



# WELCOME TO

# Victoria

WHAT TO DO

WHERE TO EAT

PLACES TO VISIT

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WE LOVE OUR LOCAL COMMUNITY AND WE KNOW YOU WILL TOO!

*Ion Ungureanu*

REALTOR® & PROPERTY MANAGER

[ion-ungureanu.c21.ca](http://ion-ungureanu.c21.ca)



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# WELCOME

*your city*

CAN'T WAIT TO WELCOME YOU!

Hey there! I'm Ion Ungureanu, and I'm excited to serve the people of Victoria as a real estate professional. With eight years of experience in the industry and a background in sales and purchasing.

But I'm not just a real estate expert. I'm also a family man and a passionate member of the Colwood community. When I'm not working hard for my clients, I love to spend time with my wife and kids exploring the local beaches or playing a friendly game of soccer or table tennis.



I hope this guide of our city answers any questions you may have about our area.

I am here to help with any of your real estate needs, and we can't wait to have you in our community!

*Ion Ungureanu*





# LOCAL LIVING

## CLIMATE

Victoria, BC, is known for its mild, temperate climate. The city experiences an oceanic climate, which means that it tends to be mild and moist throughout the year. In the summer months, temperatures usually range between 20°C to 25°C (68°F to 77°F), making it the perfect weather for outdoor activities like hiking, biking, and water sports.

One of the things that make Victoria unique is that it has the mildest winters in Canada. Temperatures during the winter months usually range between 5°C to 8°C (41°F to 46°F). Snowfall is rare in the city, so you don't have to worry about shoveling your driveway every morning. However, the city can be quite rainy, so investing in a good raincoat and waterproof boots is a must!

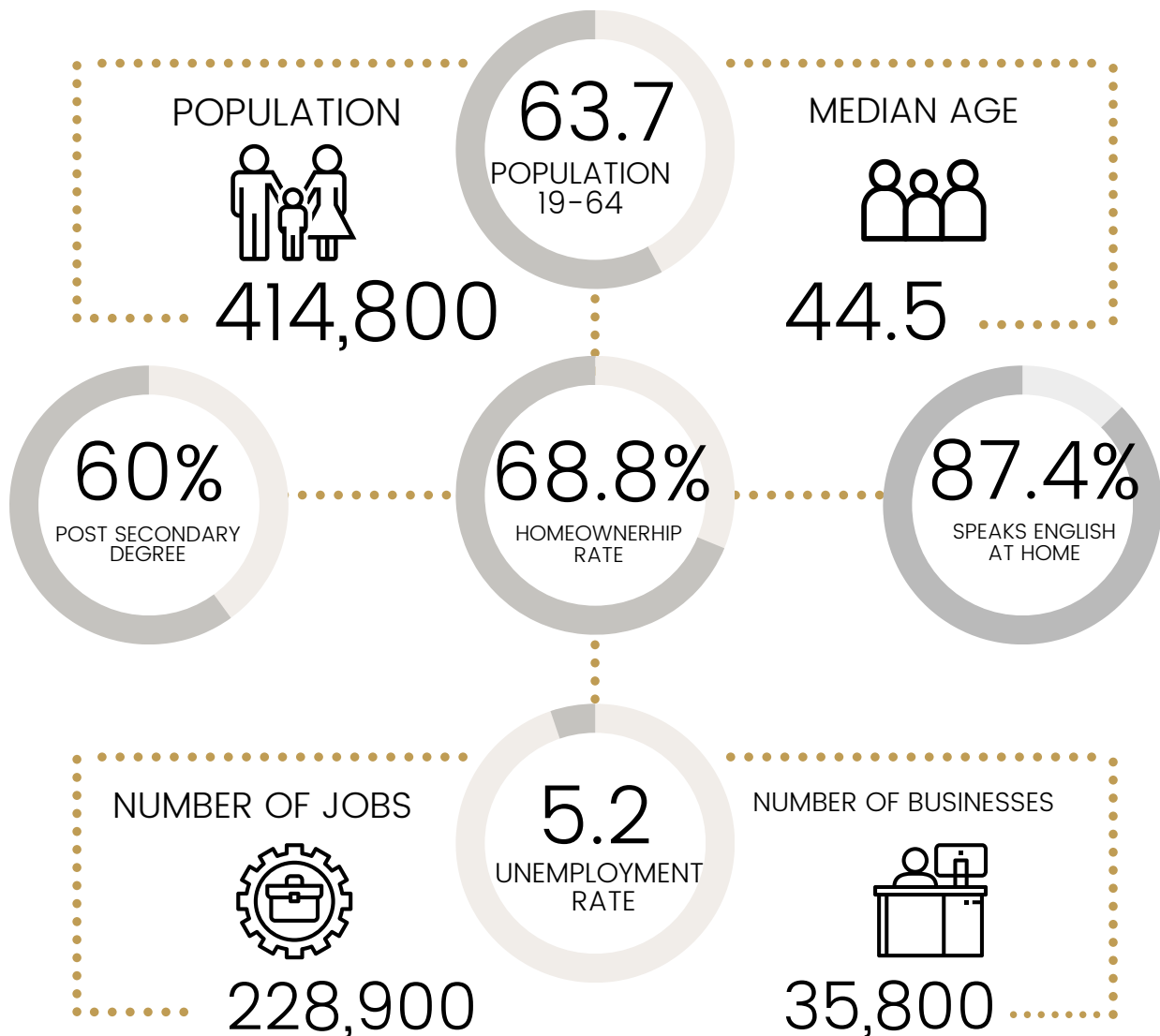
## COST OF LIVING

When it comes to the cost of living, Victoria is on par with other major Canadian cities like Vancouver and Toronto. Housing costs can be high, especially in the city center and surrounding areas.

The cost of groceries and other essentials can also be slightly higher in Victoria due to the city's location on an island. However, the city has a thriving local food scene, which offers plenty of opportunities to support local farmers and businesses while enjoying fresh, delicious food.



# DEMOGRAPHICS



# *local* EMPLOYMENT

Victoria, BC has a thriving job market with a diverse economy that offers opportunities in various sectors such as healthcare, education, government, technology, and tourism. The unemployment rate in the region is relatively low, and there are many job opportunities available for those looking for work. The top employers in Victoria include the provincial government, the University of Victoria, Island Health Authority, Royal Canadian Navy, and the City of Victoria.

Additionally, Victoria has a growing technology sector with numerous tech companies operating in the region. The technology sector has become a significant driver of employment growth in Victoria, and companies such as CGI, StarFish Medical, and AbeBooks are among the top technology employers in the region.

With a diverse and growing economy, there are numerous employment opportunities available in the region across a range of industries.



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## TOP 5 EMPLOYERS

PROVINCIAL GOVERNMENT - 10,000 EMPLOYEES

UNIVERSITY OF VICTORIA - 4,000 EMPLOYEES

ISLAND HEALTH AUTHORITY - 3,500 EMPLOYEES

ROYAL CANADIAN NAVY - 3,000 EMPLOYEES

CITY OF VICTORIA - 1,600 EMPLOYEES

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# ANNUAL *events*

# 01

## VICTORIA FILM FESTIVAL

MID FEBRUARY

This festival takes place in February and showcases local and international films, including documentaries, features, and shorts.



## VICTORIA BEER WEEK

EARLY MARCH

Held in March, this festival celebrates craft beer with a series of events, including tastings, brewery tours, and beer-pairing dinners.

# 02

# 03

## VICTORIA DAY PARADE

VICTORIA DAY LONG WEEKEND

This parade is one of the oldest and largest in Canada, featuring floats, marching bands, and community groups.



# ANNUAL *events*

04

## TD VICTORIA INTERNATIONAL JAZZFEST

LATE JUNE/EARLY JULY

This festival features jazz performances by local and International artists at various venues throughout Victoria.



## VICTORIA FRINGE FESTIVAL

LATE AUGUST - EARLY SEPTEMBER

This festival takes place in August and features theatre performances by local and international artists at various venues throughout Victoria.

05

06

## RIFFLANDIA MUSIC FESTIVAL

MID-SEPTEMBER

This music festival features a diverse lineup of artists, including indie, rock, and electronic music.





# ANNUAL *events*

# 07

## VICTORIA DRAGON BOAT FESTIVAL

MID-AUGUST

This festival brings together dragon boat teams from around the world to compete in a weekend-long event that includes races, cultural performances, and food vendors.



## MOSS STREET PAINT-IN THIRD SATURDAY IN JULY

This event is a celebration of local art and artists, with over 190 artists showcasing their work along Moss Street in Victoria. Visitors can interact with artists, watch live demonstrations, and enjoy food and drink from local vendors.

# 08

## BUTCHART GARDENS CHRISTMAS LIGHTS

NOVEMBER TO EARLY JANUARY

Butchart Gardens in Brentwood Bay transforms into a winter wonderland, with over 300,000 lights illuminating the gardens, a skating rink, carolers, and other holiday activities.



# 09



# HOSPITALS

Victoria, BC is home to two major hospitals: Victoria General Hospital and Royal Jubilee Hospital. Both hospitals are part of the Vancouver Island Health Authority and provide a wide range of healthcare services to the community.

Victoria General Hospital offers specialized services such as stroke care, cardiac care, and orthopedic surgery. Meanwhile, Royal Jubilee Hospital provides specialized care for mental health and addiction, as well as cancer care and women's health.

Together, they play a vital role in the health and well-being of the residents of Victoria and the surrounding areas.

1. VICTORIA GENERAL HOSPITAL - 1 HOSPITAL WAY, VICTORIA, BC V8Z 6R5
2. ROYAL JUBILEE HOSPITAL - 1952 BAY ST, VICTORIA, BC V8R 1J8
3. SAANICH PENINSULA HOSPITAL - 2166 MOUNT NEWTON CROSS RD, SAANICHTON, BC V8M 2B2
4. QUEEN ALEXANDRA CENTRE FOR CHILDREN'S HEALTH - 2400 ARBUTUS RD, VICTORIA, BC V8N 1V7
5. THE KIWANIS PAVILION AT GORGE ROAD HOSPITAL - 63 GORGE RD E, VICTORIA, BC V9A 1L1



# LOCAL HEALTH CLINICS

Urgent care clinics typically provide medical care for conditions that require prompt attention but are not life-threatening. These clinics are designed to provide quick access to medical care for individuals who may not be able to see their regular doctor, or for conditions that occur outside of regular office hours.

- 01 James Bay Urgent and Primary Care Centre - 547 Michigan St, Victoria, BC V8V 1S5
- 02 Saanich Urgent and Primary Care Centre - 3090 Tillicum Rd #110, Victoria, BC V9A 6T2
- 03 Victoria Urgent Care Walk-In Clinic - 107-3551 Blanshard St, Victoria, BC V8Z 0B9
- 04 Esquimalt Urgent and Primary Care Centre - 877 Goldstream Ave, Victoria, BC V9B 0P6
- 05 Westshore Urgent Primary Care Centre - 582 Goldstream Ave #107, Victoria, BC V9B 2W7
- 06 North Quadra Urgent and Primary Care Centre - 4420 Chatterton Way #100, Victoria, BC V8X 5J2

It's important to note that not all urgent care clinics offer the same range of services, and some may have more limited capabilities than others. It's always a good idea to check with the clinic ahead of time to confirm the types of services they offer and to ensure that they can provide the care you need. Additionally, if you have a medical emergency or are experiencing severe symptoms, it's best to call 911 or go to the nearest hospital emergency department right away.



# THE FAMOUS WALK ON DALLAS ROAD



# LOCAL SCHOOL DISTRICTS

There are several school districts in the Southern Vancouver Island area, which includes communities such as Victoria, Esquimalt, Saanich, Oak Bay, Colwood, Langford, and Sooke. Here are the main school districts in the area:

1. Greater Victoria School District (SD61) – serving Victoria, Oak Bay, Esquimalt, View Royal, and part of Saanich.
2. Saanich School District (SD63) – serving the municipalities of Saanich and Sidney, as well as the Gulf Islands.
3. Sooke School District (SD62) – serving the western communities of Langford, Colwood, Metchosin, Sooke, and Juan de Fuca areas.

Each of these school districts has its own unique character and programs, so it's worth researching them to find the best fit for your family's needs. Additionally, there are several private and independent schools in the area that offer alternative educational approaches, such as Montessori or Waldorf.



# EDUCATION IN VICTORIA AND SURROUNDING AREAS

One of the keys to the area's success in education is its commitment to providing high-quality teaching, strong school leadership, and effective use of technology. These factors, coupled with a culture that values education and lifelong learning, have helped British Columbia become one of the top-performing jurisdictions in the world in terms of educational outcomes, according to a 2020 report by the Organization for Economic Co-operation and Development (OECD).

In addition to traditional K-12 education, there are several post-secondary institutions in the region, including the University of Victoria, Royal Roads University, and Camosun College. These institutions offer a wide range of academic programs and attract students from around the world. For those interested in STEM education, the Greater Victoria School District launched a new STEM program at Esquimalt High School in 2019, designed to prepare students for careers in high-demand fields such as computer science and engineering.

It's no surprise that the region has a high school completion rate of approximately 87%, which is higher than the national average for Canada, according to a 2021 report by the British Columbia Ministry of Education. This is a testament to the region's commitment to education and providing students with the tools they need to succeed.



# FOOD *Scene*



Victoria's food scene is known for its farm-to-table cuisine, fresh seafood, and innovative culinary creations. Here are some interesting facts and statistics about the food scene in Victoria:

1. Victoria has more restaurants per capita than any other city in Canada, with over 1,000 eateries to choose from.
2. The abundance of fresh seafood is a highlight of Victoria's food scene. The region's waters are home to salmon, halibut, prawns, crab, and more.
3. Victoria is located in the heart of Canada's wine country, with many local wineries producing award-winning wines.
4. Victoria is known for its love of tea, with the famous Empress Hotel offering a traditional afternoon tea service.
5. The city has a strong focus on sustainable and organic farming, with many restaurants sourcing their ingredients from local farms.
6. Food trucks and food carts are popular in Victoria, offering a range of delicious and affordable street food.

Overall, the food scene in Victoria is diverse, innovative, and focused on using fresh, locally-sourced ingredients. Whether you're looking for seafood, international cuisine, or street food, Victoria has something for everyone.



# PLACES TO EAT



## FINN'S SEAFOOD RESTAURANT

"It is a seafood restaurant that focuses on Pacific Northwest cuisine and is located in Victoria's historic inner harbor.  
Address: 1208 Wharf Street, Victoria, BC, V8W 1T9  
[finsrestaurant.com](http://finsrestaurant.com)



## THE BLUE FOX CAFE

This quirky cafe serves up delicious breakfast and lunch dishes in a fun and eclectic atmosphere.  
Address: 101-919 Fort St, Victoria, BC V8V 3K3.  
<https://www.thebluefox.ca/>



## PART AND PARCEL

A bakery and cafe in Victoria that serves artisan bread, pastries, and coffee.  
2656 Quadra St, Victoria, BC V8T 4E4, Canada.  
<https://partandparcel.ca/>



# PLACES TO EAT



## 10 ACRE'S KITCHEN

"A farm-to-table restaurant in Victoria that uses ingredients grown on their own organic farm and serves dishes with a Pacific Northwest influence.

611 Courtney St, Victoria, BC V8W 1B7.

<https://10acres.ca/>



## RED FISH BLUE FISH

A seafood restaurant located in a converted shipping container on the Victoria Inner Harbour, offering fish and chips, chowder, and other seafood dishes.

1006 Wharf St, Victoria, BC V8W 2T4.

<https://www.redfish-bluefish.com/>



## STAGE WINE BAR

A small wine bar in Victoria that offers a rotating selection of wines and small plates made with locally sourced ingredients.

1307 Gladstone Ave, Victoria, BC V8R 1R9.

<https://stagewinebar.com/>

# PLACES TO EAT



## THE FISH STORE & OYSTER BAR

"A seafood market and restaurant in Victoria that serves fresh seafood dishes, including an extensive selection of oysters.

1 Dallas Rd, Victoria, BC  
V8V 0B2.

<https://www.fishstore.ca/>



## NOURISH KITCHEN & CAFE

A health-conscious restaurant in Victoria that serves vegetarian and vegan dishes made with locally sourced ingredients.

225 Quebec St, Victoria, BC  
V8V 1W2.

[www.nourishkitchen.ca/](http://www.nourishkitchen.ca/)




## THE FARMER'S DAUGHTER

A farm-to-table restaurant in Sidney that offers a rotating menu of dishes made with ingredients from local farms and producers.

101-1531 Johnston Rd, Sidney,  
BC V8L 5V1.

[www.farmersdaughter.co/](http://www.farmersdaughter.co/)

The image is a vertical composition. The top half features a bright blue sky with scattered white clouds. Below this, a white rectangular box contains the text. The bottom half of the image shows a vibrant waterfront scene with colorful houses (yellow, orange, blue, and pink) built on stilts over the water. Numerous sailboats are docked in the harbor, and a city skyline is visible in the background under a clear blue sky.

# THINGS TO DO

Victoria and its surrounding areas are rich in culture, beauty, and exciting opportunities. From outdoor adventures to urban explorations, there is always something to do here.



Victoria is a vibrant city with a rich cultural scene, offering plenty of activities for those who prefer to stay indoors or avoid the great outdoors. From music and theater to museums and art galleries, there's something for everyone.

One of the top destinations for music and theater lovers is the Royal Theatre, a historic venue located in the heart of downtown Victoria. The theatre hosts a variety of performances, including plays, musicals, concerts, and dance shows. Another great option for live entertainment is the McPherson Playhouse, another historic venue that hosts performances throughout the year.



For those interested in museums and art galleries, the Royal British Columbia Museum is a must-visit destination. The museum showcases the history, culture, and natural wonders of British Columbia through exhibits and interactive displays. The Art Gallery of Greater Victoria is another great option, featuring a diverse collection of contemporary and historical art.





For a more laid-back activity, the Craigdarroch Castle is a popular attraction that offers a glimpse into Victoria's history and architecture. The castle, built in the late 1800s, is a National Historic Site and features original furnishings, art, and artifacts.



Finally, for those who prefer to indulge in some retail therapy, the downtown area of Victoria offers a wide range of shops and boutiques, from high-end fashion to locally-made crafts and souvenirs. The Victoria Public Market is also worth a visit, offering a selection of artisanal food and beverage vendors in a lively market atmosphere.



No matter what your interests may be, Victoria offers a diverse range of activities to explore beyond the great outdoors.



# OUTDOOR *activities*

## HIKING

With its lush forests and rugged coastline, Victoria is a hiker's paradise. There are numerous hiking trails in the city and surrounding areas, including Mount Finlayson, East Sooke Regional Park, and Gowlland Tod Provincial Park.

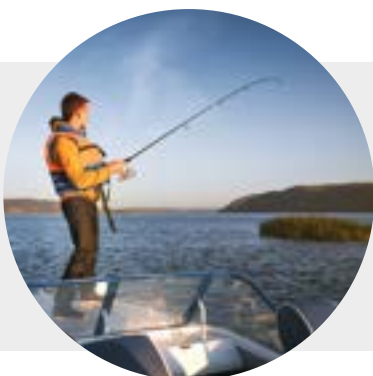
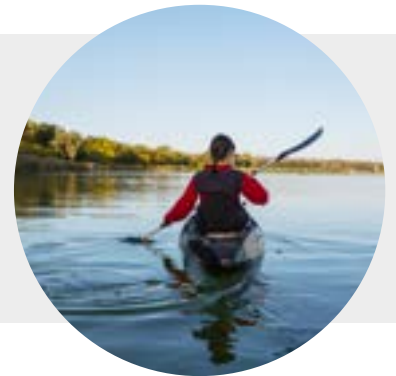


## CYCLING

Victoria is a bike-friendly city, with bike lanes and paths throughout the city. Rent a bike or bring your own and explore the city's neighborhoods, parks, and scenic coastline.

## KAYAKING

Take in the beauty of Victoria's coastline from the water. Kayaking tours are available for all skill levels, from guided tours of the Inner Harbour to multi-day trips around the Gulf Islands.



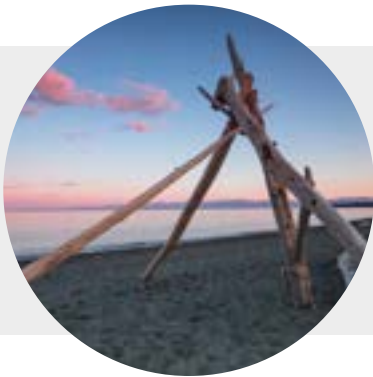
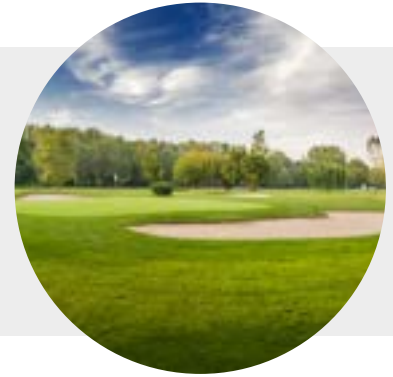
## FISHING

Victoria's waters are home to some of the best salmon and halibut fishing in the world. Join a guided fishing charter or rent a boat and try your luck on your own.

# OUTDOOR *activities*

## GOLFING

Victoria boasts some of the best golf courses in Canada. With mild weather year-round, golfing is a popular outdoor activity in the city. Tee off at the Bear Mountain Resort, Victoria Golf Club, or Olympic View Golf Club.



## BEACHES

With its location on the southern tip of Vancouver Island, Victoria has some of the best beaches in British Columbia. Soak up the sun at Willows Beach, Cadboro Bay Beach, or Esquimalt Lagoon.

## WHALE WATCHING

Victoria is known as one of the best places in the world to see whales in their natural habitat. Join a whale watching tour and spot orcas, humpback whales, and other marine wildlife.



## BIRD WATCHING

With its diverse ecosystem, Victoria is home to over 400 species of birds. Visit the Swan Lake Christmas Hill Nature Sanctuary or the Victoria Harbour Migratory Bird Sanctuary to spot bald eagles, great blue herons, and other birds.





Victoria, boasts some of the most beautiful and diverse parks in the country. The region is home to a wide range of natural landscapes, from rugged coastlines and pristine forests to picturesque lakes and tranquil gardens. With so many parks to choose from, there is something for everyone to enjoy, whether you prefer hiking, cycling, swimming, bird-watching, or simply relaxing in nature.

One of the most popular parks in the CRD is **Butchart Gardens**, located just north of Victoria. This 55-acre park features stunning floral displays, water features, and manicured gardens that are sure to delight visitors of all ages. For those who prefer a more rugged outdoor experience, **East Sooke Regional Park** offers over 50 kilometers of hiking trails that wind through old-growth forests, rocky shorelines, and open meadows. The park also boasts several beaches and tide pools that are perfect for exploring.

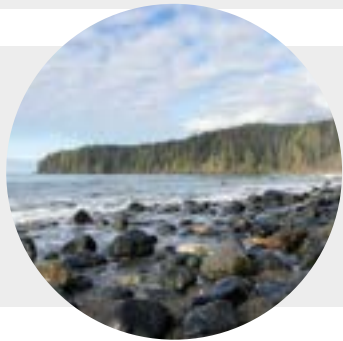
For a unique natural experience, head to **Goldstream Provincial Park**, which is located just north of Victoria. This park is home to the Goldstream Salmon Run, one of the largest annual salmon migrations in North America. Visitors can watch as thousands of salmon swim upstream to spawn in the river, or explore the park's many hiking trails and waterfalls.



# *other must-visit* P A R K S

## ELK/BEAVER LAKE REGIONAL PARK

A popular spot for swimming, boating, fishing, and picnicking, located just outside of Victoria.



## JUAN DE FUCA PROVINCIAL PARK

A rugged wilderness park that stretches along the Pacific coast, offering stunning views of the ocean and plenty of hiking and camping opportunities.

## MOUNT DOUGLAS PARK

A scenic park with panoramic views of the city and the ocean, featuring several hiking trails and picnic areas.



## GOWLLAND TOD PROVINCIAL PARK

A wilderness park that offers a range of outdoor activities, from hiking and mountain biking to kayaking and rock climbing.

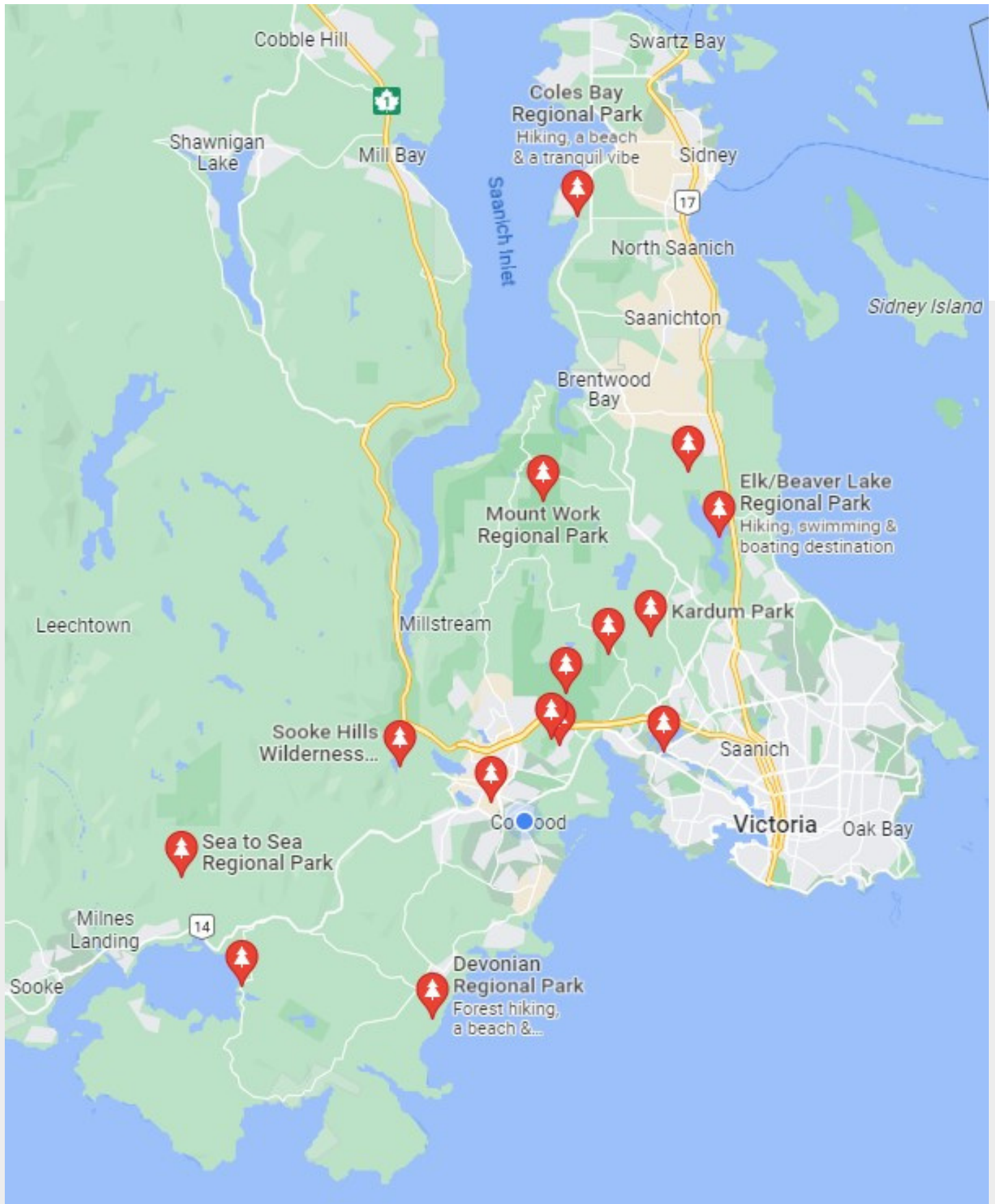
## WITTY'S LAGOON REGIONAL PARK

A beautiful beach park with hiking trails, tide pools, and a nature center that offers educational programs and guided tours.



Overall, Victoria is a nature lover's paradise, with dozens of parks and outdoor spaces to explore. Whether you're looking for a relaxing afternoon in a scenic garden or a challenging hike through rugged wilderness, there is something for everyone to enjoy in this beautiful region of British Columbia.

# PARKS *locations*



So there you have it, a comprehensive guide to moving to Victoria, BC!

As a realtor in the area, I've had the pleasure of helping others make the transition to this beautiful island. I'm married with two teenage kids myself, and I can tell you firsthand that there's no place we'd rather call home.

One of the things that has stood out to us since moving here is the strong sense of community and family values that permeate throughout the island. There's a real emphasis on spending time together and enjoying the natural beauty of the area. And for families, the schools are truly top-notch. My own children have found the schools to be incredibly hands-on, engaging and supportive, which has helped them thrive in their education.

From our mild climate and stunning scenery, to our vibrant food and arts scenes, there's no shortage of things to love about this area. Whether you're a lover of the great outdoors, a foodie looking to explore new flavors, or someone who enjoys the hustle and bustle of city life, there's something for everyone here.

So if you're considering a move to Victoria, know that you'll be joining a welcoming and vibrant community that's full of opportunity and adventure. If you have any questions or concerns about making the move, I'm here to help. And with my own personal experience of moving my family to this wonderful island, I can tell you that it's a decision you won't regret.

If you're considering making the move to Victoria, I encourage you to take the leap! And if you have any questions or concerns along the way, don't hesitate to reach out. I'm here to help make your transition as smooth and stress-free as possible.

So, what are you waiting for?  
Come join us in one of the most beautiful corners of the world!





# CENTURY 21.<sup>®</sup>

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