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LEGEND



New
Page



Revised
Section



Revised
Text

Client and Collaborators



CHRIST CHURCH
CATHEDRAL
A CATHEDRAL FOR THE CITY



ANGLICAN DIOCESE
OF ISLANDS AND INLETS
RENEWED HEARTS, RENEWED SPIRITS, RENEWED PEOPLE



FAULKNERBROWNS
ARCHITECTS



PWL partnership



CITY OF
VICTORIA

Revisions

Received Date:
July 24, 2024

EXECUTIVE SUMMARY

"This masterplan presents a once in a generation vision to reimagine Cathedral Hill for the benefit of the City of Victoria its visitors and its residents. The 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 Cathedral Hill 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.

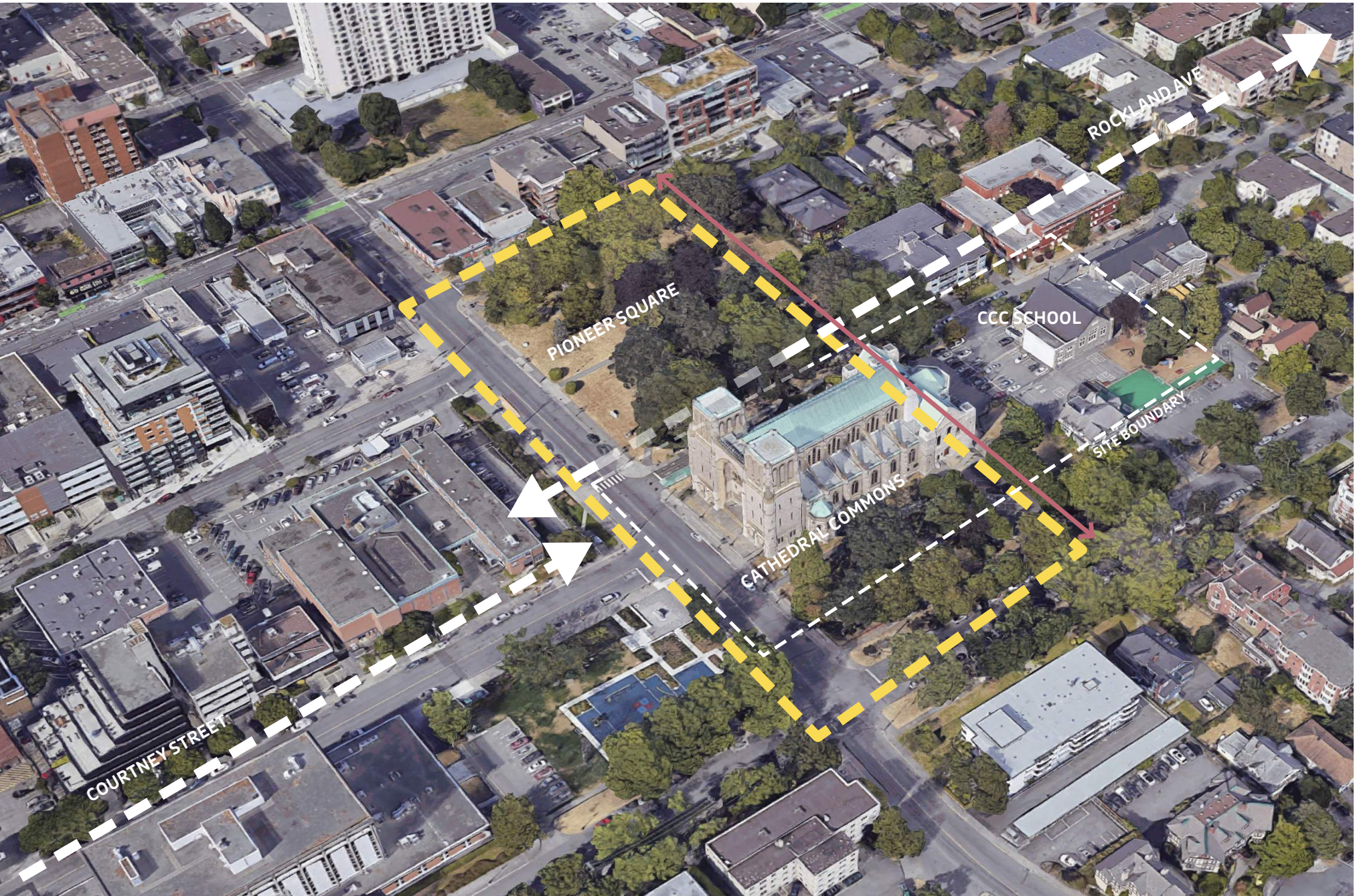
The proposal divides the site into four quadrants, two of which are development parcels with two multi-family residential buildings each, providing a combined 240-320 units on site with possible commercial space at grade. One of the other two quadrants contains the Cathedral on the west half of the site 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 Cathedral Hill provides a unique opportunity to reposition this landmark heritage building and reconnect the Cathedral to the city centre, while also addressing the City of Victoria's goals of increasing density and 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 Cathedral Hill 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. This 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.

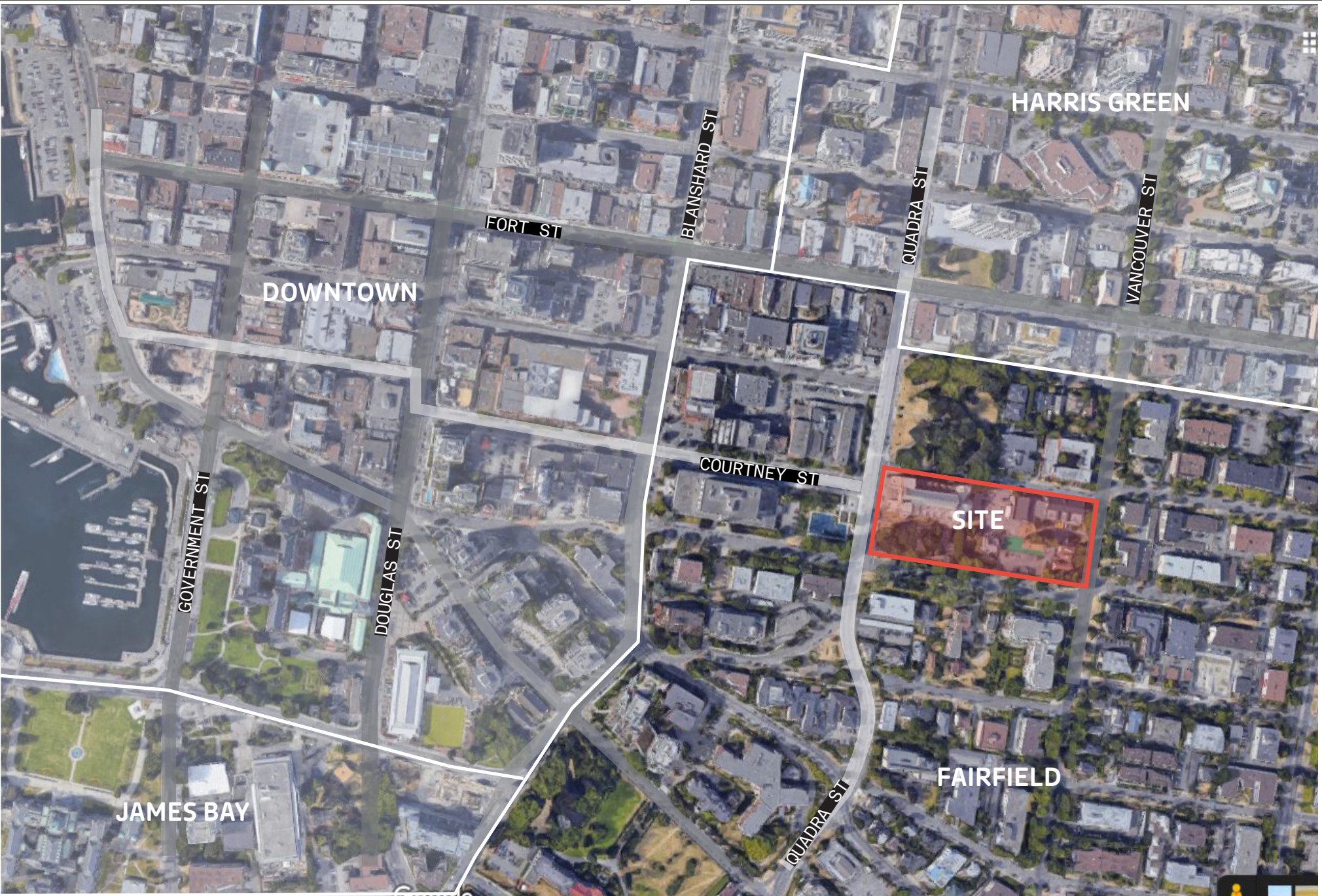


CITY CONTEXT

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.



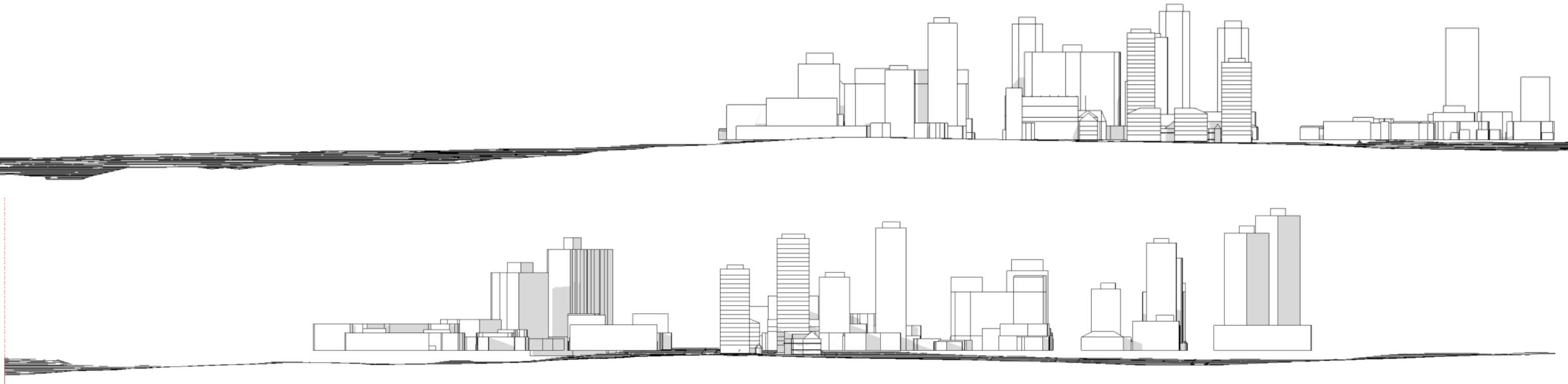
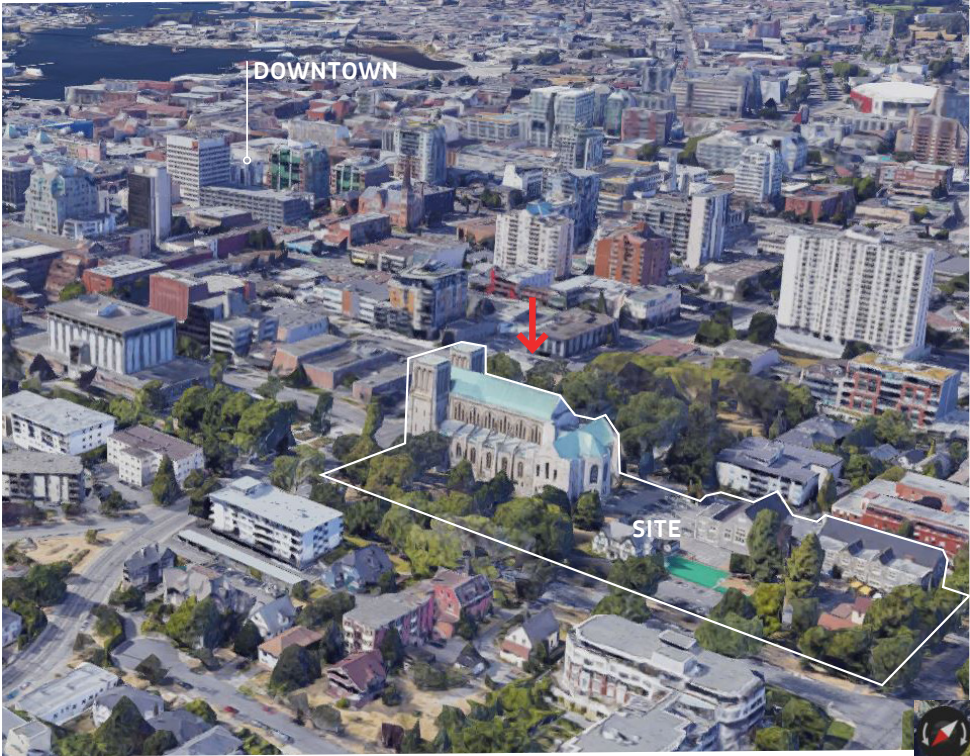
Source: City of Victoria Neighbourhood Boundaries



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 Cathedral Hill site provides a unique opportunity for redevelopment, one that will knit these two distinct urban forms together with a fine-grain urban fabric.



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 [Catehdral Hill](#) 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

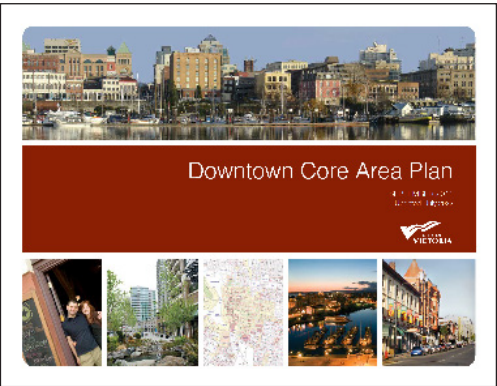
The Design Guidelines are to act as a benchmark and design framework to guide form and character of multi-family residential, commercial and industrial developments in support of the evolution of neighbourhood villages and key transportation corridors. As such they aim to address neighbourhood specific 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.



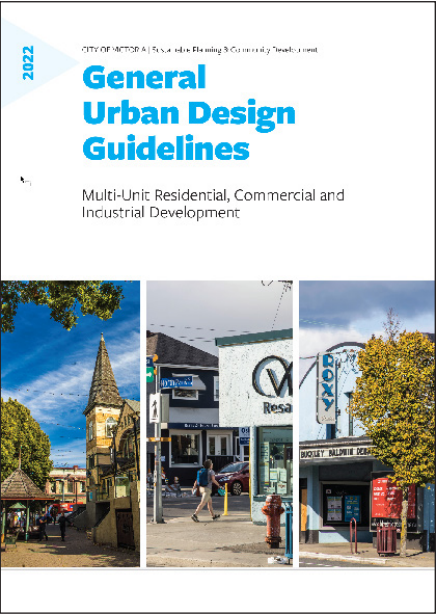
Official Community Plan
July 2012
Updated: February 27, 2020



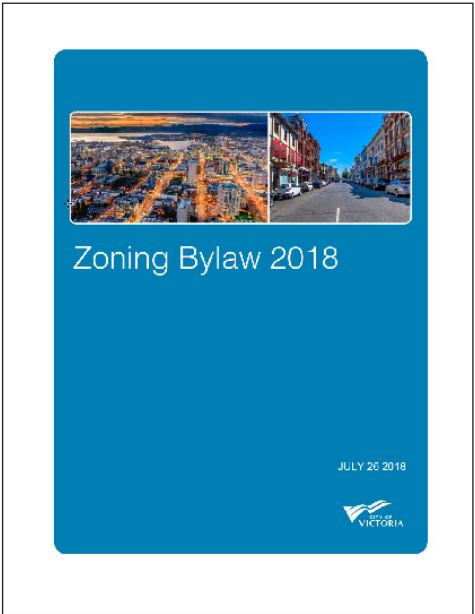
Downtown Core Area Plan
September 2011
Updated: July 2022



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.**

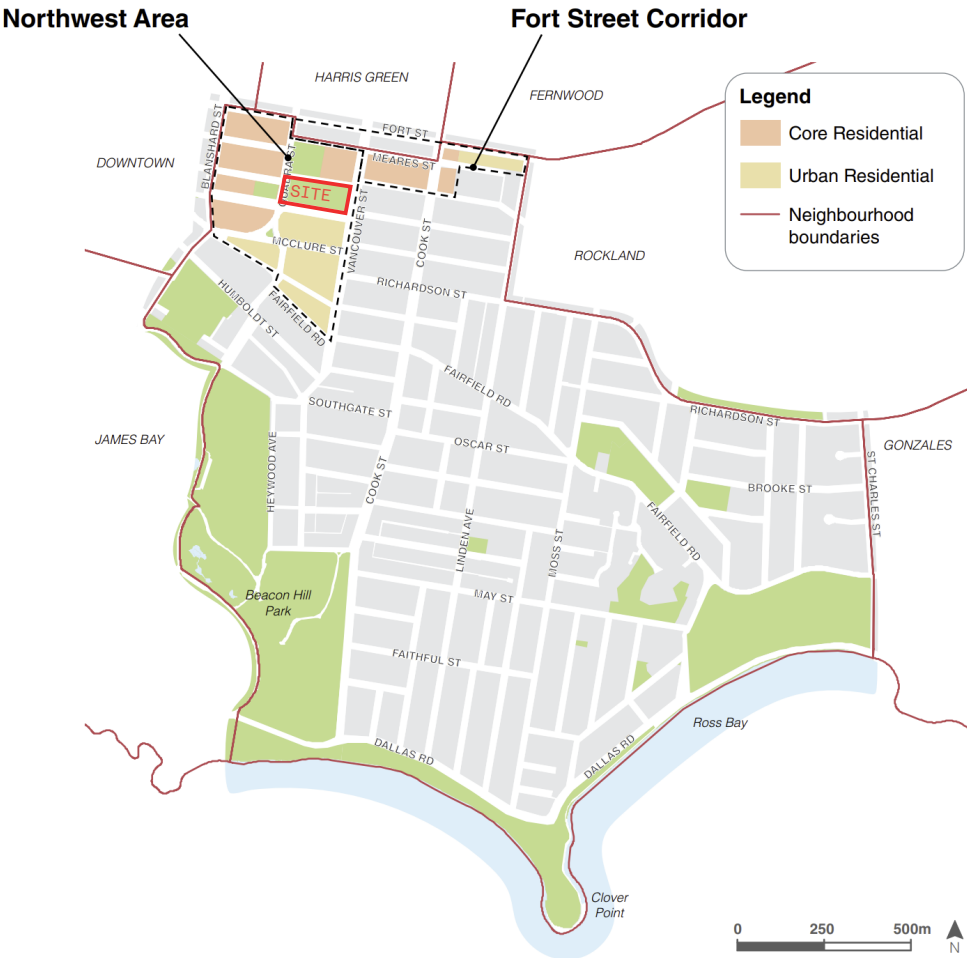
Recommendations are identified for Pioneer Square including enhancements to landscaping, seating, lighting and pathway improvements, as well as identifying site-specific improvements for community use. As well as the continued improvement to the Rockland Greenway adjacent to Pioneer Square.

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.



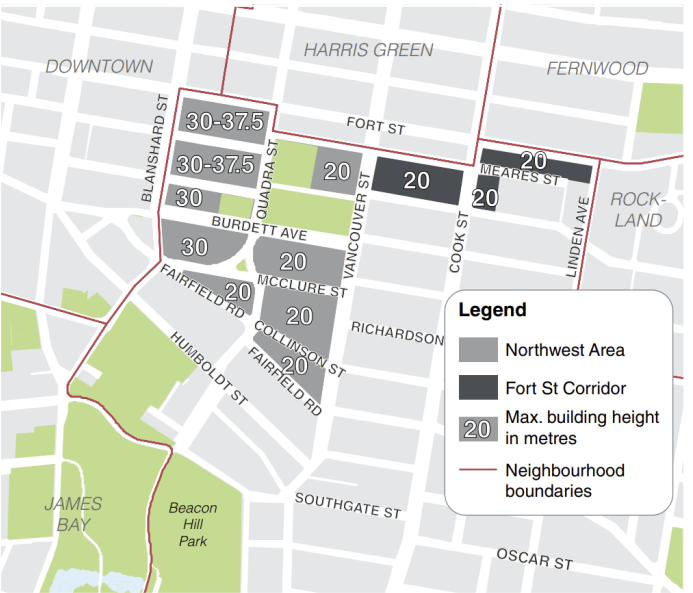
	Density	Housing Types
Core Residential	Base densities ranging from 1.2 to 2.0 FSR. Opportunities for bonus density ranging from 2.5 to approx. 5.0 FSR	Residential, mixed use or commercial buildings up to 30-37.5 metres (10-12 storeys) in blocks bounded by Blanshard St, Fort St, Quadra St, and Courtney 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



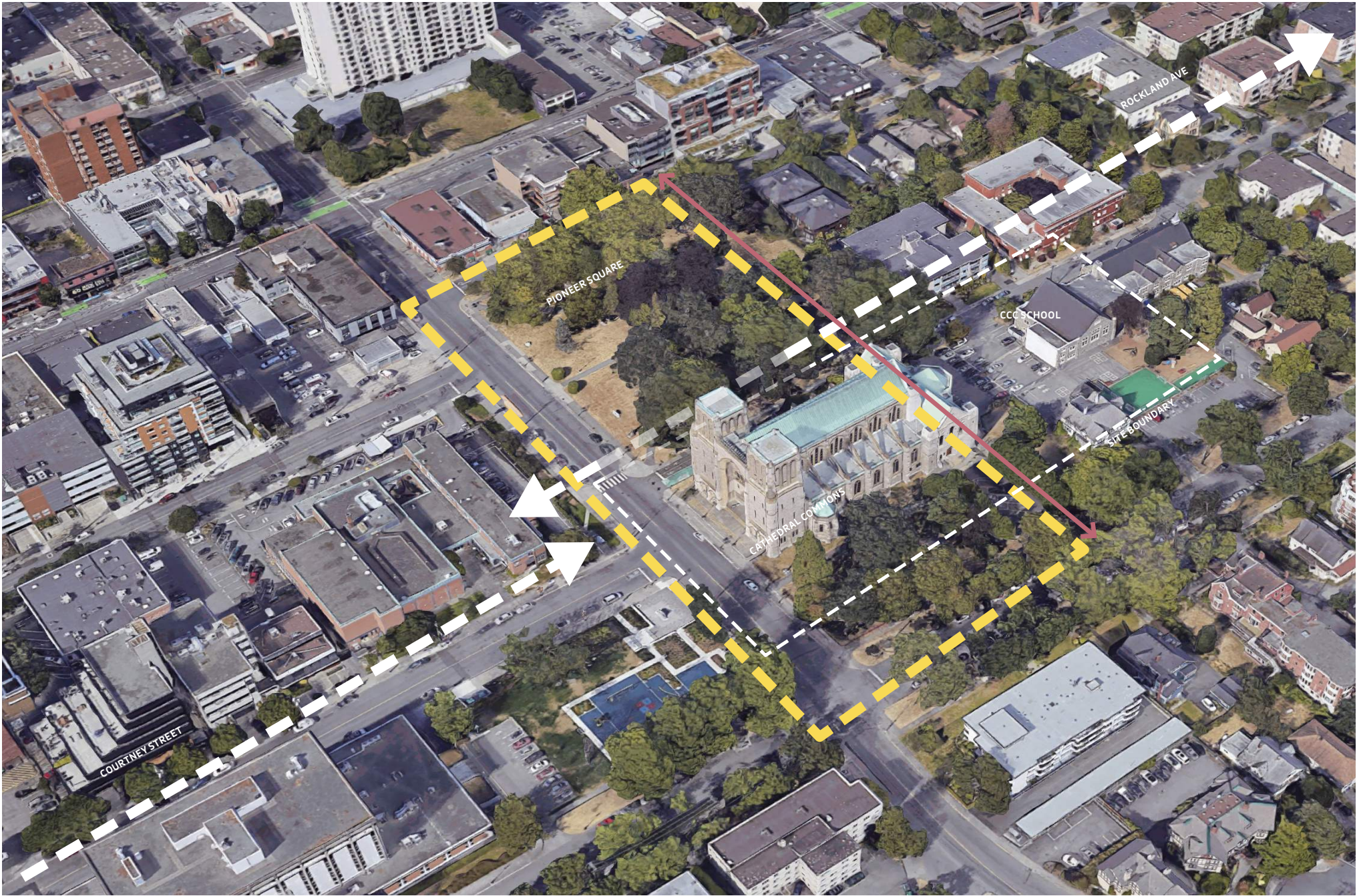
Map 8. Maximum Building Height Map – Northwest Area + Fort Street Corridor

SITE CONTEXT | SITING & MASSING 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.

This outstanding urban ensemble of park and cathedral may drive the siting and massing of development on the site, particularly for the CCC School.

Pioneer Square: ~0.83 ha
Cathedral Commons: ~0.11 ha



SITE CONTEXT | TRANSIT, SERVICES, AMENITIES

Cathedral Hill is centrally located with easy access to transit and community amenities. Situated on the axis of two greenways on Vancouver Street and Courtney/Rockland Street with park spaces to the north and west the Cathedral 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 BC

4. YMCA-YWCA Downtown

5. Provincial Court of BC

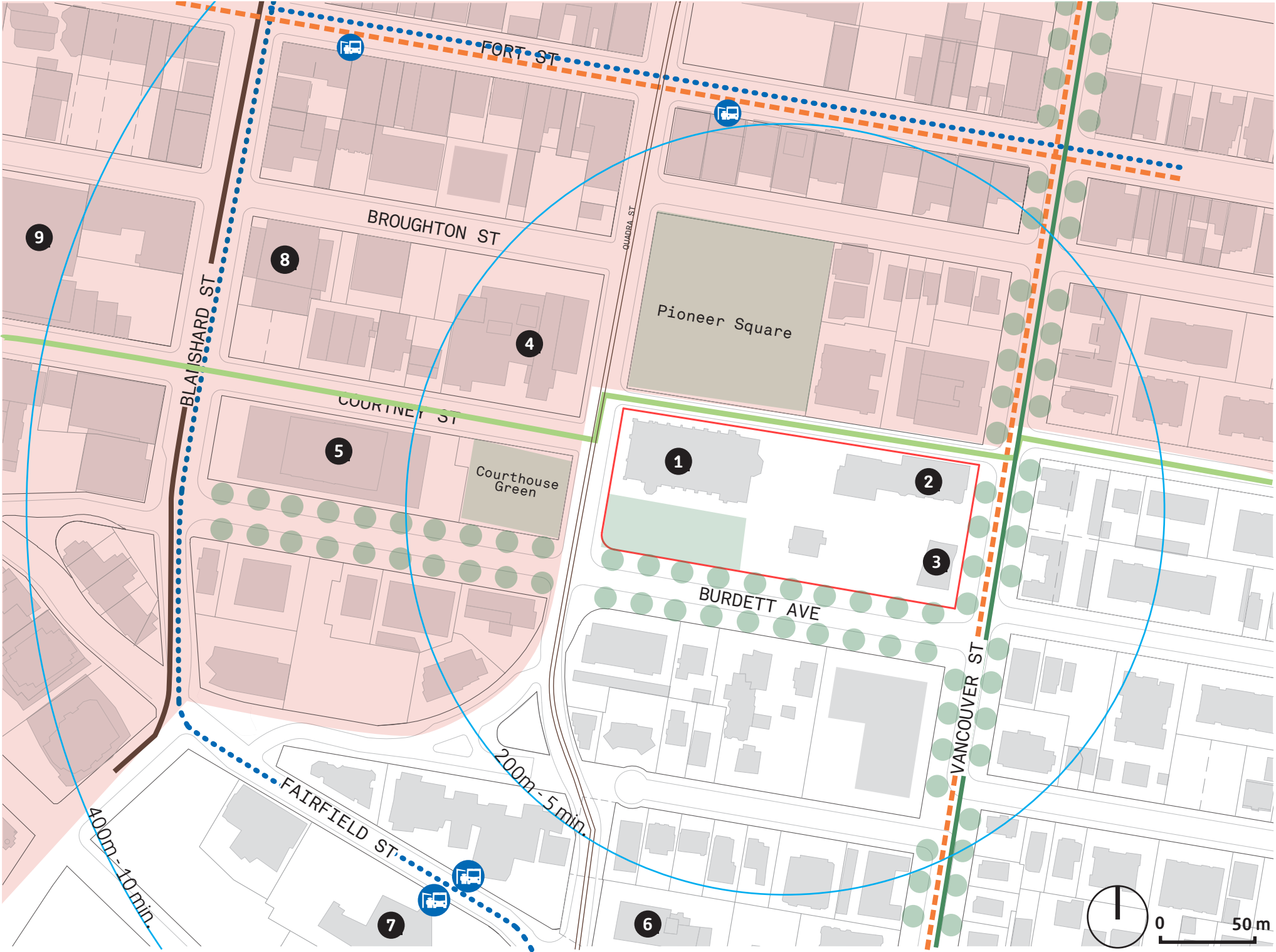
6. Victoria Senior Citizens

7. Mt. St. Mary Hospital

8. Royal Theatre

9. Greater Victoria Public Library, Central Branch

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



SITE ANALYSIS



SITE COVERAGE | LAND OWNERSHIP & AREA SUMMARY

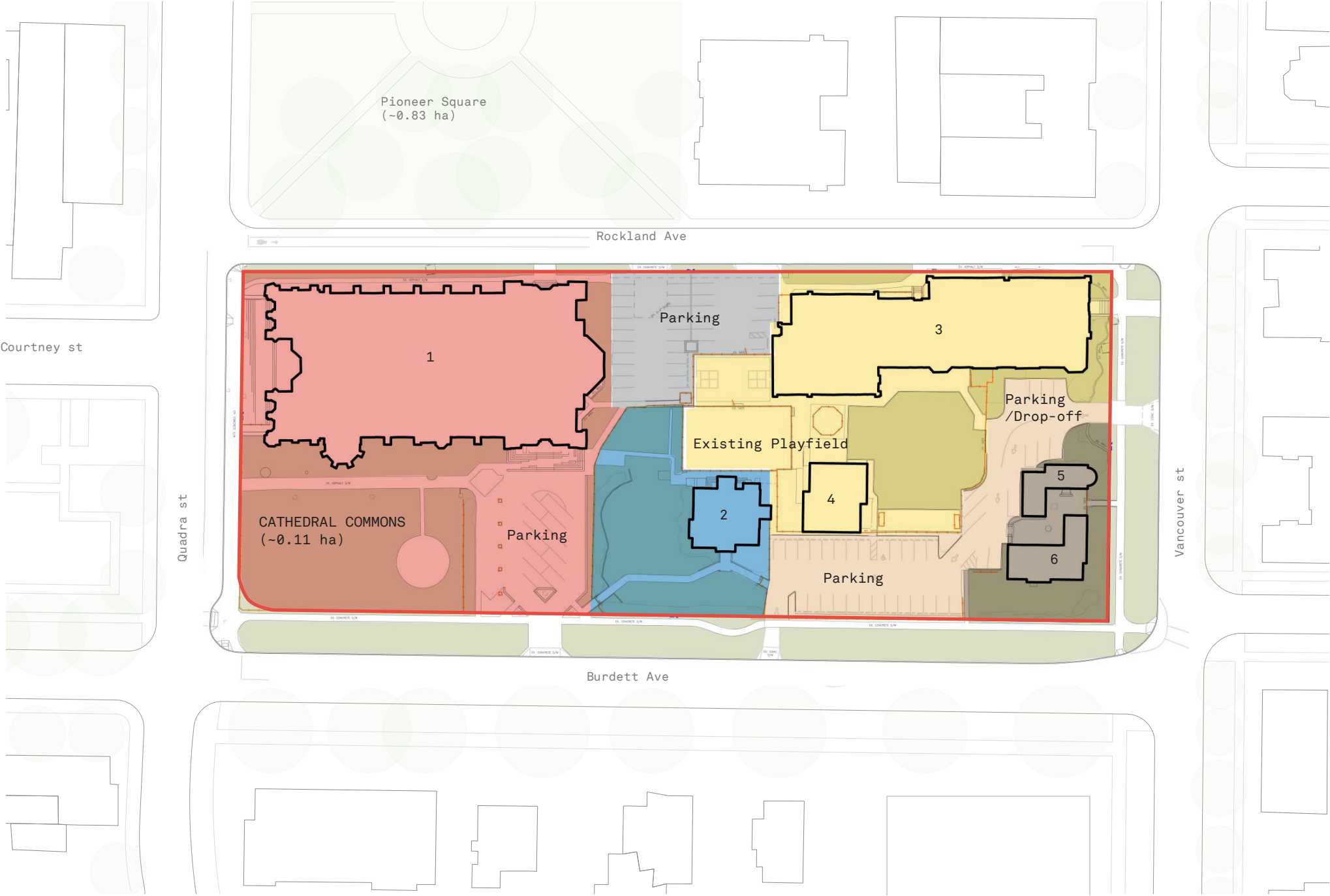
While the entire site is owned by the Diocese the use of the site is split into four different zones which relate to the four different heritage buildings on site: the Christ Church Cathedral, Memorial Hall, the Deanery and Yarrow Chapel. Christ Church Cathedral makes up the largest footprint and FSR on the site. Memorial Hall is currently occupied by Christ Church Cathedral School, which due to insufficient space has expanded into temporary portables. There is also a significant amount of the site dedicated to outdoor play space for the school including a small sports field, basketball courts and 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 Courthouse Green to the west.

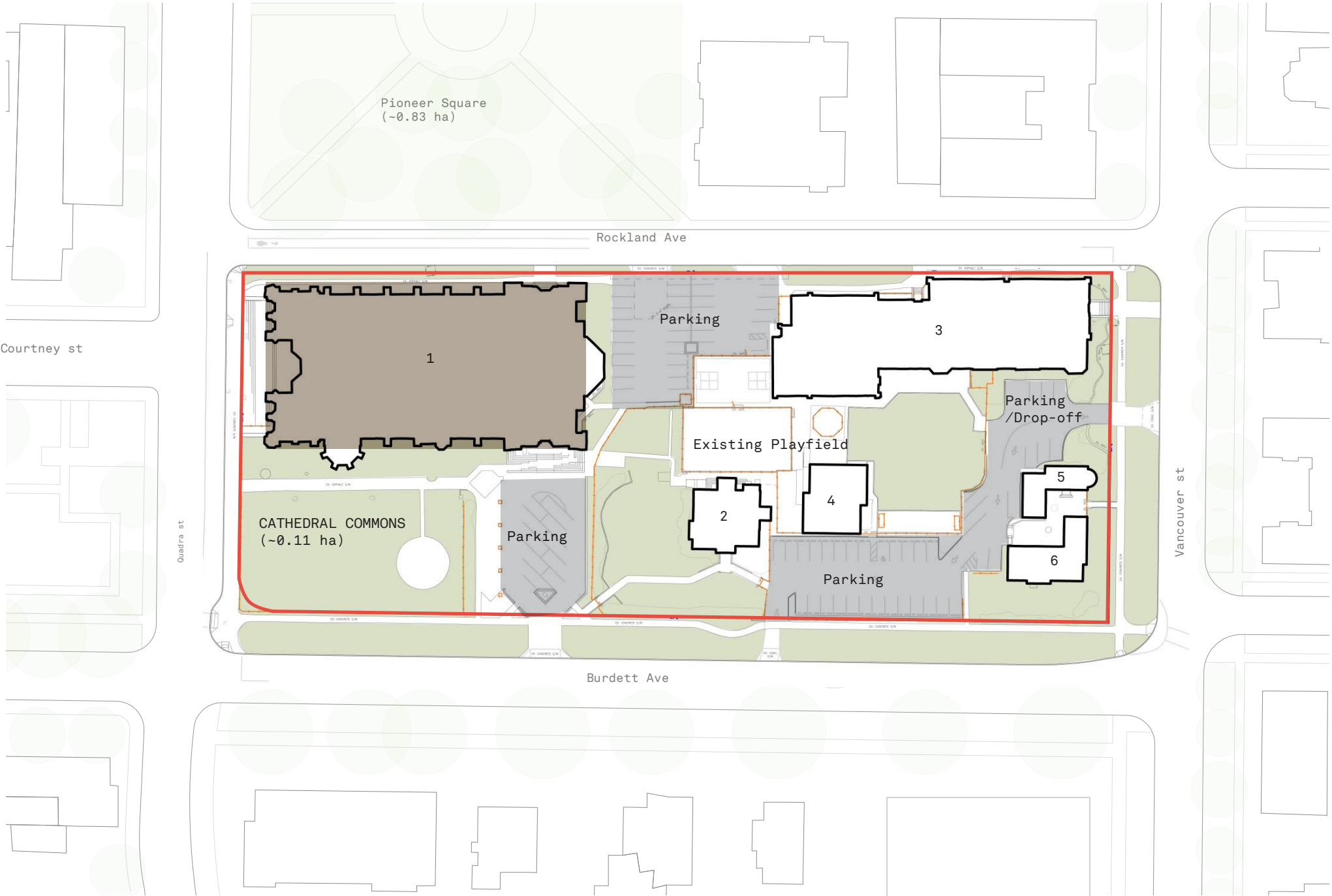
Cathedral Commons provides a large outdoor amenity space for the site. It should be noted that a joint committee is working toward, a mutual covenant regarding the redevelopment of the "Cathedral Commons". This plan would rededicate the south lawn of the Cathedral Lekwungen territory and ensure that 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 relocation 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.

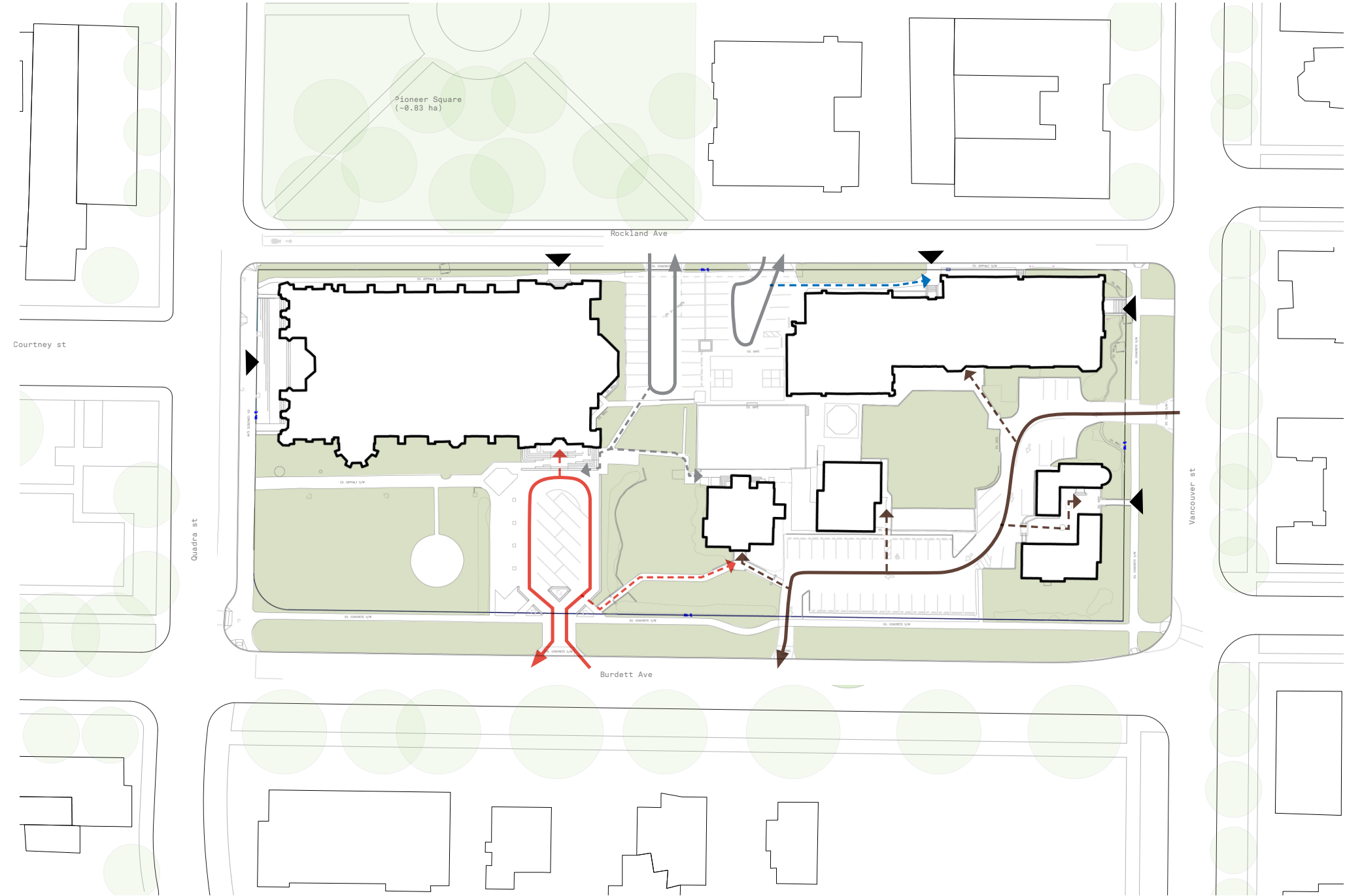
Refer to the Parking Study and Traffic Impact Assessment conducted by Watt Consulting for additional information regarding site parking and traffic.

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

CONIFEROUS CANOPY

TREE CENTRE

PROTECTED ROOT ZONE

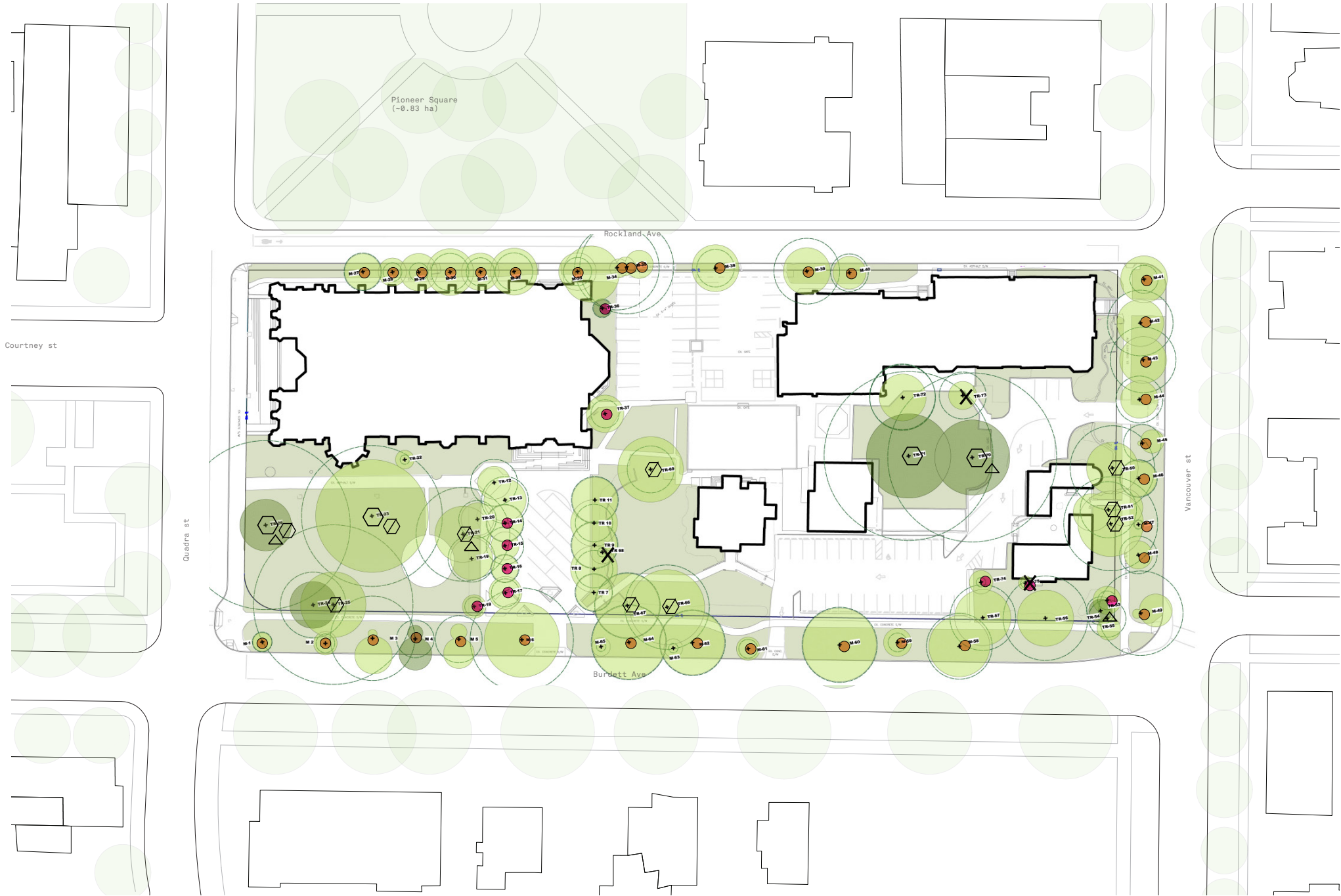
TREE TAG #

BROADLEAF CANOPY

20

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)

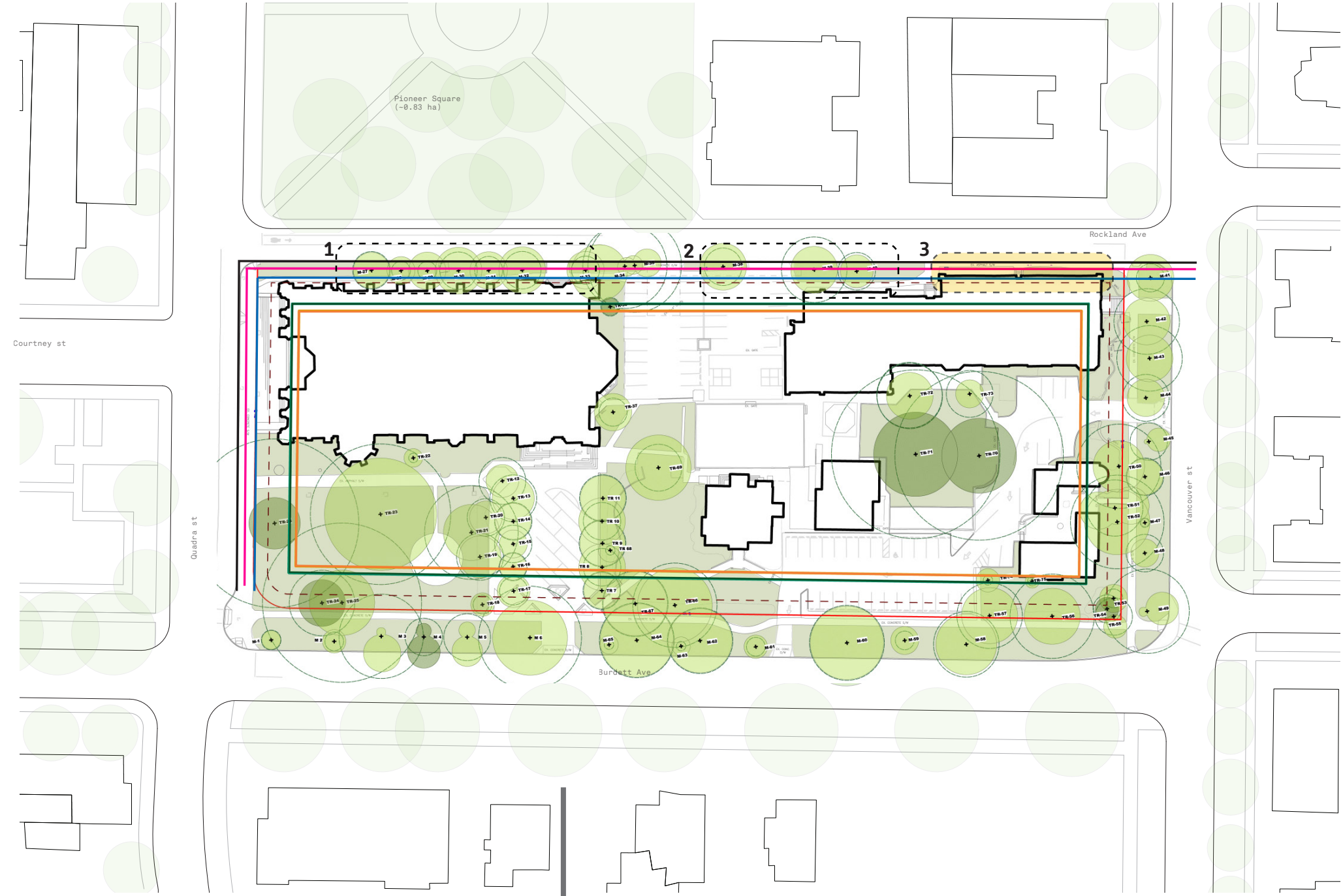
9.0m Multifamily Setback (Part 8.1 CHP-R3 Zone, Multiple Dwelling)

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. **Reconnection to a vibrant downtown core and heritage, cultural, tourism and residential** activation will greatly improve its contribution to the City of Victoria. "

Christ Church Cathedral site is an important cultural, community and heritage asset 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 **Hill to ensure it benefits a diverse community in perpetuity** This is a **rare** opportunity to shape the future of one of Victoria’s most significant urban places.

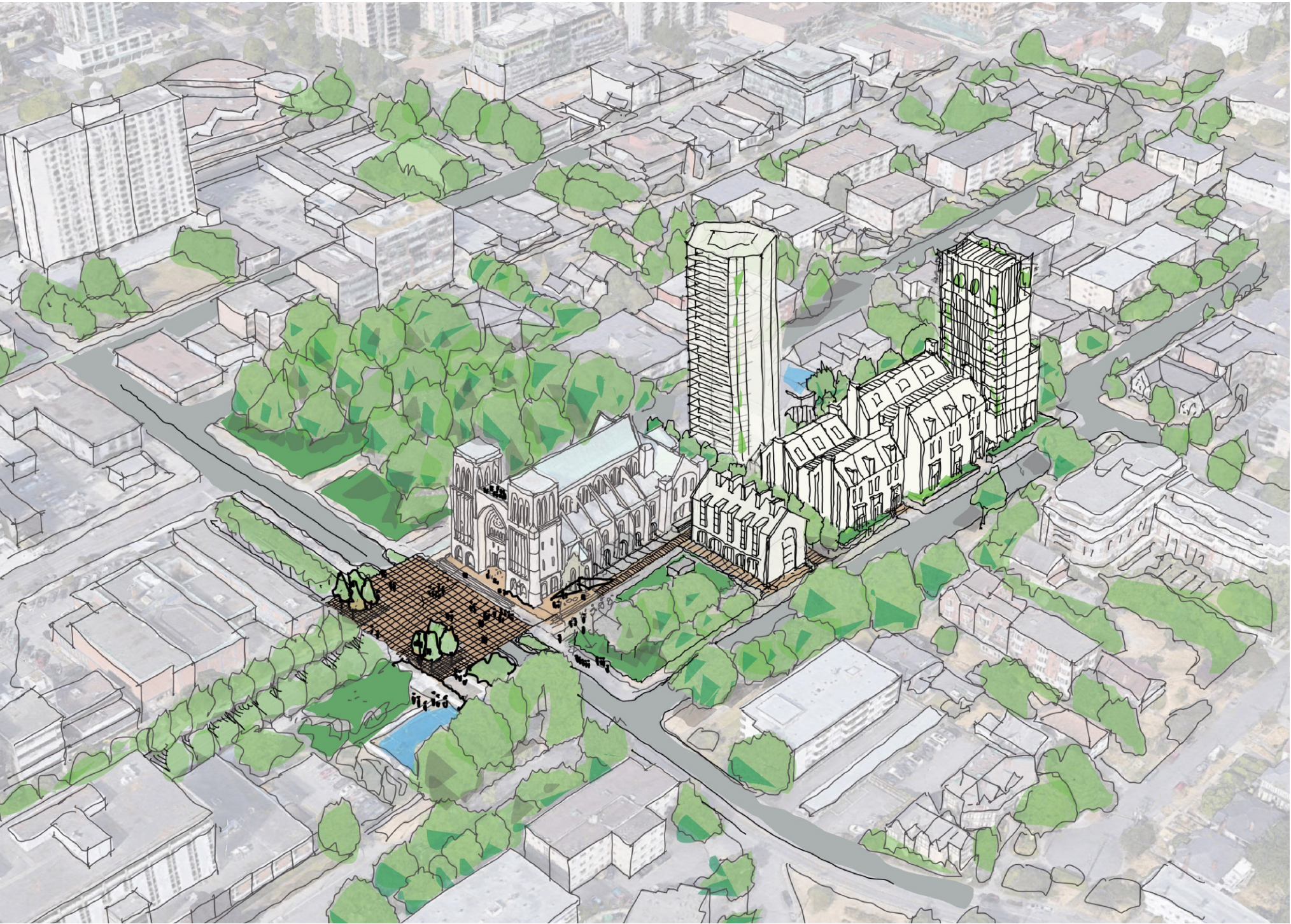
- Three key objectives are to;
- Reposition the Cathedral **Hill** to be more accessible, offer more value to the surrounding context, and bring tangible benefit to **community both near and far**
 - **Renew**, retain and celebrate **Cathedral Hill’s** existing heritage **context**.
 - Generate development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

As a transitory site between the downtown core and Fairfield, at the intersection of two city designated greenways, **Cathedral Hill** is well positioned to be **one of the most** prominent cultural and architectural feature of the city. Improvements to the public space, including a new public **court** 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 **designated** heritage buildings making it one of the most significant historical assets within the City. The proposal seeks to **renew**, retain, and restore these valuable heritage buildings, **as set out by the Standards and Guidelines for the Conservation of Historic Places in Canada**, while also expanding their use to the City of Victoria, for residents and visitors alike. However, the costs associated with the required structural upgrades and renovations are significant. By allowing for development density on the site, the City can **support** ensuring these heritage assets will be safe, **accessible** and secure **for future generations**.

The development of the **Cathedral Hill** also provides a significant opportunity to meet the **government’s** housing goals. Adding 240-320 homes on this site will contribute to much needed housing stock for the City **on a site that requires residential activation to meet it and the neighbourhood goals of safety and financial security**.

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



VISION | DENSITY, SOCIAL BENEFIT

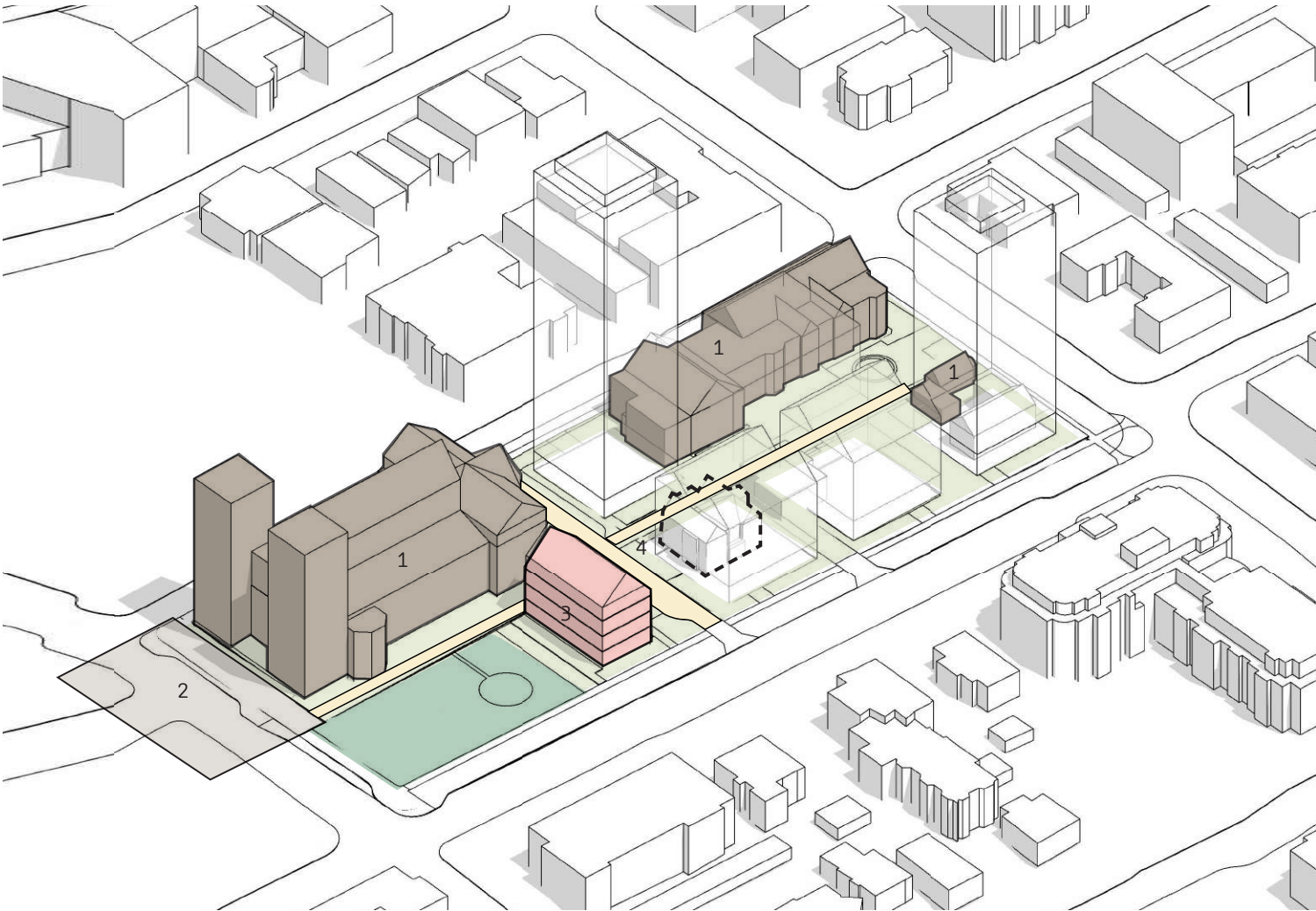
The site is home to three heritage designated buildings, Christ Church Cathedral, Memorial Hall, and Yarrow Chapel. The conservation of these heritage assets requires a substantial amount of density to begin to finance the restoration and rehabilitation of the heritage structures on site. Beyond the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

1. HERITAGE CONSERVATION

Work to renew, restore, and renovate the Cathedral, Memorial Hall and Yarrow Chapel requires securing funding for the significant costs particularly for structural and accessibility upgrades.

2. CATHEDRAL COURT

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



3. CATHEDRAL HOUSE

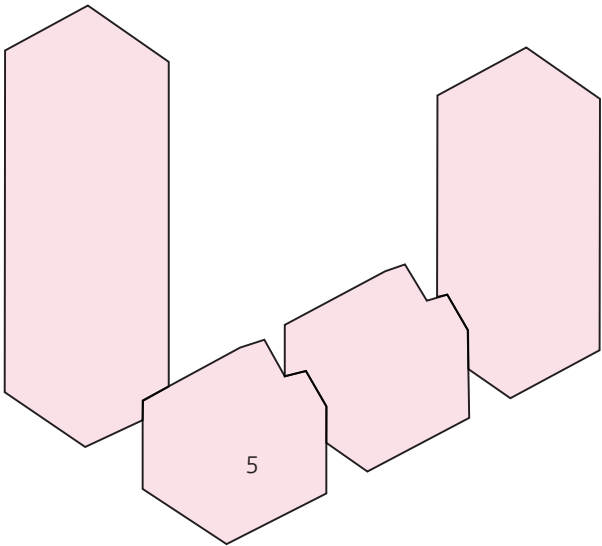
The proposed Cathedral House building provides much-needed community commercial and amenity space for the site, including music and multipurpose rooms, administrative offices, and a cafe. This building is envisioned to house various historic and future partners accessing the site.

4. CATHEDRAL WALK & MEMORIAL MEWS

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

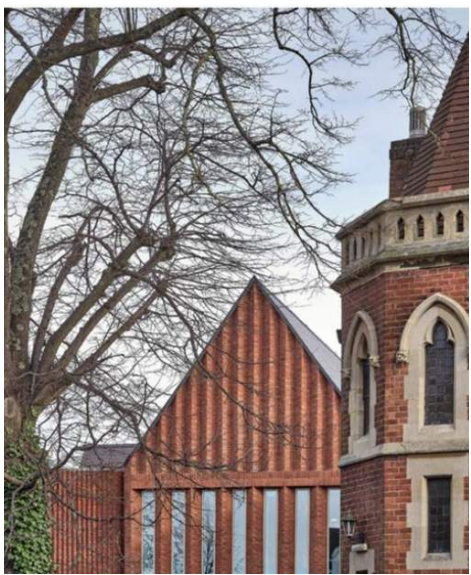
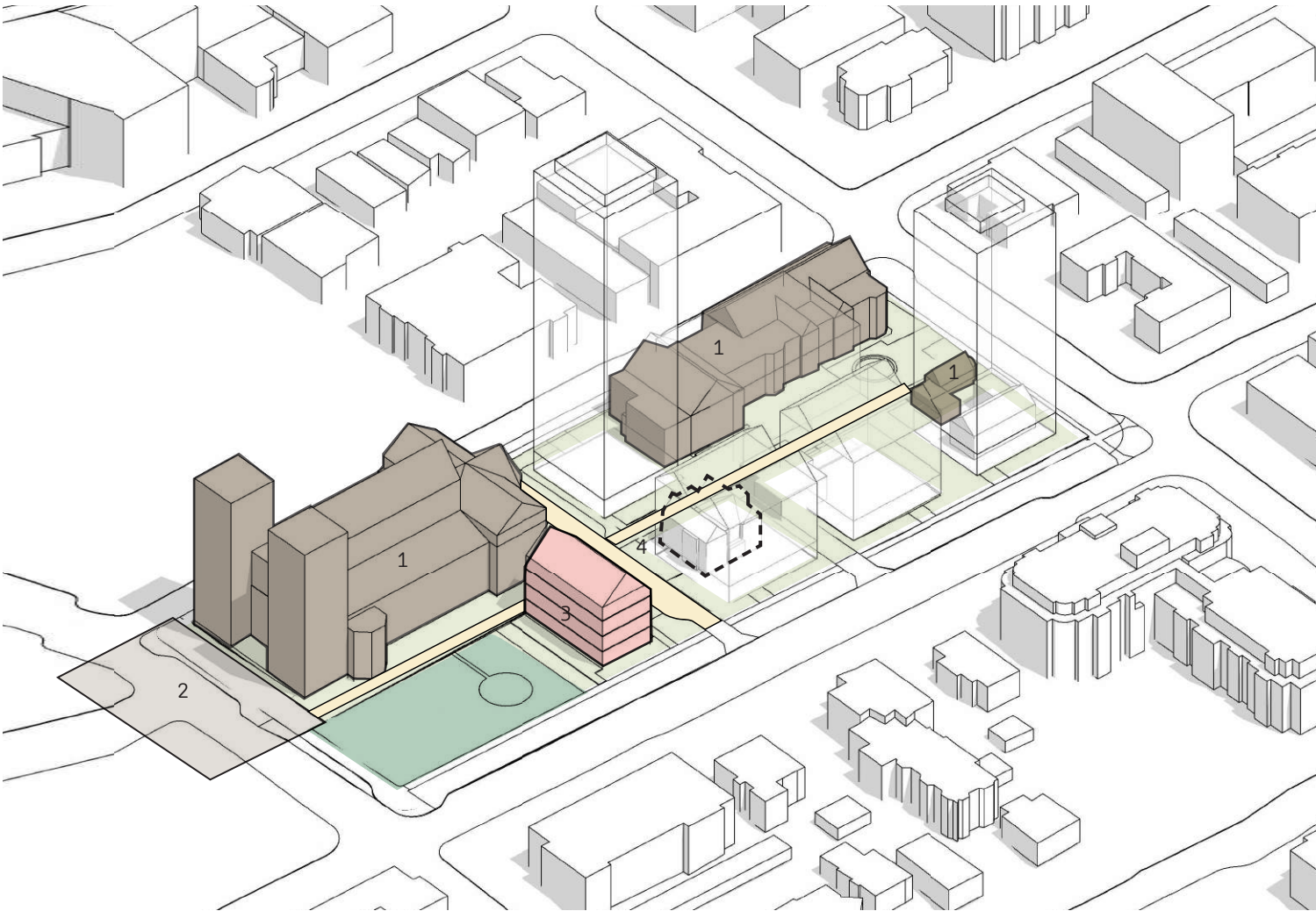
5. HOUSING IN A UNIQUE SPACE

By allowing for 2.5 FSR on the site, the City will gain an additional 240-320 housing units, contributing towards the housing needs of Victoria.



VISION | DENSITY, SOCIAL BENEFIT

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



VISION | CATHEDRAL COURT

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



VISION | CONNECTIONS

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



VISION | BEAUTIFUL STREETS

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



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.

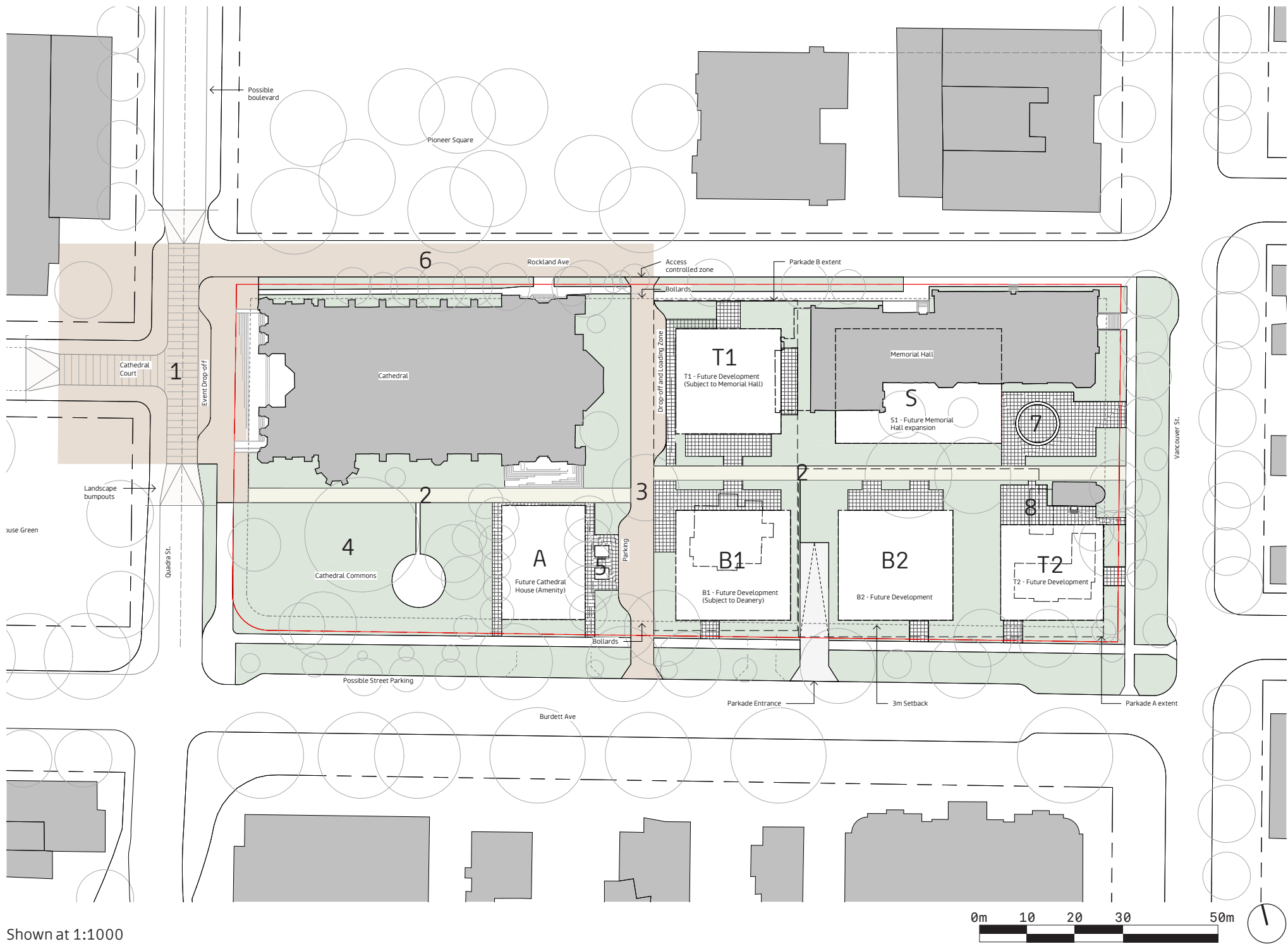
Recognizing the need for density while negotiating the site constraints including the protection of heritage assets, urban forest and landscape, bedrock and parking, the resulting urban design plan results in the site division into four quadrants that provide flexibility and allow for phased development.

LEGEND

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

- A - Cathedral House (Amenity)
- 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



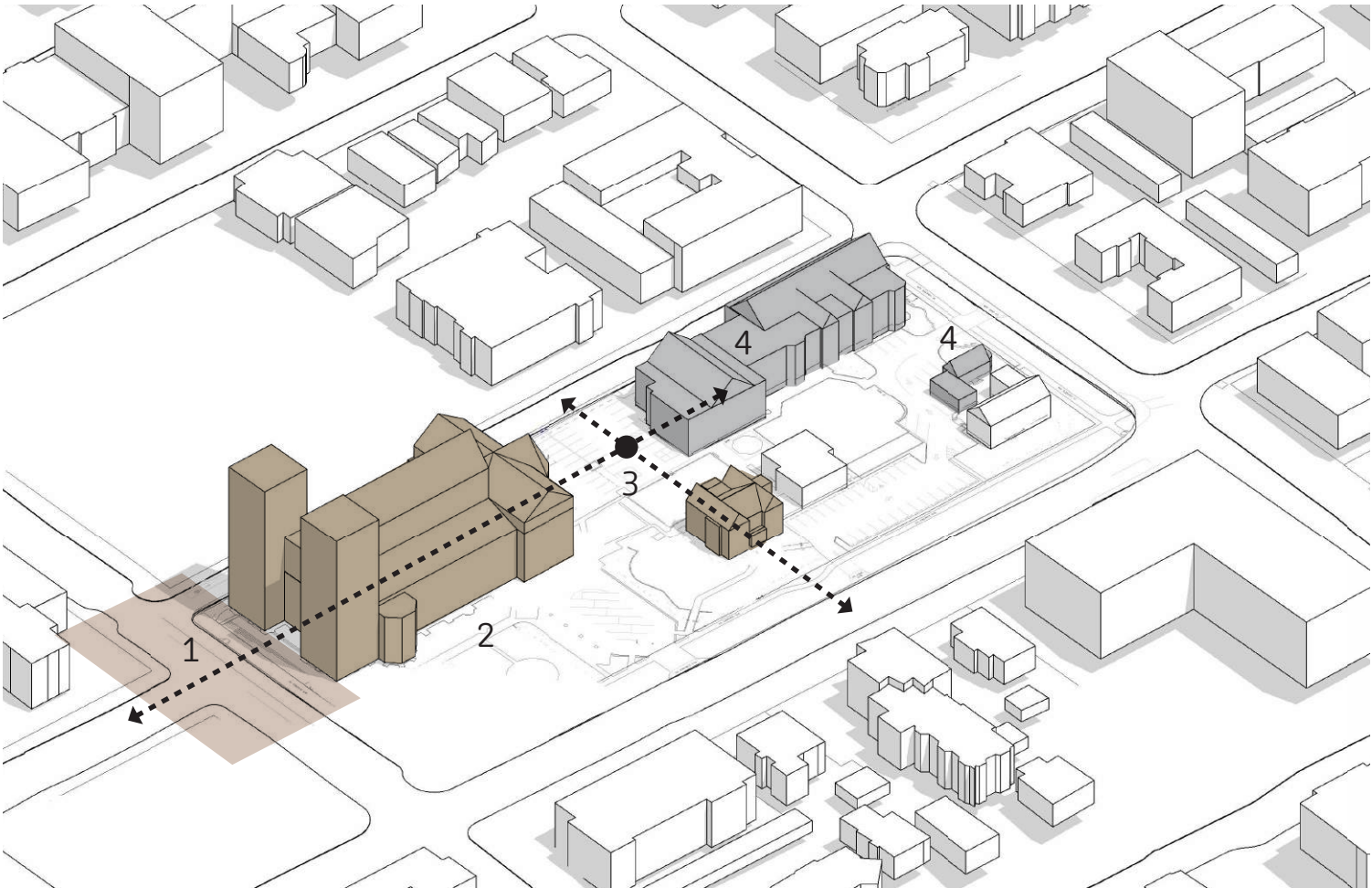
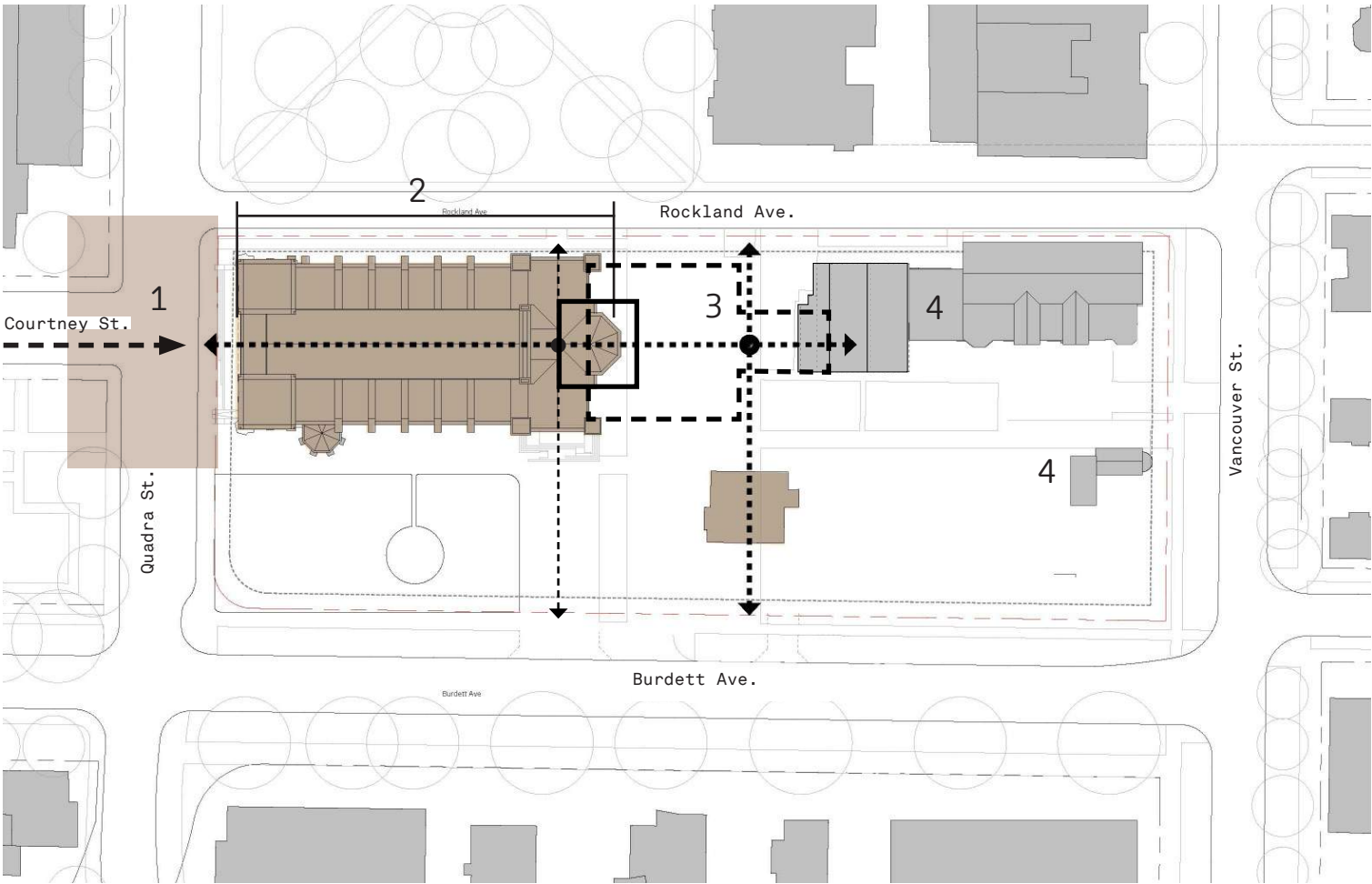
Shown at 1:1000

MASTERPLAN DESIGN PRINCIPLES | HIERARCHY + ORGANISING FEATURES

PRECINCT'S DEFINING GEOMETRIES

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

- 1. Connect Cathedral to city - 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.

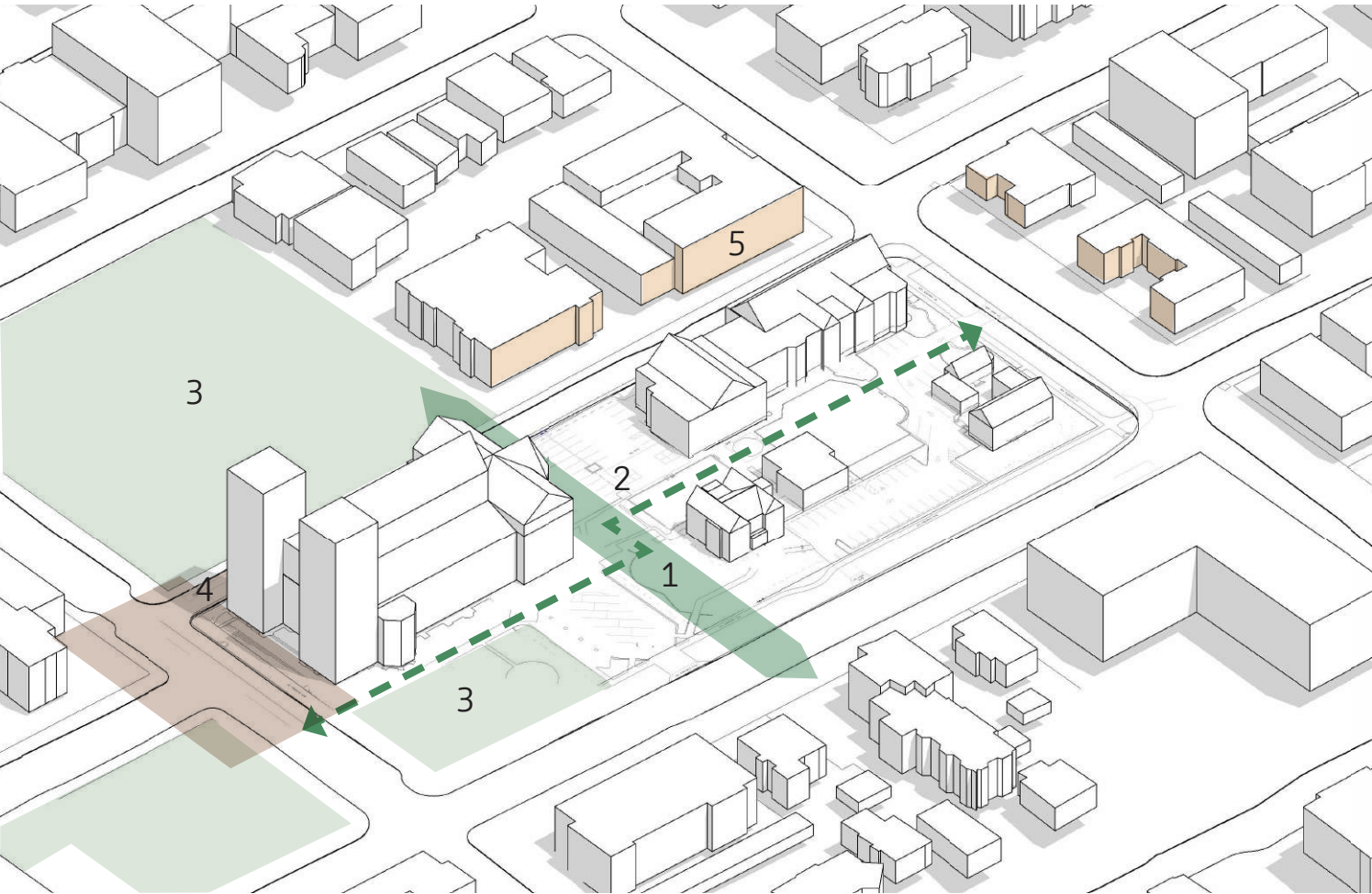
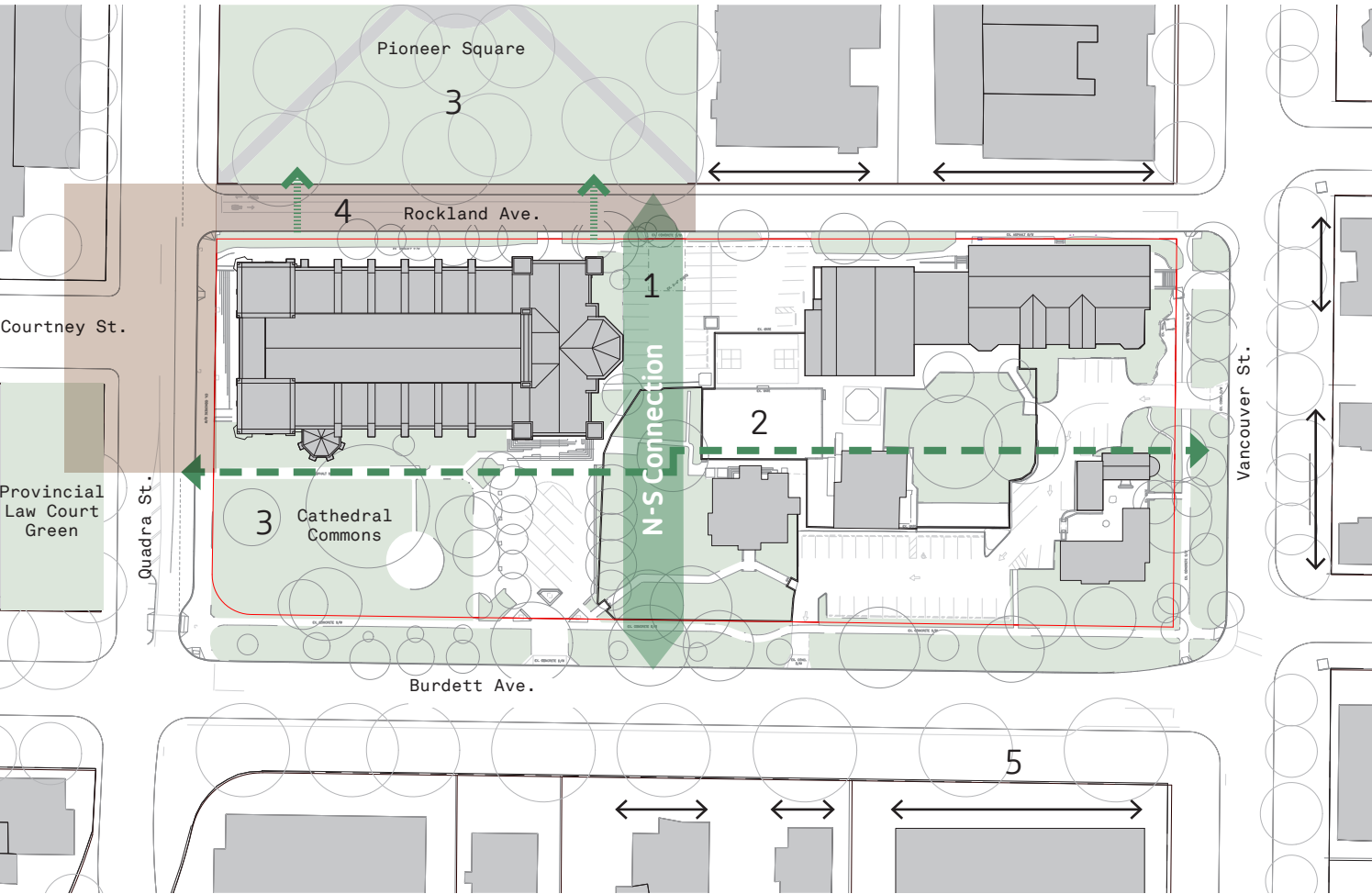
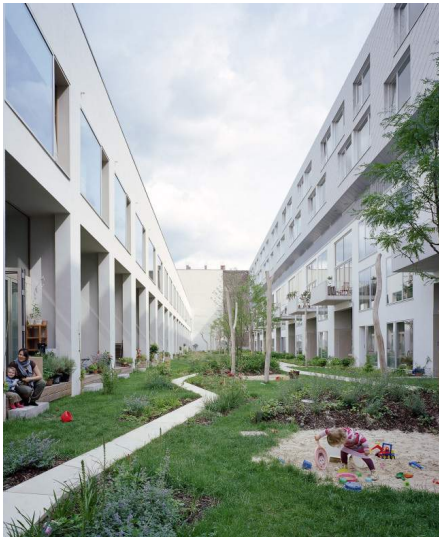


MASTERPLAN DESIGN PRINCIPLES | OPEN SPACE + CONTEXTUAL INTEGRATION

OPEN SPACE PRINCIPLES

Our proposals aim to create opportunity for the Cathedral to be more accessible in context and have a stronger relationship with its surrounding park. Currently the site is very divided and inaccessible. 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 sitting between two parks.
- 4. Activate Pioneer Square by making the Cathedral part of the park.
- 5. Break buildings down to bite sized pieces to reflect scale of neighbouring buildings and urban fabric

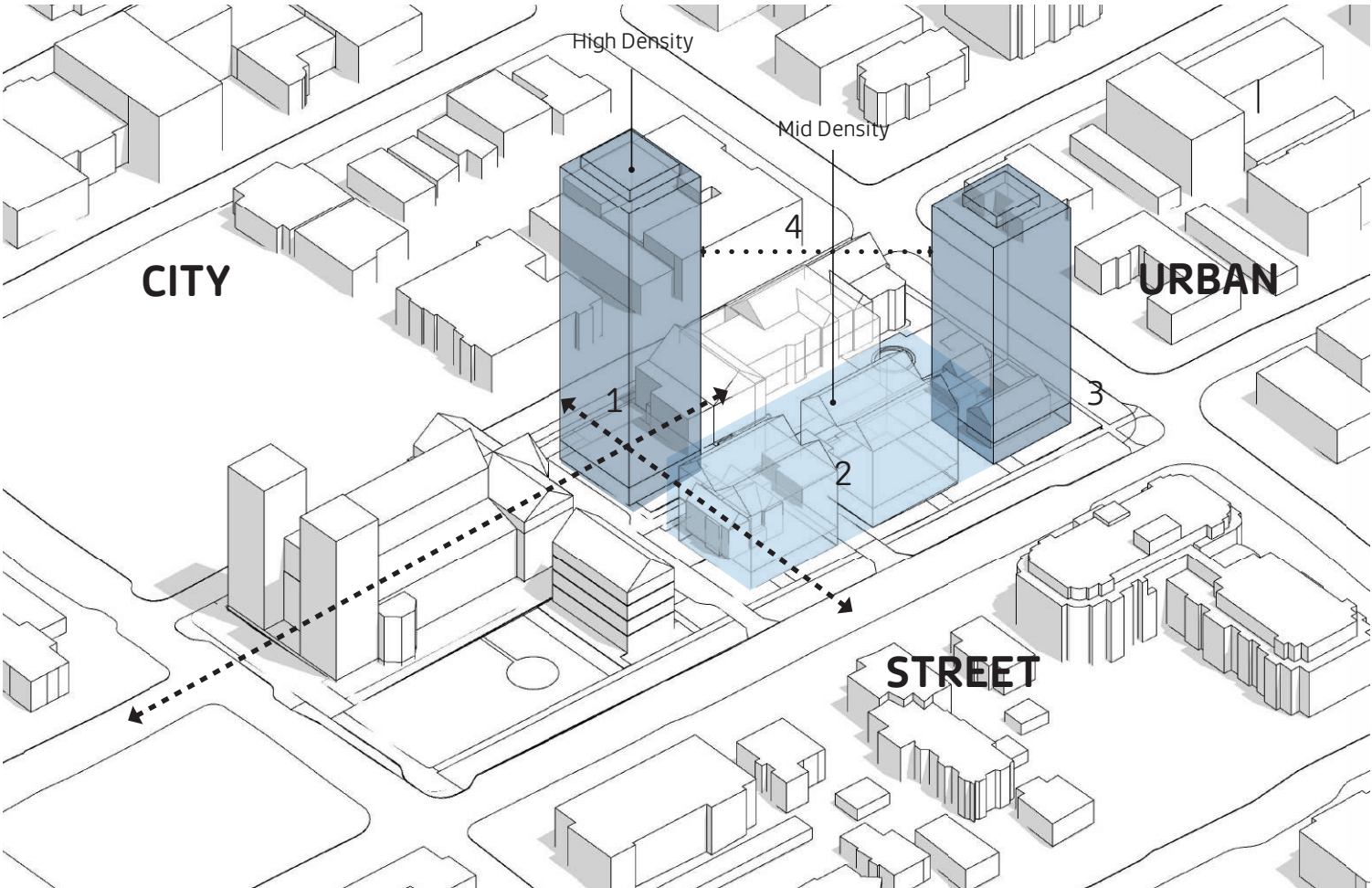
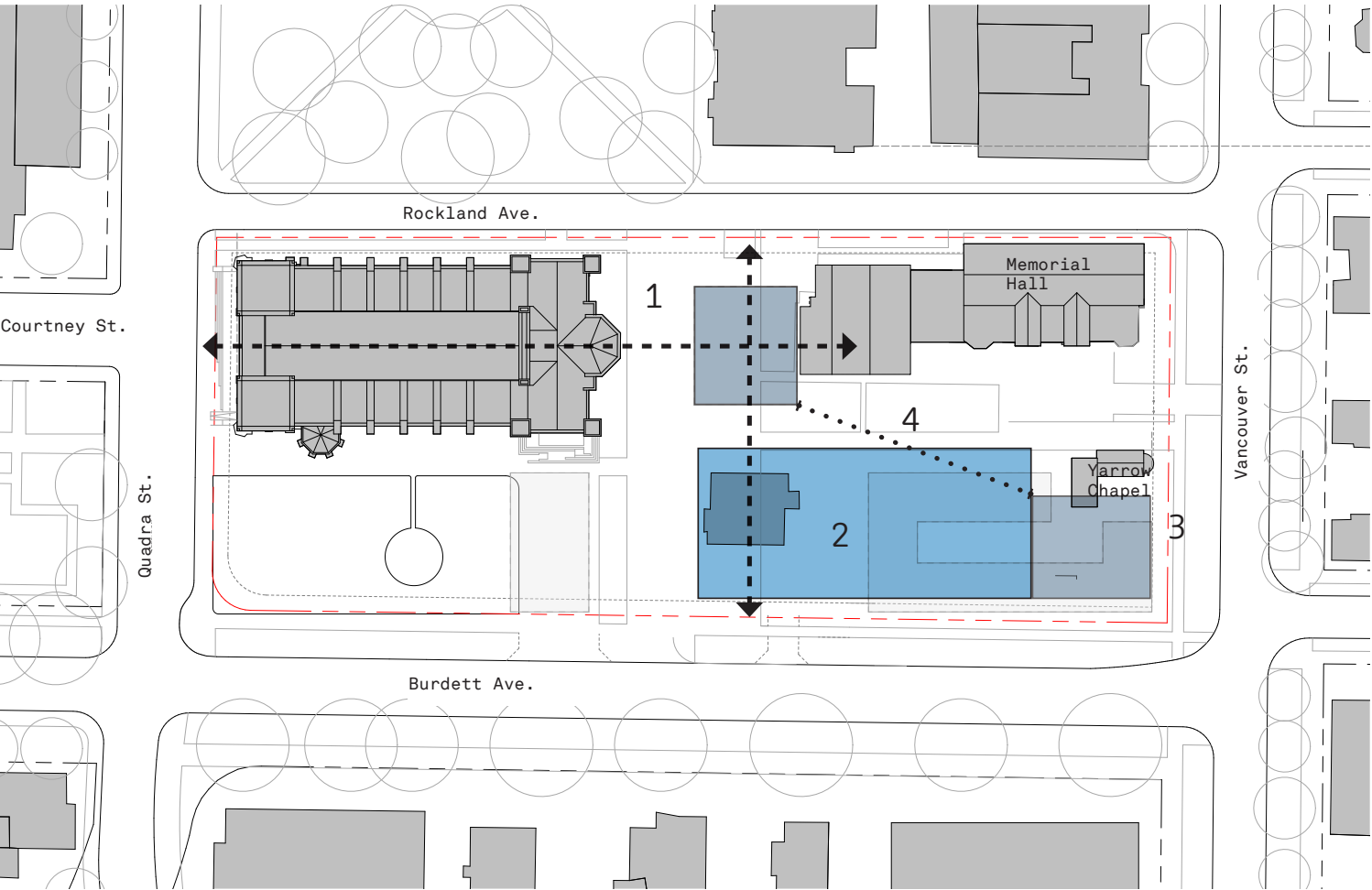


MASTERPLAN DESIGN PRINCIPLES | LOCATING DENSITY

DENSITY DISTRIBUTION ON SITE

Density was distributed on the site based on the design principles of hierarchy, open space, and contextual integration. The hierarchy of the buildings generates the two primary axes for the central buildings on the site. An open space network further divides the site both in the N-S and E-W direction which provides parcels for development that are at the scale of surrounding developments. Based on this, the resulting footprints height was allocated to emphasize the existing heritage, while also maximizing the distance between towers. *The proposed density allocation reflects the transitory nature of the Cathedral Hill site, sitting on the edge of the Downtown Core in a mature, but still changing residential neighbourhood.*

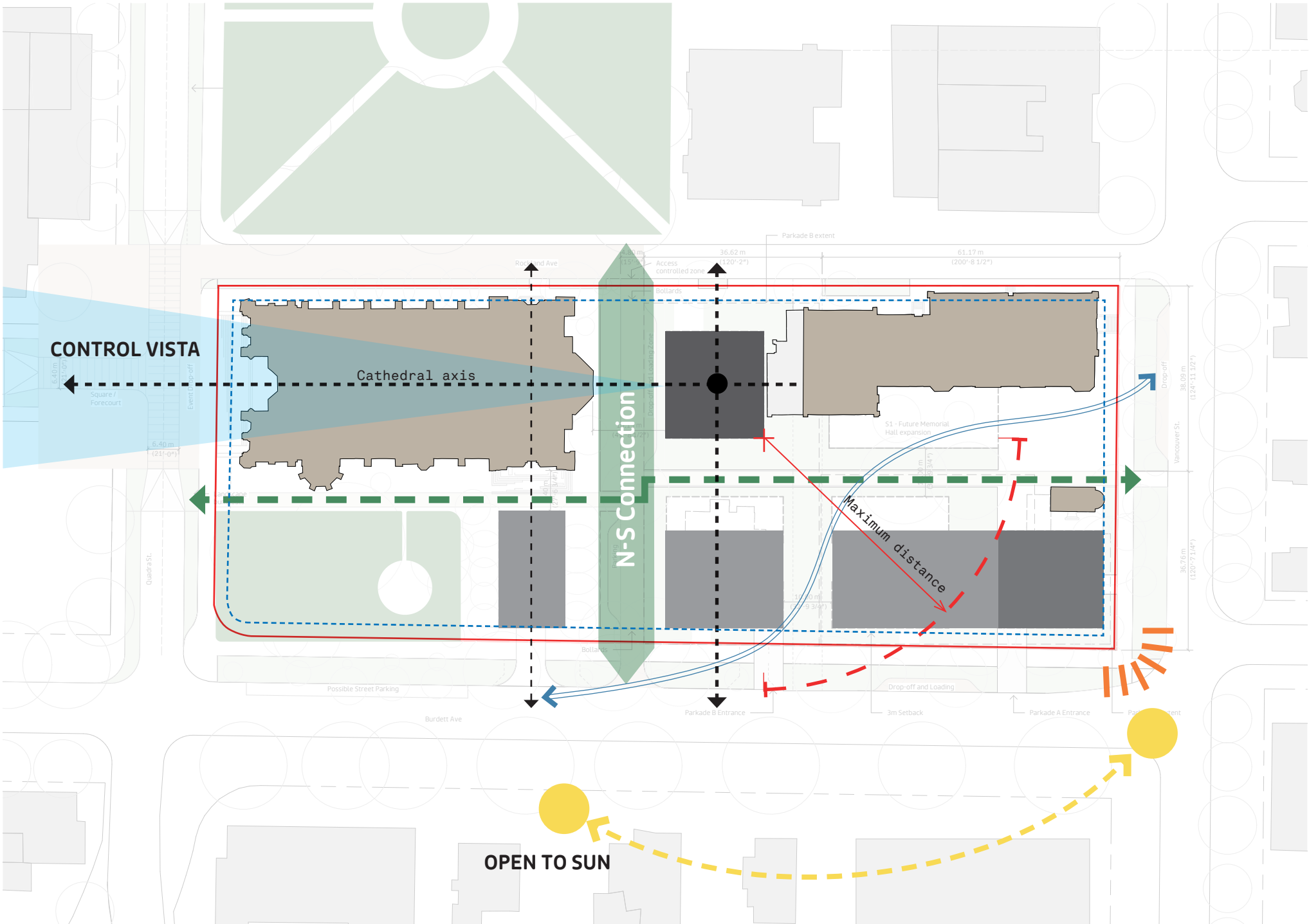
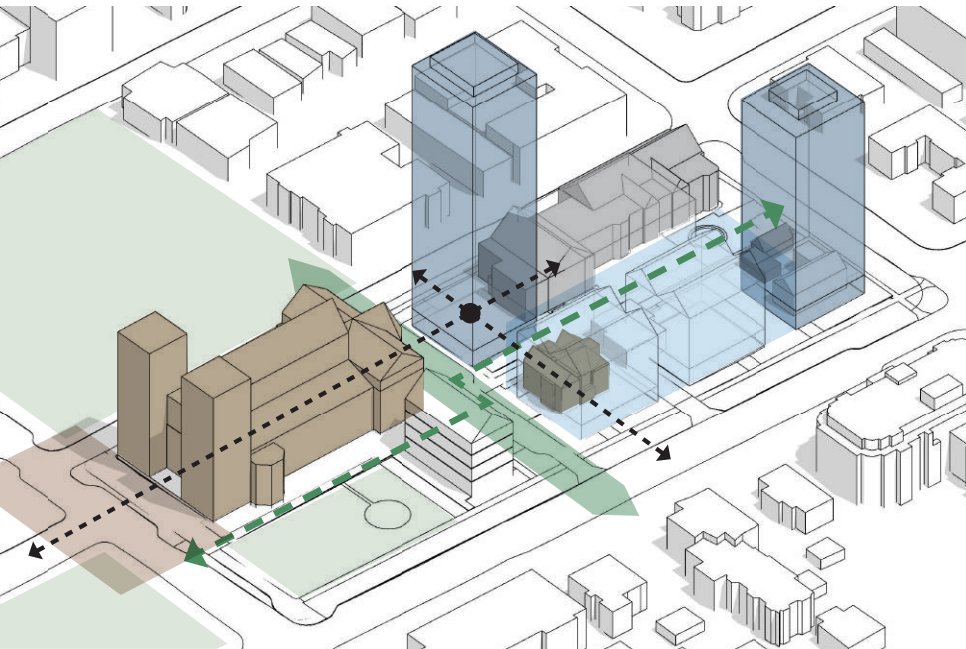
- 1. Primary tall building to be located on axis behind the cathedral, to enhance its presence in the context.
- 2. Medium density to be located along the South.
- 3. Additional density to be located on the southeast the corner, at Vancouver St. and Burdett Ave.
- 4. Locating the towers in the two corners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



MASTERPLAN 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, celebration of heritage and making a livable community with access to sunlight.

- ➔ Maximum distance between towers
- ↔ Site breathability
- ↔ Primary tower alignment with Cathedral axis
- ||||| Secondary tower emphasize corner to create street address
- ⬤ - - - ⬤ Maximise sun exposure to internal path and Memorial Hall



MASTERPLAN DESIGN PRINCIPLES | MASSING

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

The proposed FSR for the site is 2.5, which is in keeping with the Fairfield Neighbourhood Plan and the maximum density allowable. 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.

EXISTING CONDITION

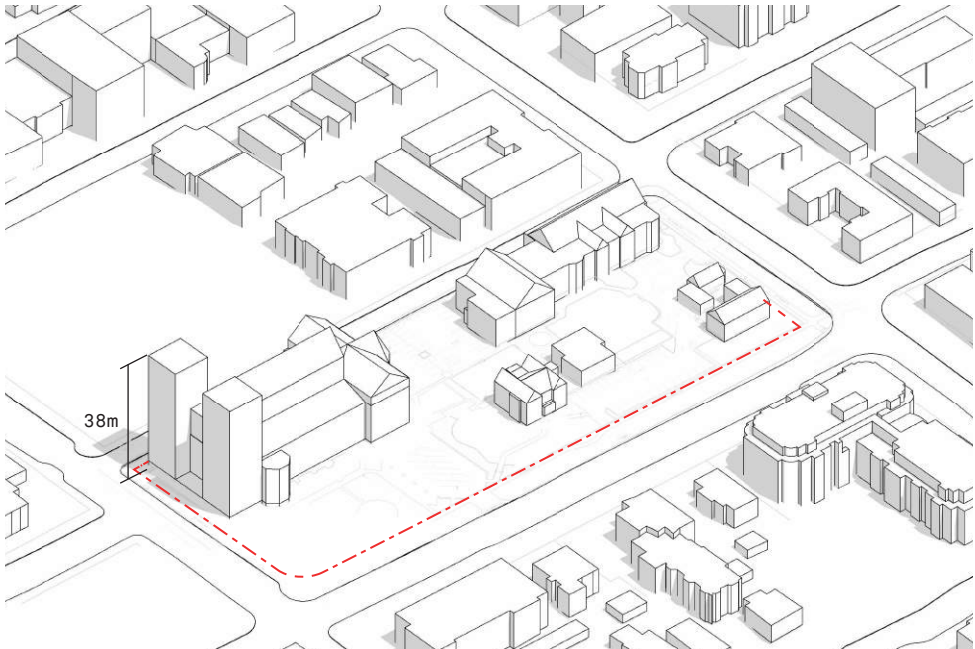
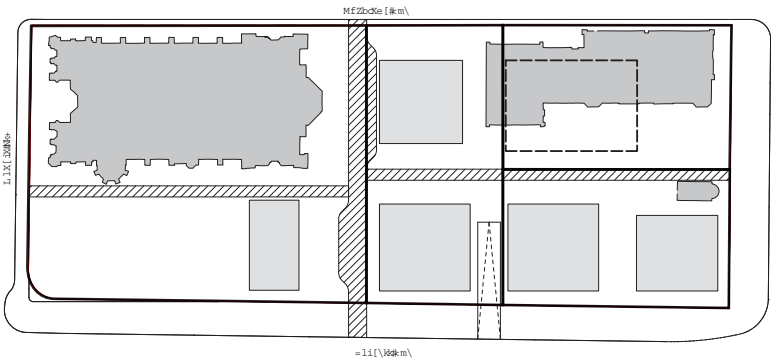
- 0.5 FSR
- 38m Cathedral bell-tower height
- Setbacks of buildings varies

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

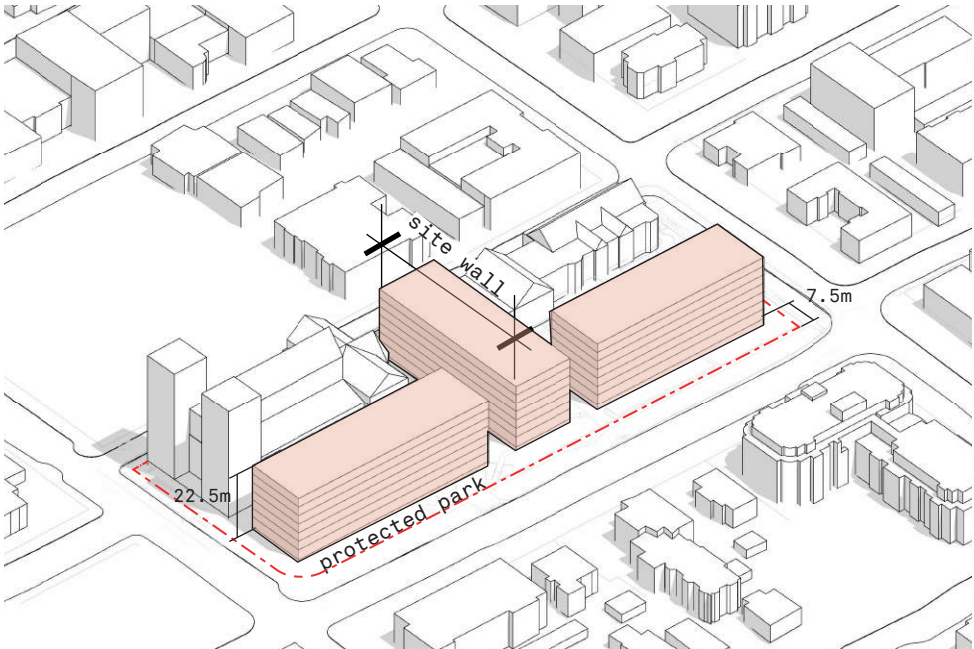
- No buildings shall have a FSR in excess of 2:1
- No building shall have a height in excess of 22.5m
- 7.5m setback
- Permitted uses include: public buildings, churches, community recreational facilities, theatres and accessory uses

PROPOSED MASTERPLAN

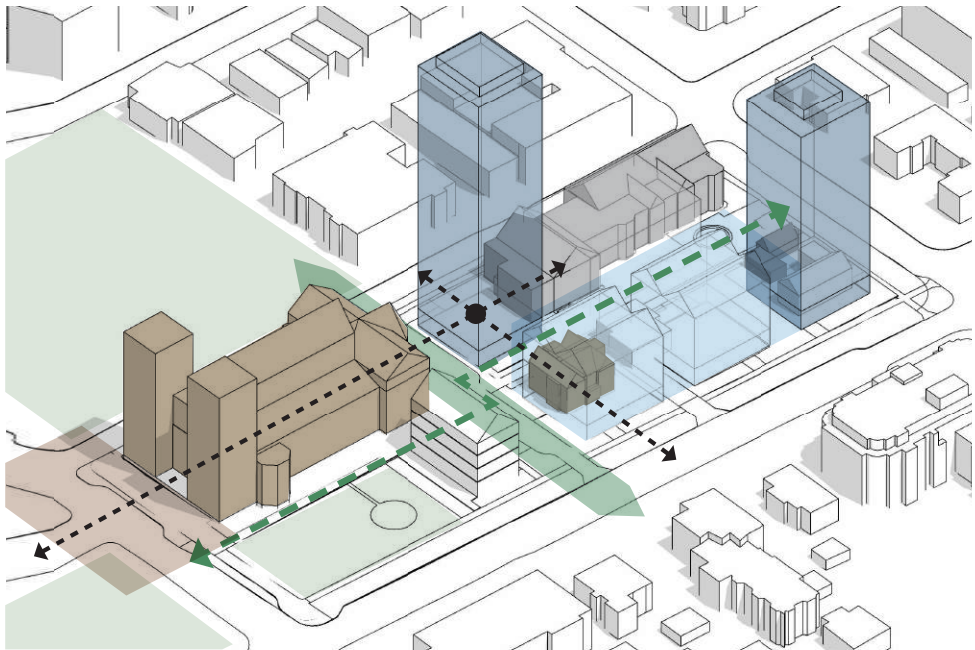
- 2.5 FSR
- Maximum 90m
- 3.0m setback
- Proposed uses include: institutional, commercial and residential



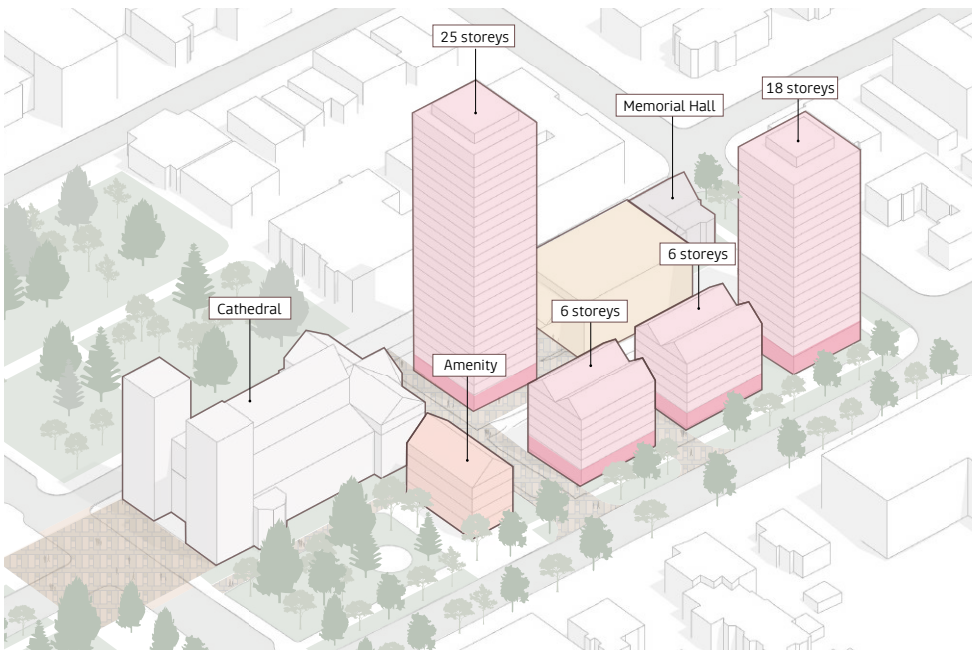
1. Existing site condition



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



3. Masterplan guiding principles



4. Proposed Masterplan - resulting massing on site

MASTERPLAN DESIGN PRINCIPLES | MASSING, OCP GUIDELINES

City documents were referenced and incorporated in the guiding principles and rules for the proposed masterplan. One of the overarching themes throughout this documentation is the desire for human scaled buildings with separation between structures to allow for privacy and livability. Rather than a single large building with breaks in the facade and step-backs from the street we have broken the site into bite-size buildings with dimensions that are less than those prescribed. The result is small floorplates with large setbacks between buildings.

OCP AND CATHEDRAL HILL PRECINCT GUIDELINES

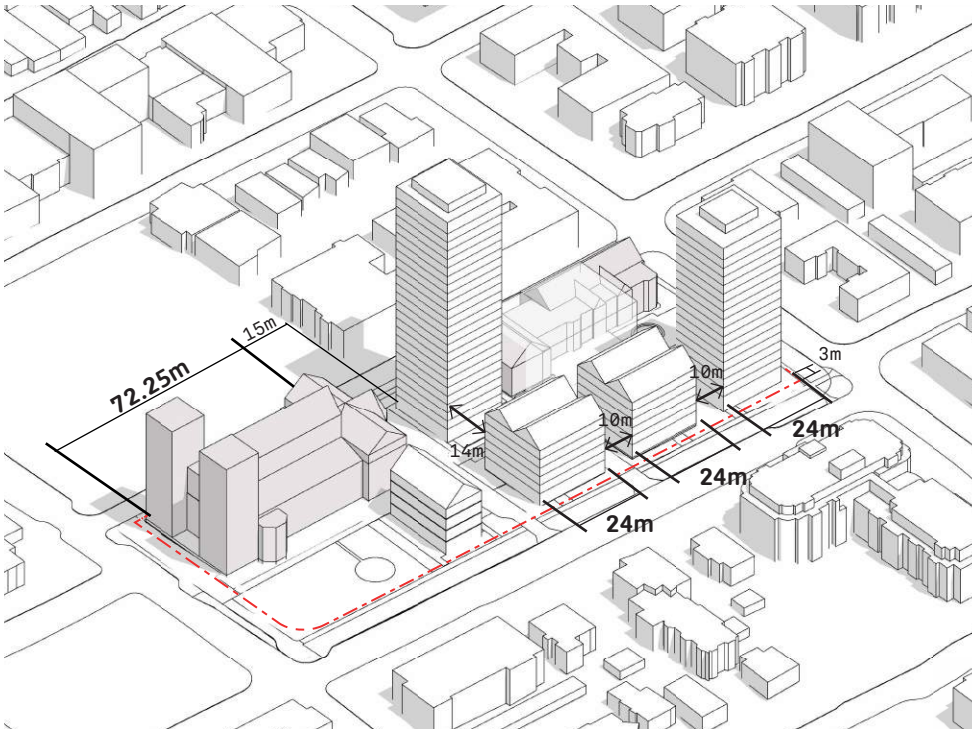
Figure 2 shows buildings all under the 22.5m as per the guidelines, with setbacks above 10m. The result is one long building along Burdett Ave. with only 1.4 FSR located on the site. Figure 3 shows massing with the same footprint and required setbacks but extends the height of the buildings to hit the desired 2.5 FSR, the result is a 16 storey building with floorplates that are too small for development. OCP Guidelines that have been referenced:

- Large buildings should be broken into human scaled portions.
- In locations that allow for taller buildings (over eight storeys, modest increases in envisioned building height of up to two additional storeys may be considered in order to achieve more slender, simpler, vertically portioned building forms within the envisioned density. The following setbacks are encouraged for portions of the building over 10m in height: **a minimum 6m side yard setback for portions of the building between 10m and 30m in height; a minimum 9m setback for portions of the building above 30m; and a 10m rear yard setback.**

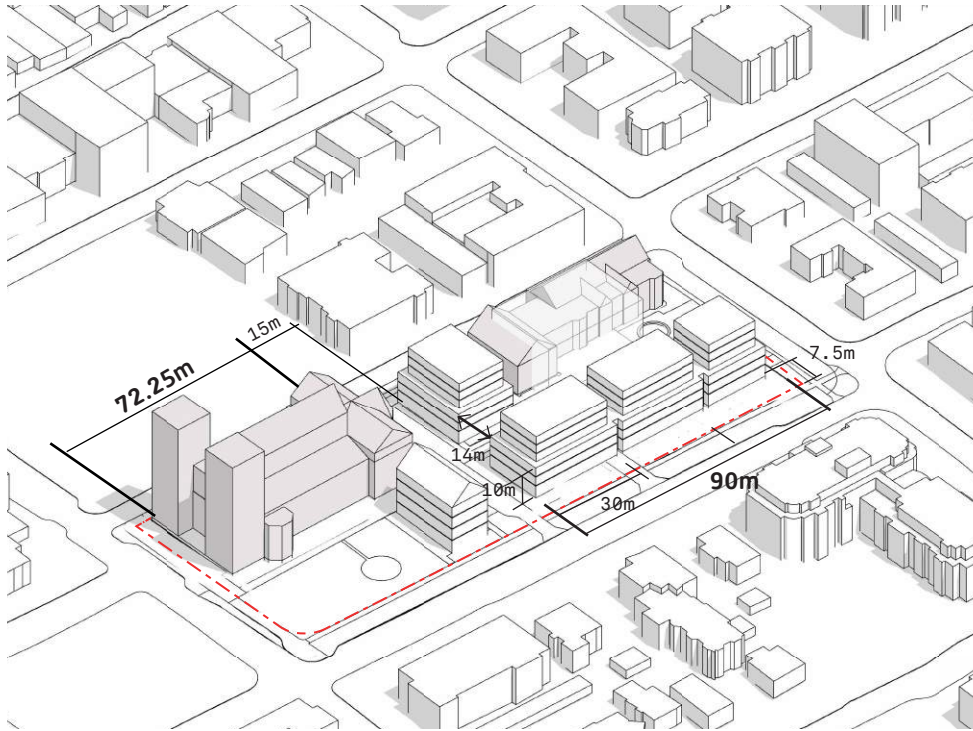
GENERAL URBAN DESIGN GUIDELINES (GUD), TALL BUILDINGS

Figure 4 applies the GUD guidelines for tall buildings to generate a 25 storey 2.5 FSR building. Again, the resulting footprints are too small for development. Referenced guidelines include:

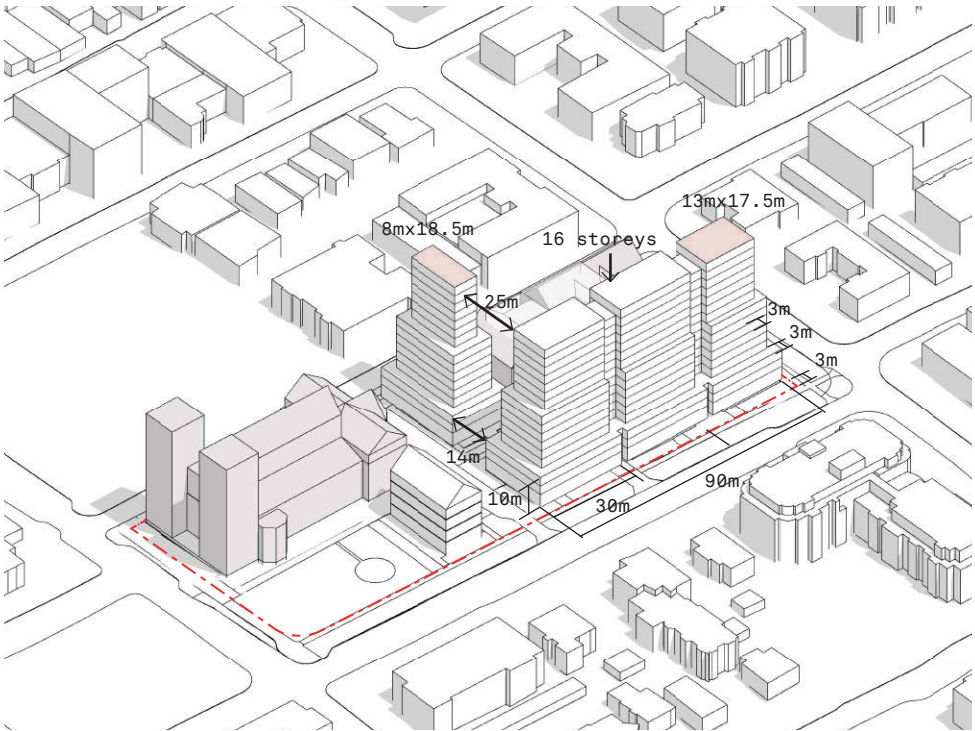
- 1.0 Building Form, Scale and Orientation
 - Attention should be paid to the length, proportions and architectural articulation... Consider integrating **a substantial break in the facade of longer buildings at intervals of 30m or less.**
 - Buildings should be setback sufficiently from property lines to provide human scale spaces at the street...Generally, **front yard setbacks** should maintain an average 4m setback, and **a minimum 3m setback**, along fronting public streets and open spaces, depending on adjacent context and ground floor use.
- 6.0 Livability
 - Where two or more buildings are located on a single site, or where a single structure contains two or more building elements above a common base or podium:
 - A minimum separation space of 6m should be provided for residential units with dual aspect.
 - A minimum separation space of 14m should be provided where single aspect units are facing each other.
- 9.0 Tall Buildings and Large Sites
 - Large sites** are defined as approximately **5000 sm²+**.
 - Tall buildings** are defined buildings **taller than 21m or 6 storeys in height.**
 - Base is a maximum of 12m tall.
 - Tall buildings to have a minimum 5m setback from building base.
 - Minimum rear and side yard setbacks of 15m for portions of building above 18m.
 - Minimum of 30m separation distance between the towers.



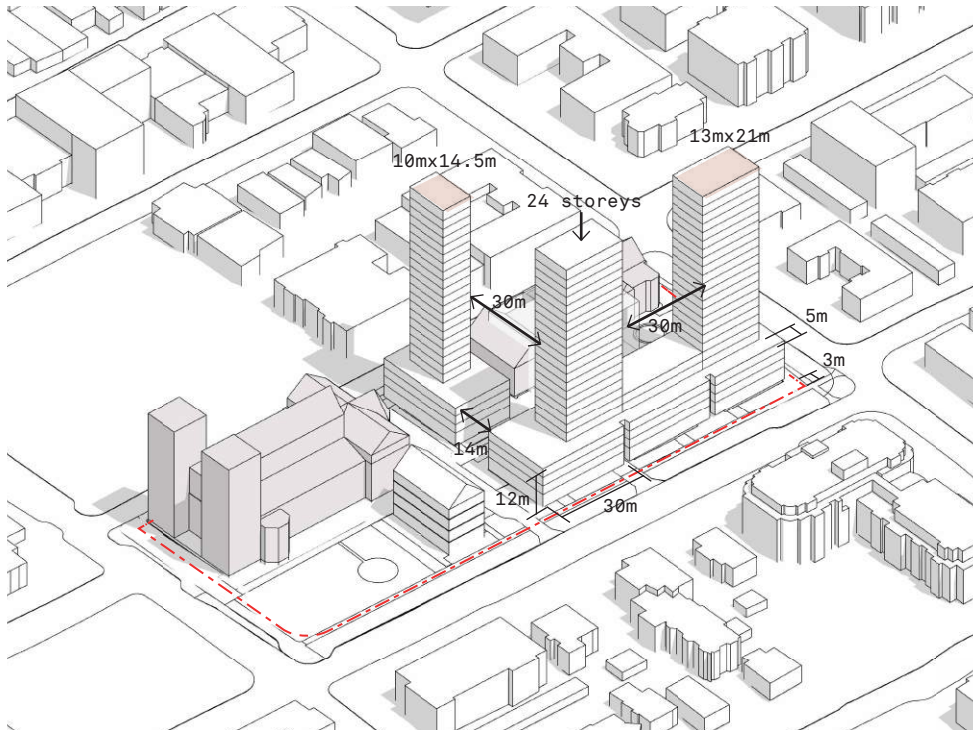
1. MASTERPLAN, 2.5 FSR, MAX 30 STOREYS



2. OCP & CATHEDRAL HILL PRECINCT, 1.4 FSR, 6 STOREYS

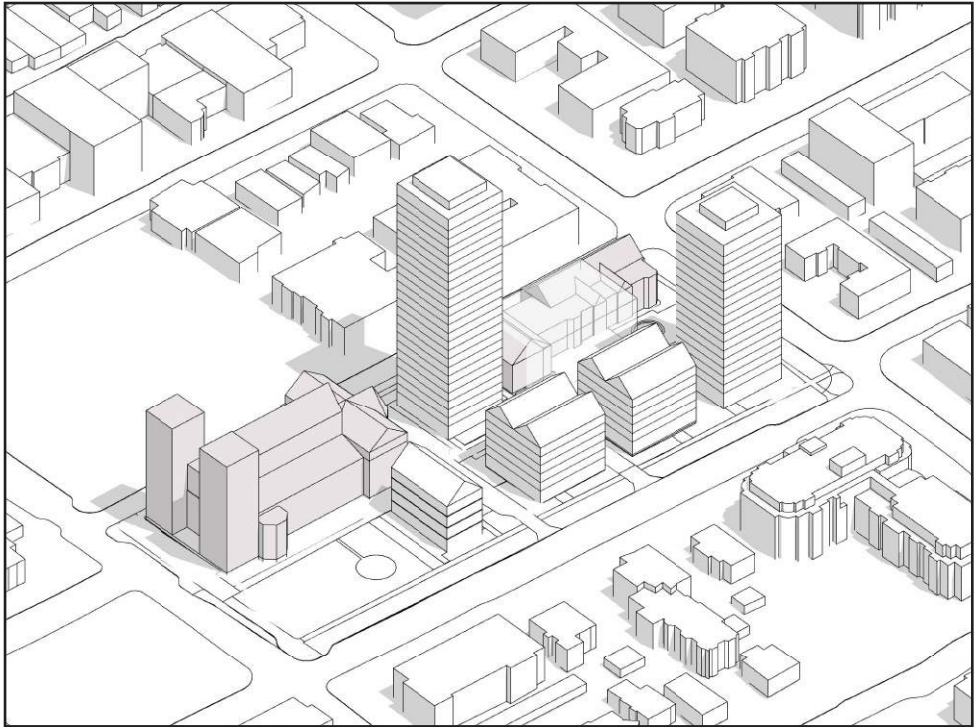


3. OCP & CATHEDRAL HILL PRECINCT, 2.5 FSR, 16 STOREYS

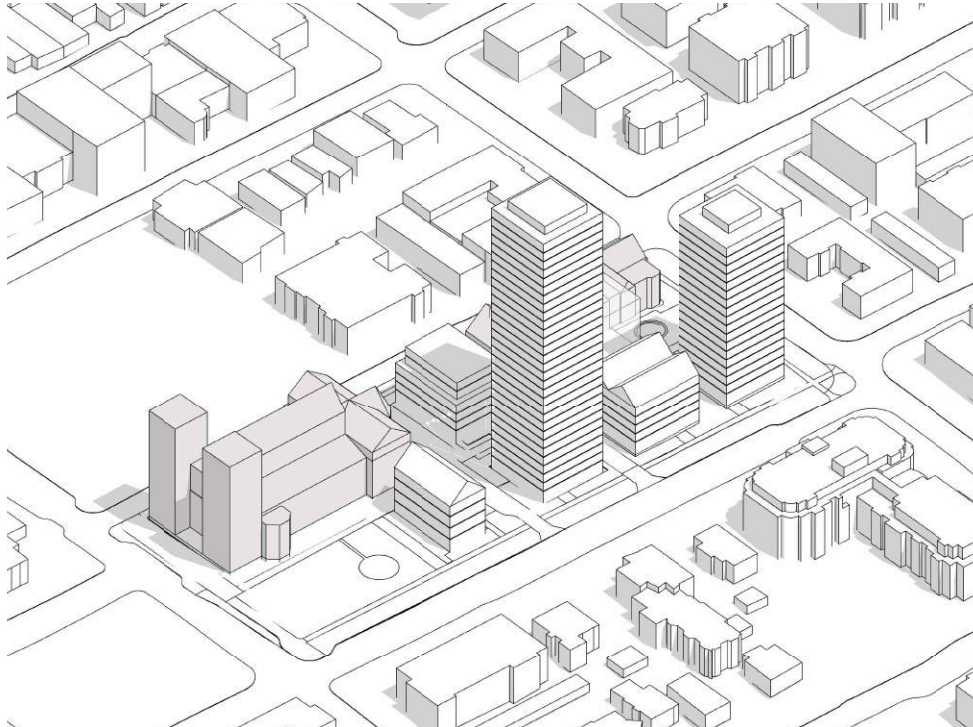


4. GUD TALL BUILDINGS AND LARGE SITES, 2.5 FSR, 24 STOREYS

MASTERPLAN DESIGN PRINCIPLES | MASSING, LOCATING HEIGHT



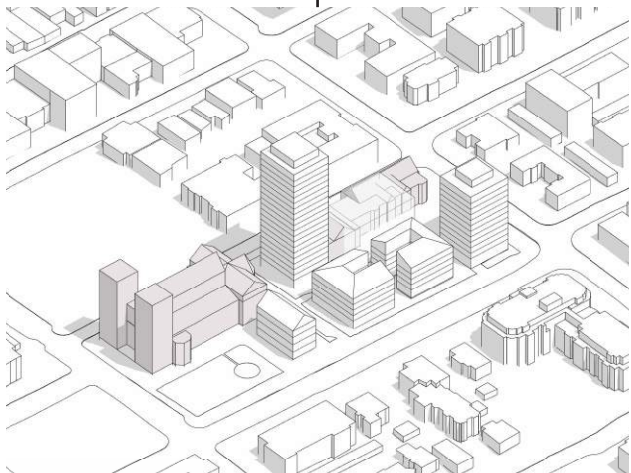
A.



B. Visual competition with Cathedral
Density distribution not appropriate



C. Monotonous, tall street wall



2.0 FSR



2.5 FSR



3.0 FSR

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

Option B which locates T1 along Burdett Avenue creates visual competition with the Cathedral. Rather than locating height on axes with the Cathedral, it is at an angle.

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

For street views and shadow studies of alternate options please refer to Appendix A - Site Analysis.

Refer to the Design Guidelines for details regarding how architectural expression is to relate to existing buildings on site.

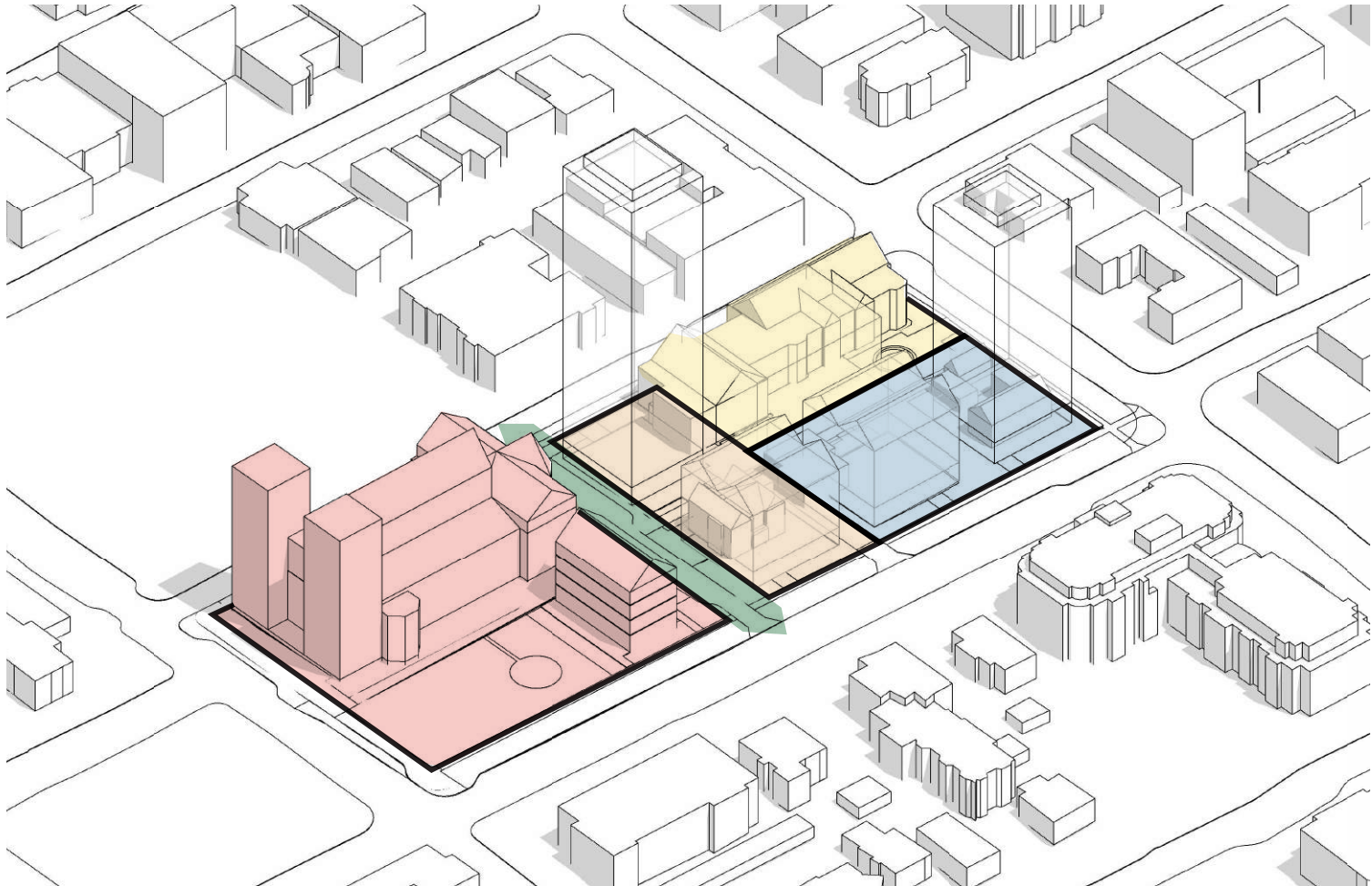
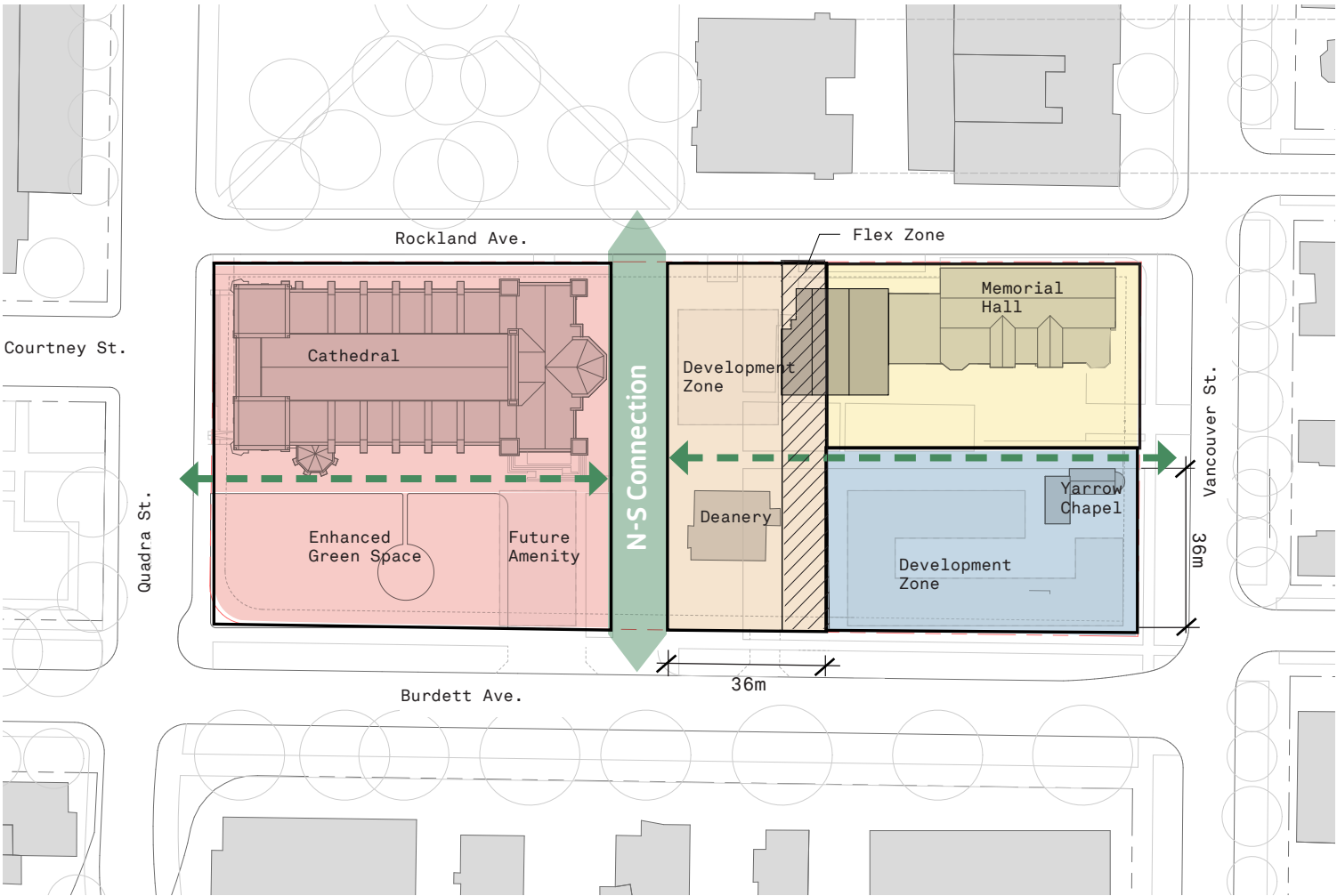
MASTERPLAN DESIGN PRINCIPLES | FOUR DEVELOPMENT ZONES

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

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

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

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

LEGEND

1.

Cathedral Court
2.

Cathedral Commons
3.

Rockland Ave Proposal
4.

Yarrow Chapel
5.

Children's Playground
6.

On Site 45 deg Parking
7.

Active Cafe/Restaurant Patio
8.

Passive Lawn Area
9.

Parkade Entry
10.

Active Cafe/Restaurant Patio
11.

Passive Lawn Area
12.

Boulevard Planting
13.

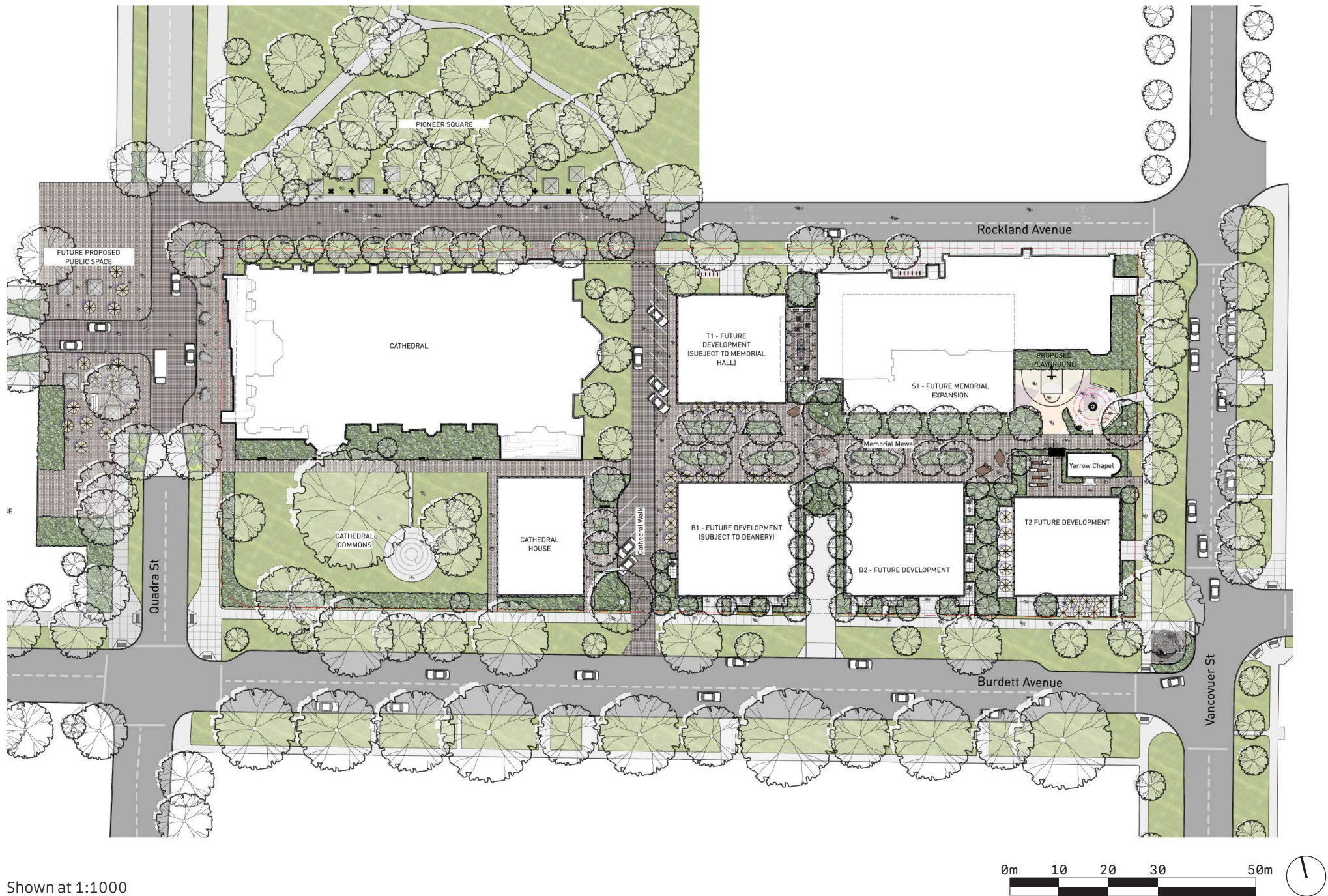
Proposed Bulb Out/Boulevard and Corner Parklet
14.

Active Cafe/Restaurant Patio
15.

Proposed Rain Gardens
16.

Signage/Wayfinding
17.

Shared Amenity Space



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 Avenue. Between new buildings a minimum **side-yard setback** of 10m is required, **with a minimum 14m setback at the rear between buildings in accordance with GUD guidelines.**

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.

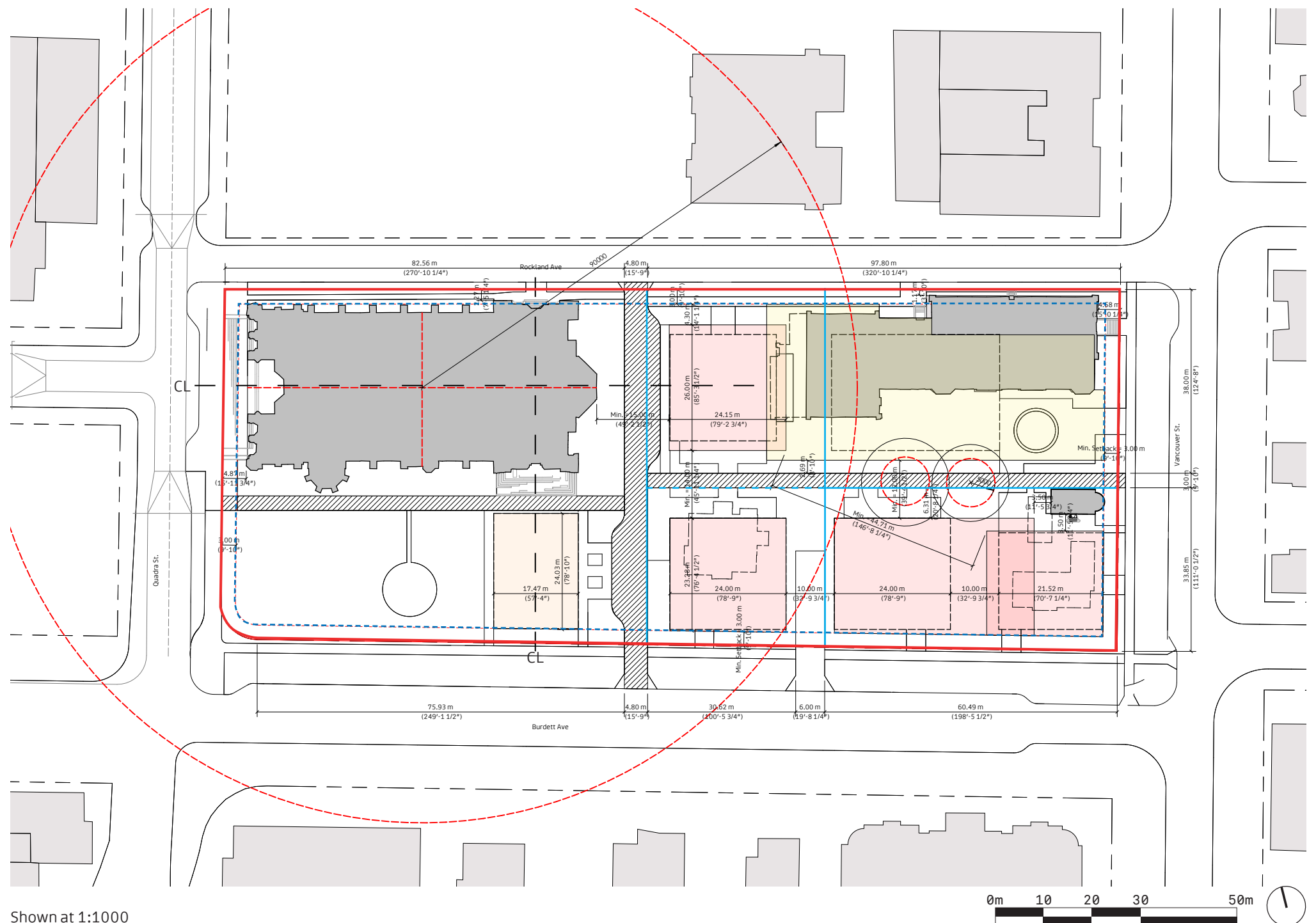
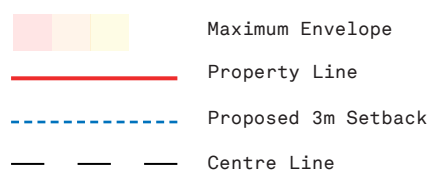
The combination of the two internal pathways, Cathedral Walk and Memorial Mews, and building offsets result in minimal building footprints with generous amounts of open space and landscaping between buildings. Creating a distinct urban fabric that provides a transition from more urban downtown to surrounding 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 (14m from adjacent building)
West (side)	0m

Q4	Setbacks(m)
North (side)	2m from Mews
Vancouver	3m
Burdett	3m
West (side)	2m from Mews (12m from adjacent building)



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 provides flexibility for development while also giving planners certainty about the overall shape and form of the development. For example the height of T1 could increase up to 30 storeys (90m) but the floorplate size could shrink allowing for a tower with the same GFA within the maximum envelope provided.

- Minimum setback of 3m front yard setback.
- Minimum separation between buildings 12m -14m
- Minimum distance of new residential development to Cathedral 15m.
- Respect landscape, pedestrian and vehicular connections.
- Roofline of mid-rise blocks is to be setback to reduce on street and to align with surrounding buildings.

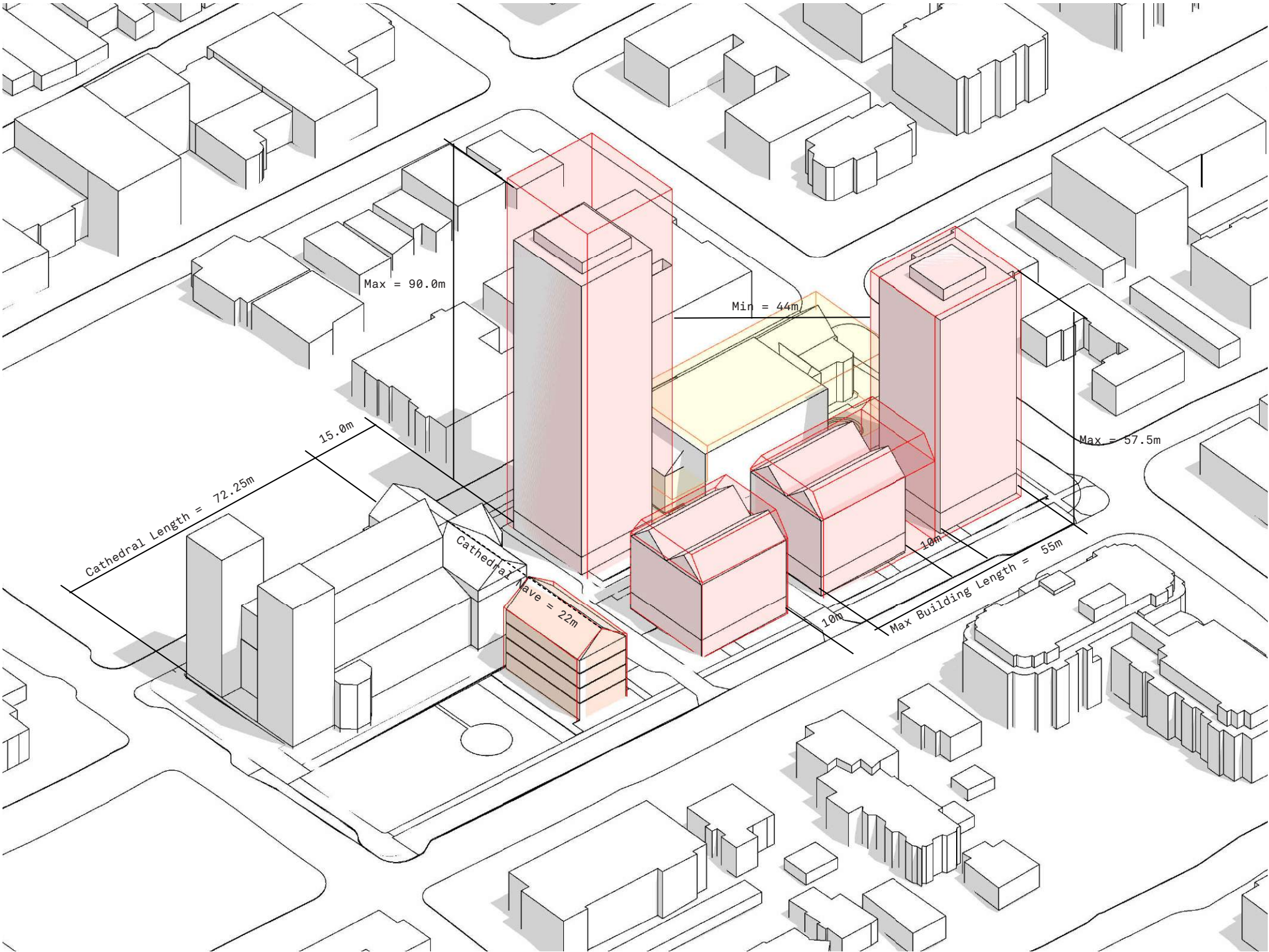
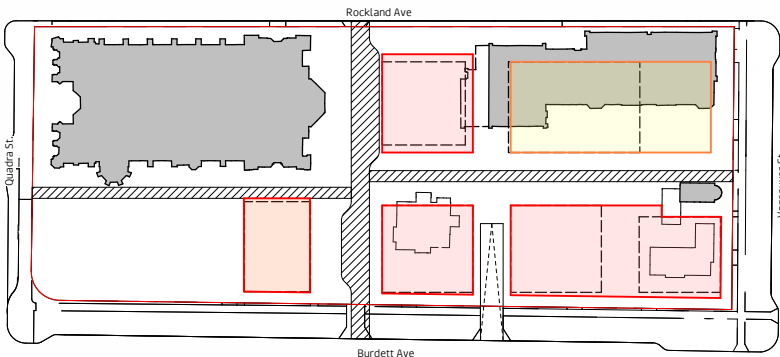
SHADING

Maximum Envelope for B1 and B2 midrise buildings has been adjusted so that the floorplate depth is reduced to minimize shadowing on the E-W connection and the School outdoor space. The proposed massing for the school could locate an outdoor playspace on the roof of the school addition. This would raise the outdoor surface sufficiently that shading would be minimized from the mid-rise buildings across the street.

BUILDING ORIENTATION AND SEPARATION

Building frontages are 24m long which is under the recommended 30m length in the GUD. The size of the floorplates allows for units with more than one side exposure. Minimum offset for units with one side frontage is 14m. The proposed 3m front yard setback aligns with GUD guidelines.

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

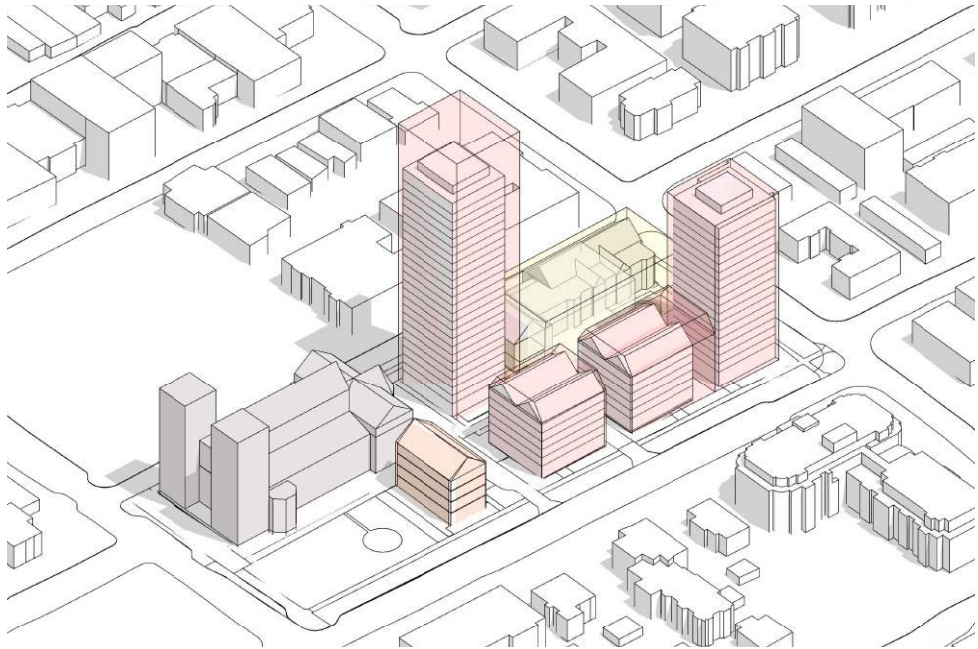


MAXIMUM BUILDABLE ENVELOPE | ALTERNATIVES

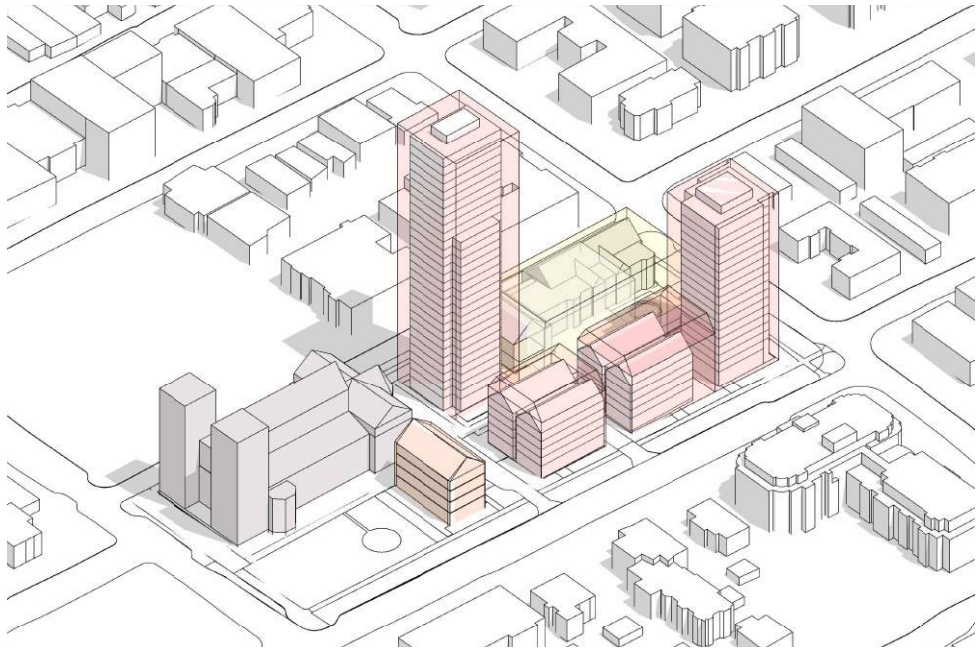
The Maximum Buildable Envelope allows for numerous alternative forms to density allocation on the site while maintaining the overall framework and intent of the masterplan. Each of the examples on the left maintains a maximum 2.5 FSR.

Figure 1 illustrates the Proposed Masterplan at 25 storeys, as seen on the previous pages, and is consistent with the site plan, sections and axos that are depicted throughout the documentation. Figure 2 massing is an alternative of the Proposed Masterplan with tower floorplates that are more defined and slender with T1 shown at the proposed 30 storey maximum which is depicted in the elevations and renderings.

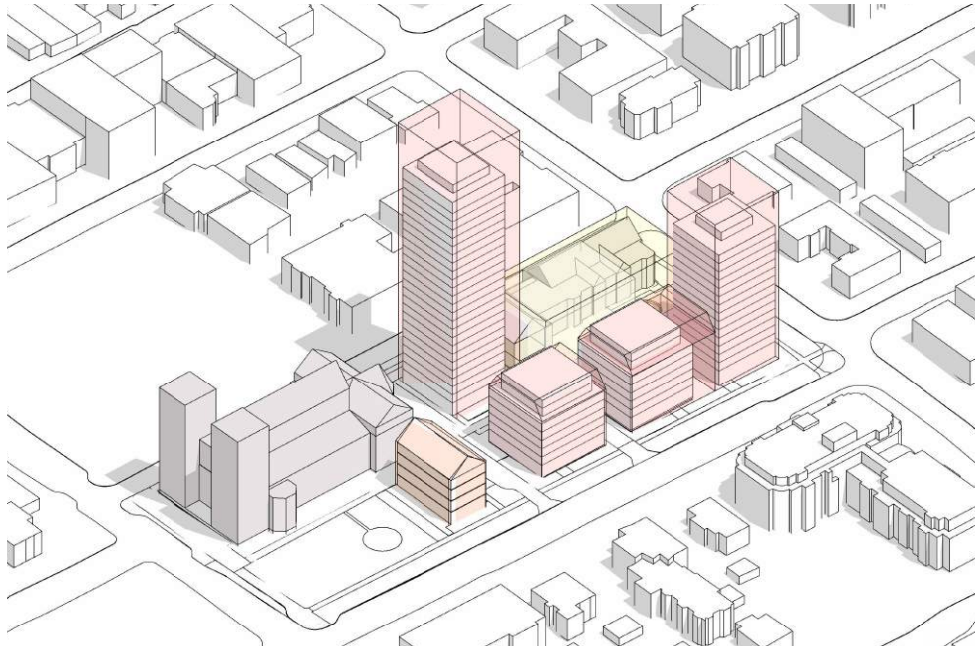
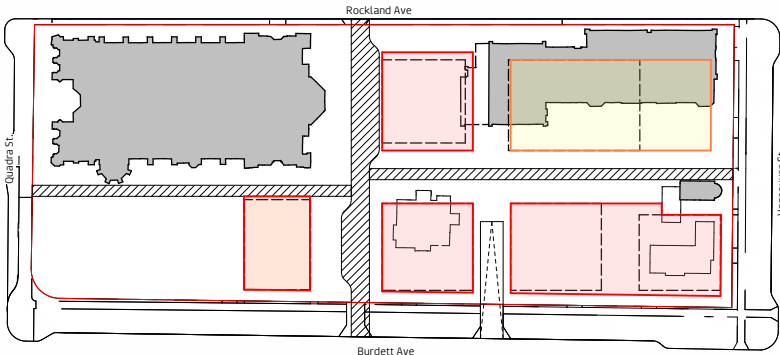
Figure 3 and 4 are further examples which show how height and floorplate size can be altered within the maximum buildable envelope provided in order to hit the 2.5 FSR. This provides flexibility for the future developments, but a level of certainty about general shape and density provided on the site.



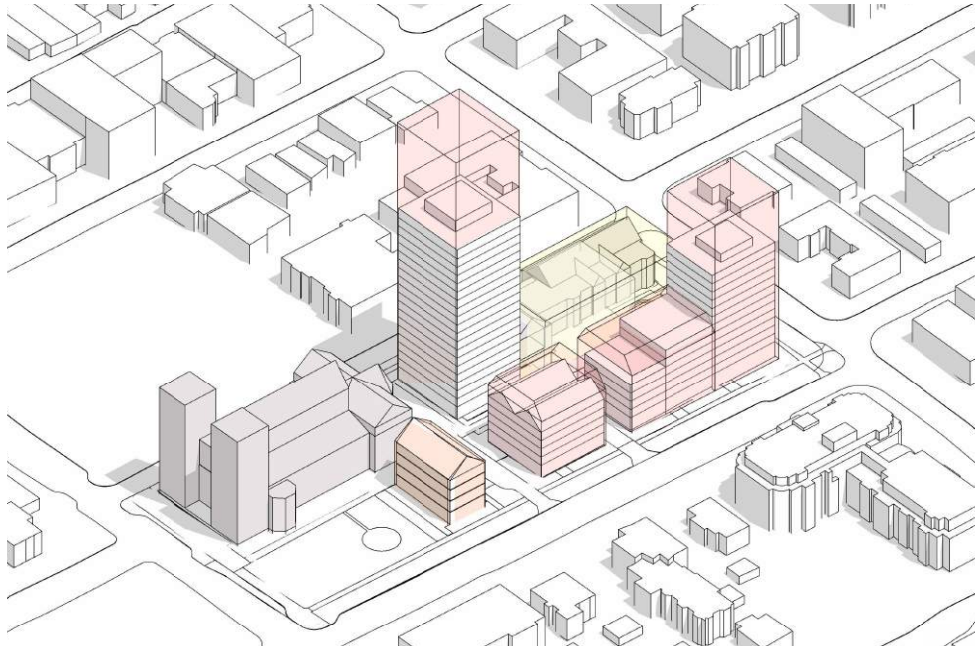
1. Proposed Masterplan (max. 25 storeys)



2. Proposed Masterplan (max. 30 storeys)



3. Alternate massing with 8 storey mid-rise blocks (max. 25 storeys)



4. Alternate massing with max. 20 storey tower with larger floorplate

PROJECT DATA

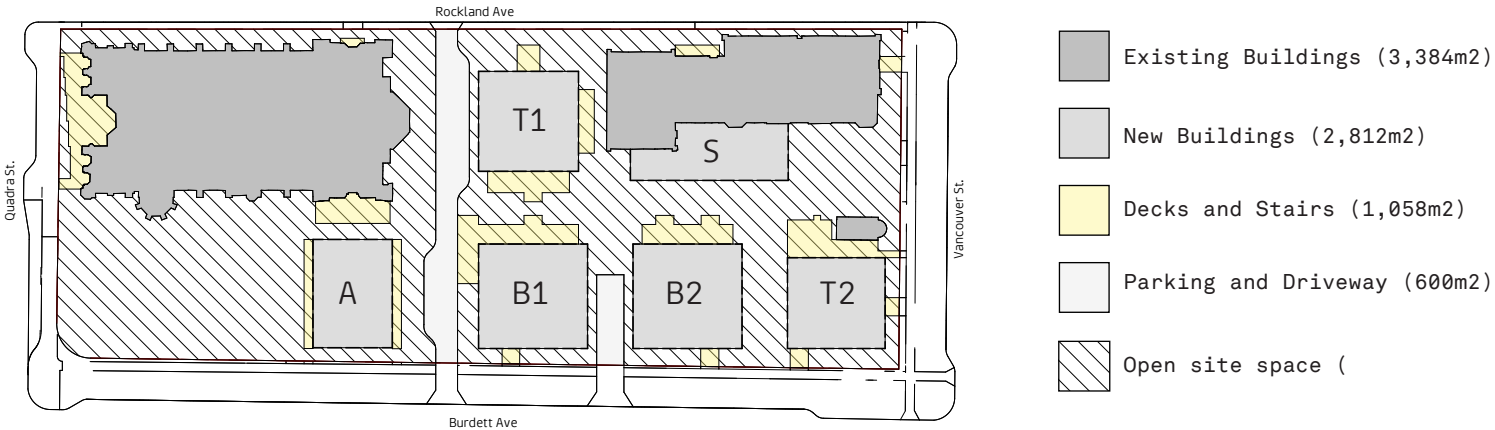
Project Information Table	
Zone (existing)	CHP-PB Cathedral Hill Precinct (Public Buildings) District
Proposed zone or site specific zone	New Zone
Site area (m2)	13,623 m2
Total floor area (m2)	34,100 m2 (5,350 m2 existing heritage)
Commercial floor area (m2)	1,800 m2 to 3,600m2***
Floor space ratio	2.5 FSR
Site coverage (%)	Buildings = 6,196m2 (existing heritage 3,384m2)
	Decks and Stairs = 1,058m2****
	53% (6,796 m2)
Open site space (%)	43% (6,369m2)
Height of buildings (m)	Max. 90m
Number of storeys	Max. 30 storeys
Parking stalls (number) on site	approx. 200 stalls TBC
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. 12m - 14m (except distance between Cathedral and Cathedral House)
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.
- ****This is a rough-estimate based on current landscaping. A portion of the area included in Deck and Stairs is likely patio space that would not be counted towards the Site Coverage and added back to Open site space.

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

Use		GFA (m2)		FSR	%
Institutional	Cathedral	3350		0.25	
	20%-25%	Memorial Hall	1900	0.14	
		Addition to Memorial Hall (S)	1800	0.13	
		Yarrow Chapel	100	0.01	
			7150	0.53	21%
		8750			25%
Amenity	Cathedral House (A)	1800		0.13	
	5%-10%		1800	0.13	5%
		3600			10%
Commercial	Commercial	1800		0.13	
	5%-10%		1800	0.13	5%
		3600			10%
	Tower T1	10560	440	0.78	
	70%-75%	Mid-Rise block B1	2750	550	0.20
		Mid-Rise block B2	2750	550	0.20
		Tower T2	7310	430	0.54
			23,370m2	1970	1.72
			25,163m2		75%
	Total	34,120m2		2.50	100%
					120%
Site Area	13,623m2				
2.5 FSR	34,058m2				



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.

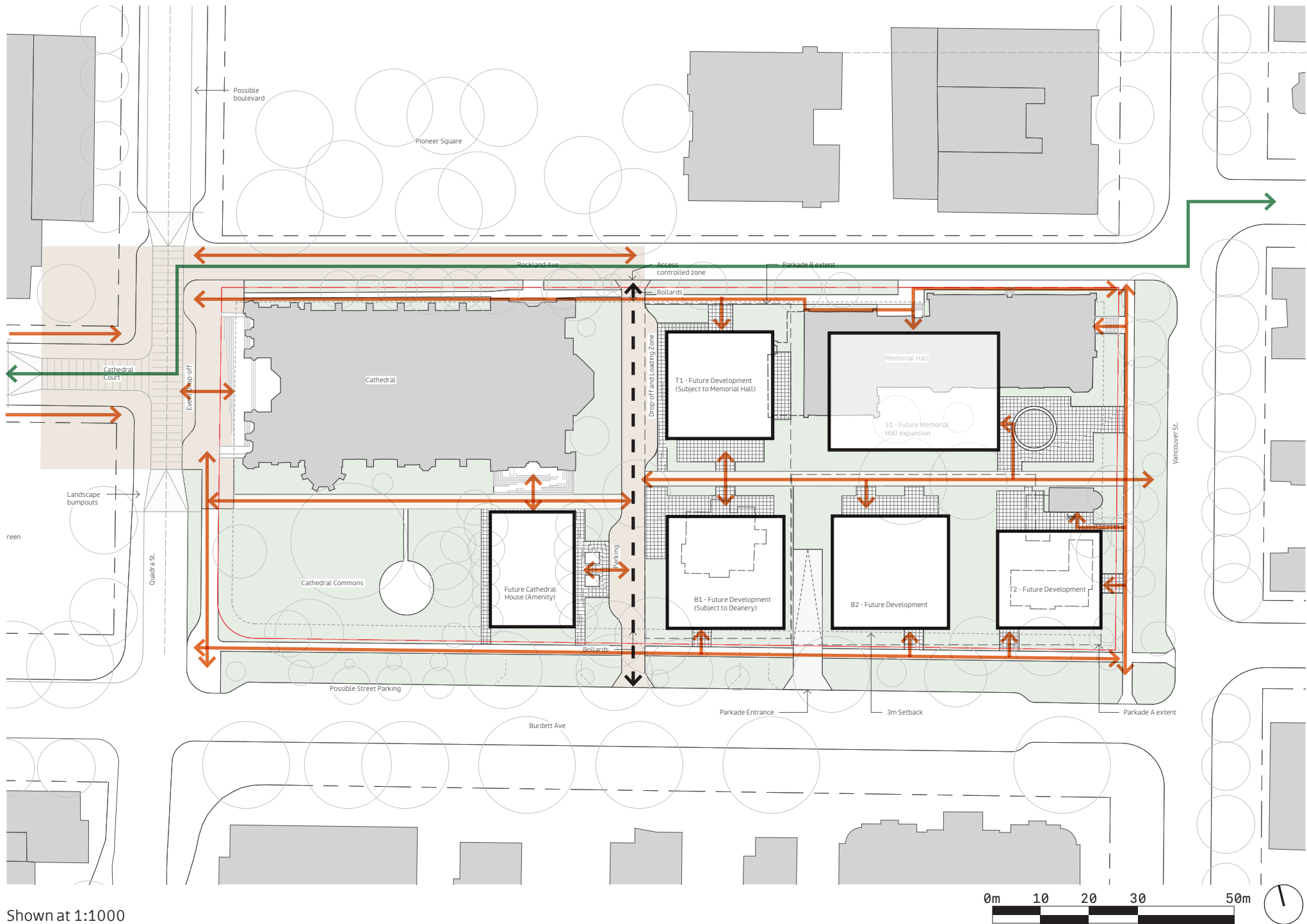
Day to day access and site functions will be delivered by arrival, parking, and servicing from streets. This strategy is enhanced by the inclusion of a central zone with controlled access. This zone provides two specific functions.

- 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



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CIRCULATION | CYCLING

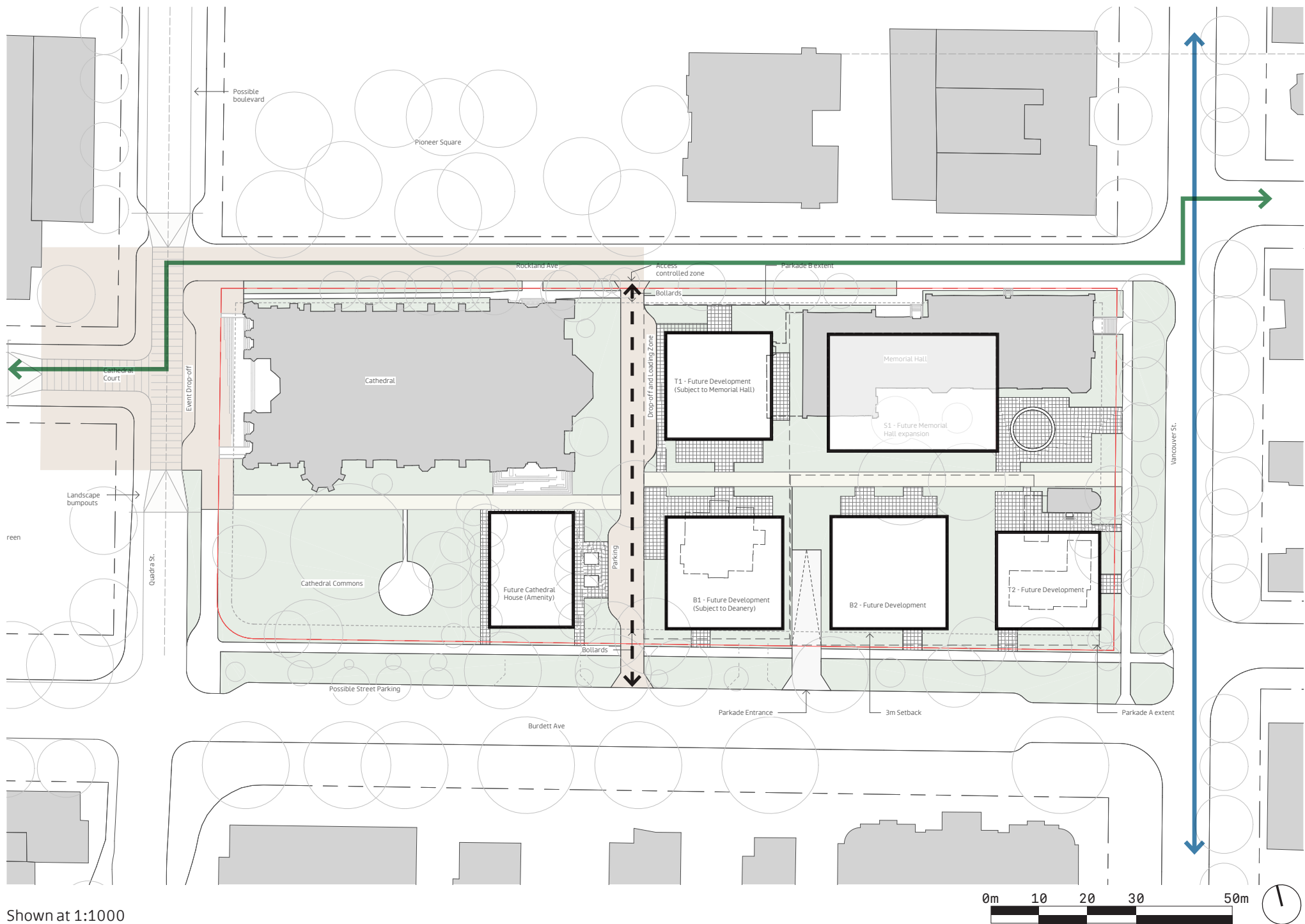
CYCLING CIRCULATION

Catering to the evolving landscape of sustainable transportation, Cathedral Hill 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, Cathedral Hill exemplifies a holistic approach to site circulation that encourages and celebrates the use of bicycles as a viable and sustainable mode of urban transport.

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



CIRCULATION | VEHICLES

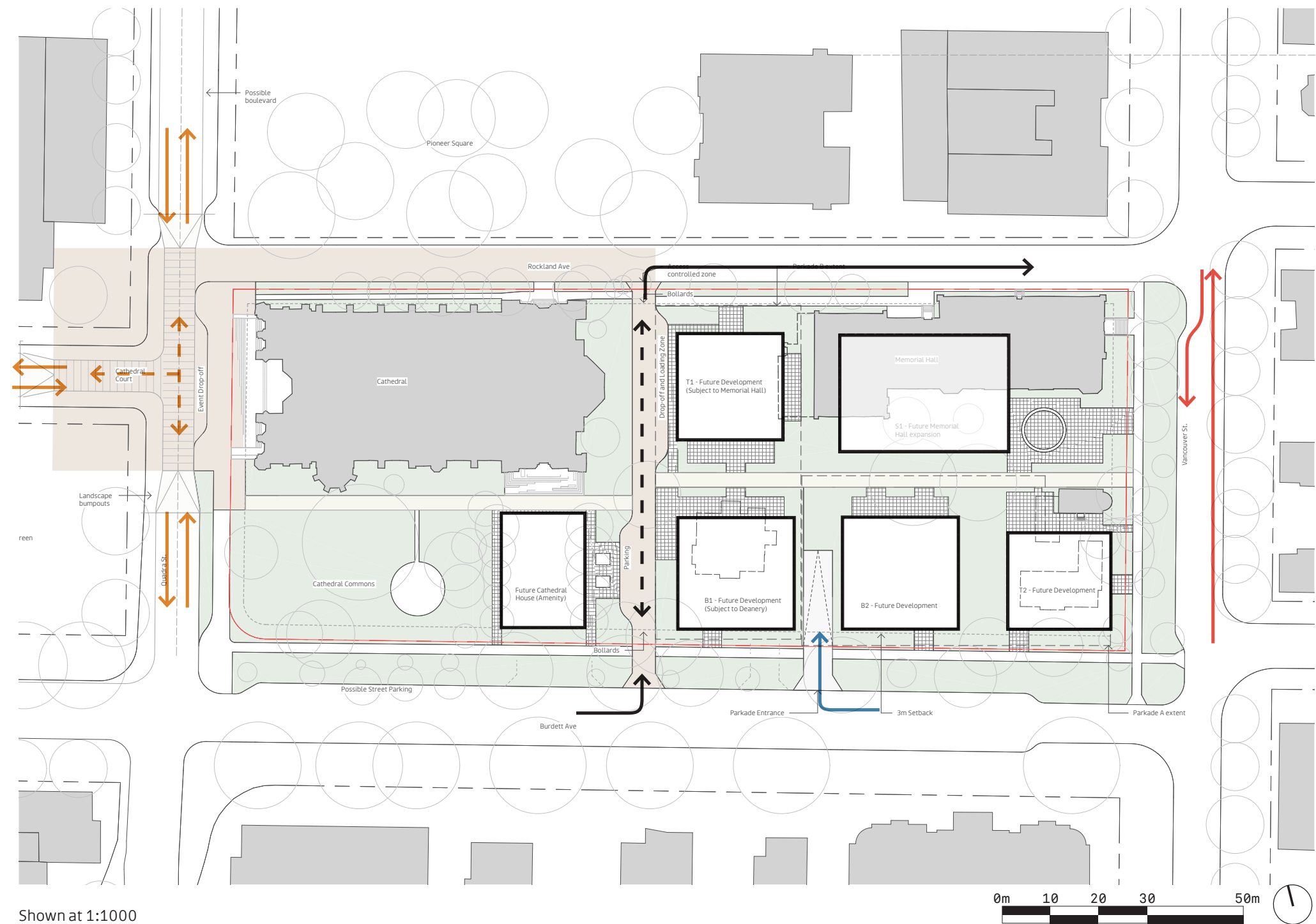
VEHICLE ACCESS

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

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

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

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

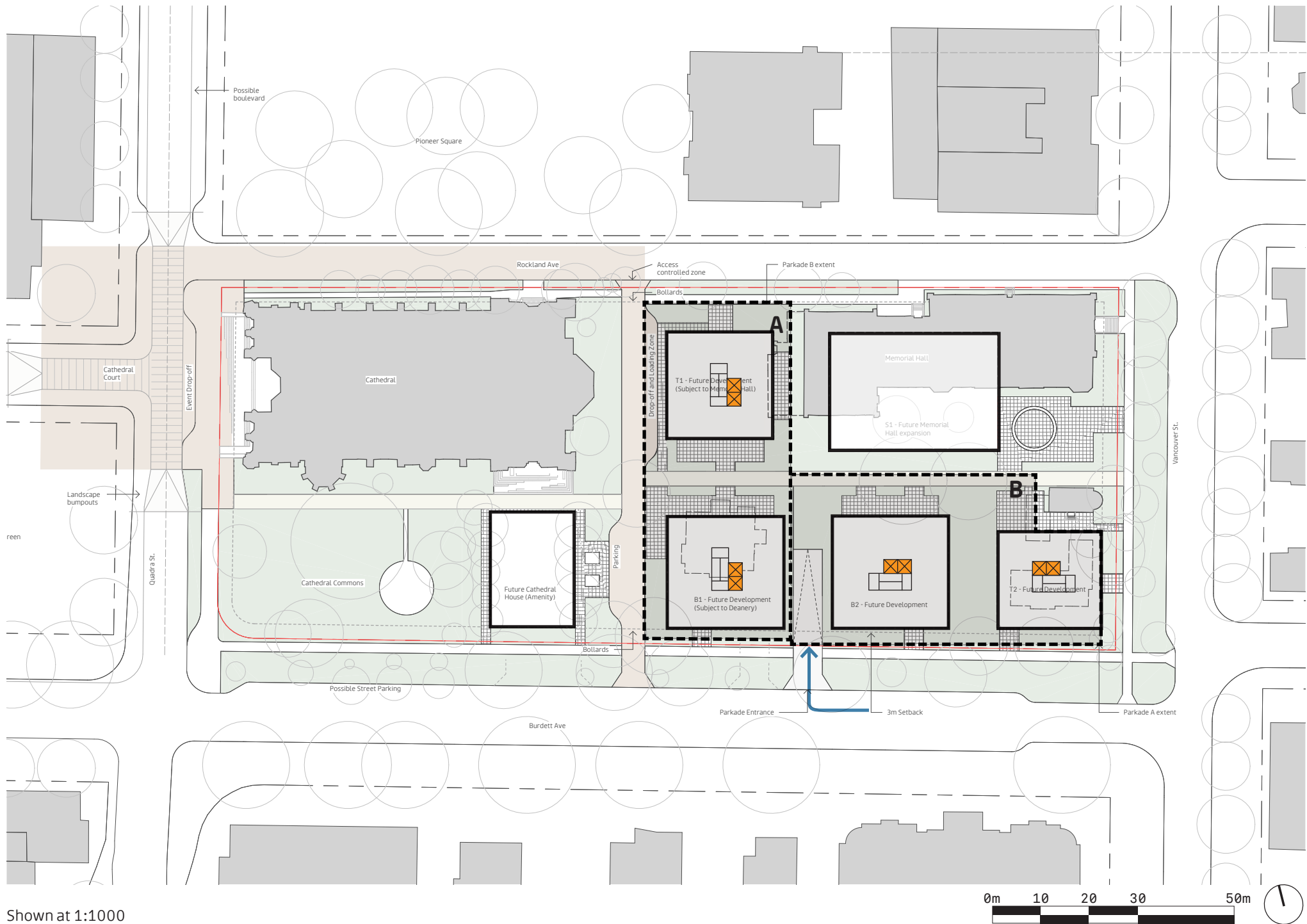
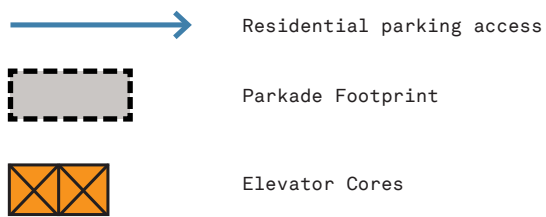


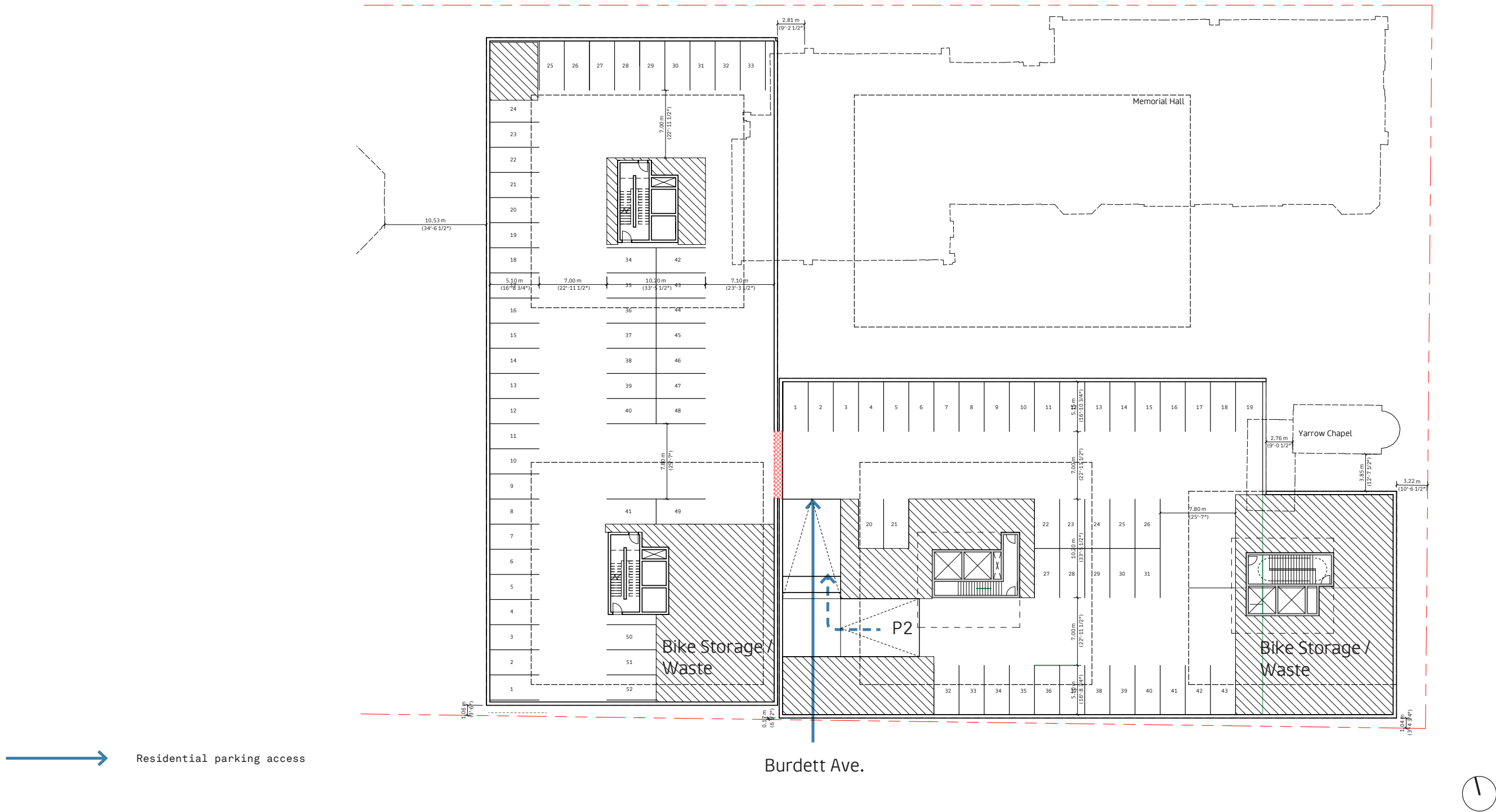
PARKING STRATEGY

UNDERGROUND PARKING

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

It should be acknowledged that the underground parking design faces constraints imposed by the presence of historical buildings on the site. A primary objective is to minimize any impact on these structures, emphasizing their preservation. Additionally, the depth of the bedrock poses limitations on the underground structure, likely permitting only two levels of below-grade parking. Due to these constraints, the anticipated number of stalls may be limited to approximately 200.





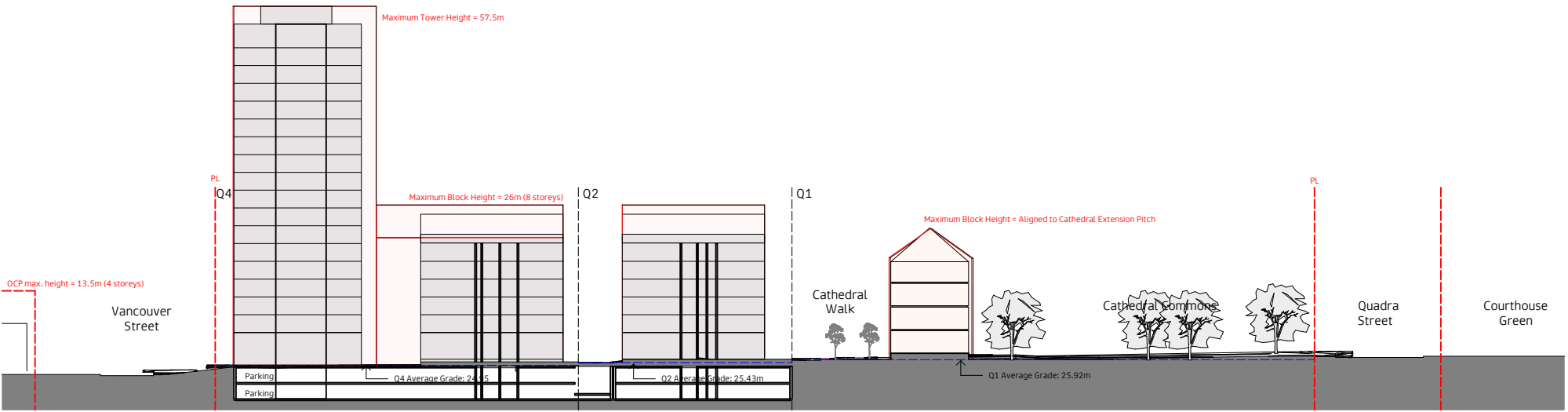
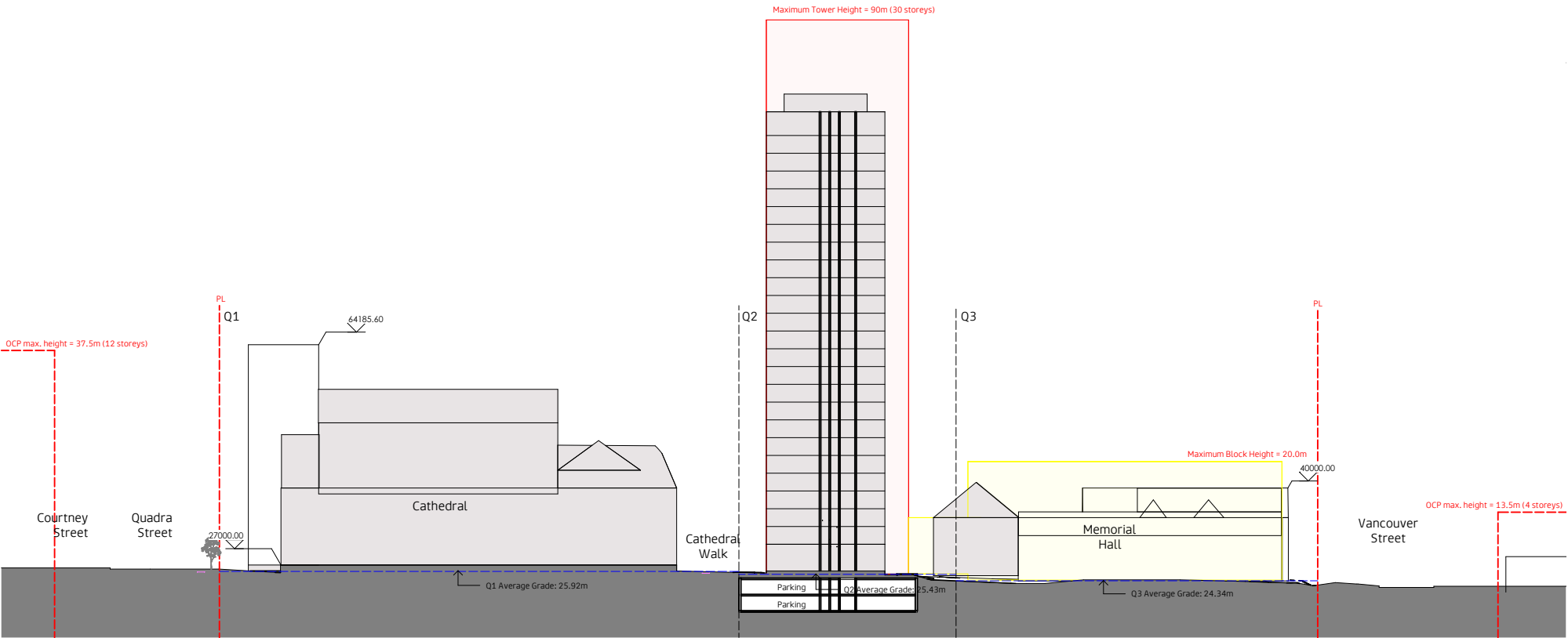
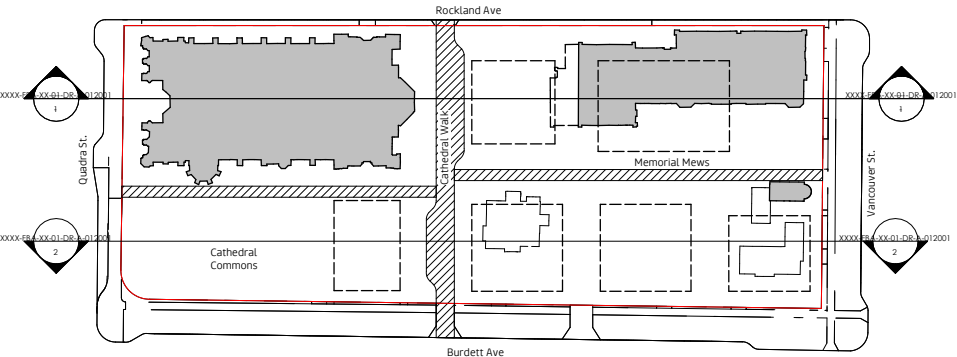
SITE SECTIONS

BUILDING HEIGHTS & SEPARATIONS

The Cathedral Hill block is located in the Northwest Area outlined in the Fairfield Neighbourhood Plan which indicates additional density and building heights. The proposed development massing strategically locates 2.5 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 House 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 12-14m.
- Minimum distance of new residential development to Cathedral 15m.
- Respect landscape, pedestrian and vehicular connections.



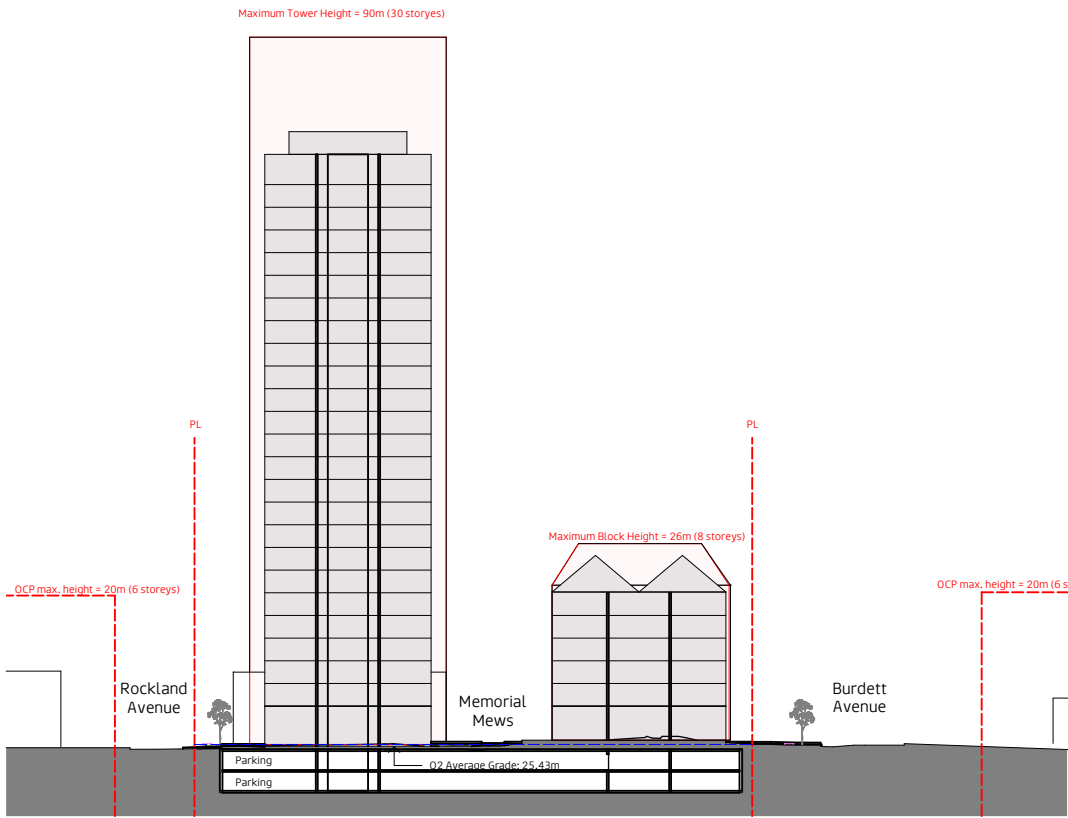
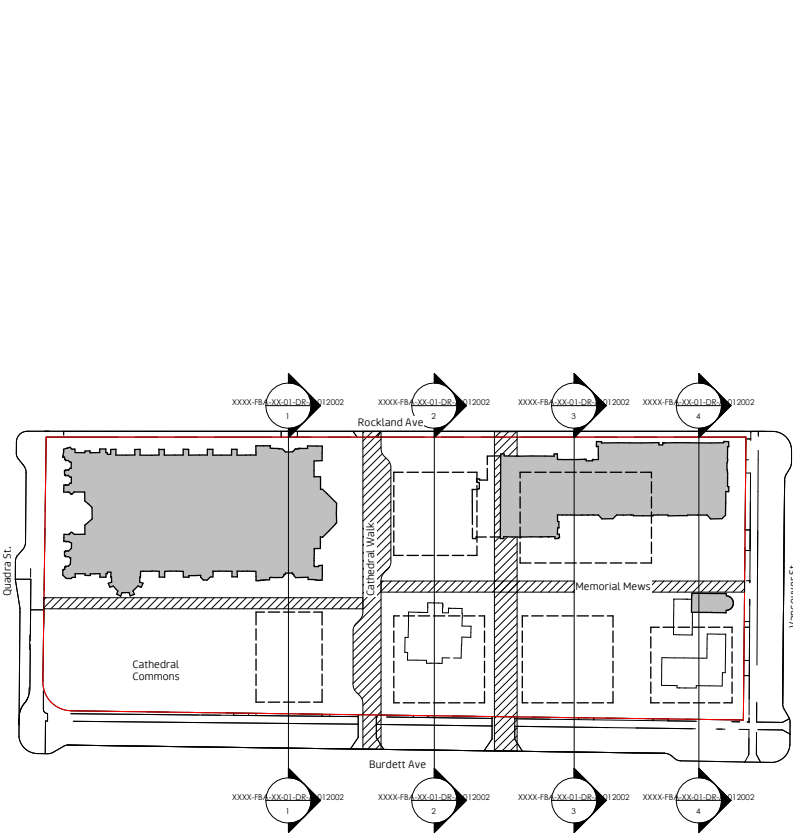
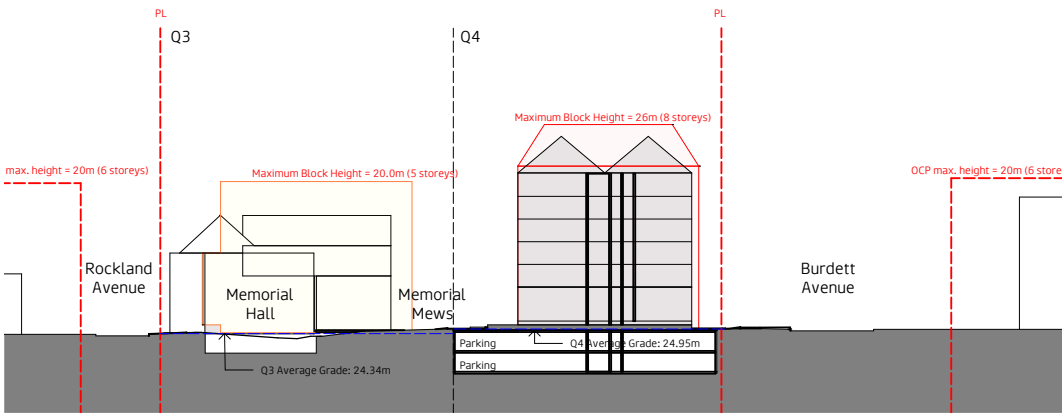
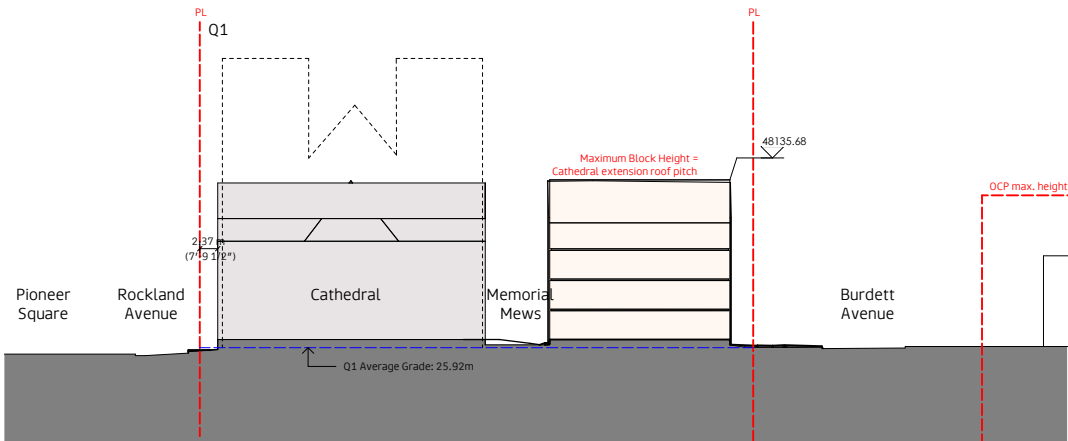
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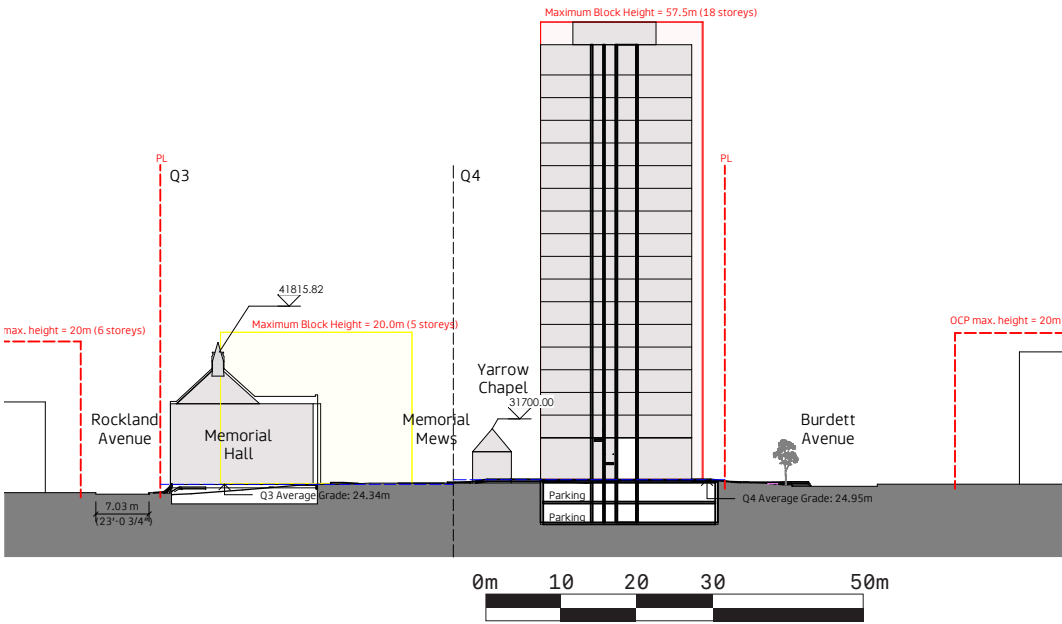
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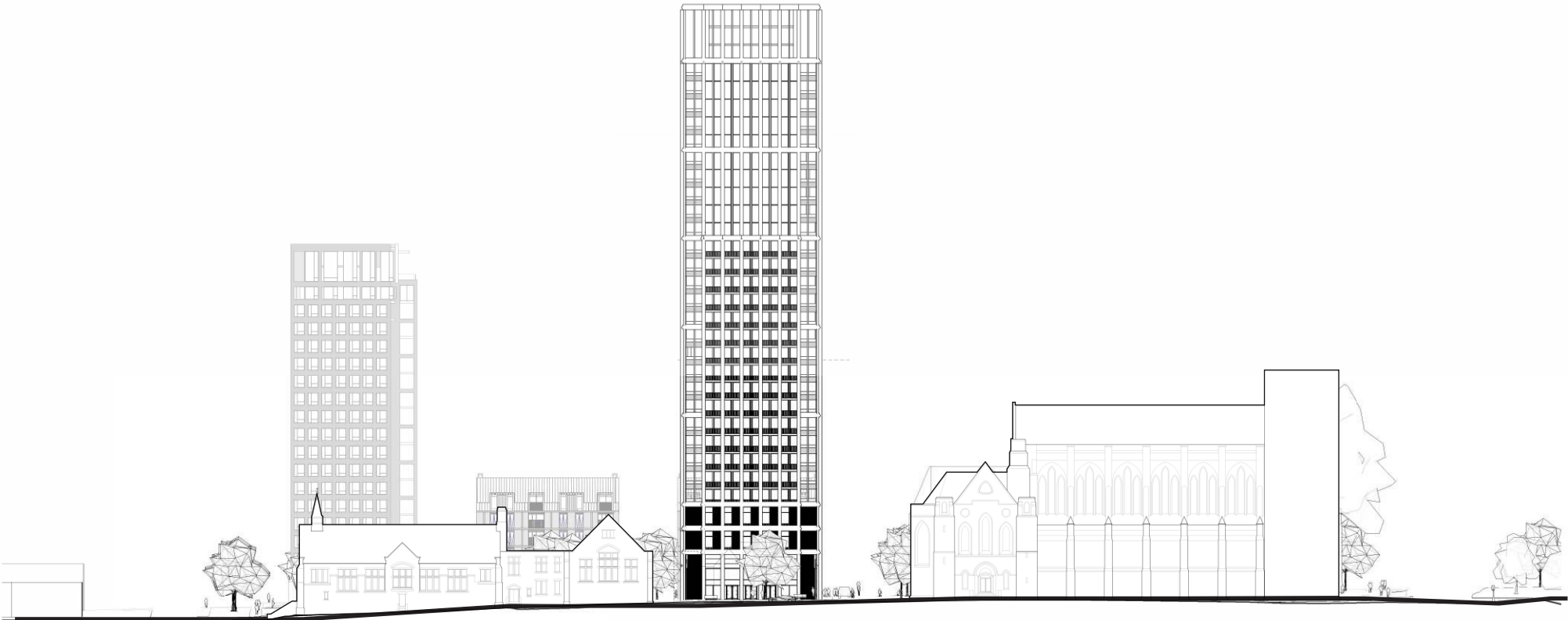
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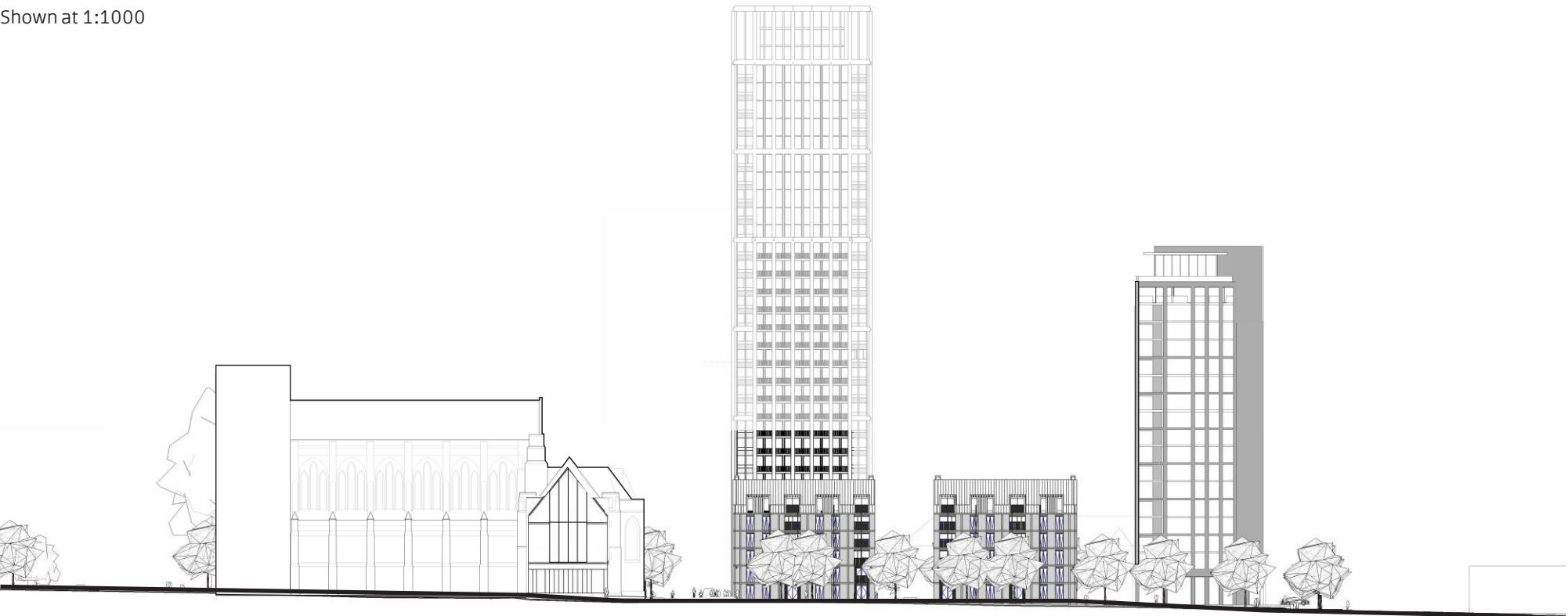
STREET ELEVATIONS | NORTH AND SOUTH

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 effect on urban grain or street experience. This, coupled with a mature landscape strategy that delivers a strong canopy of street trees means that building height is a less critical factor when assessing street experience.

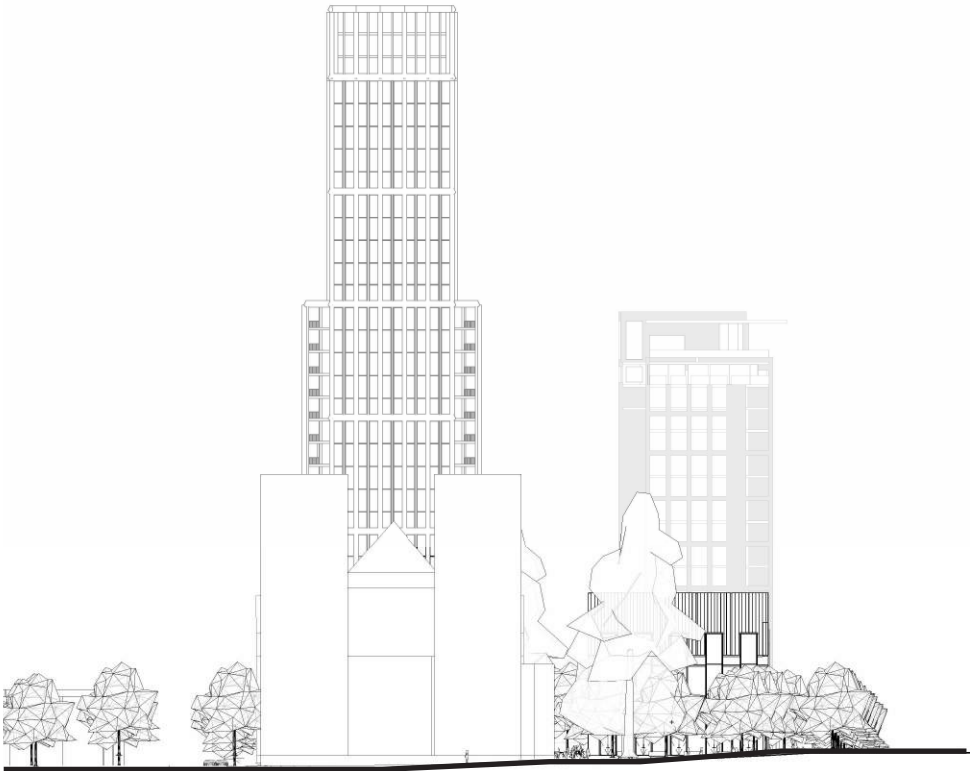


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STREET ELEVATIONS | EAST AND WEST



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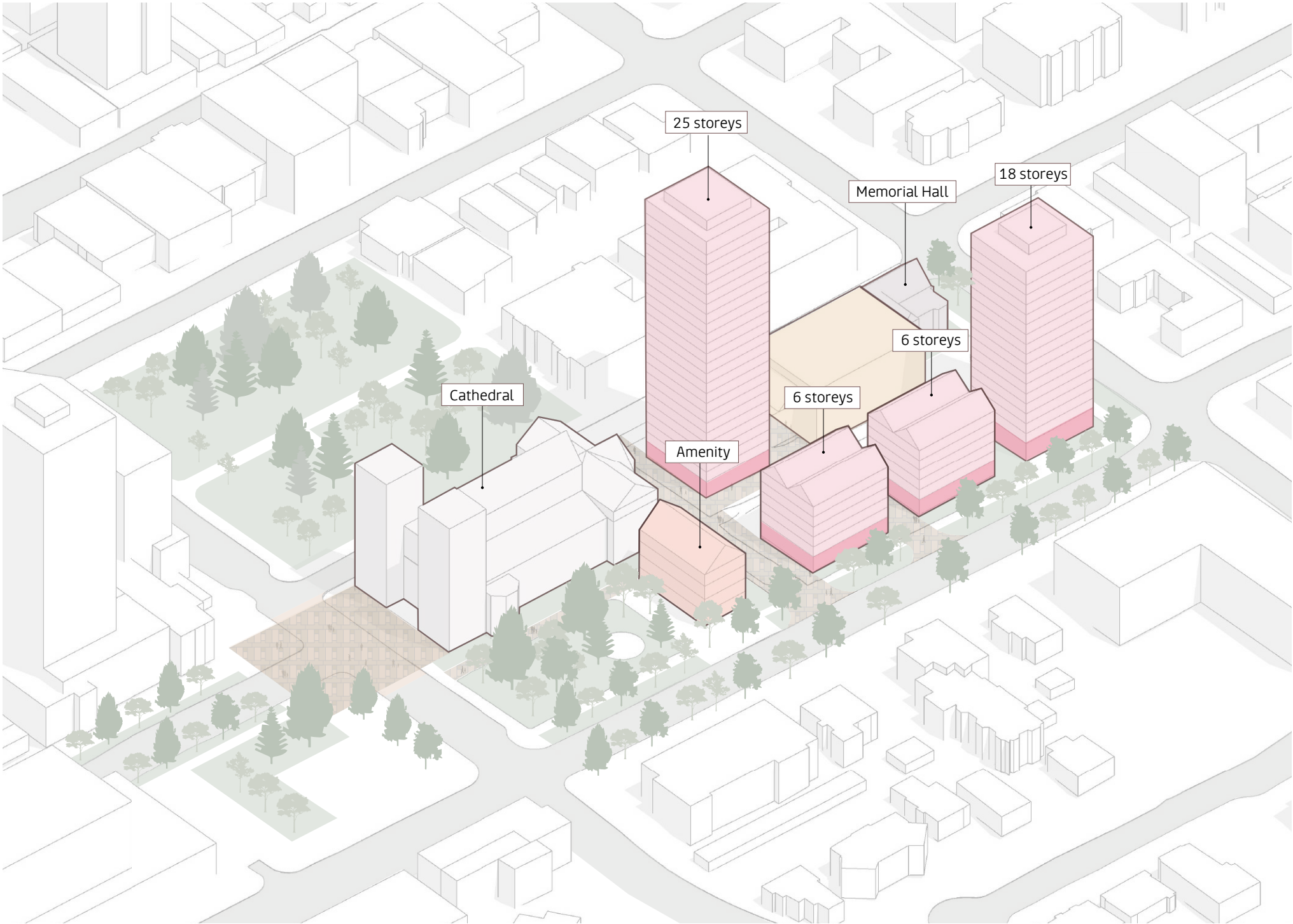
LAND USE

LAND USE

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

The Cathedral Hill rezoning works with planning policies to expand on the defined ‘Public Facilities, Institutions, Parks and Open Space’ uses by developing out multifamily residential uses aligned to the 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	Cathedral	3350		0.25	
	20%-25% Memorial Hall	1900		0.14	
	Addition to Memorial Hall (S)	1800		0.13	
	Yarrow Chapel	100		0.01	
		7150		0.53	21%
		8750			25%
Amenity	Cathedral House (A)	1800		0.13	
	5%-10%	1800		0.13	5%
		3600			10%
Commercial	Commercial	1800		0.13	
	5%-10%	1800		0.13	5%
		3600			10%
Residential	Tower T1	10560	440	0.78	
	70%-75% Mid-Rise block B1	2750	550	0.20	
	Mid-Rise block B2	2750	550	0.20	
	Tower T2	7310	430	0.54	
		23,370m2	1970	1.72	69%
		25,163m2			75%
	Total	34,120m2		2.50	100%
					120%
Site Area	13,623m2				
2.5 FSR	34,058m2				



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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.

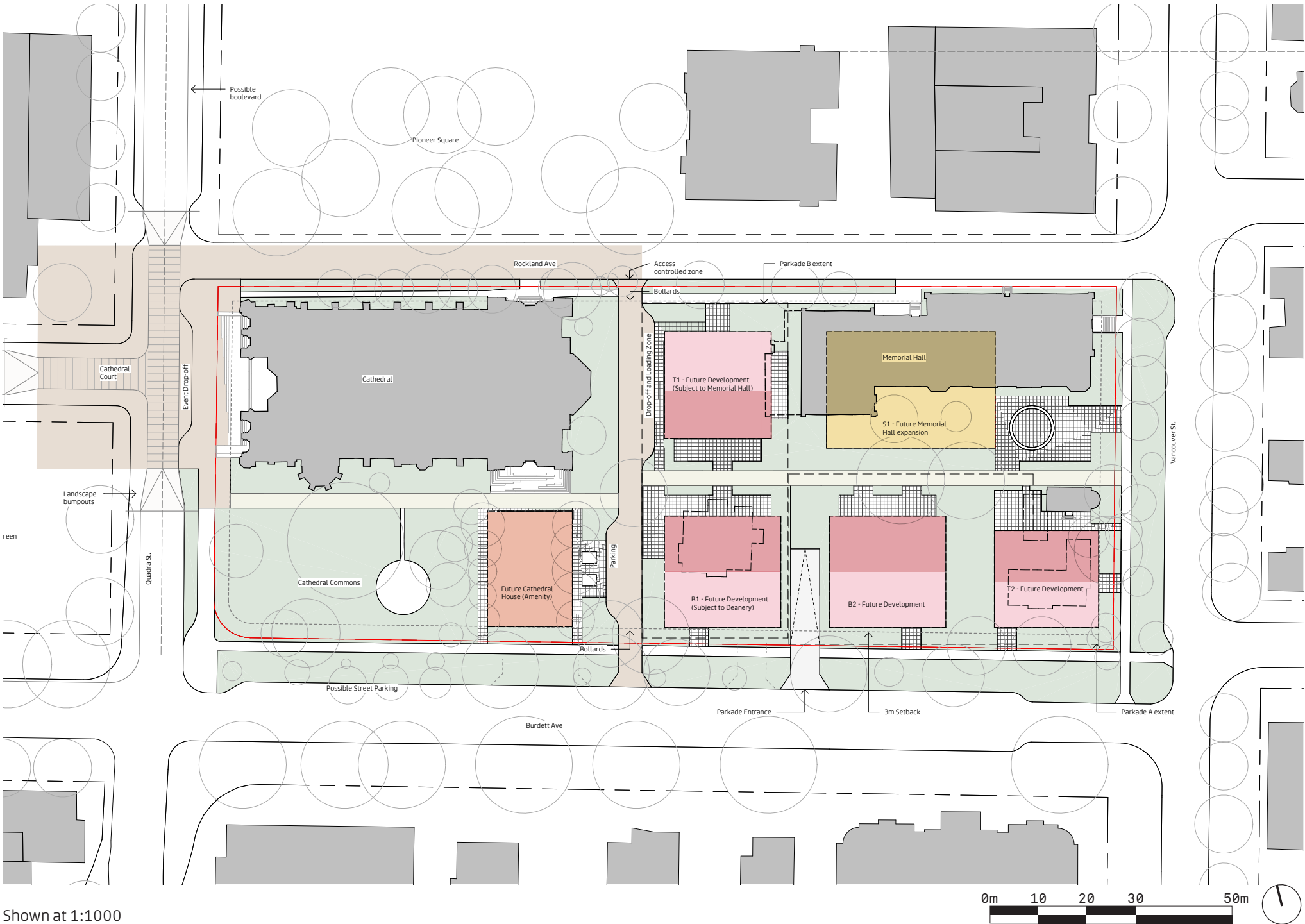
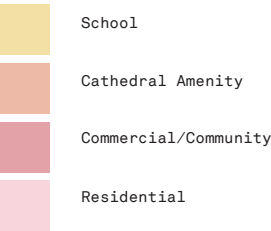
YARROW CHAPEL
Currently Yarrow Chapel is home to the Archives. Following restoration the Chapel could remain as the Archives or reconfigured for ceremonial and religious use again, and rented out for events such as christenings and weddings.

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 HOUSE
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 expanding 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.



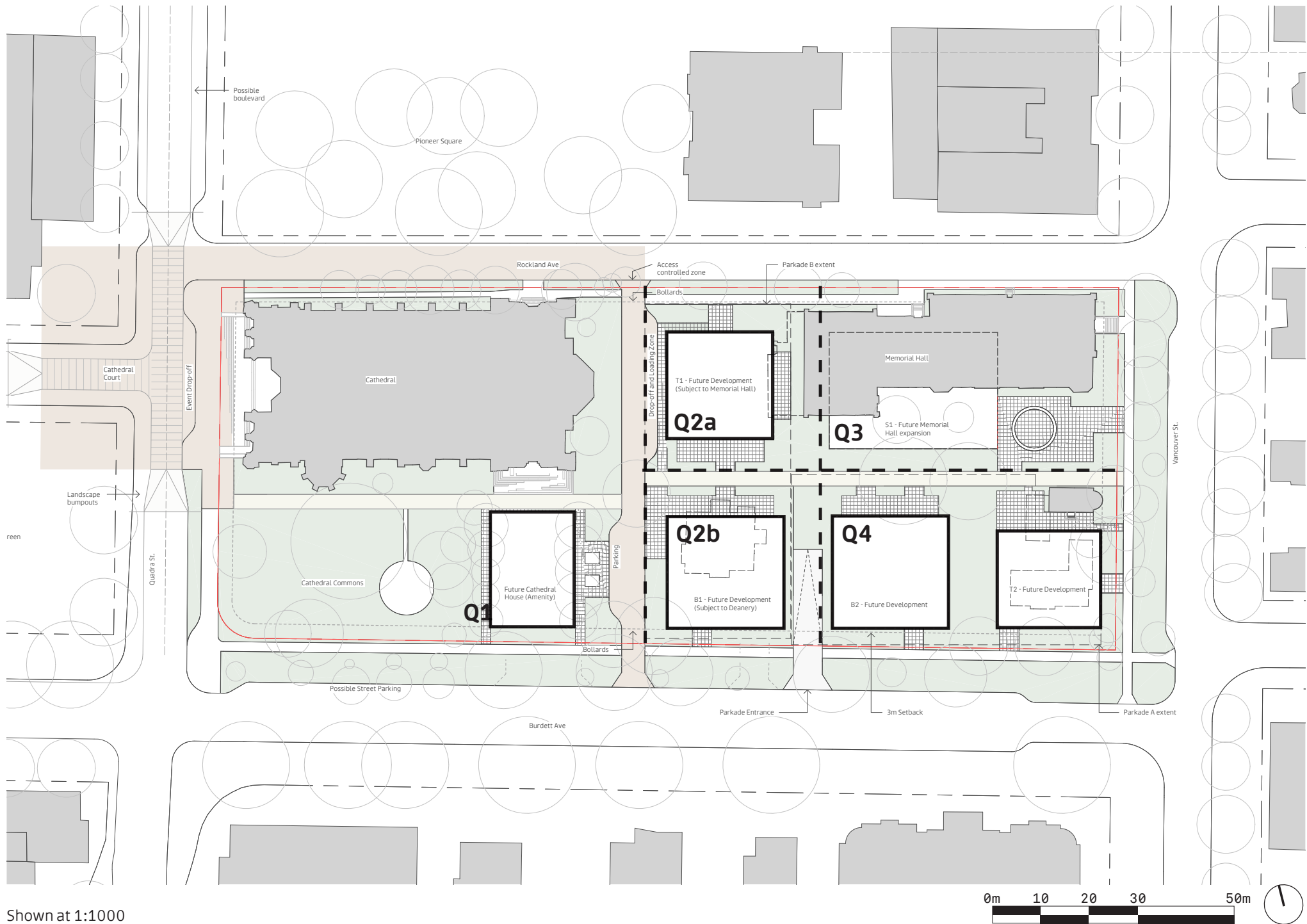
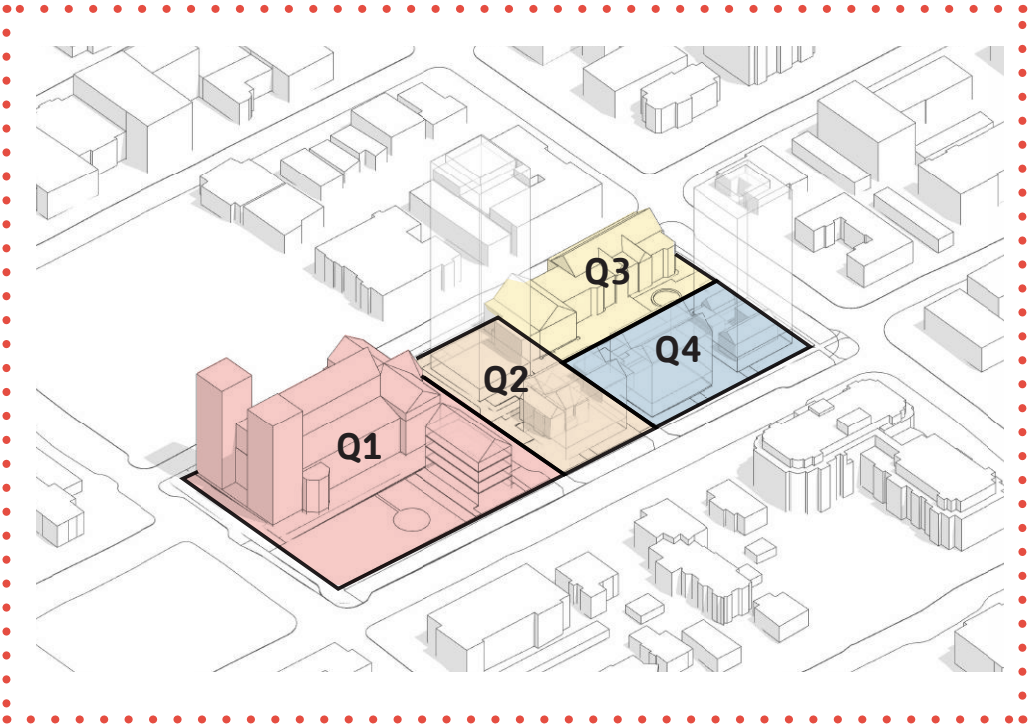
PHASING

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 COURT

The proposed Cathedral Court 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.

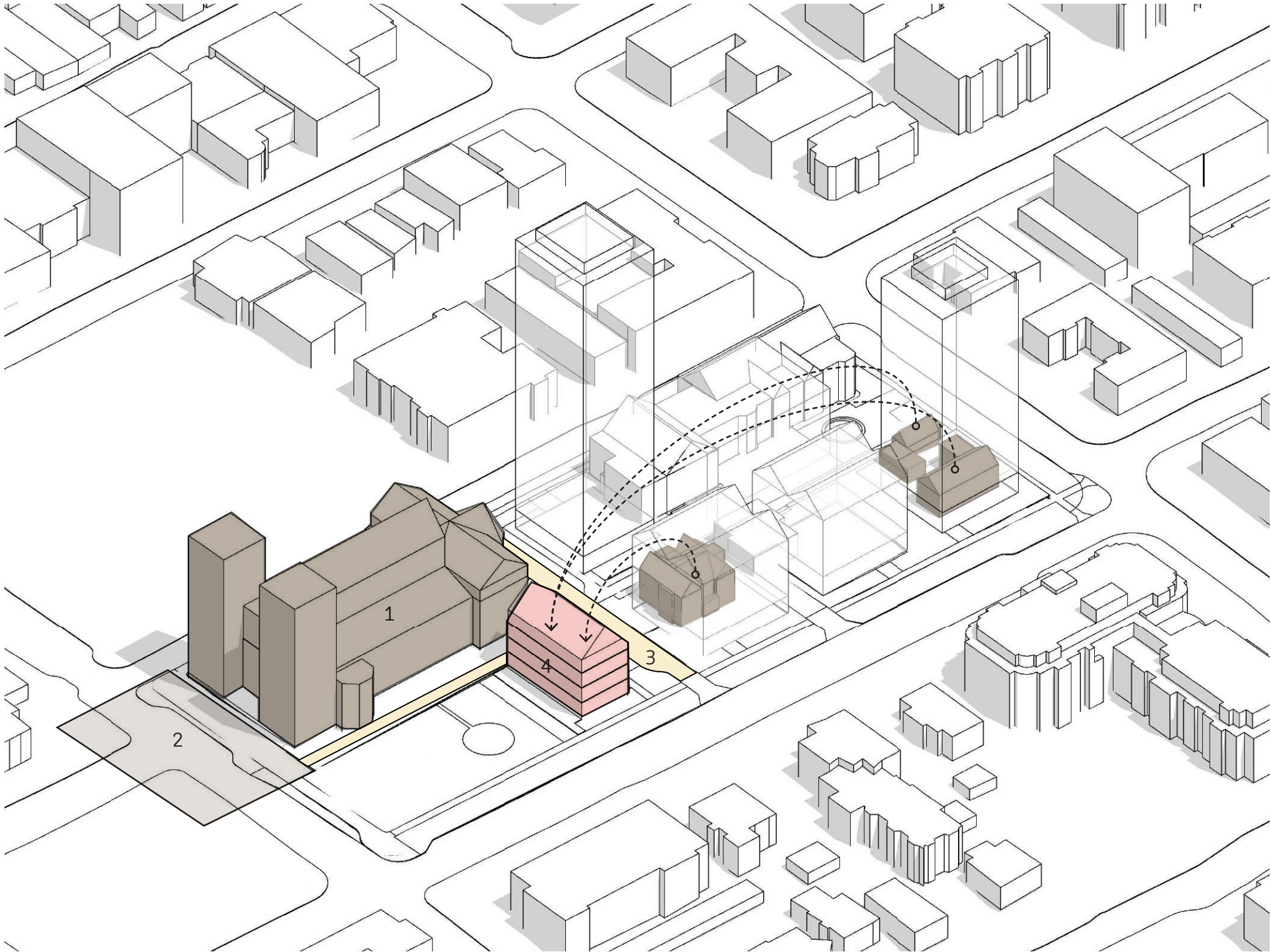
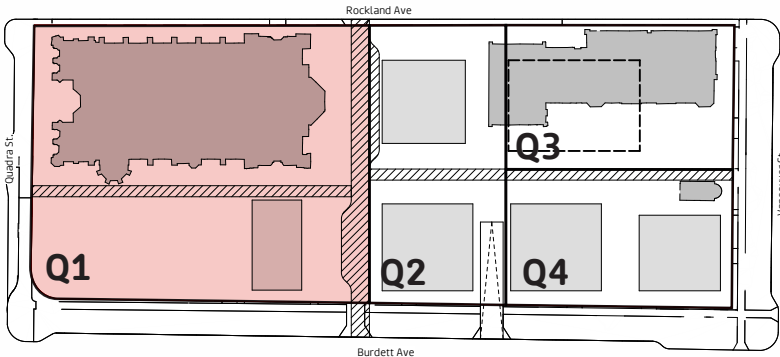
3. CATHEDRAL WALK

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

4. CATHEDRAL HOUSE

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

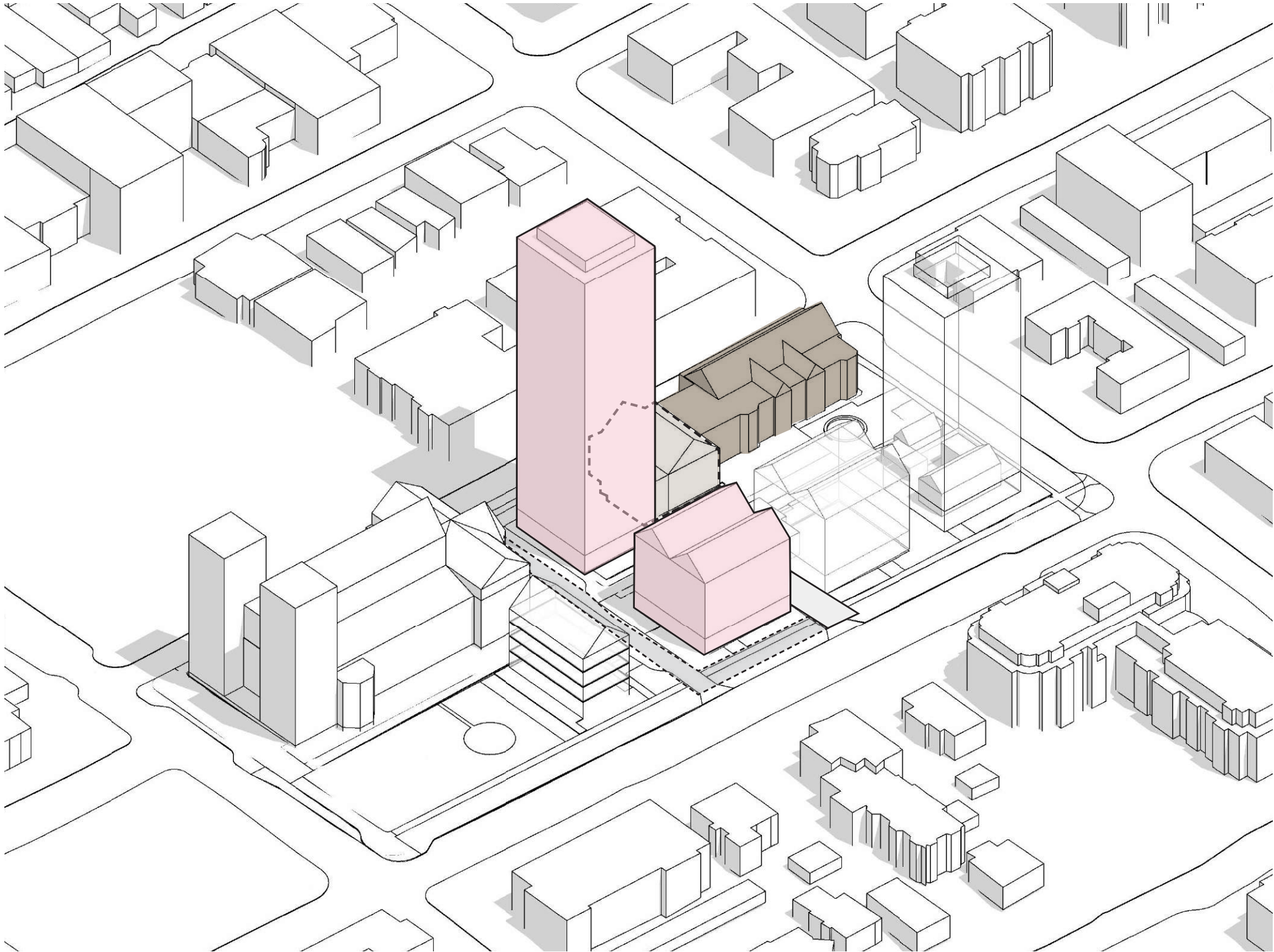
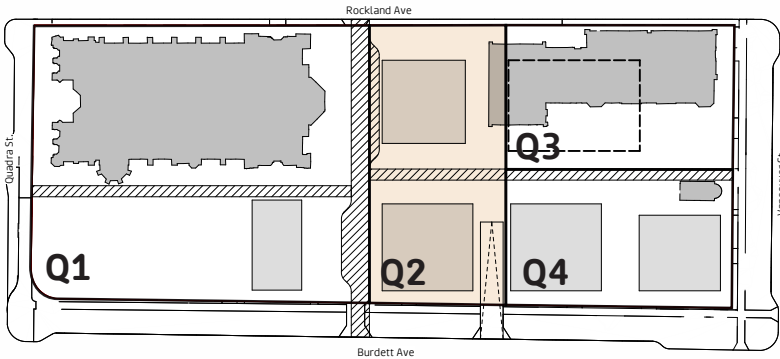
Note that the deveopment of Q2 may impact servicing to the Cathedral.



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

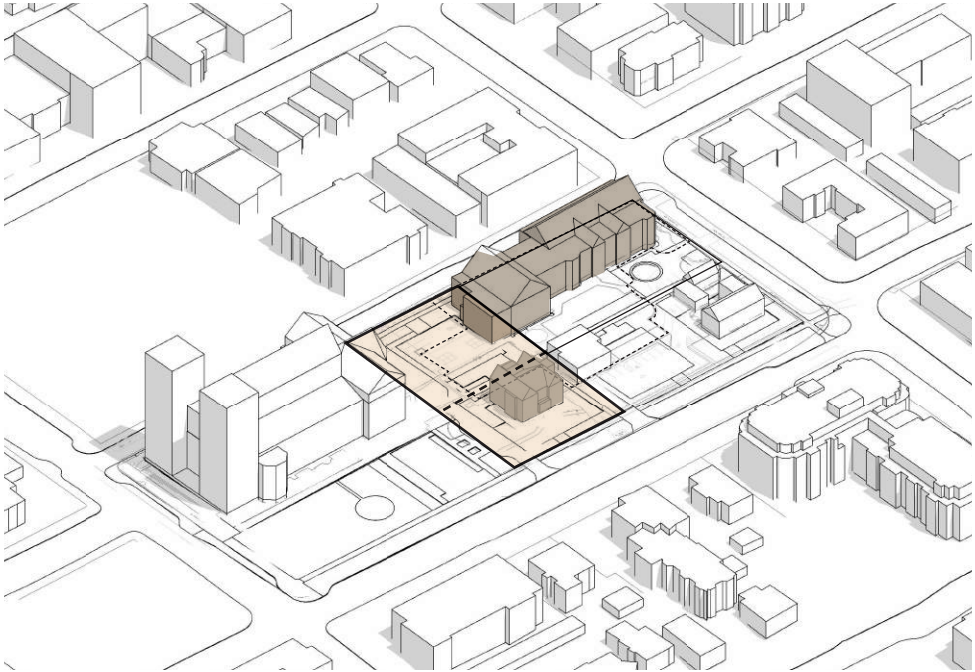
Following relocation of the Deanery and the development plan for Memorial Hall the parkade below T1 and B1 can commence. Extents of parking are dependent on soil type, existing tree root zones that are to be protected and shoring requirements of Memorial Hall.

4. NW TOWER

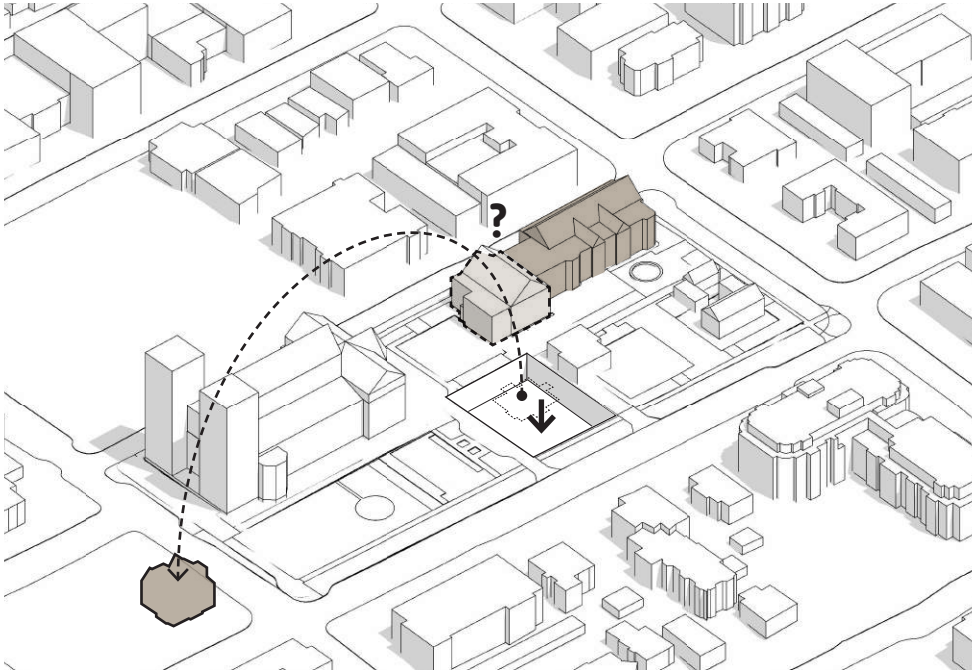
T1 tower to be constructed either as an individual building or in conjunction with the construction of B1 to the south. Connection and relationship to Memorial Hall to be considered.

5. SW BLOCK

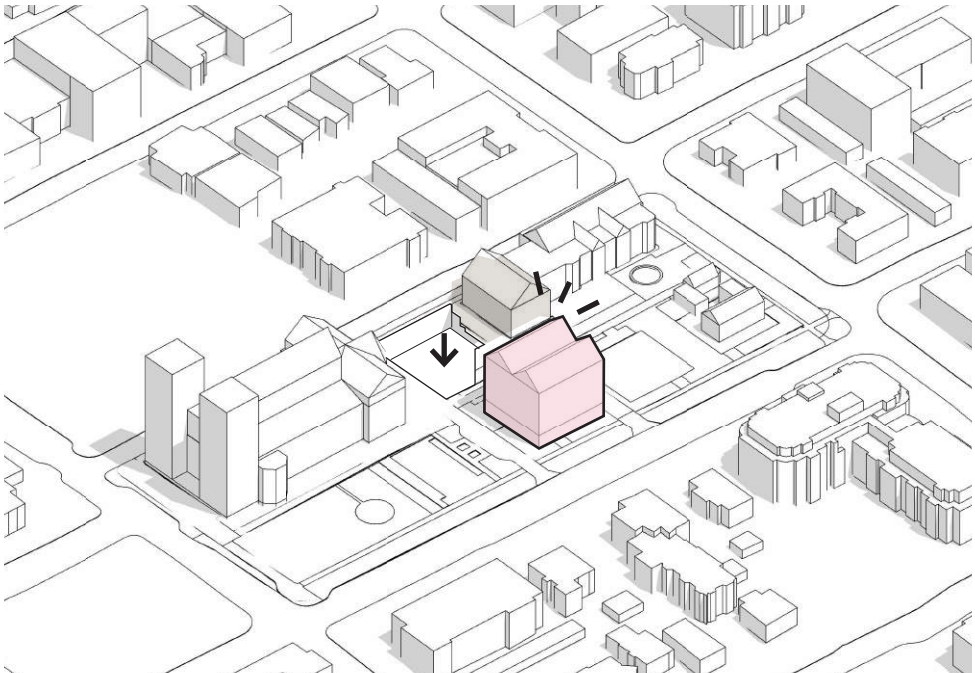
B1 can be constructed in tandem with T1 or separately following the relocation of the Deanery.



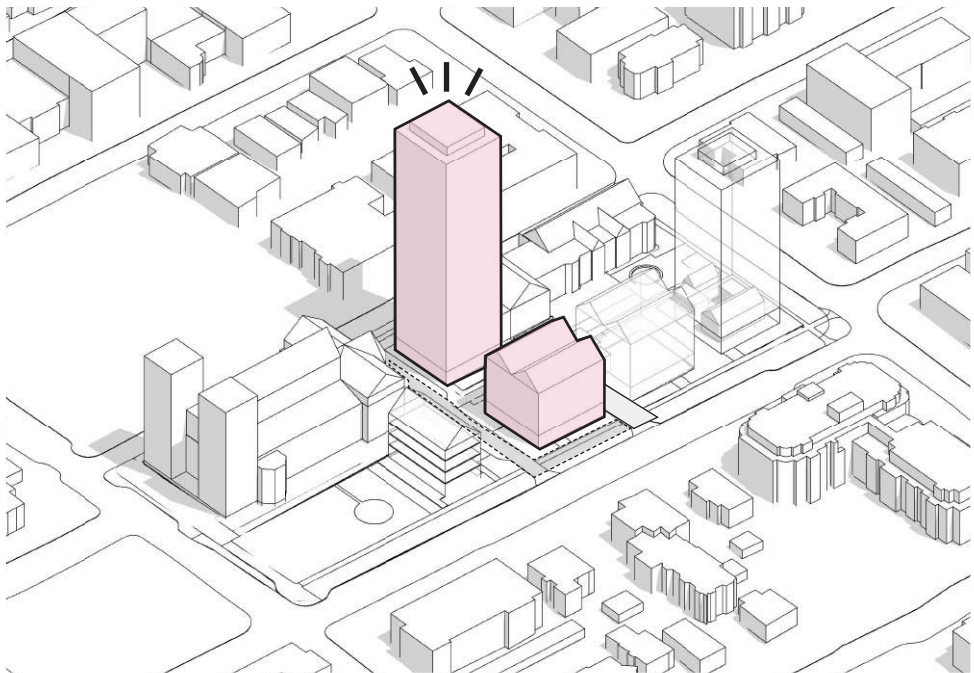
1. Cathedral School lease extents to be revised.



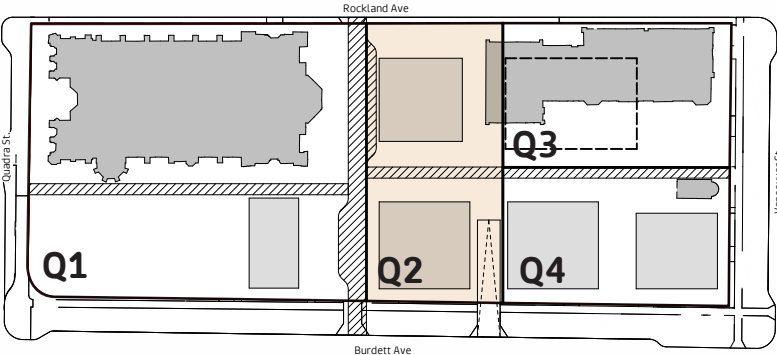
2. Relocate Deanery and excavate for parkade in Q2b



3. Construct B1 and excavate for parkade in Q2a.



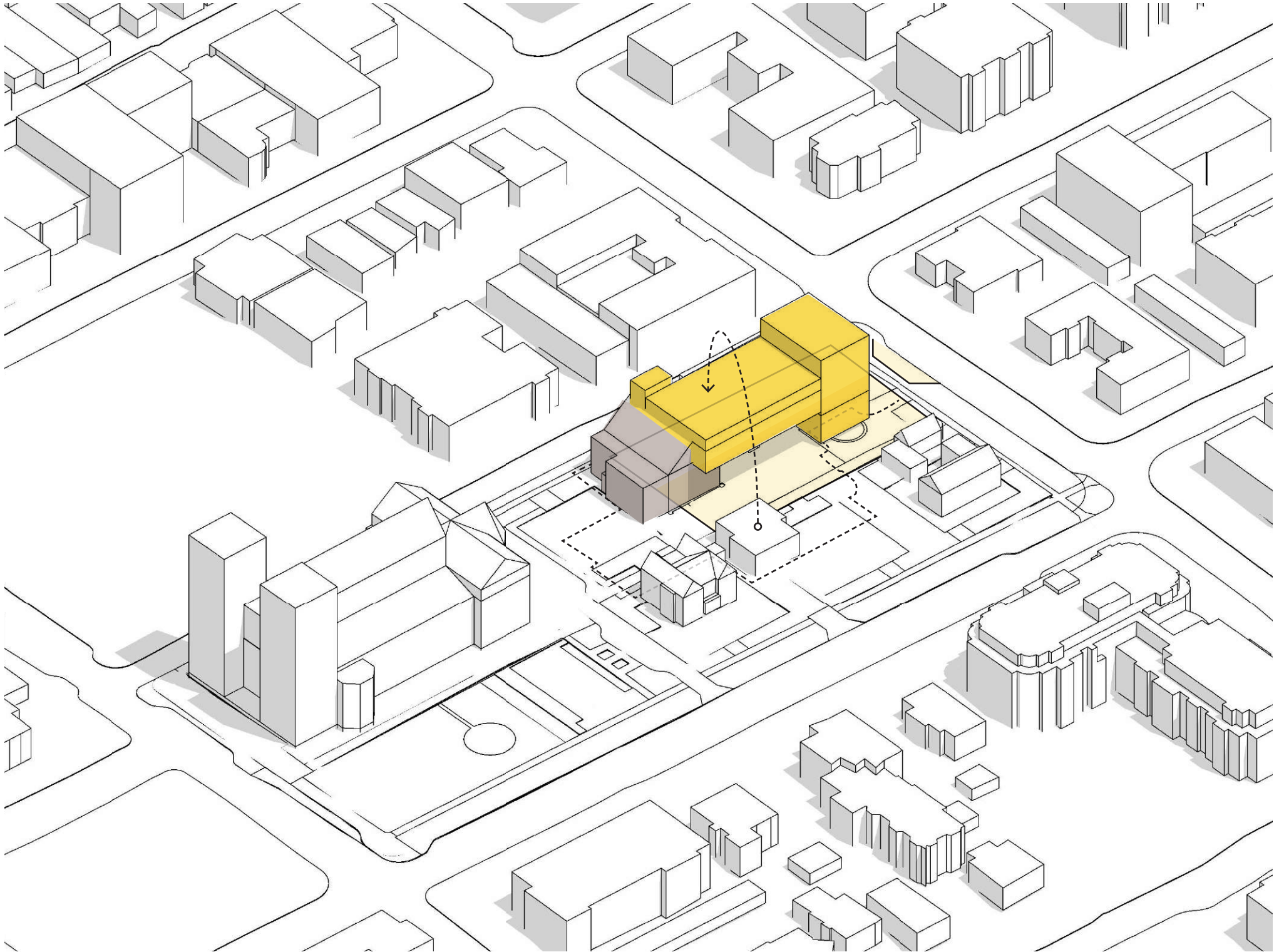
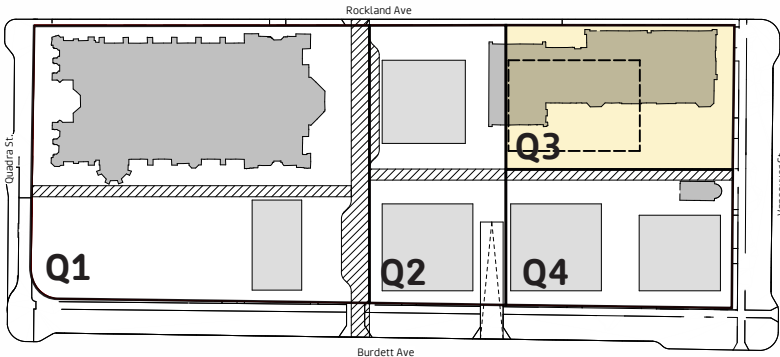
4. Completed Q2 construction.



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 **designated** 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

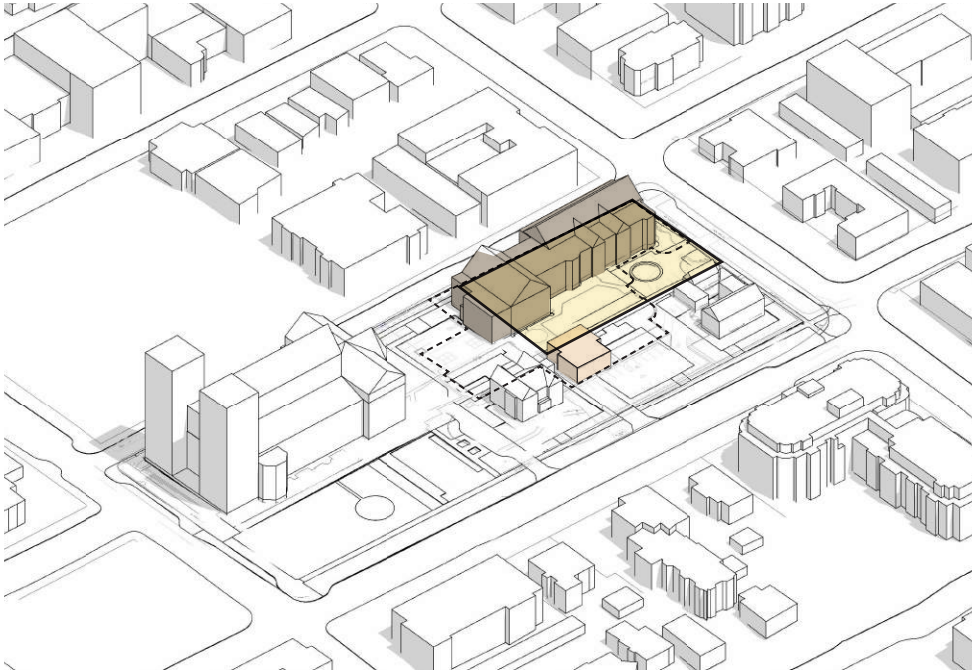
The current extents of the school occupied area are to be renegotiated to work with the masterplan. This includes the decision about Memorial Hall and whether or not the gymnasium is to remain as is or if it is to be reduced in footprint.

3. SCHOOL EXPANSION

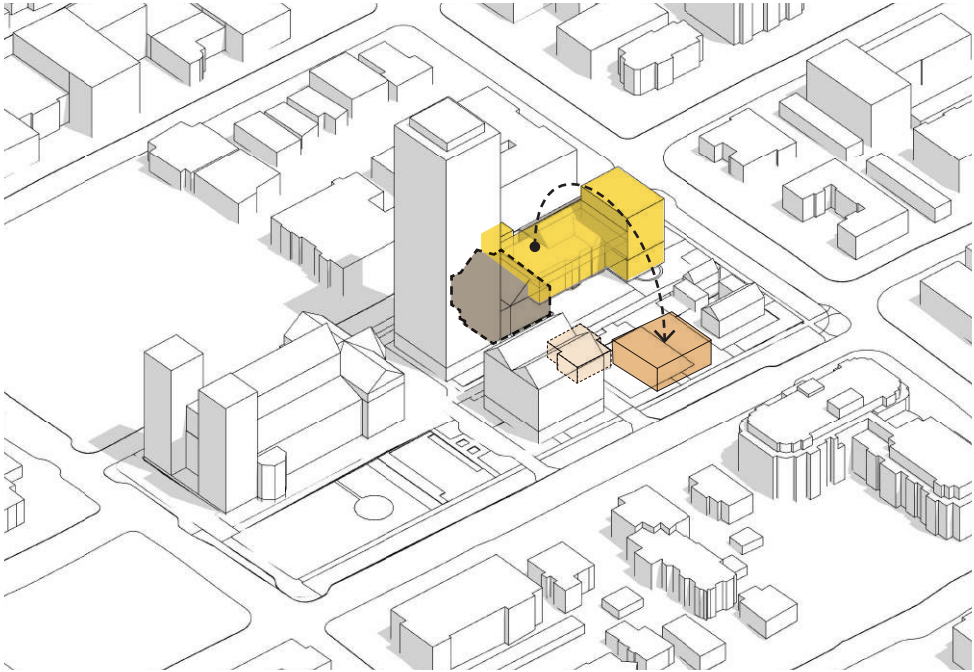
The expansion of the school is necessary for the viability of updating of the educational offer of the Christ Church Cathedral School and it's desire to increase the student cohort size. Further studies need to be conducted to determine the size of the expansion. If and when this occurs students will 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

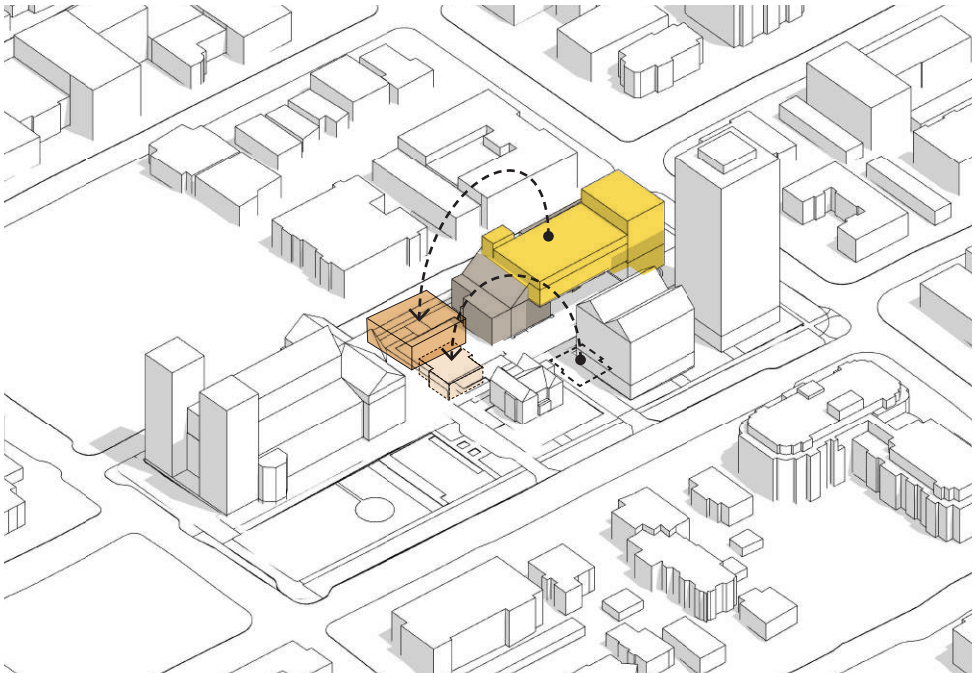
There are temporary portables located on the site. During construction there may be the need to add additional portables or use space in the Cathedral, new Cathedral House building. After completion of the school expansion the portables are to be removed from the site.



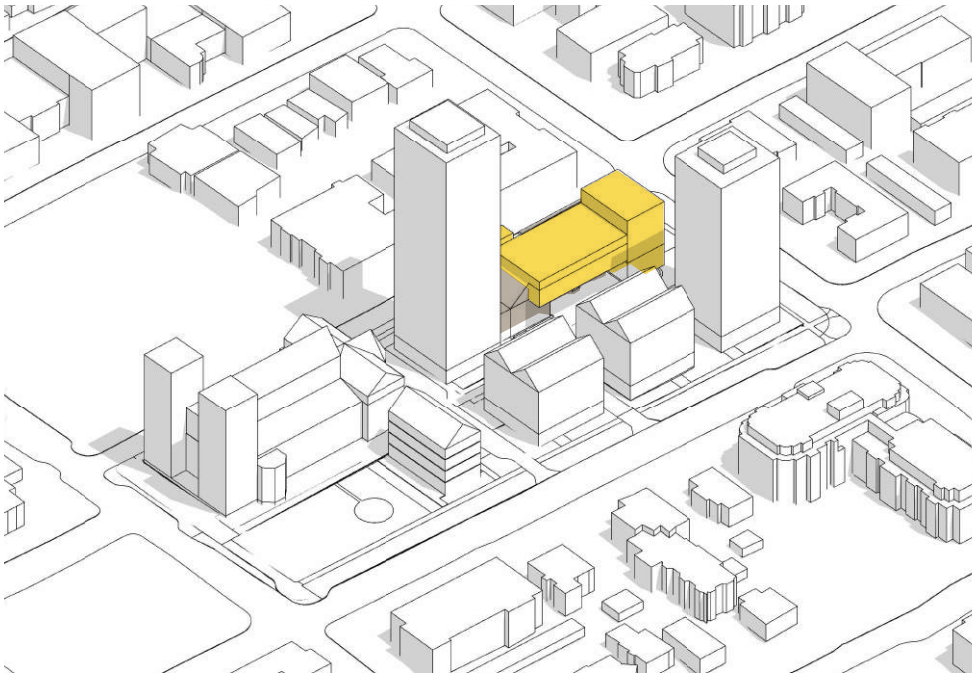
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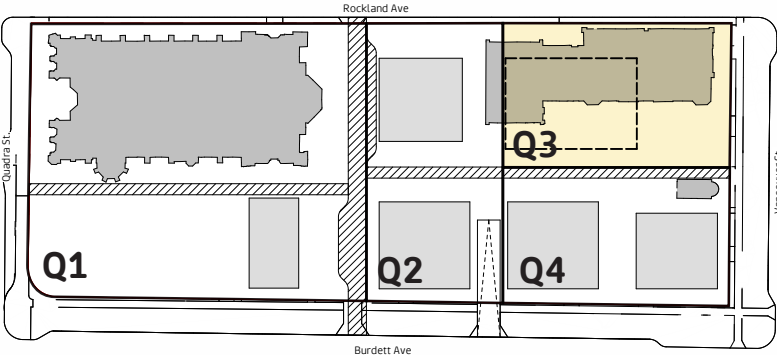
2. Option A, School Expansion construction after Q2 development



3. Option B, School Expansion construction after Q4 development

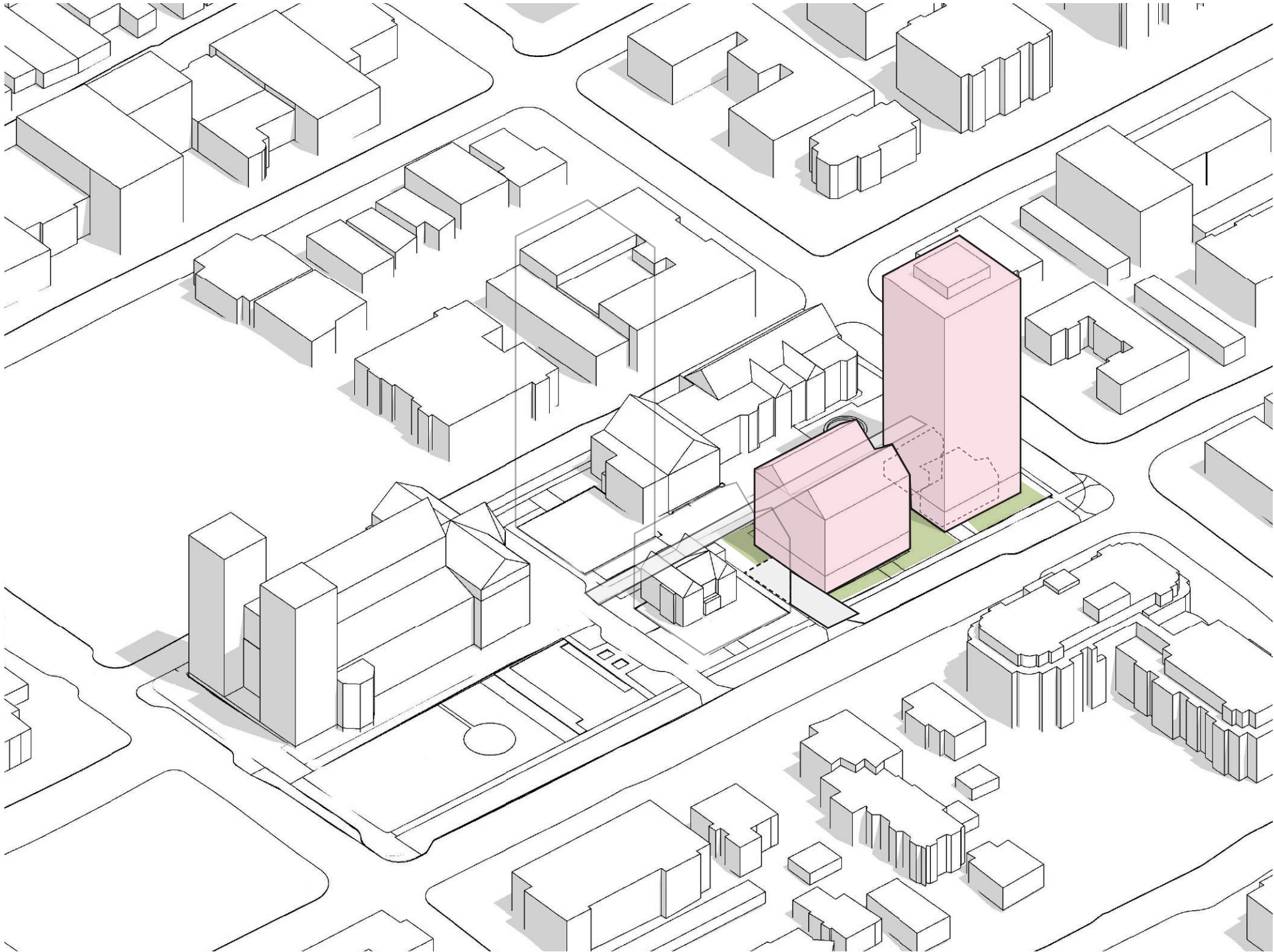
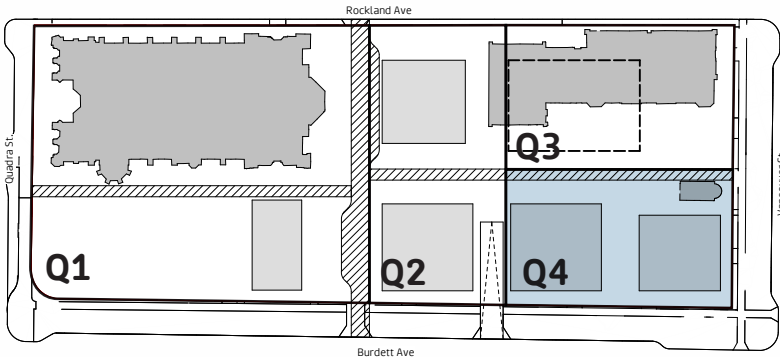


4. Completed site construction



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.



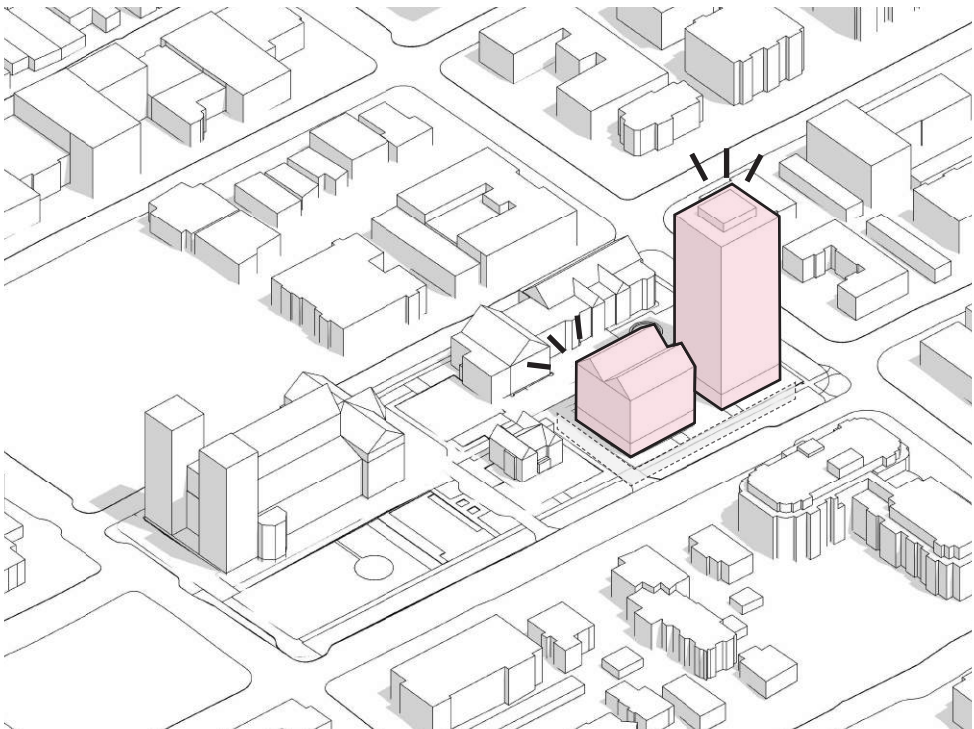
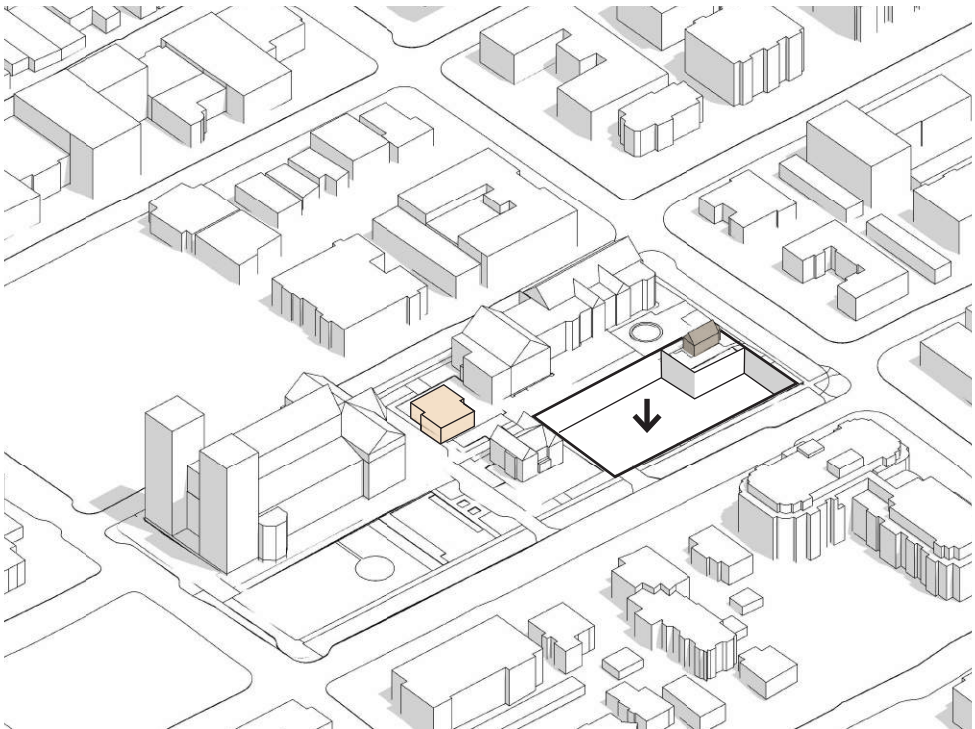
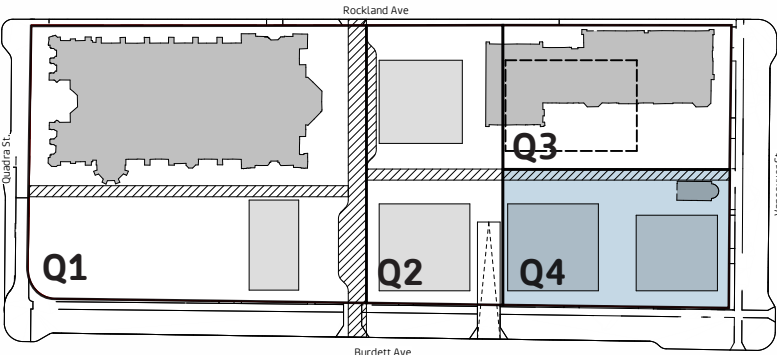
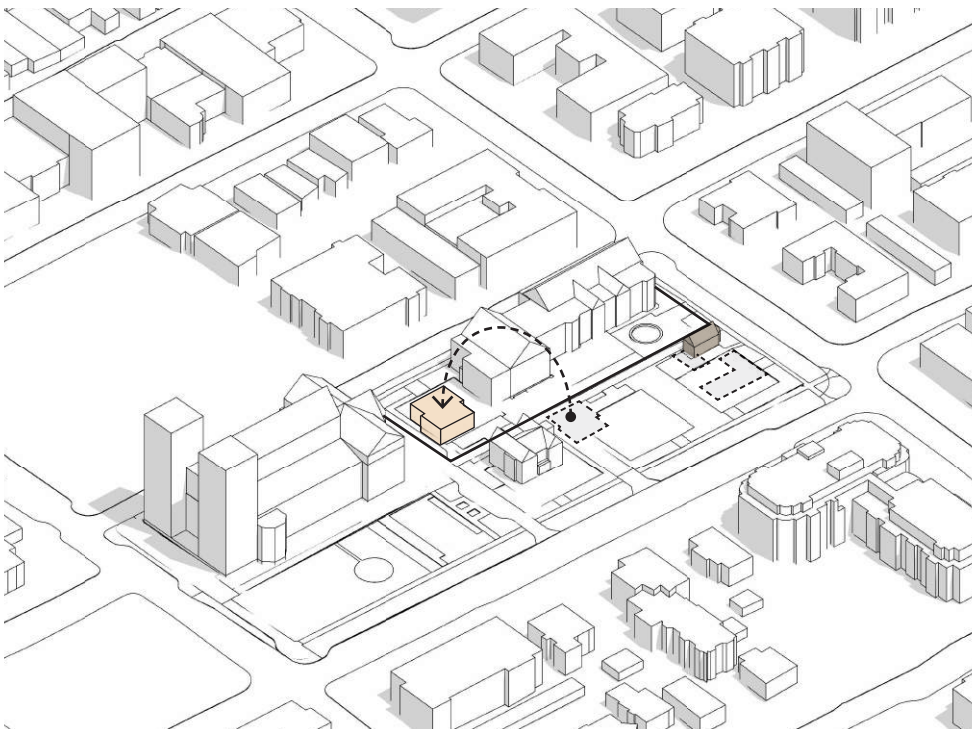
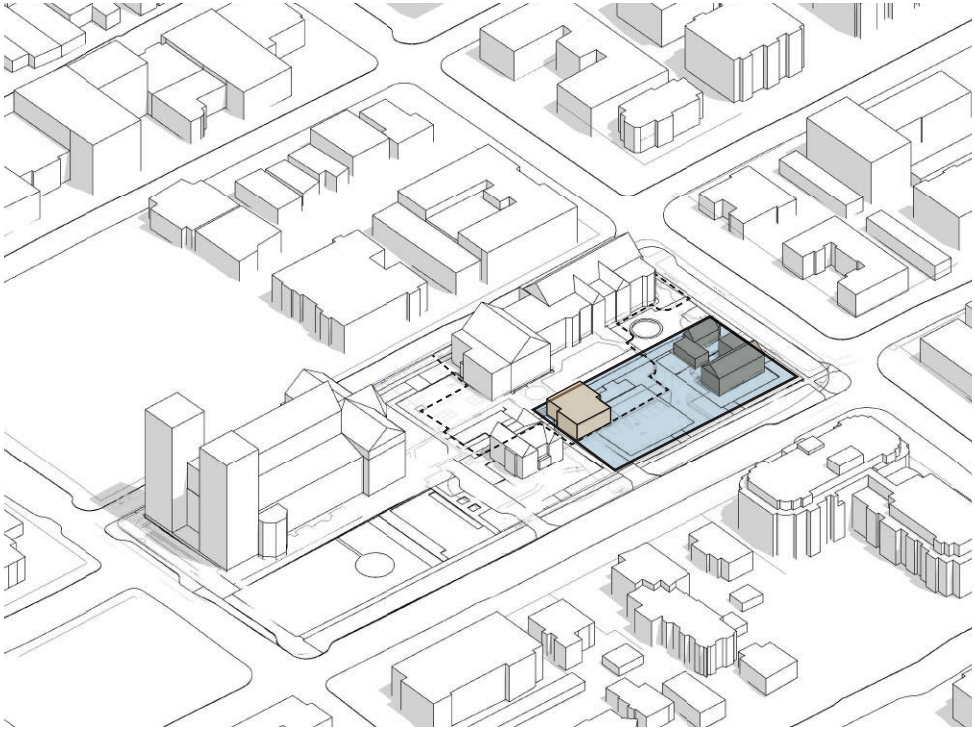
- 1. YARROW CHAPEL**

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.



LANDSCAPE MASTERPLAN

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

LEGEND

1.

Cathedral Court
2.

Cathedral Commons
3.

Rockland Ave Proposal
4.

Yarrow Chapel
5.

Children's Playground
6.

On Site 45 deg Parking
7.

Active Cafe/Restaurant Patio
8.

Passive Lawn Area
9.

Parkade Entry
10.

Active Cafe/Restaurant Patio
11.

Passive Lawn Area
12.

Boulevard Planting
13.

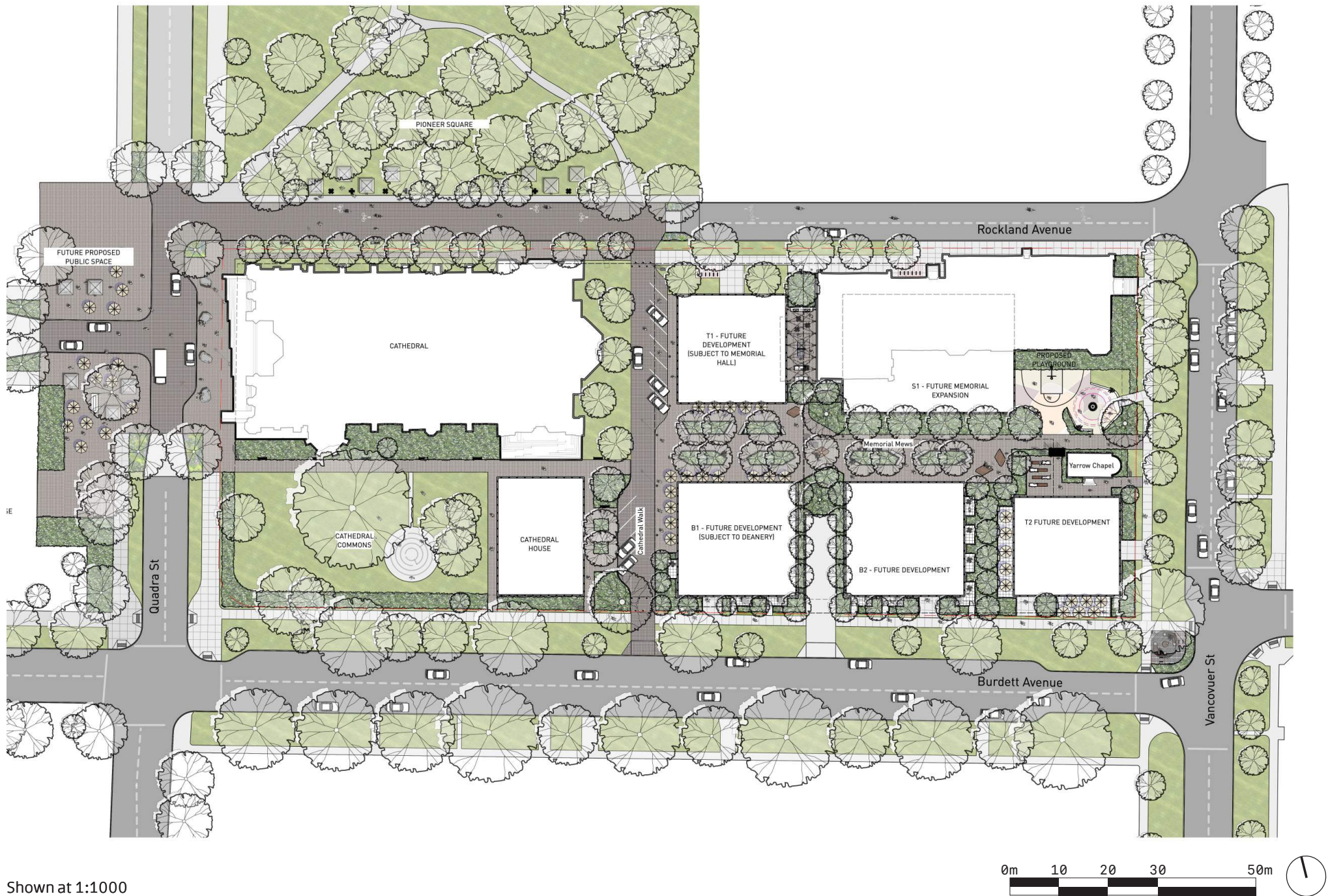
Proposed Bulb Out/Boulevard and Corner Parklet
14.

Active Cafe/Restaurant Patio
15.

Proposed Rain Gardens
16.

Signage/Wayfinding
17.

Shared Amenity Space

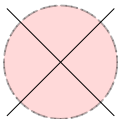


Shown at 1:1000

STREET VIEWS

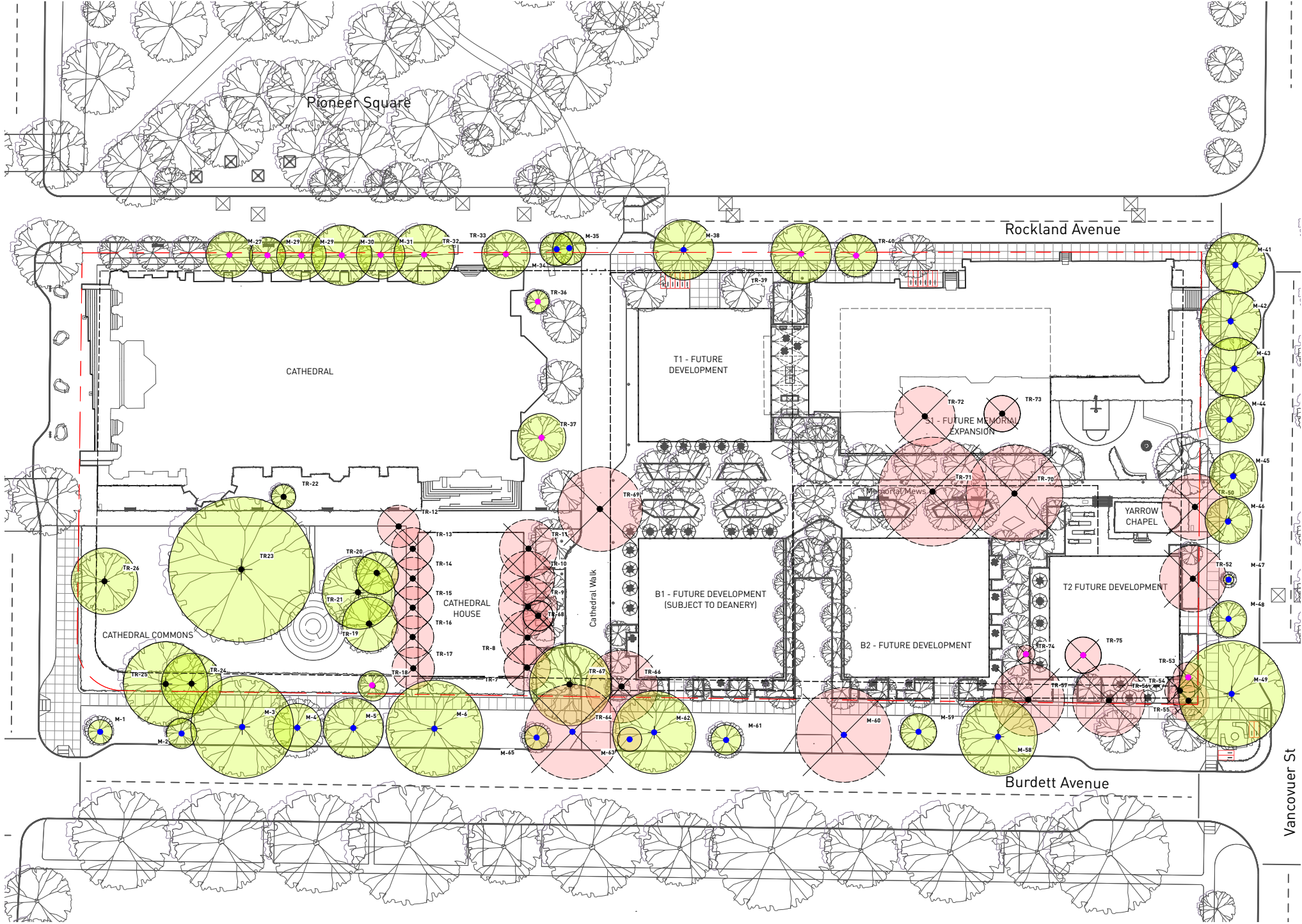


TREE RETENTION PLAN

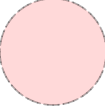
LEGEND	
	Existing Trees to be Removed
	Existing Trees to be Retained
	Trees in Poor Health
	Bylaw Trees
	Non Bylaw Trees
	Municipal Trees

Trees Overall - On Site	TOTAL
Total number of existing trees	48
Number of existing trees to be removed	27
Number of existing trees to be retained	21

Overall - Off Site	TOTAL
Total number of existing trees	26
Number of existing trees to be removed	3
Number of existing trees to be retained	23



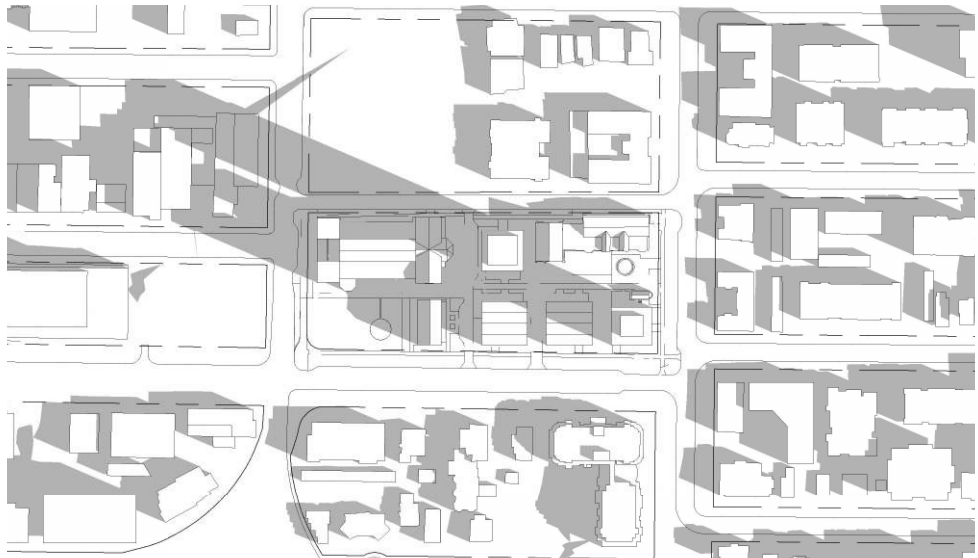
TREE CANOPY PLAN, PROPOSED

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

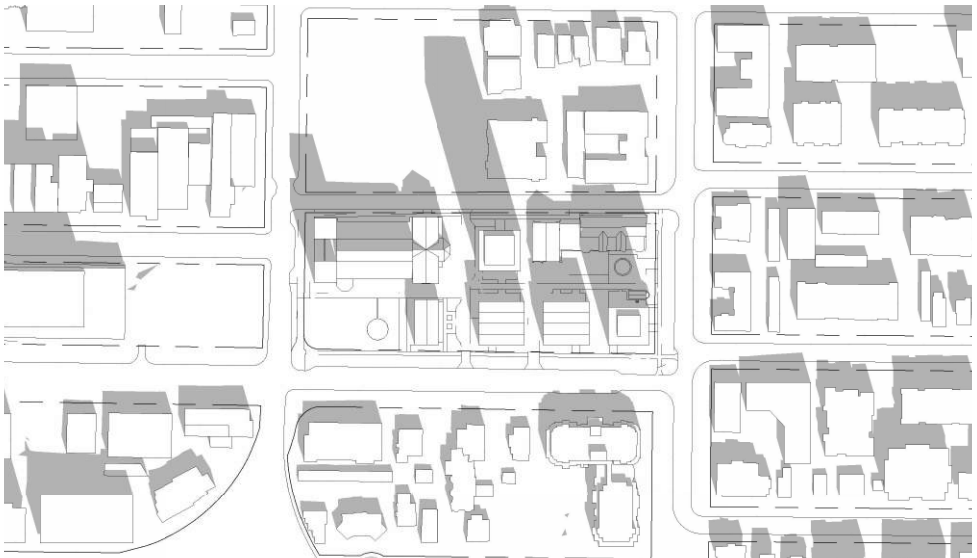
Trees Overall - On Site	TOTAL
Total number of existing trees	48
Number of existing trees to be removed	27
Number of existing trees to be retained	21
Number of proposed trees	65
Total number of existing and proposed trees	86

Overall - Off Site	TOTAL
Total number of existing trees	26
Number of existing trees to be removed	2
Number of existing trees to be retained	24
Number of proposed trees	4
Total number of existing and proposed trees	28

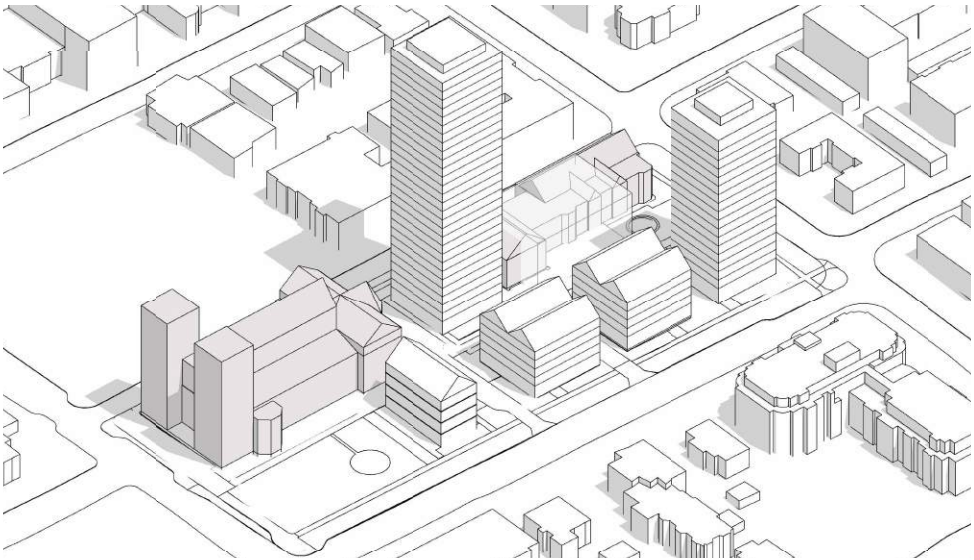




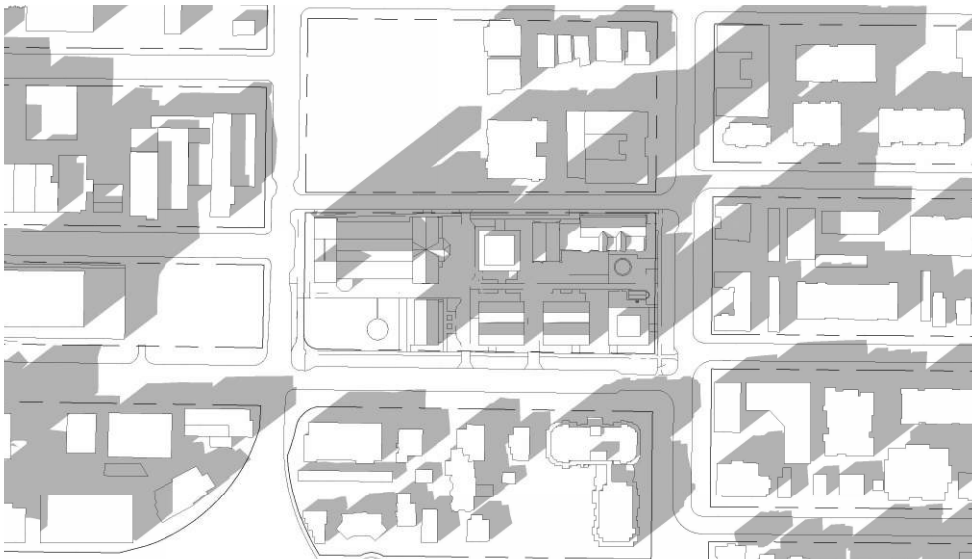
March 19th - 9:00am



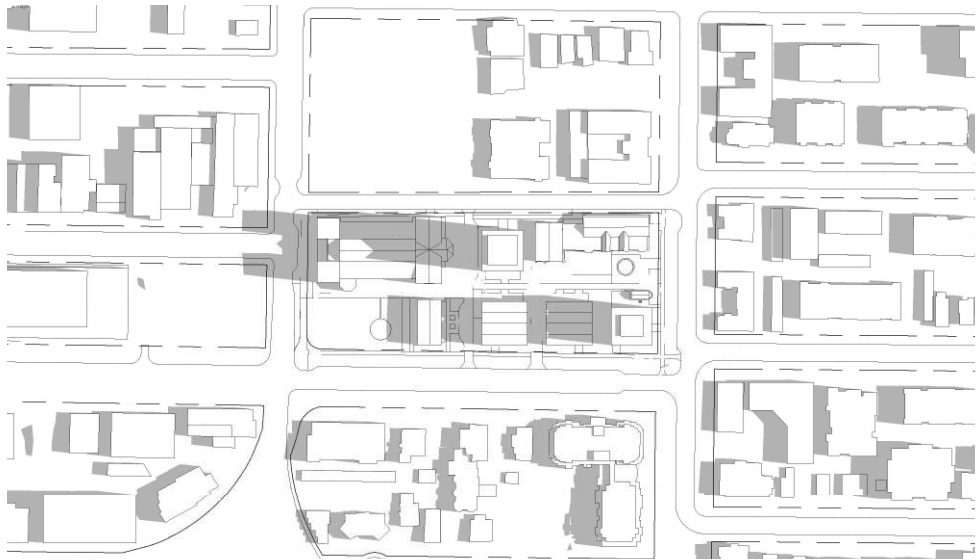
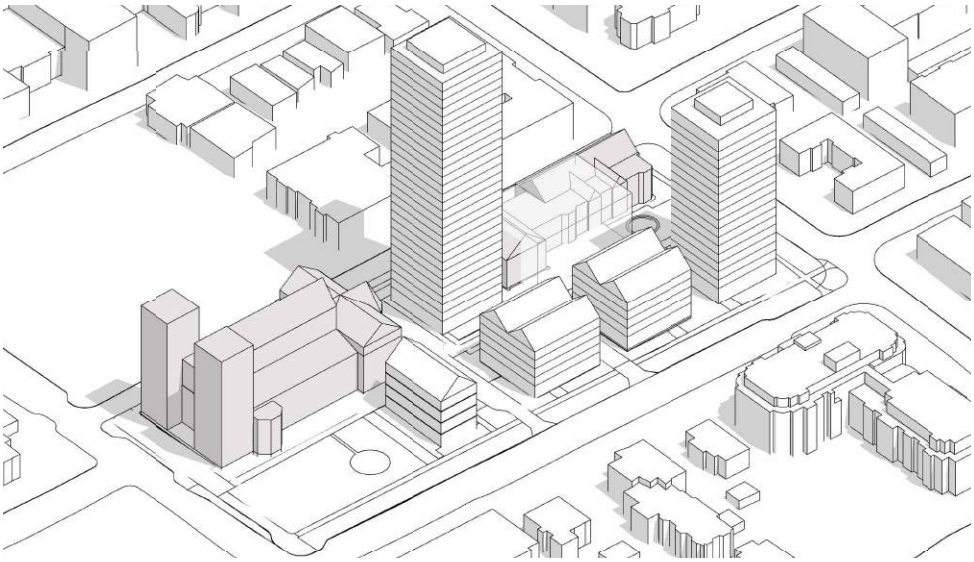
March 19th - 12:00pm



March 19th - 2:00pm



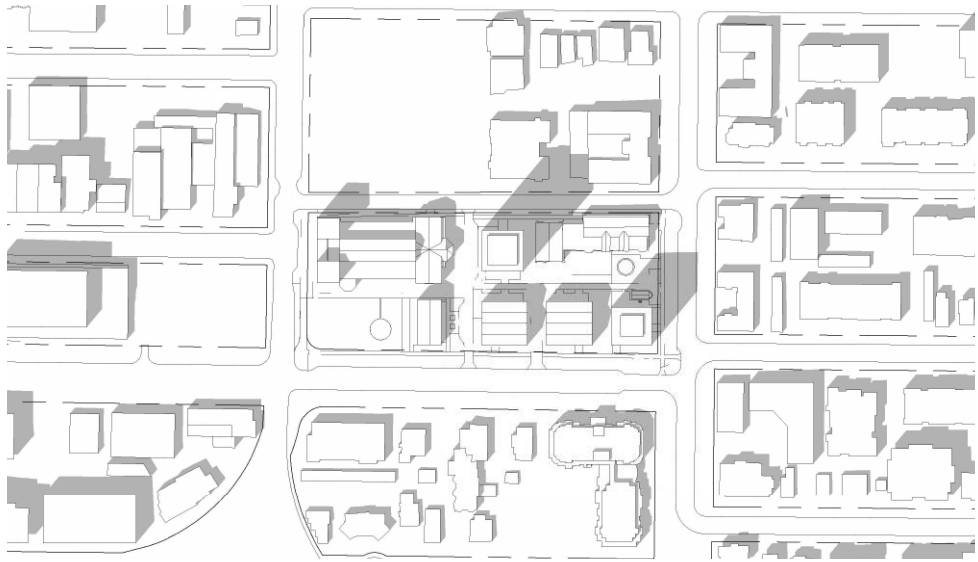
March 19th - 4:00pm



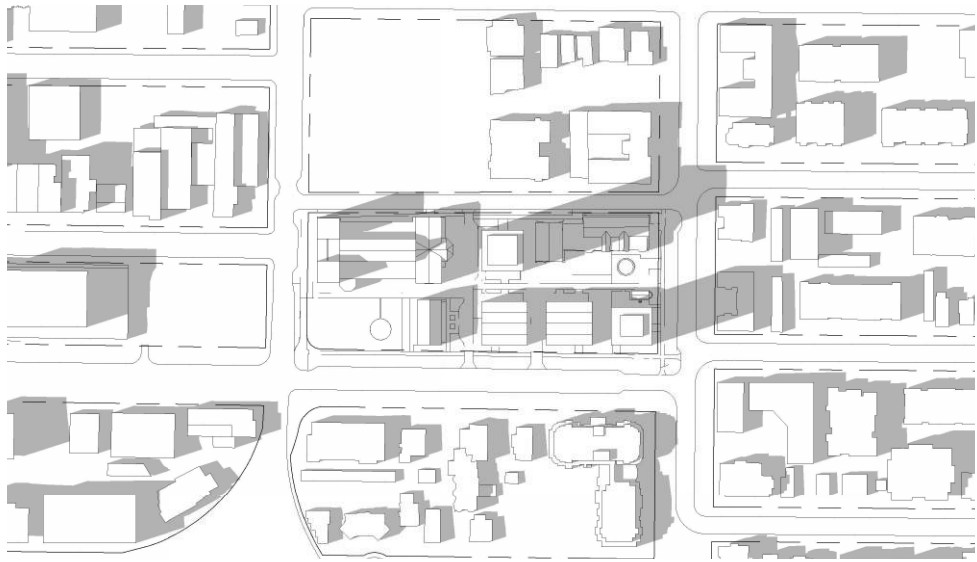
June 20th - 9:00am



June 20th - 12:00pm



June 20th - 2:00pm



June 20th - 4:00pm

STREET VIEW | BURDETT AVENUE ELEVATIONS

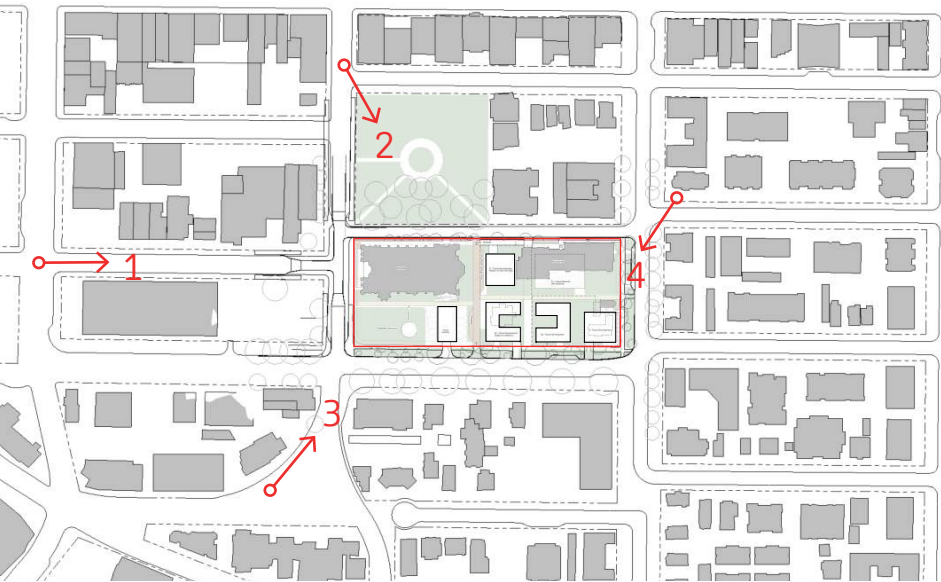
CATHEDRAL SITE



NEIGHBOUR SITES ELEVATION



VIEW ANALYSIS



1. Courtney Street, looking east



2. Quadra Street, looking south

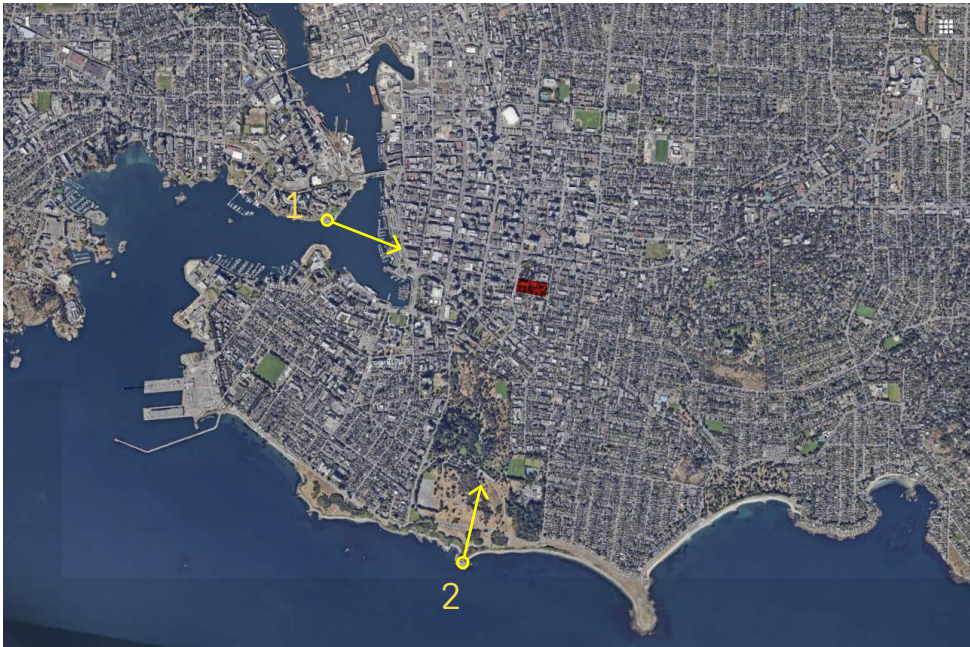


3. Rupert Street, looking north

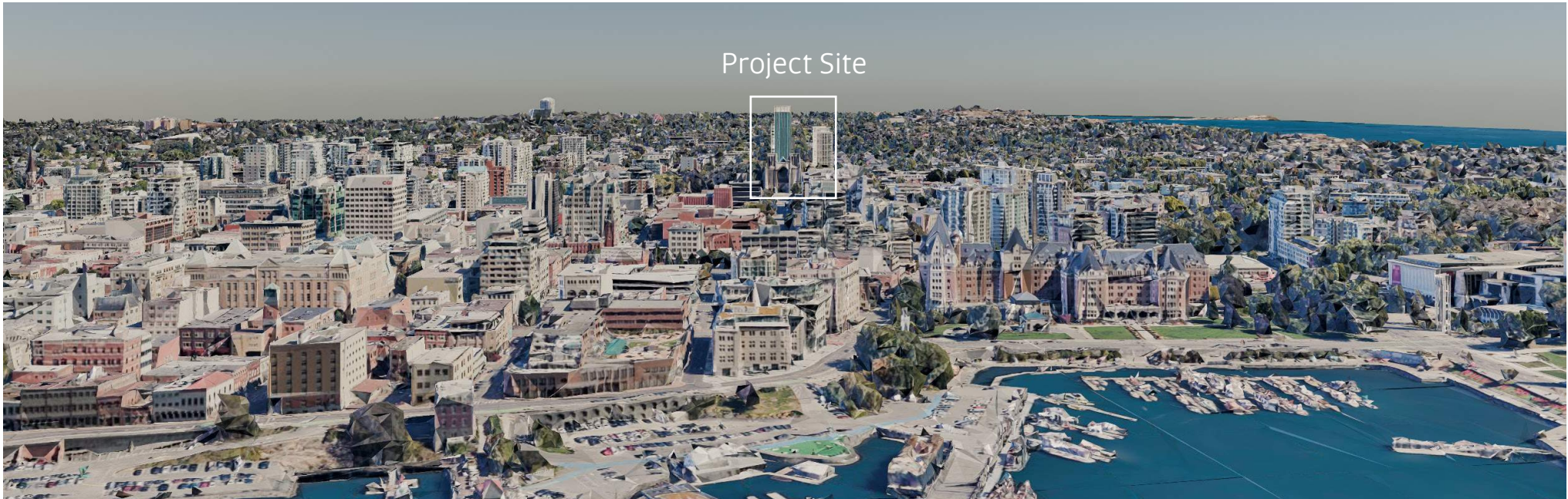


4. Rockland Avenue, looking south

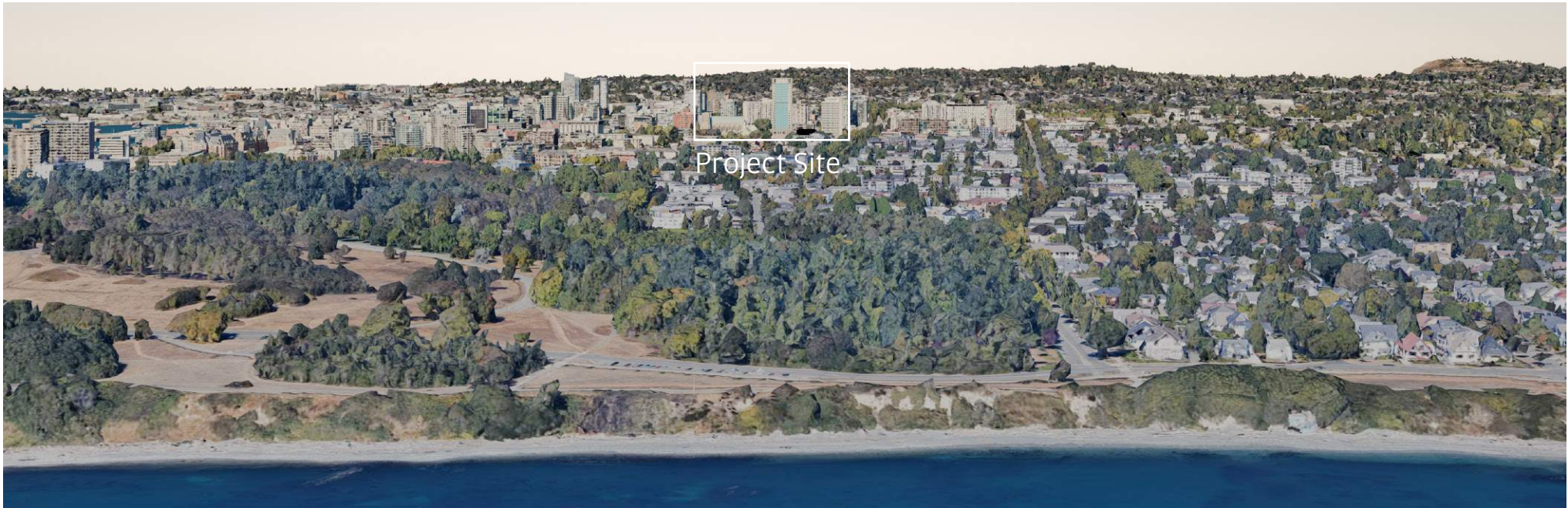
SKYLINE ANALYSIS



1



1. Victoria Harbour Skyline



2. View from Finlayson Point Beach