



MILITARY MOVE WORRY-ENDER KIT™



LOCAL KNOWLEDGE.
MILITARY EXPERIENCE.

Stronger Moves.

YOUR CAF RELOCATION STARTER GUIDE FOR ESQUIMALT & GREATER VICTORIA

Helping CAF families reduce stress before their HHT, home search, sale, or move to Greater Victoria.

INSIDE THIS QUICK GUIDE:



5-Day HHT Planning Notes



Posted-In & Posted-Out Checklists



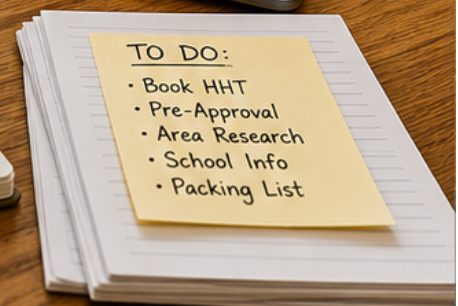
Area & Housing Insights



Common Relocation
Mistakes to Avoid



Practical Planning Tips
Before You Arrive



MILITARY
RELOCATION
EXPERIENCE



LOCAL EXPERTISE.
STRONGER
OUTCOMES.



TRUSTED ADVICE.
SMOOTHER
TRANSITIONS.



BERK CHRISTENSEN

IRP-EXPERIENCED REALTOR®

Greater Victoria Military
Relocation Support



PLANNING A 5-DAY HHT?

MOST CAF FAMILIES UNDERESTIMATE HOW FAST THE TIMELINE MOVES ONCE THEY ARRIVE.



BEFORE YOUR HHT



Understand your posting timeline



Narrow preferred areas before arrival



Compare PMQ vs renting vs buying



Review commute expectations



Organize financing and pre-approvals early



Build a realistic viewing schedule



IMPORTANT

Inventory and pricing can move quickly during Posting Season. Having a structured plan before arrival reduces stress significantly.

GREATER VICTORIA QUICK NOTES



LANGFORD / WESTSHORE

Popular with Military families for newer homes, value, and family-oriented neighbourhoods.



COLWOOD

Close access to Esquimalt and growing Military demand.



VICTORIA CORE

Walkability and lifestyle appeal, but smaller inventory and higher pricing.



VIEW ROYAL

Strong central access between Esquimalt and Westshore communities.

QUICK TIPS FOR A SUCCESSFUL HHT



Plan your route in advance and group showings by neighbourhood.



Make a must-have, nice-to-have, and deal-breaker list before you arrive.



Allow travel time between areas—commute times vary more than expected.



Be flexible. The right home may be in an area you didn't expect.



Lean on local expertise to save time and avoid common pitfalls.



A CLEAR PLAN BEFORE YOUR HHT HELPS YOU MAKE CONFIDENT DECISIONS AND GET SETTLED SOONER.



POSTED TO ESQUIMALT OR VICTORIA?

GET FAMILIAR WITH THE AREA BEFORE YOUR HHT OR MOVE.



ABOUT GREATER VICTORIA & CFB ESQUIMALT

Greater Victoria is located on the southern tip of Vancouver Island and is the largest of British Columbia's 6,500 islands. It is known for its temperate climate, natural beauty, recreational sites, and excellent universities and colleges.

The city was first settled by Europeans in the 1840s and incorporated in 1862. As the capital city of B.C., it is home to the provincial legislature and many government offices.

CFB Esquimalt is home to the Royal Canadian Navy's Pacific Fleet. Approximately 4,000 military members and 2,000 civilians work and live in the area and support national defence operations across the Pacific.

The Greater Victoria Area includes the City of Victoria, Saanich, Oak Bay, Colwood, Langford, View Royal, the Western Communities, Metchosin, and Sooke, as well as the Saanich Peninsula and the Gulf Islands.

This region offers a unique blend of coastal living, strong communities, quality schools, diverse services, and exceptional access to the outdoors.



WHY MANY CAF FAMILIES CHOOSE GREATER VICTORIA

- ✓ Mild West Coast climate year-round
- ✓ Strong military community and support network
- ✓ Easy access to ocean, mountains, and outdoor recreation
- ✓ Family-oriented neighbourhoods and safe communities
- ✓ Great schools, childcare, and family services
- ✓ Short access to Vancouver via ferry or flight
- ✓ A balanced lifestyle with city amenities and nature



MFRC ESQUIMALT

HERE FOR YOUR FAMILY



The Military Family Resource Centre (MFRC) Esquimalt is your go-to hub for trusted information, programs, and connections that help military families thrive.



INFORMATION & REFERRALS

Get personalized guidance and connect to the right resources quickly.



CHILD & YOUTH SUPPORT

Programs and resources for children and youth of all ages.



EMPLOYMENT & EDUCATION

Support with job searches, resumes, education planning, and more.



COMMUNITY CONNECTIONS

Build relationships and find programs that help your family feel at home.



WELLNESS & COUNSELLING

Individual, couple, and family counselling and wellness resources.



Visit: www.cfmws.ca/esquimalt

Call: 250-363-2640

Email: mfrce@cfmws.com



FINAL STEP: LOCK YOUR HHT GAME PLAN

Take 2–3 minutes to complete this before you arrive.



TARGET AREAS:

- Area 1: _____
- Area 2: _____
- Area 3: _____



MUST-HAVES:

- Budget Range: _____
- Bedrooms / Bathrooms: _____
- Commute Preference: _____
- Deal Breakers: _____



HHT SCHEDULE PLAN:

- Day 1 Focus: _____
- Day 2–3 Homes: _____
- Day 4 Revisit: _____
- Day 5 Decision: _____



KEY CONTACTS:

- REALTOR® (RelocatingMilitary.ca):

- Mortgage: _____
- Other: _____



PLANNING AHEAD REDUCES HHT STRESS

The more you plan before your HHT, the better your outcome.

Most families skip this step — and regret it.

*Let's make sure you're
not one of them.*



I'M HERE TO HELP YOU REDUCE STRESS AND MAKE YOUR MOVE A SUCCESS.

From planning to closing and beyond, I'll guide you every step of the way so you can focus on what matters most — your family.

Berk Christensen



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