



LOCATION PLAN

N.T.S.



CONCEPTUAL RENDERING

# VICTORIA PORSCHE - GAIN GROUP

NEW CAR DEALERSHIP

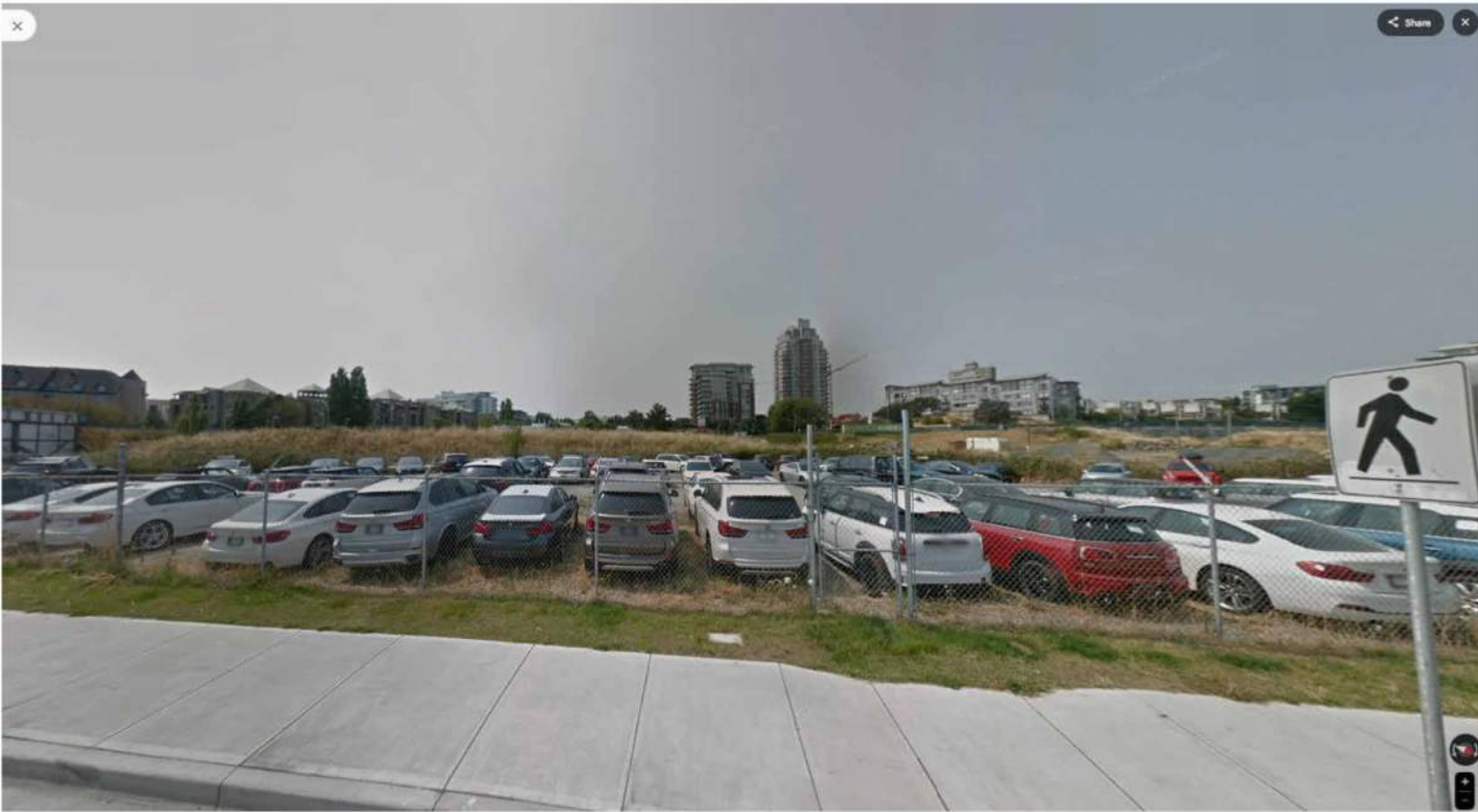
ISSUED FOR DEVELOPMENT PERMIT RESUBMISSION

CIVIC ADDRESS:

202 HARBOUR RD, VICTORIA, BC, V9A 3S2

LEGAL DESCRIPTION:

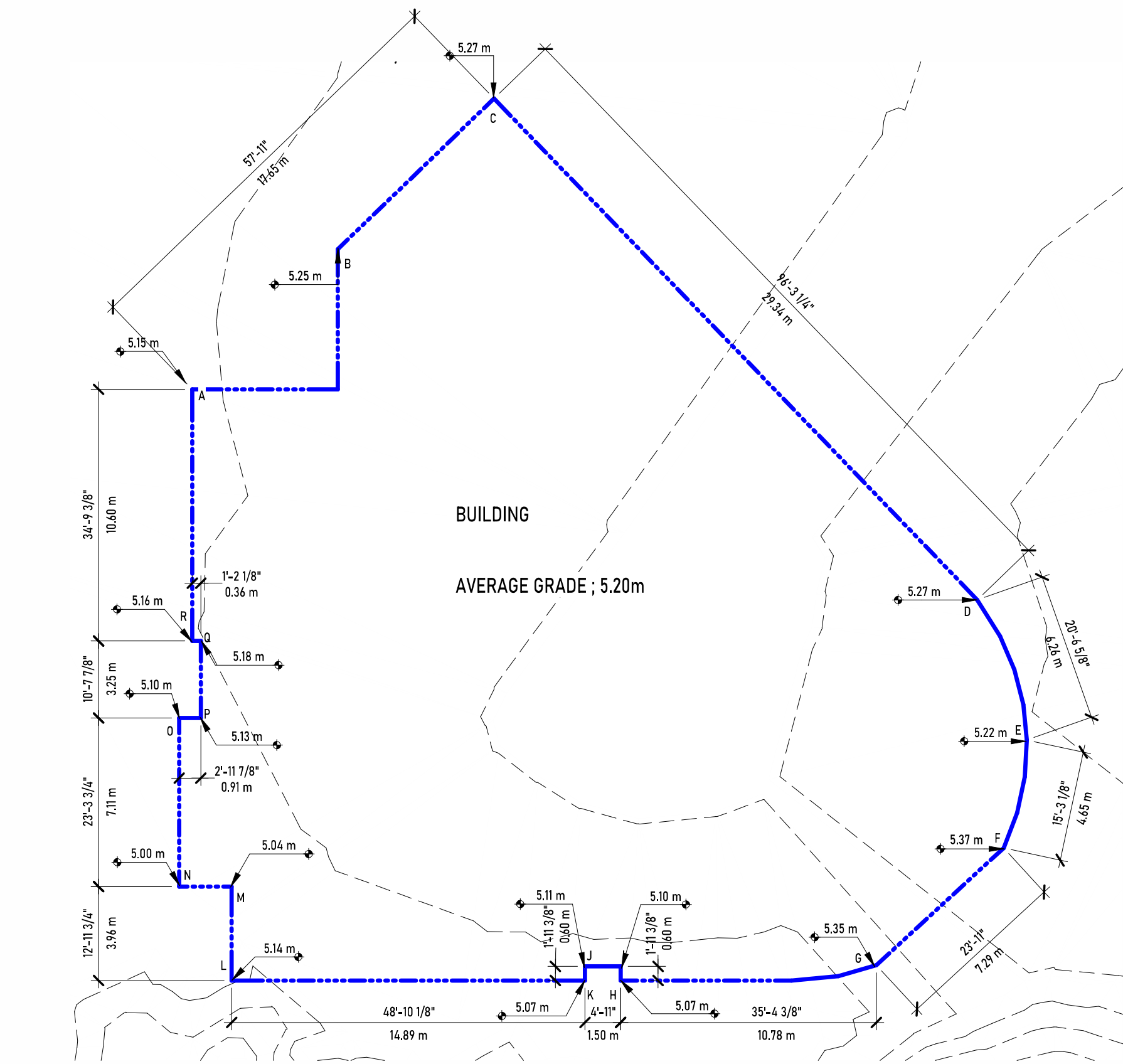
SECTION 119 VICTORIA PLAN VIP3237 SUBSIDY LOT 6, EXCEPT  
PLAN 51212, PT SHOWN OUTLINED IN RED ON PL 1338 OS.



EXISTING STREET VIEW

PROJECT STATISTICS		24033 - 202 HARBOUR ROAD				
		DATE		21-Nov-2025		
SITE INFORMATION	SITE INFORMATION					
	CIVIC ADDRESS		202 HARBOUR ROAD, VICTORIA, BC V9A 3S2			
	SITE AREA		2,182 m²		23,492 SF	
	ZONING		CD-9 ZONE, DOCKSIDE DISTRICT, DEVELOPMENT AREA - F			
SITE INFORMATION			EXISTING		PERMITTED	
	ZONING		CD-9 (AREA F)		CD-9 (AREA F)	
	FLOOR AREA RATIO (FAR)		-		2 : 1	
	SITE COVERAGE		-		0.0%	
					64.4%	
BUILDING DATA	BUILDING HEIGHT (STOREYS)		6 STOREYS		4 STOREYS	
	BUILDING HEIGHT (BYLAW 15.3)		30.50 m (Max)		100.07' (Max)	
	SETBACKS		FRONT YARD (EAST)(HARBOUR ROAD)		2813 m	
			4.00 m (Min)		13'12" (Min)	
			REAR YARD (NORTH/WEST)		3.20 m	
BUILDING DATA			4.50 m (Min)		14'78" (Min)	
			SIDE YARD (SOUTH/WEST)		4.00 m	
			3.20 m (Min)		10'50" (Min)	
			0.00 m		0'00"	
BUILDING DATA	GROSS FLOOR AREAS		GROSS FLOOR AREA		FLOOR AREA (CoV BYLAW)	
	PARKADE P1		1,900 m²		20,449 SF	
	PARKADE P1 MEZZ.		255 m²		2,740 SF	
	LEVEL 1		929 m²		10,003 SF	
	LEVEL 2		1,406 m²		15,134 SF	
BUILDING DATA	LEVEL 3		760 m²		8,180 SF	
	LEVEL 4		484 m²		5,211 SF	
	TOTAL		5,734 m²		61,717 SF	
			4,166 m²		44,839 SF	
BUILDING DATA	COMMERCIAL RETAIL UNIT (OFFICE)(LEVEL 3 & LEVEL 4)				1,155 m²	
					12,431 SF	
	COMMERCIAL RETAIL UNIT (PORSCHE)(LEVEL 1 & LEVEL 2)				1,701 m²	
					18,310 SF	
	REPAIR GARAGE (PORSCHE)(LEVEL P1 + P1 MEZZ)				1,310 m²	
BUILDING DATA					14,098 SF	
	BUILDING FOOTPRINT AREA (BCBC DEFINITION)		1,406 m²		15,134 SF	
PARKING DATA	PARKING DATA		REQUIRED		PROPOSED	
	PARKING TYPE					
	CRU		Parking Bylaw 12 Table 1 (1 per 80m2)		0	
	OFFICE		Bylaw Part 12.9 CD-9 (1 per /65m2)		15	
	TOTAL PARKING		Refer to Parking Study		58	
PARKING DATA			36			
	ELECTRIC VEHICLE STALL:		Bylaw 2.4 Table 3		3	
					4	
	ACCESSIBLE PARKING STA		Bylaw 4.1 Table 5		2	
	ACCESSIBLE VAN STALLS		Bylaw 4.1 Table 5		1	
PARKING DATA						
PARKING DATA	BICYCLE PARKING		Bicycle Parking Bylaw Reference		34	
					47	
PARKING DATA	OFFICE		Long Term (1 per 150m2)		0	
			Short Term (1 per 400m2)		0	
					8	
					17%	
					3	
PARKING DATA					8%	
	CRU		Long Term (1 per 200m2)		15	
			Short Term (1 per 200m2)		19	
					40%	
					21	
PARKING DATA					45%	
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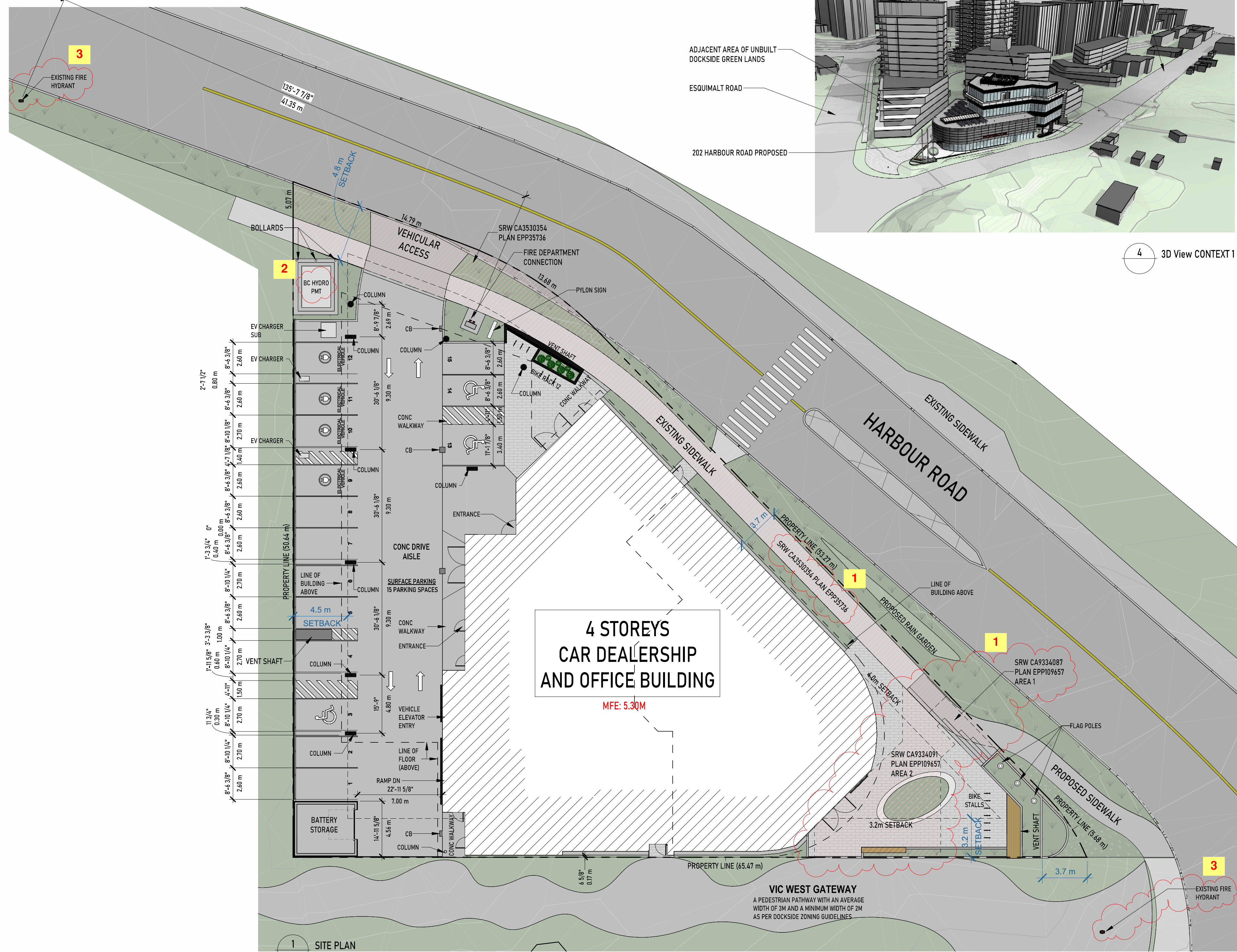
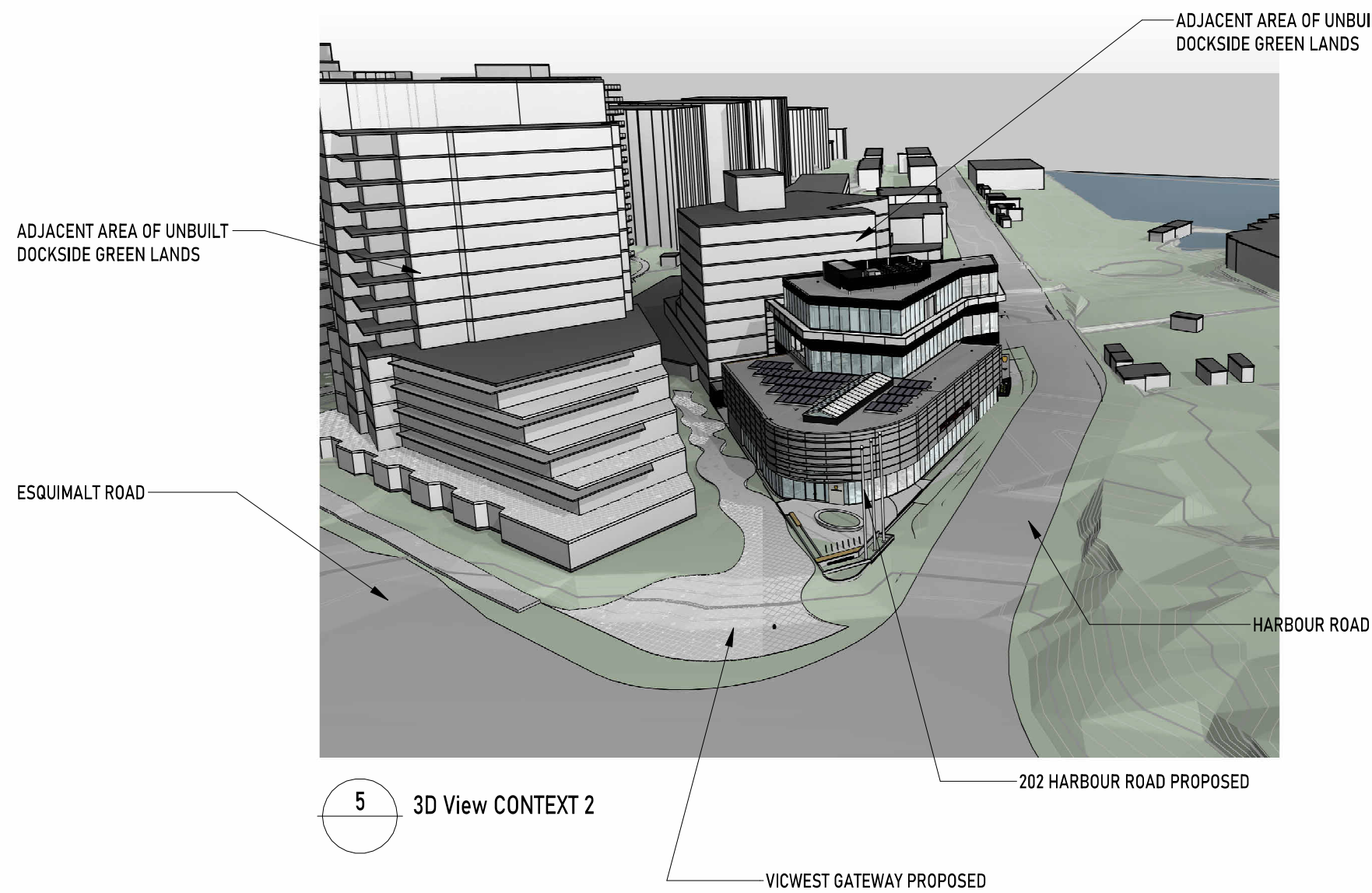
2 PARKADE PI FLOOR PLAN  
1:200

Points	Grade		Distance			
A	5.16 m	Points A to B	( 5.16 m + 5.25 m ) ÷ 2 =	5.21 m x 6.15 m	=	32.01075
B	5.25 m	Points B to C	( 5.25 m + 5.27 m ) ÷ 2 =	5.26 m x 9.11 m	=	47.9186
C	5.27 m	Points C to D	( 5.27 m + 5.27 m ) ÷ 2 =	5.27 m x 29.34 m	=	154.6218
D	5.27 m	Points D to E	( 5.27 m + 5.22 m ) ÷ 2 =	5.25 m x 6.22 m	=	32.6239
E	5.22 m	Points E to F	( 5.22 m + 5.22 m ) ÷ 2 =	5.22 m x 4.28 m	=	22.3416
F	5.37 m	Points F to G	( 5.37 m + 5.37 m ) ÷ 2 =	5.37 m x 7.12 m	=	38.2344
G	5.35 m	Points G to H	( 5.35 m + 5.07 m ) ÷ 2 =	5.21 m x 10.78 m	=	56.1638
H	5.07 m	Points H to I	( 5.07 m + 5.10 m ) ÷ 2 =	5.09 m x 0.60 m	=	3.051
I	5.10 m	Points I to J	( 5.10 m + 5.11 m ) ÷ 2 =	5.11 m x 1.50 m	=	7.6575
J	5.11 m	Points J to K	( 5.11 m + 5.07 m ) ÷ 2 =	5.09 m x 0.60 m	=	3.054
K	5.07 m	Points K to L	( 5.07 m + 5.14 m ) ÷ 2 =	5.11 m x 14.89 m	=	76.01345
L	5.14 m	Points L to M	( 5.14 m + 5.04 m ) ÷ 2 =	5.09 m x 3.96 m	=	20.1564
M	5.04 m	Points M to N	( 5.04 m + 5.00 m ) ÷ 2 =	5.02 m x 2.21 m	=	11.0942
N	5.00 m	Points N to O	( 5.00 m + 5.10 m ) ÷ 2 =	5.05 m x 7.11 m	=	35.9055
O	5.10 m	Points O to P	( 5.10 m + 5.13 m ) ÷ 2 =	5.12 m x 0.91 m	=	4.65465
P	5.13 m	Points P to Q	( 5.13 m + 5.18 m ) ÷ 2 =	5.16 m x 3.25 m	=	16.75375
Q	5.18 m	Points Q to R	( 5.18 m + 5.16 m ) ÷ 2 =	5.17 m x 0.36 m	=	1.8612
R	5.16 m	Points R to A	( 5.16 m + 5.16 m ) ÷ 2 =	5.16 m x 16.53 m	=	85.2948
Total				124.92 m		649.4113

Grade Calculation	
649.41 ÷ 124.92 m	= 5.20 m



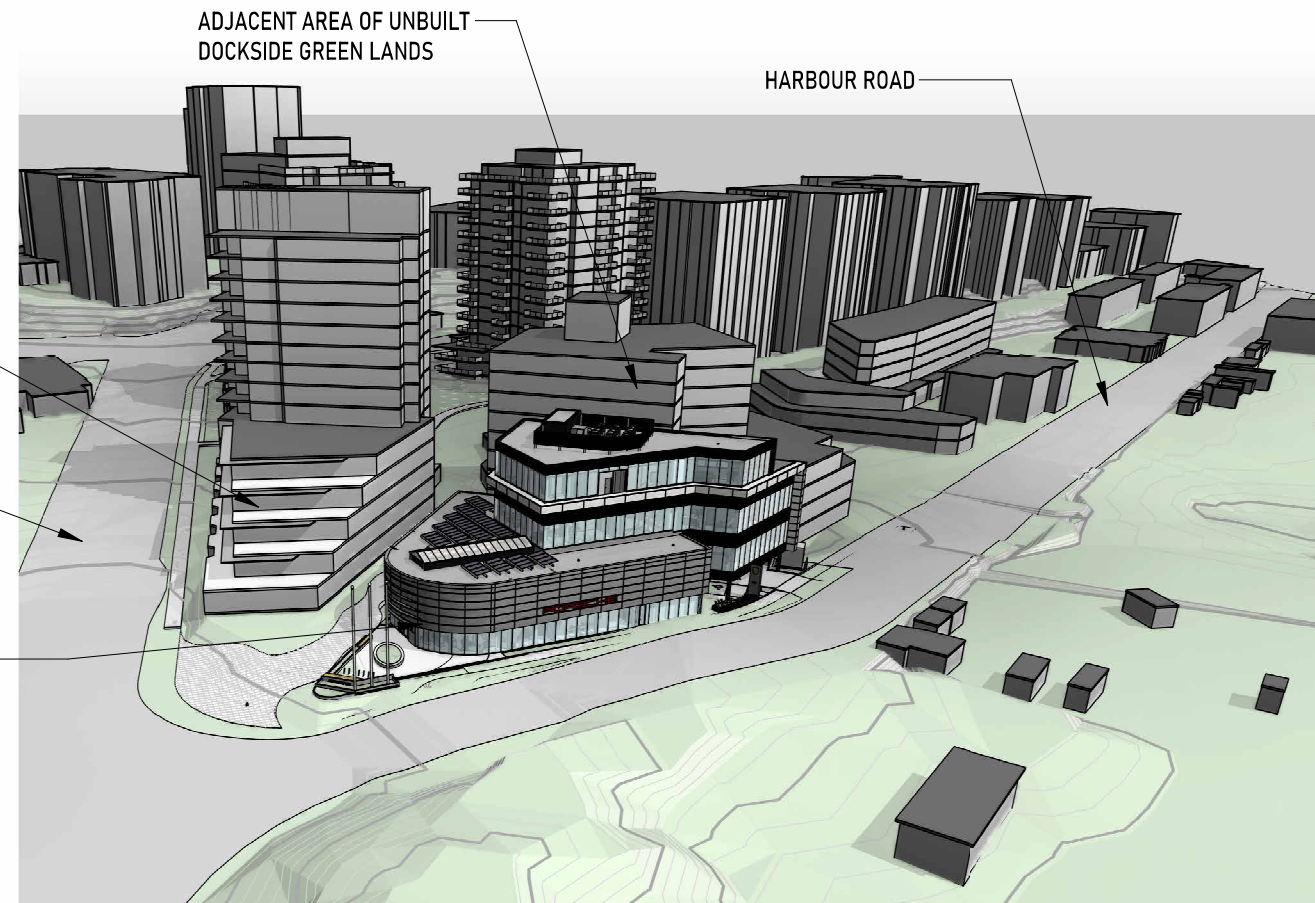
3 SITE CONTEXT PLAN  
1:3000



1 SITE PLAN  
1:200



AERIAL VIEW FROM INTERSECTION OF ESQUIMALT ROAD AND HARBOUR ROAD

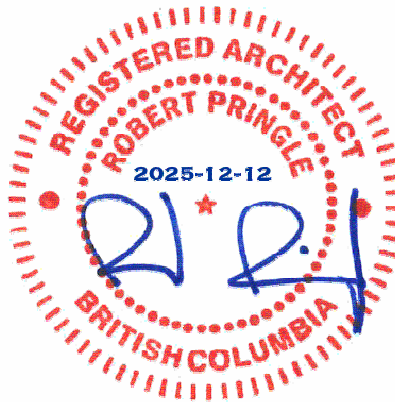


4 3D View CONTEXT 1

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NO. ISSUED FOR: DATE:  
1 ISSUED FOR DEVELOPMENT PERMIT 2025-07-04  
2 ISSUED FOR DP RESUBMISSION 2025-12-11



PORSCHE

PROJECT NAME:  
VICTORIA PORSCHE - GAIN GROUP

PROJECT ADDRESS:  
202 HARBOUR ROAD,  
VICTORIA, BC V9A 3S2

DRAWING TITLE:  
SITE PLAN

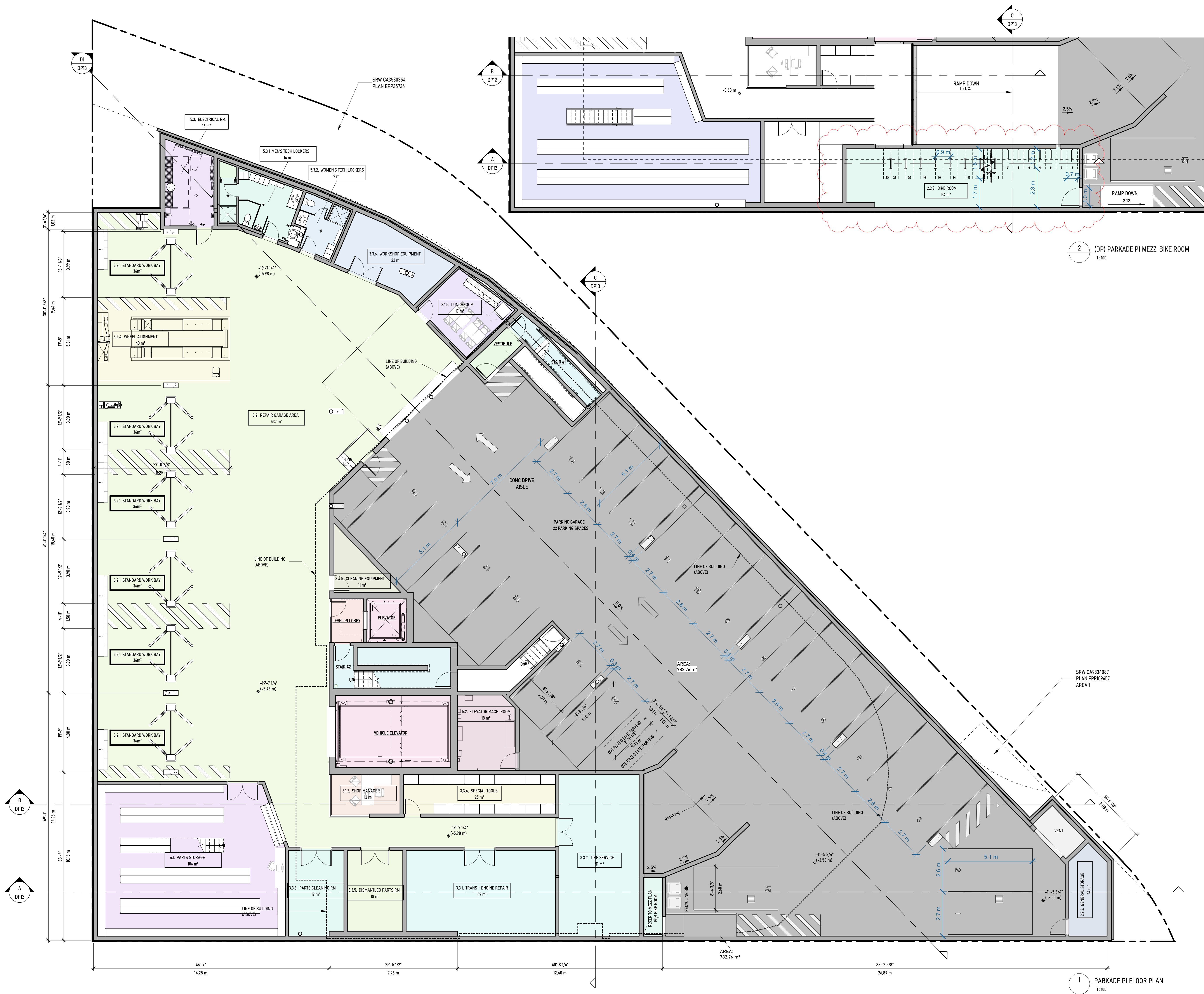
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SCALE: REVIEWED: -

DWG NO:

DP02

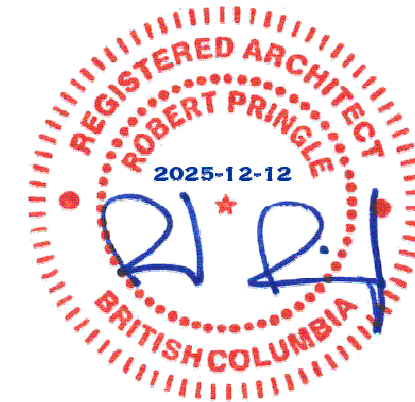




2 (DP) PARKADE P1 MEZZ. BIKE ROOM  
1:100

1 PARKADE P1 FLOOR PLAN  
1:100

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PORSCHE

PROJECT NAME:  
VICTORIA PORSCHE - GAIN GROUP

PROJECT ADDRESS:  
202 HARBOUR ROAD,  
VICTORIA, BC V9A 3S2

DRAWING TITLE:  
FLOOR PLAN - PARKADE P1

PROJECT NO: 24033 DRAWN: -

SCALE: REVIEWED: -

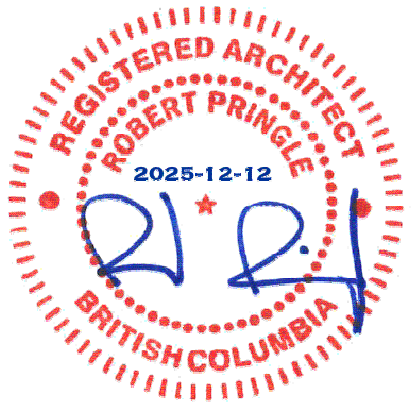
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DP03





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PROJECT NAME:  
VICTORIA PORSCHE - GAIN GROUP

PROJECT ADDRESS:  
202 HARBOUR ROAD,  
VICTORIA, BC V9A 3S2

DRAWING TITLE:  
FLOOR PLAN - LEVEL 1

PROJECT NO: 24033 DRAWN: -

SCALE: REVIEWED: -

DWG NO:

DP04

2 MAIN FLOOR PLAN

1:100





3 SECOND FLOOR PLAN  
1:100

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VICTORIA PORSCHE - GAIN GROUP

PROJECT ADDRESS:  
202 HARBOUR ROAD,  
VICTORIA, BC V9A 3S2

DRAWING TITLE:  
FLOOR PLAN - LEVEL 2

PROJECT NO: 24033 DRAWN: -

SCALE: REVIEWED: -

DWG NO:

DP05

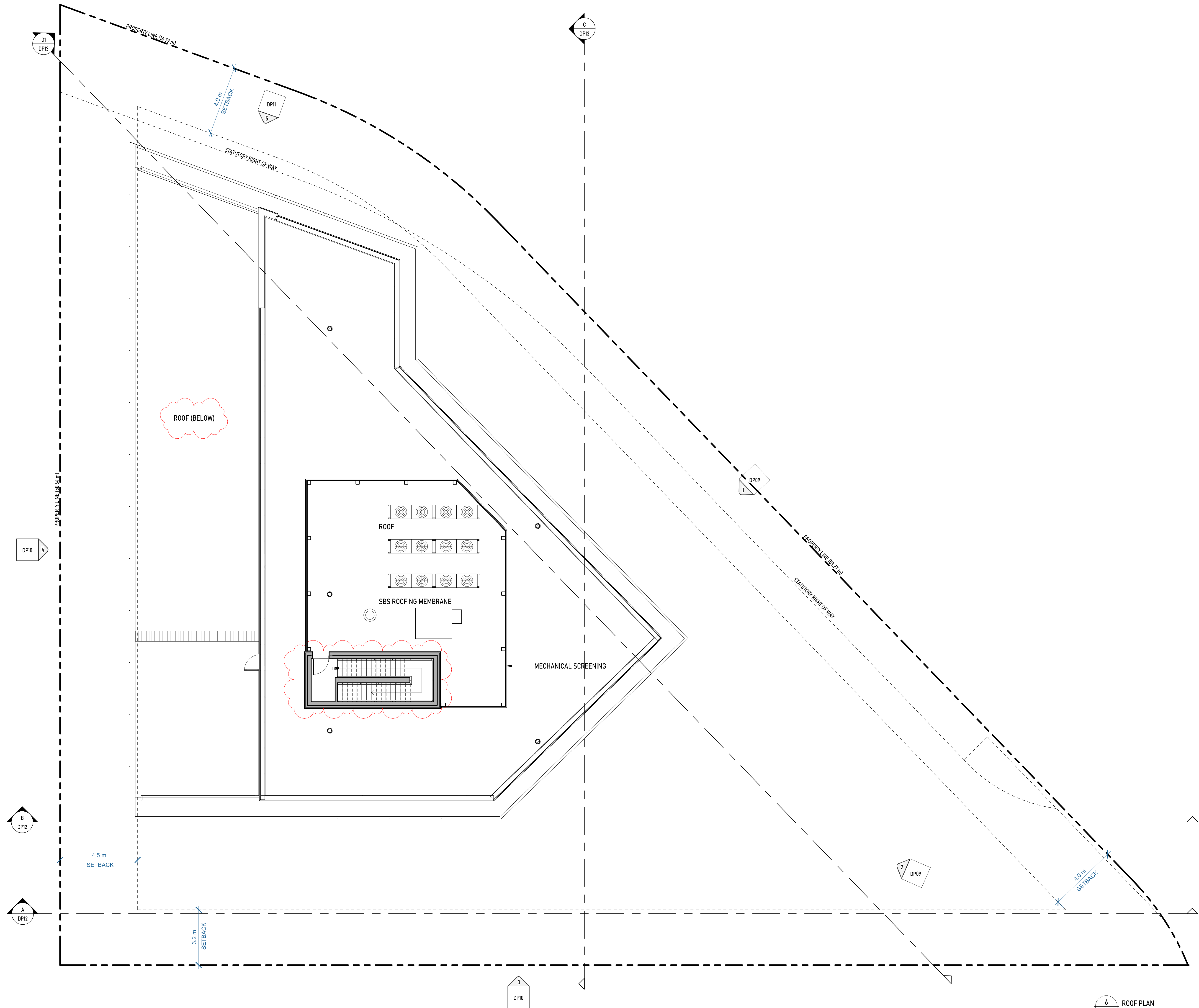








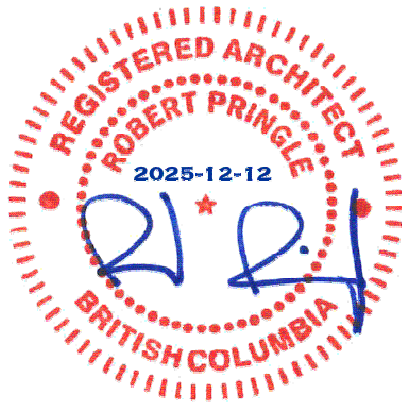




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PORSCHE

PROJECT NAME:  
VICTORIA PORSCHE - GAIN GROUP

PROJECT ADDRESS:  
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VICTORIA, BC V9A 3S2

DRAWING TITLE:  
ROOF PLAN - LEVEL 5

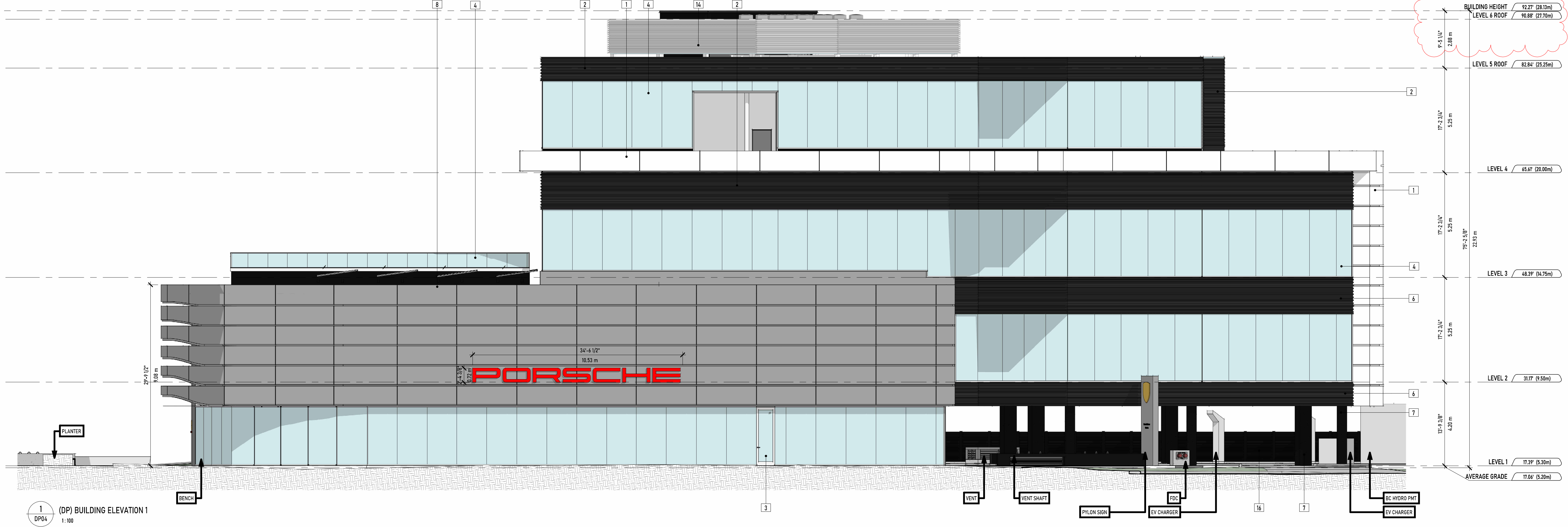
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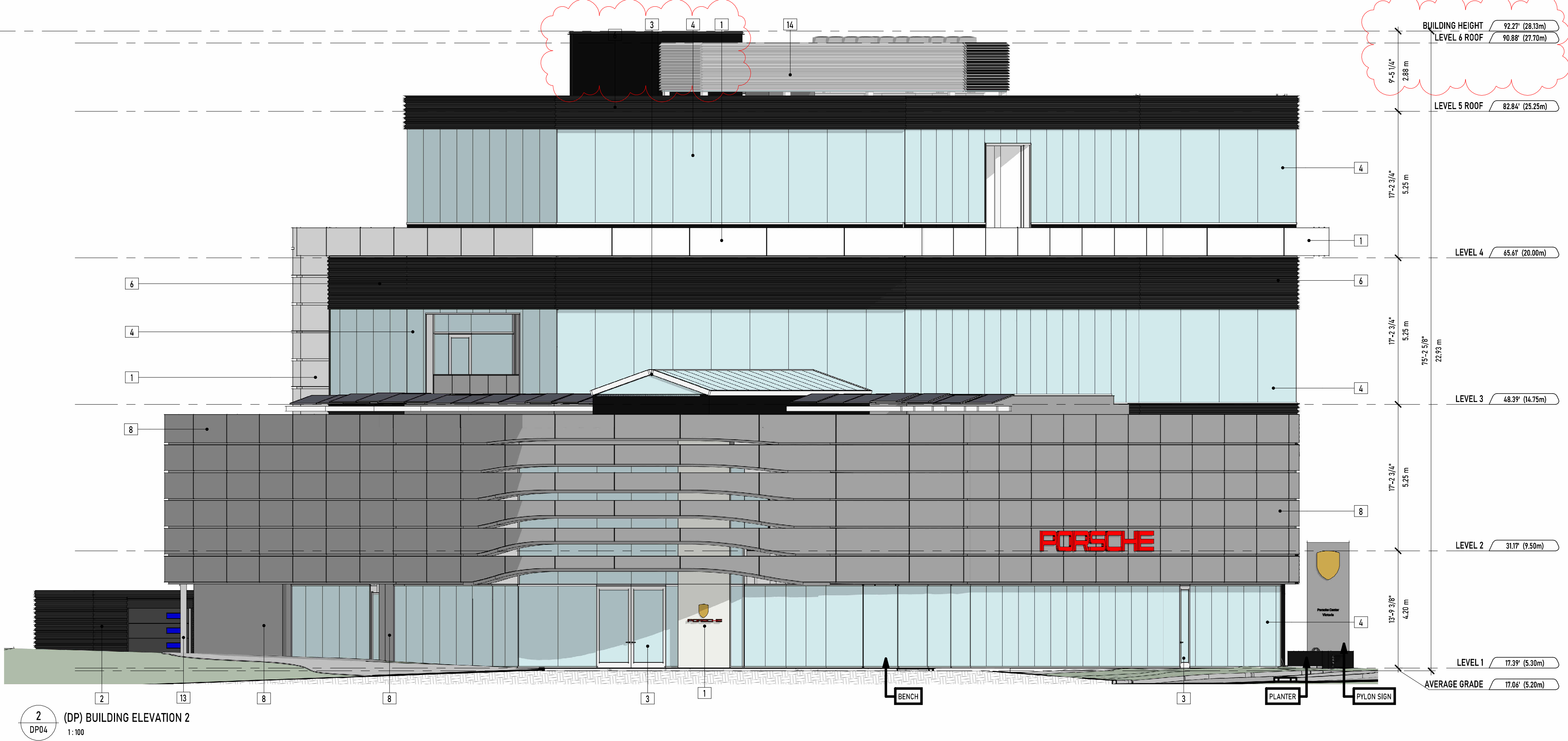
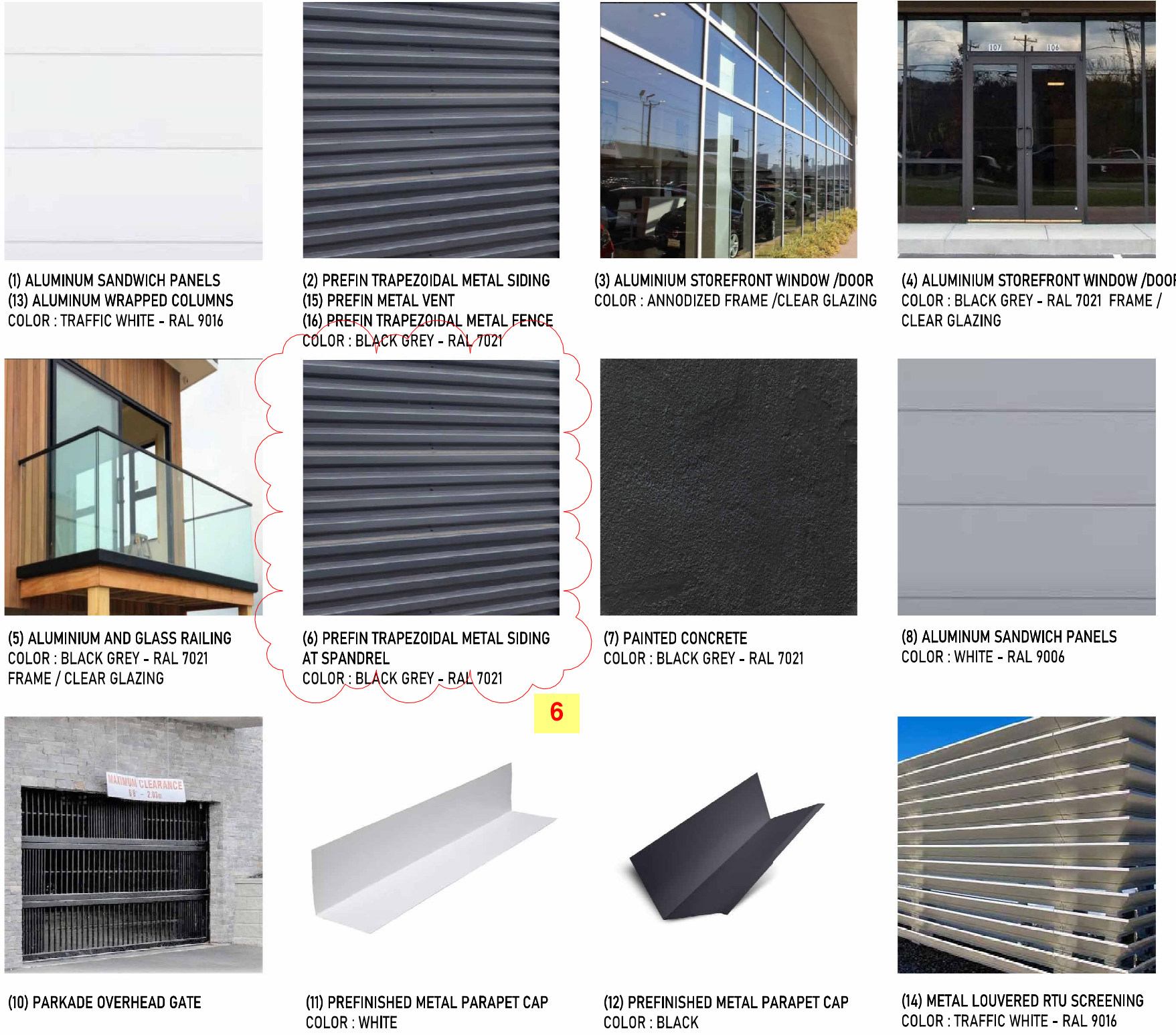
DWG NO:

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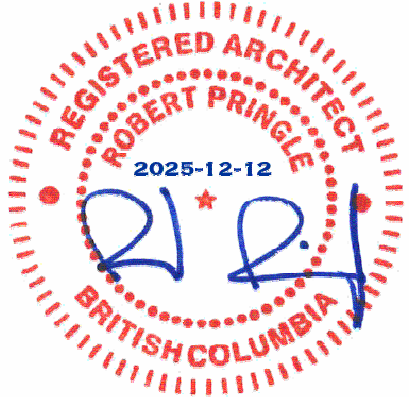
#	MATERIAL TYPE	COLOUR
1	ALUMINUM SANDWICH PANELS	TRAFFIC WHITE - RAL 9016
2	PREFINISHED TRAPEZOIDAL METAL SIDING	BLACK GREY - RAL 7021
3	ALUMINIUM STOREFRONT WINDOW/DOOR	ANNODIZED FRAME/CLEAR GLAZING
4	ALUMINIUM STOREFRONT WINDOW/DOOR	BLACK GREY FRAME - RAL 7021
5	ALUMINIUM AND GLASS RAILING	BLACK GREY FRAME - RAL 7021
6	ALUMINIUM STOREFRONT WINDOW W/ SPANDREL GLAZING	BLACK GREY FRAME & GLAZING - RAL 7021
7	PAINTED CONCRETE	BLACK GREY - RAL 7021
8	ALUMINIUM SANDWICH PANELS	WHITE - RAL 9006
9	PAINTED ALUMINUM EXTERIOR DOOR	MATCHED TO ADJACENT COLUR
10	PARKADE OVERHEAD GATE	MATCHED TO ADJACENT COLUR
11	PREFINISHED METAL PARAPET CAP	COLOUR MATCHED WHITE
12	PREFINISHED METAL PARAPET CAP	COLOUR MATCHED BLACK
13	ALUMINIUM WRAPPED COLUMN	TRAFFIC WHITE - RAL 9016
14	METAL LOUVERED RTU SCREENING	TRAFFIC WHITE - RAL 9016
15	PREFINISHED METAL VENTING	BLACK GREY - RAL 7021
16	PREFINISHED TRAPEZOIDAL METAL FENCE	BLACK GREY - RAL 7021



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PORSCHE

PROJECT NAME:  
VICTORIA PORSCHE - GAIN GROUP

PROJECT ADDRESS:  
202 HARBOUR ROAD,  
VICTORIA, BC V9A 3S2

DRAWING TITLE:  
ELEVATIONS - EAST &  
SOUTHEAST

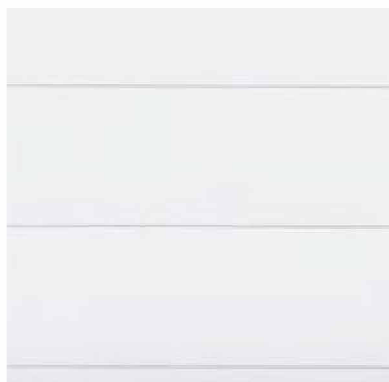
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SCALE: REVIEWED: -

DWG NO:

DP09



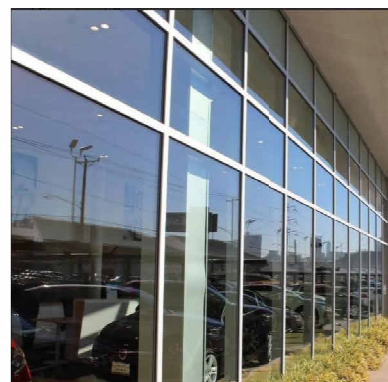
#	MATERIAL TYPE	COLOUR
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2	PREFINISHED TRAPEZOIDAL METAL SIDING	BLACK GREY - RAL 7021
3	ALUMINIUM STOREFRONT WINDOW/DOOR	ANNODIZED FRAME/CLEAR GLAZING
4	ALUMINIUM STOREFRONT WINDOW/DOOR	BLACK GREY FRAME - RAL 7021
5	ALUMINIUM AND GLASS RAILING	BLACK GREY FRAME - RAL 7021
6	ALUMINIUM STOREFRONT WINDOW W/ SPANDREL GLAZING	BLACK GREY FRAME & GLAZING - RAL 7021
7	PAINTED CONCRETE	BLACK GREY - RAL 7021
8	ALUMINIUM SANDWICH PANELS	WHITE - RAL 9006
9	PAINTED ALUMINIUM EXTERIOR DOOR	MATCHED TO ADJACENT COLUR
10	PARKADE OVERHEAD GATE	MATCHED TO ADJACENT COLUR
11	PREFINISHED METAL PARAPET CAP	COLOUR MATCHED WHITE
12	PREFINISHED METAL PARAPET CAP	COLOUR MATCHED BLACK
13	ALUMINIUM WRAPPED COLUMN	TRAFFIC WHITE - RAL 9016
14	METAL LOUVERED RTU SCREENING	TRAFFIC WHITE - RAL 9016
15	PREFINISHED METAL VENTING	BLACK GREY - RAL 7021
16	PREFINISHED TRAPEZOIDAL METAL FENCE	BLACK GREY - RAL 7021



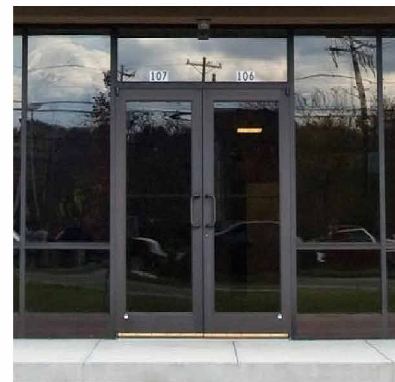
(1) ALUMINUM SANDWICH PANELS  
(13) ALUMINIUM WRAPPED COLUMNS  
COLOR : TRAFFIC WHITE - RAL 9016



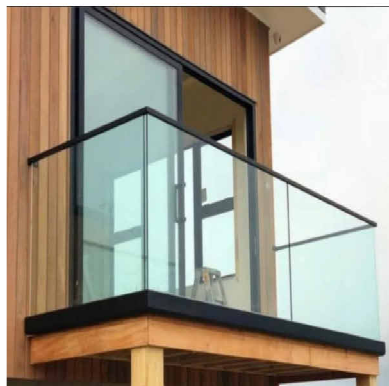
(2) PREFIN TRAPEZOIDAL METAL SIDING  
(15) PREFIN METAL VENT  
(16) PREFIN TRAPEZOIDAL METAL FENCE  
COLOR : BLACK GREY - RAL 7021



(3) ALUMINIUM STOREFRONT WINDOW /DOOR  
COLOR : ANNODIZED FRAME /CLEAR GLAZING



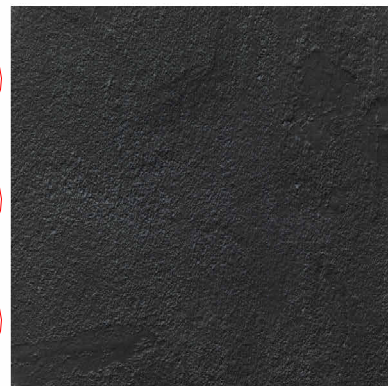
(4) ALUMINIUM STOREFRONT WINDOW /DOOR  
COLOR : BLACK GREY - RAL 7021 FRAME /  
CLEAR GLAZING



(5) ALUMINIUM AND GLASS RAILING  
COLOR : BLACK GREY - RAL 7021  
FRAME / CLEAR GLAZING



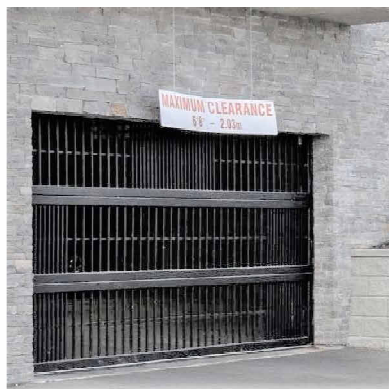
(6) PREFIN TRAPEZOIDAL METAL SIDING  
AT SPANDREL  
COLOR : BLACK GREY - RAL 7021



(7) PAINTED CONCRETE  
COLOR : BLACK GREY - RAL 7021



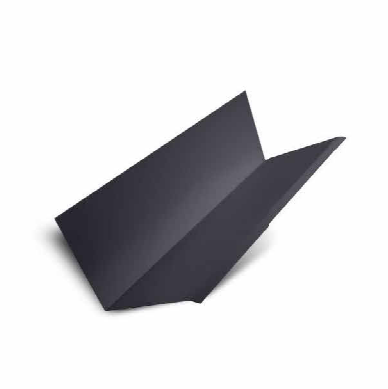
(8) ALUMINIUM SANDWICH PANELS  
COLOR : WHITE - RAL 9006



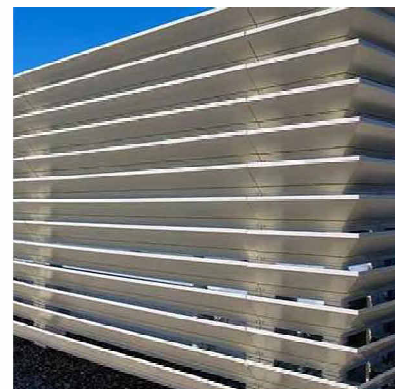
(10) PARKADE OVERHEAD GATE



(11) PREFINISHED METAL PARAPET CAP  
COLOR : WHITE

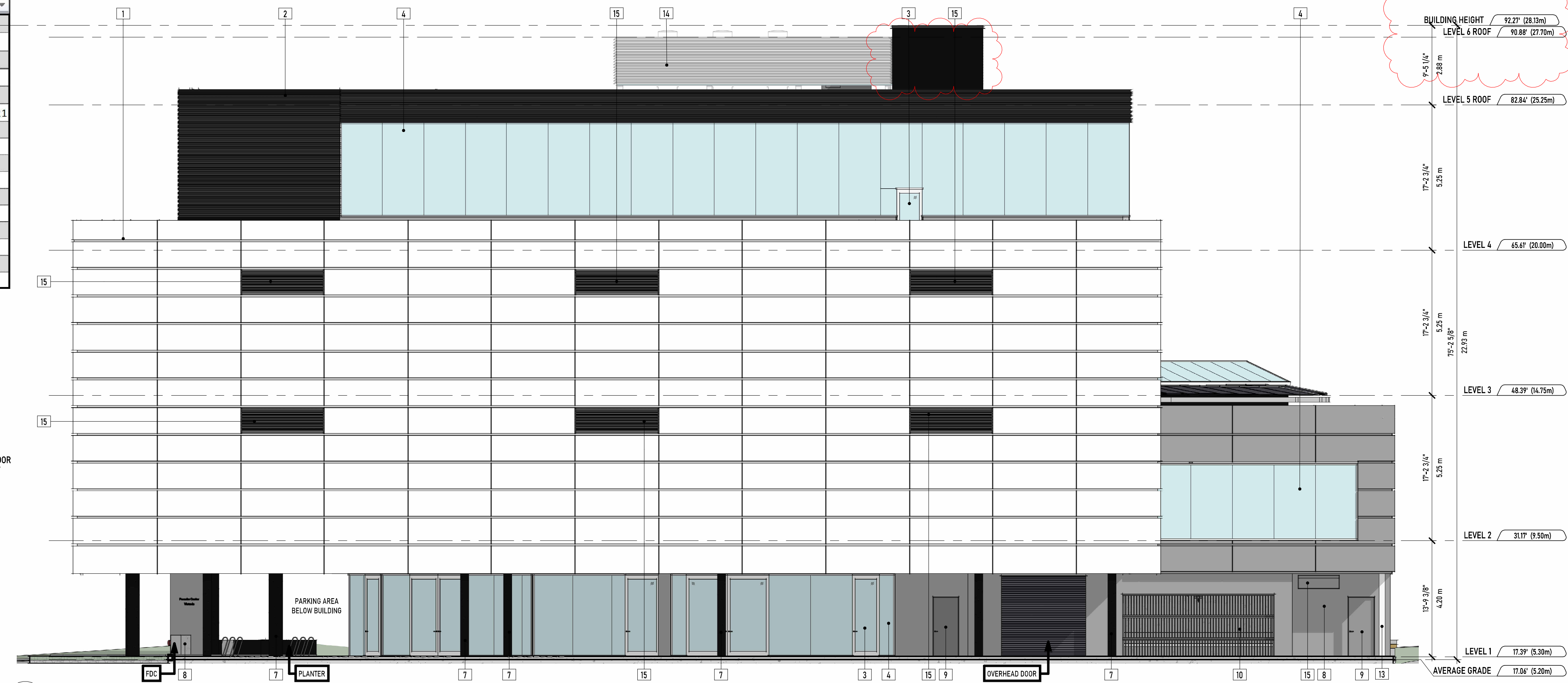


(12) PREFINISHED METAL PARAPET CAP  
COLOR : BLACK



(14) METAL LOUVERED RTU SCREENING  
COLOR : TRAFFIC WHITE - RAL 9016

3 (DP) BUILDING ELEVATION 3  
1:100



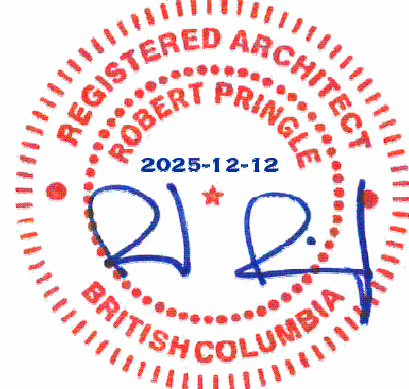
4 (DP) BUILDING ELEVATION 4  
1:100



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PORSCHE

PROJECT NAME:  
VICTORIA PORSCHE - GAIN GROUP

PROJECT ADDRESS:  
202 HARBOUR ROAD,  
VICTORIA, BC V9A 3S2

DRAWING TITLE:  
ELEVATIONS - SOUTH &  
WEST

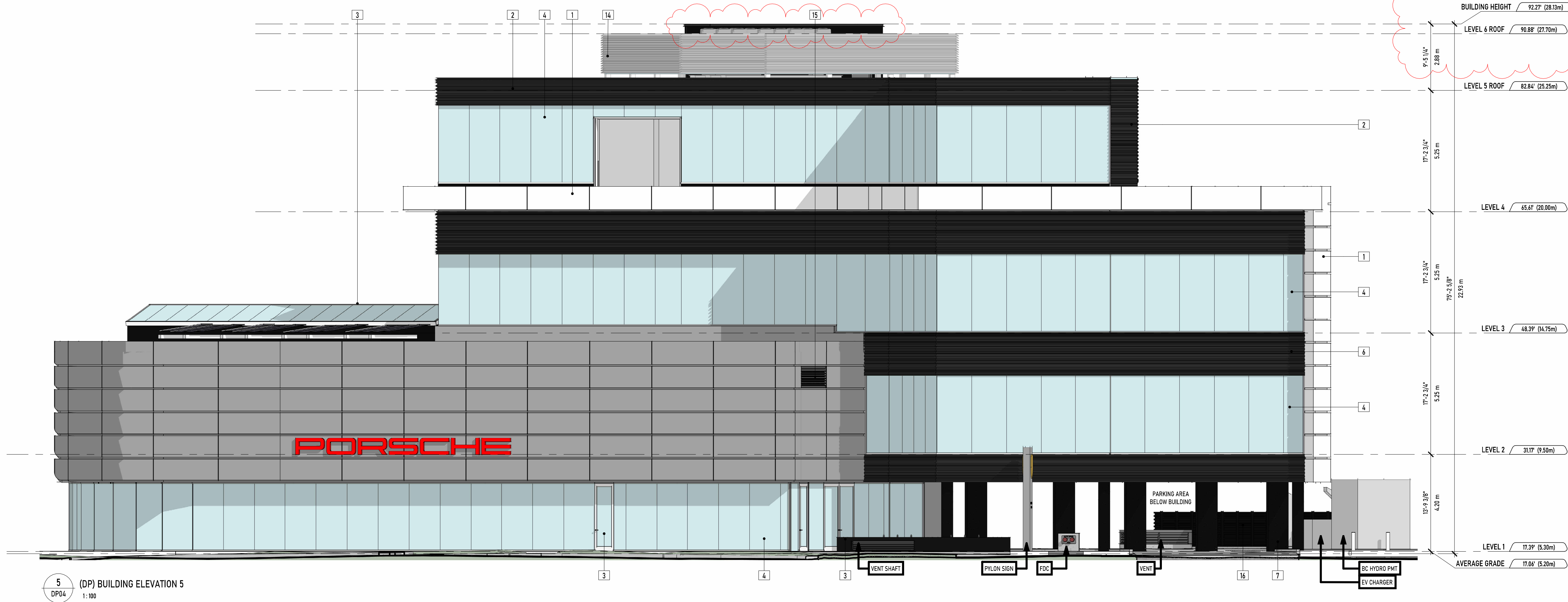
PROJECT NO: 24033 DRAWN: -

SCALE: REVIEWED: -

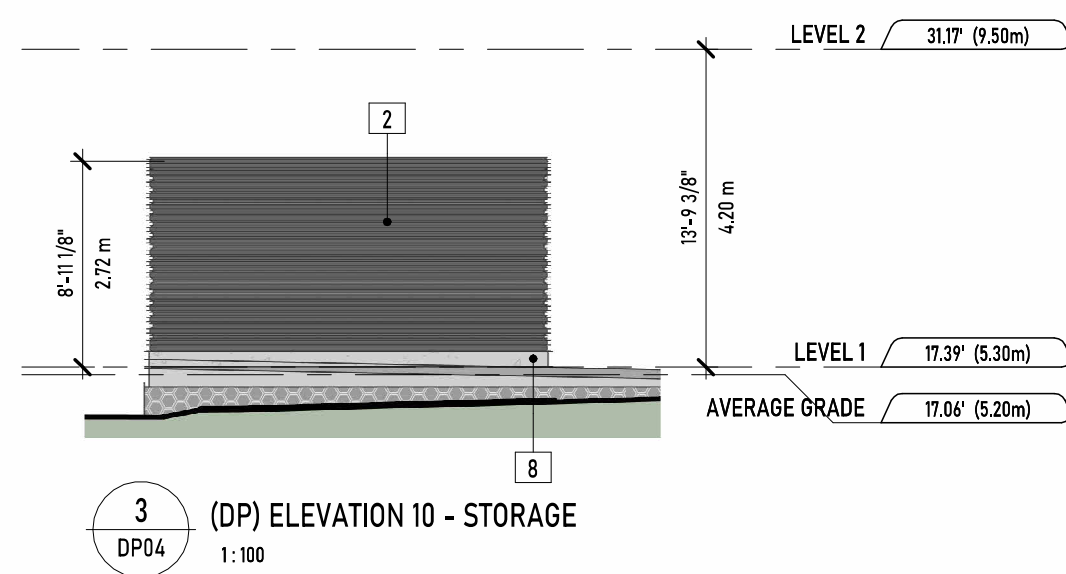
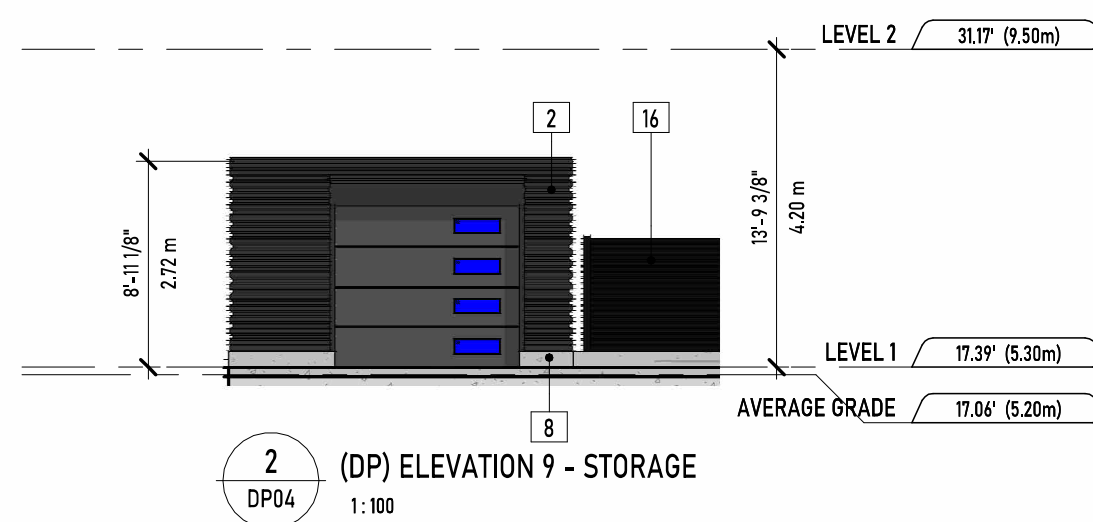
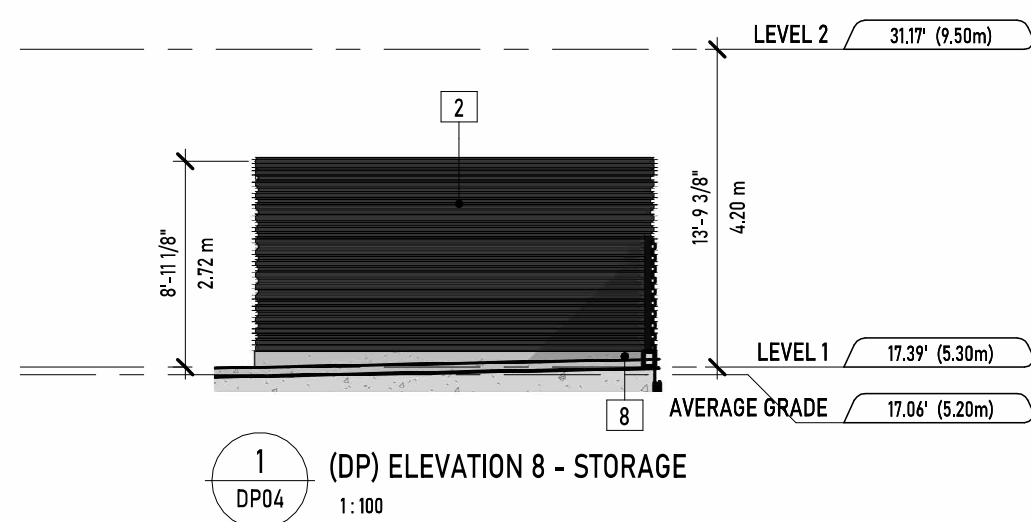
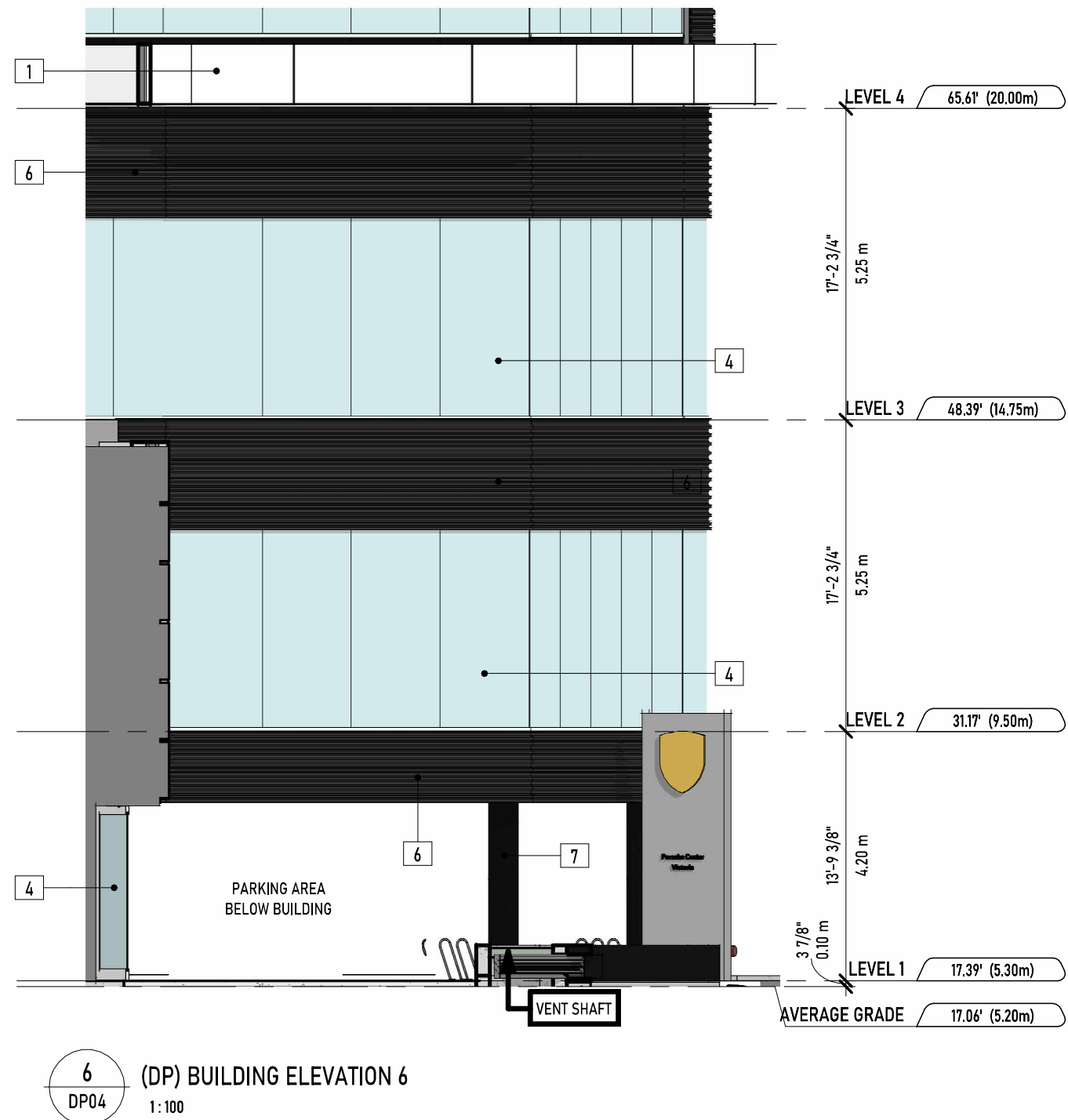
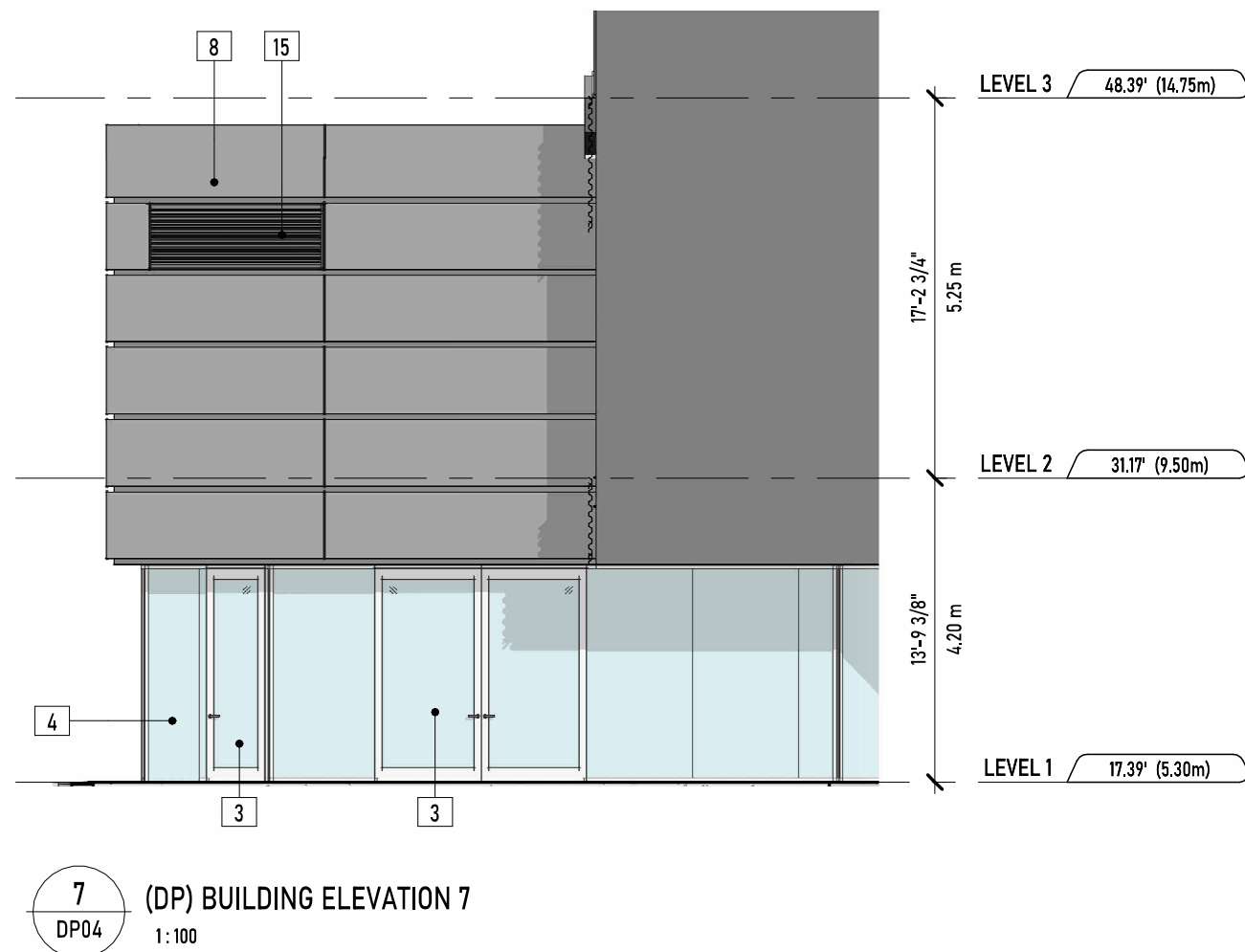
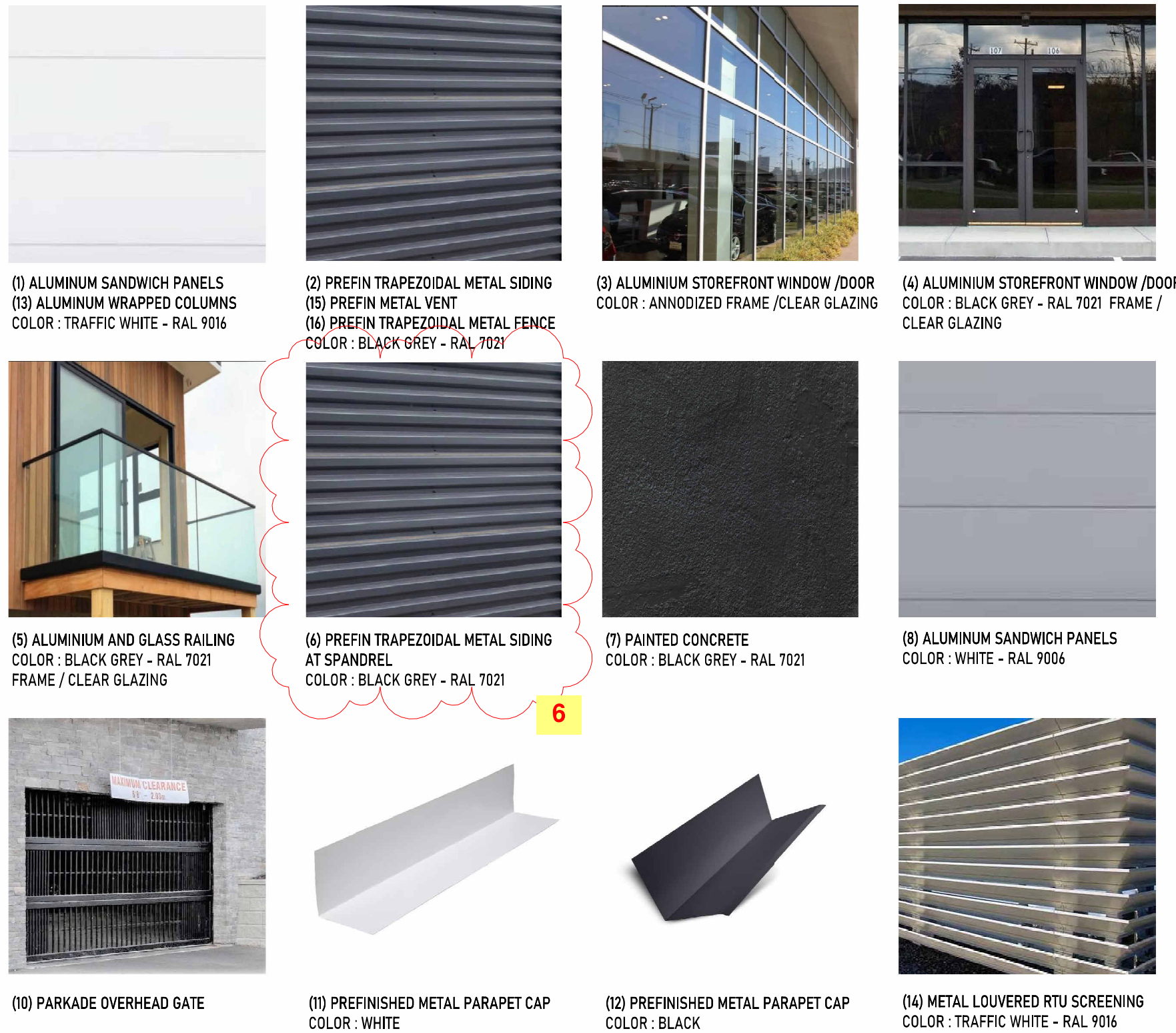
DWG NO:

DP10





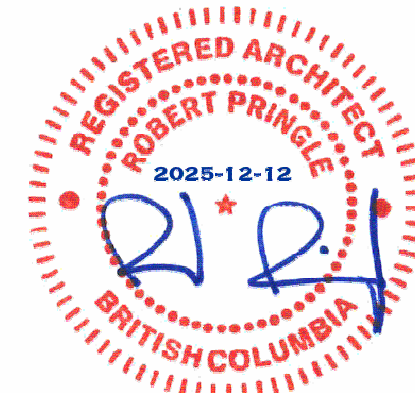
#	MATERIAL TYPE	COLOUR
1	ALUMINUM SANDWICH PANELS	TRAFFIC WHITE - RAL 9016
2	PREFINISHED TRAPEZOIDAL METAL SIDING	BLACK GREY - RAL 7021
3	ALUMINIUM STOREFRONT WINDOW/DOOR	ANNODIZED FRAME/CLEAR GLAZING
4	ALUMINIUM STOREFRONT WINDOW/DOOR	BLACK GREY FRAME - RAL 7021
5	ALUMINIUM AND GLASS RAILING	BLACK GREY FRAME - RAL 7021
6	ALUMINIUM STOREFRONT WINDOW W/ SPANDREL GLAZING	BLACK GREY FRAME & GLAZING - RAL 7021
7	PAINTED CONCRETE	BLACK GREY - RAL 7021
8	ALUMINUM SANDWICH PANELS	WHITE - RAL 9006
9	PAINTED ALUMINUM EXTERIOR DOOR	MATCHED TO ADJACENT COLUR
10	PARKADE OVERHEAD GATE	MATCHED TO ADJACENT COLUR
11	PREFINISHED METAL PARAPET CAP	COLOUR MATCHED WHITE
12	PREFINISHED METAL PARAPET CAP	COLOUR MATCHED BLACK
13	ALUMINUM WRAPPED COLUMN	TRAFFIC WHITE - RAL 9016
14	METAL LOUVERED RTU SCREENING	TRAFFIC WHITE - RAL 9016
15	PREFINISHED METAL VENTING	BLACK GREY - RAL 7021
16	PREFINISHED TRAPEZOIDAL METAL FENCE	BLACK GREY - RAL 7021



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1 ISSUED FOR DEVELOPMENT PERMIT 2025-07-04  
2 ISSUED FOR DP RESUBMISSION 2025-12-11



PORSCHE

PROJECT NAME:  
VICTORIA PORSCHE - GAIN GROUP

PROJECT ADDRESS:  
202 HARBOUR ROAD,  
VICTORIA, BC V9A 3S2

DRAWING TITLE:  
ELEVATIONS - NORTH &  
NORTHEAST

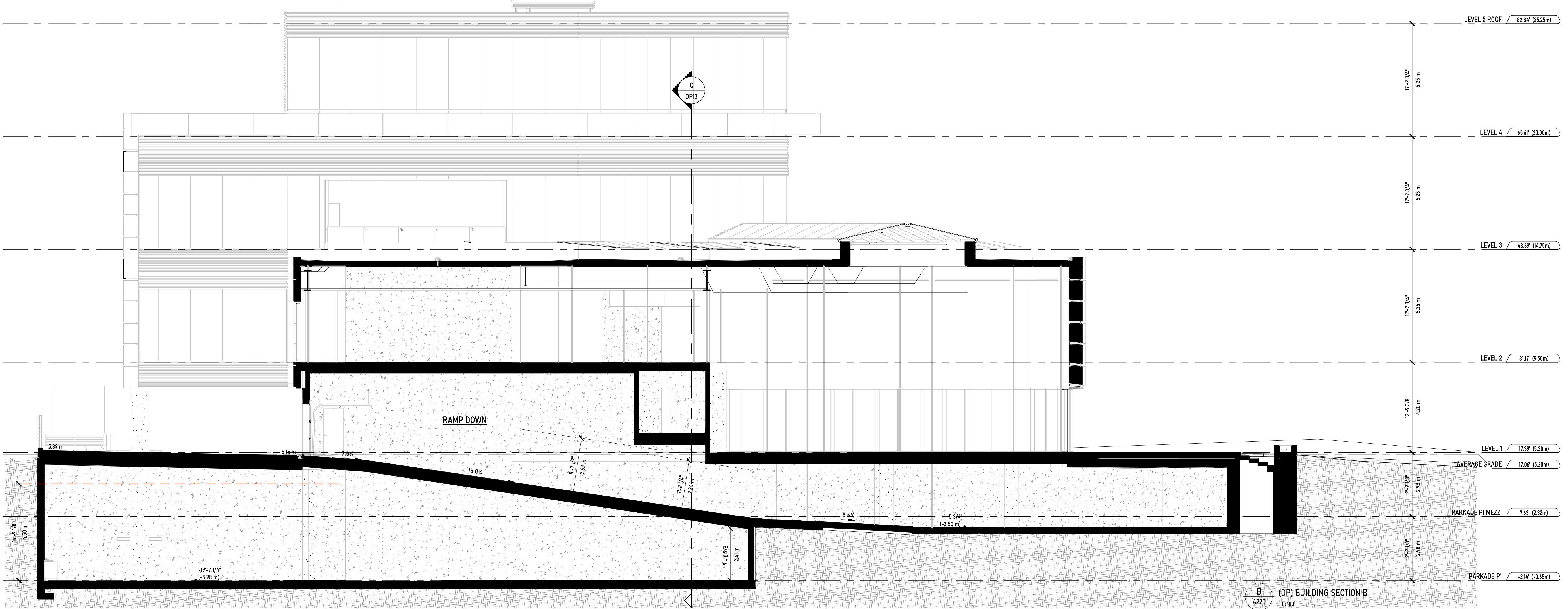
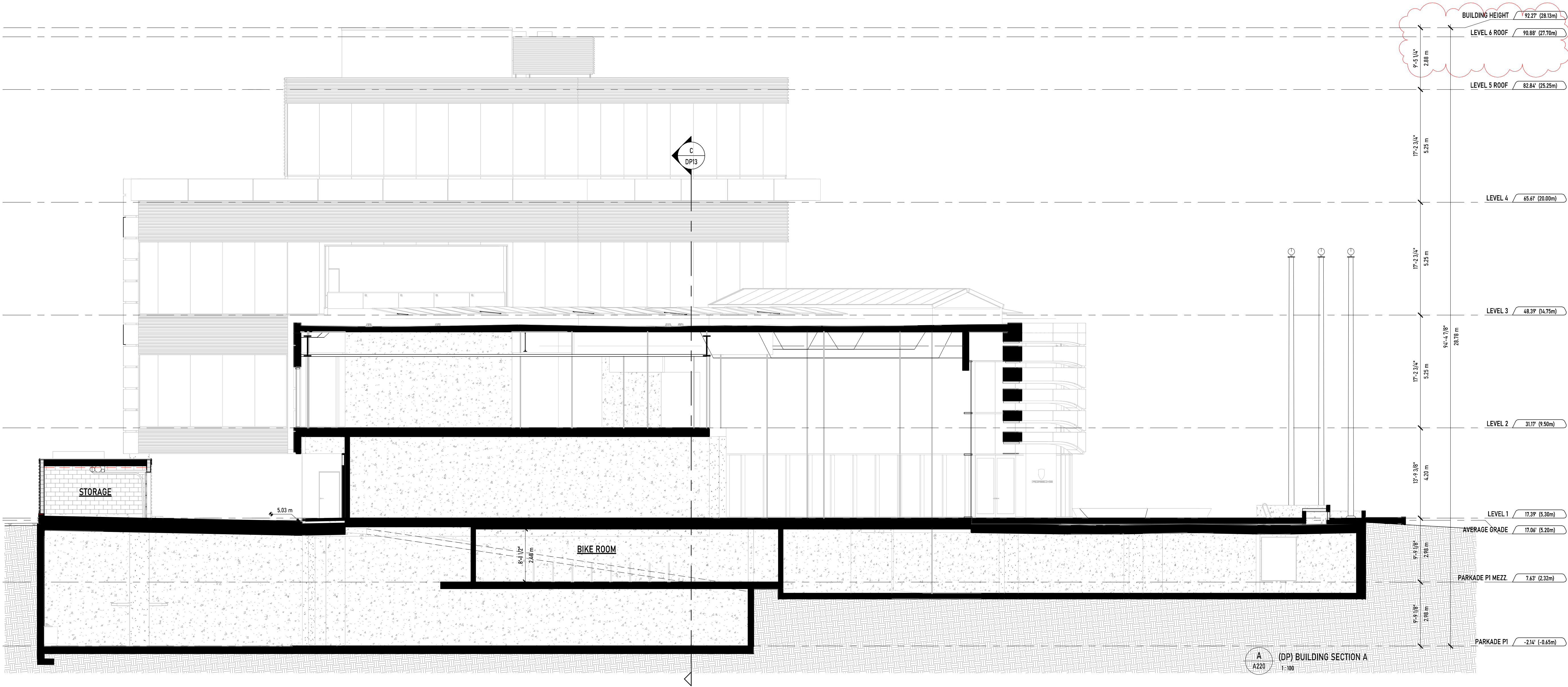
PROJECT NO: 24033 DRAWN: -

SCALE: REVIEWED: -

DWG NO:

DP11

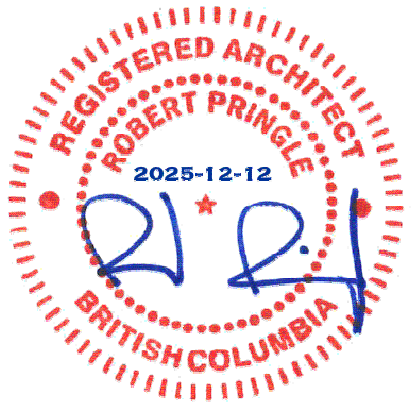




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PROJECT NAME:  
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PROJECT ADDRESS:  
202 HARBOUR ROAD,  
VICTORIA, BC V9A 3S2

DRAWING TITLE:  
BUILDING SECTIONS

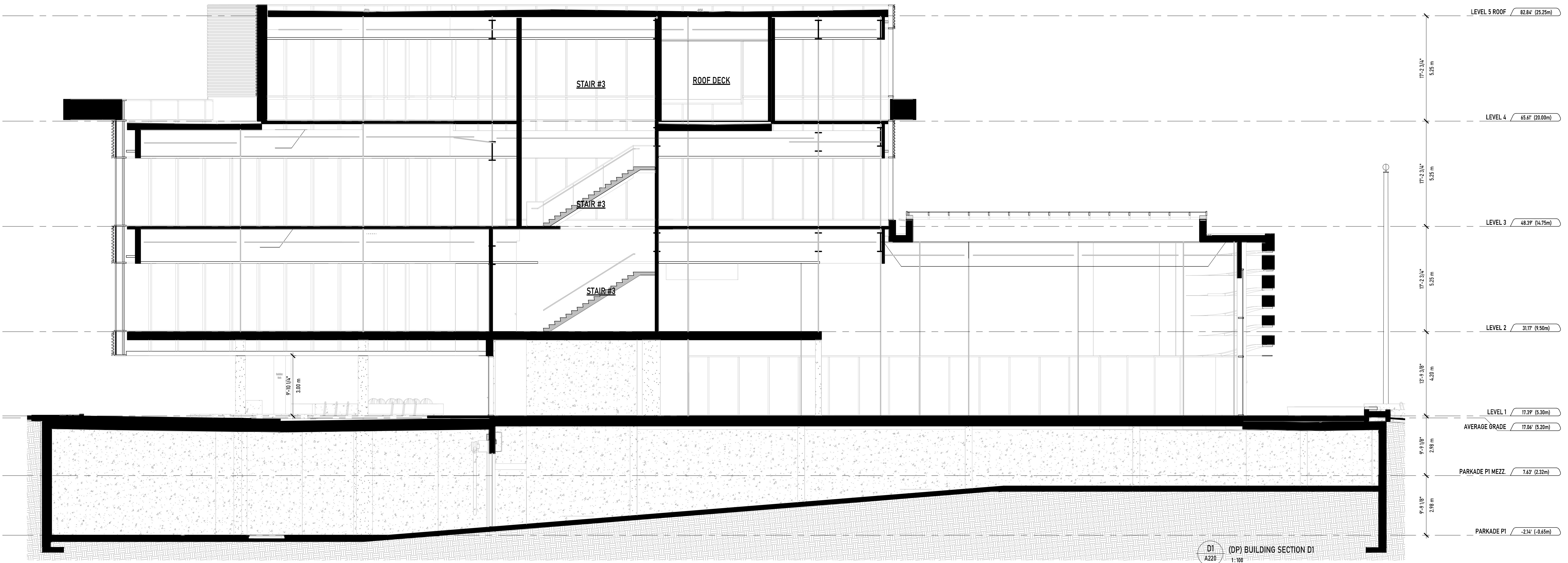
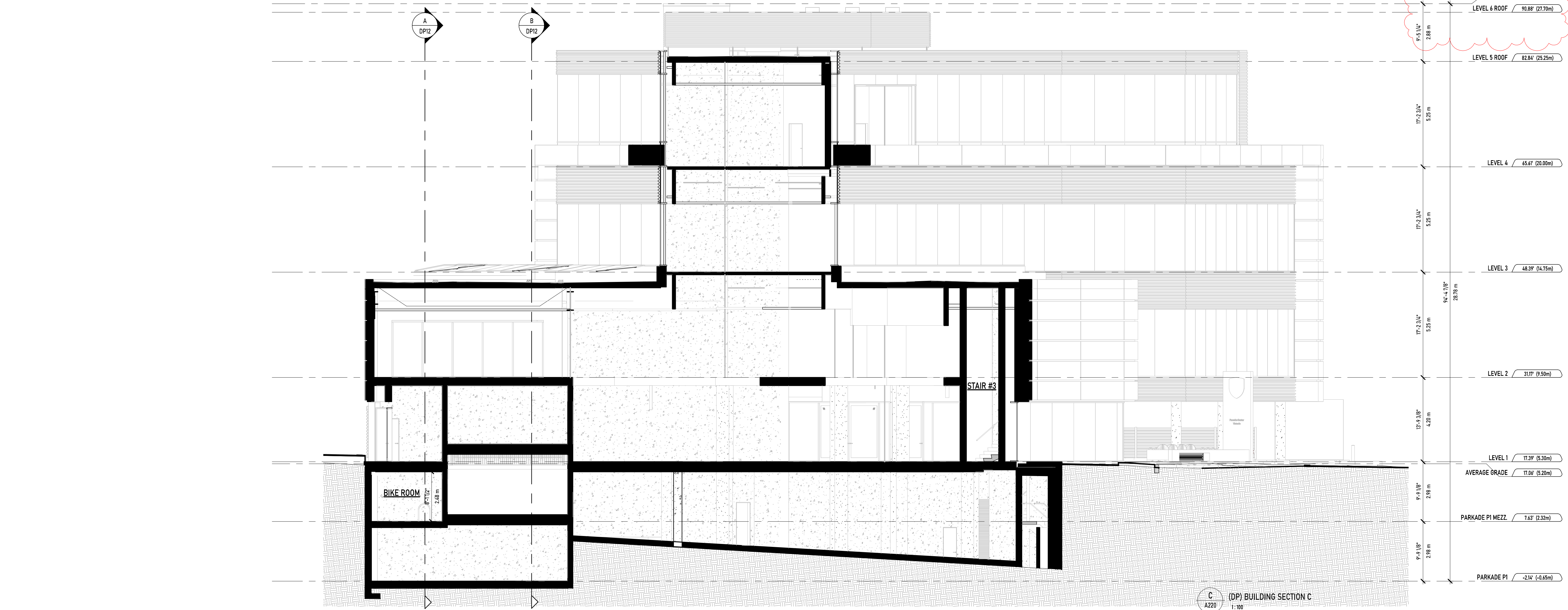
PROJECT NO: 24033 DRAWN: -

SCALE: REVIEWED: -

DWG NO:

DP12

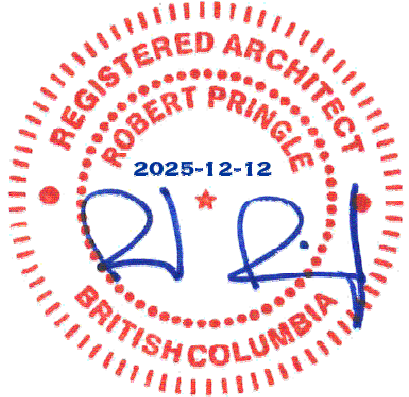




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PORSCHE

PROJECT NAME:  
VICTORIA PORSCHE - GAIN GROUP

PROJECT ADDRESS:  
202 HARBOUR ROAD,  
VICTORIA, BC V9A 3S2

DRAWING TITLE:  
BUILDING SECTIONS

PROJECT NO: 24033 DRAWN: -

SCALE: REVIEWED: -

DWG NO:

DP13





VIEW FROM INTERSECTION OF ESQUIMALT ROAD AND HARBOUR ROAD



VIEW FROM HARBOUR ROAD LOOKING WEST



VIEW FROM HARBOUR ROAD LOOKING SOUTH/WEST

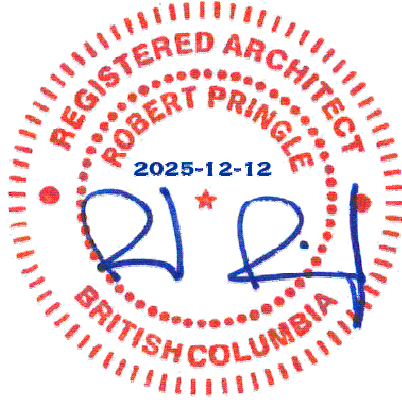


VIEW FROM VIC WEST GATEWAY LOOKING NORTH/EAST

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2	ISSUED FOR DP RESUBMISSION	2025-12-11



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PROJECT ADDRESS:  
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DRAWING TITLE:  
RENDERINGS

PROJECT NO:	24033	DRAWN:	-
SCALE:		REVIEWED:	-

DWG NO:

DP14





AERIAL VIEW FROM HARBOUR ROAD LOOKING NORTH/WEST



AERIAL VIEW FROM HARBOUR ROAD LOOKING WEST



AERIAL VIEW FROM INTERSECTION OF ESQUIMALT ROAD AND HARBOUR ROAD



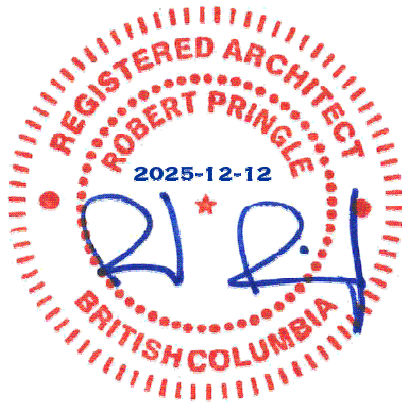
AERIAL VIEW FROM HAROUR ROAD LOOKING SOUTH/WEST

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NO.	ISSUED FOR:	DATE:
1	ISSUED FOR DEVELOPMENT PERMIT	2025-07-04
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PORSCHE

PROJECT NAME:  
VICTORIA PORSCHE - GAIN GROUP

PROJECT ADDRESS:  
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VICTORIA, BC V9A 3S2

DRAWING TITLE:  
RENDERINGS

PROJECT NO: 24033 DRAWN: -

SCALE: REVIEWED: -

DWG NO:

DP15