

# 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.



CONCEPTUAL RENDERING



**Revisions**  
Bubbled areas indicate revisions  
compared to the previously  
submitted plans  
Received Date  
December 18, 2025



EXISTING STREET VIEW

PROJECT STATISTICS

24033 - 202 HARBOUR ROAD

DATE: 21-Nov-2025

SITE INFORMATION			
CIVIC ADDRESS	202 HARBOUR ROAD, VICTORIA, BC V9A 3S2		
SITE AREA	2,182 m <sup>2</sup>	23,492 SF	
ZONING	CD-9 ZONE, DOCKSIDE DISTRICT, DEVELOPMENT AREA - F		
ZONING	CD-9 (AREA F)	CD-9 (AREA F)	PROPOSED
FLOOR AREA RATIO (FAR)	-	2.1	164 : 1
SITE COVERAGE	-	0.0%	64.4%
BUILDING HEIGHT (STOREYS)	6 STOREYS	4 STOREYS	
BUILDING HEIGHT (BYLAW 15.3)	30.50 m (Max)	100.07' (Max)	28.13 m 92.29'
SETBACKS	FRONT YARD (EAST)/HARBOUR ROAD REAR YARD (NORTH/WEST) SIDE YARD (SOUTH/WEST)	4.00 m (Min) 4.50 m (Min) 3.20 m (Min)	13.12' (Min) 14.76' (Min) 10.50' (Min) 3.20 m (Min) 10.50' (Min) 0.0 m 0.0' (Min)
BUILDING DATA			
GROSS FLOOR AREAS		GROSS FLOOR AREA	FLOOR AREA (CoV BYLAW)
PARKADE PI	1,900 m <sup>2</sup>	20,449 SF	1,105 m <sup>2</sup> 11,889 SF
PARKADE PI MEZZ.	255 m <sup>2</sup>	2,740 SF	205 m <sup>2</sup> 2,209 SF
LEVEL 1	929 m <sup>2</sup>	10,003 SF	745 m <sup>2</sup> 8,014 SF
LEVEL 2	1,046 m <sup>2</sup>	15,134 SF	957 m <sup>2</sup> 10,296 SF
LEVEL 3	760 m <sup>2</sup>	8,180 SF	709 m <sup>2</sup> 7,629 SF
LEVEL 4	484 m <sup>2</sup>	5,211 SF	446 m <sup>2</sup> 4,802 SF
	TOTAL	5,733 m <sup>2</sup>	61,717 SF
			4,166 m <sup>2</sup> 44,839 SF
BUILDING FOOTPRINT AREA (BCBC DEFINITION)	1,406 m <sup>2</sup>	15,134 SF	
PARKING DATA		REQUIRED	PROPOSED
CRU	Parking Bylaw 12 Table 1 (1 per 80m <sup>2</sup> )	0	16
OFFICE	Bylaw Part 12.9 CD-9 (1 per 150m <sup>2</sup> )	0	20
TOTAL PARKING	Refer to Parking Study	58	36
ELECTRIC VEHICLE STALLS	Bylaw 2.4 Table 3	3	4
ACCESSIBLE PARKING STA	Bylaw 4.1 Table 5	2	2
ACCESSIBLE VAN STALLS	Bylaw 4.1 Table 5	1	1
BICYCLE PARKING	Bicycle Parking Bylaw Reference	34	47
OFFICE	Long Term (1 per 150m <sup>2</sup> ) Short Term (1 per 400m <sup>2</sup> )	0 0	0% 0%
CRU	Long Term (1 per 200m <sup>2</sup> ) Short Term (1 per 200m <sup>2</sup> )	15 19	32% 40%

## CONSULTANT LIST

CLIENT:  
GAIN GROUP  
2546 Government Street, Victoria, BC  
Tel: 778-406-1380

ARCHITECT:  
UNION ARCHITECTURE INC.  
315-2840 Peatt Road, Langford, BC  
Tel: 250-590-0102  
Contact: Rob Pringle Architect AIBC

CIVIL & SURVEY:  
J.E. ANDERSON & ASSOCIATES  
4219 Gladstone Avenue, Victoria, BC  
Tel: 250-727-2214  
Contact: Ross Tuck

TRANSPORTATION & TRAFFIC:  
WATT CONSULTING GROUP  
302 - 740 Hillside Ave, Victoria BC  
Tel: 250-388-9877 ext. 430  
Contact: Tim Shah

LANDSCAPE:  
ETA LANDSCAPE ARCHITECTURE  
1690 W 2nd Ave, Vancouver, BC  
Tel: 604-683-1456  
Contact: Daryl Tyacke

BUILDING CODE:  
GHL CONSULTANTS LTD.  
800 - 700 West Pender St, Vancouver, BC  
Tel: 604-689-4449  
Contact: Frankie Victor

## DRAWINGS - ARCHITECTURAL (DP)

DP01 COVER SHEET  
DP02 SITE PLAN  
DP03 FLOOR PLAN - PARKADE PI  
DP04 FLOOR PLAN - LEVEL 1  
DP05 FLOOR PLAN - LEVEL 2  
DP06 FLOOR PLAN - LEVEL 3  
DP07 FLOOR PLAN - LEVEL 4  
DP08 ROOF PLAN - LEVEL 5  
DP09 ELEVATIONS - EAST & SOUTHEAST  
DP10 ELEVATIONS - SOUTH & WEST  
DP11 ELEVATIONS - NORTH & NORTHEAST  
DP12 BUILDING SECTIONS  
DP13 BUILDING SECTIONS  
DP14 RENDERINGS  
DP15 RENDERINGS

## DRAWINGS - LANDSCAPE

L00 COVER SHEET  
L01 LANDSCAPE NOTES & SCHEDULES  
L02 LANDSCAPE ILLUSTRATIVE PLAN  
L03 LANDSCAPE PRECEDENT IMAGES  
L04 OFFSITE PLAN

L05 LANDSCAPE MATERIALS PLAN - GROUND LEVEL  
L06 LANDSCAPE MATERIALS PLAN - UPPER LEVELS  
L07 LIGHTING PLAN - GROUND LEVEL  
L08 LANDSCAPE GRADING & DRAINAGE PLAN - GROUND LEVEL  
L09 TREE PLAN - GROUND LEVEL  
L10 OFFSITE PLANTING PLAN  
L11 PLANTING PLAN - GROUND LEVEL

L12 SOIL DEPTH & SERVICING PLAN - GROUND LEVEL  
L13 SOIL DEPTH & SERVICING PLAN - UPPER LEVELS  
L14 SOFTSCAPE DETAILS  
L15 SOFTSCAPE DETAILS  
L16 HAROSCAPE DETAILS  
L17 LANDSCAPE SITE FURNISHING DETAILS  
L18 LANDSCAPE SITE FURNISHING DETAILS

DRAWINGS - CIVIL  
C1 PRELIMINARY SERVICING PLAN

UNION  
ARCHITECTURE

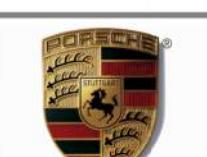
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1 ISSUED FOR DEVELOPMENT PERMIT 2025-07-04  
2 ISSUED FOR DP RESUBMISSION 2025-12-11



PROJECT NAME:  
VICTORIA PORSCHE - GAIN GROUP

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

DRAWING TITLE:  
COVER SHEET

PROJECT NO: 24033 DRAWN: -

SCALE: REVIEWED: -

DWG NO: DP01



# UNION

## ARCHITECTURE

A R C H I T E C T U R E

840 Peatt Road, Langford, BC, V9B 3V4  
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NAME: **POSCIE - CAIN GROUP**

ADDRESS:  
OUR ROAD,  
BC V9A 3S2

## **TITLE: PLAN - PARKADE P**

IO: **24033** DRAWN:

DP03

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ADDRESS:  
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BC V9A 3S2

# TITLE: **PLAN - LEVEL**

10: 24033 | DRAWN:

### REVIEWER

DPI

1. *What is the difference between a primary and a secondary market?*

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DPO





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

DRAWING TITLE:  
FLOOR PLAN - LEVEL 2

PROJECT NO: 24033 DRAWN: -

SCALE: REVIEWED: -

DWG NO: DP05

SECOND FLOOR PLAN 1:100





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NAME: **GRSCHIE - GAIN GROUP**

ADDRESS:  
OUR ROAD,  
BC V9A 3S2

**TITLE:**

NO: 24033 DRAWN:

DPO

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This architectural floor plan illustrates the layout of the third floor of a building. The plan includes the following key features and room descriptions:

- Rooms and Areas:**
  - 5.3.6 OFFICE (20 m<sup>2</sup>)
  - 5.3.6 OFFICE (15 m<sup>2</sup>)
  - 2.1.5. PAYROLL OFFICE (83 m<sup>2</sup>)
  - 2.1.5. HR DEPARTMENT (54 m<sup>2</sup>)
  - 5.3.7 MEETING ROOM (69 m<sup>2</sup>)
  - 649 GENERAL OFFICE (29 m<sup>2</sup>)
  - 2.2.3 JAN (109 m<sup>2</sup>)
  - 2.1.5. BDC OFFICE (61 m<sup>2</sup>)
  - 2.1.5. SERENA OFFICE (54 m<sup>2</sup>)
  - 2.1.5. PETER'S OFFICE (48 m<sup>2</sup>)
  - 2.2.3 LEVEL 3 LOBBY (7 m<sup>2</sup>)
  - ELEVATOR
  - VENT SHAFT
  - STAIR #2
  - STAIR #3
  - ROOF DECK
  - 3.1.5. LUNCHROOM (68 m<sup>2</sup>)
- Exterior and Site Features:**
  - PROPERTY LINE (16.79 m)
  - PROPERTY LINE (50.44 m)
  - PROPERTY LINE (63.27 m)
  - PROPERTY LINE (65.47 m)
  - 4.0 m SETBACK
  - 3.2 m SETBACK
  - 4.5 m SETBACK
  - STATUTORY RIGHT OF WAY
  - SOLAR PANELS (7)
- Orientation and Labels:**
  - DP13 (Top Left)
  - DP11 (Top Center)
  - DP11 (Top Right)
  - DP10 (Left)
  - DP10 (Bottom Left)
  - DP12 (Bottom Left)
  - DP12 (Bottom Right)
  - DP09 (Right)
  - DP09 (Bottom Right)
  - C (Top Center)
  - A (Bottom Left)
  - B (Bottom Left)
  - 3 (Bottom Center)
  - 4 (Bottom Right)



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NAME: **GRSCHIE - GAIN GROUP**

ADDRESS:  
OUR ROAD,  
BC V9A 3S2

## TITLE: **PLAN - LEVEL 4**

TO: 24033 | DRAWN:

## REVIEWED:

DPO

1. *What is the primary purpose of the study?*

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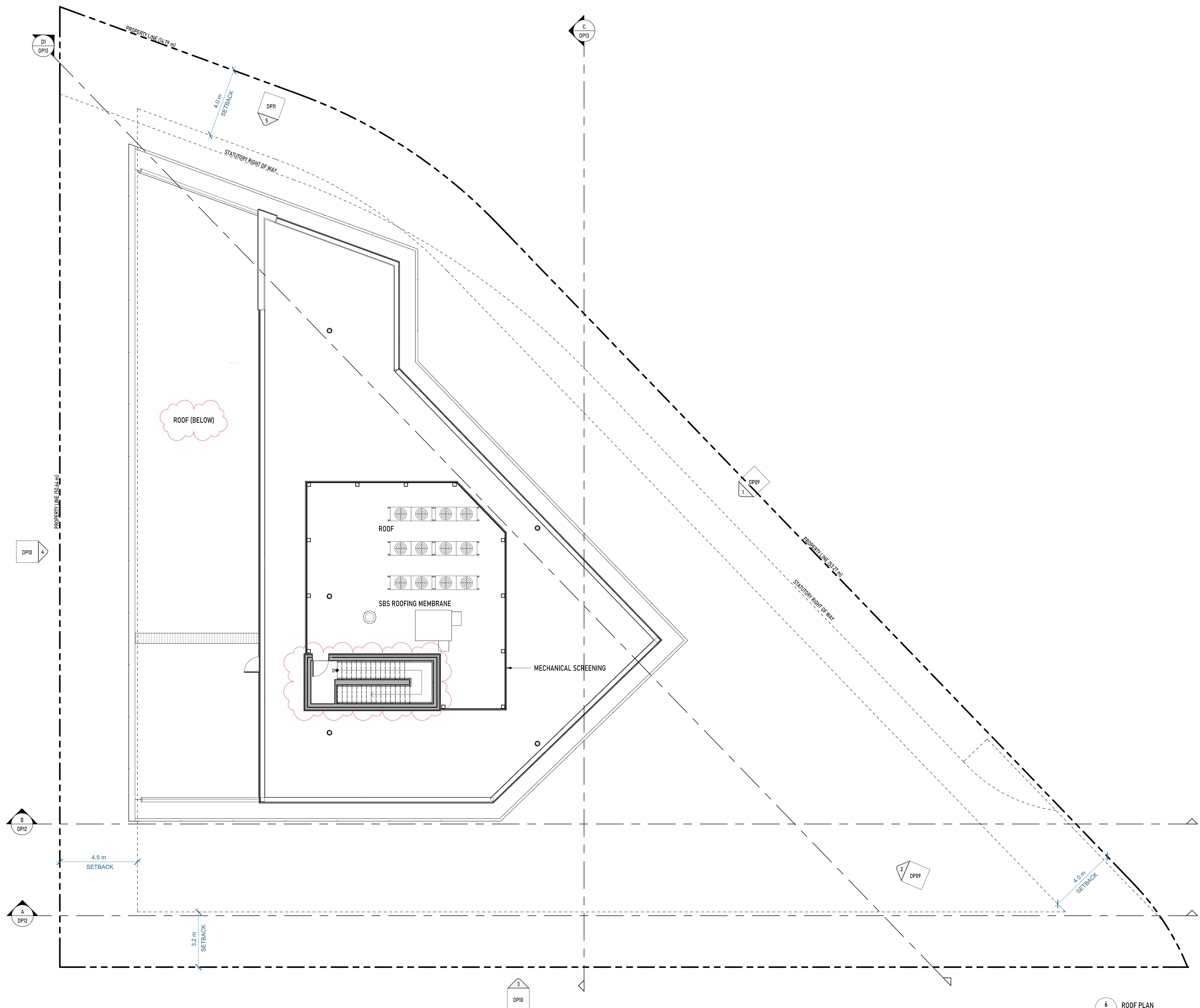
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DRAWING TITLE:  
ROOF PLAN - LEVEL 5

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DWG NO:

DP08



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PORSCHE

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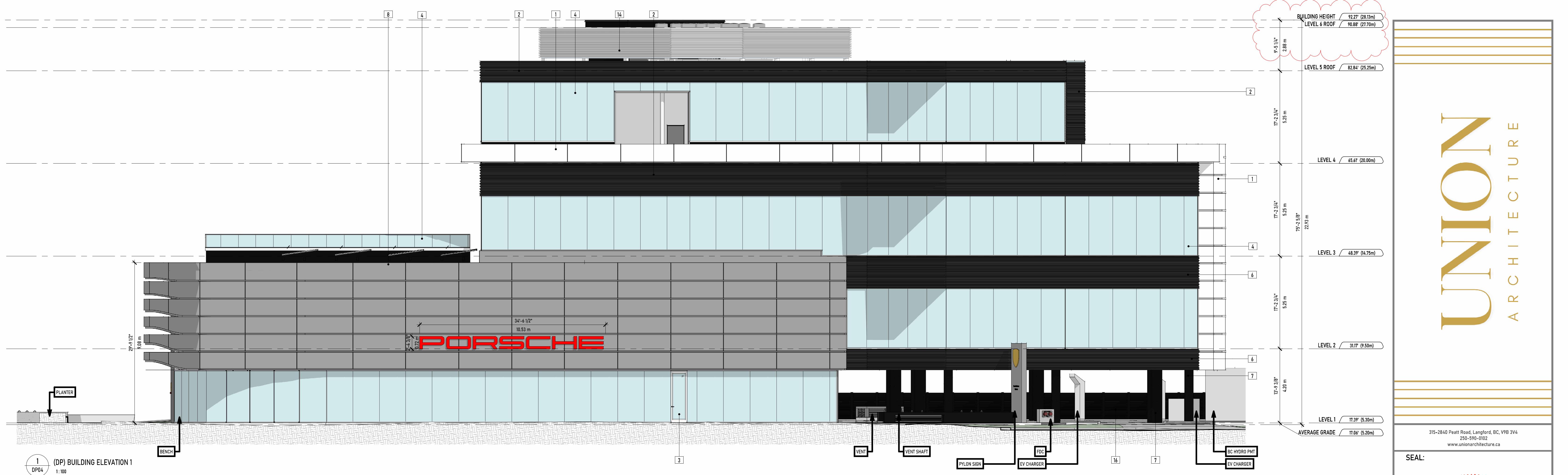
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ELEVATIONS - EAST &  
SOUTHEAST

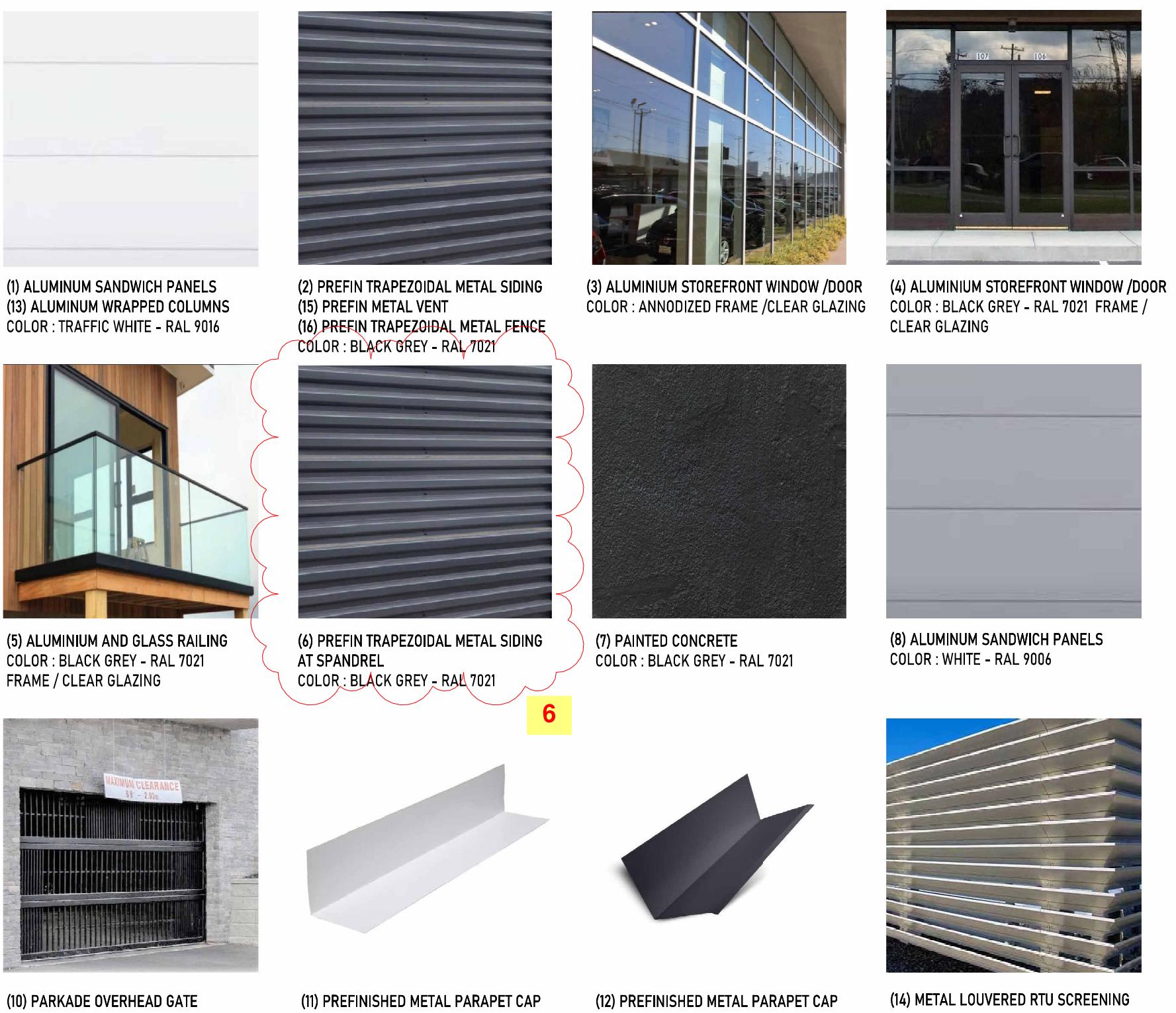
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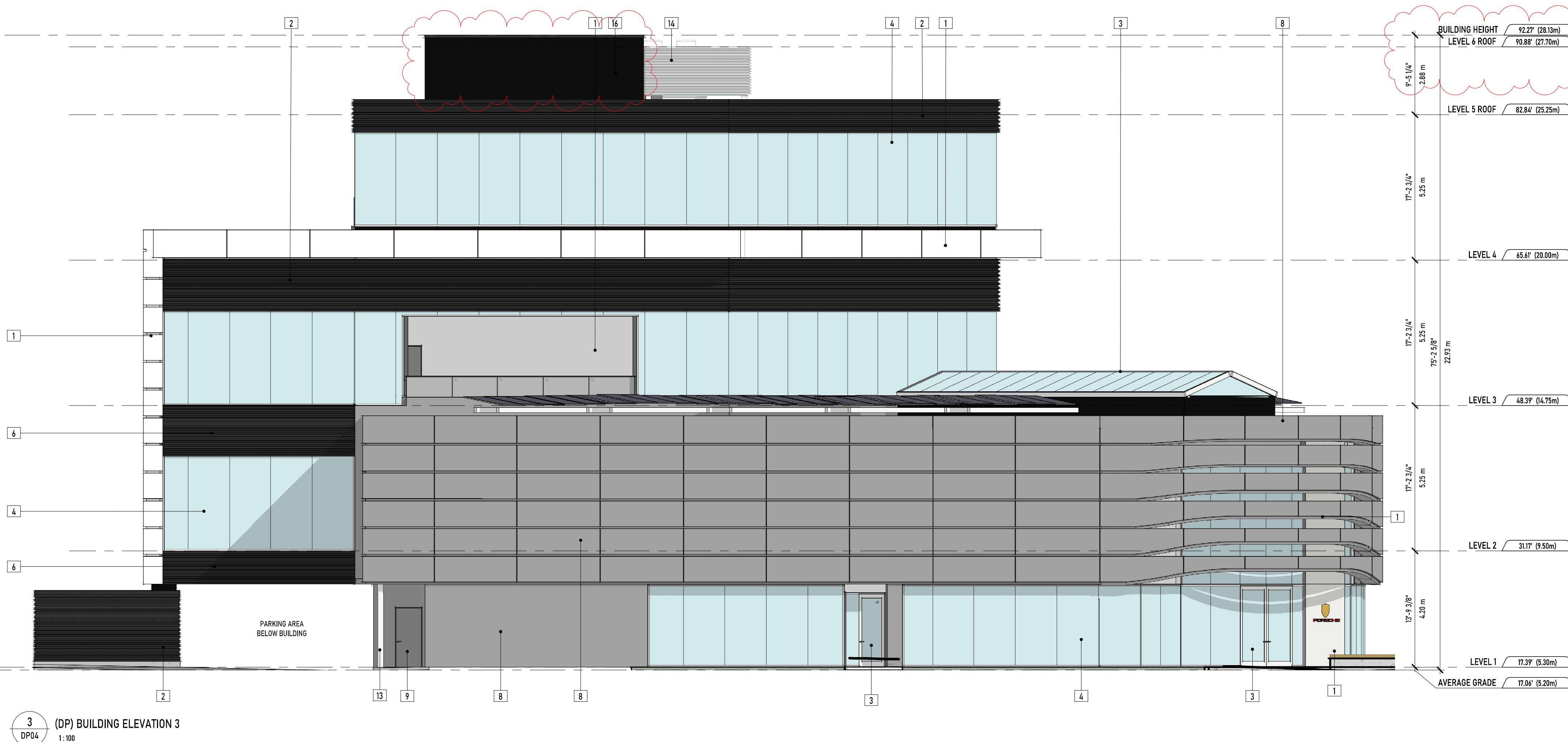
#	MATERIAL TYPE	COLOUR
1	ALUMINUM SANDWICH PANELS	TRAFFIC WHITE - RAL 9016
2	PREFINISHED TRAPEZOIDAL METAL SIDING	BLACK GREY - RAL 7021
3	ALUMINUM STOREFRONT WINDOW/DOOR	ANNODIZED FRAME/CLEAR GLAZING
4	ALUMINUM STOREFRONT WINDOW/DOOR	BLACK GREY FRAME - RAL 7021
5	ALUMINUM AND GLASS RAILING	BLACK GREY FRAME - RAL 7021
6	ALUMINUM 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 COLOR
10	PARKADE OVERHEAD GATE	MATCHED TO ADJACENT COLOR
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



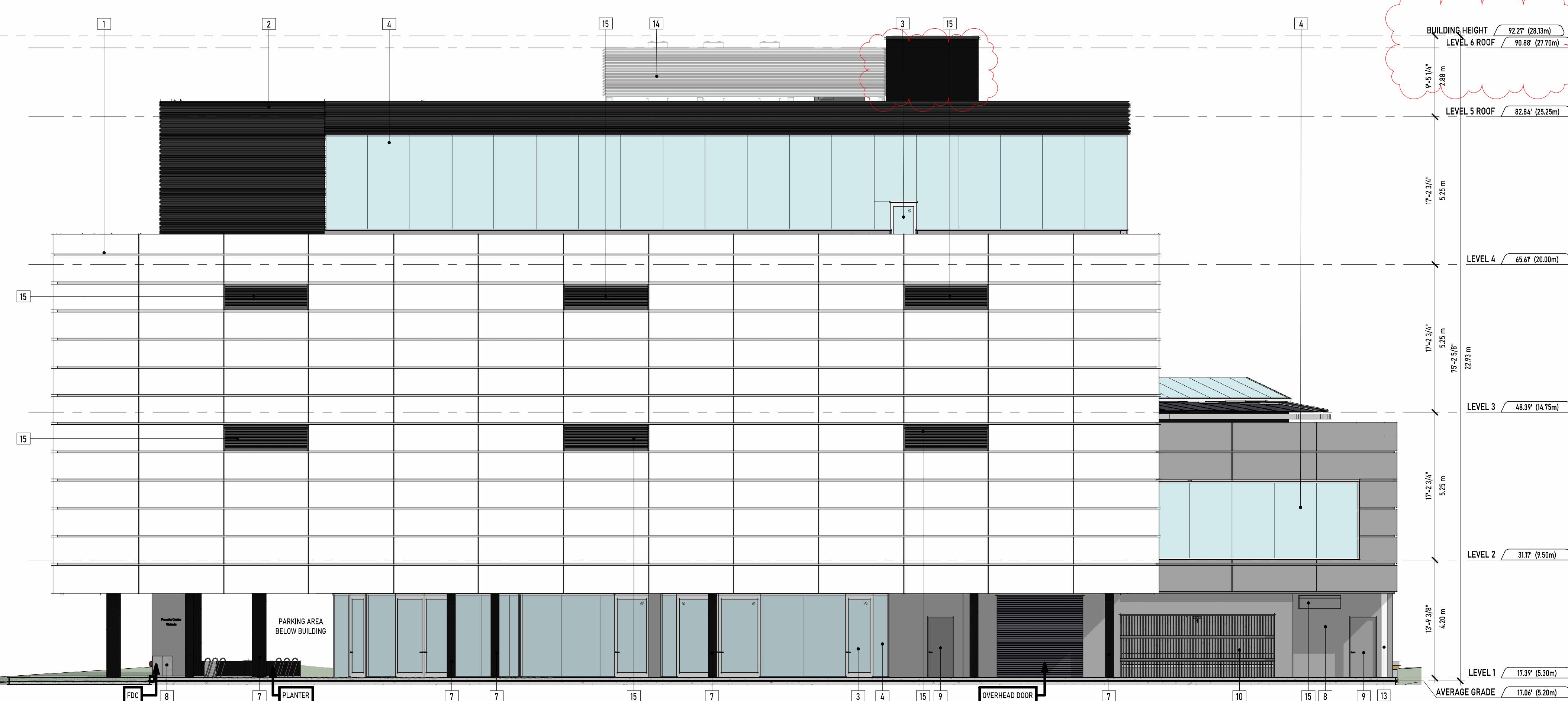
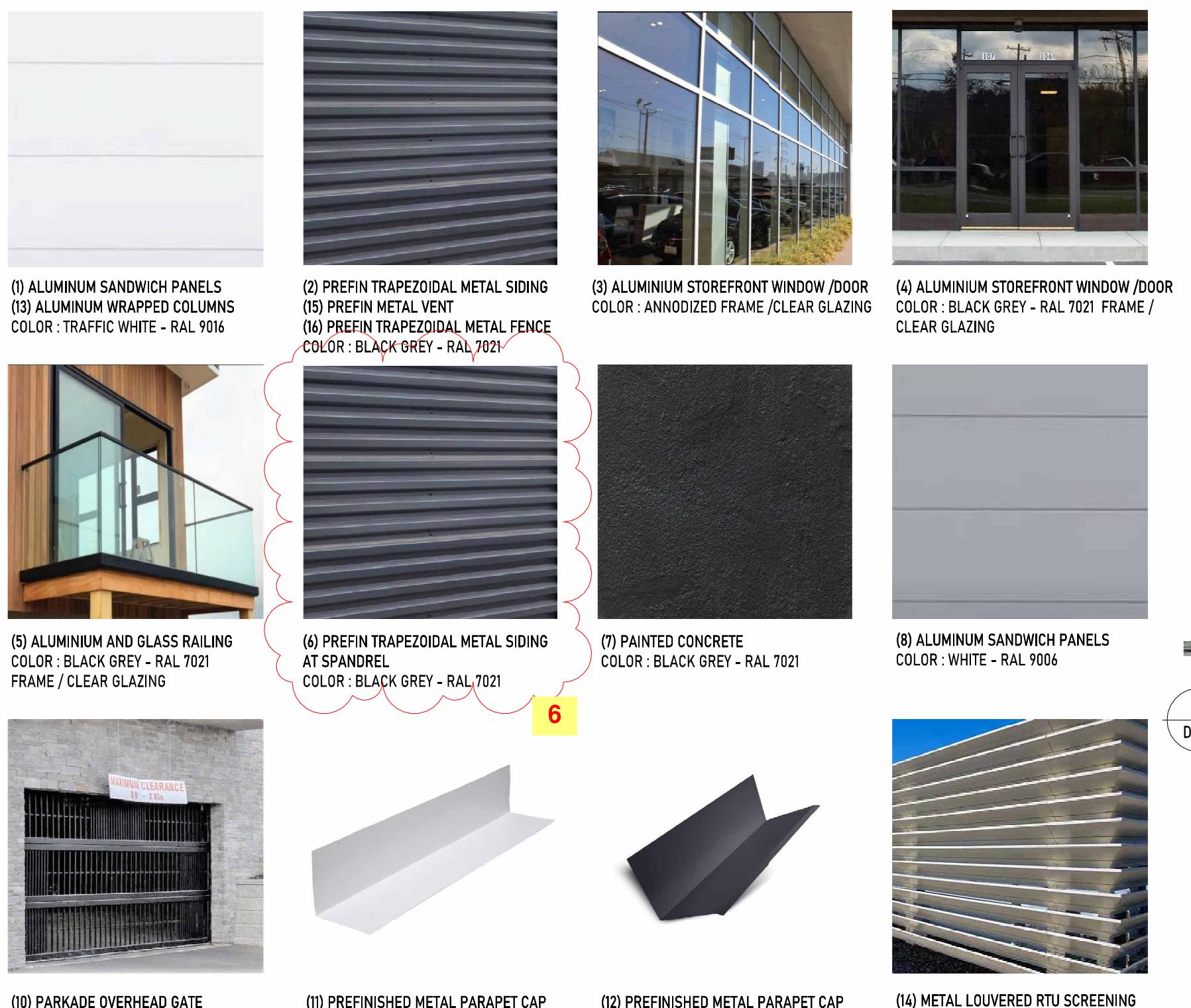
DP09

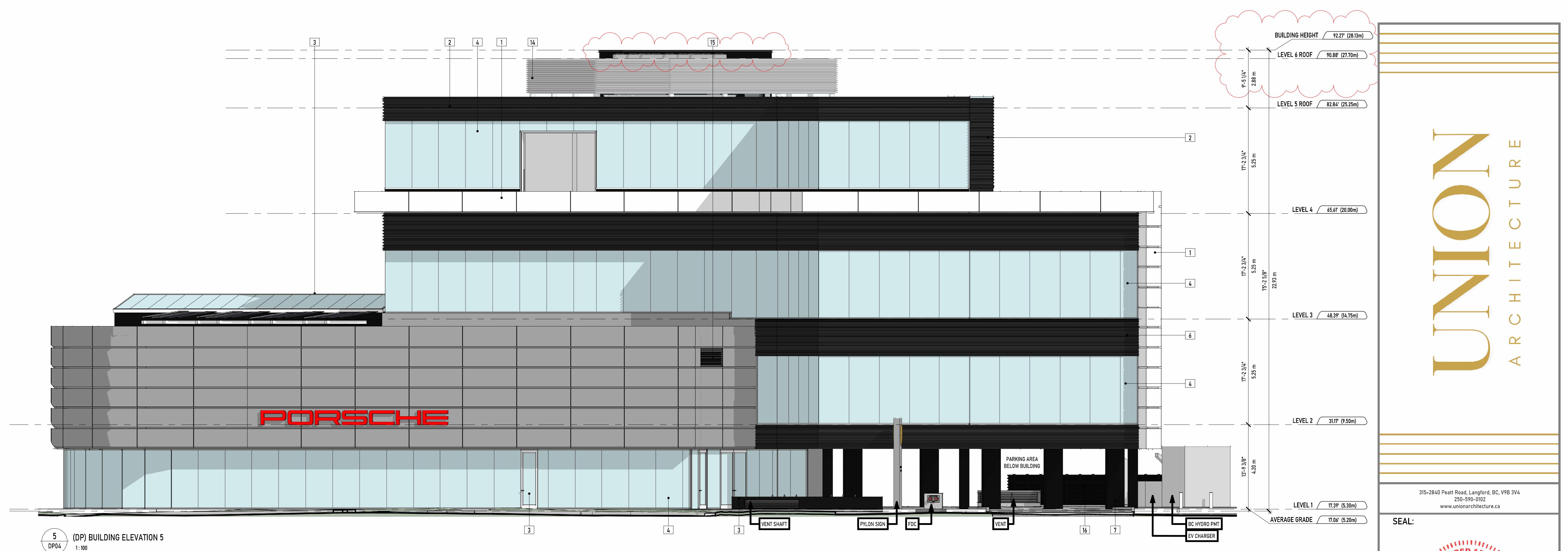


DP10



#	MATERIAL TYPE	COLOUR
1	ALUMINUM SANDWICH PANELS	TRAFFIC WHITE - RAL 9016
2	PREFINISHED TRAPEZOIDAL METAL SIDING	BLACK GREY - RAL 7021
3	ALUMINUM STOREFRONT WINDOW/DOOR	ANNODIZED FRAME/CLEAR GLAZING
4	ALUMINUM STOREFRONT WINDOW/DOOR	BLACK GREY FRAME - RAL 7021
5	ALUMINUM AND GLASS RAILING	BLACK GREY FRAME - RAL 7021
6	ALUMINUM 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 COLOR
10	PARKADE OVER-HEAD GATE	MATCHED TO ADJACENT COLOR
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





#	MATERIAL TYPE	COLOUR
1	ALUMINUM SANDWICH PANELS	TRAFFIC WHITE - RAL 9016
2	PREFINISHED TRAPEZOIDAL METAL SIDING	BLACK GREY - RAL 7021
3	ALUMINUM STOREFRONT WINDOW/DOOR	ANNODIZED FRAME/CLEAR GLAZING
4	ALUMINUM STOREFRONT WINDOW/DOOR	BLACK GREY FRAME - RAL 7021
5	ALUMINUM AND GLASS RAILING	BLACK GREY FRAME - RAL 7021
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15	PREFINISHED METAL VENTING	BLACK GREY - RAL 7021
16	PREFINISHED TRAPEZOIDAL METAL FENCE	BLACK GREY - RAL 7021



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

(2) PREFIN TRAPEZOIDAL METAL SIDING  
(15) PREFIN METAL VENT  
(16) PREFIN TRAPEZOIDAL METAL FENCE

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

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

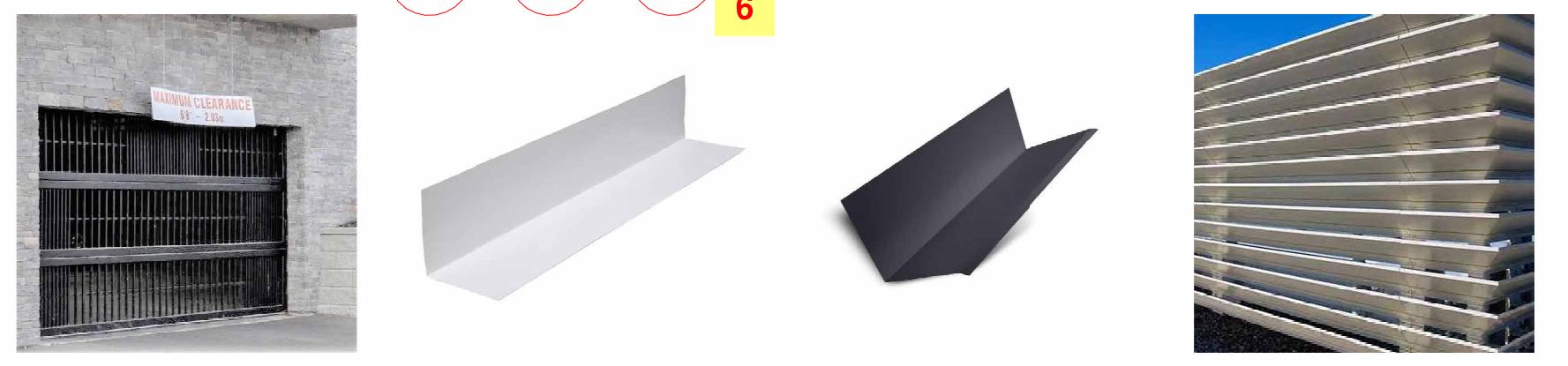


(5) ALUMINUM AND GLASS RAILING  
COLOR : BLACK GREY - RAL 7021  
FRAME / CLEAR GLAZING

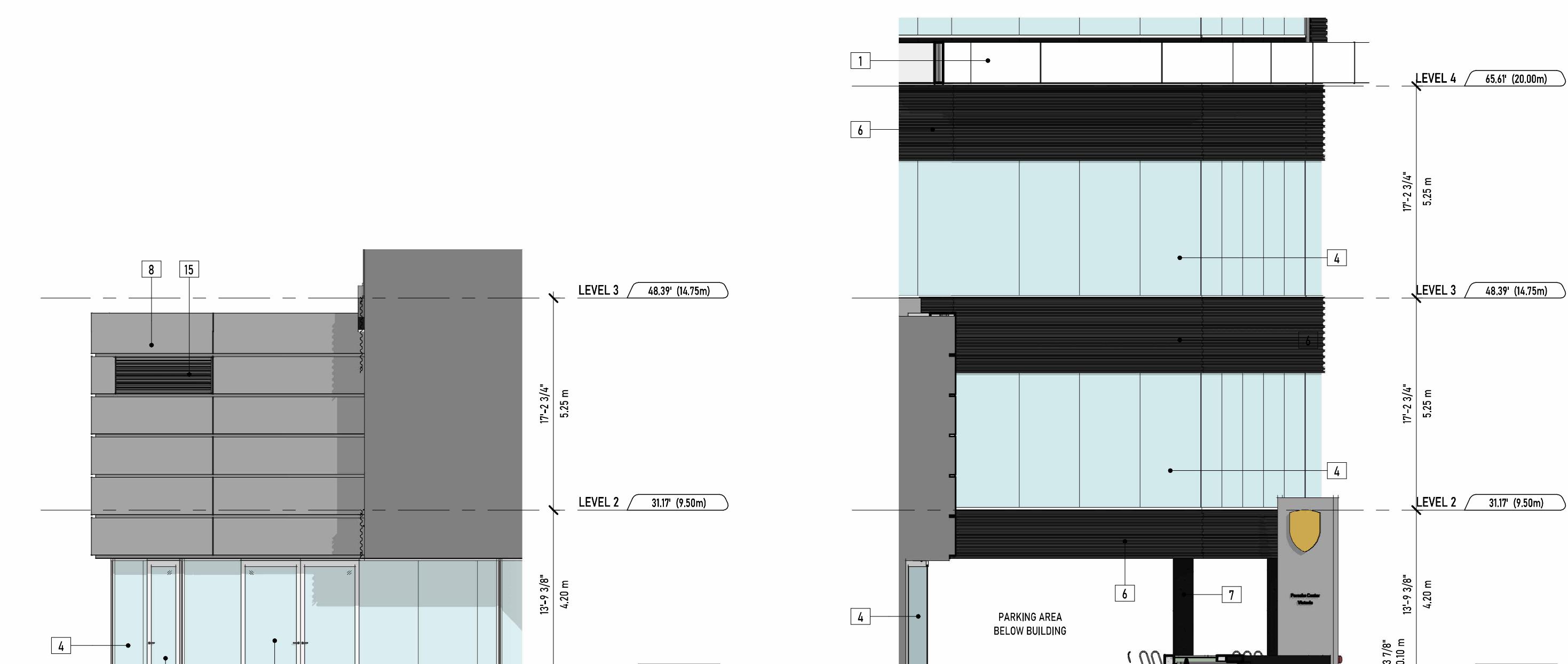
(6) PREFIN TRAPEZOIDAL METAL SIDING  
AT SPANDREL  
COLOR : BLACK GREY - RAL 7021

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

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



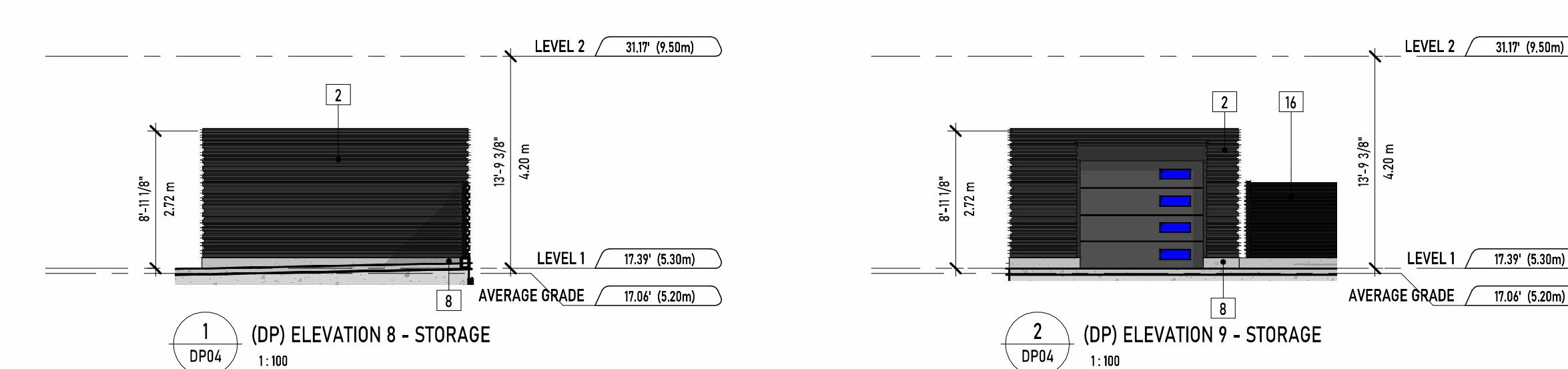
(10) PARKADE OVERHEAD GATE (11) PREFINISHED METAL PARAPET CAP (12) PREFINISHED METAL PARAPET CAP (14) METAL LOUVERED RTU SCREENING  
COLOR : WHITE COLOR : BLACK COLOR : TRAFFIC WHITE - RAL 9016



7  
DP04  
(DP) BUILDING ELEVATION 7  
1-100



6 (DP) BUILDING ELEVATION  
DP04 1-100



1 (DP) ELEVATION 8 - STORAGE  
DP04 1:100

8  
**(DP) ELEVATION 9 - STORAGE**  
2  
DP04  
1: 100

8

## PROJECT ADDRESS:

DRAWING TITLE:  
**ELEVATIONS - NORTH &  
NORTHEAST**

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PROJECT NO: 24033 | DRAWN: -

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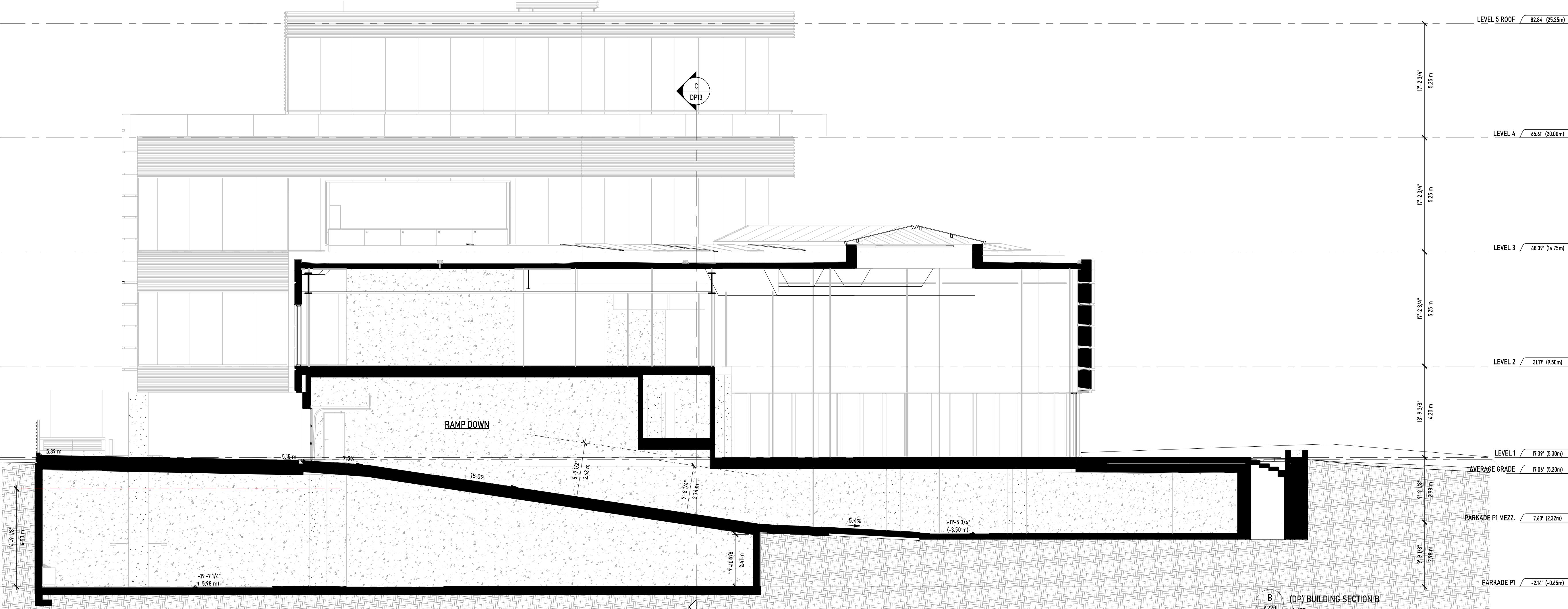
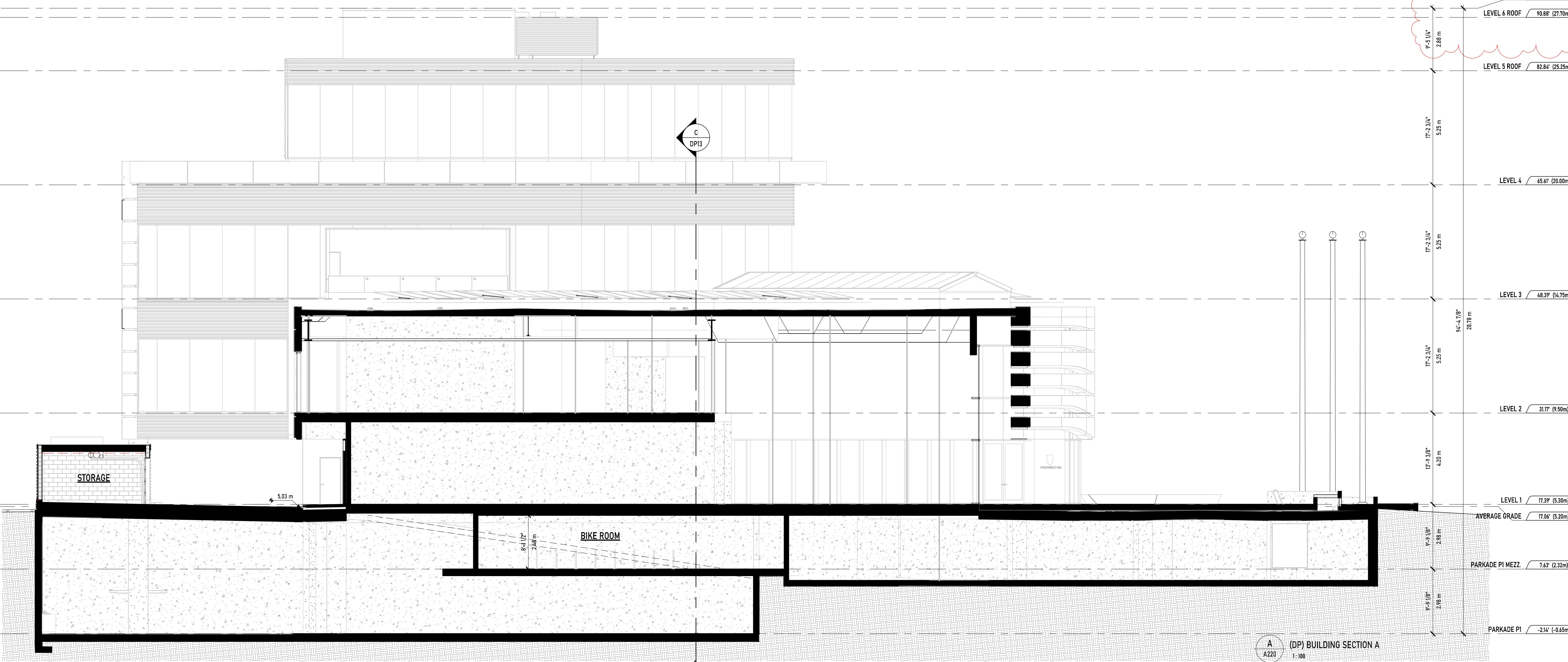
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DP11

# DP11

# UNION

ARCHITECTURE



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

DRAWING TITLE:  
BUILDING SECTIONS

PROJECT NO: 24033 DRAWN:

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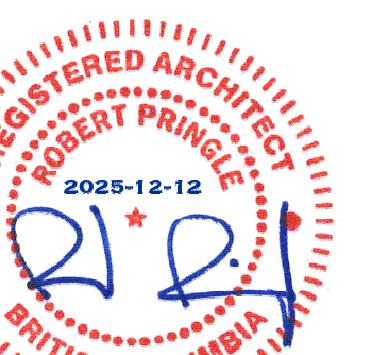
**DP12**

# UNION

ARCHITECTURE

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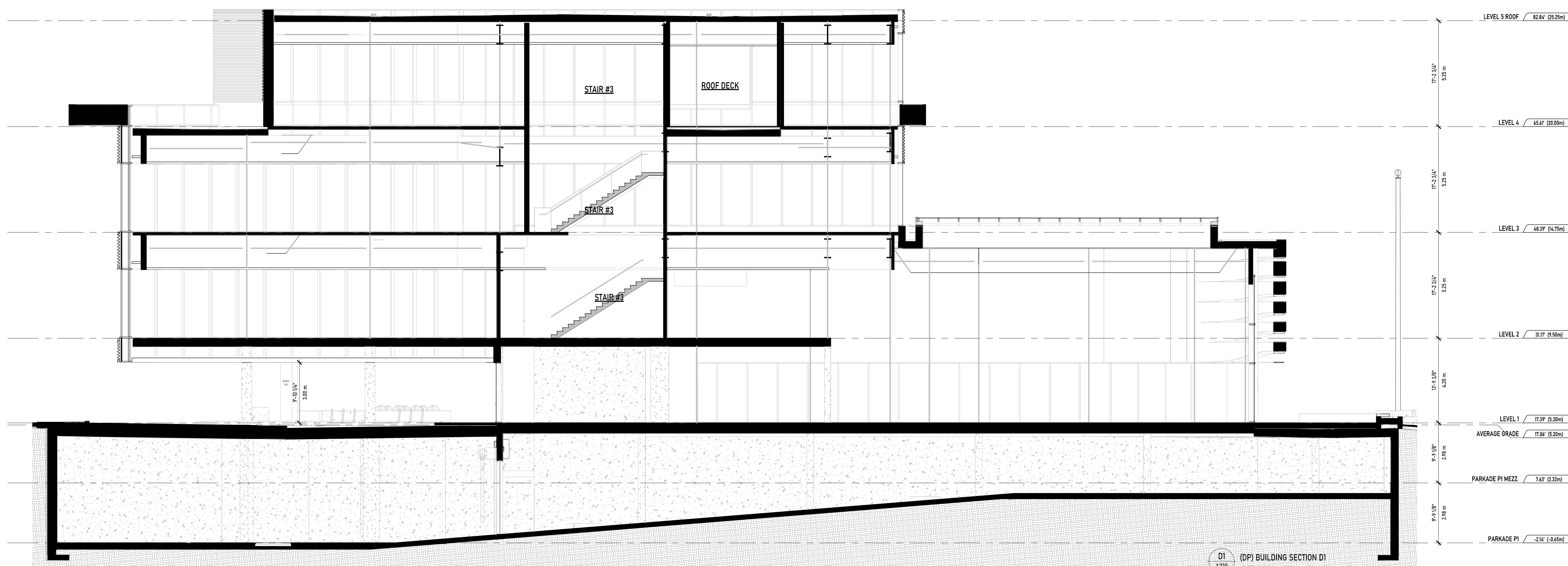
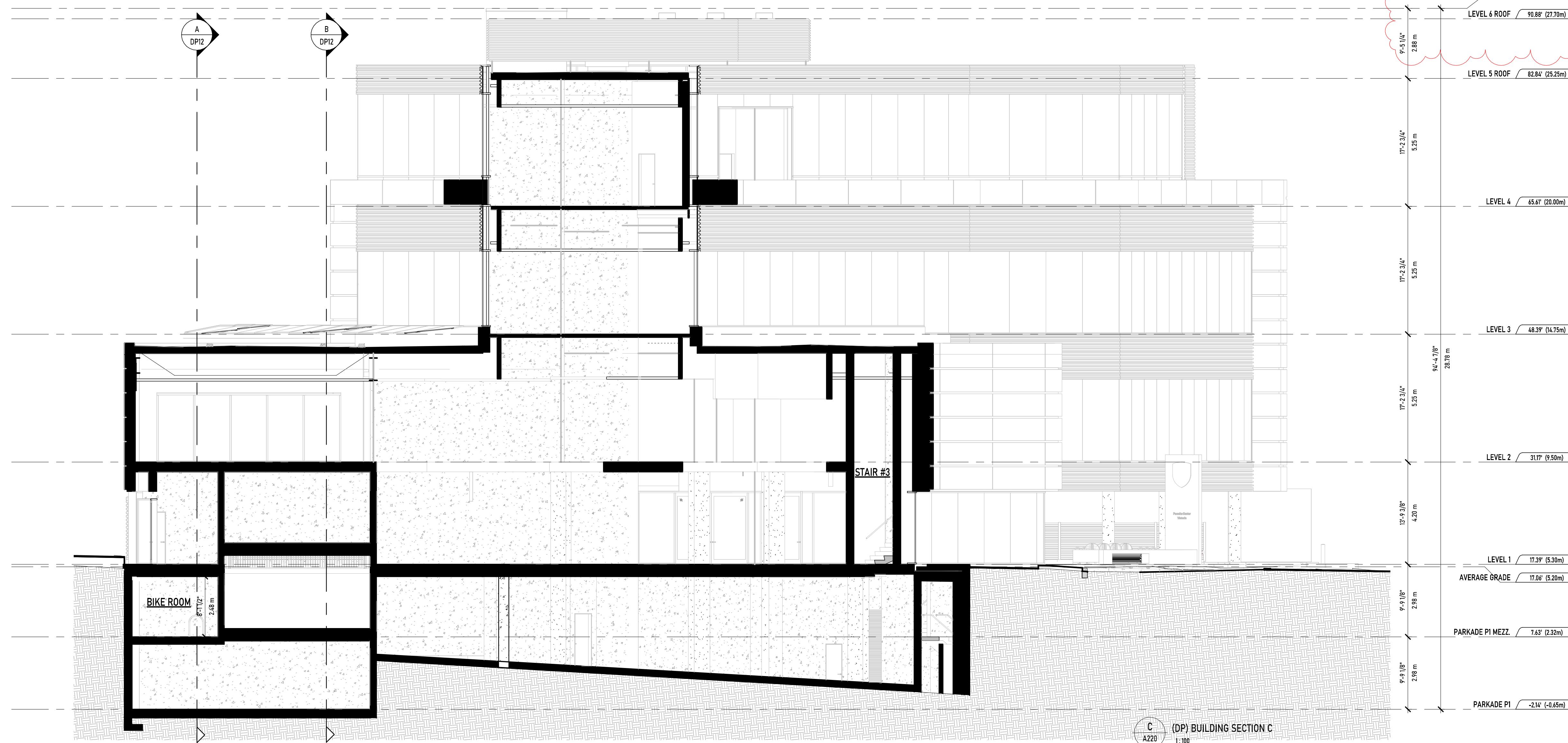
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BUILDING SECTIONS

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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PROJECT NAME:  
VICTORIA PORSCHE - GAIN GROUP

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

DRAWING TITLE:  
RENDERINGS

PROJECT NO: 24033 DRAWN: -

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DP14



AERIAL VIEW FROM HARBOUR ROAD LOOKING NORTH/WEST



AERIAL VIEW FROM HARBOUR ROAD LOOKING WEST



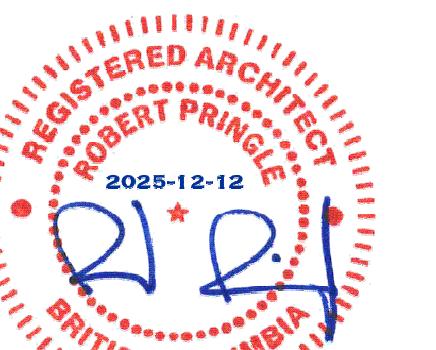
AERIAL VIEW FROM INTERSECTION OF ESQUIMALT ROAD AND HARBOUR ROAD



AERIAL VIEW FROM HARBOUR ROAD LOOKING SOUTH/WEST

315-2840 Peat Road, Langford, BC V9B 3V4  
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