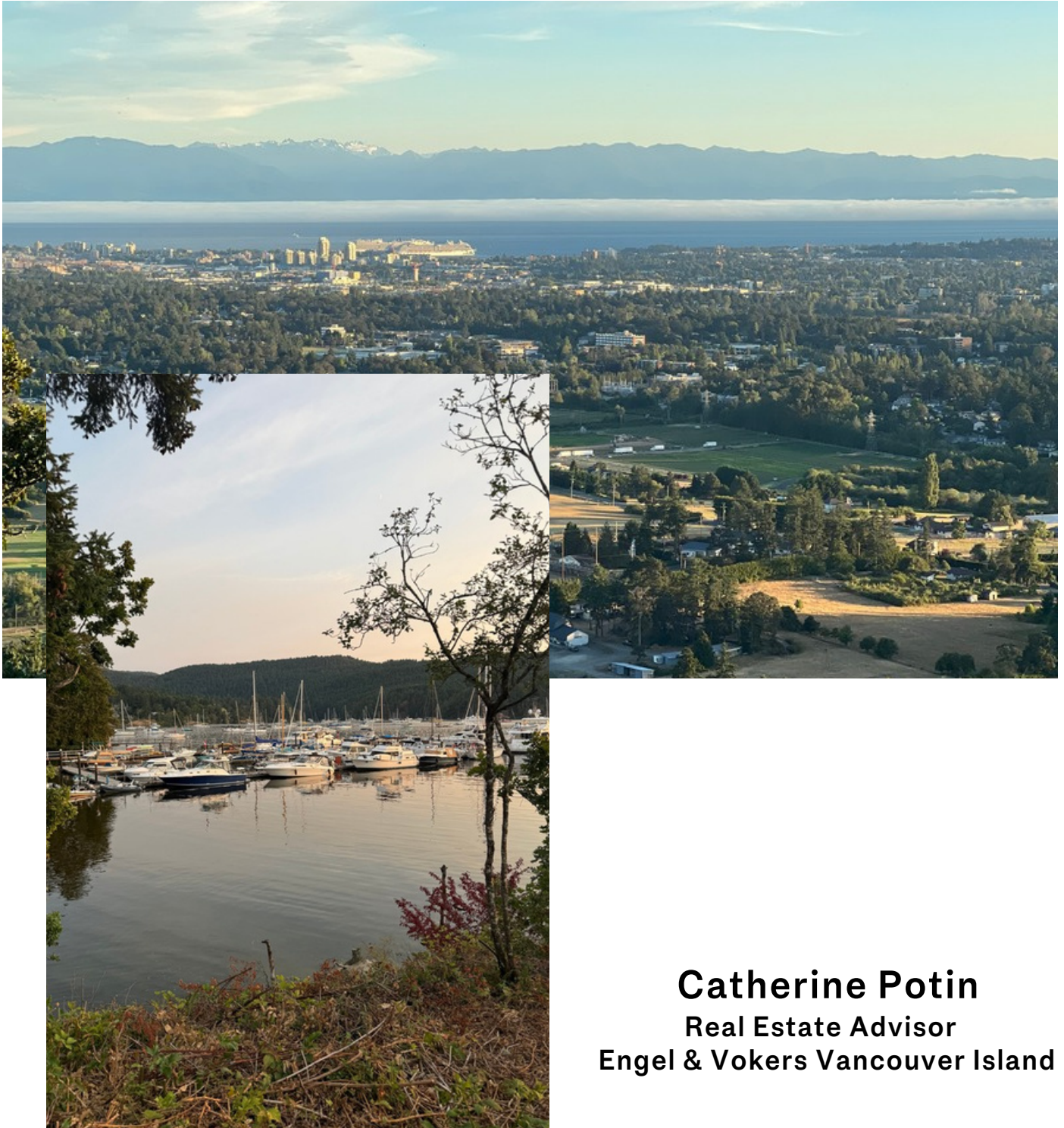


# YOUR RELOCATION GUIDE

## GREATER VICTORIA

### AND SOUTHERN VANCOUVER ISLAND



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Engel & Vokters Vancouver Island

# Welcome to Greater Victoria

More than a place to live. A place to feel at home



There's something about Greater Victoria that draws people here — the ocean, the mild climate, the natural beauty and a lifestyle that makes it remarkably easy to enjoy the outdoors.

What I find particularly exciting is how much Victoria has evolved.

Over the years, I've watched Victoria grow from a quiet city into a more vibrant and diverse place, with wonderful food, arts, music and local culture—without losing what makes this part of the world so special.

Nature is still part of everyday life. Beaches, hiking trails, parks and cycling routes are never far away. You can walk along the ocean in the morning, enjoy the city during the day and find yourself on a forest trail by late afternoon.

I also love how different our neighbourhoods and communities feel. From James Bay and Oak Bay to Sidney and the Saanich Peninsula, each has its own distinct character and way of life — often just a short drive from the next.

That variety means choosing Greater Victoria isn't simply about where you want to live, but how you want to live.

And that's where I believe a successful relocation should begin.

Throughout this guide, I'll help you explore the possibilities, understand the different communities and consider some of the practical details of making a move here.

You don't need to know exactly where you want to live yet.

**That's what we're going to discover.**

# Understanding Vancouver Island

## One Island. Many different ways to live



The Malahat, crossed by the Trans-Canada Highway, forms both a geographic and psychological divide between Greater Victoria and the communities farther north.

### South of the Malahat

South of the Malahat is Greater Victoria and the southern end of Vancouver Island, where seaside communities, rural properties and urban centres offer very different ways of life.

### North of the Malahat

Cross the Malahat and the pace and landscape begin to change. The Cowichan Valley, Nanaimo, Comox Valley and Campbell River offer smaller communities, beautiful landscapes and tremendous access to the outdoors. Housing is generally more affordable, so your budget may buy more space, land or privacy.

The trade-off is distance. If your work, family, healthcare or travel is centred in Greater Victoria, what looks close on a map can feel very different when regular travel over the Malahat becomes part of everyday life.

### Which lifestyle fits you?

There isn't a better or worse choice — simply different ways of living on Vancouver Island. What matters is which one fits the life you want to live.

For some, the space, value and quieter pace farther north will be exactly right. For others, the amenities, culture and connectivity of Greater Victoria will matter more.

# Is Greater Victoria Right for You?

A different pace. A remarkable quality of life.



People come here for many different reasons.

Some are drawn by the climate and the ocean. Others want to leave a larger city behind, be closer to nature or simply enjoy a more relaxed pace of life.

Whatever brings you here, Greater Victoria has a rhythm of its own.

## **The outdoors becomes part of everyday life**

One of the things you notice quickly is how easy it is to be outside. The ocean is never far away, and beaches, parks and trails are woven into our communities. Walking by the water, hiking, kayaking, sailing or golfing can become part of everyday life rather than something saved for the weekend. And our relatively mild climate makes it possible to enjoy the outdoors throughout much of the year.

## **Small city. Big personality.**

Victoria has evolved from a quiet government and retirement city into a vibrant, diverse place, with great food, independent shops, arts and culture — while remaining wonderfully manageable.

You can enjoy much of what you would expect from a larger city, without necessarily feeling as though you're living in one.

## **Island living has its realities**

Living on an island is part of the appeal, but it comes with a few realities. The mainland usually means a ferry or flight, housing can be expensive, and our mild winters can also be grey and damp.

It's not necessarily good or bad — it's simply part of understanding what life here is really like.

**Perhaps the biggest luxury is choice.**

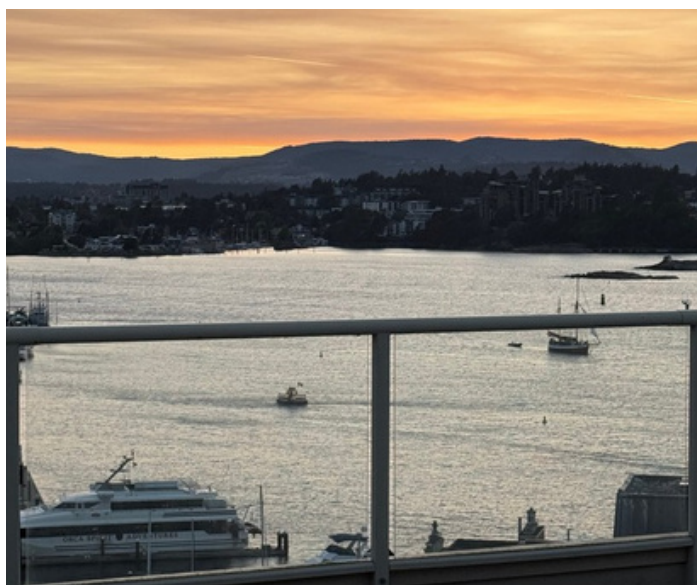
You can live downtown and walk almost everywhere, settle in an established neighbourhood minutes from the city, live by the ocean in Sidney or Oak Bay, or find space and privacy on the Saanich Peninsula. That's the beauty of Greater Victoria: very different lifestyles exist surprisingly close to one another.

That's why I rarely begin a relocation conversation by asking:  
“What kind of house are you looking for?”

I'd prefer to start with:  
“What would you like your life here to look like?”

With a clearer sense of what matters to you, we can start discovering where you'll feel most at home.

It's not set in stone. What feels right may change as you explore, but it gives us a starting point.

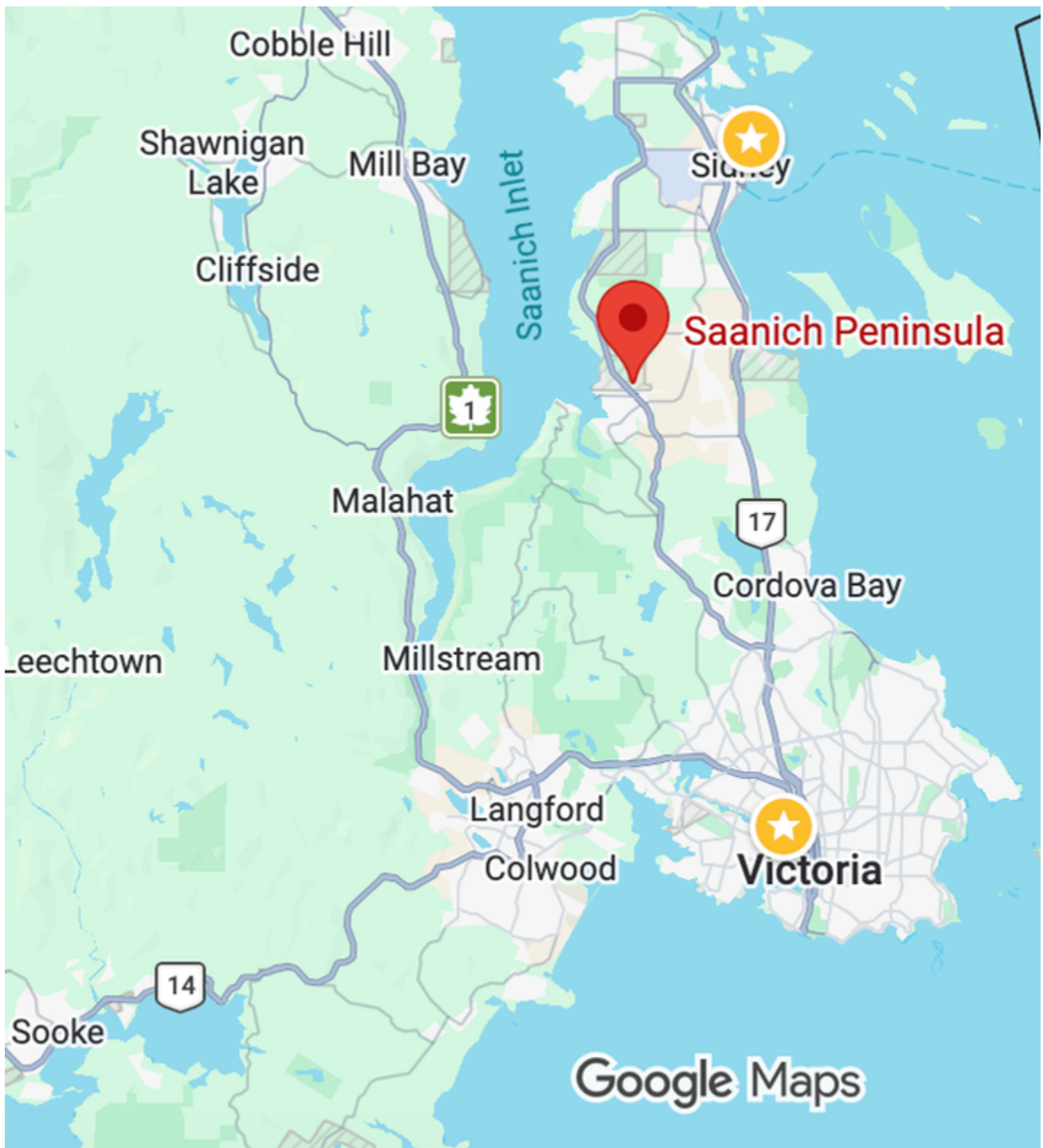


# Getting to Know Greater Victoria

One region. Many very different communities.

Victoria and Greater Victoria are not quite the same thing.

The City of Victoria sits at the heart of a region made up of 13 municipalities, each with its own character, neighbourhoods and way of life.



## Victoria & Urban Living



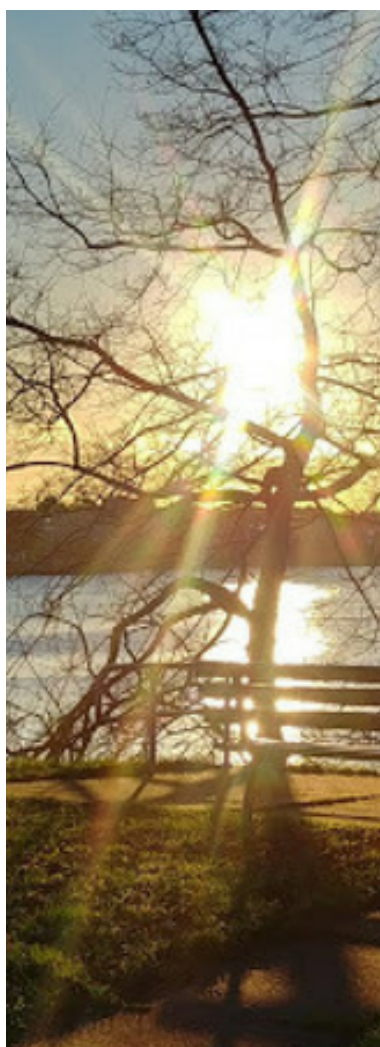
If walkability, restaurants, cafés, culture and the waterfront matter to you, Victoria puts much of everyday life within easy reach.

Downtown is the most urban, while James Bay, Fairfield, Cook Street Village and Fernwood offer a more residential feel, still close to the city centre.

Across the harbour, Vic West combines newer development and waterfront living with easy connections to downtown.



## Oak Bay & Saanich



Just beyond the city, Oak Bay is known for its beautiful established neighbourhoods, village atmosphere and proximity to the ocean.

Saanich is much larger and more diverse — sometimes urban, sometimes suburban and, in places, surprisingly rural. Together, they offer a remarkable range of neighbourhoods and ways to live, all within easy reach of Victoria.

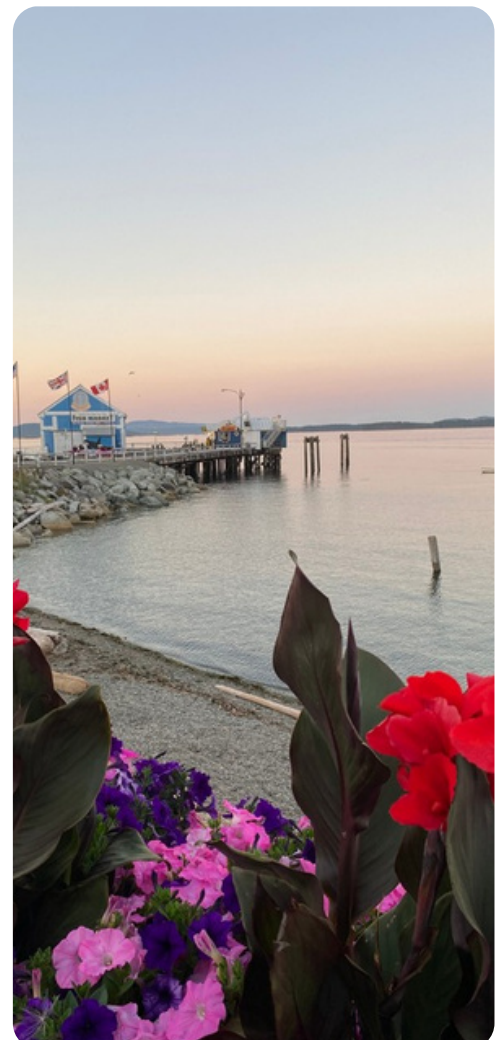
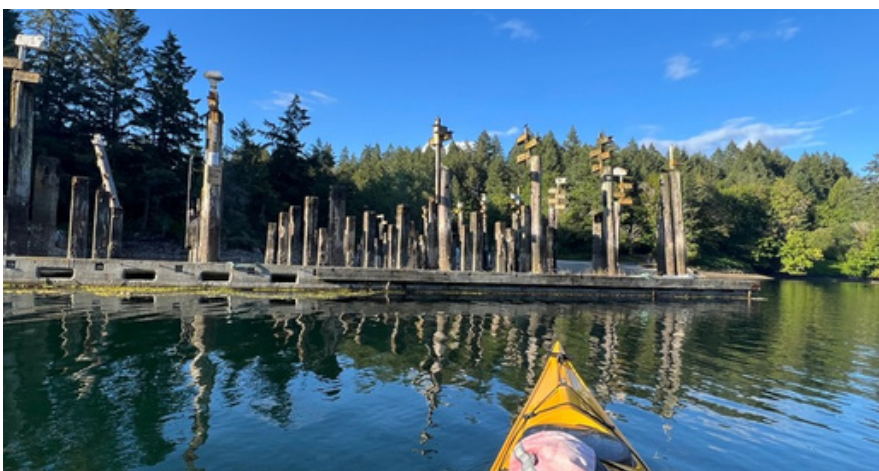


# The Saanich Peninsula



Continue north and the landscape begins to open up. Sidney offers a walkable seaside lifestyle, Central Saanich blends residential communities with farmland and countryside, and North Saanich offers more space, privacy and a distinctly rural feel.

The Peninsula also offers easy access to Victoria International Airport and the Swartz Bay ferry terminal.



## The West Shore and Sooke

To the west, View Royal, Colwood and Langford offer a growing mix of newer homes, townhomes, condominiums and established neighbourhoods.

Continue toward Metchosin and Sooke, and the landscape becomes increasingly rural, with more space and a stronger connection to nature and wilderness.

So, where do you start?

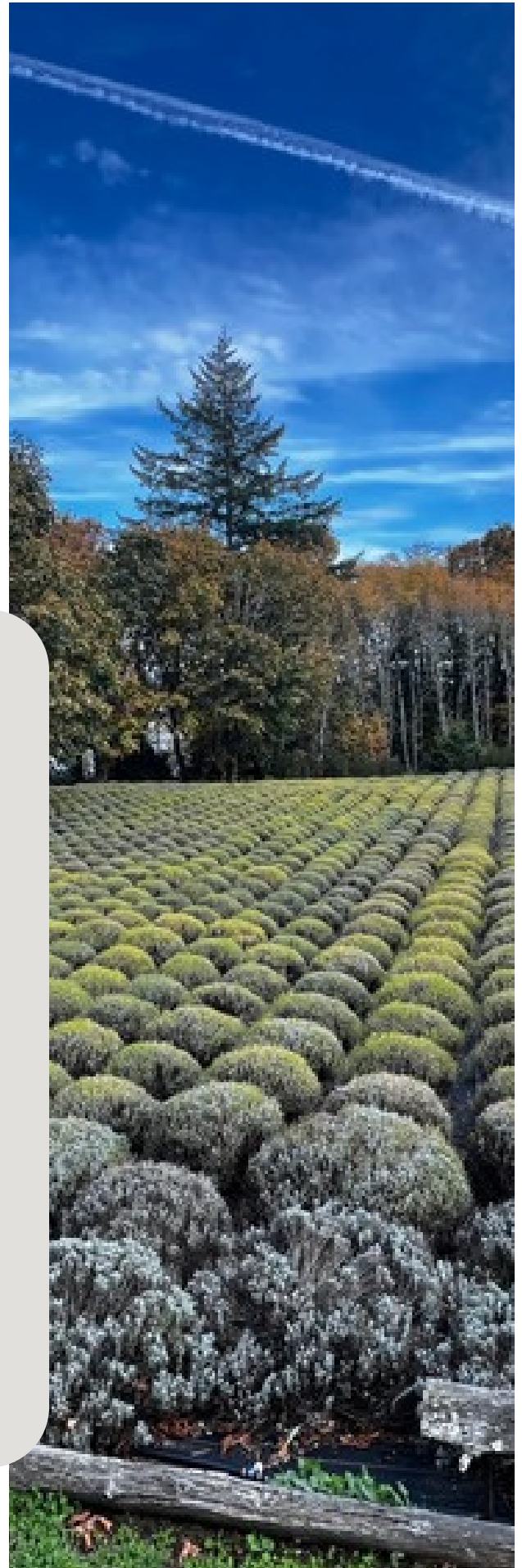
**There really isn't one “best” part of Greater Victoria.**

Someone who loves walking to coffee in James Bay may feel isolated on acreage in North Saanich. Someone dreaming of privacy and a garden may have little interest in downtown living.

The right community is the one that fits the way you want to live.

And sometimes, the place you eventually fall in love with isn't the one you expected when you started.

**First, we find where you feel at home.  
Then we find the home.**



# Where Will You Feel at Home?

Before choosing a neighbourhood, think about the life you want to live.

When you're relocating, it's tempting to begin with the home — bedrooms, space, property type and price.

Those questions matter, but I like to start somewhere else:

## How do you imagine living here?

Do you want to walk to coffee and restaurants, be close to the ocean, or have more space, privacy and a quieter setting?

**Understanding those priorities can quickly change where we should be looking.**

### If you want to walk more and drive less...

Downtown Victoria, James Bay, Fairfield and Cook Street Village offer different versions of walkable city living, while Oak Bay Village and Sidney offer smaller communities with shops, cafés and services close by.

### If you're looking for a more rural lifestyle...

Parts of Saanich, Central Saanich, North Saanich, Metchosin and Sooke offer more space, quieter roads and a stronger connection to nature.

### If travel is part of your lifestyle...

Proximity to Victoria International Airport and the Swartz Bay ferry terminal may matter more than you think, making Sidney and the Saanich Peninsula particularly convenient.

### If community matters...

Think about what that means to you — walking into town, knowing your local shopkeepers, being close to the activities you enjoy, or simply having neighbours nearby.

**Of course, these are generalities — there are always exceptions and unexpected possibilities.**

A move can also be an opportunity to change how you live. Perhaps you're ready to trade a larger home and garden for a condo or townhouse, or simply want a smaller house, fewer stairs and less to maintain.



## A few questions worth asking yourself:

- What would you like to walk to?
- How important is being close to the ocean?
- Would you choose a smaller home for a better location?
- Would you trade convenience for more space and privacy?
- How often will you travel off the Island?
- Established neighbourhood or something newer?
- How much maintenance do you really want?
- What would your ideal weekend look like?

**And perhaps the most important:**

**What are you hoping will be different  
about your life after you move?**

The answers can tell us far more than a list of property features ever could.

This is just the beginning. In the complete Greater Victoria Relocation Guide, I'll take you through the local real estate market, buying in British Columbia and how we can begin planning your move — even before you arrive.

**Your complete guide is waiting in your inbox.**