



# DOWNTOWN VICTORIA

Victoria has a wealth of natural and man-made riches, including stunning heritage architecture, ocean views and mountain vistas. It is this rare juxtaposition of heritage charm, scenic backdrop and modern city-scape that makes Victoria one of the most uniquely special places in Canada. Millions visit our city every year and enjoy the natural beauty, temperate climate and heritage charm Victoria offers its citizens every day.



## THE NEIGHBOURS

Professionals and smaller families wanting to rent or own in the urban heart of the city. Easy access to the waterfront and all areas of Greater Victoria.



## THE MARKET

Competitively priced, especially among the plentiful smaller-sized condos. You'll see an increase in price when you move south towards the luxury condos in Humboldt Valley.



## WHAT YOU'LL LOVE

The eclectic feel, plus the charm and abundance of incredible architecture mixed with the stunning ocean walkways.



## THE LIFESTYLE

Bustling offices by day, with destination entertainment venues and restaurants keeping the pace up throughout the evenings.



## WHAT TO EXPECT

An energetic urban area set on the waterfront and filled with independently owned boutiques, coffee culture, pubs and clubs, surrounded by iconic Victoria neighbourhoods.



## WHAT NOT TO EXPECT

The quiet streets and peaceful atmosphere of some of the surrounding neighbourhoods. There isn't a lot of street parking.

# Where is Downtown Victoria?



The entire South Island is within easy reach, and the mainland just a quick hop away.

**Victoria's picturesque Inner Harbour sets the tone for a dynamic and vibrant downtown.**

**Downtown is unique and full of character! Grab a coffee at a local coffee shop or bakery and take a leisurely walk!**



From Downtown, the BC Ferries Swartz Bay Terminal is 31km away.



The Victoria International Airport is 25 km from the heart of Downtown.



If traveling by float plane is your style, the float planes are waiting for you at the inner harbour!



Downtown is an easy commute to the DND dockyard, CFB Esquimalt, at just under 4.3 km.



UVic, the oldest university in BC, is a quick 7 km from Downtown you will find a vibrant student community of all ages.

# The Downtown Neighbourhood

New high-rise condos bunched up against heritage conversions, loft spaces & micro suites, and hidden flats above low-rise storefronts. All done with a certain local flair that makes our Downtown feel just the right size of urban. Local boutique shopping is the norm here, in the Design District around Herald St, Mosaic Village on Upper Fort St, and the intimate Lower Johnson (LoJo) boutiques. Bike or walk, you're always near the waterfront as well as neighbouring urban villages.

## Who Lives Here?

Professionals and some smaller families wanting to rent or own in the urban heart of the city, with easy access to the waterfront and all areas of Greater Victoria.

Recent years have brought us new buildings like The Era, Sovereign, 834 Johnson, The Oriental, Mondrian, Hudson, Union – with the Escher and Janion projects undergoing development now. With developers and the City working to revitalize historic buildings and walkability along the waterfront, coupled with the construction of the new Johnson St. Bridge, Downtown is currently enjoying some important rejuvenation.



## Downtown Schools

Downtown is part of School District 61 Greater Victoria



**South Park Elementary**  
Grades K-5



**Central Middle School**  
Grades 6-9



**Victoria High School**  
Grades K-8

## Downtown Shopping

Whether you're window shopping or out for a marathon shopping spree, Victoria offers everything from quaint shops and local food markets (with over 950 farms nearby), to unique boutiques, local independent retailers and full shopping centres.

Browse for handmade gifts, local Aboriginal art or designs by fashion trendsetters. Victoria's relaxed pace, urban layout, and network of side streets and alleyways encourage strolling, so it can be easily explored (and shopped!).



# JAMES BAY



**Tucked in behind the Legislature Buildings and the Inner Harbour, James Bay is one of Victoria's oldest neighborhoods with many of the original turn-of-the-century Victorian homes. When people think of James Bay the word diverse comes to mind. There is an abundance of character, offering both new and older buildings.**



## THE NEIGHBOURS

A mix of long term residents, retirees, with young families, artists and students.



## THE LIFESTYLE

A tad slower and more laid back with mostly quiet, residential streets, especially in the evenings.



## THE MARKET

Limited supply of single-family homes makes it difficult for young families to get a foothold here, but increased density with townhomes and condos has helped.



## WHAT TO EXPECT

Differences in architecture style from older, smaller homes to new strata duplexes and brownstone style walk-ups. Walking distance to amenities and downtown.



## WHAT YOU'LL LOVE

The eclectic feel, plus the charm and abundance of incredible architecture mixed with the stunning ocean walkways.



## WHAT NOT TO EXPECT

People in a hurry. More noticeable in summertime as tourists and horse drawn carriages blend in with the locals.

# Where is James Bay?



**James Bay is just under 3 km from downtown Victoria, a short 10 minute dash.**

**James Bay is unique and full of character! Grab a coffee at a local coffee shop or bakery and take a leisurely walk!**



From James Bay, the BC Ferries Swartz Bay Terminal is 34km away.



The Victoria International Airport is 29 km from the heart of James Bay.



If traveling by float plane is your style, the docks of the inner harbour waiting to board for a scenic flight across the Strait of Georgia.



James Bay is an easy commute to the DND dockyard, CFB Esquimalt, at just under 8 km.



UVic, the oldest university in BC, is a quick 20 km from James Bay where you will find a vibrant student community of all ages.

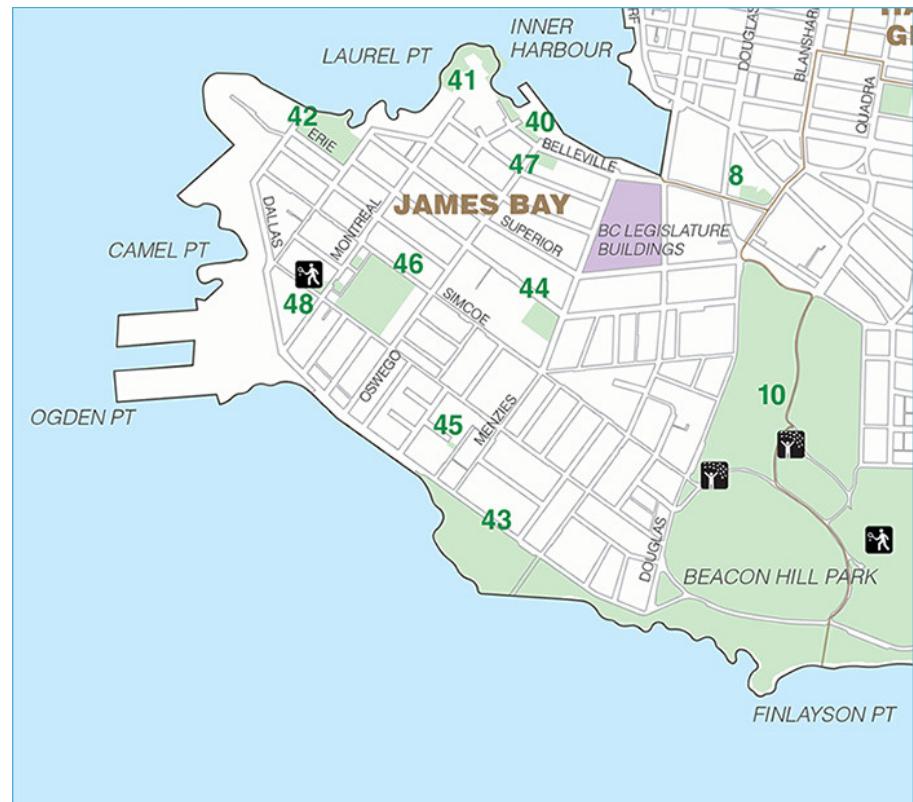
# The James Bay Neighbourhood

James Bay is Victoria's second largest neighborhood in both size and population. When people think of James Bay the word diverse comes to mind. Luxury condos mixed in with older townhomes, 100-year old single-family homes, new strata duplexes and conversions with blocks and blocks of character.

## Who Lives Here?

A mix of long term residents, retirees, with young families, artists and students. Set just behind the Legislature Buildings and the Inner Harbour, James Bay is an area where both locals and tourists can marvel at some stunning turn-of-the-century architecture.

Brownstone walkups line some of the perimeter near Fisherman's Wharf, with condo buildings like The Reef and Shoal Point close to the water's edge. The James Bay Village anchors the neighbourhood at Simcoe and Menzies St while a few blocks away the cruise ships pull in by the breakwater at Ogden Point. Space is at a premium so the lots and backyards tend to be a bit smaller, although it is hard to notice when you are surrounded by ocean walkways and the vast greenery of Beacon Hill Park. The uniqueness of James Bay can be felt just by wandering around on a weekend afternoon.



## James Bay Schools

Langford is part of School District 62 Sooke, and is increasing in size! In fact, it is anticipated to grow by more than 300 students per year over the next 15 years.



**South Park Elementary**  
Grades K-5



**Jame Bay Community School**  
Grades K-5



**Christ Church Cathedral School**  
Grades K-8

## James Bay Shopping

For farm fresh organic greens and handmade arts and crafts, check out the vibrant James Bay Market at the corner of Menzies and Superior. It's part farmer's market, part flea market featuring work by local crafters.

The hub of the neighbourhood is James Bay Village, with a liquor store, pharmacy, coffee shops, cafes, bakeries, Thrifty Foods grocery store, banks, credit unions (which you should join instead of a bank) and other interesting businesses such as The Bent Mast, a unique pub in a historic Victorian building.



For a unique experience head down to the famous Fisherman's Wharf, where amongst the houseboats you'll find a wide variety of seafood vendors. And possibly, one of these days... pirates.



# FAIRFIELD



**Equally hip and historic, this is one of the hottest neighborhoods in Victoria. Don't forget to leave your car parked as you're within walking distance to everything. You can walk endless blocks with stunning 100-year old homes, newer character conversions and townhouse. You are within walking or biking distance to all amenities!**



## THE NEIGHBOURS

A stylish mix of young families, long term residents, students, professionals, artists & entrepreneurs.



## THE LIFESTYLE

Walk, walk and then walk some more! Stroll along Dallas Road, Cook Street Village and Moss Street Market.



## THE MARKET

Limited supply of single-family homes makes it difficult for young families to get a foothold here. An increased density of townhomes and condos has helped.



## WHAT TO EXPECT

A neighbourhood that's mellow and relaxed, with the energy of Downtown only a short stroll away.



## WHAT YOU'LL LOVE

Beautifully upgraded 100-year old homes, newer character conversion strata's & townhome's. Constant high demand leads to low inventory of houses for sale.



## WHAT NOT TO EXPECT

Inexpensive housing, office buildings, high-rises, busy streets.

# Where is Fairfield?



**Fairfield is just under 2.2 km from downtown Victoria, a short 7 minute dash.**

**As a social hub, you'll find locals meeting in the cafes, pubs and restaurants of Cook St Village. There are plenty of runners and walkers taking their dogs for walks along the beautiful oceanfront at Dallas Road!**



From Fairfield, the BC Ferries Swartz Bay Terminal is 33km away.



The Victoria International Airport is 27 km from the heart of Fairfield.



If traveling by float plane is your style, the docks of the inner harbour waiting to board for a scenic flight across the Strait of Georgia.



Fairfield is an easy commute to the DND dockyard, CFB Esquimalt, at just 8.6 km.



UVic, the oldest university in BC, is a quick 6.3 km from Fairfield where you will find a vibrant student community of all ages.

# The Fairfield Neighbourhood

This laid-back residential neighbourhood also features highly regarded elementary schools, plus the ever-popular Beacon Hill Park. As may be expected, there is also constant, high demand from buyers.



## Who Lives Here?

Fairfield is the largest neighbourhood in Victoria in size and population.

It is approximately 271 hectares (669 acres). Located in the south central portion of the City, the population was approximately 11,650 in 2011 which is 15% of the total population. Fairfield is almost entirely residential, with single family homes in the south and condominium buildings in the northwest.

There are also some institutional uses such as St. Ann's Academy, the Cook St Village Seniors Activity Centre near Beacon Hill Park, and Fairfield Community Place near Robert Porter Park.

## Fairfield Schools

Fairfield is part of Victoria District 61



**Sir James Douglas Elementary**  
Grades K-5



**Christ Church Cathedral School (Private)**  
Grades K-8



# Fairfield Shopping

For residents of the Fairfield neighborhood, the Cook Street Village is a hub of amenities. Providing the area with grocery stores, coffee shops, a local butcher, charming boutiques and the requisite British-inspired pub. Cook Street Village is the kind of place where you can run all of your errands, know your butcher by name ("Meat Dawg," by the way) grab a burger or beer for lunch, and bump into half a dozen people you know.

Just a few blocks away, at Five Points, is one of the best farmer's markets in the city, the Moss St Market on Saturdays!



# FERNWOOD

**It is original, authentic and one of the "hippest" neighborhoods in the city. Offering a vibrant art and theatre community with fantastic local eateries.**



## THE NEIGHBOURS

Lots of young families with children. You will also come across the younger generation hanging out at coffee shops and eateries.



## THE MARKET

A good stock of single-family homes built pre-1950's, on nice-sized lots, with strong demand from buyers. There aren't many high rise buildings in the area.



## WHAT YOU'LL LOVE

Fernwood's local flair and community spirit. This neighbourhood relishes its status as one of the hippest in the city.



## THE LIFESTYLE

Local & relaxed, with a deep concern for supporting the arts and creative groups in our city. Definitely one of the trendiest areas in the city!



## WHAT TO EXPECT

Mostly peaceful residential streets with varied ages of homes, plus some rental apartments closer to the West side. All of your amenities are just footsteps away!



## WHAT NOT TO EXPECT

The tourists and shopping found in areas closer to Downtown. Also, the loud, busy streets are saved for the core of Victoria.

# Where is Fernwood?



**Fernwood is just under 2 km from downtown Victoria, a short 5 minute dash.**

**It's original, authentic, and has a lot to be proud of. Fernwood is one of the trendiest neighborhoods in the city!**



From Fernwood, the BC Ferries Swartz Bay Terminal is 32km away.



The Victoria International Airport is 26 km from the heart of Fernwood.



If traveling by float plane is your style, the docks of the inner harbour waiting to board for a scenic flight across the Strait of Georgia.



Fernwood is an easy commute to the DND dockyard, CFB Esquimalt, at just under 7 km.



UVIC, the oldest university in BC, is a quick 4.7 km from Fernwood where you will find a vibrant student community of all ages.

# The Fernwood Neighbourhood

Being one of the hippest neighbourhoods in the city there is no wonder young urban families run to its stock of older homes with hammer and drill in hand. Wide streets, parks galore and friendly folk transforming the area block by block — you can see and feel the community spirit in the painted lamp posts and boulevard gardens.



## Who Lives Here?

A mix of long term residents, retirees, with young families, artists and students. You can satisfy your craving for local flavour with the Belfry Theatre, the classic Fernwood Inn, small restaurants, cafes and boutiques, which are all crammed into a handful of blocks in the Fernwood Village. The neighbourhood is also home to Victoria High School, known as Vic High, the oldest public high school west of Winnipeg and north of San Francisco.

In Fernwood you can still find ugly duckling properties that can be transformed into swans with a little sweat equity. The price point for older, smaller homes can be very appealing for young buyers. Its short walking or biking distance to Downtown and other great parts of the city makes this area very attractive.

## Fernwood Schools

Fernwood is part of School District 61 Greater Victoria.



**George Jay Elementary**  
Grades K-5



**Central Middle School**  
Grades 6-8



**Victoria High School**  
Grades 9-12



## Fernwood Shopping

Fernwood Village is walking distance from most homes in the neighbourhood, and offers a variety of fun activities. The little Village has soul, where you can grab a coffee at the Cornerstone Cafe, have a beer with friends and catch the game at the Fernwood Inn. Do you like fine wines and appies? Do not miss Ca Va Bistro Moderne and Stage wine bar! Walk along the cobblestone walk ways, plus catch an award-winning play at the Belfry Theatre. Receive all your health and wellness needs at many different places, and much, much more all within a few footsteps.



You'll come for the great experiences, and stay for the people and the friendly vibe. Fernwood offers lots of annual music, food and drink festivals! You can always find something to do during a Spring and Summer evening.



# ROCKLAND

**This elegant neighbourhood is filled with majestic back drops of old mansions and pristine gardens at every turn.**



## THE NEIGHBOURS

Families new and old. Plus almost certainly garden and animal lovers!



## THE LIFESTYLE

Relaxing & quiet, with small, hidden side streets. There is very little commercial activity.



## THE MARKET

With large lots and ideal proximity to Downtown, Oak Bay and Fairfield, any entry-level homes are snapped up quickly. Rockland is a very desirable area!



## WHAT TO EXPECT

An incredible stock of renovated mansions set on beautiful, large lots. Lots of character and greenery. You are walking distance to all amenities!



## WHAT YOU'LL LOVE

Leafy, winding streets with sparse traffic and loads of room to cycle or walk your dog.



## WHAT NOT TO EXPECT

Office and business activity, this neighbourhood is strictly residential.

# Where is Rockland?



**Rockland is just  
2.1 km from  
downtown Victoria,  
a short 8 minute  
dash.**

**You will certainly enjoy the  
solitude of the peaceful side  
streets and sparse traffic. You  
are close to everything but it will  
feel like it is a million miles away.**



From Rockland, the BC Ferries Swartz Bay Terminal is 33 km away.



The Victoria International Airport is 27.4 km from the heart of Rockland.



If traveling by float plane is your style, the docks of the inner harbour waiting to board for a scenic flight across the Straight of Georgia.



Rockland is an easy commute to the DND dockyard, CFB Esquimalt, at just under 8 km.



UVIC, the oldest university in BC, is a quick 5.3 km from Rockland where you will find a vibrant student community of all ages.

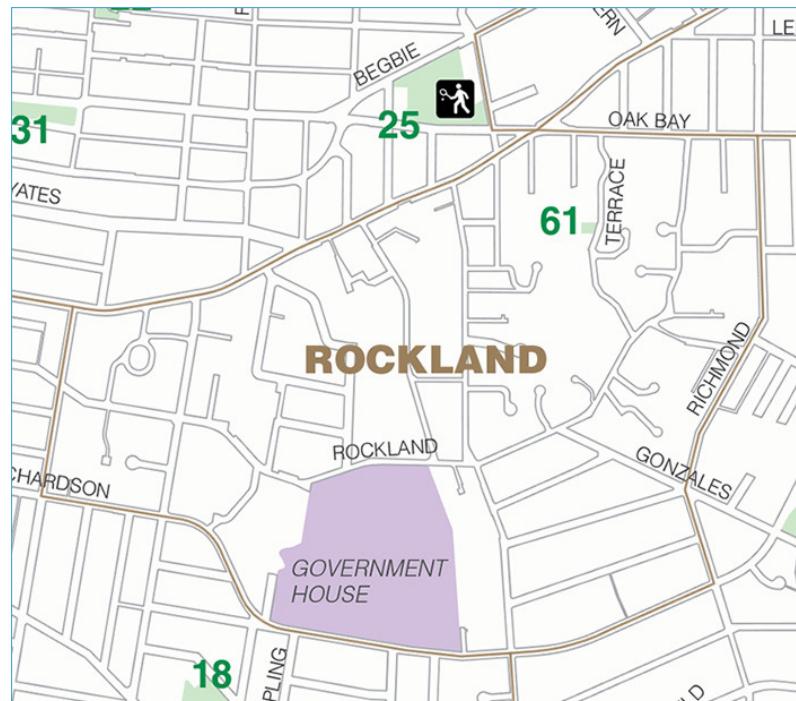
# The Rockland Neighbourhood

The elegant area of Rockland, is mostly residential and includes a mix of single-family homes, townhouses and apartments converted from old mansions. The properties boast large lots and lots of greenery. It's an established area with a mix of professionals, families and garden-lovers.

## Who Lives Here?

Many of the original homes were designed by well-known architects such as Samuel Maclure and were commissioned by wealthy bankers and entrepreneurs of the day. It is also the home of Craigdarroch Castle, Government House and the Victoria Art Gallery.

This historic neighbourhood is located just east of Downtown and is walkable to Fairfield, Cook St Village and the ocean. It's worth the stroll through Rockland's winding streets on a sunny afternoon.



## Rockland Schools

Rockland is part of School District 61 Greater Victoria



**St. Patrick's Elementary**  
Grades K-5



**Central Middle School**  
Grades 6-8



**Victoria High School**  
Grades 9-12

## Rockland Shopping

Rockland is just a short drive to downtown Victoria for local shopping and all of your entertainment needs. Stop by the James Bay Community Market on Saturday to get your fresh local produce. There are plenty of coffee shops on Oak Bay Ave and in Cook Street Village.



For a unique experience head down to the famous Fisherman's Wharf, where amongst the houseboats you'll find a wide variety of seafood vendors. And possibly, one of these days... pirates.



# SONGHEES/VIC WEST

**Just over the new bridge with stunning views of the water, the Songhees area offers waterfront walkways and green spaces that deliver a truly west coast feel. Easy access to both Greater Victoria and the northern Vancouver Island, with plenty outdoor recreational activities.**



## THE NEIGHBOURS

Young professionals and active urban dwellers in the condo towers, with many young families in Vic West.



## THE LIFESTYLE

The ability to bike or walk quickly into Downtown, without the noise. Great outdoor activities.



## THE MARKET

There are great condo or townhome choices in Songhees, a few older condo buildings mixed along with the new towers and a limited supply of character homes in Vic West.



## WHAT TO EXPECT

New luxury condos in Songhees with incredible views of Downtown or older, smaller homes on established streets just behind in Vic West.



## WHAT YOU'LL LOVE

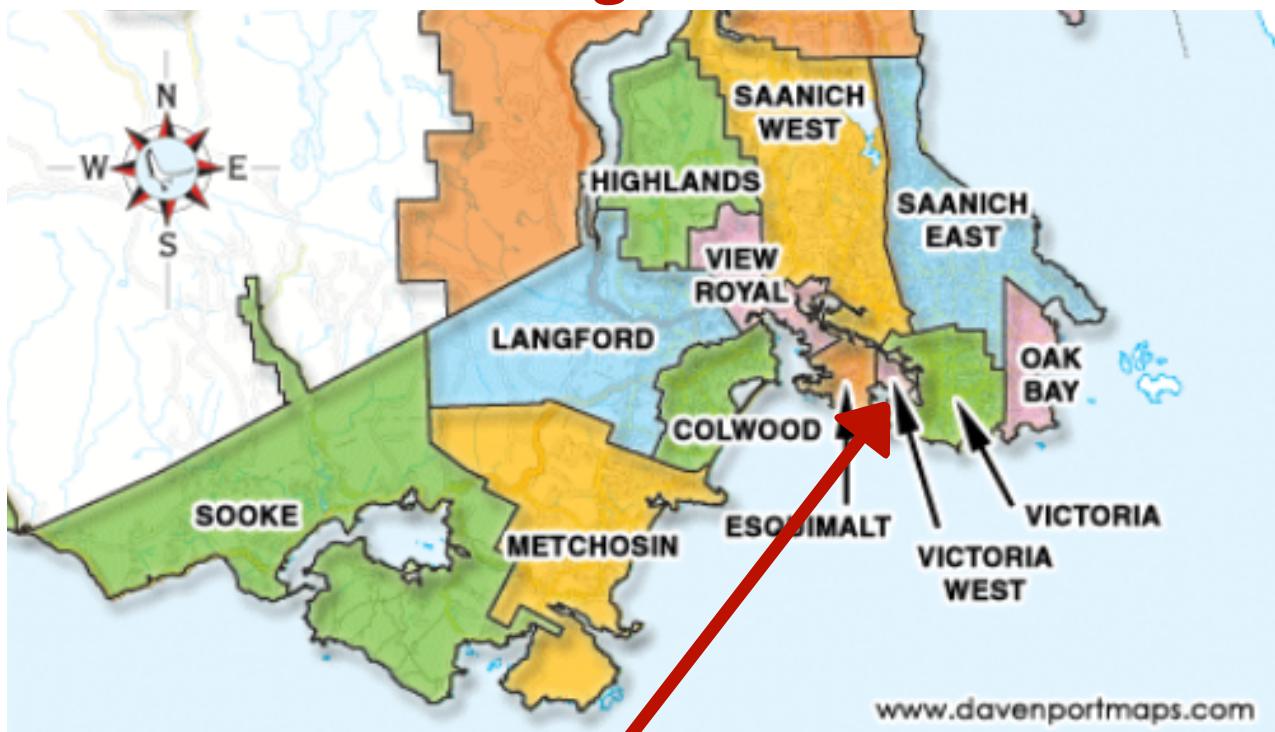
The ability to bike or stroll into Downtown, or jog along the Galloping Goose Trail. Offering a beautiful walkway on the other side of the harbour.



## WHAT NOT TO EXPECT

Bustling commercial activity. The shops are spread out, with only a handful of cafes and boutiques. Not as busy as downtown Victoria.

# Where is Songhees/Vic West?



**Songhees / Vic West  
is just a 5 -10 minute  
drive to downtown  
Victoria!**

**Just over the bridge with some  
stunning views of the water it  
offers waterfront walkways and  
green spaces that deliver a truly  
west coast feel!**



From Songhees/Vic West, the BC Ferries Swartz Bay Terminal is 32 KM away.



The Victoria International Airport is 27KM from the heart of Songhees /Vic West.



If traveling by float plane is your style, check out the docks of the inner harbor where you can board a scenic flight across the Straight of Georgia.



Songhees/Vic West is an easy commute to the DND dockyard, CFB Esquimalt, at just under 5KM.



UVic, the oldest university in BC, is a quick 8KM from View Royal where you will find a vibrant student community of all ages.

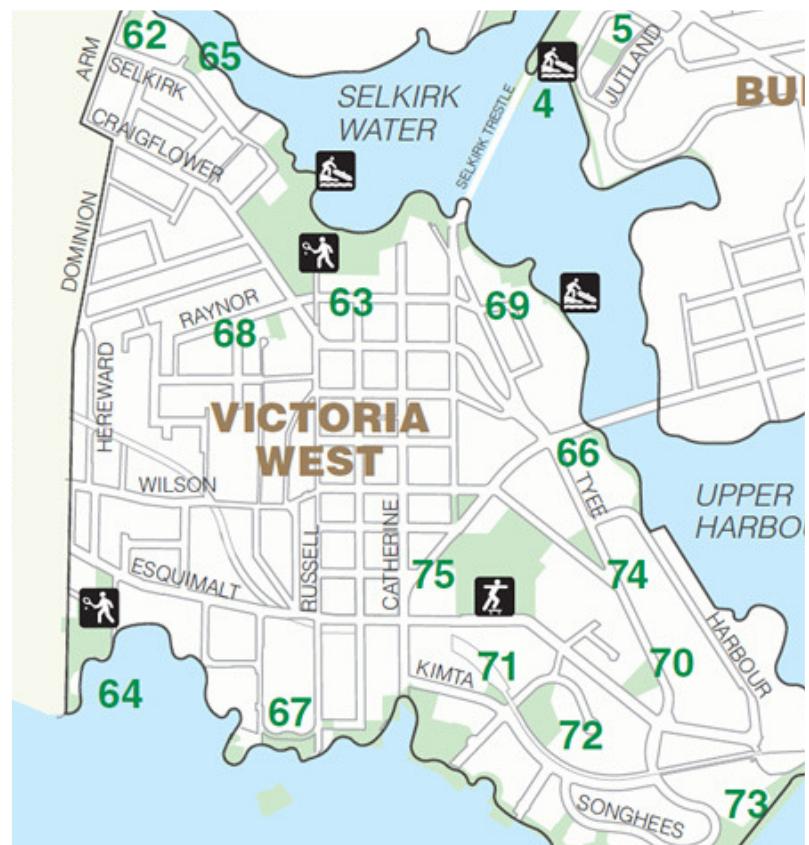
# The Songhees/Vic West Neighbourhood

Just over the bridge from Downtown, new condo towers like Bayview and Promontory are changing the skyline in the Vic West/Songhees neighbourhood. This area also includes affordable townhomes and condos at the well-planned Railyards development, all pleasantly skirted by waterfront walkways and green space.

Westside Village is the hub for commercial activity with grocery shopping, cafes, offices, clinics and a fitness centre. Plus the popular Galloping Goose Trail is used in all seasons by cyclists and runners heading in or out of town.

## Who Lives Here?

There's also a hidden cluster of turn-of-the-century homes tucked just behind the newer condos in Vic West. This is a more established residential area consisting primarily of older, detached homes. There's a nice little village with a few local shops, and it's easy to see why young urban families have been moving in and renovating the heritage homes here.



## Songhees/Vic West Schools

Songhees/Vic West is part of School District 61, Greater Victoria.



**Victoria West Elementary**  
Grades K-5



**Shoreline Middle School**  
Grades 6-8



**Esquimalt High School**  
Grades 9-12

## Songhees/Vic West Shopping

Westside Village is home to Save-On Foods, while the trendy shops of "Lo-Jo" lie just a short walk over the Johnson Street Bridge. Uptown Shopping Centre is also close by, either by bicycle on the Galloping Goose regional trail, or by car and by bus.

Songhees/Vic West lies within walk and bicycling distance of downtown Victoria. The Old Island Highway also travels through the neighborhood and provides an alternative route out to recreation and shopping opportunities in the Westshore.



One of Canada pioneering craft breweries, Spinnakers Gastro pub is also located in Vic West. It's a great place to enjoy fine food, delicious beer and fantastic views.

