

SAANICH EAST & WEST

Saanich blends both the rural and urban on southern Vancouver Island. Welcome to our diverse community! Entrepreneurs, artists, community-builders, farmers and families call Saanich home. More than 110,000 people live here. That means we have the largest population on the island.



THE NEIGHBOURS

Upper middle class families with children plus a strong number of students. Interested in a quieter, rural feel with room to stretch out.



THE LIFESTYLE

Peaceful, serene with loads of room to walk dogs and ride horses. The country feel of the wooded areas and large private lots.



THE MARKET

Well maintained and well priced homes move quickly because of the high demand for the area. A good mix of renovated older homes and newer subdivisions.



WHAT TO EXPECT

Peaceful residential neighbourhoods with easy access to greenspace and UVic. A comfortable feeling away from the hustle of the city.



WHAT YOU'LL LOVE

The family and university vibe with large number of parks. Also The country feel of the wooded areas and large private lots.



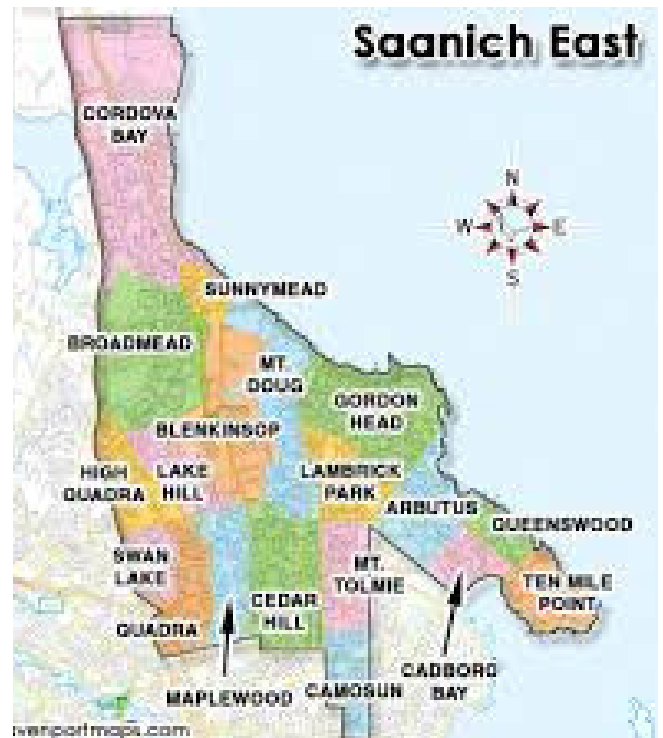
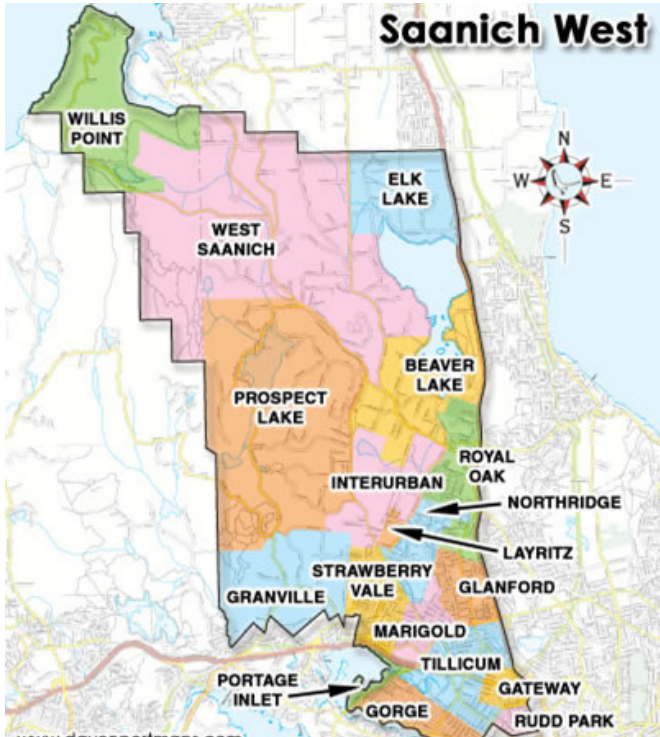
WHAT NOT TO EXPECT

Luxury condo towers or turn-of-the-century character homes. Highrises or the weekday office crowd.



Welcome to the Neighbourhood

Where is Saanich?



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

Saanich is just under 4.3 km from downtown Victoria, a short 11 minute dash.

In the western area of Saanich, large sections have a more rural flavour. It really is remarkable that you can live 20 minutes from Downtown Victoria, yet feel like you're in the country.



From Saanich the BC Ferries Swartz Bay Terminal is 26km away.



The Victoria International Airport is 21 km from the heart of Saanich.



If traveling by float plane is your style, check out the docks of the inner harbour! There is a plane waiting to take you on a scenic flight across the Strait of Georgia.



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



UVic, the oldest university in BC, is a quick 6 km from Saanich where you will find a vibrant student community of all ages.

The Saanich Neighbourhood

Saanich East is a major residential area with a large assortment of parks. You will find popular family neighbourhoods throughout with a mix of architectural styles. The University of Victoria is a dominant feature of the eastern side and a large part of the community. There is Broadmead with its West Coast style homes and the Broadmead Village for amenities. In the upper part of Saanich you'll find scenic Cordova Bay with homes perched over the sea. There are numerous golf courses, running and hiking trails at Mt Doug Park and limitless ways to leisurely spend your Sunday afternoons.

Neighbourhoods around the university like Gordon Head have more 1970's style homes, whereas areas around Swan Lake have homes built in the 1930's and 40's with some well-hidden streets and large backyards. Out at Ten Mile Point there are large luxury properties on secluded lots, many right on the ocean. You will also find a mix of older homes and some newer strata developments near Cadboro Bay and the wonderful Cadboro Bay Village.

Who Lives Here?

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Saanich Schools

Saanich is part of Greater Victoria School District #61 and Saanich School District #63



Cordova Bay Elementary
Grades K-5



Camosun College



University of Victoria

Saanich Shopping

Commercial services are centered around the Tillicum Village area that features Tillicum Mall, and the Mayfair and Uptown shopping centres in the southwest corner called Town and Country. Elk and Beaver Lakes, which feature many running and walking trails, are immensely popular in summertime. This is also where our National Rowing Team trains.



You will find all of your needs and wants while shopping in Saanich!

