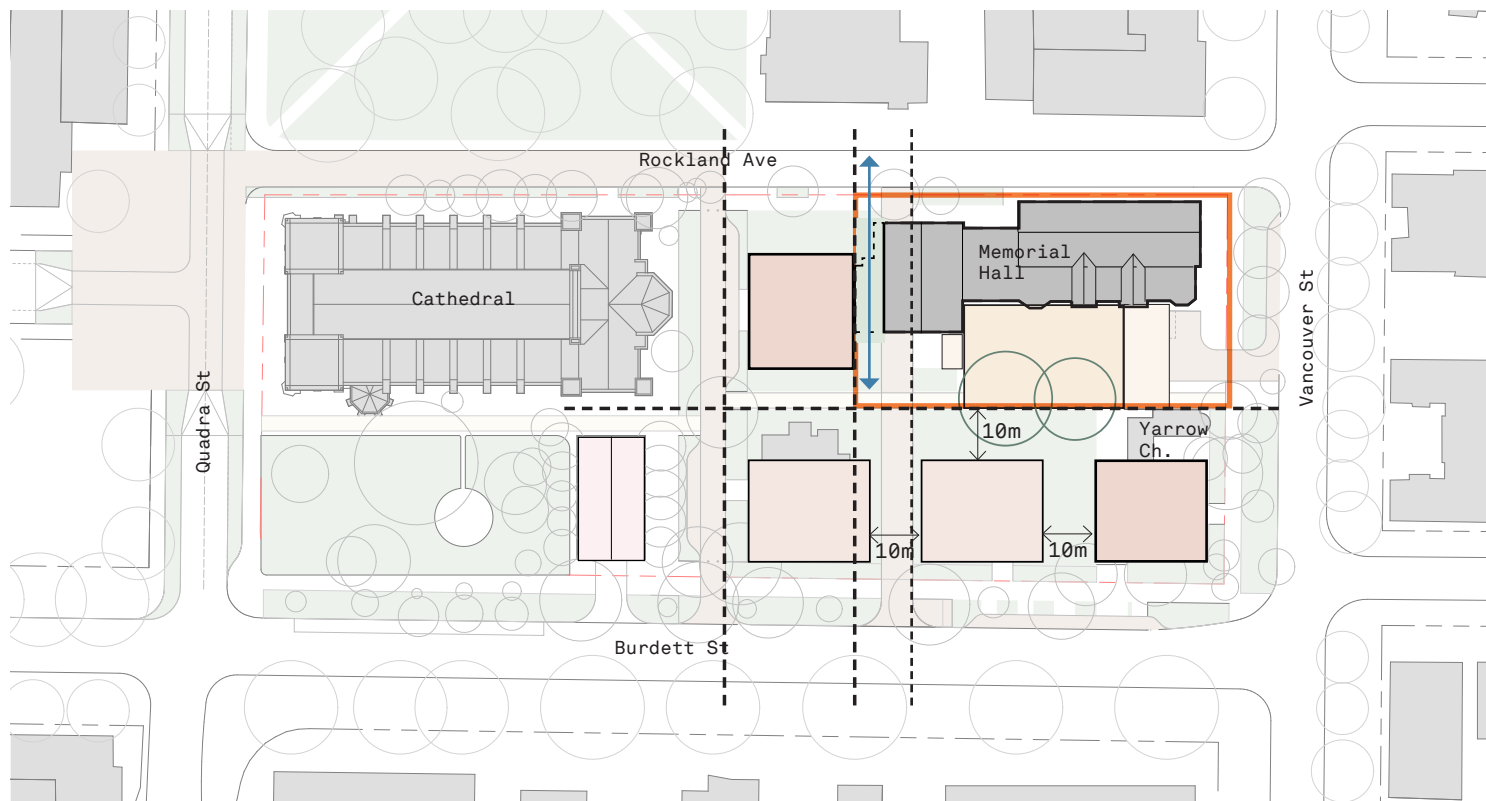


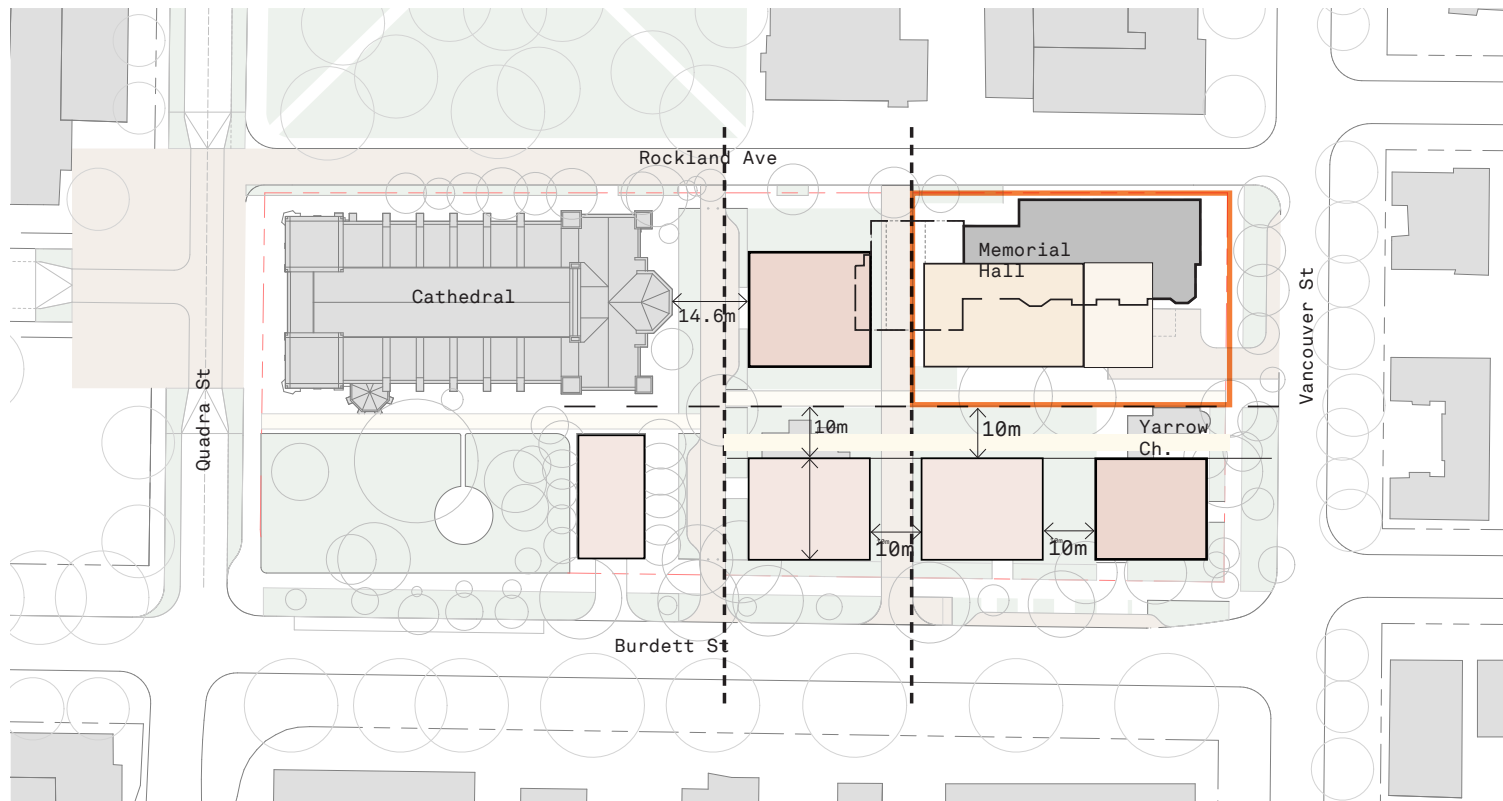
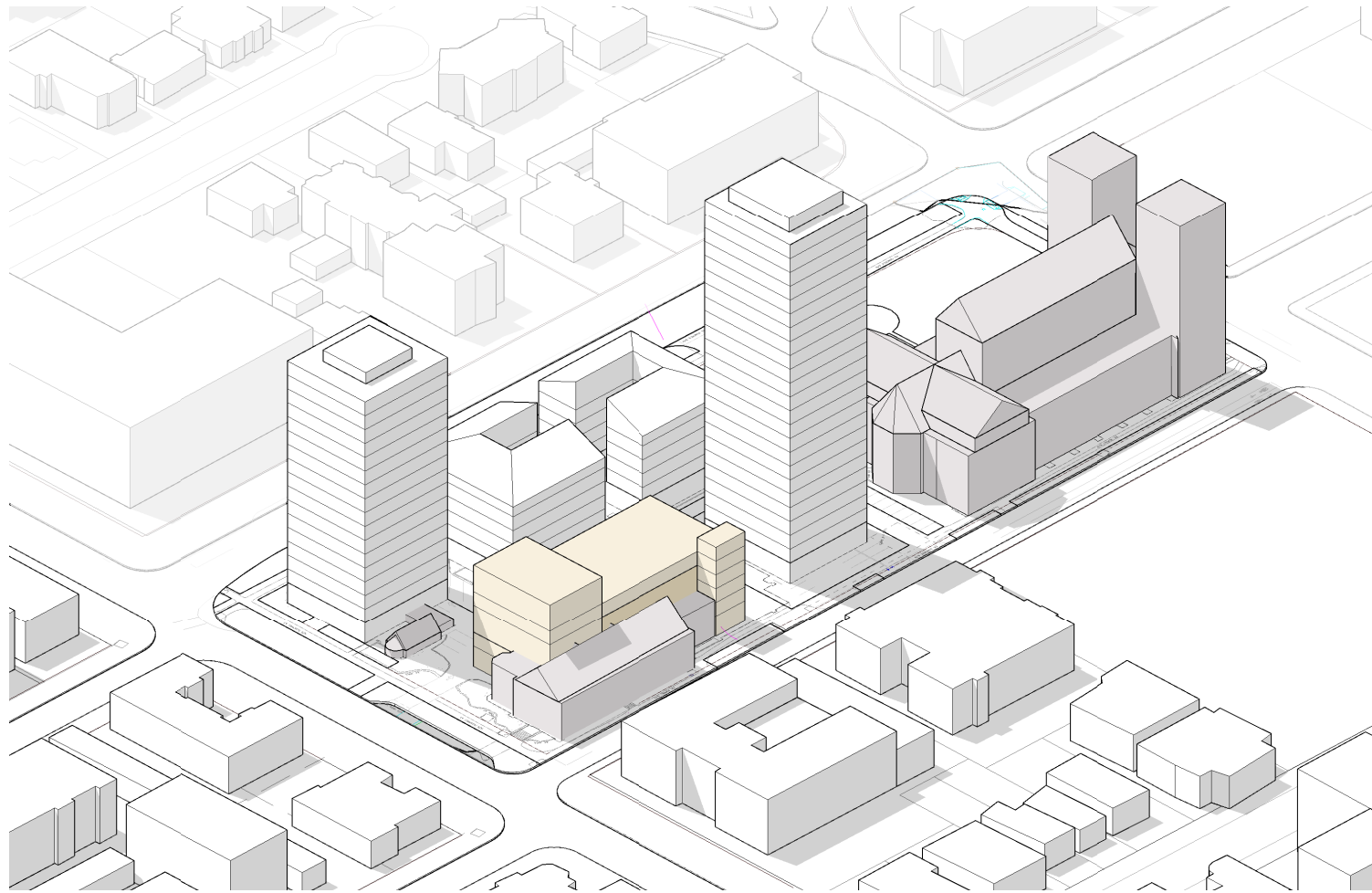


MEMORIAL HALL | RETENTION EXTENT

B) BROAD RETENTION - SENSIBLE SEPARATION FROM DEVELOPMENT

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





MEMORIAL HALL | RETENTION EXTENT

C) SELECTIVE RETENTION - FULLY DISTANCED FROM DEVELOPMENT

- Selective retention of Memorial Hall Eastern volume, removing gymnasium: least fit for purpose for its current use (school), needs substantial seismic upgrade, unfinished west facade
- The distance to new development would facilitate a better faced and versatile Master Plan for the coming future.
- Better N-S connectivity, visibility and circulation within the site and with its context

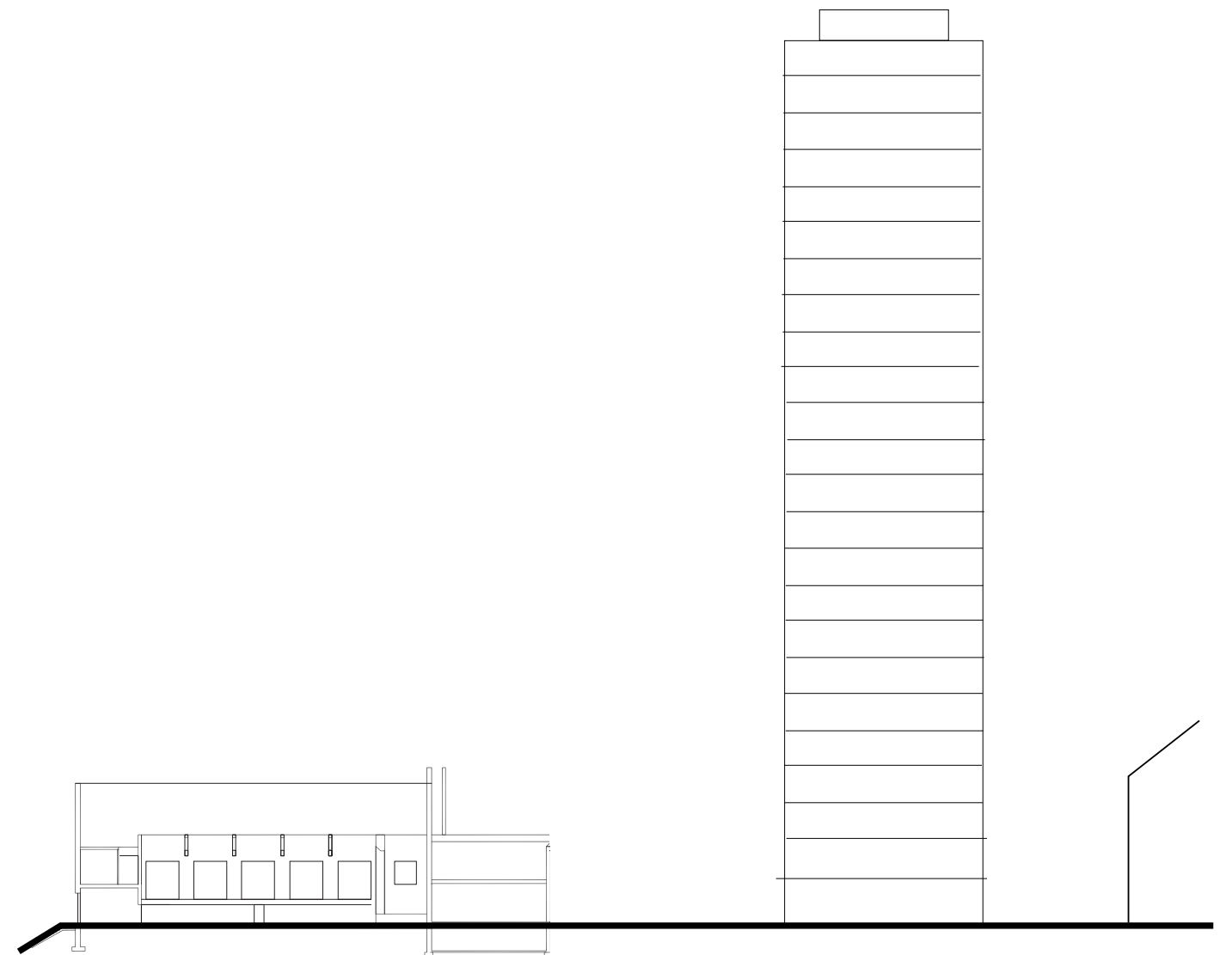




FIG.1 Yarrow Chapel

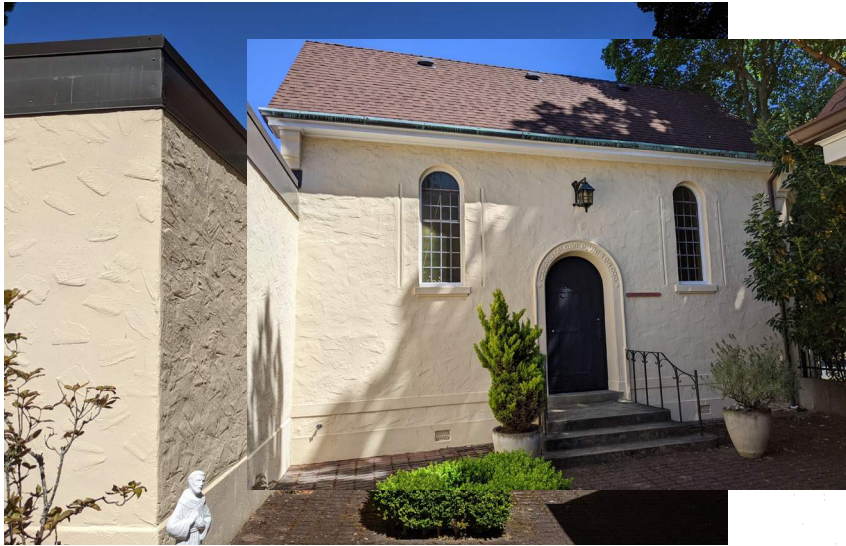


FIG.2 Yarrow Chapel Entry



FIG.2 Pergolated bell entry

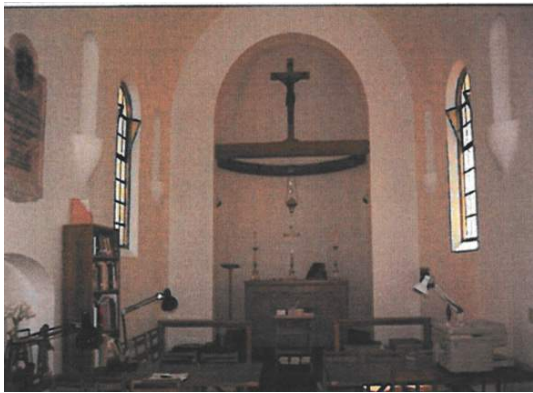
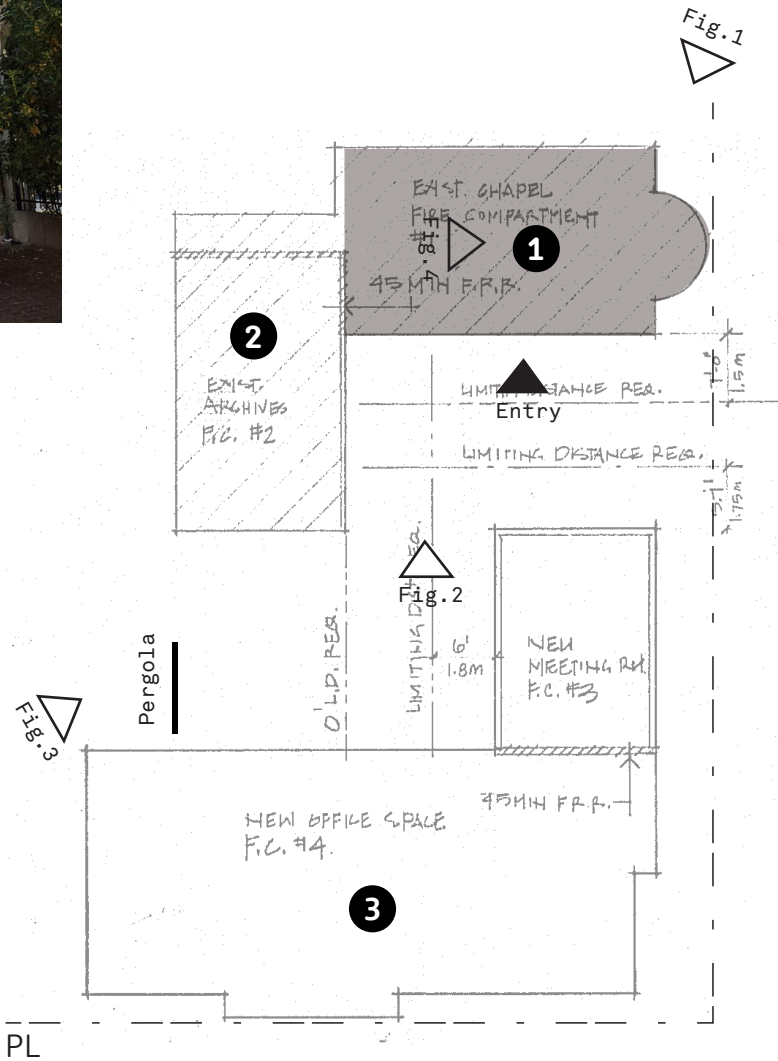


FIG.4 Yarrow Chapel Interior

Legend

1. Yarrow Chapel (1938) Designated
2. CCC Archives (1980) - No designated
3. CCC Offices (1997) - No designated



YARROW CHAPEL

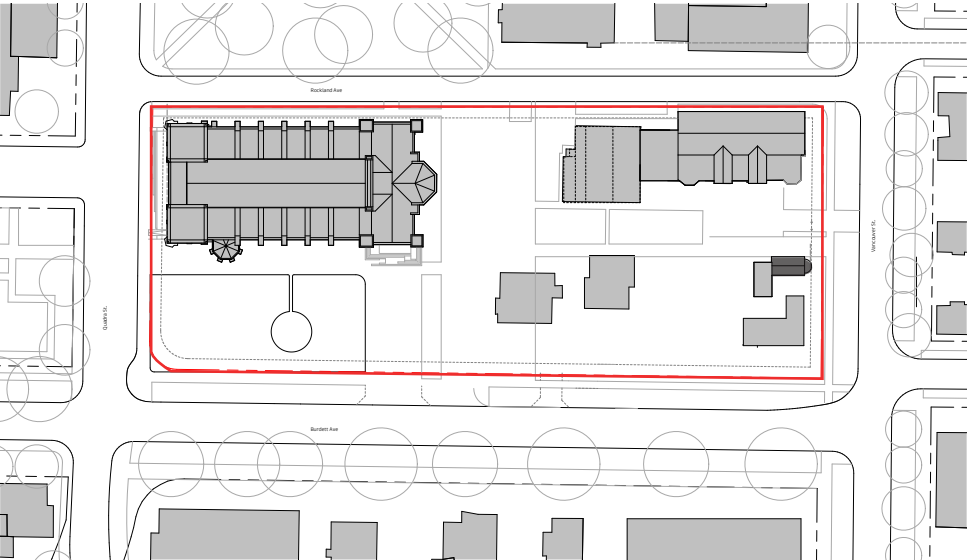
Built in 1983, The Yarrow Chapel has value as an example of French Romanesque Basilica, an architecture style very rare in North America. The design is in direct contrast with the Gothic styling of Christ Church Cathedral and the Memorial Hall, both situated within the Cathedral Precinct.

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

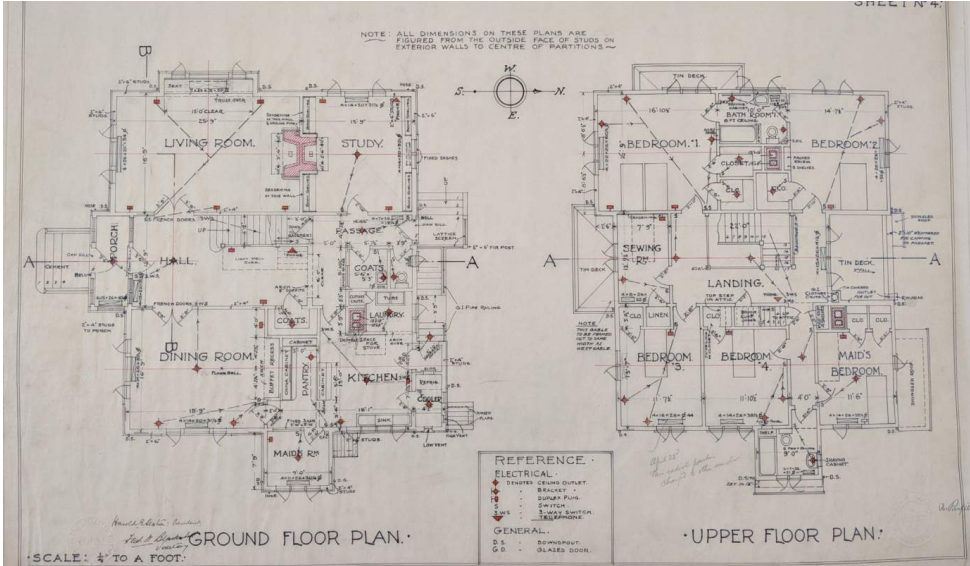
Some envelope and seismic upgrades are expected to be done in this building for its future use. Only the original building is being considered to be retained. Later additions such as the Archives and the Offices are to be demolished. Important features as the Chapel entry are to be kept as well as its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

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THE DEANERY



The Deanery, image by Katie Cummer



Deanery Original Floorplans, Archive



South West view of Deanery, image by Katie Cummer

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

Its original use was being the Dean’s residence. The Dean no longer lives in the precinct, so this building has become the cathedral administrative offices that moved out from Memorial Hall once the Cathedral School was established in the late 1980s.

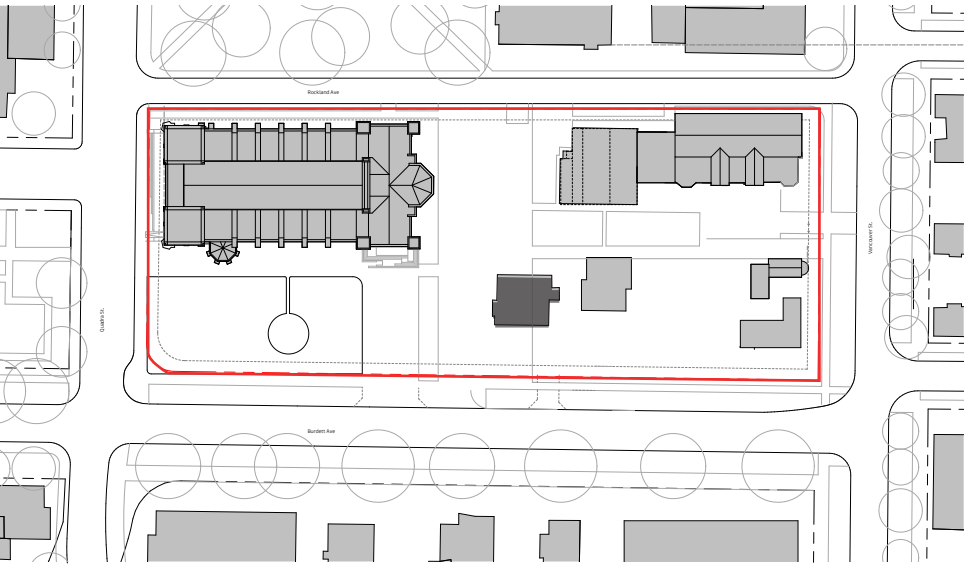
No structural upgrades have been made to this building, which suggests it is not up standards to resist level 02 seismic forces. Any adaptation for reuse of this building will need structural upgrades.

The location on The Deanery and its garden within the site limits the possibilities of future developments. The building lacks of architectural consistency with the other historical assets in the precinct and it is not well used as its original layout as residence differs from its current office use, creating inefficiencies. The Deanery is not a heritage designated. Relocating this building off-site would expand the possibilities for a more sensible development and improve phasing strategies, as well as dedicating this building for a more suitable use.

Preliminary structural assessment conducted by Read Jones Christoffersen Ltd. (RJC) indicates that the relocation of this building could be possible. The use and site are yet to be determined.

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RECONCILIATION OPPORTUNITIES



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