Christ Church Cathedral
Roper House
Lauder Hall
441-443 Queen Street
Challenges

- Cathedral in need of significant investment to restore it and preserve it for future generations
- Cathedral’s priorities are devoted to its ministries including social services to help the needy
- Not enough money for both
What did I think about?

- Preserve as much historic fabric as possible
- Character
- Views
- Transitions between new and old
- Tall buildings in this context
Research

- Looked at the settings of urban cathedrals across Canada and the US to see what they have done
- Read extensively about tall buildings in heritage districts
- Lots of site visits
Cathedral Hill, Ottawa, Canada
Why did process go so smoothly?

- Goals were clear from start
- All parties (Church officials, developer, city) at the table
- Lines of communication always open
- Time
- Mutual respect
- Reasonable concessions made by all
Why did we support it?

- Preserves heritage buildings
- Cathedral is framed, not crowded
- Preserves views from key points, such as the Portage Bridge, Wellington Street
- Continues and re-establishes rhythm along the street
- Creates regular setbacks
• Removes extensive surface parking,
• Returns street level residential character
• Does not dramatically increase shadowing
• Retains historic use on site, thereby conserving intangible heritage of HCD
Planning

- Achieves intensification goals of OP, PPS
- Puts height where there is already height
- Enhances pedestrian realm
– raise funds to preserve Cathedral, continue to carry out ministry, preserve buildings, incorporate church uses, achieve a high quality design,
Zoning in Escarpment Plan