

PORSCHE CENTRE VICTORIA - GAIN GROUP

NEW CAR DEALERSHIP

ISSUED FOR DEVELOPMENT PERMIT RESUBMISSION R2

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.



LOCATION PLAN N.T.S.



CONCEPTUAL RENDERING

Revisions
Bubbled areas indicate revisions compared to the previously submitted plans
Received Date
March 30, 2026



EXISTING STREET VIEW

PROJECT STATISTICS **24033 - 202 HARBOUR ROAD** DATE: 09-Mar-2026

SITE INFORMATION				
CIVIC ADDRESS	202 HARBOUR ROAD, VICTORIA, BC V9A 3S2			
SITE AREA	2,182 m ²	23,492 SF		
ZONING	CD-9 ZONE, DOCKSIDE DISTRICT, DEVELOPMENT AREA - F			
ZONING	EXISTING	PERMITTED	PROPOSED	
	CD-9 (AREA F)	CD-9 (AREA F)	CD-9 (AREA F)	
FLOOR AREA RATIO (FAR)	-	2 : 1	1.64 : 1	
SITE COVERAGE	-	0.0%	64.4%	
BUILDING DATA	6 STOREYS			
	BUILDING HEIGHT (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)	4.00 m (Min) 13.12' (Min)	3.20 m 10.50'
	REAR YARD (NORTH/WEST)	4.50 m (Min) 14.76' (Min)	4.00 m 13.12'	
	SIDE YARD (SOUTH/WEST)	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 (REPAIR GARAGE)	1,900 m ²	20,449 SF	1,105 m ² 11,889 SF
	PARKADE P1 MEZZ. (REPAIR GARAGE)	255 m ²	2,740 SF	205 m ² 2,209 SF
	LEVEL 1 (CRU)	929 m ²	10,003 SF	745 m ² 8,014 SF
	LEVEL 2 (CRU)	1,406 m ²	15,134 SF	957 m ² 10,296 SF
	LEVEL 3 (OFFICE)	760 m ²	8,180 SF	709 m ² 7,629 SF
	LEVEL 4 (OFFICE)	484 m ²	5,211 SF	446 m ² 4,802 SF
	TOTAL	5,734 m ²	61,717 SF	4,166 m ² 44,839 SF
	COMMERCIAL RETAIL UNIT (OFFICE)(LEVEL 3 & LEVEL 4)			1,155 m ² 12,431 SF
	COMMERCIAL RETAIL UNIT (PORSCHE)(LEVEL 1 & LEVEL 2)			1,701 m ² 18,310 SF
REPAIR GARAGE (PORSCHE)(LEVEL P1 + P1 MEZZ)			1,310 m ² 14,096 SF	
BUILDING FOOTPRINT AREA (BCBC DEFINITION)	1,406 m ²	15,134 SF		
PARKING DATA	PARKING TYPE		REQUIRED	PROPOSED
	CRU	Parking Bylaw 12 Table 1 (1 per 80m2)	0	16
	OFFICE	Bylaw Part 12.9 CD-9 (1 per 765m2)	0	20
	TOTAL PARKING	Refer to Parking Study	58	37
	ELECTRIC VEHICLE STALL:	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	47	48
	OFFICE	Long Term (1 per 150m2)	8 17%	8 17%
		Short Term (1 per 400m2)	3 6%	4 8%
CRU	Long Term (1 per 200m2)	16 34%	16 38%	
	Short Term (1 per 200m2)	16 38%	16 38%	

CONSULTANT LIST

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

ARCHITECT:
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Contact: Frankie Victor

DRAWINGS - ARCHITECTURAL (DP)

DP01	COVER SHEET
DP02	SITE PLAN
DP03	FLOOR PLAN - PARKADE P1
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

L0.0	COVER SHEET
L0.1	LANDSCAPE NOTES & SCHEDULES
L0.2	LANDSCAPE ILLUSTRATIVE PLAN
L0.3	LANDSCAPE PRECEDENT IMAGES
L1.0	OFFSITE PLAN
L1.0	LANDSCAPE MATERIALS PLAN - GROUND LEVEL
L1.1	LANDSCAPE MATERIALS PLAN - UPPER LEVELS
L1.0	LIGHTING PLAN - GROUND LEVEL
L1.0	LANDSCAPE GRADING & DRAINAGE PLAN - GROUND LEVEL
L1.0	TREE PLAN - GROUND LEVEL
L1.1	OFFSITE PLANTING PLAN
L1.2	PLANTING PLAN - GROUND LEVEL
L1.0	SOIL DEPTH & SERVICING PLAN - GROUND LEVEL
L1.1	SOIL DEPTH & SERVICING PLAN - UPPER LEVELS
L1.1	SOFTSCAPE DETAILS
L1.2	SOFTSCAPE DETAILS
L1.3	HARDSCAPE DETAILS
L1.4	LANDSCAPE SITE FURNISHING DETAILS
L1.5C	LANDSCAPE SITE FURNISHING DETAILS

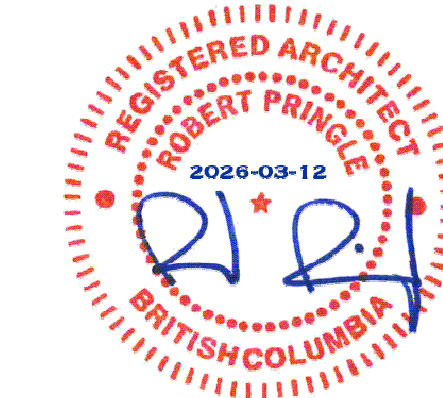
DRAWINGS - CIVIL.

C1	PRELIMINARY SERVICING PLAN
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3 ISSUED FOR DP RESUBMISSION R2 2024-03-10



PORSCHE

PROJECT NAME:
VICTORIA PORSCHE - GAIN GROUP

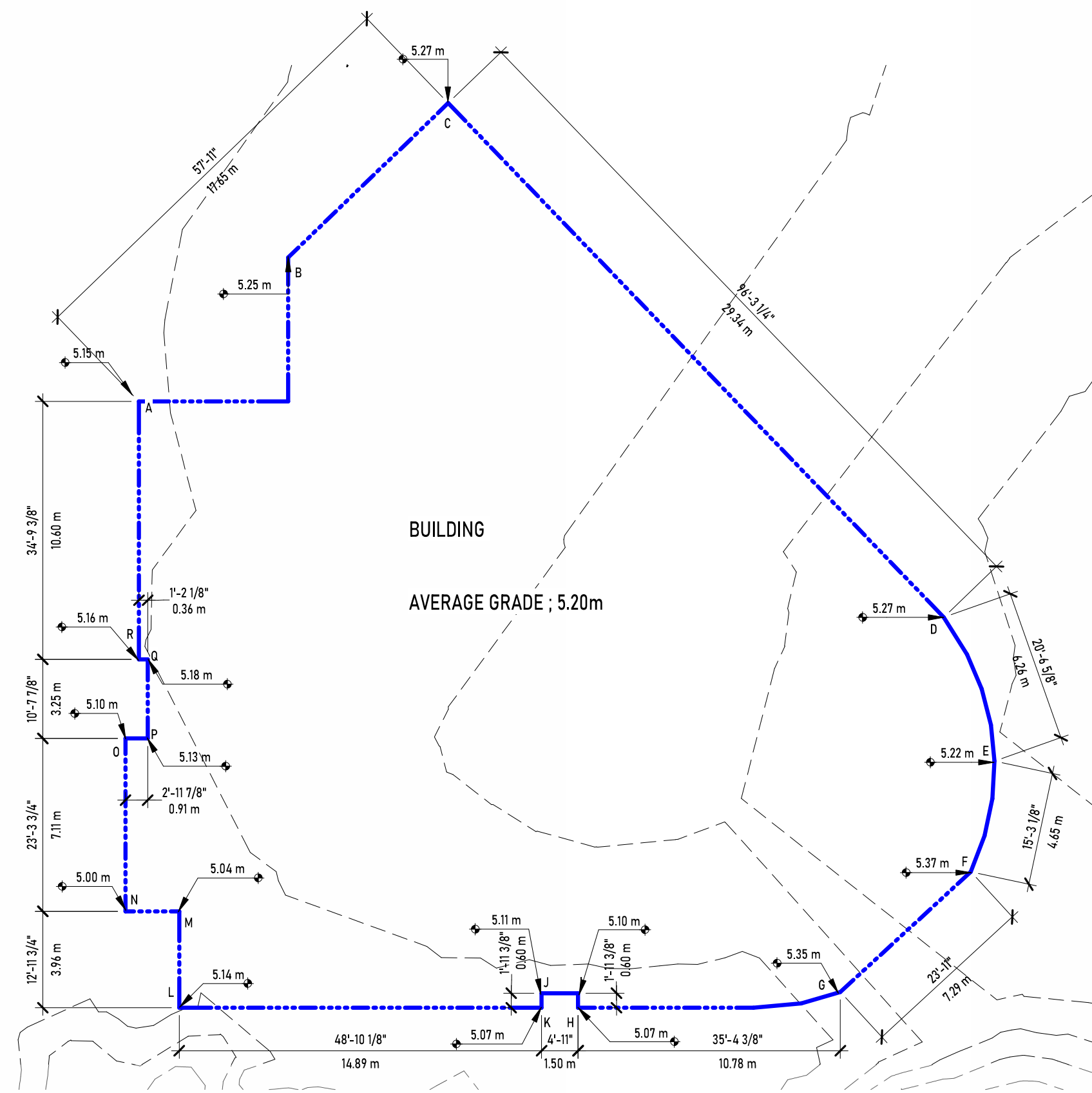
PROJECT ADDRESS:
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VICTORIA, BC V9A 3S2

DRAWING TITLE:
COVER SHEET

PROJECT NO: 24033 DRAWN: -

SCALE: REVIEWED: -

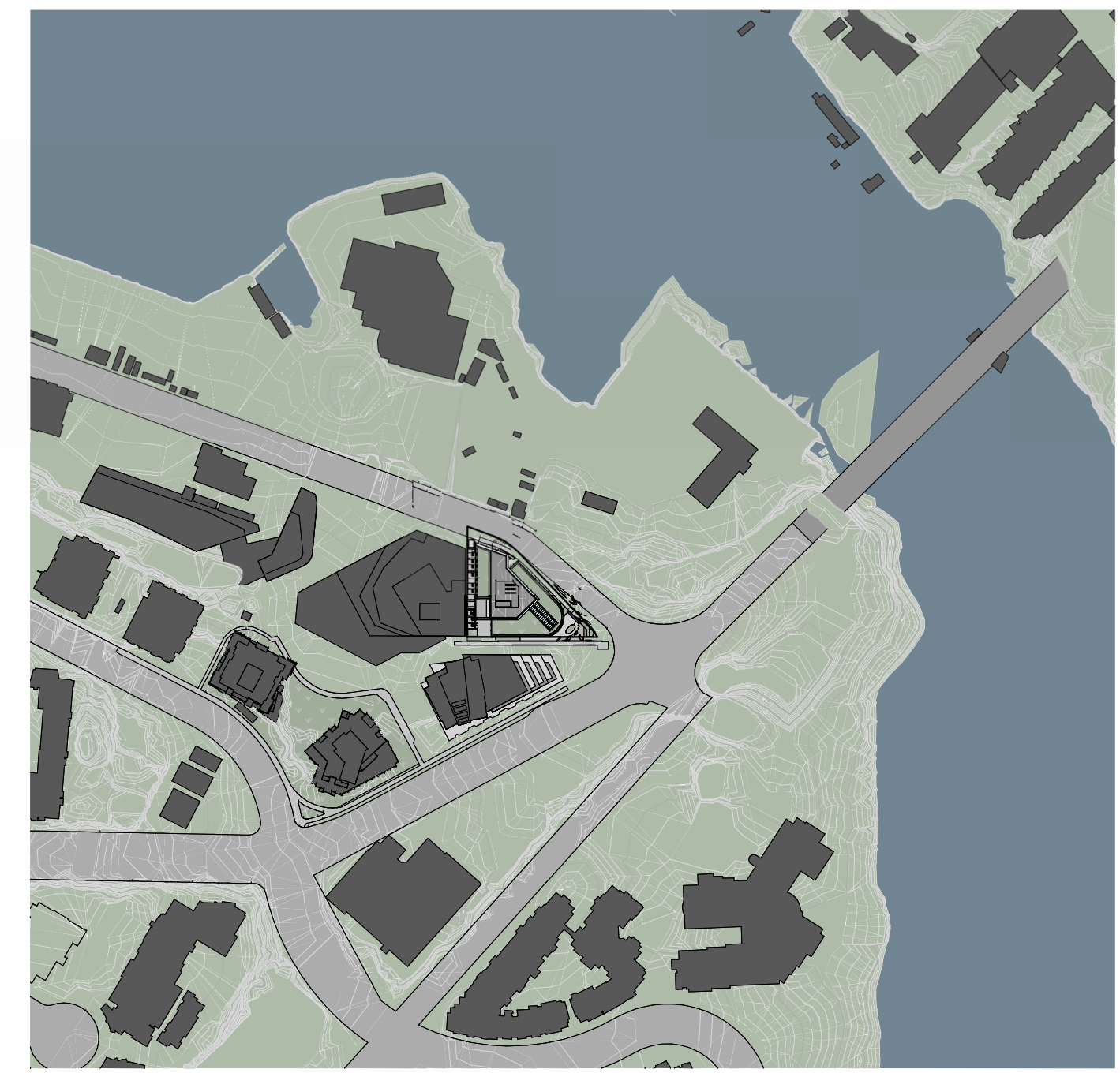
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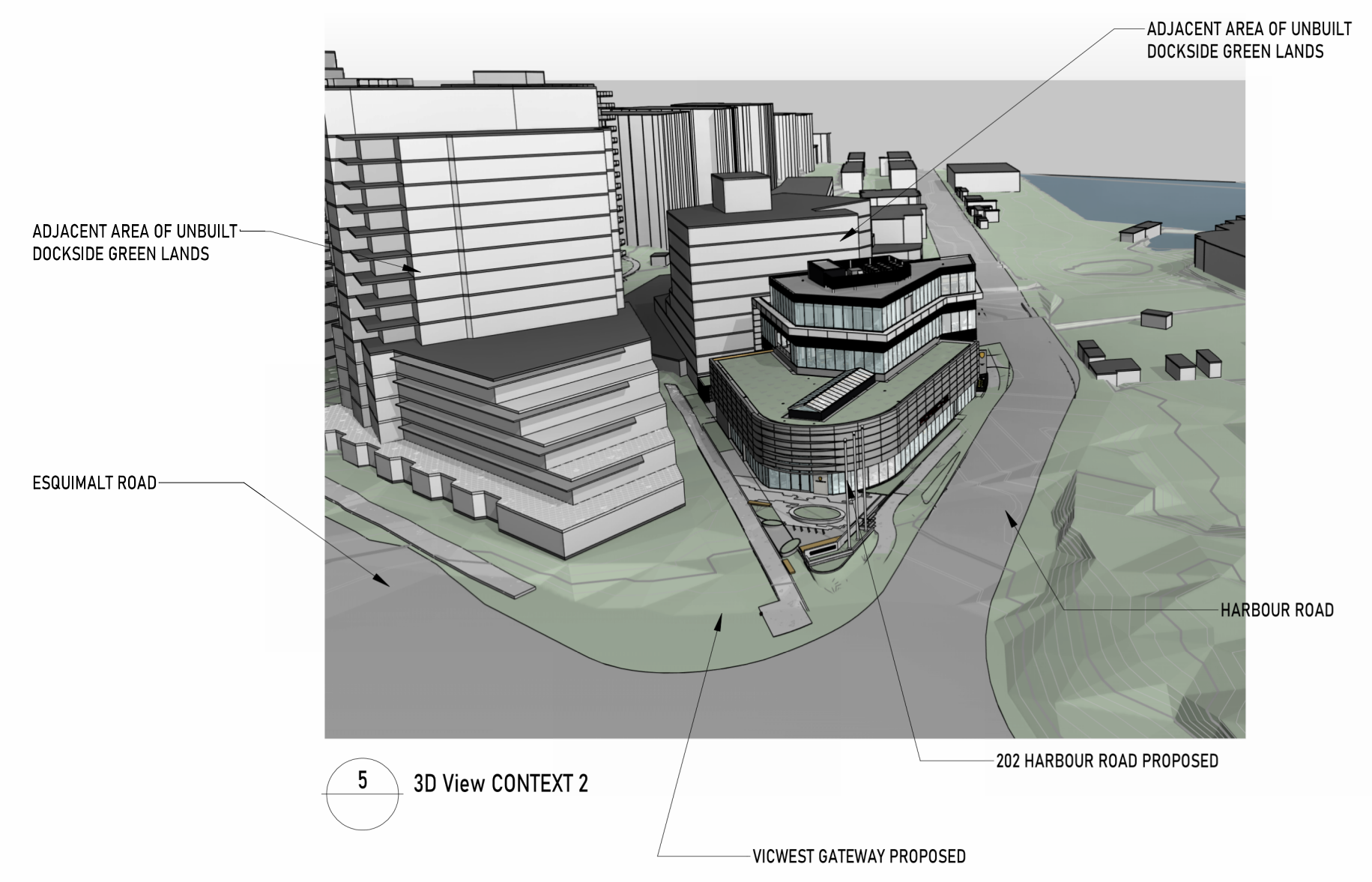
2 PARKADE P1 FLOOR PLAN
1:200

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



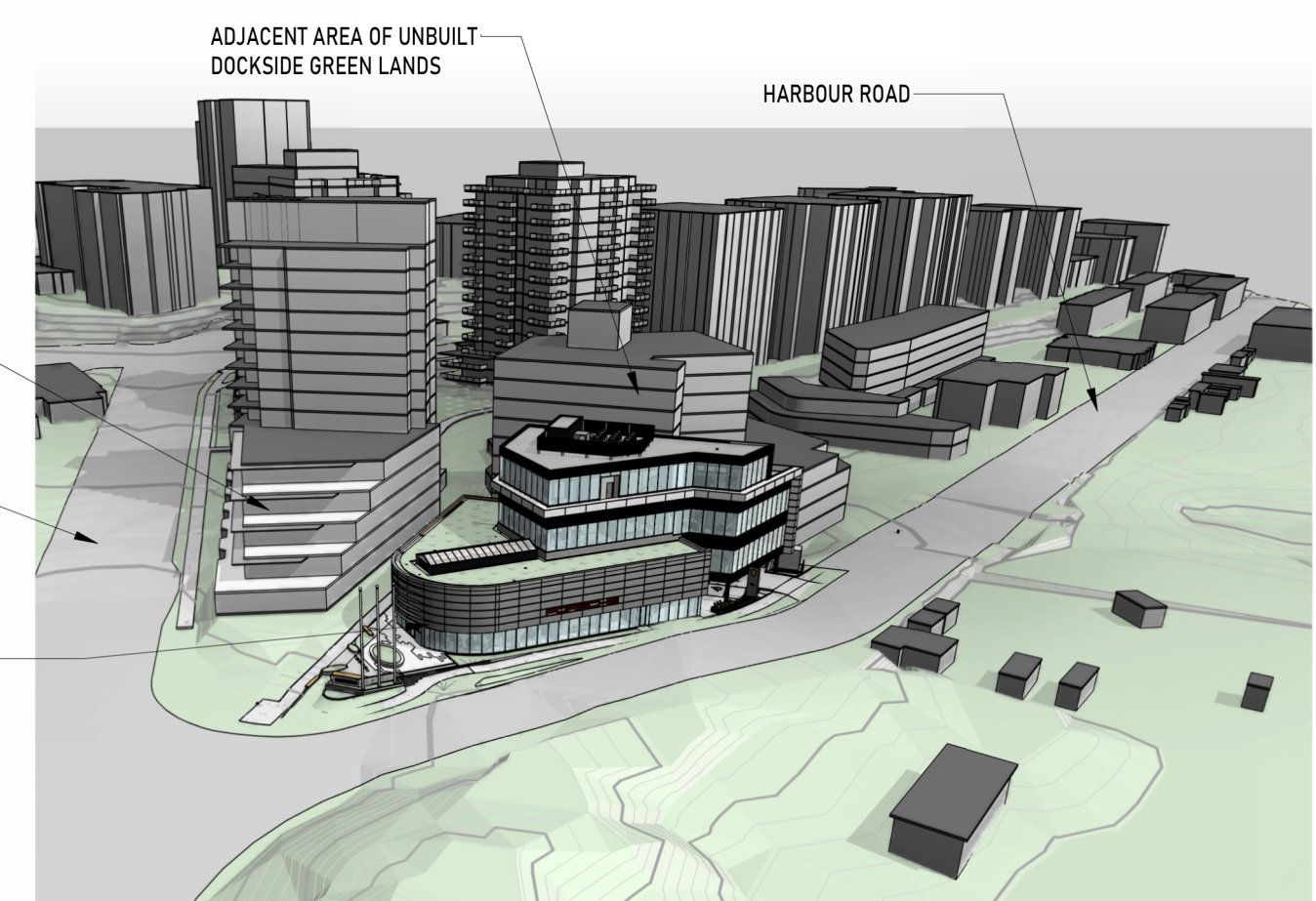
3 SITE CONTEXT PLAN
1:3000



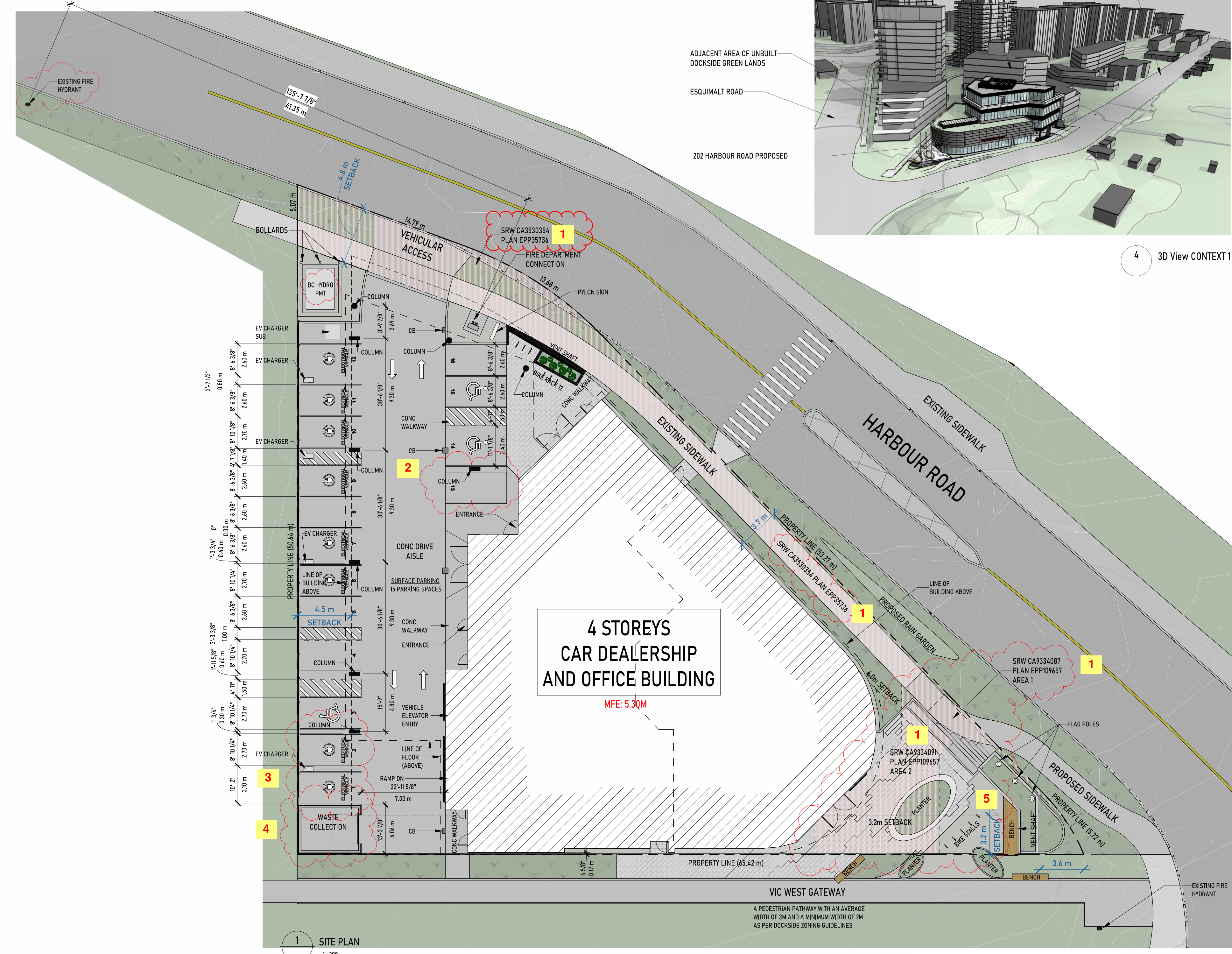
5 3D View CONTEXT 2



AERIAL VIEW FROM INTERSECTION OF ESQUIMALT ROAD AND HARBOUR ROAD



4 3D View CONTEXT 1



1 SITE PLAN
1:200

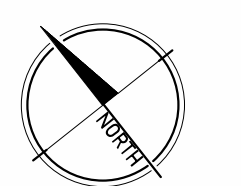
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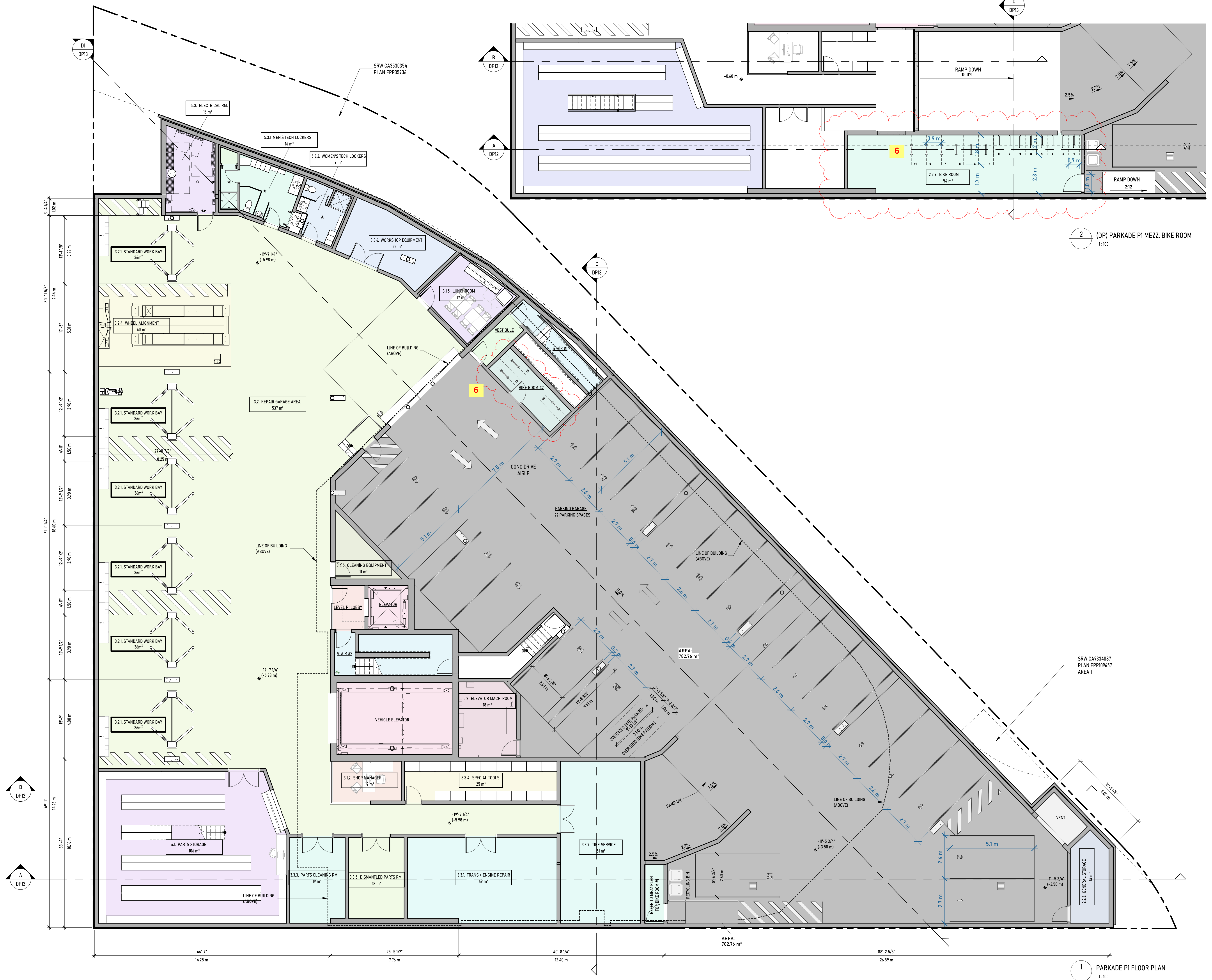
PROJECT NAME:
VICTORIA PORSCHE - GAIN GROUP

PROJECT ADDRESS:
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DRAWING TITLE:
SITE PLAN

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

DWG NO: DP02



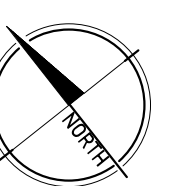
2 (DP) PARKADE P1 MEZZ. BIKE ROOM
1:100

1 PARKADE P1 FLOOR PLAN
1:100

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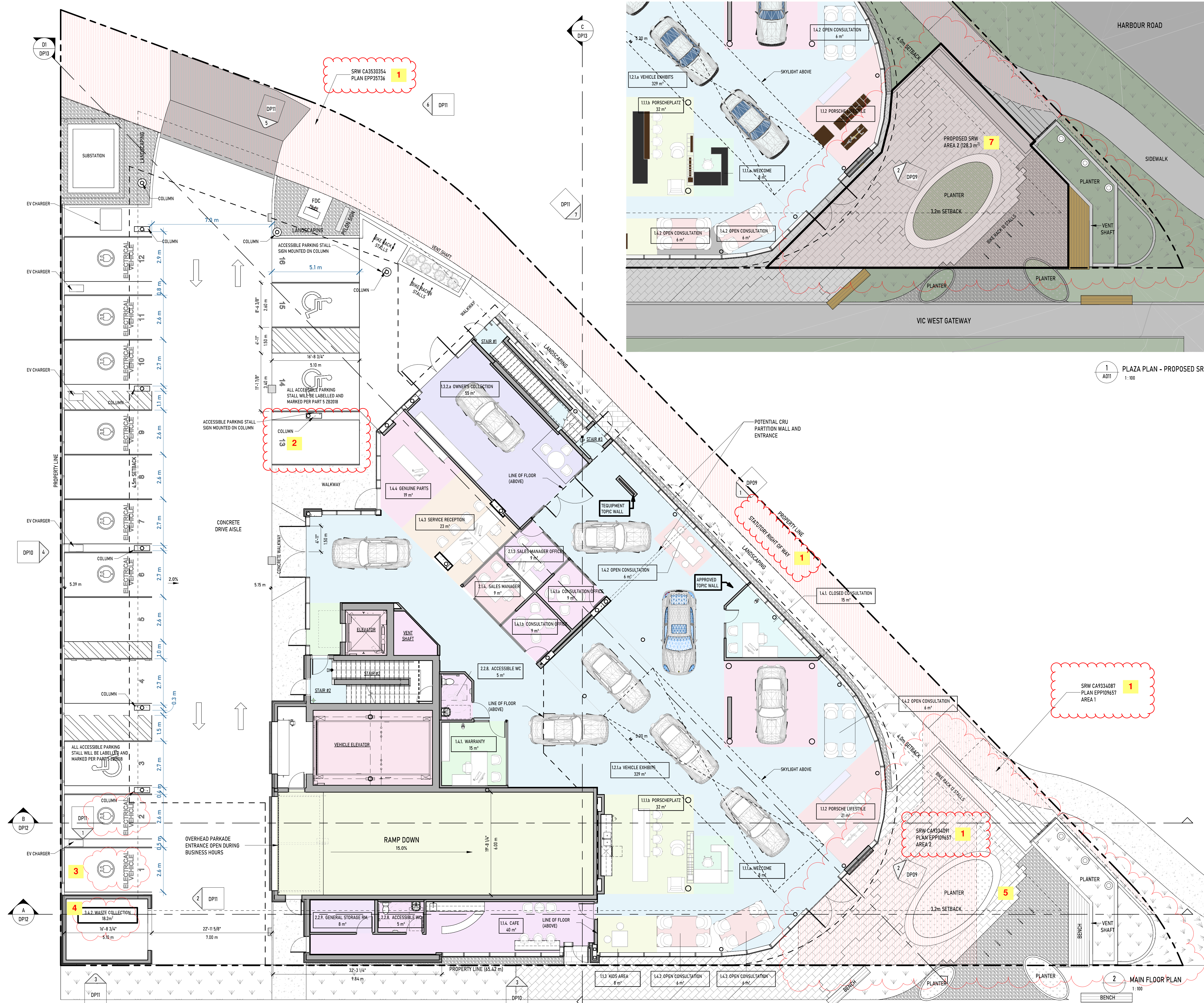
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DRAWING TITLE:
FLOOR PLAN - PARKADE P1

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

DWG NO: DP03



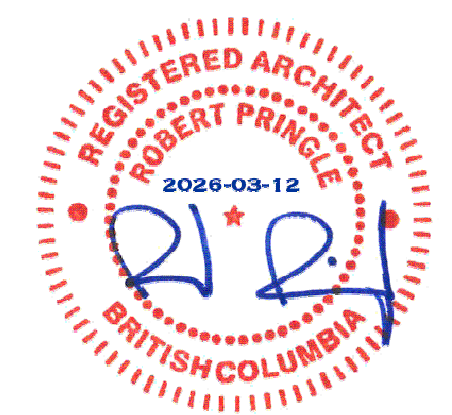
1 PLAZA PLAN - PROPOSED SRW
1:100

2 MAIN FLOOR PLAN
1:100

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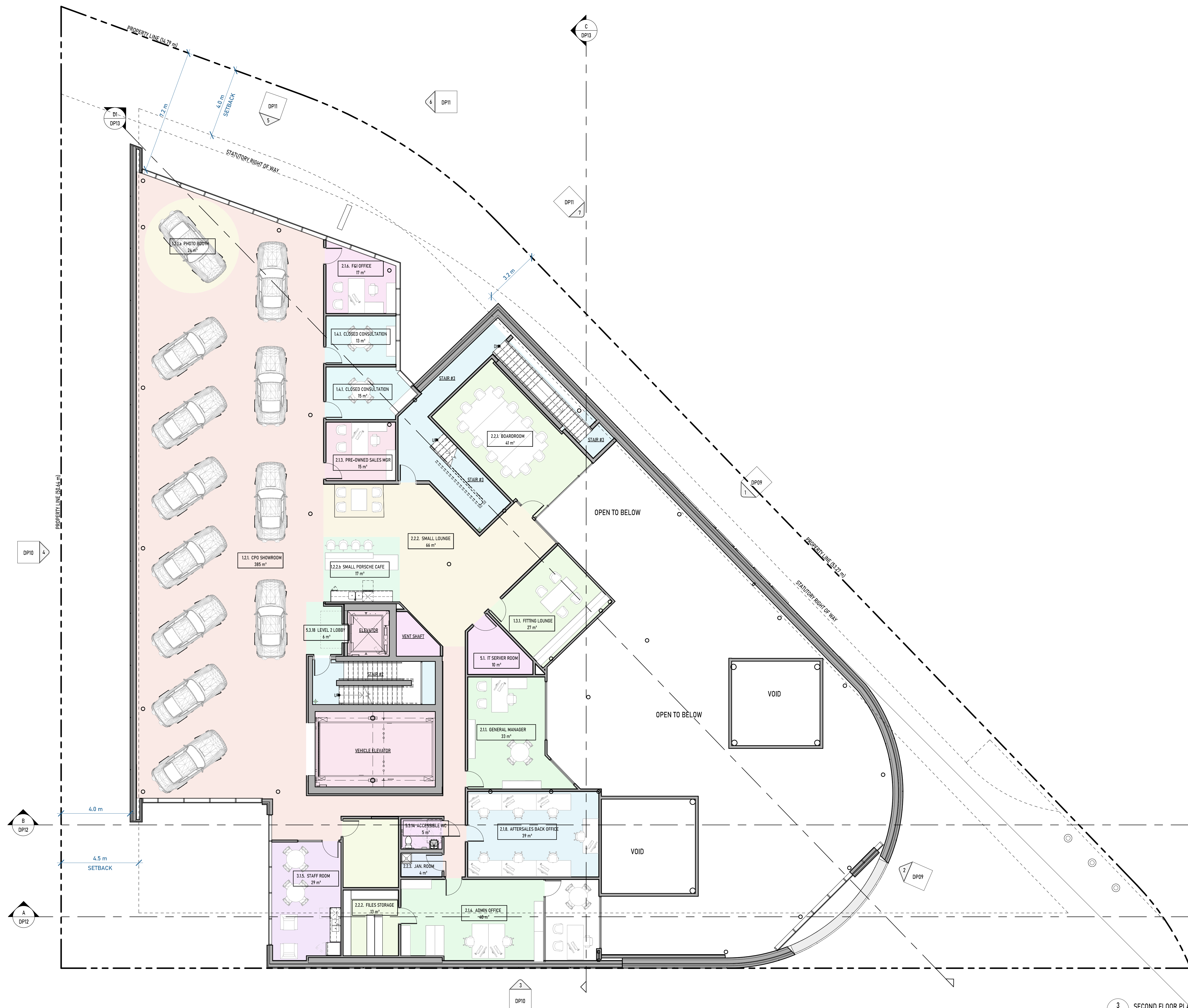
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DRAWING TITLE:
FLOOR PLAN - LEVEL 1

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

DWG NO: **DP04**



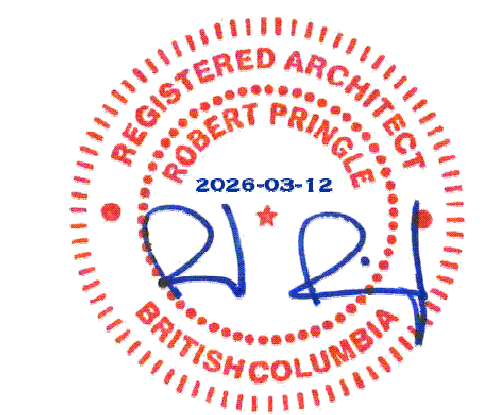
3 SECOND FLOOR PLAN
1:100

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DRAWING TITLE:
FLOOR PLAN - LEVEL 2

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

DWG NO: **DP05**



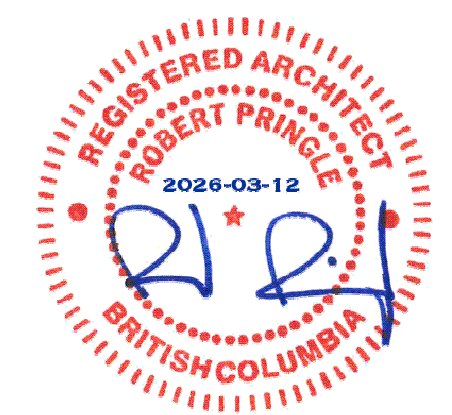
4 THIRD FLOOR PLAN
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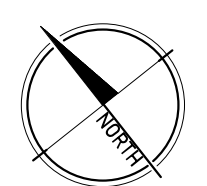
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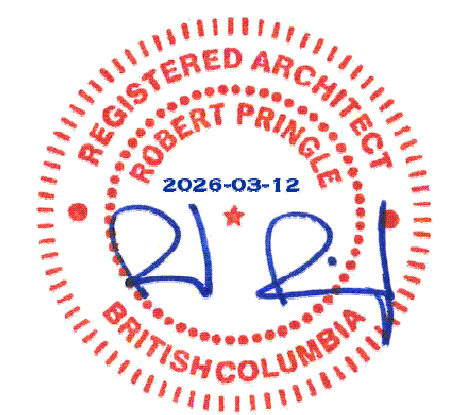
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FLOOR PLAN - LEVEL 3

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

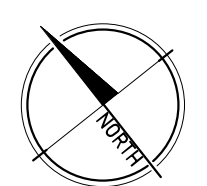
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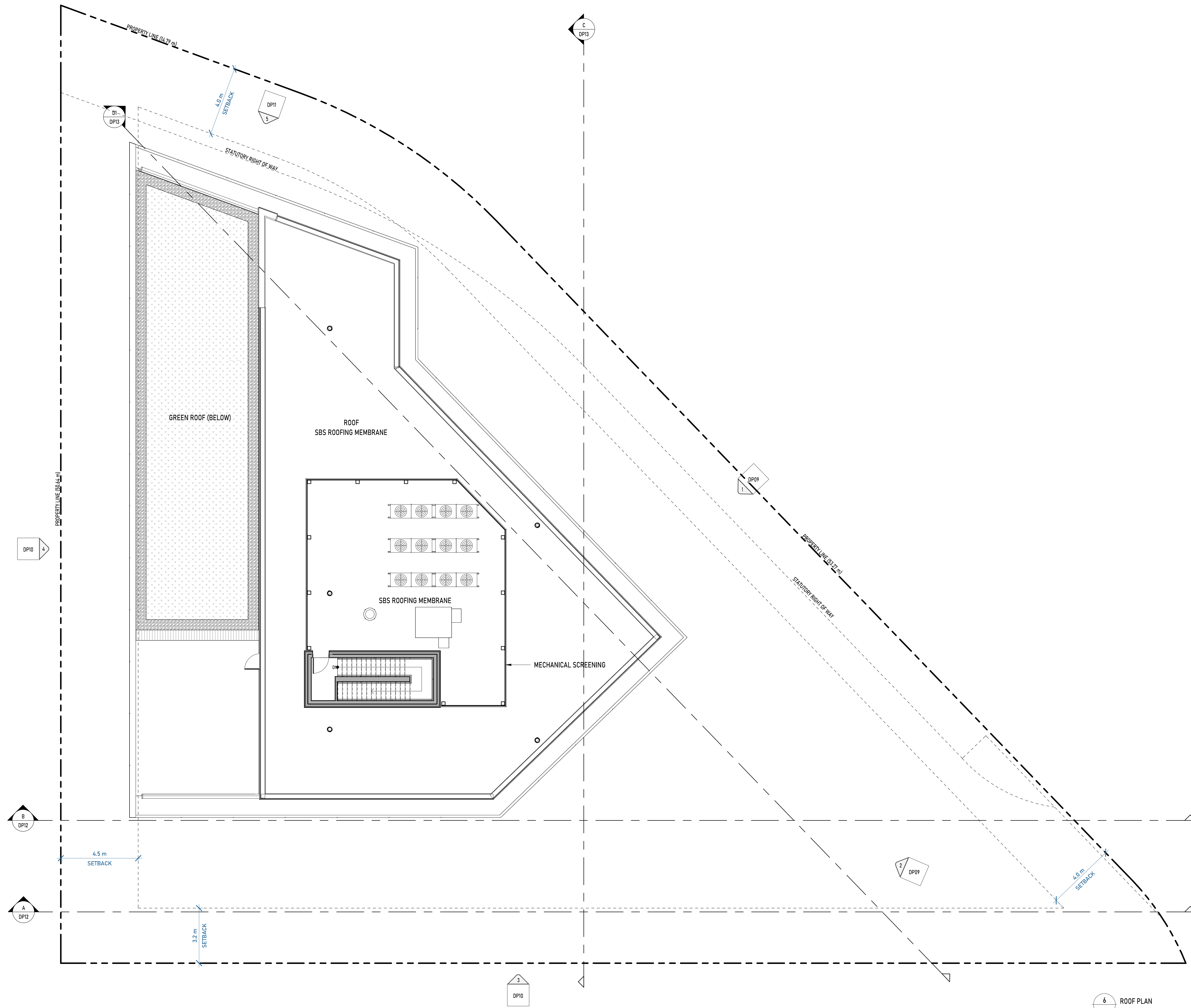
PROJECT NAME:
VICTORIA PORSCHE - GAIN GROUP

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DRAWING TITLE:
FLOOR PLAN - LEVEL 4

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

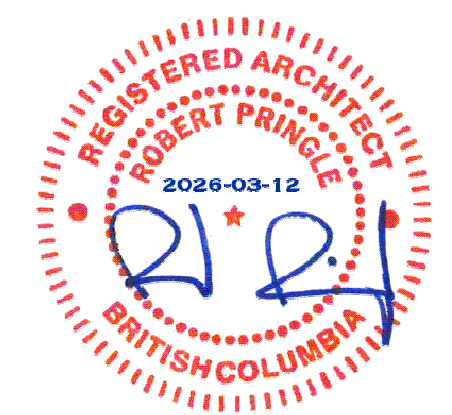
DWG NO: **DP07**



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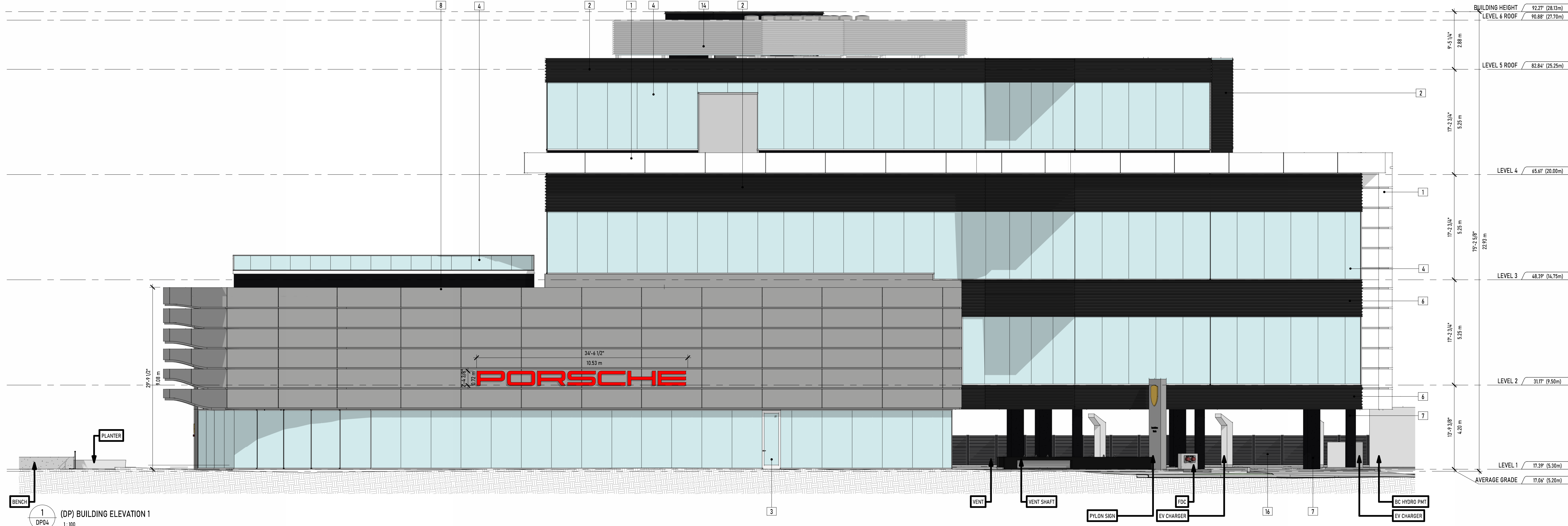
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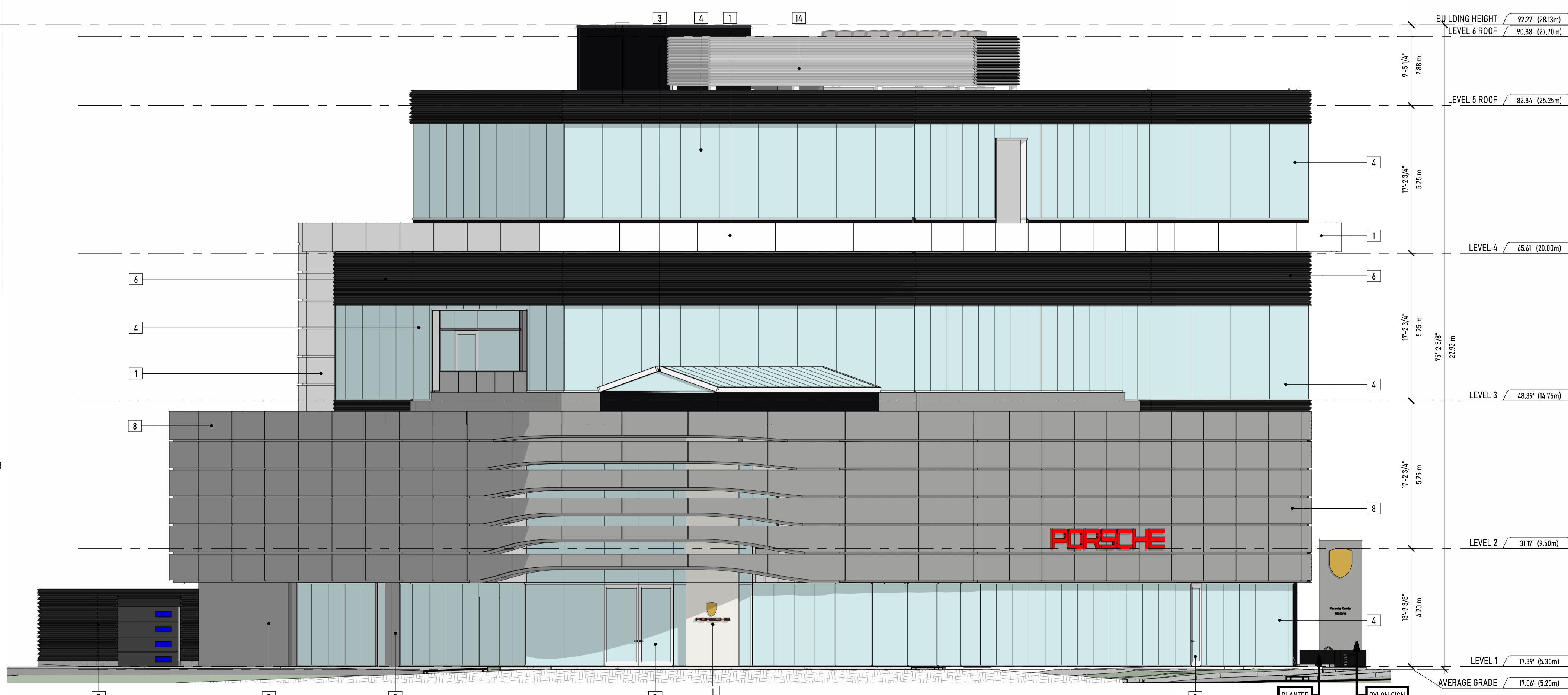
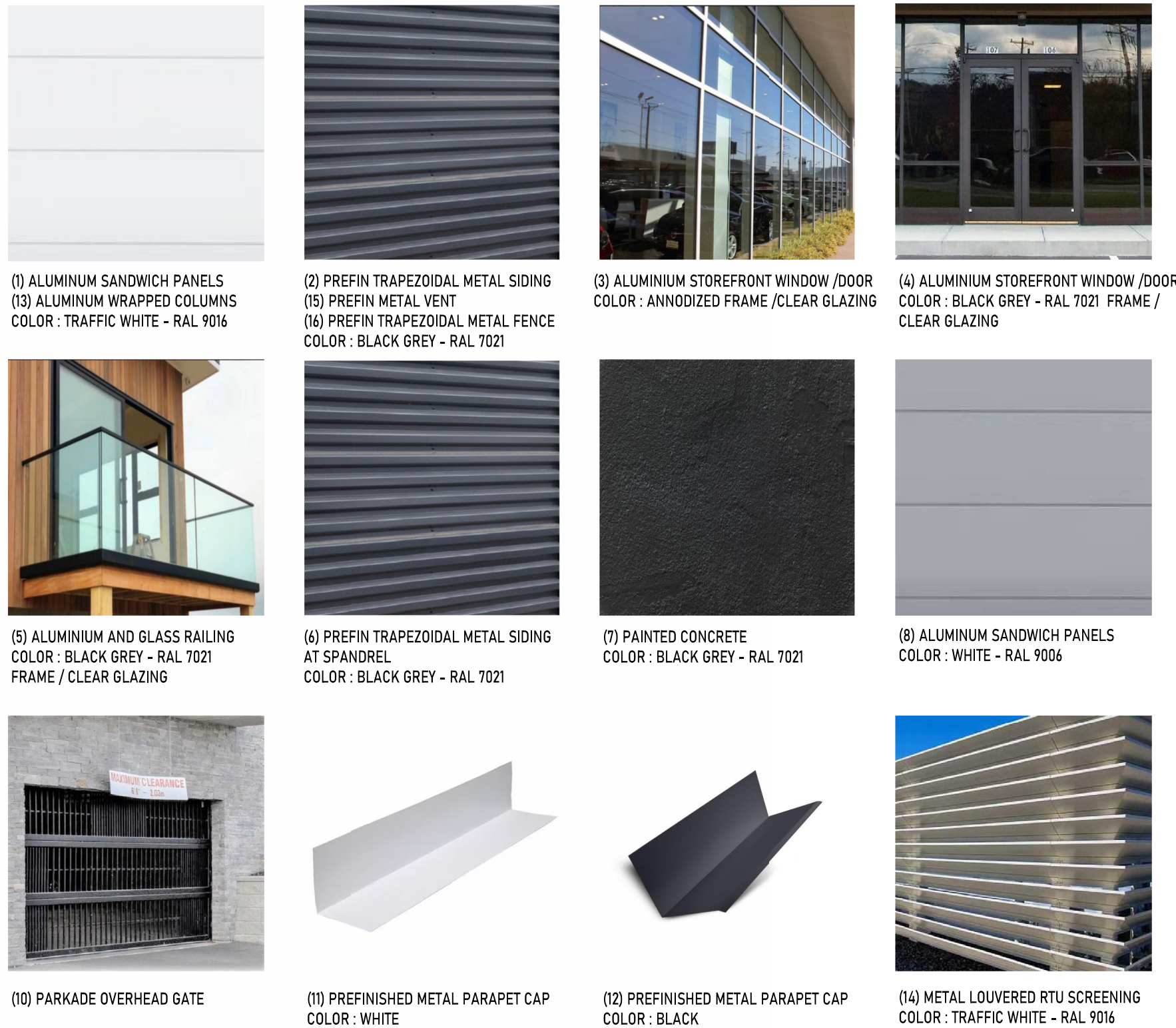
DRAWING TITLE:
ROOF PLAN - LEVEL 5

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

DWG NO: **DP08**



#	MATERIAL TYPE	COLOUR
1	ALUMINIUM 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 ALUMINIUM EXTERIOR DOOR	MATCHED TO ADJACENT COLOUR
10	PARKADE OVERHEAD GATE	MATCHED TO ADJACENT COLOUR
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



2 (DP) BUILDING ELEVATION 2
1:100

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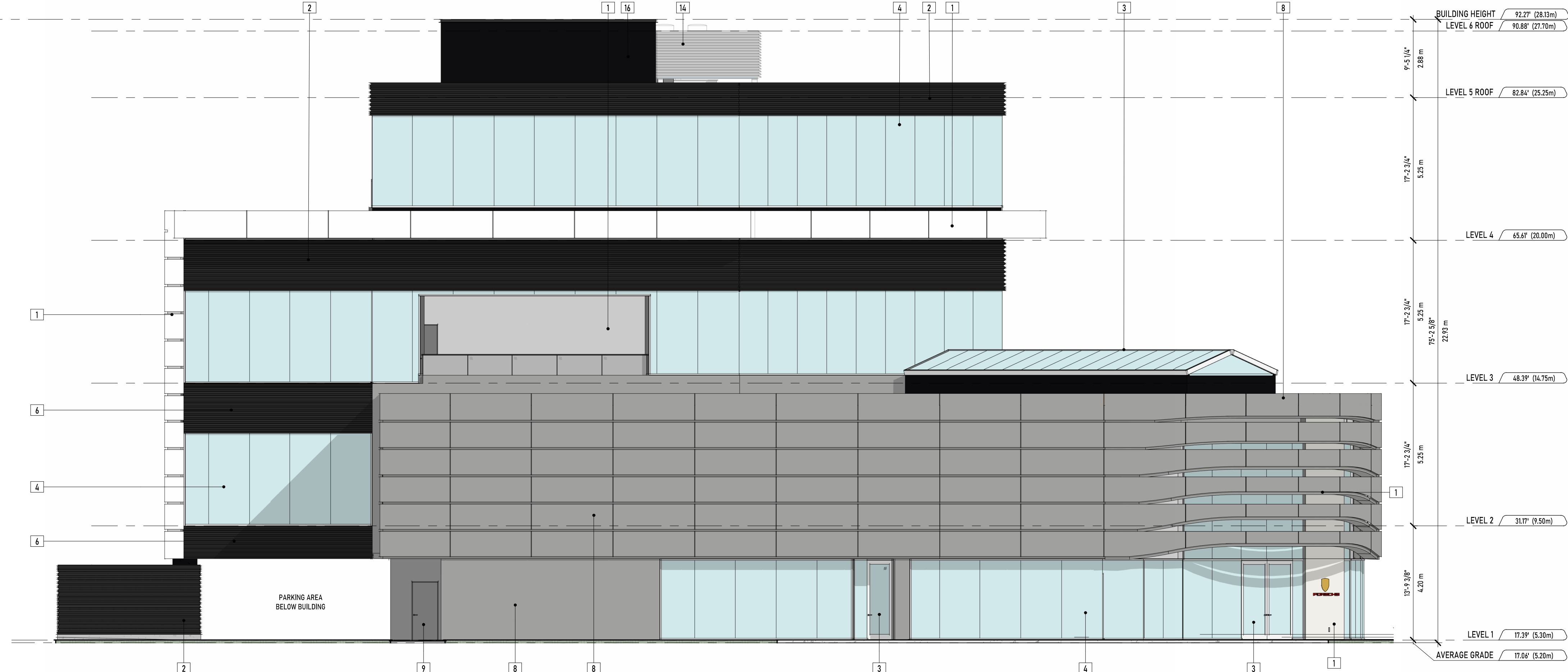
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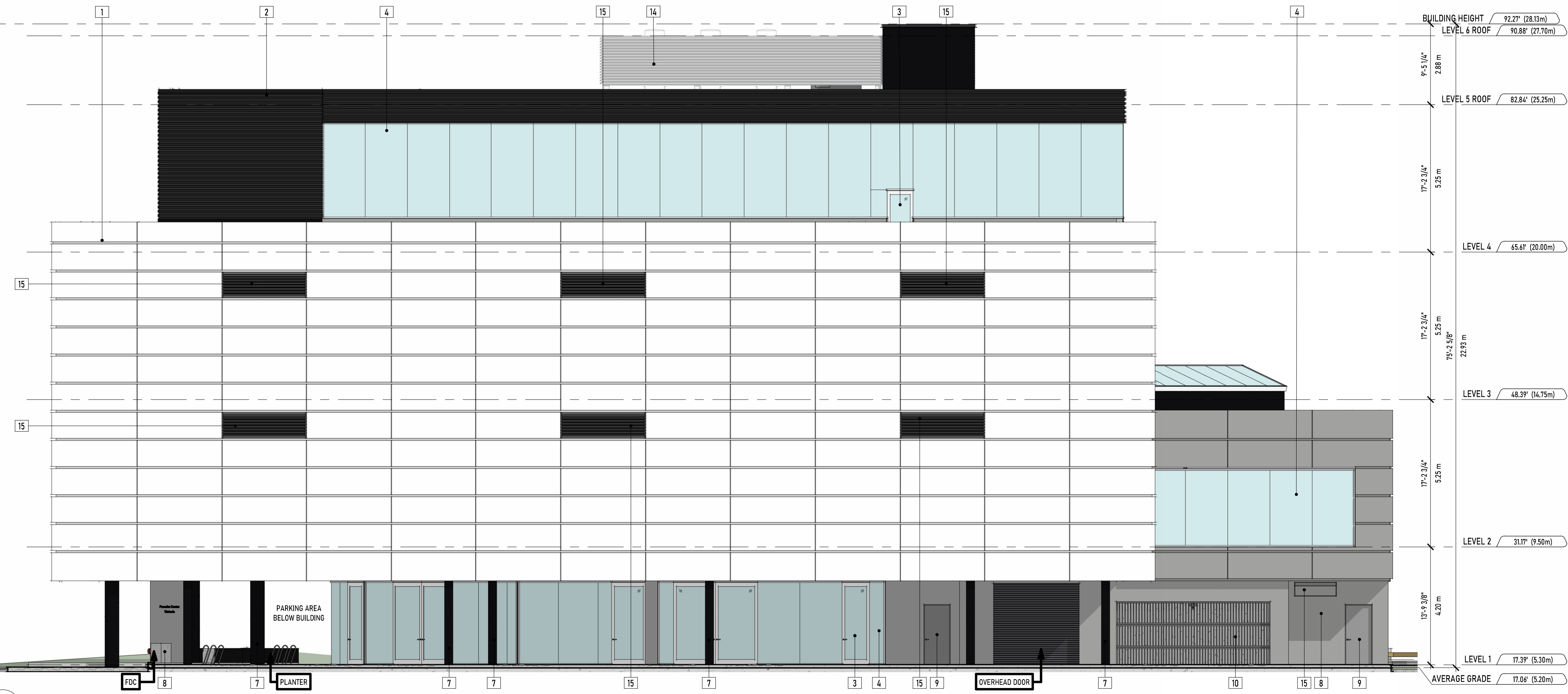
DRAWING TITLE:
ELEVATIONS - EAST &
SOUTHEAST

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

DWG NO: DP09



3 (DP) BUILDING ELEVATION 3
1:100



4 (DP) BUILDING ELEVATION 4
1:100

#	MATERIAL TYPE	COLOUR
1	ALUMINIUM 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 ALUMINIUM EXTERIOR DOOR	MATCHED TO ADJACENT COLOUR
10	PARKADE OVERHEAD GATE	MATCHED TO ADJACENT COLOUR
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

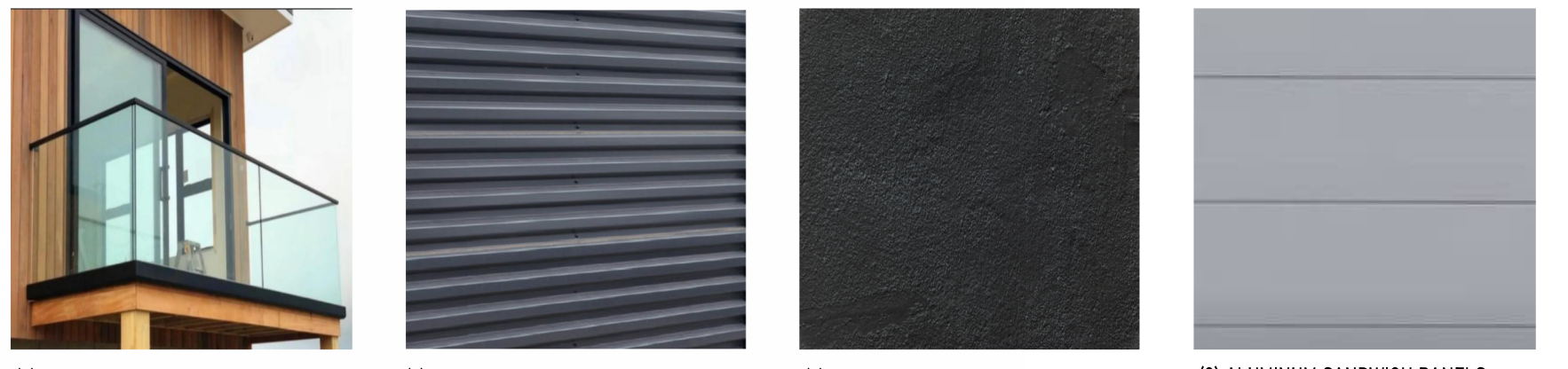


(1) ALUMINIUM SANDWICH PANELS
COLOR: TRAFFIC WHITE - RAL 9016

(2) PREFIN TRAPEZOIDAL METAL SIDING
(5) PREFIN METAL VENT
(6) 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

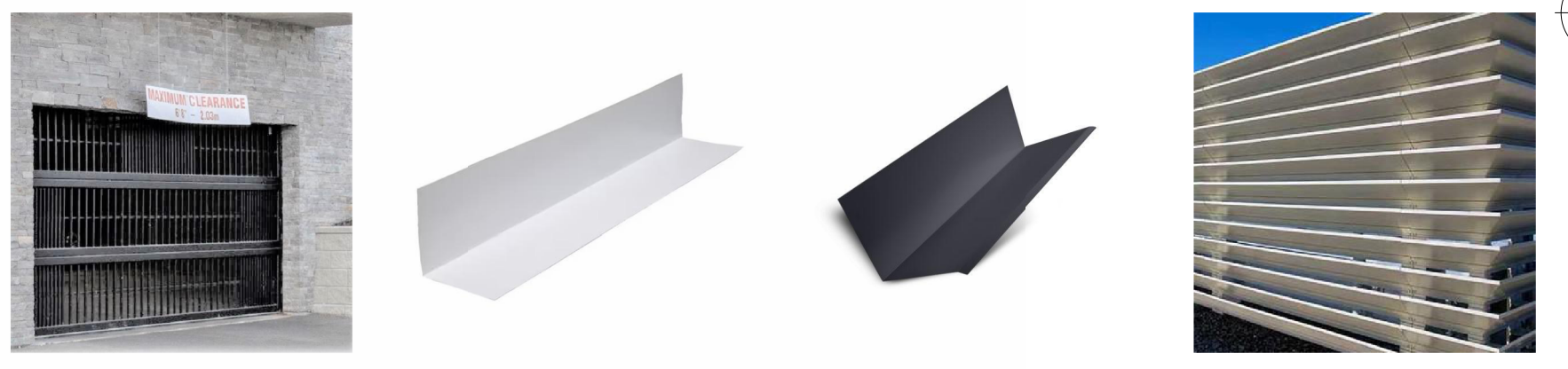


(5) ALUMINIUM AND GLASS RAILING
COLOR: BLACK GREY - RAL 7021
FRAME / CLEAR GLAZING

(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

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NO.	ISSUED FOR:	DATE:
1	ISSUED FOR DEVELOPMENT PERMIT	2025-07-04
2	ISSUED FOR DP RESUBMISSION	2025-12-11
3	ISSUED FOR DP RESUBMISSION R2	2024-03-10



PORSCHE

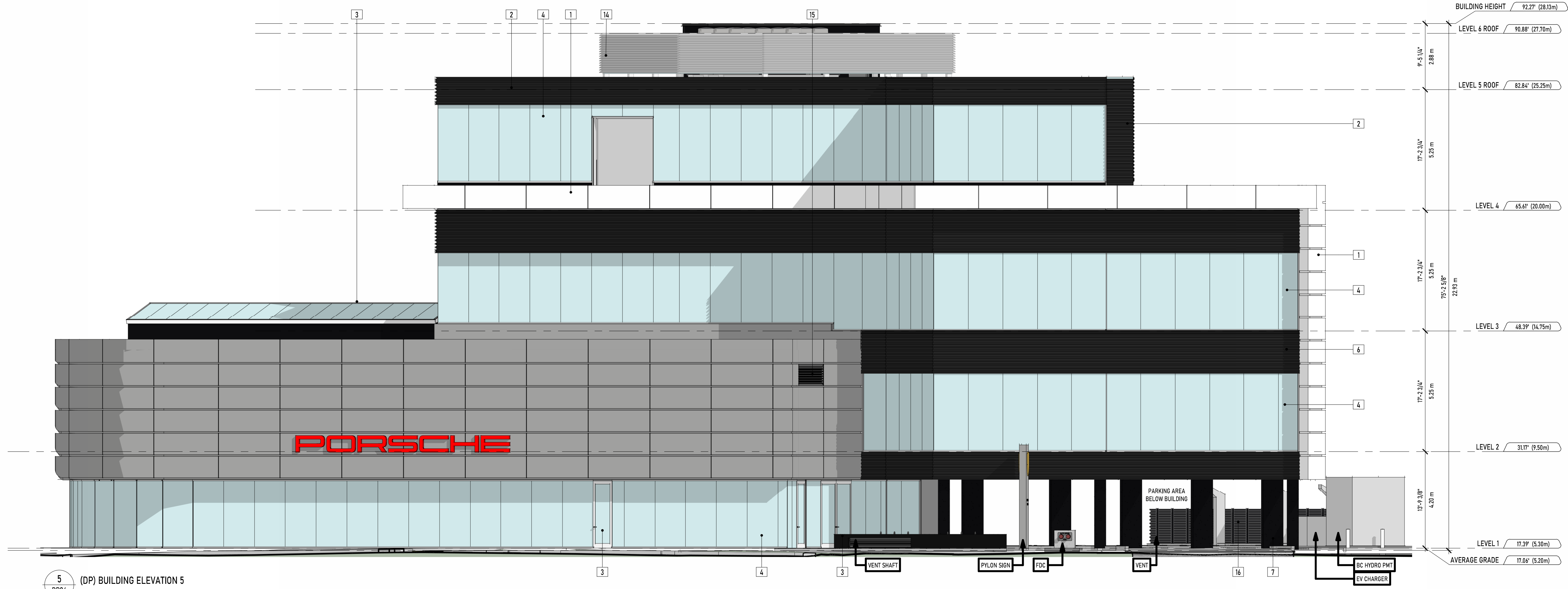
PROJECT NAME:
VICTORIA PORSCHE - GAIN GROUP

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

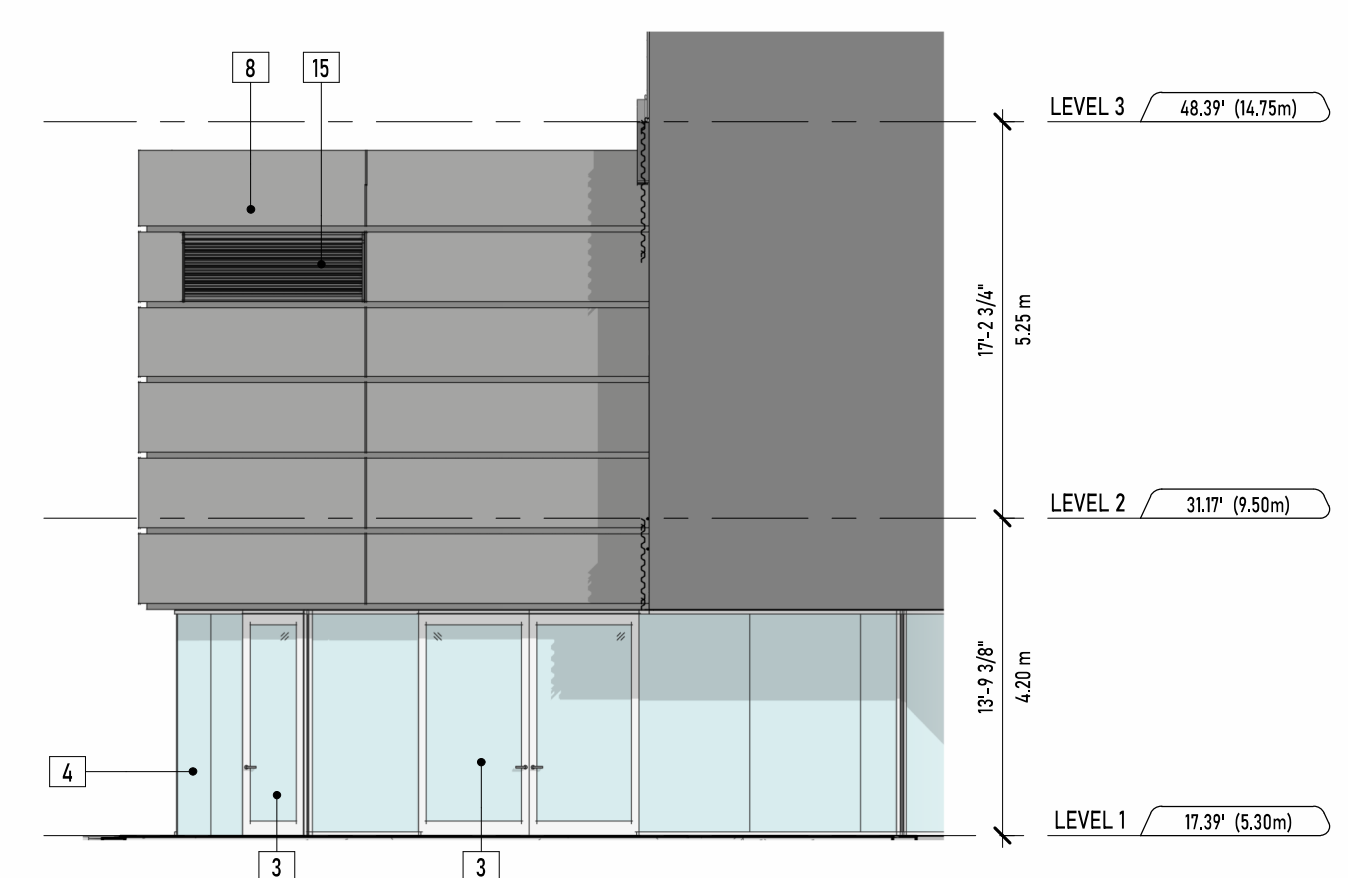
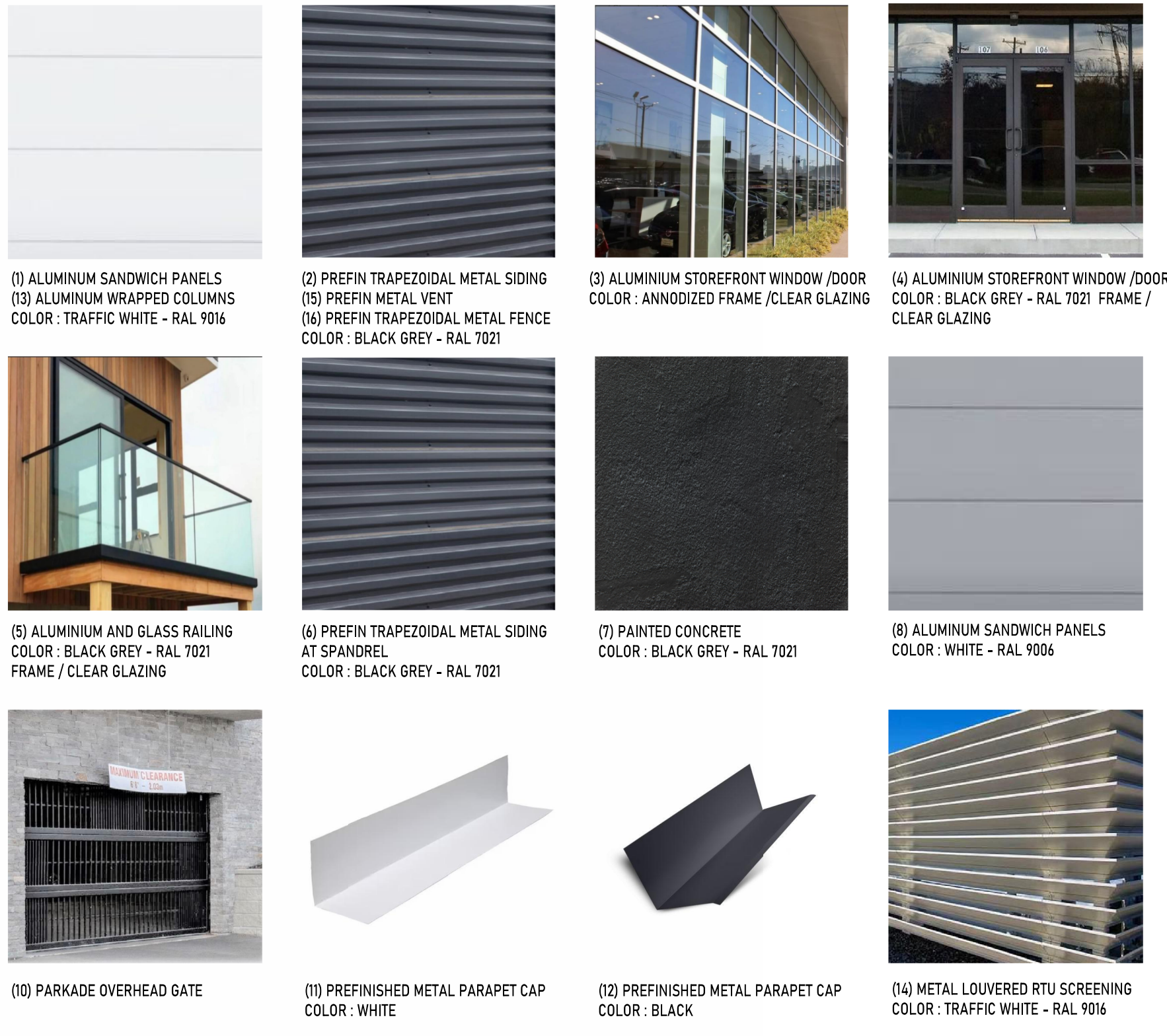
DRAWING TITLE:
ELEVATIONS - SOUTH &
WEST

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

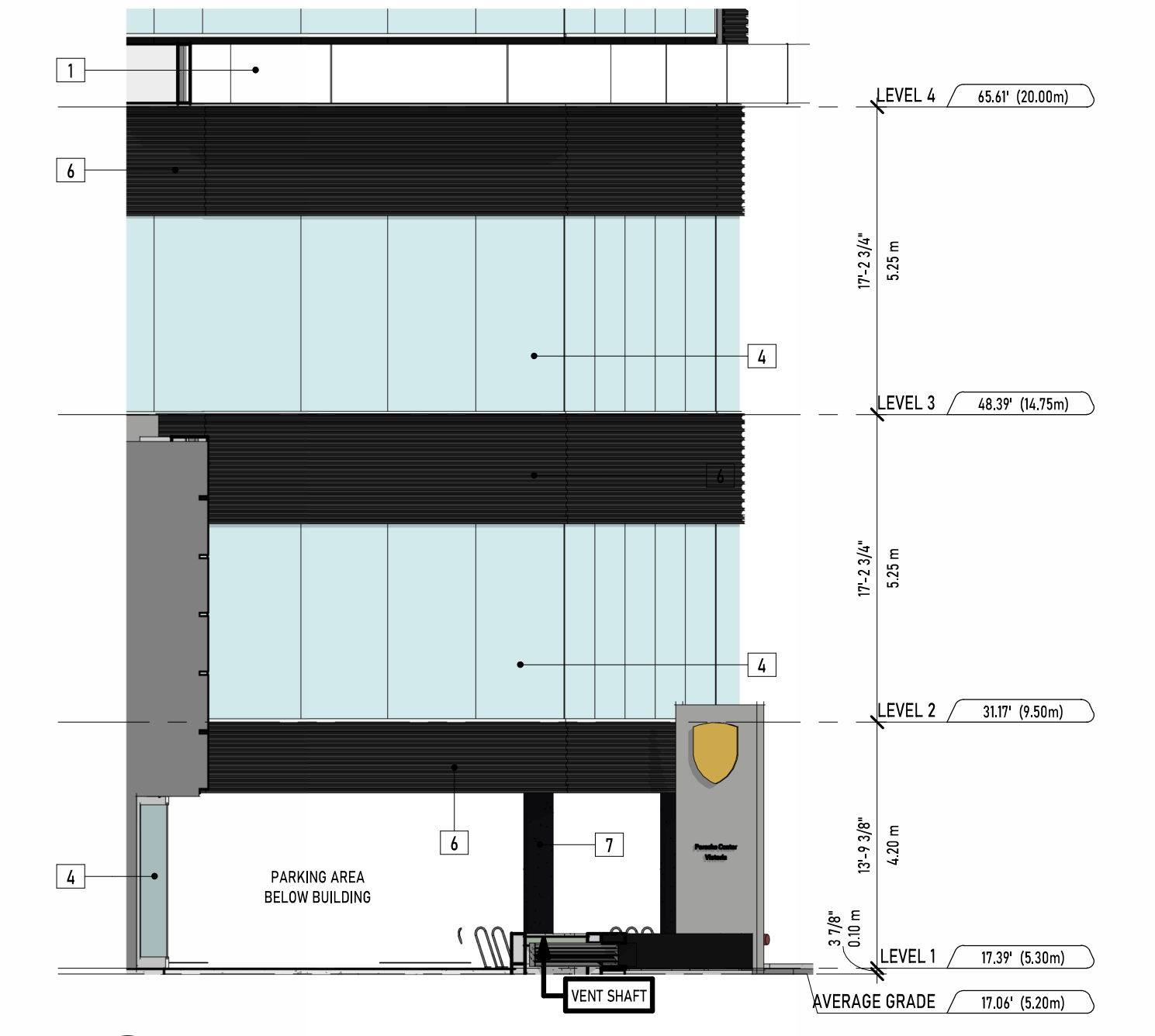
DWG NO: DP10



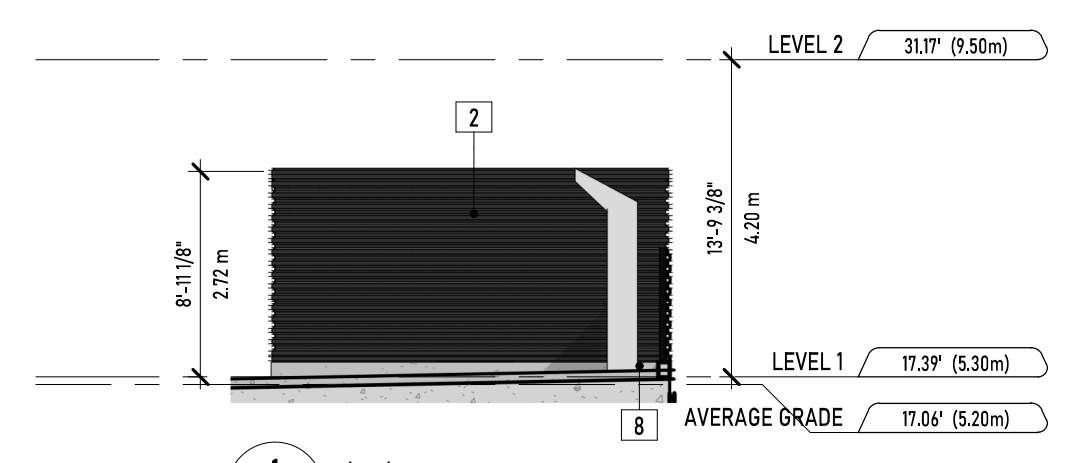
#	MATERIAL TYPE	COLOUR
1	ALUMINIUM SANDWICH PANELS	TRAFFIC WHITE - RAL 9016
2	PREFINISHED TRAPEZOIDAL METAL SIDING	BLACK GREY - RAL 7021
3	ALUMINIUM STOREFRONT WINDOW/DOOR	ANNODIZED FRAME/CLEAR GLAZING
4	ALUMINIUM STOREFRONT WINDOW/DOOR	BLACK GREY FRAME - RAL 7021
5	ALUMINIUM AND GLASS RAILING	BLACK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



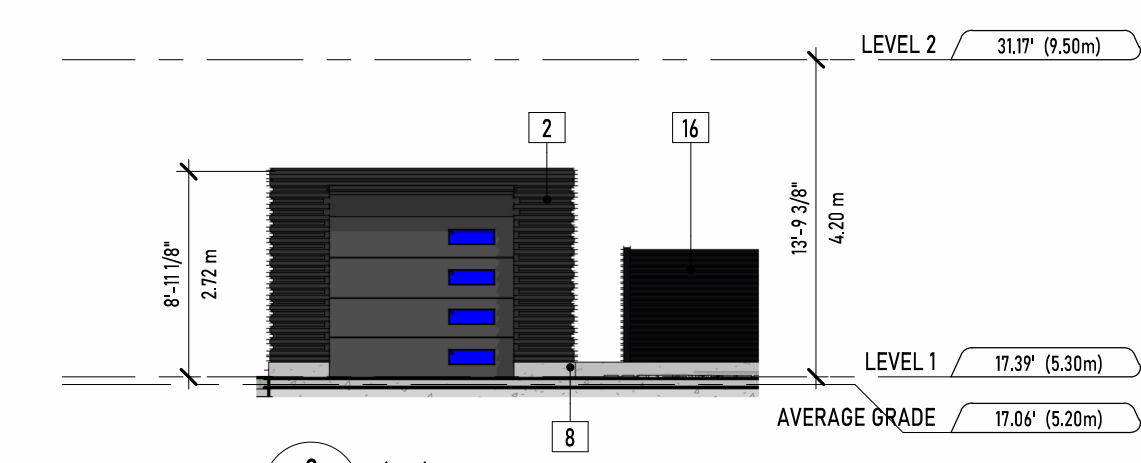
7 (DP) BUILDING ELEVATION 7
DP04 1:100



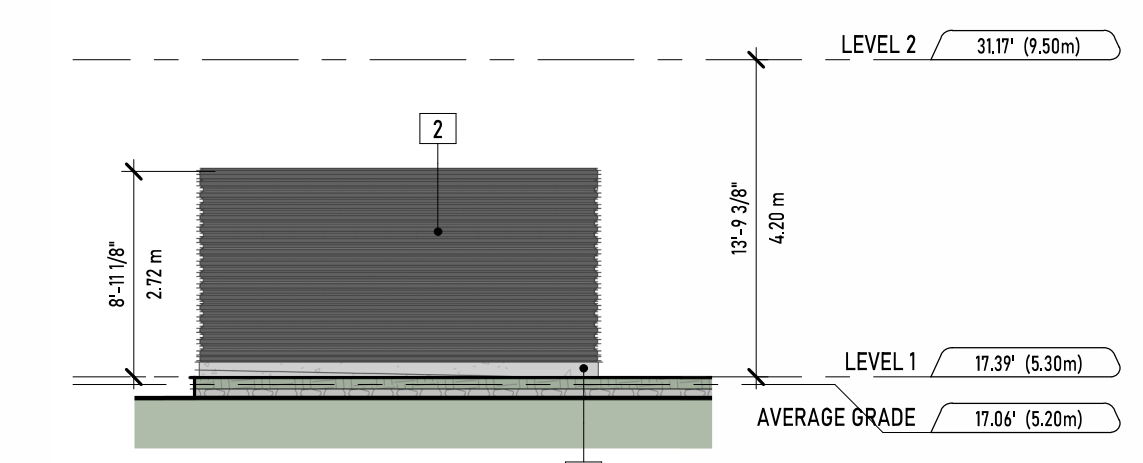
6 (DP) BUILDING ELEVATION 6
DP04 1:100



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



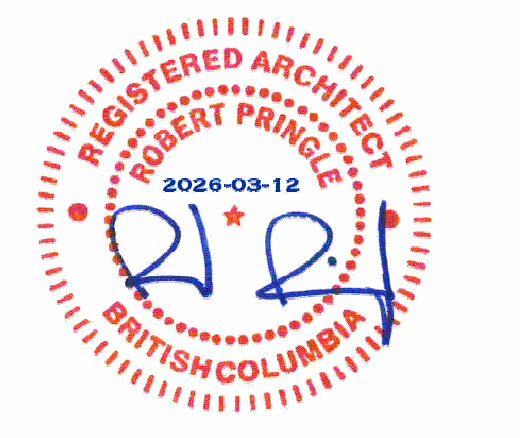
2 (DP) ELEVATION 9 - STORAGE
DP04 1:100



3 (DP) ELEVATION 10 - STORAGE
DP04 1:100

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2	ISSUED FOR DP RESUBMISSION	2025-12-11
3	ISSUED FOR DP RESUBMISSION R2	2024-03-10



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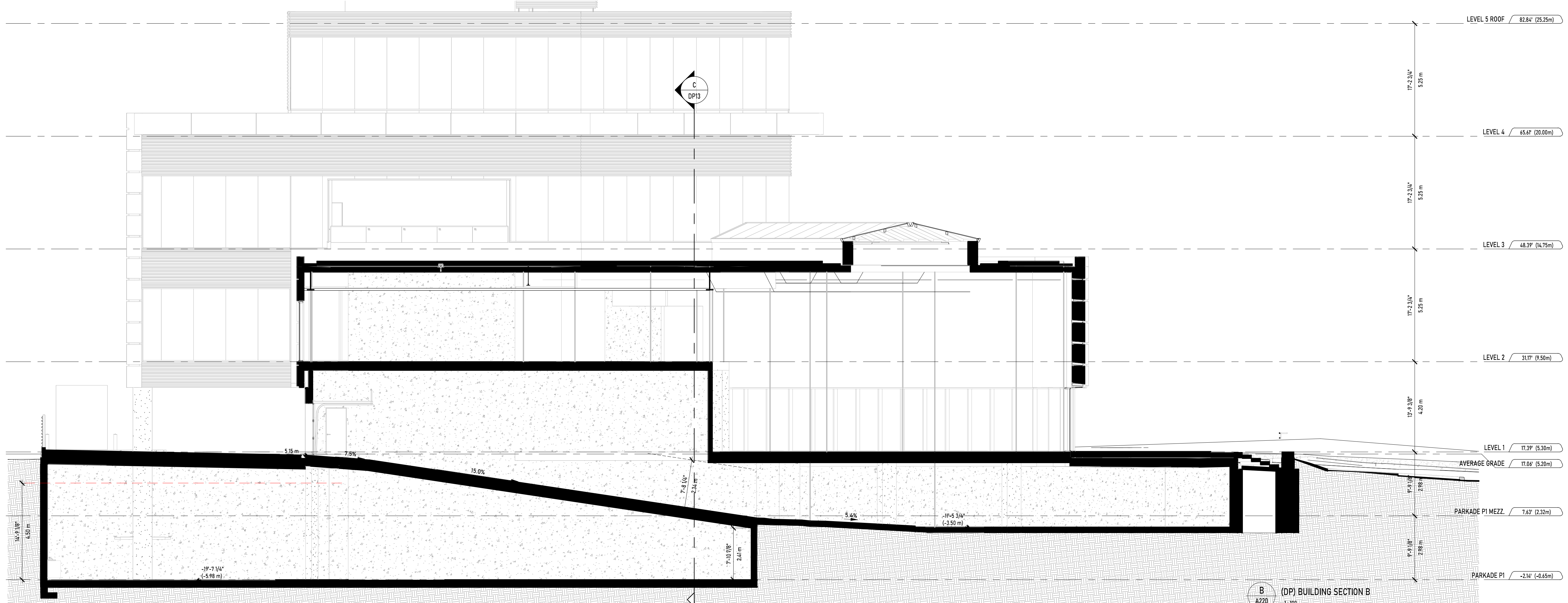
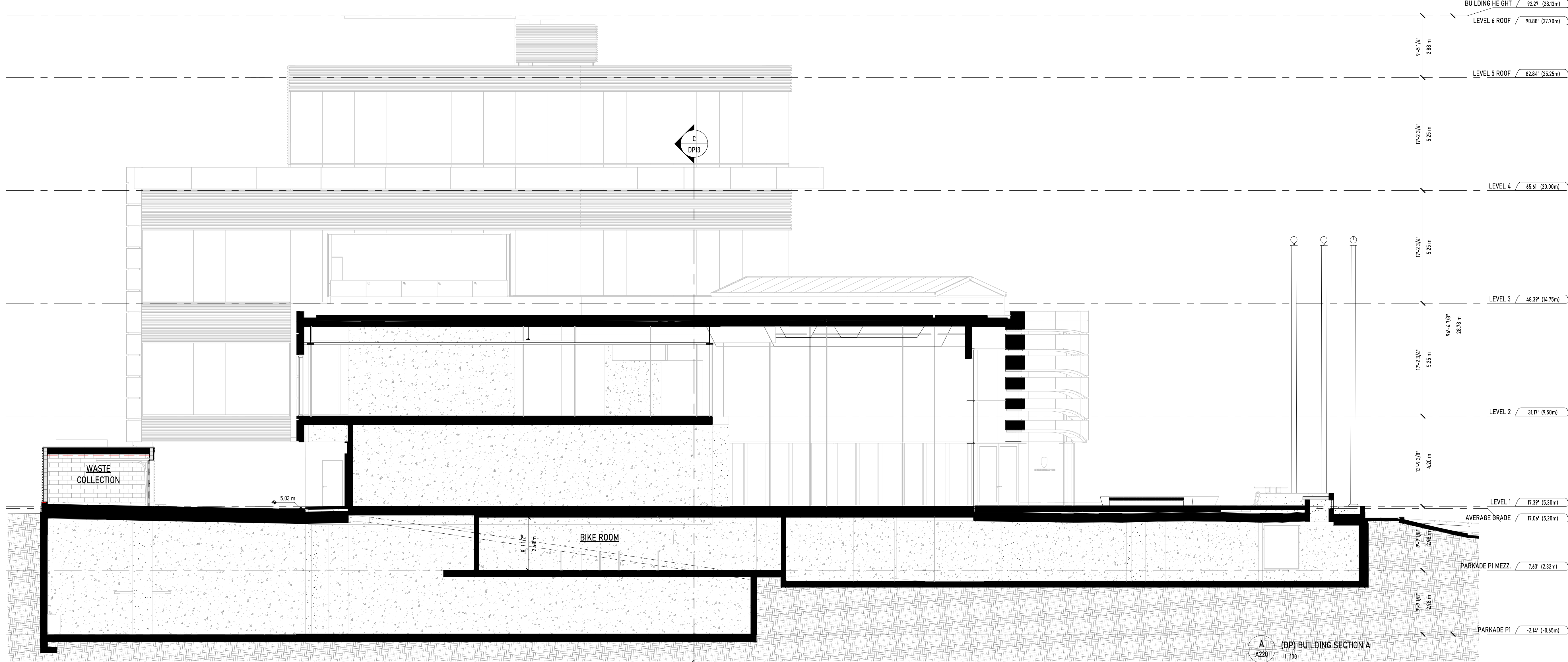
PROJECT NAME:
VICTORIA PORSCHE - GAIN GROUP

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

DRAWING TITLE:
ELEVATIONS - NORTH & NORTHEAST

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

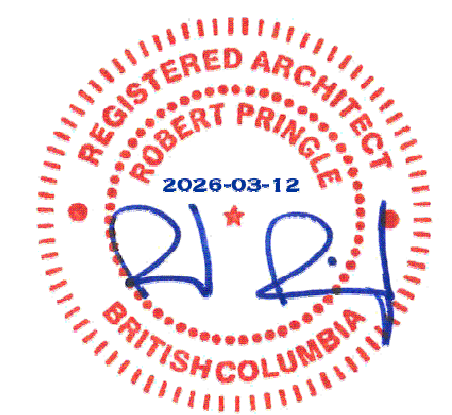
DWG NO: DP11



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1	ISSUED FOR DEVELOPMENT PERMIT	2025-07-04
2	ISSUED FOR DP RESUBMISSION	2025-12-11
3	ISSUED FOR DP RESUBMISSION R2	2026-03-10



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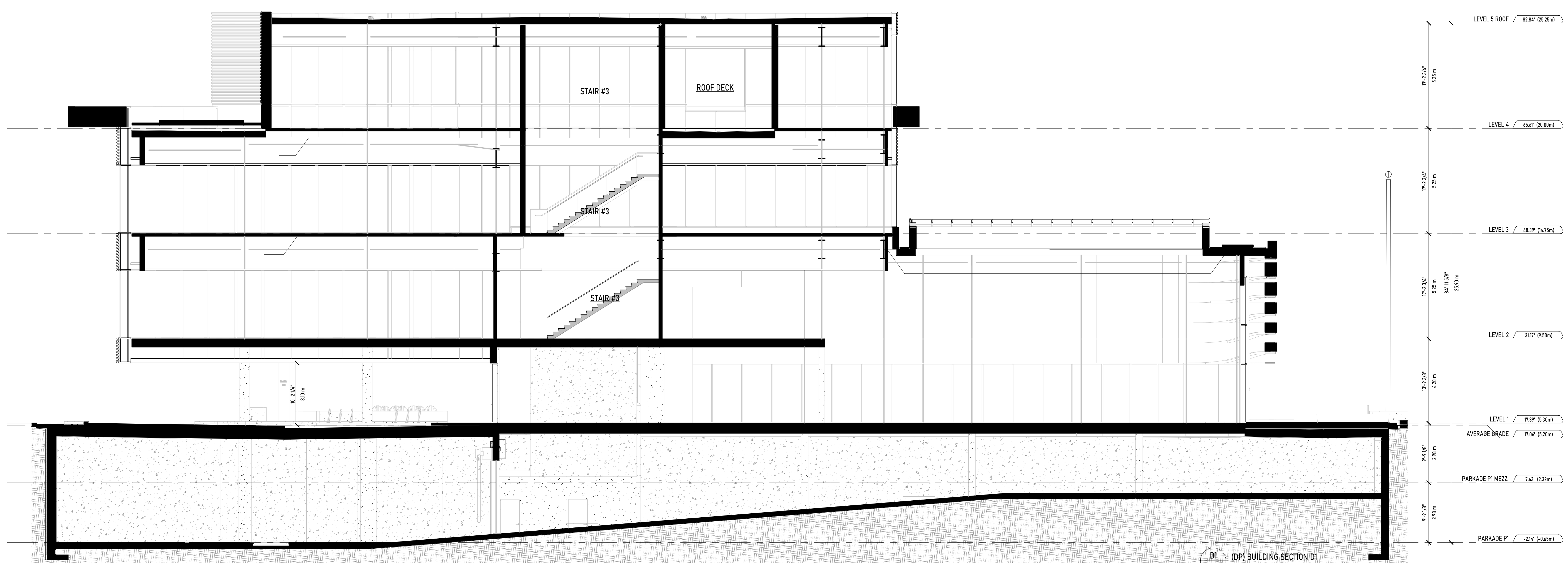
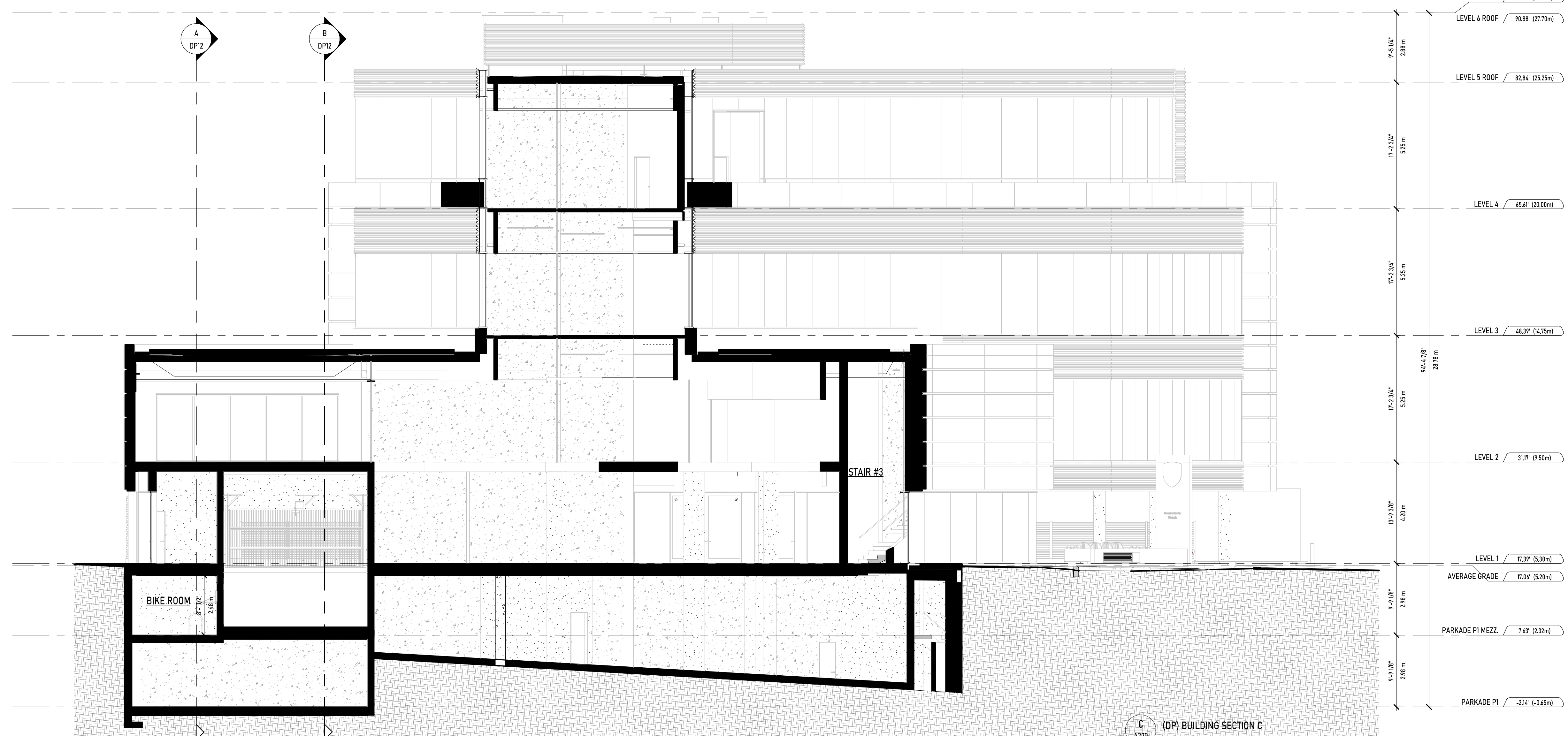
PROJECT NAME:
 VICTORIA PORSCHE - GAIN GROUP

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

DRAWING TITLE:
BUILDING SECTIONS

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

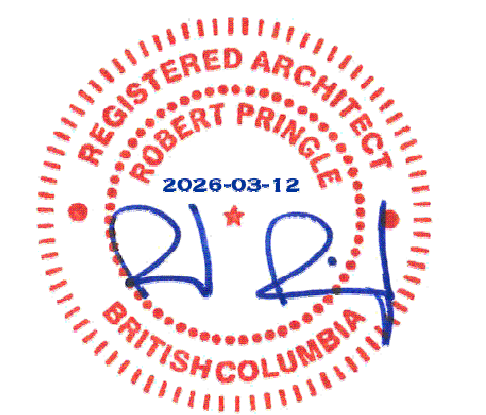
DWG NO: **DP12**



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2	ISSUED FOR DP RESUBMISSION	2025-12-11
3	ISSUED FOR DP RESUBMISSION R2	2024-03-10



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PROJECT NAME:
VICTORIA PORSCHE - GAIN GROUP

PROJECT ADDRESS:
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VICTORIA, BC V9A 3S2

DRAWING TITLE:
BUILDING SECTIONS

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

DWG NO: **DP13**