

NO. 26-034

A BYLAW OF THE CITY OF VICTORIA

The purpose of this bylaw is to designate the exterior of the building located at 1527 Redfern Street to be protected heritage property.

Whereas

- a) the owner of 1527 Redfern Street has consented to heritage designate the heritage building on the property and has waived their right to compensation for such heritage designation; and
- b) Council considers the property to have heritage value or heritage character,

Now therefore under its statutory powers, including Section 611 of the *Local Government Act*, the Council of The Corporation of the City of Victoria in an open meeting assembled enacts the following provisions:

Title

1. This bylaw may be cited as the “Heritage Designation (1527 Redfern Street) Bylaw”.

Definitions

2. In this bylaw:
 - (a) “**Building**” means the heritage structure located on the Lands on the date that this bylaw is adopted, and as shown on Schedule A attached hereto;
 - (b) “**Lands**” means the parcel of land situated in Victoria with the civic address 1527 Redfern Street, legally described as PID 005-544-084, LOT 15, BLOCK 2, SECTION 76, VICTORIA DISTRICT, PLAN 273 and includes any parcel into which such land is consolidated or further subdivided (including a subdivision pursuant to the *Land Title Act* and a subdivision pursuant to the *Strata Property Act*).

Designation

3. The exterior of the Building as described in the Statement of Significance attached to this bylaw as Schedule A, is designated protected heritage real property.

Commencement

4. This bylaw comes into force on adoption.

SCHEDULE A

Statement of Significance

1527 Redfern Street

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Fig. S1: Front view of 1527 Redfern Street, 2024. (Source: Cummer)

Description of Historic Place

Situated on the land of the traditional territory of the Coast Salish and Lekwungen speaking peoples, 1527 Redfern Street is a 1920s raised bungalow with roughcast stucco on its upper portion and bevelled horizontal siding throughout its lower level. It features a double front gable roof, with decorative roof brackets and simple half timbering in both of its gable pediments. Its upper level is accessed via a side facing set of stairs leading up to its half porch on its front façade, while the lower level is accessed directly underneath the front porch. It is located in the South Jubilee neighbourhood, near the intersection of Redfern Street with Oak Bay Avenue.

Heritage Value

1527 Redfern Street was built in 1921 for Alfred Moffat, a local plasterer, who immigrated to Victoria from Glasgow, Scotland. It is significant for its aesthetic value as a simple and altered example of a Craftsman Bungalow; has historical value through its connection to the development and growth of the South Jubilee neighbourhood; and social value for having provided much needed housing to such a wide range of individuals, particularly through its early conversion to a duplex.

Its aesthetic value is found in its design as a simple Craftsman Bungalow (sometimes referred to as a California Bungalow). It has the typical low-pitched, double front gabled roof, with an offset front porch, featuring stuccoed, square porch posts. It has decorative roof brackets and simple half timbering in both of its gable pediments. The lower level has bevelled horizontal siding, while the upper portion is with roughcast stucco. Its surviving original wood windows feature a mix of some with a diamond pattern and others with floral stained-glass windowpanes.

Its historical value lies in its status as one of the few developments along the street from the 1920s, among a distinct concentration of developments from the 1900s and 1910s in the area. This highlights the early 20th century development of the neighbourhood, following the opening of the Royal Jubilee Hospital in 1890 and the establishment of the street car service in the same year, which facilitated and encouraged the suburban development of the City of Victoria.

The house and its former residents encapsulate so much of Victoria's history and reputation, in general, particularly as a government town and a place for retirement; as well as the Jubilee neighbourhood, specifically, as the residential neighbourhood closest to the hospital. It is interesting to also note the high concentration of women who have called 1527 Redfern Street home, illustrating a statistical fact of the Jubilee neighbourhood, that it has historically had one of the highest female to male ratios.

Its numerous residents connects to its social value in that this small bungalow, through its raising and early conversion to a duplex, has provided much needed housing to so many over the years. A quality that will hopefully continue for another century to come.

Character Defining Elements

Key elements that define the heritage character of 1527 Redfern Street include:

- Its location in the South Jubilee neighbourhood;
- Its multi-residential use;
- Its form, scale and massing;
- Its low-pitched, double front gable roof, with decorative roof brackets and half timbering in its gable pediments;
- Its roughcast stucco on its upper level with bevelled horizontal siding below; and
- Its mix of fenestration, with a collection of surviving original wood windows, some with diamond panes and others with floral, stained-glass decorative detailing.