

# Christ Church Cathedral Precinct

Prepared by Jesse Robertson (June 26, 2023; revised May 8, 2024)

## Property Acquisition

<b>Address</b>	930 Burdett Avenue, 900 Vancouver Street, 912 Vancouver Street, Victoria, BC
<b>Legal description</b>	LOT 1 CHRIST CHURCH TRUST ESTATE VICTORIA CITY PLAN VIP65806
<b>First private landholder</b>	<u>Church Reserve</u> : Legally conveyed to the Diocese in 1864. <u>Lots 1171-1176</u> : Purchased by private individuals in 1858.
<b>Diocesan Acquisition</b>	<u>Church Reserve</u> : Surveyed in 1858; legally conveyed in 1864. <u>Lots 1171-1176</u> : Purchased in 1860; sold in 1877; re-purchased in 1921.

## Narrative Overview

The Christ Church Cathedral Precinct is located in downtown Victoria in the territory of the ləkʷəŋən people known today as Songhees and Esquimalt nations. The majority of the Precinct (approximately 70%) is situated on a Church Reserve that was surveyed by the Hudson Bay Company (HBC) in 1858, and formally granted to the Diocese of British Columbia in 1864. The remainder sits on Lots 1171-1176, purchased by the Diocese in 1921 (Figures 1, 10).

Church Reserve: In 1849, the HBC was awarded a charter for the “advancement of colonization,” granting it proprietorship over Vancouver Island for 7 shillings a year. The Charter of Grant established the Colony of Vancouver Island and gave the company the authority to sell land and establish public reserves.<sup>1</sup> A location for a proposed church was identified as early as 1852 (Figure 2).<sup>2</sup> In 1854, HBC Governor Andrew Colville agreed to allocate a 100-acre parsonage and glebe to finance Reverend Edward Cridge’s ministry for a term of five years.<sup>3</sup> The reserve was reduced to 23 acres by the time it was surveyed in 1858 (Figure 3).<sup>4</sup> The size was further narrowed to 22.41 acres by the time the Church and Parsonage Reserves were formally deeded to the Diocese of British Columbia in 1864 (see Figure 4).<sup>5</sup> These reserves were gradually subdivided and sold to finance Diocesan ministry (see Figure 5).

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<sup>1</sup> ‘The Colonization of Vancouver Island, 1849-1858’, *BC Studies*, no. 96 (1992): 6; Robert Edgar Cail, *Land, Man, and the Law: The Disposal of Crown Lands in British Columbia, 1871-1913* (Vancouver: University of British Columbia, 1974), 2.

<sup>2</sup> Leonard A. Wrinch, ‘Land Policy of the Colony of Vancouver Island, 1849-1866’ (MA Thesis, Vancouver, University of British Columbia, 1932), 235.

<sup>3</sup> Rev. Edward Cridge, “Pastoral Address on the Occasion of the Consecration of Christ Church, Victoria,” 7 Dec 1865, file 2, box 3, accession 91.63, Archives of the Diocese of British Columbia, Victoria, BC (hereafter ADBC).

<sup>4</sup> Roberta L. Bagshaw, ‘Church of England Land Policy in Colonial British Columbia’, in *British Columbia: Geographical Essays in Honour of A. MacPherson*, ed. Paul Koroscil (Burnaby, BC: Department of Geography, Simon Fraser University, 1991), 52; Dorothy Blakey-Smith, ed., *Reminiscences of Doctor John Sebastian Helmcken* (Vancouver: UBC Press, 1975), 148n3.

<sup>5</sup> Copy of indenture, Hudson Bay Company, Governor Kennedy, Archbishop of Canterbury, and Bishop of British Columbia, 6 May 1864, file 1, box 2, accession 85.36, ADBC.

The old Cathedral site was sold to the Province in 1937, establishing the current parameters of the Cathedral Precinct.<sup>6</sup>

Lots 1171-1176: These lots are located along Vancouver Street adjacent to the Church Reserve (see Figure 6). The HBC sold them in August 1858 as an influx of gold miners gave rise to increasing property values. They were purchased by Bishop George Hills in 1860 as part of his efforts to create a land endowment for the Diocese.<sup>7</sup> The Bishop sold the lots in 1877 to Israel Wood Powell, the Superintendent of Indian Affairs for BC. The Diocese re-purchased the lots from the Powell estate in 1921 as a step towards to the construction of the current cathedral building.<sup>8</sup>

## Interpretive Summary

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

⇒ The Church Reserve granted to the Diocese represents a substantial contribution from which it continues to derive benefit. In accepting this land, the Church of England derived advantage from its privileged status in the Colony of Vancouver Island. It also benefited from colonial and corporate officials' regard for religious observance as a civilizing influence within the colony.<sup>9</sup>

⇒ Early Diocesan ownership of the Church Reserve and Lots 1167-1171 contributed to the cumulative dispossession of ɫəkwəŋən people from their territory. Land acquisition by grants and private purchase were central to the Diocese's mission. Early episcopal policy mandated that church properties be entirely owned by the Diocese prior to consecration. Bishop Hills also purchased numerous properties to create a land endowment for the Diocese (including about 29% of the current Precinct). The delineation of ɫəkwəŋən land into private property through land surveys, legal pronouncements, and physical barriers gradually restricted the ability of ɫəkwəŋən people to move through their territory.

⇒ The alienation of land from the Crown has been a central factor limiting Indigenous access to land in BC. Indian Reserve commissioners deferred to settler property rights and interests when determining reserve boundaries and generally considered private land exempt from their considerations.<sup>10</sup> Today, private property is considered "off the table" for Aboriginal treaty negotiations, such as those currently being pursued by the Songhees Nation.<sup>11</sup> The BC Treaty Process

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<sup>6</sup> "Conveyance of the Old Cathedral Site to the Provincial Government, Correspondence, Minutes, Indentures," 1937, file 6, box 6, accession 85.36, ADBC.

<sup>7</sup> Indenture, James Yates to George Hills, 15 Mar 1860, file 18, box 1, accession 91.63, ADBC; "Register of Church Property," pages 8-11, box 6, accession 87.30, ADBC; Daniel P. Marshall, Laura Neilson Bonikowsky, and Eric Wright, 'Fraser River Gold Rush', in *The Canadian Encyclopedia* (Historica Canada, 2019 2006), <https://www.thecanadianencyclopedia.ca/en/article/fraser-river-gold-rush>.

<sup>8</sup> Land Registry Form, file 4, box 3, accession 91.63, ADBC; Land Registry Form, file 4, box 3, accession 91.63, ADBC; John Lutz, 'POWELL, ISRAEL WOOD', in *Dictionary of Canadian Biography* (University of Toronto/Université Laval, 1998), [http://www.biographi.ca/en/bio/powell\\_israel\\_wood\\_14E.html](http://www.biographi.ca/en/bio/powell_israel_wood_14E.html).

<sup>9</sup> See, for example, 'Letter, E.B. Lytton to the Archbishop of Canterbury, 7 Oct 1858', in *Papers Relative to the Affairs of British Columbia* (London: G.E. Eyre and W. Spottiswoode, 1959), 72, <https://books.google.ca/books?id=aWNKAAAYAAJ>.

<sup>10</sup> See Cole Harris, *Making Native Space: Colonialism, Resistance, and Reserves in British Columbia* (Vancouver: UBC Press, 2002), 112, 170–73, 230–31, 244.

<sup>11</sup> BC Treaty Commission, 'Land and Resources', n.d., <https://www.bctreaty.ca/land-and-resources>; 'Te'mexw Treaty Association', Te'mexw Treaty Association, accessed 15 May 2023, <https://temexw.org/>.

thus offers few opportunities to return land to the Songhees and Esquimalt nations in their heavily urbanized traditional territories.

⇒ Anglicans involved in ownership and management of the Cathedral Precinct—namely, Joseph Trutch, Peter O'Reilly, and Israel Wood Powell—occupied prominent positions within the colonial apparatus and made decisions that drastically constricted Indigenous cultural expression and access to territory.

⇒ “Church Hill” was populated with oak trees before it was set aside for religious uses. The presence of oaks suggests kwetlal (camas), a native flower and important Indigenous food staple, may also have grown in the area. Kwetlal/Garry Oak meadows have been reduced to 5% or less of their historic extent.<sup>12</sup>

## Historical Context

Religion and land policy were two tools by which the Hudson Bay Company sought to justify its proprietary claims to the Colony of Vancouver Island. A prevailing theory of British colonization held that officials could allocate lands strategically so as to reproduce established social hierarchies, while resourcing religious bodies to encourage a “better order of people” to immigrate to new colonies. The HBC employed both strategies, to different degrees and with varying success.<sup>13</sup>

The loss of territory south of the 49<sup>th</sup> parallel under the Oregon Treaty (1846) convinced colonial officials that permanent and loyal settlers were required to prevent further American annexation.<sup>14</sup> In 1849, the HBC was awarded title to Vancouver Island on condition that it foster “the advancement of colonization [...] by settlers from the British dominions.”<sup>15</sup> Encouraging religious observance in the new colony was one means by which the HBC sought to fulfill this requirement.

Under these circumstances, Chief Factor and Governor James Douglas tried to encourage church activity through generous land and financial grants. A Clergy Reserve of 2188 acres was established in the Shelbourne Valley between Mount Tolmie and PKOLS (Mount Douglas) by 1853 (Figures 8-9) but nulled in 1855 following local opposition and advice from the Colonial Office.<sup>16</sup> Sensitive to public criticism and corporate dominance, Anglican leadership agreed to reduce grant sizes and, in one case, instructed local churches to reject Douglas’ offers.<sup>17</sup> The Church and Parsonage Reserves were atypical

<sup>12</sup> ‘Call It Kwetlal, Not Camas: How to Decolonize Your Garden’, *CHEK*, 17 May 2023, <https://www.cheknews.ca/call-it-kwetlal-not-camas-how-to-decolonize-your-garden-1152676/>.

<sup>13</sup> Mackie, ‘The Colonization of Vancouver Island, 1849-1858’, 7–9, 36; Edward Gibbon Wakefield, *A View of the Art of Colonization in Letters between a Statesman and a Colonist* (Oxford, UK: The Clarendon press, 1914), 165, <http://archive.org/details/aviewartcoloniz00collgoog>.

<sup>14</sup> Bagshaw, ‘Church of England Land Policy in Colonial British Columbia’, 42.

<sup>15</sup> Great Britain. Colonial Office, *Vancouver’s Island: Copies and Extracts of Despatches and Other Papers Relating to Vancouver’s Island*, Papers Relative to Vancouver’s Island (London: House of Commons, 1849), 15, [https://www.canadiana.ca/view/oocihm.9\\_01591/2](https://www.canadiana.ca/view/oocihm.9_01591/2); Mackie, ‘The Colonization of Vancouver Island, 1849-1858’, 34.

<sup>16</sup> Wrinch, ‘Land Policy of the Colony of Vancouver Island, 1849-1866’, 235; 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* (Victoria: Harries and Company, 1864), 19, <https://open.library.ubc.ca/collections/bcbooks/items/1.0221799>; Mackie, ‘The Colonization of Vancouver Island, 1849-1858’, 26–27.

<sup>17</sup> Joan Weir, *Catalysts and Watchdogs: B.C.’s Men of God, 1836-1871* (Victoria, B.C: Sono Nis Press, 1995), 97–101.

and substantial contributions to Anglican ministry on Vancouver Island, estimated in 1864 to value \$60,000.<sup>18</sup> By contrast, “the chiefs and people of the tribe or family of Swenghung” received the equivalent of £75 in 1850 when they signed a treaty for the purported “surrender” of a much larger territory, including the entire area of the future Church Reserve.<sup>19</sup>

Ecclesiastical policy provides an additional layer of context. The Diocese of British Columbia was established in 1859 amidst a period of global expansion for the British Empire and Church of England. Thirty-eight new dioceses were established worldwide between 1814 and 1859, facilitated by church reforms that sought to encourage episcopal oversight in the colonies.<sup>20</sup> The Letters Patent creating the Diocese gave the Bishop power to hold property on behalf of the church.<sup>21</sup> Wary of HBC interference, inaugural Bishop George Hills required consecrated chapels to be “entirely the property of the church.”<sup>22</sup> The acquisition of private property thus became central to the mission of the church.

Private property was also central to the Diocese’s financial security. The Church and Parsonage Reserves were gradually subdivided and sold as land values and property taxes increased.<sup>23</sup> A final lot (now occupied by the provincial courthouse) was sold to the Province in 1937 for \$45,000.<sup>24</sup> The Diocese also purchased properties to meet its long-term economic needs. Bishop Hills spent over \$24,000 on properties within the City of Victoria between 1860-1863, the great majority intended as a land endowment for the Diocese.<sup>25</sup> Lots 1171-1176—a strip along Vancouver Street adjacent to the Church Reserve—were among the properties purchased in this period. These were sold at a profit in 1877 (and repurchased in 1921).<sup>26</sup>

The history of the Cathedral Precinct also reveals Anglican participation in the colonial apparatus of the state. Parishioner Joseph Trutch served as Christ Church Estate Trustee from 1871-1876 in his capacity as the first Lieutenant Governor of BC. Trutch previously served as the colony’s Chief Commissioner of Lands and Works (1864-1871) and held views that were racist even when compared with many of his peers. As commissioner, Trutch denied the existence of Aboriginal title and reduced the size of Indian Reserves to clear land for white settlers. He continued to frustrate attempts to rectify Indigenous grievances while serving as Lieutenant Governor.<sup>27</sup>

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<sup>18</sup> Vancouver Island House of Assembly, ‘Report of the Committee on Crown Lands’, 1864, 13, [https://www.canadiana.ca/view/oocihm.9\\_04198](https://www.canadiana.ca/view/oocihm.9_04198).

<sup>19</sup> “Register of land purchases from Indians,” MS-0772, BC Archives, Victoria, BC: <https://search-bcarchives.royalbcmuseum.bc.ca/register-of-land-purchases-from-indians>

<sup>20</sup> Bagshaw, 42–50; G. Hollis Slate, ‘New Light on Herbert Beaver’, *British Columbia Historical Quarterly* 6, no. 1 (January 1942): 14.

<sup>21</sup> “Letters Patent of the Bishop of Columbia, 1859” (copy), file 4, box 1, accession 85.36, ADBC.

<sup>22</sup> John Garrett, ed., *An Occasional Paper on the Columbia Mission with Letters from the Bishop* (London and Dublin: Rivingtons; Hodges, Smith and Co, 1860), 13, <https://open.library.ubc.ca/collections/bcbooks/items/1.0221885>.

<sup>23</sup> Unsigned letter to Manager of HBC, Victoria, 14 Jan 1912, file 2, box 4, accession 85.36, ADBC.

<sup>24</sup> “Conveyance of the Old Cathedral Site to the Provincial Government, Correspondence, Minutes, Indentures,” 1937, file 6, box 6, accession 85.36, ADBC.

<sup>25</sup> Bagshaw, ‘Church of England Land Policy in Colonial British Columbia’, 42, 59.

<sup>26</sup> Registry Form, file 4, box 3, accession 91.63, ADBC; George Hills, *No Better Land: The 1860 Diaries of the Anglican Colonial Bishop, George Hills*, ed. Roberta L. Bagshaw (Victoria, B.C: Sono Nis Press, 1996), 58.

<sup>27</sup> Robin Fisher, ‘Joseph Trutch and Indian Land Policy’, *BC Studies: The British Columbian Quarterly*, no. 12 (1971): 3–33, <https://doi.org/10.14288/bcs.v0i12.719>; Robin Fisher, ‘TRUTCH, Sir JOSEPH WILLIAM’, in *Dictionary of Canadian Biography* (University of Toronto/Université Laval, 1994), [http://www.biographi.ca/en/bio/trutch\\_joseph\\_william\\_13E.html](http://www.biographi.ca/en/bio/trutch_joseph_william_13E.html); Hills, *No Better Land*, 83.

New Trustees were appointed in 1876 to manage the remaining reserve lands. Among them was Trutch's brother-in-law, Peter O'Reilly, who laid out the majority of the province's Indian Reserves as Indian Reserve Commissioner for BC (1880-1898).<sup>28</sup> O'Reilly ultimately allocated over 600 reserves—all while simultaneously overseeing the Christ Church Estate. Many of these reserves have since been criticized as inadequate to the needs of Indigenous communities.<sup>29</sup>

Another Anglican, Israel Wood Powell served as Superintendent of Indian Affairs in BC from 1872-1889. Powell was critical of the Province's approach to Indigenous land and water rights, but pursued assimilationist policies now recognized as genocidal: advocating for residential schools and the potlatch ban, and removing sacred and ceremonial objects.<sup>30</sup> A member of Christ Church Cathedral, Powell purchased Lots 1171-1176 from the Diocese in 1877, and resided there until his death in 1915. The Diocese re-purchased these lots from the Powell estate in 1921 as a step towards to the construction of the current cathedral building.<sup>31</sup>

## Indigenous Presence and Land Use

<b>Languages</b>	ləkʷəŋən (North Straits Salish)
<b>Governance</b>	Songhees Nation; Esquimalt Nation; Te'mexw Treaty Association
<b>Land use</b>	No specific land use has been identified on what is now the Cathedral Precinct. "Church Hill" was formerly covered in oak trees, suggesting kwetlal (camas), a native flower and important Indigenous food staple, may also have grown in the area. <sup>32</sup> The hill overlooked xwsəyq'əm (whu-SEI-kum, "place of mud"), known to settlers as James Bay, which contained valuable clam beds. People camped near here when they were gathering kwetlal roots at Beacon Hill. Hunting grounds and a portage route to Ross Bay were accessed via the head of the bay. <sup>33</sup>
<b>Archaeological data</b>	Previously recorded archaeological site DcRu-1234 (Pioneer Square Park Remains) located within northern half of Christ Church Trust Estate.
<b>Historic treaties</b>	"Douglas Treaty" signed with the Swenghung Tribe (1850) for land between Victoria Harbour, Clover Point, and Spring Ridge (today's Fernwood) for £75 in blankets. <sup>34</sup>

<sup>28</sup> Printed Copy of Trust Deeds of 1864, 1876, 1897, 1907, file 13, box 2, accession 85.36, ADBC;

<sup>29</sup> Harris, *Making Native Space*, 169, 172; David Ricardo Williams, 'O'REILLY, PETER', in *Dictionary of Canadian Biography* (University of Toronto/Université Laval, 1994), [http://www.biographi.ca/en/bio/o\\_reilly\\_peter\\_13E.html](http://www.biographi.ca/en/bio/o_reilly_peter_13E.html).

<sup>30</sup> Lutz, 'POWELL, ISRAEL WOOD'; Know History Historical Services, 'Israel Wood Powell's Legacy' (Report submitted to Tla'amin Nation, 2021), [https://0773d8cb-0c55-467b-a7ed-7782d0daa8e2.filesusr.com/ugd/469230\\_ba2650cbf6ba4bc0bd8a57d9e070b102.pdf](https://0773d8cb-0c55-467b-a7ed-7782d0daa8e2.filesusr.com/ugd/469230_ba2650cbf6ba4bc0bd8a57d9e070b102.pdf).

<sup>31</sup> Land Registry Form, file 4, box 3, accession 91.63, ADBC; Land Registry Form, file 4, box 3, accession 91.63, ADBC.

<sup>32</sup> Blakey-Smith, *Reminiscences of Doctor John Sebastian Helmcken*, 128.

<sup>33</sup> Songhees Nation, City of Victoria, and Esquimalt Nation, 'Signs of Lekwungen', 2008, <https://www.songheesnation.ca/downloads/lekwungen-brochure-pdf.pdf>; Wilson Duff, 'The Fort Victoria Treaties', *BC Studies*, no. 3 (Fall 1969): 44-45.

<sup>34</sup> "Register of land purchases from Indians," MS-0772, BC Archives, Victoria, BC: <https://search-bcarchives.royalbcmuseum.bc.ca/register-of-land-purchases-from-indians>; Duff, 'The Fort Victoria Treaties', 7, 25.

<b>Modern treaties</b>	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.
<b>Other</b>	There were around thirteen extant and former winter villages in lək'wəŋən territory in 1843. <sup>35</sup> The increase in population following the Fraser River Gold Rush leads to calls for the removal of Indigenous peoples from the city. Policemen pulled down Indigenous “tents and shanties” in the spring of 1860. A racial curfew was established the following year, forcibly driving Indigenous people to the other side of the harbour each evening. <sup>36</sup> The “Old Songhees Reserve” was located in what is now Victoria West, before being relocated to Esquimalt in 1911.

## Associated Properties

**Clergy Reserve:** An initial Clergy Reserve of 2188 acres was established in the Shelbourne Valley between Mount Tolmie and PKOLS (Mount Douglas) by 1853 (Figures 8-9).<sup>37</sup> The HBC intended for this land to provide for the “maintenance of the Ministers of Religion” in lieu of a full salary at the company’s expense.<sup>38</sup> This system was probably found ineffective as there was as yet little market to lease the land or purchase produce. The HBC resolved to alter the system after the Anglican chaplain, Rev. Robert Staines, died in a shipwreck in early 1854. With the consent of the Colonial Office, the HBC and Governor Douglas nulled the Clergy Reserve in 1855, subsequently subdividing and selling the land to investors and intending settlers.<sup>39</sup> In its place, the HBC proposed an alternate system by which Staines’ successor (Rev. Edward Cridge) would be paid an annual stipend of £300 and provided a smaller glebe.<sup>40</sup>

**Pioneer Square:** This area was initially considered part of the Church Reserve and appears to have been included when the reserve was surveyed in 1858 (Figure 3).<sup>41</sup> While the Church Reserve was intended for the Church of England, its cemetery was used by all denominations. HBC Governor Henry

<sup>35</sup> Jeannie L. Kanakos, ‘The Negotiations to Relocate the Songhees Indians, 1843-1911’ (MA Thesis, Vancouver, Simon Fraser University, 1982), 13.

<sup>36</sup> Jesse Robertson, ‘Victoria’s Johnson Street Bridge’, *Canada’s History* (blog), 10 June 2016, <https://www.canadashistory.ca/explore/travel/victoria-s-johnson-street-bridge>.

<sup>37</sup> Wrinch, ‘Land Policy of the Colony of Vancouver Island, 1849-1866’, 235; Mackie, ‘The Colonization of Vancouver Island, 1849-1858’, 26–27.

<sup>38</sup> Andrew Wedderburn Colville to George Grey, 18 July 1854, CO 305:5, no. 6186, 244, *Colonial Despatches of Vancouver Island and British Columbia 1846-1871*, Edition 2.4, ed. James Hendrickson and the Colonial Despatches project (Victoria: University of Victoria) (hereafter *Colonial Despatches*): <https://bcgenesis.uvic.ca/V545MI02.html>; Mackie, ‘The Colonization of Vancouver Island, 1849-1858’, 30.

<sup>39</sup> Wrinch, ‘Land Policy of the Colony of Vancouver Island, 1849-1866’, 235; Vancouver Island House of Assembly, *Minutes of Proceedings*, 19–20; Mackie, ‘The Colonization of Vancouver Island, 1849-1858’, 26–27.

<sup>40</sup> Andrew Wedderburn Colville to George Grey, 18 July 1854, CO 305:5, no. 6186, 244, *Colonial Despatches*: <https://bcgenesis.uvic.ca/V545MI02.html>.

<sup>41</sup> Crown Grant Images P301, P303, Section 88, Victoria District, Government Access tool for Online Retrieval (GATOR): [https://a100.gov.bc.ca/pub/pls/gator/gator\\$queryforms.menu](https://a100.gov.bc.ca/pub/pls/gator/gator$queryforms.menu)



Berens therefore recommended it be retained for public use and withheld from the land that was legally conveyed to the Diocese in 1864.<sup>42</sup>

## Timeline

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

Date	Details
1670	Hudson Bay Company (HBC) established by Royal Letters Patent and allocated a trading monopoly over all rivers flowing into Hudson Bay.
1680	HBC governing committee expresses intention to promote religious observances in its Western trade posts through public prayer and reading of scripture. <sup>43</sup>
6 Sep 1836	Rev. Herbert Beaver arrives at Fort Vancouver (Columbia River); first Anglican chaplain on the Northwest Coast, sponsored by HBC. <sup>44</sup>
1843	HBC erects Fort Victoria in ɫəkʷəŋən territory.
13 Jan 1849	HBC awarded ten-year charter for the “advancement of colonization” on the Colony of Vancouver Island, granting it proprietorship of Vancouver Island, its land, and minerals for 7 shillings a year.  Charter of Grant empowers HBC to sell land at reasonable prices for the purposes of creating a British colony, and to reserve such lands as are necessary for improvements. <sup>45</sup>
24 Jan 1849	HBC publishes a prospectus for colonization, never fully implemented, stating its intention to reserve an eighth of all land sold for the use of Anglican clergy, and a further eighth for church, schools, or other public purposes. <sup>46</sup>
6 Mar 1849	Rev. Robert Staines arrives at Fort Victoria; first Anglican chaplain on Vancouver Island, sponsored by the HBC. <sup>47</sup>
<b>Circa 1850</b>	The land that would become known as “Church Hill” was later remembered as being “covered in oak trees” around 1850, some of which had already been cut and timbered for ship construction. <sup>48</sup>

<sup>42</sup> Henry Berens to Henry Pelham-Clinton, Duke of Newcastle, 22 Jul 1861, enclosed in Newcastle to James Douglas, 23 Aug 1861, *Colonial Despatches*: <https://bcgenesis.uvic.ca/V617067.html>

<sup>43</sup> G. Hollis Slater, ‘New Light on Herbert Beaver’, *British Columbia Historical Quarterly* 6, no. 1 (January 1942): 13–14.

<sup>44</sup> Slater, 19.

<sup>45</sup> ‘The Colonization of Vancouver Island, 1849-1858’, 6; Cail, *Land, Man, and the Law*, 2.

<sup>46</sup> Foreign Office to unknown recipient, 1849, CO 305:1, 635, *Colonial Despatches*:

<https://bcgenesis.uvic.ca/V495PA03.html>; Mackie, ‘The Colonization of Vancouver Island, 1849-1858’, 7.

<sup>47</sup> Slater, ‘New Light on Herbert Beaver’, 26.

<sup>48</sup> Blakey-Smith, *Reminiscences of Doctor John Sebastian Helmcken*, 128.

30 Apr 1850	Treaty signed by “the chiefs and people of the tribe or family of Swenghung” results in “surrender” of lands between Victoria Harbour, Clover Point, and the Spring Ridge (today’s Fernwood) for £75 in blankets. <sup>49</sup>
1852	HBC map of planned improvements shows proposed church on what would become known as Church Hill (Figure 2). <sup>50</sup>
Feb or Mar 1854	Rev. Staines is killed en route to England when the barque <i>Duchess of San Lorenzo</i> founders outside the Juan de Fuca Strait. <sup>51</sup>
12 Aug 1854	HBC Governor Andrew Colville signs agreement allocating a parsonage and glebe of 100 acres to Rev. Edward Cridge for term of five years. <sup>52</sup>
1855	Rev. Cridge takes possession of church and parsonage site. <sup>53</sup>
31 Aug 1856	Christ Church opens for worship. <sup>54</sup>
1858	HBC publishes map showing a Church and Parsonage Reserve of 23 acres (Figure 3). <sup>55</sup>
25 Apr 1858	Fraser River Gold Rush begins with the arrival of some 400 miners arrive from California. Their number would reach 25,000 by the fall, and around 50,000 the following year. The sudden influx dramatically increases property values around Victoria. <sup>56</sup>
2 Aug 1858	HBC sells Victoria District Lots 1171-1176 (along Vancouver Street, adjacent to Church Reserve). <sup>57</sup>
1859	HBC privately sells some portions of the Church Reserve. <sup>58</sup>
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

<sup>49</sup> “Register of land purchases from Indians,” MS-0772, BC Archives, Victoria, BC: <https://search-bcarchives.royalbcmuseum.bc.ca/register-of-land-purchases-from-indians>; Duff, ‘The Fort Victoria Treaties’, 7, 25.

<sup>50</sup> J.D. Pemberton, *A Plan of the Town of Victoria Shewing Proposed Improvements*, 1852, 1852, Land Title and Survey Authority of British Columbia Maps, University of Victoria Libraries, [https://vault.library.uvic.ca/concern/generic\\_works/d4e50909-4d42-4cfc-914a-312c7d708d34](https://vault.library.uvic.ca/concern/generic_works/d4e50909-4d42-4cfc-914a-312c7d708d34).

<sup>51</sup> G. Hollis Slater, ‘Rev. Robert John Staines: Pioneer Priest, Pedagogue, and Political Agitator’, *BC Historical Quarterly* 14, no. 4 (October 1950): 224–26.

<sup>52</sup> Rev. Edward Cridge, “Pastoral Address on the Occasion of the Consecration of Christ Church, Victoria,” 7 Dec 1867, file 2, box 3, accession 91.63, ADBC.

<sup>53</sup> *Ibid.*

<sup>54</sup> Sel Caradus, *A Temple Not Made With Hands: A History of Christ Church Cathedral, Victoria, BC* (Victoria, BC: S.R. Caradus, 2004), 12.

<sup>55</sup> Bagshaw, ‘Church of England Land Policy in Colonial British Columbia’, 52; Blakey-Smith, *Reminiscences of Doctor John Sebastian Helmcken*, 148n3.

<sup>56</sup> Marshall, Bonikowsky, and Wright, ‘Fraser River Gold Rush’; Blakey-Smith, *Reminiscences of Doctor John Sebastian Helmcken*, 158–59.

<sup>57</sup> Conveyance, James Douglas and John Work to James Yates, 2 Aug 1858, file 18, box 1, accession 91.63, ADBC; “Register of Church Property,” pages 8-11, box 6, accession 87.30, ADBC.

<sup>58</sup> Blakey-Smith, *Reminiscences of Doctor John Sebastian Helmcken*, 148n3.



	Letters Patent creating the Diocese give the Bishop power to hold property on behalf of the church. <sup>59</sup>
13 Jan 1859	HBC's ten-year charter for the "advancement of colonization" expires, leaving the legal status of the Church Reserve in question. <sup>60</sup>
6 Jan 1860	Bishop George Hills arrives in new Diocese. <sup>61</sup>
8 Jan 1860	Bishop Hills institutes prayer for the Governor at Sunday worship. <sup>62</sup>
15 Mar 1860	Bishop Hills purchases Lots 1167-1171 for \$1075. <sup>63</sup>
13 Aug 1860	Bishop Hills purchases Lots 1172-1176 for \$1750. <sup>64</sup>
15 May 1861	Bishop Hills urges HBC Governor Henry Berens to formally convey the Church Reserve to clarify its legal status, enable the consecration of the church and cemetery, and ensure Rev. Cridge's continued ability to raise income by leasing glebe lands. <sup>65</sup>
1862	HBC surrenders Church and Parsonage Reserve to Crown. <sup>66</sup>
1864	A Committee of the Vancouver Island House of Assembly estimates the value of the Church and Parsonage Reserve as \$60,000. <sup>67</sup>
6 May 1864	HBC and Governor of Vancouver Island formally grant Church and Parsonage Reserves (22.41 acres) to the Church of England under the direction of Trustees (Governor of Vancouver Island, Archbishop of Canterbury, and Bishop of British Columbia). <sup>68</sup>
7 Dec 1865	Christ Church Cathedral consecrated following acquisition of property deed. <sup>69</sup>
1 Oct 1869	Cathedral destroyed by fire. <sup>70</sup>
5 Dec 1872	Opening service for new cathedral building. <sup>71</sup>

<sup>59</sup> "Letters Patent of the Bishop of Columbia, 1859" (copy), file 4, box 1, accession 85.36, ADBC.; Slater, 'New Light on Herbert Beaver', 14.

<sup>60</sup> Wrinch, 'Land Policy of the Colony of Vancouver Island, 1849-1866', 42-43.

<sup>61</sup> Garrett, *An Occasional Paper*, 5.

<sup>62</sup> Hills, *No Better Land*, 51.

<sup>63</sup> Indenture, James Yates to George Hills, 15 Mar 1860, file 18, box 1, accession 91.63, ADBC.

<sup>64</sup> "Register of Church Property," pages 8-9, box 6, accession 87.30, ADBC.

<sup>65</sup> The Bishop had recently come under public criticism for building a residence on the church reserve. On 10 Apr 1861, the *Daily Colonist* ran an editorial characterizing the Bishop as "squatting" on land to which Catholics, Wesleyans, Congregationalists, and Jews were equally entitled. Bishop George Hills to Governor Henry Berens, 15 May 1861, enclosed in Newcastle to James Douglas, 23 Aug 1861, *Colonial Despatches*: <https://bcgenesis.uvic.ca/V617067.html>; Wrinch, 'Land Policy of the Colony of Vancouver Island, 1849-1866', 235-235A.

<sup>66</sup> Wrinch, 98, 236.

<sup>67</sup> Vancouver Island House of Assembly, 'Report of the Committee on Crown Lands', 13.

<sup>68</sup> Copy of indenture, Hudson Bay Company, Governor Kennedy, Archbishop of Canterbury, and Bishop of British Columbia, 6 May 1864, file 1, box 2, accession 85.36, ADBC.

<sup>69</sup> Columbia Mission Society, *Eighth Annual Report of the Columbia Mission for the Year 1866* (London: Rivingtons, 1867), 25.

<sup>70</sup> 'Total Destruction of Christ Church Cathedral by Fire', *British Colonist*, 2 October 1869, 3.

<sup>71</sup> Caradus, *A Temple Not Made With Hands*, 29.

<b>24 Jun 1876</b>	Deed appoints new Christ Church Estate Trustees, including future Indian Reserve Commissioner Peter O'Reilly. <sup>72</sup>
<b>26 Jan 1877</b>	Israel Wood Powell purchases Lots 1171-1176 from Bishop Hills. <sup>73</sup>
<i>Jul 1880</i>	Peter O'Reilly (Christ Church Estate Trustee, 1876-1905) appointed Indian Reserve Commissioner for BC. Occupying the position for eighteen years, O'Reilly would allocate over 600 reserves—all while overseeing the management of the Christ Church Estate. Many of these allocations have since been criticized as inadequate to the needs of Indigenous peoples. <sup>74</sup>
<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.
<b>21 Feb 1912</b>	Provincial Legislature passes Christ Church Trust Act to consolidate and modify Trust, enabling Trustees to deal more freely with Estate sales, constructions, etc. <sup>75</sup>
<b>24 Jun 1914</b>	Anglican Synod of the Diocese of BC appointed as sole Trustee of Christ Church Estate Trust by Order of the Supreme Court of BC. <sup>76</sup>
<b>7 Feb 1921</b>	"Powell property" purchased by Christ Church Estate Trust for \$22,500, intended in part for new Bishop's house. <sup>77</sup>
<i>28 Sep 1929</i>	Service of consecration held for the current Cathedral building. <sup>78</sup>
<b>1937</b>	Old Cathedral site sold to Province for \$45,000, establishing the current parameters of the Cathedral Precinct. <sup>79</sup>
<b>2024</b>	Cathedral Precinct occupies around 3.36 acres, of which 2.38 acres (71%) is located on former Church Reserve land; the remainder (0.98 acres) is located on purchased land (Figure 10).

<sup>72</sup> Printed Copy of Trust Deeds of 1864, 1876, 1897, 1907, file 13, box 2, accession 85.36, ADBC.

<sup>73</sup> Land Registry Form, file 4, box 3, accession 91.63, ADBC.

<sup>74</sup> Harris, *Making Native Space*, 169, 172; Williams, 'O'REILLY, PETER'.

<sup>75</sup> Petition to Supreme Court of BC, file 15, box 2, accession 85.36, ADBC.

<sup>76</sup> "Appointment of Anglican Synod as Trustee," 1914, file 15, box 2, accession 85.36, ADBC.

<sup>77</sup> The "Powell property" is described as Lots 10-16, and the east halves of Lots 9 and 17, Block 7, Victoria District. This is the strip of land along Vancouver Street on which Christ Church Cathedral School, the Yarrow Chapel, and Synod office are located. Land Registry Form, file 4, box 3, accession 91.63, ADBC.

<sup>78</sup> Caradus, *A Temple Not Made With Hands*, 77.

<sup>79</sup> "Conveyance of the Old Cathedral Site to the Provincial Government, Correspondence, Minutes, Indentures," 1937, file 6, box 6, accession 85.36, ADBC.

## Figures

**Figure 1.** *Map showing current extent of Christ Church Cathedral Precinct and underlying legal divisions: Church Reserve (Section 88) and Lots 1171-1176.*

PMBC Parcel Cadastre 023868082, iMapBC, Province of British Columbia.

**Figure 2.** *Map of Victoria showing the site of a proposed church on Church Hill.*

J.D. Pemberton, Plan of the Town of Victoria Shewing Proposed Improvements, 1852, Hudson's Bay Company Archives, G1/138. *The Colonial Despatches of Vancouver Island and British Columbia 1846-1871*, Edition 2.4, ed. James Hendrickson and the Colonial Despatches project (Victoria, BC: University of Victoria): [https://bcgenesis.uvic.ca/hbc\\_g1\\_138\\_1852.html](https://bcgenesis.uvic.ca/hbc_g1_138_1852.html)

**Figure 3.** *Official map of Victoria showing extent of Church and Parsonage reserves.*

J.D. Pemberton, "Victoria District Official Map," 1858, Land Title and Survey Authority Maps, UVic Libraries: [https://vault.library.uvic.ca/concern/generic\\_works/5ca3f06b-8135-4093-81c9-0563ec0f0f21](https://vault.library.uvic.ca/concern/generic_works/5ca3f06b-8135-4093-81c9-0563ec0f0f21)

**Figure 4.** *Plan indicating lands set aside for parsonage, church grounds, endowment, and bishop's residence.*

Plan of Christ Church Trust, 1864, file 13, box 2, accession 85.36, ADBC.

**Figure 5.** *Map showing subdivision of Church Reserve lands and adjacent "Powell property" (Lots 1171-1176, Blocks 9-17).*

Christ Church Trust, n.d., file 2, box 3, accession 91.63, ADBC.

**Figure 6.** *Map of Victoria showing Church and Parsonage Reserves and adjacent Lots 1167-1184.*

William Patterson, "Town of Victoria, Vancouver Island, from the Official Map," 1861, LTSA Maps, UVic Libraries: [https://vault.library.uvic.ca/concern/generic\\_works/f496ae3f-f62a-4a02-b5da-792747da7681](https://vault.library.uvic.ca/concern/generic_works/f496ae3f-f62a-4a02-b5da-792747da7681)

**Figure 7.** *Map of Victoria showing properties already sold or still in the possession of the Hudson Bay Company (pink) and reserves or other lands surrendered to the Crown in 1862 (green).*

"Plan of Victoria District Lot 24 - Secn. 18," 1862, LTSA Maps, UVic Libraries: [https://vault.library.uvic.ca/concern/generic\\_works/0e18a3f8-ee5c-44c2-918c-1adc84081d5e](https://vault.library.uvic.ca/concern/generic_works/0e18a3f8-ee5c-44c2-918c-1adc84081d5e)

**Figure 8.** *Map of Victoria showing the extent of the former Clergy Reserve, here labeled 'Public Reserve No. II.'*

"Map of the Districts of Victoria and Esquimalt in Vancouver Island, 1854." John Arrowsmith, CO 700/BRITISH COLUMBIA2. *The Colonial Despatches of Vancouver Island and British Columbia 1846-1871*, Edition 2.4, ed. James Hendrickson and the Colonial Despatches project (Victoria, BC: University of Victoria): [https://bcgenesis.uvic.ca/co\\_700-bc\\_2\\_van\\_isl\\_1854.html](https://bcgenesis.uvic.ca/co_700-bc_2_van_isl_1854.html).

**Figure 9.** *Satellite image of Victoria showing the approximate extent of the former Clergy Reserve (yellow overlay).*

GoogleEarth.

**Figure 10.** *Satellite image of downtown Victoria, showing the approximate extent of the Church Reserve, including cemetery and parsonage (green overlay) and the current Christ Church Cathedral Precinct (red overlay).*

GoogleEarth.

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