

Anglican Diocese of the Islands and Inlets  
900 Vancouver Street  
Victoria, BC  
V8V 3V7

May 2026

## Cathedral Commons Rezoning Application (REZ00867), Project Information

### Project Snapshot

- **Applicant:** Anglican Diocese of the Islands and Inlets
- **What's proposed:** A phased, mixed-use development with residential towers, ground-floor commercial space, new pedestrian connections, and new/renewed community amenities to be completed over multiple phases
- **Residential scale:** 4 residential towers ranging from 8 to 18 storeys delivering approximately 220–300 new homes.
- **Rezoning intent:** Enable residential, commercial, and recreational land uses across the precinct
- **Project phase:** Rezoning application will be reviewed by Council at a Committee of the Whole date in Spring 2026



Figure 1, Cathedral Commons rezoning renderings (FaulknerBrowns Architects)

## What Will Change On-Site

- **Four-quadrant plan:** The site is organized into four quadrants to enable phased redevelopment, with residential development planned for Quadrants 2 and 4.
- **New public connections:** Two key pedestrian routes—Memorial Mews (east-west) and Cathedral Walk (north-south)—create cross-block access and break up one large parcel into four smaller, more walkable areas.
- **Ground-floor activity:** Commercial space is integrated into the ground floor of residential buildings to support an active, fine-grained street edge.
- **New and renewed amenities:** Plans include a new playground at Christ Church Cathedral School (Memorial Hall) and a new amenity building (Cathedral House) for offices and event/community space.
- **Landscape and stormwater improvements:** A phased landscaping plan adds public gathering spaces, shade-bearing trees, stormwater management features, and native/climate-adapted planting.

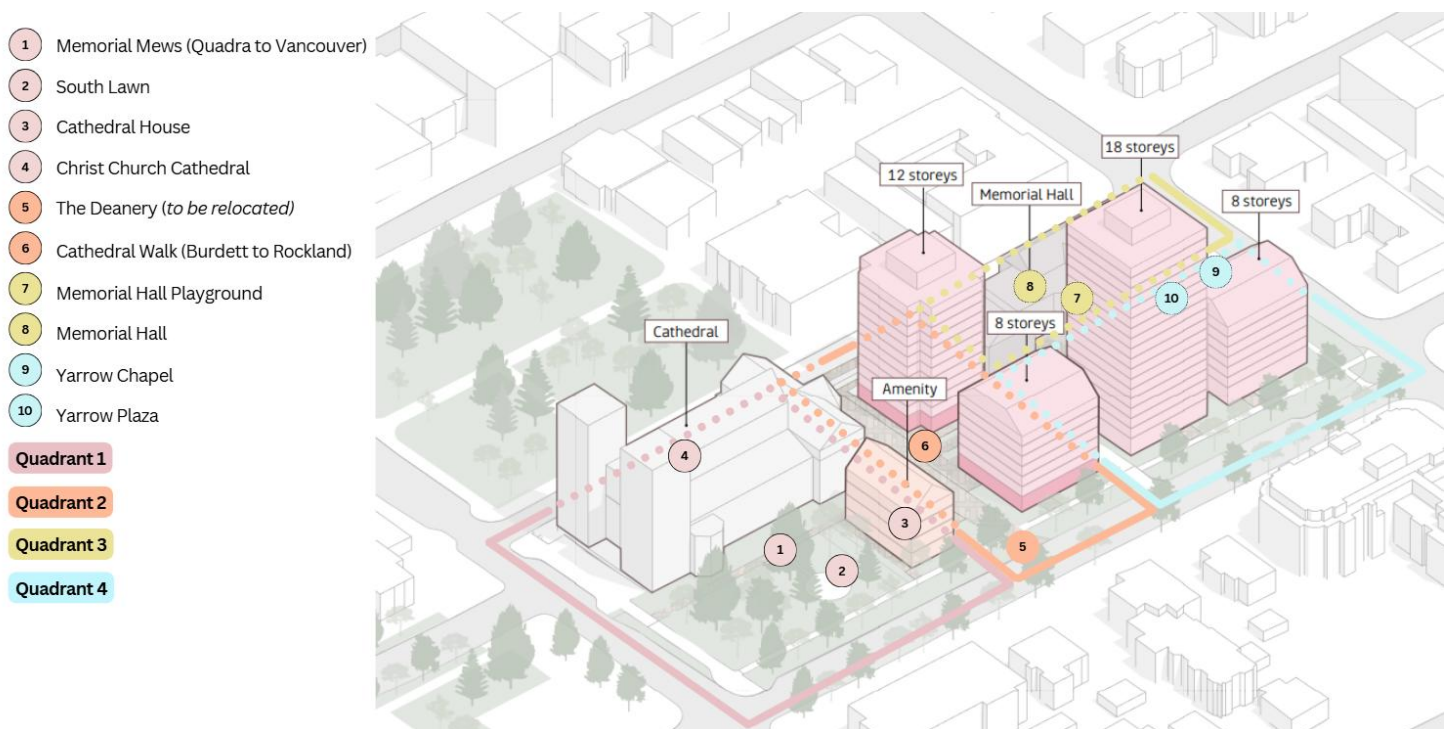


Figure 2: Cathedral Commons land use plan

## Phasing Overview

- **Phasing approach:** A Development Permit and Heritage Preservation Agreement will accompany each development phase/building.
- **Current sequence:** Quadrant 4 is planned first, with Quadrant 2 to follow.
- **Anticipated Phase 1 (DA 4 / Quadrant 4):** Development envelope allows either two buildings or one single building with underground parking. Key associated works include Memorial Mews (east), restoration of Yarrow Chapel, street improvements on

Quadra Street plus Burdett Avenue and Vancouver Street, and seismic/accessibility/heritage restoration of Christ Church Cathedral.

- **Phase 2 (DA 2 / Quadrant 2):** Two residential buildings with underground parking (requires relocating The Deanery to another Diocese-owned property). Key associated works include completion of Memorial Mews (centre), Cathedral Walk (Statutory Right of Way), the pedestrian-priority pathway (SRW) connecting Burdett Avenue to Rockland Avenue and Pioneer Square, street improvements along Rockland Avenue and Burdett Avenue, and continued seismic/accessibility/heritage restoration of Christ Church Cathedral.
- **Quadrants 1 and 3 timing:** Improvements in Quadrants 1 and 3 will be evaluated at the Development Permit stage and may be completed with works in Quadrants 2 or 4.
- **Amenity Descriptions:** See the last page of this memo for descriptions of the amenities shown on the image above.

## Heritage

- **Overall approach:** A Heritage Conservation Plan outlines the retention, restoration, and rehabilitation of four heritage assets on site (three designated, one registered).
- **Retained on site (designated):** Christ Church Cathedral, Memorial Hall, and Yarrow Chapel will be retained and improved.
- **Relocated (registered):** The Deanery will be relocated to another property owned by the Anglican Diocese to allow for development in Quadrant 2.

Asset	Treatment
Christ Church Cathedral	Life safety, accessibility, and heritage preservation improvements to increase functionality and safety making events, tourism, arts, culture, and community use more feasible. To remain place of worship.
Memorial Hall	Life safety, accessibility, and heritage preservation improvements planned. Will be undertaken in collaboration with the school and construction of the new playground, and removal of section of west end of building to allow development in Quadrant 2. To remain home of Christ Church Cathedral School.
Yarrow Chapel	The archives may be relocated to the Cathedral House (amenity building), at which point, Yarrow Chapel will undergo life safety, accessibility, and heritage improvements. Longterm plans for Yarrow Chapel include returning it to a publicly accessible building, such as café or restaurant.
The Deanery	The Deanery is a heritage registered building that will be relocated to another property owned by the Anglican Diocese to allow for development in Quadrant 2.

## Policy Framework

- **OCP alignment:** Staff have determined the Cathedral Commons plan is compliant with the Vision 2050 Official Community Plan (OCP). As described in the application materials, it does not require an OCP amendment or public hearing.
- **Perimeter Block Concept:** The plan supports the OCP concept through (1) interior open space via Cathedral Walk and Memorial Mews, (2) buildings located at the site edges with a 3 m setback to allow for planting, (3) small floor plates and a mix of community/commercial space and ground-oriented units to create a fine-grained

Figure 2: Cathedral Commons quadrants

rhythm, (4) entrances oriented toward public streets with public programming/landscaping inside the block, and (5) a pedestrian-first approach that improves accessibility across the precinct.

### Transportation, Parking & Circulation

- **Parking:** Minimum of 1 and maximum of 2 levels of underground parking to achieve approximately 100–200 underground stalls below Quadrants 2 and 4.
- **Transportation Demand Management (TDM):** A TDM memo was provided with the application, outlining incentives intended to reduce reliance on private vehicle ownership.
- **Accessible parking / drop-off:** Visitor drop-off and accessible parking are planned on Cathedral Walk (the central pedestrian-priority pathway) with controlled access.
- **Cycling connections:** Cathedral Walk provides a cross-site connection to Rockland Avenue (cycling-priority street) and Vancouver Street, supporting Victoria's AAA Cycling Network.
- **Pedestrian priority:** The Memorial Mews and Cathedral Walk pathways improve walkability and access through the site, including connections toward Pioneer Square and activation along Rockland Avenue.
- **School operations:** Access to Christ Church Cathedral School for deliveries and accessible drop-off remains from Vancouver Street; day-to-day operations are intended to be unchanged, with families encouraged to arrive on foot or by other sustainable modes.

### Landscape Plan & Climate Forward Building Features

- **Stormwater management:** Bioswales, permeable paving, green corridors, and bulb-outs to maximize rainfall infiltration.
- **Planting and soil:** Minimum soil depths are planned at 900 mm (trees), 450 mm (shrubs), and 300 mm (groundcovers) to support healthy growth.
- **Species selection:** Planting integrates native, climate-adapted, food-bearing, and pollinator species.
- **Playground (Quadrant 3):** A new enclosed playground for Christ Church Cathedral School is planned, with public access outside school hours. The design tentatively includes play equipment, a basketball hoop, natural play elements, and rain gardens; the final design will be confirmed alongside Memorial Hall upgrades.
- **Tree canopy outcomes:** 27 trees are identified for removal; once development is complete, a total of 68 trees are planned on site

## Amenity Descriptions

	Amenity	Description
<b>QUADRANT 1</b>	Memorial Mews	Memorial Mews is the east-west pedestrian pathway connecting Quadra and Vancouver streets. Will include landscaping, public seating and gathering areas, access to ground floor commercial space within residential buildings, connection to the South Lawn, Memorial Hall Playground and Yarrow Chapel Plaza.
	South Lawn	The South Lawn is a green space, adjacent to the south side of the Cathedral. In 2018, the Diocese and Cathedral designated this area as an active reconciliation space in perpetuity. The Cathedral and Diocese are in an ongoing dialogue with the Songhees and Xwsepsum Nations on ways to reflect the historic, contemporary, and future relationship of these lands to the Nations.
	Cathedral House	Cathedral House is a proposed five-storey amenity building that will be built directly east of Cathedral where a parking lot currently exists. Confirmed uses include Diocese and Cathedral administrative spaces. Possible uses will be determined based on partnerships and funding, and will likely include education, non-profit, community, performance, archive, multi-purpose rooms, and event/café/food service.
	Christ Church Cathedral	Christ Church Cathedral is a publicly accessible heritage designated building and place of worship featuring diverse, inclusive public programming. The Cathedral will remain a place of worship. The life safety, accessibility, and heritage preservation improvements planned will increase the functionality and safety of the Cathedral making events, tourism, arts, culture, and community use more feasible.
<b>QUADRANT 2</b>	The Deanery	The Deanery is a heritage registered (but not designated) building that will be relocated to another property owned by the Anglican Diocese to make room for development in Quadrant 2.
	Cathedral Walk (SRW)	The Cathedral Walk is the north-south pedestrian priority multi-modal laneway to allow for cross block access, accessible parking and loading for on-site amenities. Cathedral Walk will be secured in the Master Development Agreement as a Statutory Right of Way (SRW).
<b>QUADRANT 3</b>	Memorial Hall Playground	A new enclosed playground for students at Christ Church Cathedral School is planned for Quadrant 3. The playground will be accessible to the public outside of school hours. The design tentatively includes playground equipment, basketball hoop, natural play elements and rainwater gardens. The final design to be determined alongside Memorial Hall upgrades.
	Memorial Hall	Memorial Hall is a heritage designated building that is home to the Christ Church Cathedral School. Life safety, accessibility, and heritage preservation improvements are planned and will be undertaken in collaboration with the school.
<b>QUADRANT 4</b>	Yarrow Chapel	Yarrow Chapel is a heritage designated building, currently home to the Cathedral and Diocese archives. The archives may be relocated to the Cathedral House (amenity building), at which point, Yarrow Chapel will undergo life safety, accessibility, and heritage improvements. Longterm plans for Yarrow Chapel include returning it to a publicly accessible building, such as café or restaurant.
	Yarrow Plaza	Yarrow Plaza, located in front of Yarrow Chapel, will include seating and circulation spaces for adjacent buildings. The plaza will serve Yarrow Chapel programming and otherwise be accessible to public