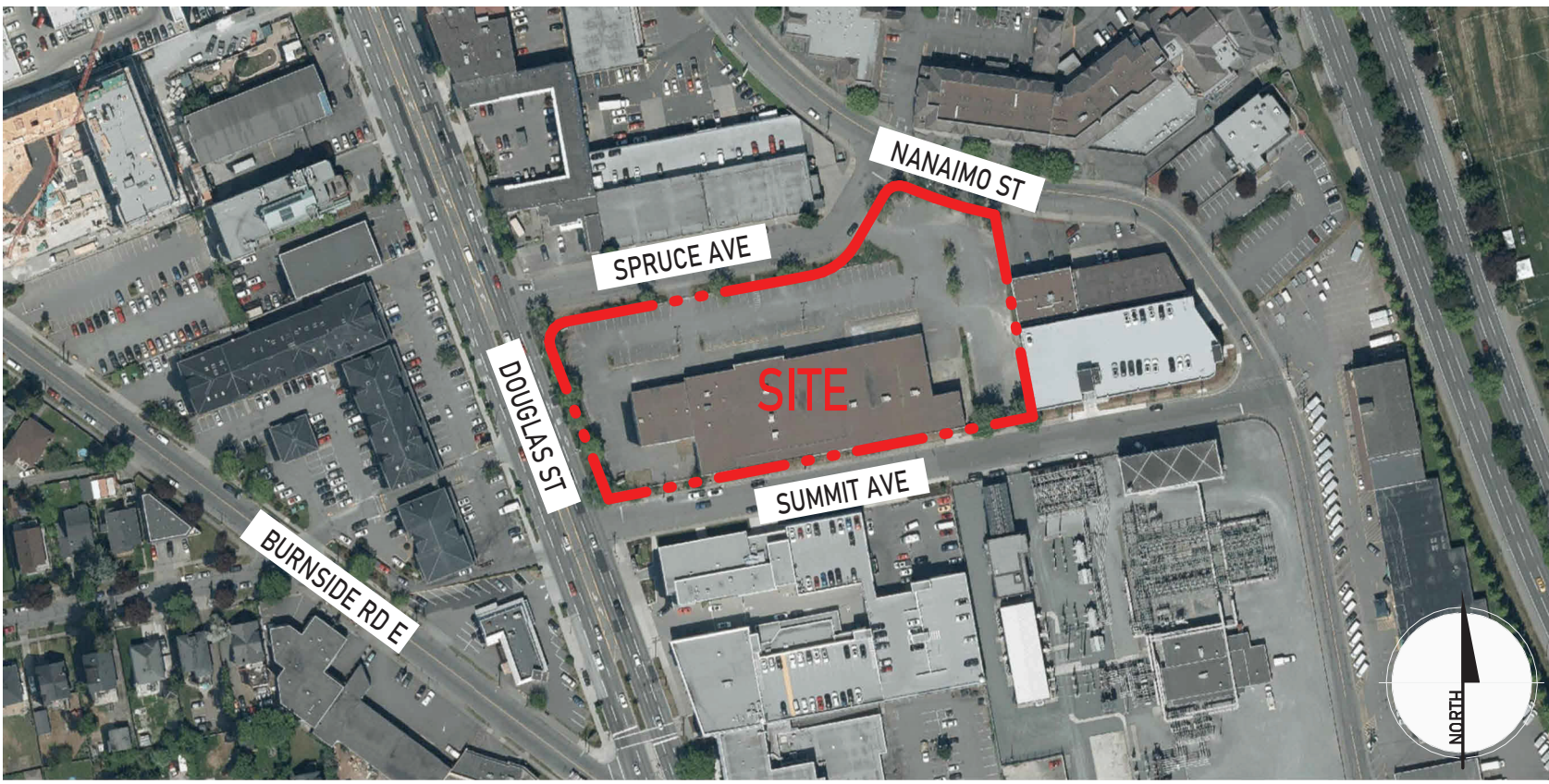




LOCATION PLAN N.T.S.

MERCEDES BENZ - GAIN GROUP

NEW CAR DEALERSHIP

ISSUED FOR DEVELOPMENT PERMIT

CIVIC ADDRESS:

2959 DOUGLAS ST, VICTORIA, BC, V8T 4N1

LEGAL DESCRIPTION:

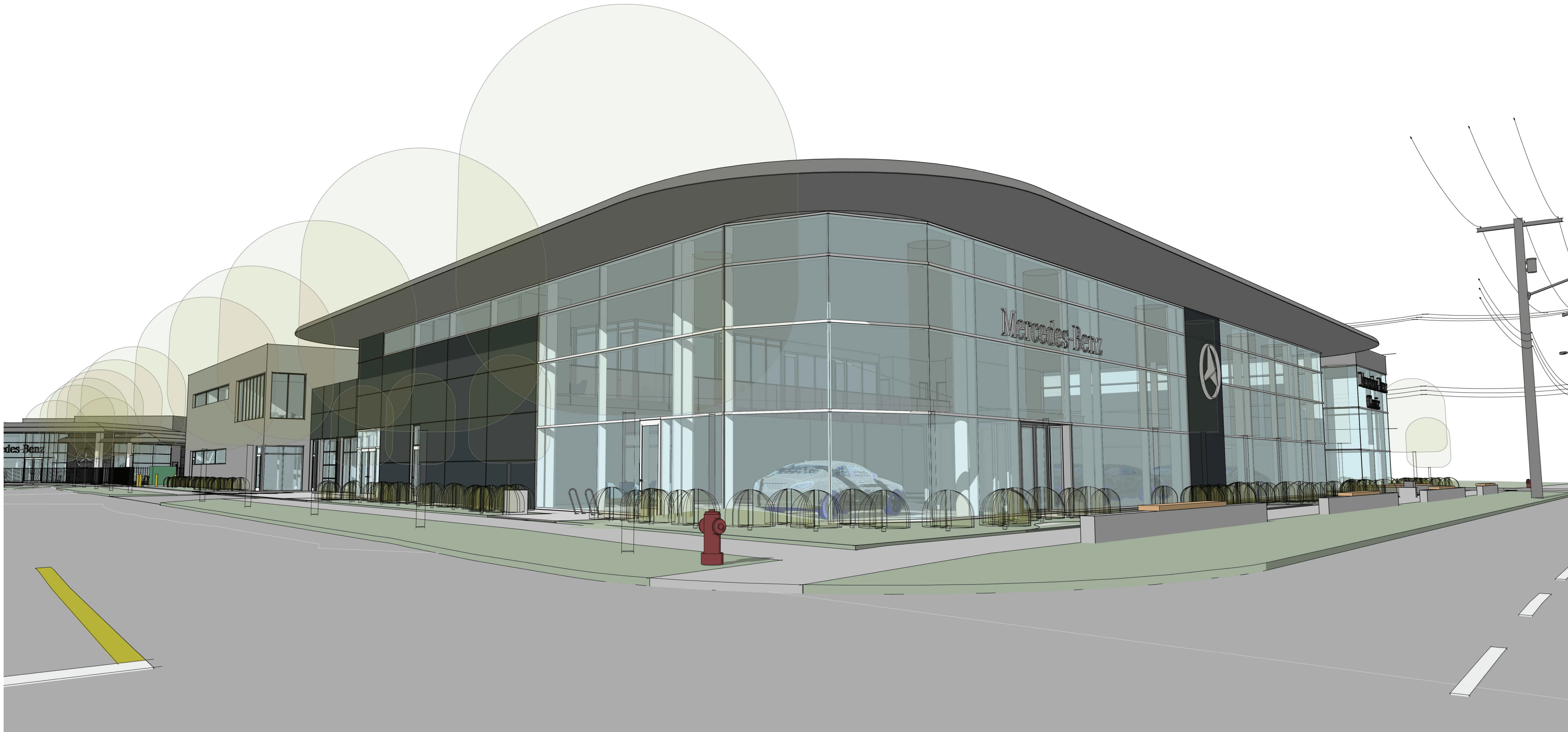
LOT 1 SECTION 4 VICTORIA PLAN VIP37622



Revisions

Bubbled areas indicate revisions compared to the previously submitted plans

Received Date
September 28, 2026



CONCEPTUAL RENDERING



EXISTING STREET VIEW

PROJECT STATISTICS				25017 - 2959 DOUGLAS ST								
				DATE		20-Jul-2026						
SITE DATA	SITE DATA											
	CIVIC ADDRESS		2959 DOUGLAS ST, VICTORIA, BC, V8T 4N1									
	SITE AREA		10,200 m ² 109,792 SF									
	ZONING		S-1									
			EXISTING		REQUIRED		PROPOSED					
BUILDING DATA	ZONING		S-1		SITE SPECIFIC		SITE SPECIFIC					
	SITE COVERAGE (FSR)		-		60.0%		52.8%					
	BUILDING HEIGHT (STOREYS)				N/A		2 STOREYS					
	BUILDING HEIGHT - MERCEDES BENZ		15.00 m (Max)		49.27' (Max)		9.66 m 31.69'					
	BUILDING HEIGHT - SPRINTER VAN		15.00 m (Max)		49.27' (Max)		7.90 m 25.92'					
SETBACKS	BUILDING HEIGHT - CLASSIC CAR		15.00 m (Max)		49.27' (Max)		8.30 m 27.23'					
	BUILDING HEIGHT - STORAGE		15.00 m (Max)		49.27' (Max)		6.30 m 20.67'					
		NANAIMO ST. (NORTH EAST)		5.00 m		16.40'		0.00 m 0.00'				
		SPRUCES AVE. (NORTH)		3.00 m		9.84'		0.00 m 0.00'				
		DOUGLAS ST. (WEST)		3.00 m		9.84'		0.00 m 0.00'				
SUMMIT AVE. (SOUTH)		3.00 m		9.84'		0.00 m 0.00'						
BUILDING DATA	INTERNAL SETBACK (EAST)		0.00 m		0.00'		0.00 m 0.00'					
	INTERSECTION POINT AT CORNERS		3.00 m (Min)		9.84' (Min)		3.00 m 9.84'					
	GROSS FLOOR AREAS			GROSS FLOOR AREA		FLOOR "AREA" (CoV BYLAW)						
	MERCEDES BENZ		LEVEL 1		2,512 m ² 27,035 SF		2,291 m ² 24,860 SF					
			LEVEL 2		604 m ² 6,506 SF		562 m ² 6,044 SF					
BUILDING DATA	SPRINTER VAN		LEVEL 1		873 m ² 9,402 SF		856 m ² 8,996 SF					
			LEVEL 2		60 m ² 643 SF		43 m ² 465 SF					
	CLASSIC CAR		LEVEL 1		751 m ² 8,079 SF		710 m ² 7,642 SF					
			LEVEL 2		57 m ² 613 SF		48 m ² 518 SF					
	STORAGE		LEVEL 1		931 m ² 10,022 SF		981 m ² 9,694 SF					
BUILDING DATA			TOTALS		5,788 m ² 62,298 SF		5,390 m ² 58,020 SF					
	FLOOR "AREA" (CoV BYLAW)			RETAIL		OFFICE		INDUSTRIAL		WAREHOUSE		
	MERCEDES BENZ				469 m ² 576 m ²		1637 m ²					
	SPRINTER VAN				232 m ² 154 m ²		446 m ²					
	CLASSIC CAR				290 m ² 55 m ²		410 m ²					
BUILDING DATA	STORAGE								901 m ²			
			TOTALS		1790 m ² 785 m ²		2903 m ²		901 m ²			
	PARKING DATA			REQUIRED		PROPOSED						
	PARKING TYPE		RETAIL (CURRENT REQUIREMENTS)		Parking Bylaw 1.2 Table 1 (1 per 37.5m2)		144					
			RETAIL (PROPOSED)		Parking Bylaw 1.2 Table 1 (1 per 50m2)		108					
PARKING DATA	TOTAL PARKING PROVIDED		Refer to Parking Study				73					
	PARKING STALL MIX			Required		%		Proposed		%		
	Standard Stall		108		8		148%		73		100%	
	Accessible Stall		3		3		6%		3		4%	
	Accessible Van Stall		1		1		1%		1		1%	
PARKING DATA	EV Parking Stall		6		6		8%		4		5%	
	BICYCLE PARKING			Bicycle Parking Bylaw Reference		27				41		
			Class 1		27		66%		33		80%	
			Class 2		0		0%		12		29%	
	BICYCLE PARKING TYPE		GROUND ANCHORED		50%		10		30%			
PARKING DATA			WALL MOUNTED		50%		3		7%			
			OVERSIZED		0%		4		12%			
			LIFT-ASSIST RACK		BOTTOM (GROUND)		0%		8		24%	
			TOP		0%		8		24%			
			TOTAL GROUND ANCHORED		22				67%			

CONSULTANT LIST	
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2546 Government Street, Victoria, BC	Tel: 778-406-1380
ARCHITECT:	UNION ARCHITECTURE INC.
315-2840 Peatt Road, Langford, BC	Tel: 250-590-0102
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Contact:	Kristen Machina
LANDSCAPE:	LADR LANDSCAPE ARCHITECTS
3 - 864 Queens Ave, Victoria BC	Tel: 250-598-0105
Contact:	Chris Windjack

DRAWINGS - ARCHITECTURAL (DP)	
DP00	COVER SHEET
DP01	SITE SURVEY
DP02	SITE PLAN
DP03	SITE PLAN - AVE GRADE
DP04	FLOOR PLAN - MB - LEVEL 1
DP05	FLOOR PLAN - MB - LEVEL 2
DP06	ROOF PLAN - MB - ROOF
DP07	PERSPECTIVE VIEW - MB - L1
DP08	PERSPECTIVE VIEW - MB - L2
DP09	PERSPECTIVE VIEW - MB - SERVICE AREA
DP10	ELEVATIONS - MERCEDES BENZ BUILDING
DP11	BUILDING SECTIONS - MERCEDES BENZ BUILDING
DP12	FLOOR PLAN - SF - LEVEL 1 & ROOF
DP13	PERSPECTIVE VIEW - SF
DP14	ELEVATIONS - SPRINTER VAN BUILDING
DP15	BUILDING SECTIONS - SPRINTER VAN BUILDING
DP16	FLOOR PLAN - CC - LEVEL 1
DP17	FLOOR PLAN - CC - ROOF
DP18	PERSPECTIVE VIEW - CC - L1
DP19	PERSPECTIVE VIEW - CC - L2
DP20	ELEVATIONS - CLASSIC CAR BUILDING
DP21	BUILDING SECTIONS - CLASSIC CAR BUILDING
DP22	FLOOR PLANS - SUMMIT STORAGE
DP23	PERSPECTIVE VIEW - SUMMIT STORAGE
DP24	ELEVATIONS - SUMMIT STORAGE
DP25	RENDERINGS
DP26	RENDERINGS
DP27	CODE REVIEW - SITE PLANS DP
DP28	CODE REVIEW - FLOOR PLANS
DP29	CODE REVIEW - FLOOR PLANS
DP30	CODE REVIEW - FLOOR PLANS
DP31	CODE REVIEW - FLOOR PLANS
DP32	CODE REVIEW - FLOOR PLANS
DRAWINGS - LANDSCAPE (DP)	
L1	2959 DOUGLAS ST - LANDSCAPE CONCEPT PLAN
L2	2959 DOUGLAS ST - TREE MANAGEMENT PLAN
D1	2959 DOUGLAS ST - DETAILS
S1	2959 DOUGLAS ST - SECTIONS
DRAWINGS - CIVIL (DP)	
C1	PRELIMINARY SERVING PLAN

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2 ISSUED FOR COORDINATION 2024-07-09

PROJECT NAME:
MERCEDES BENZ

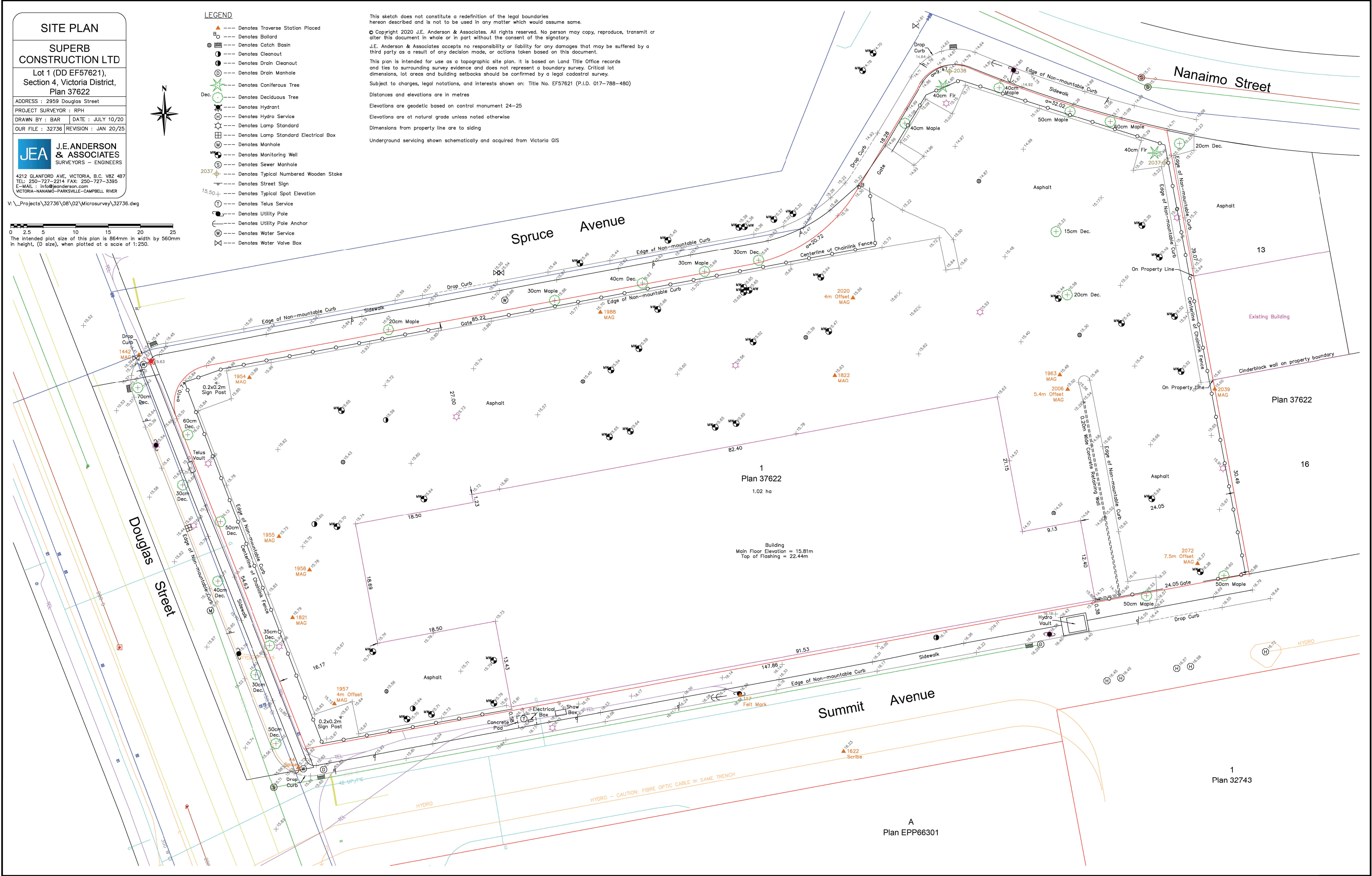
PROJECT ADDRESS:
2959 DOUGLAS ST, VICTORIA, BC V8T 4N1

DRAWING TITLE:
COVER SHEET

PROJECT NO: 25017 DRAWN: KL
SCALE: REVIEWED: RP

DWG NO:

DP00



NOTE:

ALL INFORMATION ON THIS DRAWING WAS PREPARED BY:

J.E. ANDERSON & ASSOCIATES
REVISED ON JANUARY 20, 2025

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PROJECT NAME:
MERCEDES BENZ

PROJECT ADDRESS:
2959 DOUGLAS ST, VICTORIA, BC V8T 4N1

DRAWING TITLE:
SITE SURVEY

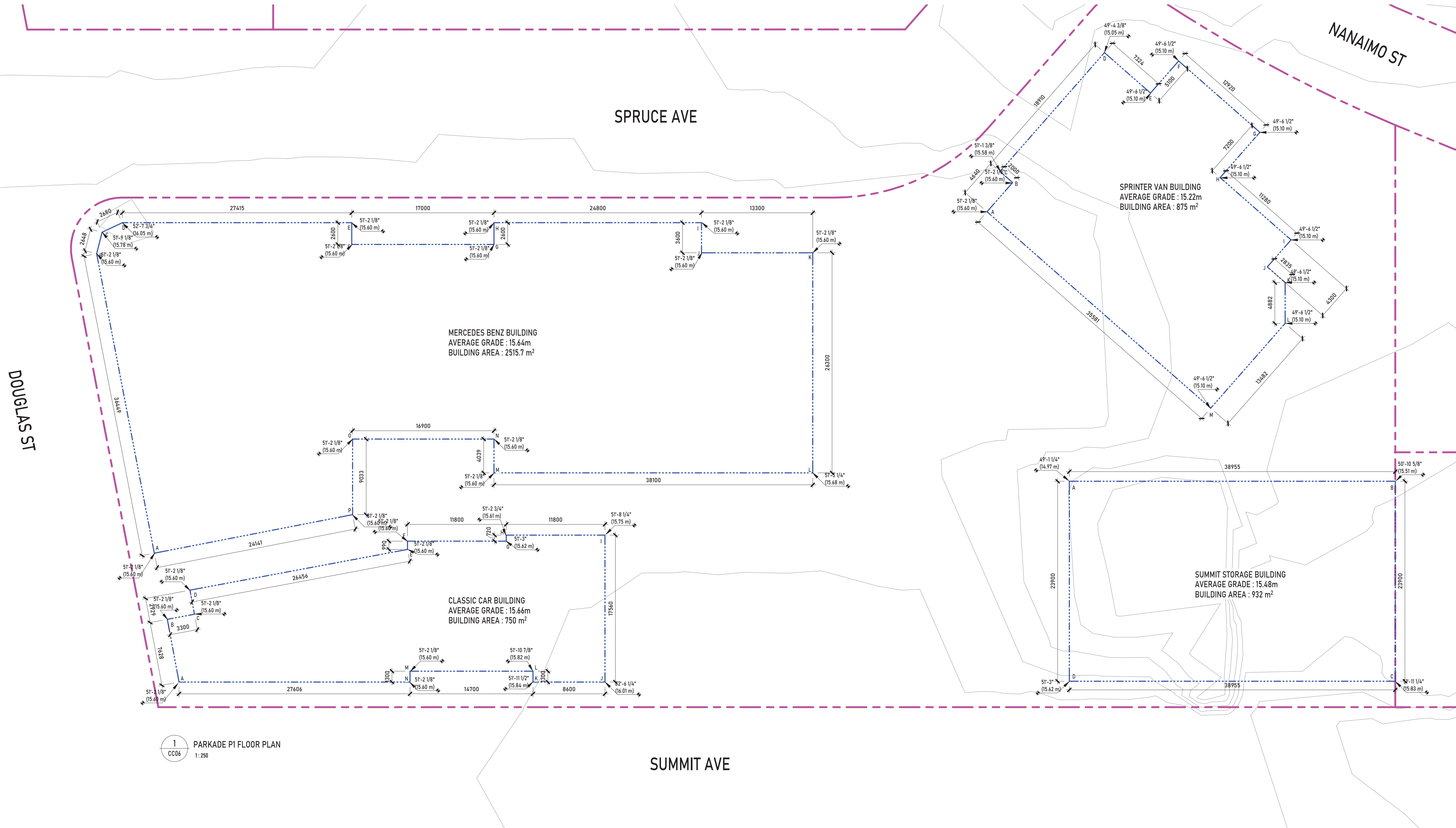
PROJECT NO: 25017 DRAWN: KL
SCALE: REVIEWED: RP

DWG NO:

DP01

Points	Grade				Distance	
A	15.60 m	Points A to B	$(15.60 \text{ m} + 15.60 \text{ m}) \div 2 =$	$15.60 \text{ m} \times 36.45 \text{ m} =$	568.6044	
B	15.60 m	Points B to C	$(15.60 \text{ m} + 15.78 \text{ m}) \div 2 =$	$15.69 \text{ m} \times 2.65 \text{ m} =$	41.54712	
C	15.78 m	Points C to D	$(15.78 \text{ m} + 16.05 \text{ m}) \div 2 =$	$15.92 \text{ m} \times 2.68 \text{ m} =$	42.6522	
D	16.05 m	Points D to E	$(16.05 \text{ m} + 15.60 \text{ m}) \div 2 =$	$15.83 \text{ m} \times 27.42 \text{ m} =$	433.84275	
E	15.60 m	Points E to F	$(15.60 \text{ m} + 15.60 \text{ m}) \div 2 =$	$15.60 \text{ m} \times 2.60 \text{ m} =$	40.56	
F	15.60 m	Points F to G	$(15.60 \text{ m} + 15.60 \text{ m}) \div 2 =$	$15.60 \text{ m} \times 17.00 \text{ m} =$	265.2	
G	15.60 m	Points G to H	$(15.60 \text{ m} + 15.60 \text{ m}) \div 2 =$	$15.60 \text{ m} \times 2.60 \text{ m} =$	40.56	
H	15.60 m	Points H to I	$(15.60 \text{ m} + 15.60 \text{ m}) \div 2 =$	$15.60 \text{ m} \times 24.80 \text{ m} =$	386.88	
I	15.60 m	Points I to J	$(15.60 \text{ m} + 15.60 \text{ m}) \div 2 =$	$15.60 \text{ m} \times 3.60 \text{ m} =$	56.16	
J	15.60 m	Points J to K	$(15.60 \text{ m} + 15.60 \text{ m}) \div 2 =$	$15.60 \text{ m} \times 13.30 \text{ m} =$	207.48	
K	15.60 m	Points K to L	$(15.60 \text{ m} + 15.68 \text{ m}) \div 2 =$	$15.64 \text{ m} \times 26.30 \text{ m} =$	411.332	
L	15.68 m	Points L to M	$(15.68 \text{ m} + 15.60 \text{ m}) \div 2 =$	$15.64 \text{ m} \times 38.10 \text{ m} =$	595.884	
M	15.60 m	Points M to N	$(15.60 \text{ m} + 15.60 \text{ m}) \div 2 =$	$15.60 \text{ m} \times 4.04 \text{ m} =$	63.024	
N	15.60 m	Points N to O	$(15.60 \text{ m} + 15.60 \text{ m}) \div 2 =$	$15.60 \text{ m} \times 16.90 \text{ m} =$	263.64	
O	15.60 m	Points O to P	$(15.60 \text{ m} + 15.60 \text{ m}) \div 2 =$	$15.60 \text{ m} \times 9.03 \text{ m} =$	140.868	
P	15.60 m	Points P to A	$(15.60 \text{ m} + 15.60 \text{ m}) \div 2 =$	$15.60 \text{ m} \times 24.14 \text{ m} =$	376.584	
Total				251.60 m	3934.818932	
Grade Calculation						
$3934.82 \div 251.60 \text{ m} = 15.64 \text{ m}$						

Points	Grade	Distance			
A	15.60 m	Points A to B	$(15.60\text{ m} + 15.60\text{ m}) \div 2 =$	$15.60\text{ m} \times 4.64\text{ m} =$	72.384
B	15.60 m	Points B to C	$(15.60\text{ m} + 15.58\text{ m}) \div 2 =$	$15.59\text{ m} \times 2.00\text{ m} =$	31.18
C	15.58 m	Points C to D	$(15.58\text{ m} + 15.05\text{ m}) \div 2 =$	$15.32\text{ m} \times 18.91\text{ m} =$	289.6065
D	15.05 m	Points D to E	$(15.05\text{ m} + 15.10\text{ m}) \div 2 =$	$15.08\text{ m} \times 7.32\text{ m} =$	110.349
E	15.10 m	Points E to F	$(15.10\text{ m} + 15.10\text{ m}) \div 2 =$	$15.10\text{ m} \times 5.10\text{ m} =$	77.01
F	15.10 m	Points F to G	$(15.10\text{ m} + 15.10\text{ m}) \div 2 =$	$15.10\text{ m} \times 12.92\text{ m} =$	195.902
G	15.10 m	Points G to H	$(15.10\text{ m} + 15.10\text{ m}) \div 2 =$	$15.10\text{ m} \times 7.20\text{ m} =$	108.72
H	15.10 m	Points H to I	$(15.10\text{ m} + 15.10\text{ m}) \div 2 =$	$15.10\text{ m} \times 11.28\text{ m} =$	170.328
I	15.10 m	Points I to J	$(15.10\text{ m} + 15.10\text{ m}) \div 2 =$	$15.10\text{ m} \times 4.30\text{ m} =$	64.93
J	15.10 m	Points J to K	$(15.10\text{ m} + 15.10\text{ m}) \div 2 =$	$15.10\text{ m} \times 2.84\text{ m} =$	42.8085
K	15.10 m	Points K to L	$(15.10\text{ m} + 15.10\text{ m}) \div 2 =$	$15.10\text{ m} \times 4.88\text{ m} =$	73.688
L	15.10 m	Points L to M	$(15.10\text{ m} + 15.10\text{ m}) \div 2 =$	$15.10\text{ m} \times 13.48\text{ m} =$	203.548
M	15.10 m	Points M to A	$(15.10\text{ m} + 15.60\text{ m}) \div 2 =$	$15.35\text{ m} \times 35.58\text{ m} =$	546.153
Total				130.45 m	1985.79715
Grade Calculation					
$1985.8 \div 130.45\text{ m} = 15.22\text{ m}$					

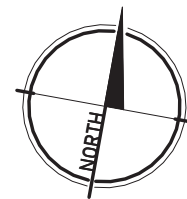
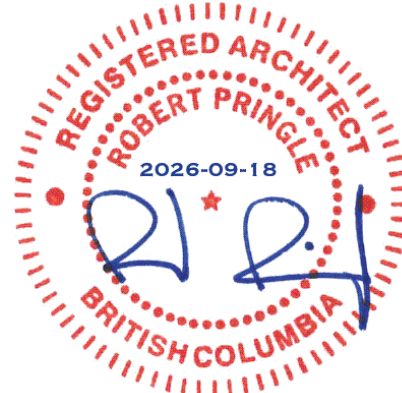


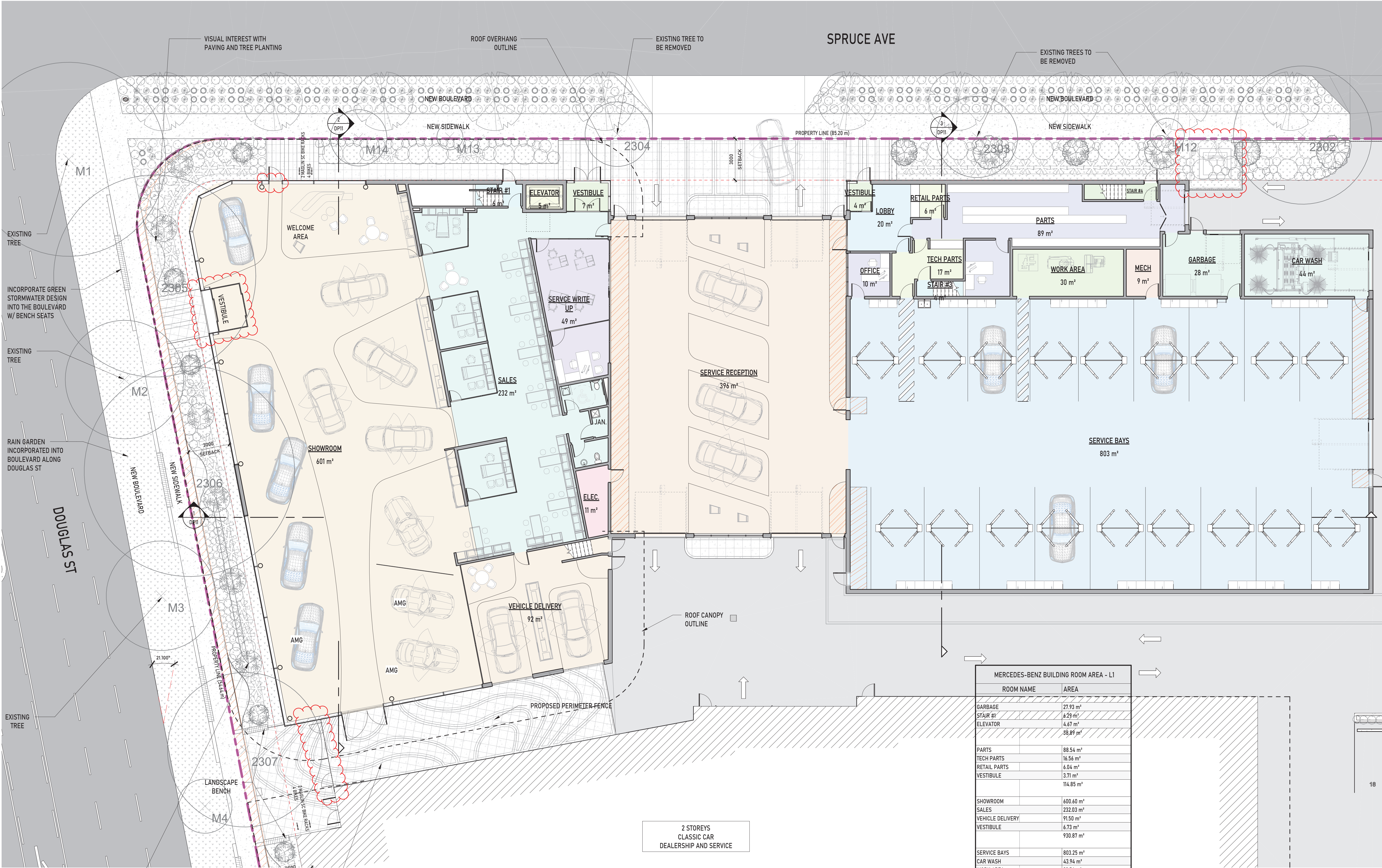
A	Grade			Difference	
A	15.50 m	Points A to B	(15.50 m + 15.60 m) ÷ 2 =	15.55 m	7.63 m = 118.615
B	15.60 m	Points B to C	(15.60 m + 15.60 m) ÷ 2 =	15.60 m	9.30 m = 51.48
C	15.60 m	Points C to D	(15.60 m + 15.60 m) ÷ 2 =	15.60 m	2.33 m = 45.6924
D	15.60 m	Points D to E	(15.60 m + 15.60 m) ÷ 2 =	15.60 m	26.46 m = 412.714
E	15.60 m	Points E to F	(15.60 m + 15.60 m) ÷ 2 =	15.60 m	0.99 m = 15.444
F	15.60 m	Points F to G	(15.60 m + 15.60 m) ÷ 2 =	15.60 m	11.80 m = 184.08
G	15.62 m	Points G to H	(15.62 m + 15.61 m) ÷ 2 =	15.62 m	7.72 m = 11.2428
H	15.61 m	Points H to I	(15.61 m + 15.75 m) ÷ 2 =	15.68 m	11.80 m = 185.024
I	15.75 m	Points I to J	(15.75 m + 16.01 m) ÷ 2 =	15.88 m	17.56 m = 278.853
J	16.01 m	Points J to K	(16.01 m + 15.84 m) ÷ 2 =	15.93 m	8.60 m = 136.955
K	15.84 m	Points K to L	(15.84 m + 15.82 m) ÷ 2 =	15.83 m	1.30 m = 20.579
L	15.82 m	Points L to M	(15.82 m + 15.60 m) ÷ 2 =	15.71 m	14.70 m = 230.397
M	15.60 m	Points M to N	(15.60 m + 15.60 m) ÷ 2 =	15.60 m	1.30 m = 20.28
N	15.60 m	Points N to A	(15.60 m + 15.50 m) ÷ 2 =	15.55 m	27.60 m = 429.18
Total					136.68 m 2141.08
Grade Calculation					
2141.08 + 136.68 m = 15.66 m					

Points	Grade						Difference	
A	14.97 m	Points A to B	(14.97 m + 15.51 m) ÷ 2 =	15.24 m	x	38.95 m	=	593.598
B	15.51 m	Points B to C	(15.51 m + 15.83 m) ÷ 2 =	15.67 m	x	23.90 m	=	374.513
C	15.83 m	Points C to D	(15.83 m + 15.62 m) ÷ 2 =	15.73 m	x	38.95 m	=	612.48875
D	15.62 m	Points D to A	(15.62 m + 14.97 m) ÷ 2 =	15.30 m	x	23.90 m	=	365.5505
Total						125.70 m		1946.1503

Grade Calculation

$$1946.15 \div 125.70 \text{ m} = 15.48 \text{ m}$$





MERCEDES-BENZ BUILDING ROOM AREA - L1	
ROOM NAME	AREA
GARBAGE	27.93 m²
STAIR #1	6.29 m²
ELEVATOR	4.67 m²
	36.89 m²
PARTS	88.54 m²
TECH PARTS	16.56 m²
RETAIL PARTS	6.04 m²
VESTIBULE	3.71 m²
	114.85 m²
SHOWROOM	600.60 m²
SALES	232.03 m²
VEHICLE DELIVERY	91.50 m²
VESTIBULE	6.73 m²
	930.87 m²
SERVICE BAYS	803.25 m²
CAR WASH	43.94 m²
WORK AREA	29.56 m²
OFFICE	10.22 m²
	886.97 m²
SERVICE RECEPTION	396.23 m²
SERVICE WRITE UP	48.94 m²
	445.16 m²
Grand total	2416.74 m²

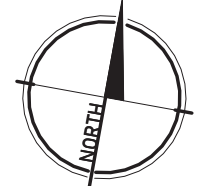
1 MAIN FLOOR PLAN (MB)
CC06 1:125

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1 ISSUED FOR DEVELOPMENT PERMIT 2024-04-13
2 ISSUED FOR COORDINATION 2024-07-09

PROJECT NAME:
MERCEDES BENZ

PROJECT ADDRESS:
2959 DOUGLAS ST, VICTORIA, BC V8T 4N1

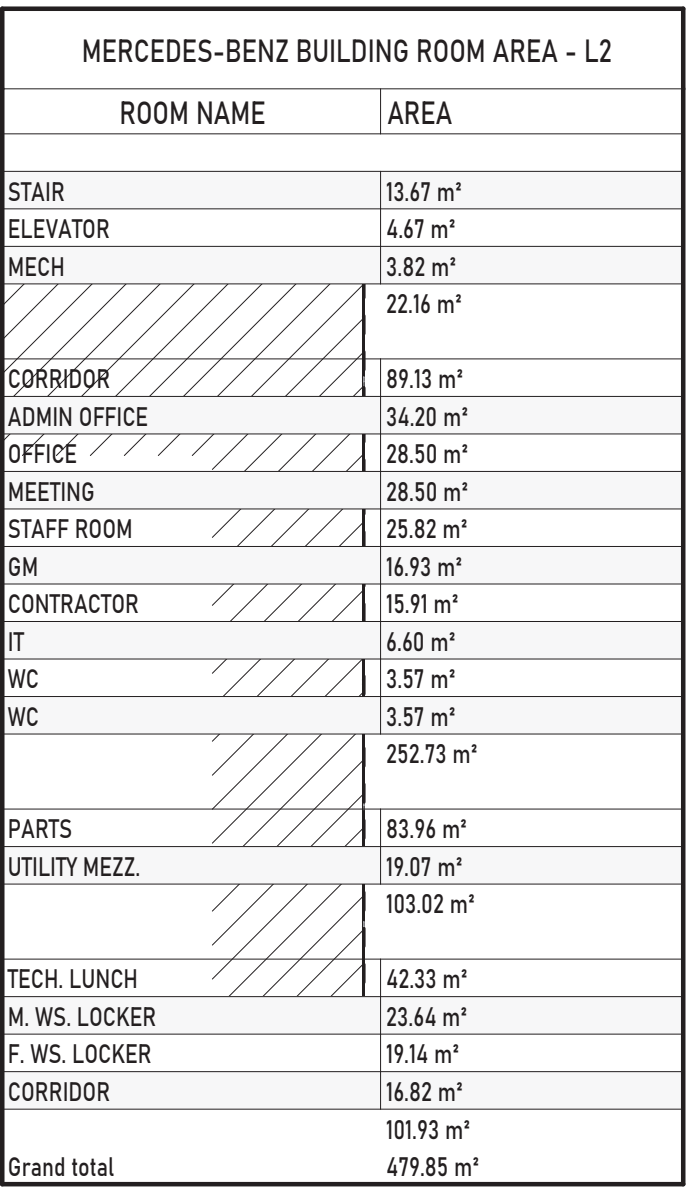
DRAWING TITLE:
FLOOR PLAN - MB - LEVEL
1

PROJECT NO: 25017 DRAWN: KL

SCALE: REVIEWED: RP

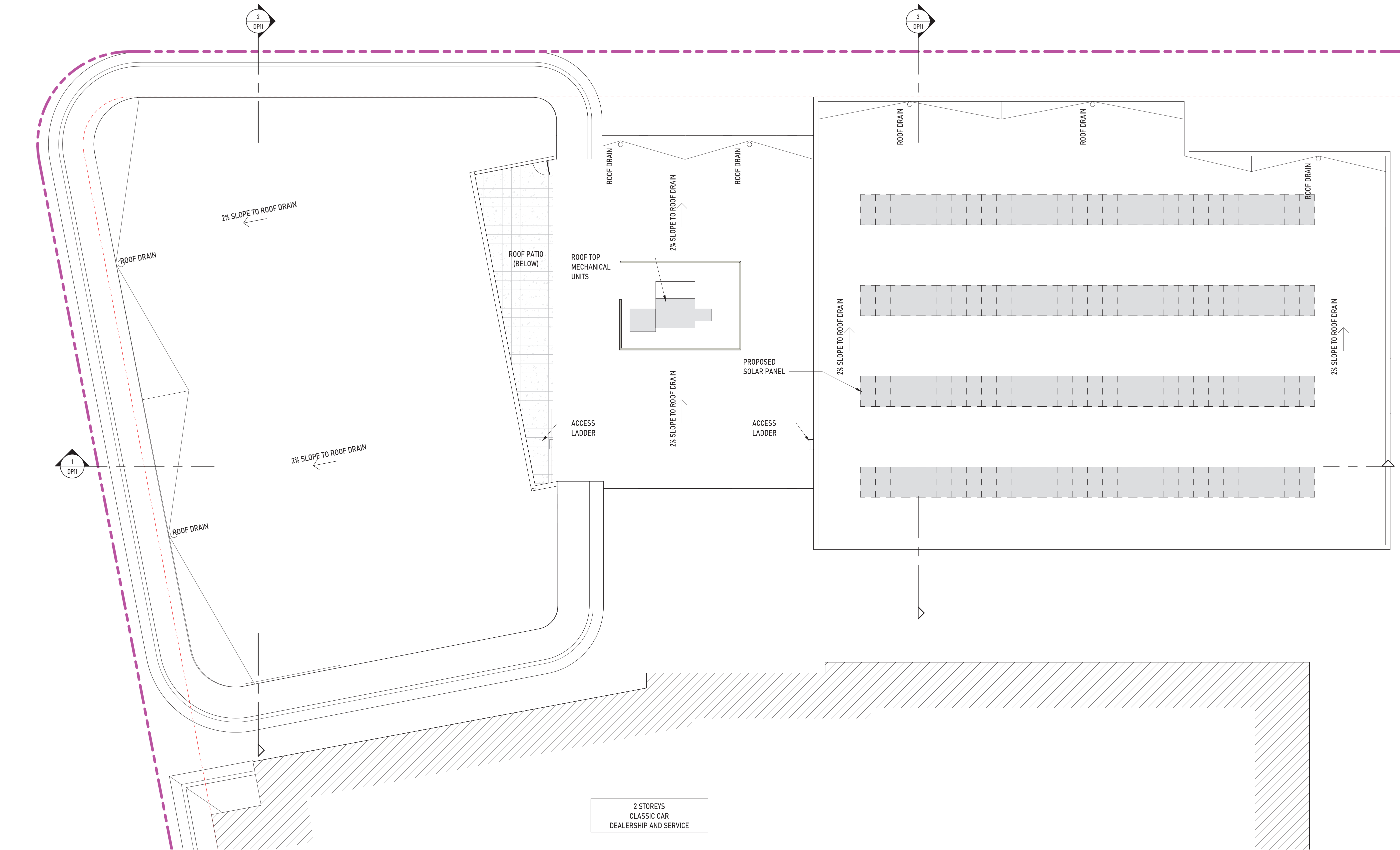
DWG NO:

DP04



MERCEDES-BENZ BUILDING ROOM AREA - L2	
ROOM NAME	AREA
STAIR	13.67 m²
ELEVATOR	4.67 m²
MECH	3.82 m²
	22.16 m²
CORRIDOR	89.13 m²
ADMIN OFFICE	34.20 m²
OFFICE	28.50 m²
MEETING	28.50 m²
STAFF ROOM	25.82 m²
GM	16.93 m²
CONTRACTOR	15.91 m²
IT	6.60 m²
WC	3.57 m²
WC	3.57 m²
	252.73 m²
PARTS	83.96 m²
UTILITY MEZZ.	19.07 m²
	103.02 m²
TECH. LUNCH	42.33 m²
M. W. S. LOCKER	23.64 m²
F. W. S. LOCKER	19.14 m²
CORRIDOR	16.82 m²
	101.93 m²
Grand total	479.85 m²

1 (DP) LEVEL 2 - MERCEDES BENZ
CC06 1:125



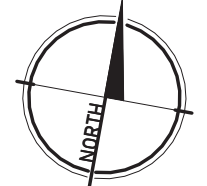
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PROJECT NAME:
MERCEDES BENZ

PROJECT ADDRESS:
2959 DOUGLAS ST, VICTORIA, BC V8T 4N1

DRAWING TITLE:
ROOF PLAN - MB - ROOF

PROJECT NO: 25017 DRAWN: KL
SCALE: REVIEWED: RP

DWG NO:

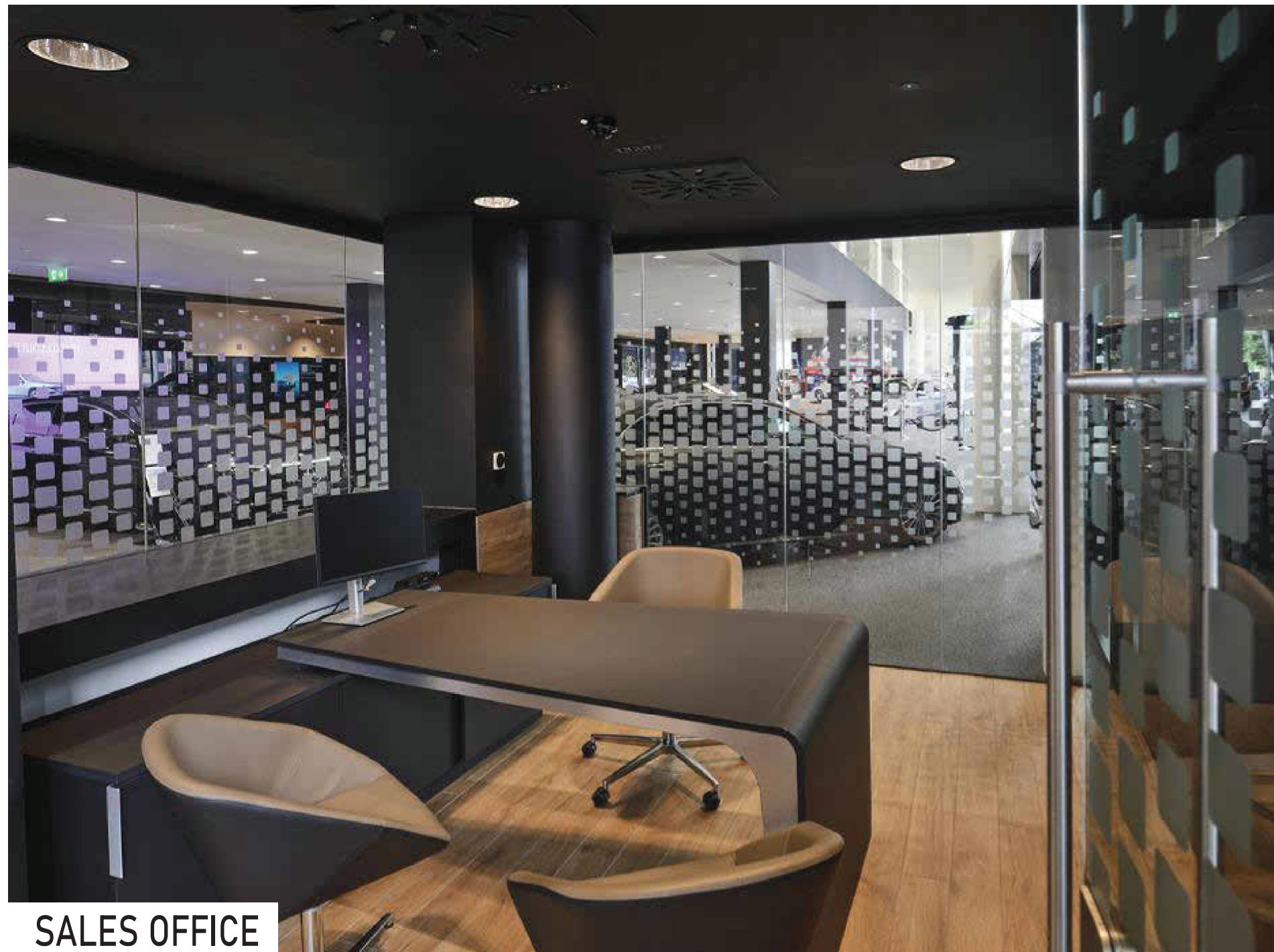
DP06



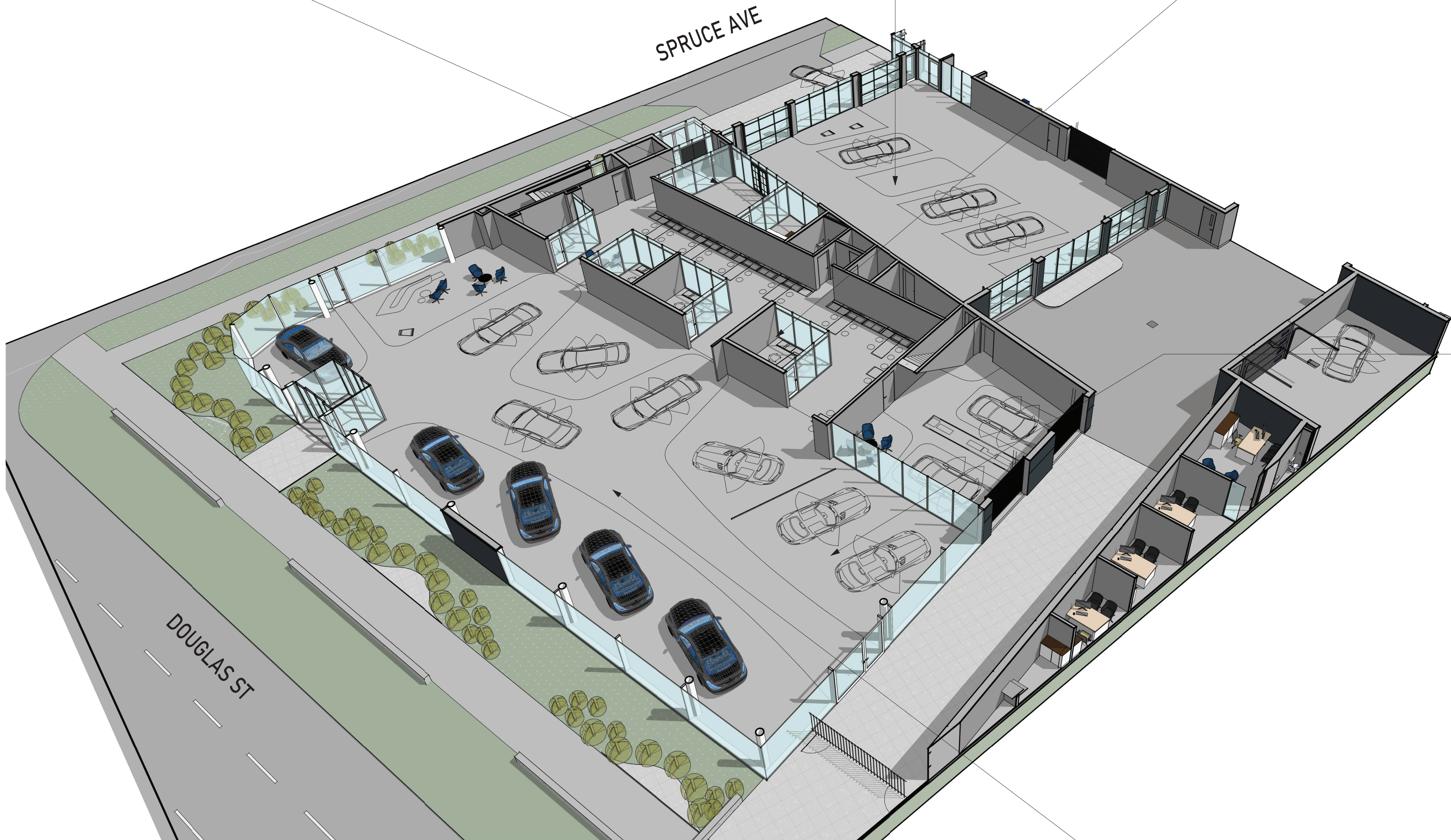
SERVICE WRITE-UP



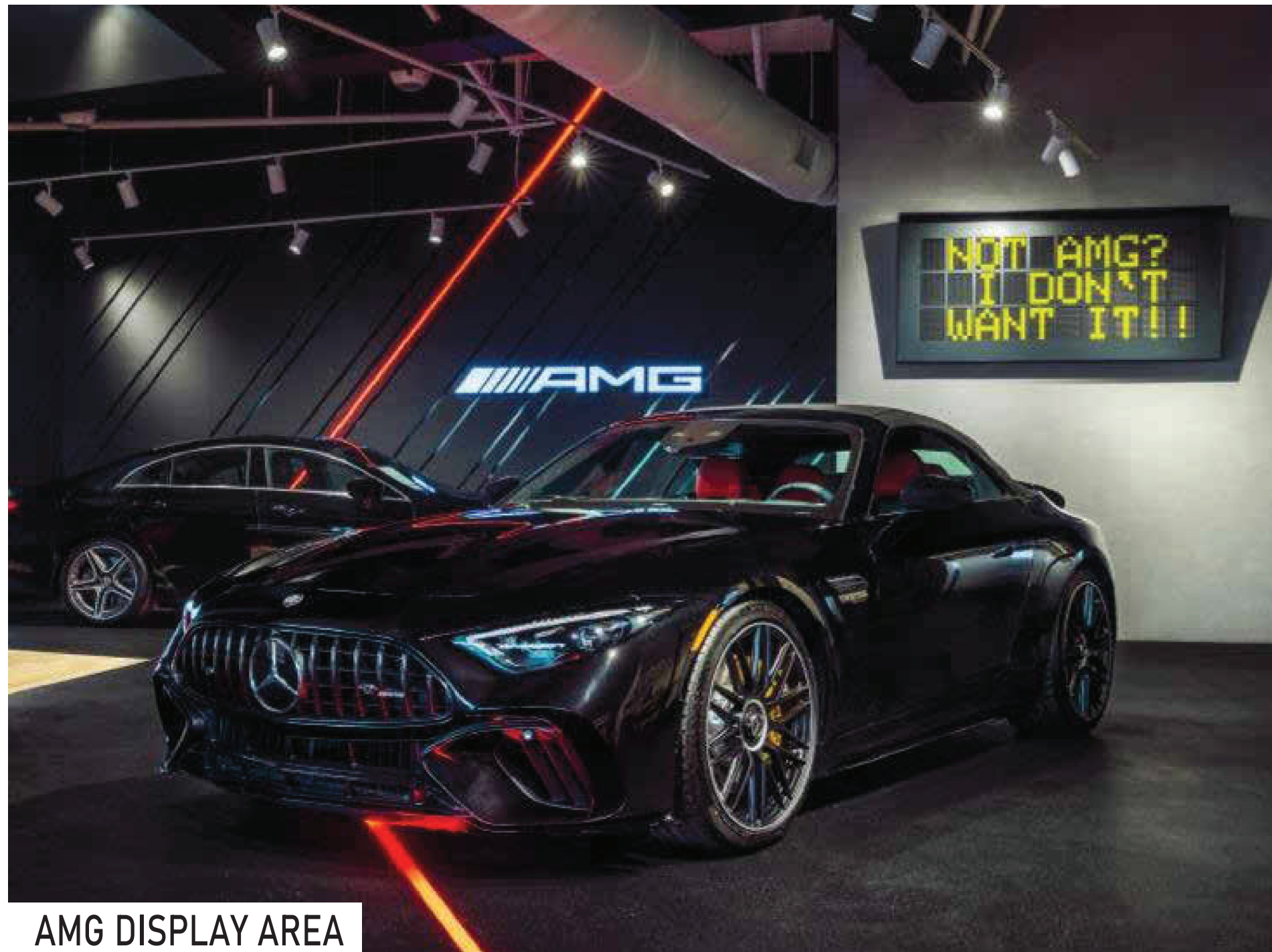
SERVICE RECEPTION AREA



SALES OFFICE



PERSPECTIVE VIEW - MB - LEVEL 1



AMG DISPLAY AREA



SALES AREA

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DRAWING TITLE:
PERSPECTIVE VIEW - MB -
L1

PROJECT NO: 25017 DRAWN: KL

SCALE: REVIEWED: RP

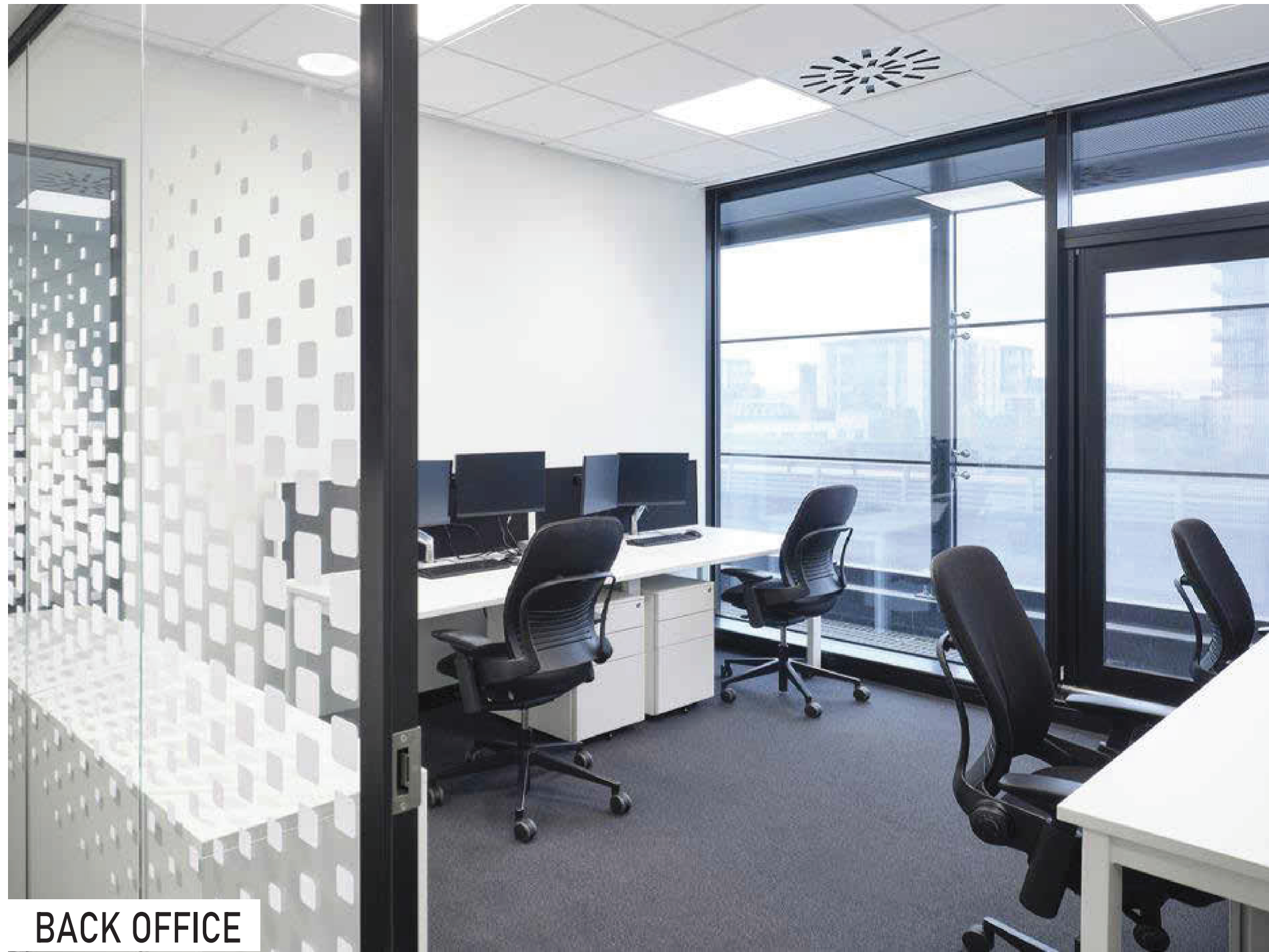
DWG NO: DP07



MANAGER'S OFFICE



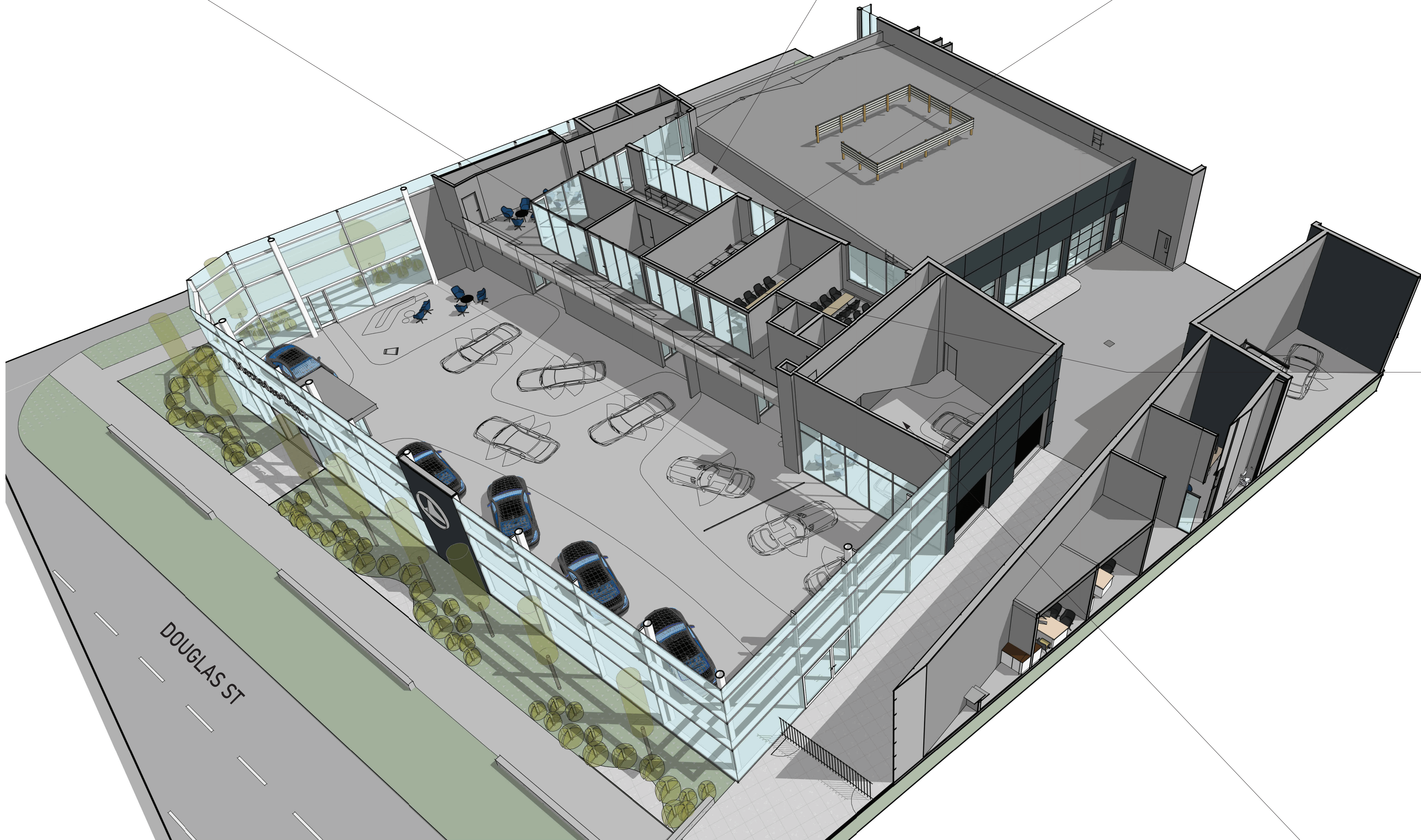
ROOFTOP PATIO DECK



BACK OFFICE



STAFF MEETING ROOM



PERSPECTIVE VIEW - MB - LEVEL 2



NEW VEHICLE DELIVERY

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DRAWING TITLE:
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L2

PROJECT NO: 25017 DRAWN: KL

SCALE: REVIEWED: RP

DWG NO: DP08