

St. Matthias, Victoria

Prepared by Jesse Robertson (October 16, 2025)

Property Acquisition

Address	600 Richmond Ave, Victoria, BC, V8S 3Y7
Legal description	THAT PART OF LOT 66, SECTION 68, VICTORIA DISTRICT, PLAN 10250 LYING TO THE EAST OF A BOUNDARY EXTENDING PARALLEL TO THE WESTERLY BOUNDARY OF SAID LOT FROM A POINT ON THE SOUTHERLY BOUNDARY OF SAID LOT 90 FEET FROM THE SOUTH WEST CORNER OF SAID LOT, EXCEPT PART IN PLAN 24610
First private landholder	Joseph Despard Pemberton purchased Section 68, Victoria District in 1856.
Diocesan acquisition	The Diocese purchased the property in 1953 for \$2900.

Narrative Overview

St. Matthias is located in Victoria (Figure 1) in the territory of the lək̓ʷəŋən people known today as Songhees and X̱sepsəm/Esquimalt nations. In the 1850s, the Hudson’s Bay Company (HBC) operated a dairy farm and sheep run in the immediate vicinity of what became St. Matthias (Figure 2).¹ The parcel was occupied by the prominent Pemberton family by January 1856, according to an arrangement by which Augustus Pemberton managed a farm on land purchased by his nephew, surveyor Joseph Despard Pemberton, in return for a half-share of profits.² Joseph Despard Pemberton purchased the farm – a 351-acre parcel now described as Section 68, Victoria District – in August 1856 (Figure 3).³ Pemberton later testified that only a small portion of the land had been cleared at the time of occupation, consisting primarily of “Wet willow land” — so much so that he said he knew of “an old settler who has shot ducks from a canoe opposite my hall door.” Pemberton claimed to have cleared some 150 acres of swampland from his combined farm estate (including Section 68) by 1864, apparently with the assistance of Indigenous labourers.⁴

¹ 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), 58–59, <https://open.library.ubc.ca/collections/bcbooks/items/1.0221799>.

² Arthur Thomas Bushby, *The Journal of Arthur Thomas Bushby, 1858-1859 - UBC Library Open Collections*, ed. Dorothy Blakey Smith (British Columbia Historical Quarterly, 1957), 188, <https://open.library.ubc.ca/collections/bcbooks/items/1.0383423>.

³ Joseph Despard Pemberton testified to this date of purchase in a letter to the Crown Lands Committee in 1864. The date is supported by HBC records, but a report of a committee of the Vancouver Island House of Assembly records the date of first payment on Section 68 as April 19, 1859. Assistant surveyor Benjamin Pearse testified that the section was “sold” to Pemberton in 1856 but gives April 1859 as the date of first payment. See Bushby, *Journal of Arthur Thomas Bushby*, 188–89; Vancouver Island House of Assembly, *Minutes of Proceedings*, 34, 58, 62; Legislative Assembly of BC, ‘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, https://archives.leg.bc.ca/civix/document/id/leg_archives/legarchives/591173576.

⁴ The diary of Augustus Pemberton refers to Indigenous workmen on the farm. Bushby, *Journal of Arthur Thomas Bushby*, 188; Vancouver Island House of Assembly, *Minutes of Proceedings*, 58.

By 1923, the portion of Section 68 containing the property had been subdivided at least twice and was held by Frederick Bernard Pemberton (Joseph Despard's son) and a business partner.⁵ This parcel was further subdivided into residential lots in 1926 (Figure 4).⁶ The lot containing the present site of St. Matthias passed through several private hands over the next 25 years.

The original St. Matthias was located in Section 68 at the corner of Richmond Avenue and Lillian Street on a property purchased in 1914 (see Associated Properties, below). Plans for a new, larger church and Sunday school emerged in the late-1940s as soldiers returned from the war and established families in the suburban areas surrounding Victoria. In 1952, the parish decided to purchase a new site to accommodate a larger church. The current site, at the corner of Richardson Street and Richmond Avenue, was purchased in 1953 for \$2900.⁷ A parish newsletter noted that the corner lot was centrally located within the parish and ongoing residential development and would place the church "in a conspicuous position [...] making the church readily visible to strangers" (Figure 5). The article addressed concerns about the new property, noting rumours of "bad drainage" – an apparent vestige of the swampy willow land described by Joseph Despard Pemberton – and "some prejudice against this piece of ground often referred to as 'the Chinese gardens' or 'the cabbage patch.'" The article reassured parishioners that drainage was no concern, and that new housing and landscaping would soon "make this a very attractive subdivision."⁸

The parish of St. Matthias began to discuss building non-profit rental units on the property in June 1969 and a survey of the area found 85% nearby residents in favour of the area.⁹ That November, parishioners unanimously approved a plan to build 28 low-rental units for elderly citizens.¹⁰ The property was subdivided in June 1971, and Lots 1 and 2 (Plan 10250, Figure 6) sold to the St. Matthias Garden Court Society.¹¹

Interpretive Summary

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

⇒ Joseph Despard Pemberton purchased the parcel containing the property in 1856. The diocese purchased the property in 1953, nearly a century later. Prior owners significantly altered the landscape through subdivision, agriculture, and residential development. Diocesan acquisition of this land did not directly contribute to the historic dispossession of ləkʷəŋən people from their territory.

⇒ 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

⁵ Title 27606-I and Title 51731-I, registered 26 Jan 1923, DocuWare microfilm, Surveyor General Vault, LTSA.

⁶ Title 66106-I, registered 14 Dec 1926, DocuWare microfilm, Surveyor General Vault, Land Title and Survey Authority of British Columbia (LTSA), Victoria, BC; Plan 3363, "Subdivision Plan of Part of Parcel 'F' of Section 68, Victoria City, BC," survey completed 13 Oct 1926, Electronic Search and Filing Services, LTSA.

⁷ Richardson Street did not officially meet Richmond Street, but its extension was planned at the time of purchase in 1953. Mabel Sadler, "Sixty Years to Grow On: A History of St. Matthias Parish Church, 1915-1965," pages 4-7, Parish Histories, Archives of the Diocese of British Columbia (ADBC), Victoria, BC.

⁸ "New Church Site," *St. Matthias' 'Chimes'*, Jun 1953, accession 86-17, Synod Office General Administration Files, box 3, file 11, ADBC.

⁹ Sadler, "Sixty Years to Grow On," pages 33–35, ADBC.

¹⁰ J. Rogers to D.S. Mitchell, 2 Dec 1969, accession 2001-24, Synod Office Property Records, box 1, file 11, ADBC.

¹¹ Plan 24610, "Plan of Subdivision of Parts of Lot 66, Plan 10250, Section 68, Victoria District," survey completed 3 Jun 1971, Electronic Search and Filing Services, LTSA; Sadler, "Sixty Years to Grow On," pages 33–35, ADBC; Harman & Co. to ASDBC, 4 Oct 1971, accession 86-17, box 3, file 10, ADBC.

opportunities to return land to ləkʷəŋən people given the significant urban and agricultural development that has occurred on their territories.

Historical Context

Joseph Despard Pemberton is recorded as purchasing Section 68, Victoria District from the Hudson’s Bay Company (HBC) in 1856 but appears to have made the first payment in 1859. The 1859 payment came on the heels of a new HBC policy allowing land to be purchased in installments and offering “liberal deductions” on land considered unsuitable for farming.¹² Pemberton received the 351-acre Section 68 at a considerable discount, since two-thirds of the area (231 acres) was surveyed by his assistant, Benjamin William Pearse, as containing rocks and swamps.¹³

Pemberton played a critical part in the colonial settlement of Vancouver Island and British Columbia, acting as surveyor for the HBC and the Colony of Vancouver Island from 1851 to 1864, and serving terms in the legislative assemblies of Vancouver Island and British Columbia between 1856 and 1868.¹⁴ Pemberton and Pearse benefited substantially from investing in lands which they had surveyed and marked for discount. All told, Pemberton paid £196 for some 533 acres (normally valued at £1/acre); Pearse paid £95 for 190 acres. A contemporary later observed that “those who had the job of designating the various characters of the land were not slow to take advantage of the opportunity.”¹⁵

Indigenous Presence and Land Use

Languages	ləkʷəŋən (North Straits Salish)
Governance	Songhees Nation; Esquimalt Nation; Te’mexw Treaty Association.
Land use	<p>No details specific to the site have been found. ləkʷəŋən people used inland areas like that occupied by St. Matthias for gathering berries, harvesting camas, and hunting deer, birds, and other game.¹⁶</p> <p>Joseph Despard Pemberton testified that the parcel containing the property consisted primarily of “Wet willow land,” apparently traversable by canoe, and was used by at least one “old settler” for duck hunting. The parcel contained oak meadows in the upper grounds and a small area cleared by the HBC.¹⁷</p> <p>Indigenous labourers were employed on the Pemberton farm established in 1856.¹⁸</p>

¹² See supra, note 3. Leonard A. Wrinch, ‘Land Policy of the Colony of Vancouver Island, 1849-1866’ (MA Thesis, University of British Columbia, 1932), 170; Richard Mackie, ‘The Colonization of Vancouver Island, 1849-1858’, *BC Studies*, no. 96 (1992): 30–31.

¹³ Legislative Assembly of BC, ‘Report of a Select Committee on Rocks and Swamps’, lxvii; Vancouver Island House of Assembly, *Minutes of Proceedings*, 34.

¹⁴ Richard Mackie, ‘Pemberton, Joseph Despard’, in *Dictionary of Canadian Biography*, vol. 12 (University of Toronto/Université Laval, 1990), https://www.biographi.ca/en/bio/pemberton_joseph_despard_12E.html?

¹⁵ Mackie, ‘Colonization of Vancouver Island’, 31.

¹⁶ Larry McCann, *Imagining Uplands: John Olmsted’s Masterpiece of Residential Design* (Brighton Press, 2013), 62.

¹⁷ Vancouver Island House of Assembly, *Minutes of Proceedings*, 58.

¹⁸ Bushby, *Journal of Arthur Thomas Bushby*, 188.

Archaeological data	The Archaeology Branch of British Columbia has not recorded any archaeological sites on the property. ¹⁹
Historic treaties	The property lies near the intersection of two treaties signed with ləkʷəŋən groups in 1850, the boundaries of which were imprecisely defined: A treaty signed with the “Tribe of Swenghung” (1850) for land between Victoria Harbour and Spring Ridge (today’s Fernwood) and south to Gonzales Bay for £75 in blankets. A treaty signed with the “Tribe or Family of Chilcowith” (1850) for land from extending from Spring Ridge (today’s Fernwood), south to Gonzales Bay, and east to a line drawn from Gonzales Point for £30 in blankets. ²⁰
Modern treaties	Songhees Nation is a member of the Te’ mexw Treaty Association in Stage 5 of the BC Treaty Process (Negotiation to Finalize a Treaty). Esquimalt Nation is not involved in the treaty process.

Associated Properties

Lots 22 and 23, Section 68, Victoria District, Map 291B: Anglican ministry in the area began in 1911 when a church school was organized on Fairfield Road. In 1912, a committee of Christ Church Cathedral discussed building a mission church to minister to the 125 Anglican families said to reside in the vicinity of Ross and Foul bays.²¹ On July 28, 1914, the committee passed a resolution allowing a deposit to secure purchase of a property at the corner of Richmond Avenue and Lillian Road (Lots 22-23, Section 68) for \$3200. The terms of purchase appear to have been renegotiated following the outbreak of the First World War one week later but construction on a combined church and Sunday school began that August. The new mission opened on January 1, 1915, and was served by cathedral clergy until Rev. W.H. Dawe was appointed priest-in-charge that March.²²

The current St. Matthias was built on a property purchased in 1953 to accommodate the growing number of Anglican families in the area. In 1955, a francophone Roman Catholic paid a \$1000 deposit to purchase the former property at Richmond and Lillian for a total of \$15,000. The option was transferred to a different representative of the group by a conveyance signed in January 1957.²³ A final service at the former St. Matthias was on January 6 of that year, the Feast of the Epiphany.²⁴

¹⁹ Email, Jennifer Hogan (Archaeological Information Specialist, Archaeology Branch) to Jesse Robertson, 2 Jul 2025.

²⁰ Wilson Duff, ‘The Fort Victoria Treaties’, *BC Studies*, no. 3 (Fall 1969): 12–13, 46.

²¹ Sadler, “Sixty Years to Grow On,” pages 4-7, ADBC.

²² E.E. Heath et al. notes re: St. Matthias Mission, n.d. [c. 1915-17]; Handwritten notes, n.d., accession 86-17, box 3, file 9, ADBC; Sadler, “Sixty Years to Grow On,” pages 4-7, ADBC.

²³ Agreement, ASDBC and Yvonne Terrien, 25 Jul 1955; A.D. Crease to Archbishop Harold Sexton, 8 Jan 1957; and Conveyance, ASDBC to O.W. Chretien, 8 Jan 1957, accession 86-17, box 3, file 9, ADBC.

²⁴ Sadler, “Sixty Years to Grow On,” pages 21–22, ADBC.

Timeline

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

Date	Details
<i>13 Jan 1849</i>	Hudson's Bay Company (HBC) awarded ten-year charter for the "advancement of colonization" on the Colony of Vancouver Island.
<i>30 Apr 1850</i>	HBC chief factor James Douglas signs treaties with the "Tribe or Family of Chilcowitch" and the "Tribe or Family of Chekonein." The Swenghung treaty extends from Victoria Harbour to Spring Ridge (today's Fernwood) and south to Gonzales Bay for £75 in blankets. The Chilcowitch treaty extends from Spring Ridge (today's Fernwood), south to Gonzales Bay, and east to a line drawn from Gonzales Point for £30 in blankets. ²⁵
1854	Map shows dairy run by HBC near the future site of St. Matthias. Both are contained within a large parcel labeled as a Public Reserve. The HBC appears to have withdrawn its employees from the farm by 1856 "as a matter of [economy]." ²⁶
<i>31 Jul 1855</i>	Joseph Despard Pemberton and his uncle Augustus Pemberton sign an agreement according to which Augustus was to manage a farm on property purchased by Joseph. ²⁷
Jan 1856	Augustus Pemberton moves to the HBC's old dairy farm, remaining on the farm until 1858 when he was appointed Justice of the Peace for Victoria. ²⁸
5 Mar 1856	Governor James Douglas writes the HBC Secretary suggesting public reserves be opened for purchase after receiving Augustus Pemberton's application to acquire the reserve containing the old dairy farm. ²⁹
10 Aug 1856	Joseph Despard Pemberton purchases the old HBC dairy farm, a 351-acre parcel now described as Section 68, Victoria District. ³⁰
<i>Late 1856</i>	Cart road established from Pemberton farm to Fort Victoria. ³¹
<i>12 Jan 1859</i>	Diocese of British Columbia established amidst global expansion of British Empire and Church of England (38 new dioceses established between 1814-1859). The

²⁵ Duff, 'Fort Victoria Treaties', 12–13, 46.

²⁶ John Arrowsmith, "Map of the Districts of Victoria and Esquimalt in Vancouver Island," 1854, *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_2_van_isl_1854.html; Bushby, *Journal of Arthur Thomas Bushby*, 189.

²⁷ Bushby, *Journal of Arthur Thomas Bushby*, 188.

²⁸ Bushby, *Journal of Arthur Thomas Bushby*, 134n92, 190.

²⁹ Bushby, *Journal of Arthur Thomas Bushby*, 189.

³⁰ See supra, note 3. Bushby, *Journal of Arthur Thomas Bushby*, 189; Legislative Assembly of BC, 'Report of a Select Committee on Rocks and Swamps', lxxvii; Vancouver Island House of Assembly, *Minutes of Proceedings*, 62.

³¹ Bushby, *Journal of Arthur Thomas Bushby*, 189.

	Letters Patent creating the diocese give the bishop power to hold property on behalf of the church. ³²
19 Apr 1859	Joseph Despard Pemberton makes initial payment on Section 68, Victoria District. The land comes at considerable savings, since 230 acres were surveyed as either rock or swamp and deducted from the purchase price. ³³
<i>31 Mar 1866</i>	Legislature of British Columbia removes Indigenous peoples' right to pre-empt land without the permission of the Governor. The prohibition would remain in effect until 1953. ³⁴
<i>6 Apr 1889</i>	Anglican Synod of the Diocese of British Columbia incorporated by Act of Provincial Legislature and empowered to acquire, hold, and sell property.
<i>1911</i>	Anglican church school organized on Foul Bay Road. ³⁵
<i>1912</i>	Committee of Christ Church Cathedral begins discussing a mission church to minister to Anglican families in the vicinity of Ross and Foul Bays. ³⁶
<i>28 Jul 1914</i>	Committee of Christ Church Cathedral passes resolution to secure purchase of property at the corner of Richmond Avenue and Lillian Road for \$3200. ³⁷
<i>4 Aug 1914</i>	Canada enters First World War with British declaration of war on Germany. ³⁸ The war reportedly "scattered" Anglicans in the vicinity of the new mission. Many parishioners enlist or return to England, while those who stay have limited disposable income. The situation strains the mission church committee's ability to make payments on the property. ³⁹
<i>1 Jan 1915</i>	St. Matthias mission church opens at Richmond Avenue and Lillian Road. ⁴⁰
<i>23 Mar 1915</i>	Rev. W.H. Dawe appointed priest-in-charge of St. Matthias Mission. ⁴¹
26 Jan 1923	Part of Section 68 containing the current St. Matthias registered to Frederick Bernard Pemberton (son of Joseph Despard Pemberton) and James Forman. ⁴²

³² "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.

³³ See supra, note 3. Legislative Assembly of BC, 'Report of a Select Committee on Rocks and Swamps', lxvii.

³⁴ Paul Tennant, *Aboriginal Peoples and Politics: The Indian Land Question in British Columbia, 1849-1989* (UBC Press, 1990), 41-42, 121.

³⁵ Sadler, "Sixty Years to Grow On," page 4, ADBC.

³⁶ Sadler, "Sixty Years to Grow On," page 5, ADBC.

³⁷ E.E. Heath et al. notes re: St. Matthias Mission, n.d. [c. 1915-17]; Handwritten notes, n.d., accession 86-17, box 3, file 9, ADBC; Sadler, "Sixty Years to Grow On," pages 4-7, ADBC.

³⁸ Desmond Morton, 'First World War (WWI)', in *Canadian Encyclopedia*, 2013, <https://thecanadianencyclopedia.ca/en/article/first-world-war-wwi>.

³⁹ T. Elkingson to T.H. Slater, 13 Nov 1916, accession 86-17, box 3, file 9, ADBC.

⁴⁰ E.E. Heath et al. notes re: St. Matthias Mission, n.d. [c. 1915-17], accession 86-17, box 3, file 9, ADBC.

⁴¹ E.E. Heath et al. notes re: St. Matthias Mission, n.d. [c. 1915-17], accession 86-17, box 3, file 9, ADBC.

⁴² Title 51731-I, registered 26 Jan 1923, DocuWare microfilm, Surveyor General Vault, LTSA.

13 Oct 1926	Survey completed for subdivision of part Section 68 into residential lots. The future site of St. Matthias is described as Lot 7, Block B (Plan 3363, Figure 4) and continues to be registered to Frederick Bernard Pemberton and James Forman. ⁴³
21 Apr 1934	Lot 7, Block B (Plan 3363) registered to Henry Ward Beecher Stavert. ⁴⁴
14 Jun 1943	Lot 7, Block B (Plan 3363) registered to Florence Stavert. ⁴⁵
1946	St. Matthias becomes a self-sustaining parish, no longer reliant on stipendiary assistance from Christ Church Cathedral. ⁴⁶
1948	Parish begins to discuss building a new, larger church and Sunday school as soldiers return from the Second World War. ⁴⁷
12 Jun 1950	Survey completed for subdivision of Lot 7. The future site of St. Matthias is encompassed by Lot A, Section 68 (Plan 8144, see Figure 6) and part of Lot 7 (Plan 3363) and continues to be registered to Florence Stavert. ⁴⁸
11 Aug 1950	Lot A (Plan 8144) registered to Bernard Clarke. ⁴⁹
1951	Parish votes to proceed with plan to purchase property for a new church and hall. ⁵⁰
28 Apr 1953	Lot A (Plan 8144) registered to Christopher Montague. ⁵¹
30 Apr 1953	Lot 7 (Plan 3363) registered to Christopher Montague. ⁵²
Jun 1953	Diocese purchases Lot A (Plan 8144) and Lot 7 (Plan 3363) from Christopher Montague for \$2900. ⁵³
29 Oct 1954	Survey completed for further subdivision of St. Matthias and adjacent parcels owned by Christopher Montague and the City of Victoria. The survey modestly extends diocesan property by allocating to it a portion of Armine Terrace, a cancelled road immediately east of St. Matthias (Figure 7). The property is redescribed as Lot 66 (Plan 10250, Figure 6). ⁵⁴

⁴³ Title 66106-I, registered 14 Dec 1926, DocuWare microfilm, Surveyor General Vault, LTSA; Plan 3363, "Subdivision Plan of Part of Parcel 'F' of Section 68, Victoria City, BC," survey completed 13 Oct 1926, Electronic Search and Filing Services, LTSA.

⁴⁴ Title 93515-I, registered 21 Apr 1934, DocuWare microfilm, Surveyor General Vault, LTSA.

⁴⁵ Title 136646-I, registered 14 Jun 1943, DocuWare microfilm, Surveyor General Vault, LTSA.

⁴⁶ Sadler, "Sixty Years to Grow On," page 19, ADBC.

⁴⁷ Sadler, "Sixty Years to Grow On," page 20, ADBC.

⁴⁸ Plan 8144, "Plan of Subdivision of Part of Lot 7, Bk. B, LRO Plan 3363, Section 68, Victoria District," survey completed 12 Jun 1950, Electronic Search and Filing Services, LTSA; Title 206117-I, registered 27 Jul 1950, DocuWare microfilm, Surveyor General Vault, LTSA.

⁴⁹ Title 206536-I, registered 11 Aug 1950, DocuWare microfilm, Surveyor General Vault, LTSA.

⁵⁰ Sadler, "Sixty Years to Grow On," page 21, ADBC.

⁵¹ Title 229360-I, registered 28 Apr 1953, DocuWare microfilm, Surveyor General Vault, LTSA.

⁵² Title 229361-I, registered 30 Apr 1953, DocuWare microfilm, Surveyor General Vault, LTSA.

⁵³ "New Church Site," *St. Matthias' 'Chimes,'* Jun 1953, accession 86-17, box 3, file 11, ADBC; Titles 230508-I and 230509-I, registered 20 Jun 1953, DocuWare microfilm, Surveyor General Vault, LTSA.

⁵⁴ Plan 10250, "Plan of Subdivision of Lot 'A', Lot 13 (including Parcel 'A' thereof) of Block 'A', Part of Lot 7 of Block 'B', East Half of Former Armine Terrace all of Plan 3363 and Lot 'A' Plan 8144, Section 68, Victoria District," survey completed 29 Oct 1954; and Order in the Matter of the Plans Cancellation Act and the Matter of Plan Number 3363, 8 Oct 1954, accession 86-17, box 3, file 9, ADBC.

<i>25 Jul 1955</i>	Francophone Roman Catholic group secures option to purchase the former St. Matthias property for a total of \$15,000. ⁵⁵
<i>6 Jan 1957</i>	Final service held in former St. Matthias church. ⁵⁶
<i>8 Jan 1957</i>	Diocese conveys former St. Matthias property to francophone Roman Catholic group. ⁵⁷
<i>4 Nov 1969</i>	St. Matthias parishioners unanimously approve plan to build 28 low income rental units for seniors on church property. ⁵⁸
Jun 1971	Survey of subdivision completed creating two new lots on church property, allowing land to be sold to the St. Matthias Garden Court Society for seniors' housing project (Plan 24610, Figure 8). ⁵⁹

⁵⁵ Agreement, ASDBC and Yvonne Terrien, 25 Jul 1955, accession 86-17, box 3, file 9, ADBC.

⁵⁶ Sadler, "Sixty Years to Grow On," page 22, ADBC

⁵⁷ A.D. Crease to Archbishop Harold Sexton, 8 Jan 1957; and Conveyance, ASDBC to O.W. Chretien, 8 Jan 1957, accession 86-17, box 3, file 9, ADBC.

⁵⁸ J. Rogers to D.S. Mitchell, 2 Dec 1969, accession 2001-24, box 1, file 11, ADBC.

⁵⁹ Plan 24610, "Plan of Subdivision of Parts of Lot 66, Plan 10250, Section 68, Victoria District," survey completed 3 Jun 1971, Electronic Search and Filing Services, LTSA; Sadler, "Sixty Years to Grow On," pages 33–35, ADBC; Harman & Co. to ASDBC, 4 Oct 1971, accession 86-17, box 3, file 10, ADBC.

Figures

Figure 1. Map showing current extent of St. Matthias, Victoria.

PMBC Parcel Cadastre 005184151, iMapBC, Province of British Columbia.

Figure 2. Map of Victoria and Esquimalt districts with a red annotation showing the approximate location of St. Matthias within “Public Reserve No. 1.” The Hudson’s Bay Company operated the dairy indicated near the future church property and subsequently used the area as a sheep run.

John Arrowsmith. “Map of the Districts of Victoria and Esquimalt in Vancouver Island.” 1854. *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_2_van_isl_1854.html.

Figure 3. Map of Victoria District with a red annotation showing the approximate location of St. Matthias within Section 68. The map shows a large swampy area running through the section that could apparently accommodate a canoe and was used by at least one “old settler” for duck hunting. The map also shows the road built in late 1856 to connect the Pemberton farm to Fort Victoria.

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 4. Subdivision plan of part of Section 68, showing future site of St. Matthias as Lot 7, Block B. The lot is bounded to the east by Armine Terrace, which was later cancelled and partially merged in with diocesan property.

Plan 3363, “Subdivision Plan of Part of Parcel ‘F’ of Section 68, Victoria City, BC.” Survey completed 13 Oct 1926. Electronic Search and Filing Services. Land Title and Survey Authority of British Columbia, Victoria, BC.

Figure 5. Cover of parish newsletter showing the location of St. Matthias relative to the former site at Richmond Avenue and Lillian Road.

St. Matthias’ ‘Chimes.’ June 1953. Accession 86-17, Synod Office General Administration Files, box 3, file 11, Archives of the Diocese of British Columbia, Victoria, BC.

Figure 6. Subdivision plan showing the extent of St. Matthias prior to the conveyance of lots for low-income housing. The plan also shows the location of former Lot A (Plan 8144).

Plan 10250, “Plan of Subdivision of Lot A, Lot 13 (including Parcel A thereof) of Block A, Part of Lot 7 of Block B, East Half of Former Armine Terrace all of Plan 3363 and Lot A Plan 8144, Section 68, Victoria District.” Survey completed 29 Oct 1954. Accession 86-17, Synod Office General Administration Files, box 3, file 9, Archives of the Diocese of British Columbia, Victoria, BC.

Figure 7. Plan showing in red the portion of Armine Terrace appended to diocesan property following the cancellation of the throughway.

Plan B, Petition in the Matter of the 'Plans Cancellation Act' and in the Matter of Plan Number 3363. 26 Jul 1954. Accession 86-17, Synod Office General Administration Files, box 3, file 10, Archives of the Diocese of British Columbia, Victoria, BC.

Figure 8. *Subdivision plan showing lots separated from St. Matthias in preparation for conveyance of property to the St. Matthias Garden Court Society*

Plan 24610, "Plan of Subdivision of Parts of Lot 66, Plan 10250, Section 68, Victoria District." Survey completed 3 Jun 1971. Electronic Search and Filing Services. Land Title and Survey Authority of British Columbia, Victoria, BC.

References

Archival

Archives of the Diocese of British Columbia. Victoria, BC.

Land Title and Survey Authority of British Columbia. Victoria, BC.

Published

Bushby, Arthur Thomas. *The Journal of Arthur Thomas Bushby, 1858-1859 - UBC Library Open Collections*. Edited by Dorothy Blakey Smith. British Columbia Historical Quarterly, 1957. <https://open.library.ubc.ca/collections/bcbooks/items/1.0383423>.

Duff, Wilson. 'The Fort Victoria Treaties'. *BC Studies*, no. 3 (Fall 1969): 3–57.

Legislative Assembly of BC. '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. https://archives.leg.bc.ca/civix/document/id/leg_archives/legarchives/591173576.

Mackie, Richard. 'Pemberton, Joseph Despard'. In *Dictionary of Canadian Biography*, vol. 12. University of Toronto/Université Laval, 1990. https://www.biographi.ca/en/bio/pemberton_joseph_despard_12E.html?

Mackie, Richard. 'The Colonization of Vancouver Island, 1849-1858'. *BC Studies*, no. 96 (1992): 3–40.

McCann, Larry. *Imagining Uplands: John Olmsted's Masterpiece of Residential Design*. Brighton Press, 2013.

Morton, Desmond. 'First World War (WWI)'. In *Canadian Encyclopedia*. 2013. <https://thecanadianencyclopedia.ca/en/article/first-world-war-wwi>.

Slater, G. Hollis. 'New Light on Herbert Beaver'. *British Columbia Historical Quarterly* 6, no. 1 (1942): 13–30.

Tennant, Paul. *Aboriginal Peoples and Politics: The Indian Land Question in British Columbia, 1849-1989*. UBC Press, 1990.

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. <https://open.library.ubc.ca/collections/bcbooks/items/1.0221799>.

Wrinch, Leonard A. 'Land Policy of the Colony of Vancouver Island, 1849-1866'. MA Thesis, University of British Columbia, 1932.