

St. Philip, Oak Bay

Prepared by Jesse Robertson (October 7, 2025)

Property Acquisition

Address	2928 Eastdown Rd, Oak Bay, BC, V85 RR8
Legal description	LOT A, SECTION 28, VICTORIA DISTRICT, PLAN 2832
First private landholder	John Tod made an initial payment on Section 28, Victoria District in 1858.
Diocesan acquisition	The Anglican Diocese of British Columbia purchased Lots 29 and 30 from the District of Oak Bay in 1952. An adjacent parcel, Lot 15, was acquired in 1954.

Narrative Overview

St. Philip is located in Oak Bay (Figure 1) in the territory of the ləkʷəŋən people known today as Songhees and Xʷsepsəm/Esquimalt nations. More particularly, the property is located within three kilometres of two historic Songhees villages, Ququ'IEq' (Cadboro Bay) and siʔčəŋəʔ/Sitchananlth (Willows Beach), in the territory of the čeqʷəŋin (Chekonein) family.¹

Retired Hudon's Bay Company (HBC) chief factor John Tod began occupying an estate near siʔčəŋəʔ in Spring 1851 and received title to that land (Section 2, Victoria District) in January 1852. By 1858, Tod had made initial payments on two adjacent parcels. Among these was a 187-acre parcel described as Section 28, Victoria District, and for which Tod paid a total of £152 (Figure 2).²

Tod divided his combined Oak Bay estate (Sections 2, 28, and 61) into twelve subdivision lots in 1873 and conveyed Subdivision 11 to Isaac Tod (Figure 3).³ The lot passed between members of Tod's family, including son-in-law John Sylvestre Bowker, who in turn leased it to the Jockey Club for use as a racetrack around 1881.⁴ The racetrack became associated with the British Columbia Agricultural Association Exhibition after the association constructed an elaborate exhibition building on adjacent parcel in 1891.⁵ The City of Victoria purchased Subdivision 11 in 1906 to ensure the continued viability

¹ Ququ'IEq' is sometimes also referred to as Sungayka, the ləkʷəŋən name for Cadboro Bay. University of Victoria, 'Siʔčəŋəʔ', accessed 23 September 2025, <https://www.uvic.ca/ovpi/ways-of-knowing/naming/siʔčəŋəʔ1/index.php>; Saanich Parks, 'Lkwungen Tung'exw', 2016, <https://www.saanich.ca/assets/Parks~Recreation~and~Community~Services/Documents/Cadboro-Gyro-Park-Lkwungen-People.pdf>.

² Tod completed his purchase of Section 28 in 1860. 'Report of a Select Committee on Rocks and Swamps', in *Journals of the Legislative Assembly of the Province of British Columbia*, XIX (Richard Wolfenden, 1890), lxvii, lxx, https://archives.leg.bc.ca/civix/document/id/leg_archives/legarchives/591173576; Vancouver Island House of Assembly, *Minutes of Proceedings of a Select Committee of the House of Assembly, Appointed to Inquire into the Present Condition of the Crown Lands of the Colony* (Harries and Company, 1864), 36, <https://open.library.ubc.ca/collections/bcbooks/items/1.0221799>; Robert C. Belyk, *John Tod: Rebel in the Ranks* (Horsdal & Schubart, 1995), 165–66.

³ Copy of Plan 82, "Map of John Tod, Esquire's Estate, Oak Bay, Victoria, B.C.," original copy filed 23 Sep 1873, Electronic Search and Filing Services, Land Title and Survey Authority of British Columbia (LTSA), Victoria, BC; Title 2600-A, registered 16 Apr 1879, Absolute Fees Book (AFB), vol. 6, folio 135, Surveyor General Vault, LTSA.

⁴ Title 3588-A, AFB, vol. 7, folio 163, Surveyor General Vault, LTSA; Stuart Stark, *The BC Agricultural Association Exhibition Building at the Willows* (Historic Media, 2018), 42.

⁵ Stark, *BC Agricultural Association Exhibition Building*, 119.

of the agricultural exhibition, even though the Willows Fairgrounds (as they became known) were located in the newly incorporated District of Oak Bay.⁶ The property continued to be associated with the fairgrounds and racetrack until 1944 when the two main buildings were razed in a fire.⁷ In 1948, Oak Bay voters endorsed a plan to purchase the fairgrounds and racetrack for \$120,000. Oak Bay registered title to the land in May 1949 and soon began subdividing it into residential lots (Figure 4).⁸

The influx of families into Oak Bay and the new Willows subdivision resulted in a rise in parishioners at Oak Bay's existing Anglican church, St. Mary. New families in the northern part of Oak Bay found St. Mary too crowded and distant, prompting proposals for a church more conveniently located to the new development.⁹ In 1952, the Anglican Diocese of British Columbia purchased Lots 29 and 30 (Plan 8990, Figure 5) from Oak Bay for \$1700.¹⁰ The diocese acquired an adjacent parcel, Lot 15, in 1954 (Plan 9341, Figures 6, 7).¹¹ In a history of the parish, C.J. Williams writes the third lot was donated by "Mr. Crease of St. Mary's."¹²

St. Philip was constructed in 1955 but was not immediately consecrated.¹³ Plans for a new, larger church were considered as early as 1959, when Archbishop Harold Sexton corresponded with HBC land agents regarding the purchase of a new site in the northern part of Oak Bay.¹⁴ In 1961, the diocese was in conversation with the University of Victoria regarding the university had recently purchased from the HBC. The diocese purchased the three-acre property on Foul Bay Road in 1965 for \$33,750 with the intention of constructing a larger church (Figure 8).¹⁵ This never came to pass, however. Gillian Fosdick writes that Archbishop Sexton had been the driving force for the new building, and motivation stalled after he was succeeded by Bishop Frederick Gartrell in 1969.¹⁶ The diocese sold the land back to the University of Victoria for \$65,000 in 1971 and used the proceeds from the sale to remodel the existing sanctuary. St. Philip was finally consecrated in 1976.¹⁷

⁶ Title 405-I, Indefeasible Fees Book, vol. 1, folio 157, registered 15 Dec 1906, Surveyor General Vault, LTSA; Stark, *BC Agricultural Association Exhibition Building*, 197.

⁷ Stark, *BC Agricultural Association Exhibition Building*, 290.

⁸ Title 195325-I, registered 18 May 1949, DocuWare microfilm, Surveyor General Vault, LTSA; Stark, *BC Agricultural Association Exhibition Building*, 299–300.

⁹ Betty Benton, "History of the Church of St. Mary the Virgin, Oak Bay, 1911-1986," n.p., circa 1986, Parish Histories, Archives of the Diocese of British Columbia (ADBC), Victoria, BC; C.J. Williams, "A Brief History of St. Philip's Church, Oak Bay, Victoria," page 1, 1976, Parish Histories, ADBC.

¹⁰ Copy of Indenture between District of Oak Bay and Anglican Synod of the Diocese of British Columbia (ASDBC), 12 Nov 1952, accession 86-17, Synod Office General Administration Files, box 1, file 12, ADBC.

¹¹ Title 238932-I, registered 18 Jun 1954, DocuWare microfilm, Surveyor General Vault, LTSA.

¹² C.J. Williams, "A Brief History of St. Philip's Church, Oak Bay, Victoria," page 1, 1976, Parish Histories, ADBC.

¹³ Benton, "History of the Church of St. Mary the Virgin" n.p.; Gillian Fosdick, *St. Philip, Oak Bay: A Pictorial History of Faith and Worship* (Gillian Fosdick, 2013), 84.

¹⁴ Fosdick, *St. Philip, Oak Bay*, 84.

¹⁵ Rector Wilkes to ASDBC, 1 Feb 1963, and Agreement between University of Victoria and ASDBC, 21 Dec 1964, accession 86-17, box 4, file 5, ADBC; Fosdick, *St. Philip, Oak Bay*, 55–56; Larry McCann, *Imagining Uplands: John Olmsted's Masterpiece of Residential Design* (Brighton Press, 2013), 57–59; Larry McCann, 'Oak Bay: The Making of a Suburban Landscape', District of Oak Bay, <https://www.oakbay.ca/council-administration/archives/research/>.

¹⁶ Fosdick, *St. Philip, Oak Bay*, 85.

¹⁷ H. Maeno to J.W.B. McPherrin, 24 Jul 1974, and newspaper clipping, *Daily Times*, 6 Jul 1973, accession 87-14, Synod Office Manager's File, box 16, file 46, ADBC; Fosdick, *St. Philip, Oak Bay*, 55–56, 85.

Interpretive Summary

Decisions regarding future land use should bear the following considerations in mind:

⇒ John Tod made initial payment on the section containing the property in 1858. The diocese acquired title to the property in 1952, nearly one century later. Prior owners significantly altered the landscape through subdivision and agricultural, recreational, and residential development. Diocesan acquisition of this land did not directly contribute to the historic dispossession of ləkʷəŋən people from their territory.

⇒ Property values in this part of Oak Bay were shaped by intentional exclusion of ləkʷəŋən people from the area. In 1907, the Hudson's Bay Company agreed to sell to a 465-acre portion of its Uplands Estate to a well-financed developer in order to prevent the Songhees returning to a historic village at Cadboro Bay, understanding that a new reserve would damage the value of adjacent lands. The sale became the basis of the luxury Uplands neighbourhood and restrictive planning principles later adopted across the municipality. St. Philip is less than 300 metres from Uplands and borders the historic HBC estate which the 1907 sale was intended to protect. The property's current value likely derives, in part, from this historic example of racial exclusion.

⇒ Private property is considered "off the table" for Aboriginal treaty negotiations, such as those currently being pursued by the Songhees Nation. Consequently, the BC Treaty Process presents few opportunities to return land to ləkʷəŋən people given the significant urban and agricultural development that has occurred on their territories.

Historical Context

Property values in the area of Oak Bay that contains St. Philip have been shaped by property transactions motivated, in part, from landholders' desire to prevent the Songhees from return to the historic village Ququ'IEq at Cadboro Bay. St. Philip is located two kilometres southwest of Ququ'IEq, which appears to have been the Songhees' primary winter village in when the Hudson's Bay Company (HBC) established Fort Victoria in 1843.¹⁸ Soon thereafter, people from Ququ'IEq relocated to Victoria Harbour to gain trade and employment at the new fort while continuing to access customary food sites across the region.¹⁹ A large ləkʷəŋən village had grown on the opposite side of the harbour from the fort (in today's Vic West neighbourhood) by 1846, and which became the basis of the Songhees reserve after treaties were signed in 1850 (Figure 2).²⁰

Colonial interest in acquiring Songhees reserve land began to mount in 1858 as the Fraser River gold rush brought a surge of population to the region.²¹ In January 1859 members of the Legislative Council of Vancouver Island pressed Governor James Douglas to relocate the Songhees from the harbour and use the proceeds of the land for local improvements.²² Douglas declined the request and the Songhees reserve continued to be a source of settler grievance debate for the next five decades.

The relocation of the reserve was complicated by jurisdictional wrangling between the provincial and federal governments, but also by the selection of an alternate site acceptable to the Songhees and to

¹⁸ Wilson Duff, 'The Fort Victoria Treaties', *BC Studies*, no. 3 (Fall 1969): 48–49.

¹⁹ Duff, 'Fort Victoria Treaties', 39; Jeannie L. Kanakos, 'The Negotiations to Relocate the Songhees Indians, 1843-1911' (MA Thesis, Simon Fraser University, 1982), 33–34.

²⁰ Duff, 'Fort Victoria Treaties', 39–40.

²¹ Kanakos, 'Negotiations to Relocate the Songhees Indians', 40.

²² Kanakos, 'Negotiations to Relocate the Songhees Indians', 43.

settlers.²³ One recurring proposal was the former village site at Cadboro Bay. In 1875, the Indian Superintendent for British Columbia reported that many younger Songhees men favoured a move to Cadboro Bay. In 1881, a sizeable minority of Songhees signed an agreement to relocate to the old village site, a proposal apparently supported by the Department of Indian Affairs.²⁴ Bishop George Hill refers to the matter in an 1881 letter, describing Cadboro Bay as “an old village site of the Tribe, opposite to Discovery Island where a part of the tribe has always resided.”²⁵

Any prospect of the Songhees returning to Ququ’IEq was opposed by the company that now claimed possession of the area. The HBC had begun using the area for agricultural purposes in the late 1840s and retained title to the 1144-acre Uplands Farm following the expiration of its charter to Vancouver Island in 1859 (Figure 2).²⁶ The company considered Uplands to have the greatest potential for profit from residential development among its extensive local land holdings. The HBC was therefore anxious to prevent the Songhees from returning to Cadboro Bay, knowing from experience elsewhere in Canada that a reserve would depreciate land values and limit future profits.²⁷ This possibility became more concrete in the mid-1890s when an agent representing the Songhees made inquiries to HBC and Canadian officials about acquiring a section of Uplands Estate.²⁸ In 1906, Songhees Chief Michael Cooper agreed to a Canadian proposal to return to Ququ’IEq in return for a \$2000 payment to each family. The deal was stymied by the HBC, which refused to sell, but the company remained worried that its land would be expropriated for the purpose.²⁹

The HBC’s land department soon identified a strategy to protect the value of its Uplands Estate. The company believed it could prevent the Songhees from returning to Ququ’IEq by selling a portion of the estate to a wealthy developer interested in establishing a luxury residential neighbourhood on the site. The HBC reasoned that such an investment would render it too costly for the government to pursue expropriation and simultaneously reduce its tax burden in the recently amalgamated District of Oak Bay.³⁰ The HBC listed a 465-acre portion of the property for sale in 1906 and signed a purchase agreement with a Winnipeg-based financier the following year.³¹ The agreement of sale was calculated to protect the future value of the HBC’s remaining estate lands, giving the company’s London-based governors the right to reject any plans that might jeopardize the value of unsold lands. The result was the luxury neighbourhood known as Uplands, designed by renowned landscape architect John Charles Olmsted, and designated a National Historic Site in 2019.³² The Songhees, meanwhile, agreed to move to a new reserve adjoining that of the Esquimalt band in 1910, formally surrendering their at Victoria Harbour the following year.³³

²³ Kanakos, ‘Negotiations to Relocate the Songhees Indians’, 51–77.

²⁴ Kanakos, ‘Negotiations to Relocate the Songhees Indians’, 93–94.

²⁵ Bishop George Hill to the Secretary of the Society for the Propagation of the Gospel, 19 Feb 1881, accession 85-43, Society for the Propagation of the Gospel, box 2, file 4, ADBC.

²⁶ Barbara McLintock, ‘Oak Bay History’, in *Only in Oak Bay: Oak Bay Municipality, 1906-1981*, ed. Fred Barnes (Corporation of the District of Oak Bay, 1981), 114; McCann, *Imagining Uplands*, 308n47.

²⁷ McCann, *Imagining Uplands*, 71.

²⁸ McCann, *Imagining Uplands*, 70–71.

²⁹ Kanakos, ‘Negotiations to Relocate the Songhees Indians’, 69; McCann, *Imagining Uplands*, 71.

³⁰ McCann, *Imagining Uplands*, 60, 70–71.

³¹ McCann, *Imagining Uplands*, 43, 52.

³² McCann, *Imagining Uplands*, 60; Parks Canada, ‘Uplands National Historic Site of Canada’, Directory of Federal Heritage Designations, accessed 1 October 2025, https://www.pc.gc.ca/apps/dfhd/page_nhs_eng.aspx?id=15778.

³³ Kanakos, ‘Negotiations to Relocate the Songhees Indians’, 74–75.

The sale of what became Uplands had an enduring on the social character of Oak Bay and property values in the municipality. Uplands introduced zoning and planning principles to attract an upper-class clientele, including deed restrictions, restrictive covenants, and minimum house sizes. Several of these were later adopted across Oak Bay, with Uplands serving as a reference point in council discussions.³⁴ In 1936, for example, Oak Bay introduced house size minimums inspired by regulations in place at Uplands. These helped raise the municipal tax base by attracting higher-value housing investments.³⁵ By mid-century, Oak Bay had emerged as a decidedly middle- and upper-class suburb, with poorer families confined largely to its western fringe.³⁶

The HBC began subdividing its remaining Uplands Estate holdings around this period, introducing new residential developments known as Lansdowne Heights (1937-1952), Crestview Heights (1953), and Lansdowne Park (1952-1971).³⁷ The HBC’s postwar subdivisions also adopted design principles introduced at Uplands, such as curved streets to match local topography.³⁸ It was here, on the former Uplands Estate, that the diocese purchased a three-acre property to accommodate an enlarged church for St. Philip in 1965. The plan was ultimately abandoned, and the diocese sold the property back to the vendor at notable profit in 1971 (see Narrative Overview, above). Oak Bay remains a wealthy area region today. While this history largely precedes St. Philip, the property’s current value likely derives, in part, from the legacy of historic exclusions.

Indigenous Presence and Land Use

Languages	ləkʷəŋən (North Straits Salish)
Governance	Songhees Nation; Esquimalt Nation; Te’mexw Treaty Association
Land use	No details specific to the site have been found. The property is located within a few kilometres of two historic Songhees villages, Ququ’IEq’ (Cadboro Bay) and siʔčəŋət/Sitchananlth (Willows Beach), in the territory of the čeqʷəŋin (Chekonein) family. ləkʷəŋən people used inland areas like that occupied by St. Philip for gathering berries, harvesting camas, and hunting deer, birds, and other game. They appear to have managed the western section of the nearby Uplands Estate with controlled fires to improve pasturage for deer. ³⁹
Archaeological data	The Archaeology Branch of British Columbia has not recorded any archaeological sites on the property. ⁴⁰
Historic treaties	The property is located near the boundary of two historic treaties signed by Hudson’s Bay Company chief factor James Douglas on April 30, 1850:

³⁴ McCann, ‘Oak Bay: The Making of a Suburban Landscape’, 12.

³⁵ McCann, *Imagining Uplands*, 234–37.

³⁶ McCann, *Imagining Uplands*, 68.

³⁷ McCann, *Imagining Uplands*, 233.

³⁸ Larry McCann, ‘Suburbs of Desire: The Suburban Landscape of Canadian Cities, c. 1900-1950’, in *Changing Suburbs: Foundation, Form and Function*, ed. Richard Harris and Peter Larkham (Routledge, 1999), 134–36.

³⁹ McCann, *Imagining Uplands*, 62.

⁴⁰ Email, Jennifer Hogan (Archaeological Information Specialist, Archaeology Branch) to Jesse Robertson, 2 Jul 2025.

	<p>A treaty with the “Tribe or Family of Chilcowitch” extending from Clover Point to Gonzales Point and north to “Minies Plain – a wooded Rocky District.” Twelve men received £30 in blankets for marking the treaty.⁴¹</p> <p>A treaty with the “Tribe or Family of Che-ko-nein” extending from Gonzales Point to PKOLS (Mount Douglas) and east to the shoreline. Thirty men received about £79 in blankets.⁴²</p>
Modern treaties	<p>Songhees Nation is a member of the Te’ mexw Treaty Association in Stage 5 of the BC Treaty Process (Negotiation to Finalize a Treaty).</p> <p>Esquimalt Nation is not involved in the treaty process.</p>

Timeline

Italicized text indicates contextual information. **Bold** text indicates information specific to the property.

Date	Details
<i>1843</i>	Hudson’s Bay Company (HBC) erects Fort Victoria in ləkʷəŋən territory. Many families relocate from Ququ’IEq (Cadboro Bay) to Victoria Harbour to gain trade and employment at the new fort. ⁴³
<i>Late 1840s</i>	HBC begins using the Cadboro Bay area for agricultural purposes, constructing a wharf, livestock barns, and housing near the present Royal Victoria Yacht Club. ⁴⁴
<i>13 Jan 1849</i>	HBC awarded ten-year charter for the “advancement of colonization” on the Colony of Vancouver Island.
<i>30 Apr 1850</i>	<p>HBC chief factor James Douglas signs treaties with the “Tribe or Family of Chilcowitch” and the “Tribe or Family of Chekonein.”</p> <p>The Chilcowitch treaty extends from Clover Point to Gonzales Point and north to “Minies Plain – a wooded Rocky District.” Twelve men received £30 in blankets for marking the treaty.⁴⁵</p> <p>The Chekonein treaty extends from Gonzales Point to PKOLS (Mount Douglas) and east to the shoreline. Thirty men received about £79 in blankets. The list of numbered men includes Chee-al-thluc (also known as King Freezy), by many accounts the Songhees’ leading chief.⁴⁶</p>
<i>Spring 1851</i>	Retired HBC chief factor John Tod begins occupying an estate near siʔčəŋəʔ/Sitchananlth (Willows Beach) and the HBC’s Uplands Farm estate. ⁴⁷

⁴¹ Duff, ‘Fort Victoria Treaties’, 13.

⁴² Duff, ‘Fort Victoria Treaties’, 14, 40–41.

⁴³ Duff, ‘Fort Victoria Treaties’, 39; Kanakos, ‘Negotiations to Relocate the Songhees Indians’, 33–34.

⁴⁴ McLintock, ‘Oak Bay History’, 114; McCann, *Imagining Uplands*, 308n47.

⁴⁵ Duff, ‘Fort Victoria Treaties’, 13.

⁴⁶ Duff, ‘Fort Victoria Treaties’, 14, 40–41.

⁴⁷ Belyk, *John Tod*, 165.

20 Jan 1852	Tod receives title to his Willows Beach estate (Section 2, Victoria District). ⁴⁸
19 Aug 1858	Tod makes an initial payment of £37 on Section 28, Victoria District. ⁴⁹
12 Jan 1859	Diocese of British Columbia established amidst global expansion of British Empire and Church of England (38 new dioceses established between 1814-1859). The Letters Patent creating the diocese give the bishop power to hold property on behalf of the church. ⁵⁰
25 Jan 1859	Members of Legislative Council of Vancouver Island press Governor James Douglas to relocate the Songhees reserve. Douglas refuses the request. ⁵¹
13 Aug 1860	John Tod makes a second, final payment of £114 14s on Section 28. ⁵²
31 Mar 1866	Legislature of British Columbia removes Indigenous peoples' right to pre-empt land without the permission of the Governor. The prohibition remains in effect until 1953. ⁵³
1873	John Tod subdivides his combined Oak Bay estate (Sections 2, 28, and 61, Victoria District) into twelve subdivision lots (Plan 82, Figure 3). ⁵⁴
1 May 1873	John Tod conveys Subdivision 11 of the Oak Bay estate to Isaac Tod. ⁵⁵
1875	Indian Superintendent for British Columbia Israel Wood Powell reports that younger men on the Songhees reserve wished to move to Cadboro Bay. ⁵⁶
7 May 1879	Isaac Tod conveys Subdivision 11 to John Tod, Jr. ⁵⁷
1 Sep 1880	John Tod, Jr., conveys Subdivision 11 to his brother-in-law, John Sylvestre Bowker. ⁵⁸
Feb 1881	A sizeable minority of Songhees men agree to relocate their reserve to their old village location. ⁵⁹
1 Oct 1881	Agricultural Association of British Columbia fair opens beside a racetrack recently opened by the Jockey Club, on land leased from John Sylvestre Bowker. ⁶⁰
6 Apr 1889	Anglican Synod of the Diocese of British Columbia incorporated by Act of Provincial Legislature and empowered to acquire, hold, and sell property.

⁴⁸ Belyk, *John Tod*, 165–66.

⁴⁹ Vancouver Island House of Assembly, *Minutes of Proceedings*, 26.

⁵⁰ "Letters Patent of the Bishop of Columbia, 1859" (copy), accession 85-36, Christ Church Cathedral Trust, box 1, file 4, ADBC; G. Hollis Slater, 'New Light on Herbert Beaver', *British Columbia Historical Quarterly* 6, no. 1 (1942): 14.

⁵¹ Kanakos, 'Negotiations to Relocate the Songhees Indians', 40.

⁵² Vancouver Island House of Assembly, *Minutes of Proceedings*, 36.

⁵³ Paul Tennant, *Aboriginal Peoples and Politics: The Indian Land Question in British Columbia, 1849-1989* (UBC Press, 1990), 41–42, 121.

⁵⁴ Copy of Plan 82, "Map of John Tod, Esquire's Estate, Oak Bay, Victoria, B.C.," original copy filed 23 Sep 1873, Electronic Search and Filing Services, LTSA.

⁵⁵ List of instruments, Title 2600-A, registered 16 Apr 1879, AFB, vol. 6, folio 135, Surveyor General Vault, LTSA.

⁵⁶ Kanakos, 'Negotiations to Relocate the Songhees Indians', 93–94.

⁵⁷ Title 2600-A, registered 16 Apr 1879, AFB, vol. 6, folio 135, Surveyor General Vault, LTSA.

⁵⁸ Title 3588-A, registered 22 Feb 1882, AFB, vol. 7, folio 163, Surveyor General Vault, LTSA.

⁵⁹ Kanakos, 'Negotiations to Relocate the Songhees Indians', 94.

⁶⁰ Stark, *BC Agricultural Association Exhibition Building*, 42.

<i>Mid-1890s</i>	Agent representing the Songhees makes inquiries to HBC and Canadian officials about acquiring the waterfront section of Uplands Estates. ⁶¹
<i>1906</i>	Songhees Chief Michael Cooper agrees to a Canadian proposal to return to Ququ'IEq in return for a \$2000 payment to each family. HBC blocks the deal by refusing to sell its property at Cadboro Bay for the purpose. ⁶² HBC places 465-acres of its Uplands Estate on the market. ⁶³
20 May 1896	Subdivision 11 registered in the name of Bowker Park Company Ltd. ⁶⁴
<i>2 Jul 1906</i>	Lieutenant-Governor James Dunsmuir signs letters patent creating the Corporation of the District of Oak Bay. ⁶⁵ HBC owns nearly half the land in the new municipality. ⁶⁶
15 Nov 1906	City of Victoria ratepayers endorse council's proposal to raise \$50,000 to purchase a 60-acre property – located in the new District of Oak Bay – to ensure the viability of the agricultural exhibition held there. The property known as Bowker Park (or Subdivision 11) lies just north of the exhibition grounds and contains the existing racetrack. ⁶⁷
14 Dec 1906	City of Victoria purchases Bowker Park from Bowker Park Company Ltd. ⁶⁸
<i>Feb 1907</i>	HBC agrees to sell 465-acres of its Uplands Estate to a Winnipeg-based financier. The agreement of sale reserves to HBC governors the right to veto any plan that might compromise the value of its remaining estate lands. ⁶⁹
<i>1910</i>	Songhees move to new reserve on a former HBC property adjoining the existing Esquimalt reserve. ⁷⁰
<i>15 Apr 1911</i>	Songhees formally surrender their reserve at Victoria Harbour. The majority of the old Songhees reserve would be sold by public auction in the course of three days the following month. ⁷¹
<i>c. 1914</i>	Willows Fairgrounds (formerly Bowker Park) repurposed for military purposes during First World War. ⁷²
<i>1930</i>	Plans for two major exhibition buildings result in the racetrack being moved 350 feet to the north. ⁷³ The north end of extended track was immediately next to what became St. Philip (Figure 7).

⁶¹ McCann, *Imagining Uplands*, 70–71.

⁶² Kanakos, 'Negotiations to Relocate the Songhees Indians', 69.

⁶³ McCann, *Imagining Uplands*, 43.

⁶⁴ Title 17532-A, registered 20 May 1896, AFB, vol. 17, folio 999, Surveyor General Vault, LTSA.

⁶⁵ McLintock, 'Oak Bay History', 115.

⁶⁶ McCann, *Imagining Uplands*, 70.

⁶⁷ Stark, *BC Agricultural Association Exhibition Building*, 197.

⁶⁸ Title 405-I, registered 15 Dec 1906,

⁶⁹ McCann, *Imagining Uplands*, 52, 60.

⁷⁰ McCann, *Imagining Uplands*, 71.

⁷¹ Kanakos, 'Negotiations to Relocate the Songhees Indians', 74–75.

⁷² Stark, *BC Agricultural Association Exhibition Building*, 293.

⁷³ Stark, *BC Agricultural Association Exhibition Building*, 268–69.

1936	Oak Bay introduces housing minimums influenced by planning principles in place in the Uplands neighbourhood. The bylaw succeeds increase the municipal land base by attracting higher-value housing investment. ⁷⁴
1937	HBC begins subdividing and developing its remaining Upland Estates holdings into residential neighbourhoods, beginning with Lansdowne Heights. ⁷⁵
24 Apr 1944	Two agricultural exhibition buildings burn town, renewing discussion about the future of the exhibition grounds. ⁷⁶
1 May 1947	Willows Fairgrounds registered in the name of the Colwood Park Association Ltd. ⁷⁷
18 Dec 1948	District of Oak Bay ratepayers endorse council resolution to raise \$120,000 to purchase Willows Fairgrounds from the City of Victoria. ⁷⁸
18 May 1949	Corporation of the District of Oak Bay purchases Willows Fairgrounds. ⁷⁹
22 Dec 1949	Oak Bay adopts bylaw subdividing fairgrounds into 220 residential lots, creating new streets and the athletic field today known as Carnarvon Park. ⁸⁰
27 Apr 1951	Oak Bay further subdivides old fairgrounds. The area that will contain St. Philip is described as Lot 51, Section 28 (Plan 8600, Figure 4). ⁸¹
1952	HBC begins developing Lansdowne Park subdivision of its historic Uplands Estate, adopting curved streets used in the adjacent Uplands neighbourhood. ⁸²
5 Mar 1952	Oak Bay surveys subdivision of Lot 51 (Plan 8990, Figure 5). ⁸³
12 Nov 1952	Lots 29 and 30 of the new subdivision registered in the name of the diocese. ⁸⁴
10 Feb 1953	Oak Bay surveys further subdivision of Lot 51 (Plan 9341, Figure 6). ⁸⁵
18 Jun 1954	Lot 15 of the new subdivision registered in the name of the diocese. ⁸⁶
1959	Archbishop Harold Sexton corresponds with HBC land agents regarding the purchase of a site for a larger church in the northern part of Oak Bay. ⁸⁷

⁷⁴ McCann, *Imagining Uplands*, 234–37.

⁷⁵ McCann, *Imagining Uplands*, 233.

⁷⁶ Stark, *BC Agricultural Association Exhibition Building*, 290.

⁷⁷ Title 173909-I, registered 1 May 1947, DocuWare microfilm, Surveyor General Vault, LTSA.

⁷⁸ Stark, *BC Agricultural Association Exhibition Building*, 299.

⁷⁹ Title 195325-I, registered 18 May 1949, DocuWare microfilm, Surveyor General Vault, LTSA.

⁸⁰ Stark, *BC Agricultural Association Exhibition Building*, 300.

⁸¹ Plan 8600, “Plan of Subdivision of Part of Lot 11, Parcel B of Lot 10, Plan 82, Lots 1 to 12, Block 1, Plan 879A; Lots 1 and 2, Plan 2313; Lots 1 and 8, Block 2, Plan 298c,” survey completed 27 Apr 1951, Electronic Search and Filing Services, LTSA.

⁸² McCann, *Imagining Uplands*, 233; McCann, ‘Suburbs of Desire’, 134–236.

⁸³ Plan 8990, “Subdivision of Part of Lot 51, Plan 8600, Section 28, and Amended Lots 10 and 11, Block 6, Plan 879A, Section 61, Victoria District, BC,” surveyed completed 5 Mar 1952, Electronic Search and Filing Services, LTSA.

⁸⁴ Title 225749-I, registered 24 Nov 1952, DocuWare microfilm, Surveyor General Vault, LTSA.

⁸⁵ Plan 9341, “Subdivision of Part of Lot 51, Plan 8600, Section 28, Victoria District, BC,” survey completed 10 Feb 1953, Electronic Search and Filing Services, LTSA.

⁸⁶ Title 238932-I, registered 18 Jun 1954, DocuWare microfilm, Surveyor General Vault, LTSA.

⁸⁷ Fosdick, *St. Philip, Oak Bay*, 84.

1961	HBC sells a 120-acre block of its former Uplands Estate to the University of Victoria the last suburban lot the HBC sold anywhere in Canada. ⁸⁸ Diocese begins conversations with the University of Victoria with respect to purchasing site for an enlarged church in the Lansdowne area. ⁸⁹
21 Dec 1965	Diocese purchases a new site on the east side of Foul Bay Road just north of Lansdowne from the University of Victoria for \$33,750. ⁹⁰
1971	Diocese sells land intended for a new church back to the University of Victoria for \$65,000, using the proceeds to remodel the existing sanctuary. ⁹¹
Mar 1975	Diocese consolidates Lots 15, 29, and 30 into a single parcel (Lot A, Figure 9) on the advice of a municipal clerk so as to apply its tax exemption across the property. ⁹²
1 May 1976	St. Philip consecrated. ⁹³

⁸⁸ McCann, 'Oak Bay: The Making of a Suburban Landscape'; McCann, *Imagining Uplands*, 57–59.

⁸⁹ Rector Wilkes to ASDBC, 1 Feb 1963, and Agreement between University of Victoria and ASDBC, 21 Dec 1964, accession 86-17, box 4, file 5, ADBC; Fosdick, *St. Philip, Oak Bay*, 55–56; McCann, *Imagining Uplands*, 57–59; McCann, 'Oak Bay: The Making of a Suburban Landscape'.

⁹⁰ Rector Wilkes to ASDBC, 1 Feb 1963, accession 86-17, box 4, file 5, ADBC.

⁹¹ H. Maeno to J.W.B. McPherrin, 24 Jul 1974, and newspaper clipping, *Daily Times*, 6 Jul 1973, accession 87-14, box 16, file 46, ADBC; Fosdick, *St. Philip, Oak Bay*, 55–56.

⁹² Municipal Clerk-Administrator to T.H. Hoskins, 9 Jan 1975, accession 2001-24, Synod Office Property Files, box 1, file 12, ADBC; Plan 28322, "Plan of Subdivision of Lots 29 and 30, Plan 8990, and Lot 15, Plan 9341, Section 28, Victoria District," survey completed 18 Mar 1975, Electronic Search and Filing Services, LTSA.

⁹³ Fosdick, *St. Philip, Oak Bay*, 85.

Figures

Figure 1. Map showing current extent of St. Philip, Oak Bay. The property borders on the HBC's historic Uplands Estate (labeled Section 31). It is located less than 300 metres from the southern tip of the luxury Uplands neighbourhood (the triangular block wedged between Uplands and Cadboro roads).

PMBC Parcel Cadastre 002061180, iMapBC, Province of British Columbia.

Figure 2. Map of Victoria District with a red annotation showing the approximate location of St. Philip within Section 28. The section borders the HBC's Uplands Estate (outlined in pink and labeled Section 31). The map also shows the position of the Songhees Reserve in today's Vic West neighbourhood.

Day & Son, "Map of Victoria and part of Esquimalt Districts." 1861. *Colonial Despatches of Vancouver Island and British Columbia 1846-1871*, Edition 2.4, ed. James Hendrickson and the Colonial Despatches project. University of Victoria: https://bcgenesis.uvic.ca/co_700-bc_10_vic_and_esqui_1861.html.

Figure 3. Subdivision of John Tod's Oak Bay estate (Sections 2, 28, and 61) into twelve subdivision lots. The future site of St. Philip lies on the northeast corner of Subdivision 11 (labeled "S. 11").

Copy of Plan 82, "Map of John Tod, Esquire's Estate, Oak Bay, Victoria, B.C." Original copy filed 23 Sep 1873. Electronic Search and Filing Services. Land Title and Survey Authority of British Columbia, Victoria, BC.

Figure 4. Subdivision of Subdivision 11, Section 28. The future site of St. Philip lies on the northeast corner of new subdivision Lot 51 (inset).

Plan 8600, "Plan of Subdivision of Part of Lot 11, Parcel B of Lot 10, Plan 82, Lots 1 to 12, Block 1, Plan 879A; Lots 1 and 2, Plan 2313; Lots 1 and 8, Block 2, Plan 298c." Survey completed 27 Apr 1951, electronic Search and Filing Services. Land Title and Survey Authority of British Columbia, Victoria, BC.

Figure 5. Subdivision of Lot 51. A red annotation shows the location of Lots 29-30, part of the current site of St. Philip.

Plan 8990, "Subdivision of Part of Lot 51, Plan 8600, Section 28, and Amended Lots 10 and 11, Block 6, Plan 879A, Section 61, Victoria District, BC." Survey completed 5 Mar 1952. Electronic Search and Filing Services. Land Title and Survey Authority of British Columbia, Victoria, BC.

Figure 6. Further plan of subdivision of Lot 51. A red annotation shows the location of Lot 15, adjacent to Lots 29-30, which together comprise the current extent of St. Philip.

Plan 9341, "Subdivision of Part of Lot 51, Plan 8600, Section 28, Victoria District, BC." Survey completed 10 Feb 1953. Electronic Search and Filing Services. Land Title and Survey Authority of British Columbia, Victoria, BC.

Figure 7. Aerial photo showing the site of St. Philip in 1954, prior to its construction. The outline of the former racetrack is still visible across Neil Street (immediately south of the property).

Aerial photo of Oak Bay. April 1954. Printed in Gillian Fosdick, *St. Philip, Oak Bay: A Pictorial History of Faith and Worship* (Gillian Fosdick, 2013), page 35. Original image provided to Fosdick courtesy of Larry McCann.

Figure 8. Map showing the position of St. Philip relative to a site purchased for an intended new church on Foul Bay Road. Red ink shows bounds of proposed parish boundary.

Map of St. Philip properties and proposed parish boundary. Enclosed in F.E. Grubb to Synod Executive Committee (Anglican Synod of the Diocese of BC), 16 Mar 1968. Accession 2001-24, Synod Office Property Files, box 1, file 12, Archives of the Diocese of BC.

Figure 9. Plan showing consolidation of Lots 15, 29, 30 into Lot A. The diocese consolidated the property on the advice of a municipal clerk in to extend religious municipal tax exemptions across the property.

Plan 28322, "Plan of Subdivision of Lots 29 and 30, Plan 8990, and Lot 15, Plan 9341, Section 28, Victoria District." Survey completed 18 Mar 1975. Accession 2001-24, Synod Office Property Files, box 1, file 12, Archives of the Diocese of BC.

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