



LOCATION PLAN

N.T.S.



VICTORIA PORSCHE - GAIN GROUP

NEW CAR DEALERSHIP

ISSUED FOR DEVELOPMENT PERMIT

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



EXISTING STREET VIEW

PROJECT STATISTICS				24033 - 202 HARBOUR ROAD				
				DATE		03-Jun-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					
			EXISTING		PERMITTED		PROPOSED	
	ZONING		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%		64.3%	
BUILDING DATA	BUILDING HEIGHT (STOREYS)		6 STOREYS		4 STOREYS			
	BUILDING HEIGHT (BYLAW 15.3)		30.50 m (Max)		100.07' (Max)		26.00 m 85.30'	
	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)		16.76' (Min)		4.00 m 13.12'
		SIDE YARD (SOUTH/WEST)		3.20 m (Min)		10.50' (Min)		0.00 m 0.00'
BUILDING DATA	BUILDING DATA							
	GROSS FLOOR AREAS		GROSS FLOOR AREA					
	PARKADE P1		1,906 m²		20,513 SF			
	LEVEL 1		940 m²		10,122 SF			
	LEVEL 2		1,404 m²		15,114 SF			
	LEVEL 3		757 m²		8,144 SF			
	LEVEL 4		481 m²		5,178 SF			
	TOTAL		5,488 m²		59,071 SF			
	COMMERCIAL RETAIL UNIT (OFFICE)(LEVEL 3 & LEVEL 4)		1,238 m²		13,322 SF			
	COMMERCIAL RETAIL UNIT (PORSCHE)(LEVEL 1 & LEVEL 2)		2,345 m²		25,236 SF			
BUILDING DATA	REPAIR GARAGE (PORSCHE)(LEVEL P1)		1,906 m²		20,513 SF			
	BUILDING FOOTPRINT AREA (BCBC DEFINITION)		1,404 m²		15,114 SF			
	PARKING DATA							
	PARKING TYPE		REQUIRED		PROPOSED			
PARKING DATA	CRU		Parking Bylaw 12 Table 1 (1 per 80m2)		53		16	
	OFFICE		Bylaw Part 12.9 CD-9 (1 per 165m2)		19		19	
	TOTAL PARKING		72		35			
	ELECTRIC VEHICLE STALL:		Bylaw 2.4 Table 3		4		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		54		60	
	OFFICE	Long Term (1 per 150m2)		8		14%		8 13%
		Short Term (1 per 400m2)		3		5%		3 5%
		Long Term (1 per 200m2)		21		35%		28 47%
Short Term (1 per 200m2)		21		35%		21 35%		

CONSULTANT LIST

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

ARCHITECT:
UNION ARCHITECTURE INC.
315-2840 Peatt Road, Langford, BC
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Contact: Ross Tuck

TRANSPORTATION & TRAFFIC:
WATT CONSULTING GROUP
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Contact: Tim Shah

LANDSCAPE:
ETA LANDSCAPE ARCHITECTURE
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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 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 & WEST
- 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 PRECEDENT IMAGES
- L0.3 LANDSCAPE PRECEDENT IMAGES
- L2.0 OFFSITE PLAN
- L3.0 LANDSCAPE MATERIALS PLAN
- L3.1 LANDSCAPE MATERIALS PLAN - UPPER LEVELS
- L4.0 LIGHTING PLAN - GROUND LEVEL
- L5.0 LANDSCAPE GRADING & DRAINAGE PLAN - GROUND LEVEL
- L6.0 TREE PLAN - GROUND LEVEL
- L6.1 OFFSITE PLANTING
- L6.2 PLANTING PLAN GROUND LEVEL
- L6.3 PLANTING PLAN - UPPER LEVELS
- L7.0 SOIL DEPTH & SERVICING PLAN - GROUND LEVEL
- L7.1 SOIL DEPTH & SERVICING PLAN - UPPER LEVELS
- L7.2 IRRIGATED AREA PLAN - GROUND LEVEL
- L7.3 IRRIGATED AREA PLAN - UPPER LEVELS
- L9.1 SOFTSCAPE DETAILS
- L9.2 SOFTSCAPE DETAILS
- L9.3 HARDSCAPE DETAILS
- L9.4 LANDSCAPE SITE FURNISHING DETAILS

DRAWINGS - CIVIL

- C0 COVER, GENERAL NOTE
- C1 GENERAL ARRANGEMENT
- C2 SITE SERVICING PLAN

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NO. 1 ISSUED FOR: 24033 - 202 HARBOUR ROAD
DATE: 2025-06-17



PORSCHE

PROJECT NAME:
VICTORIA PORSCHE - GAIN GROUP

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

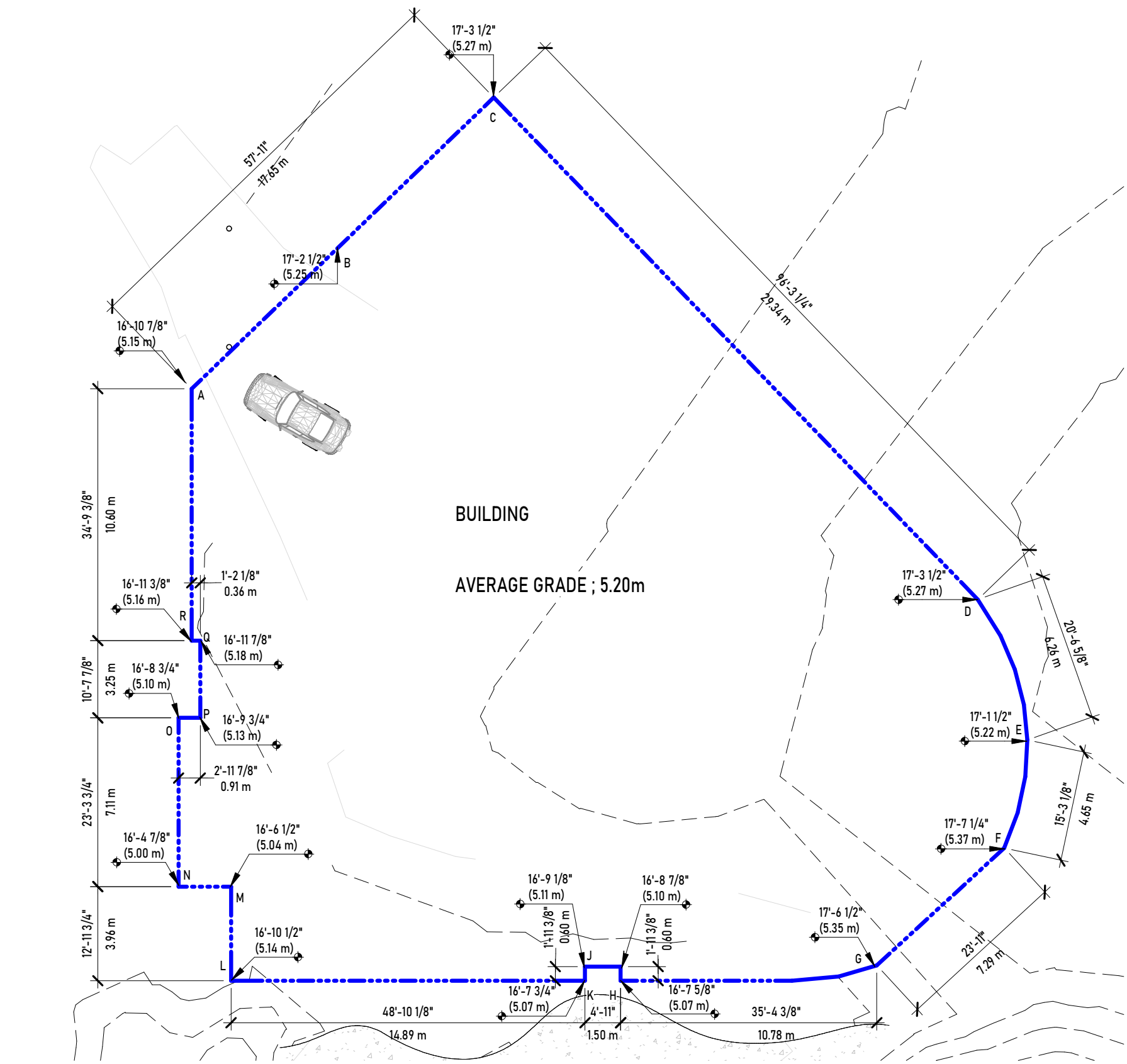
DRAWING TITLE:
COVER SHEET

PROJECT NO: 24033 DRAWN: -

SCALE: REVIEWED: -

DWG NO:

DP01



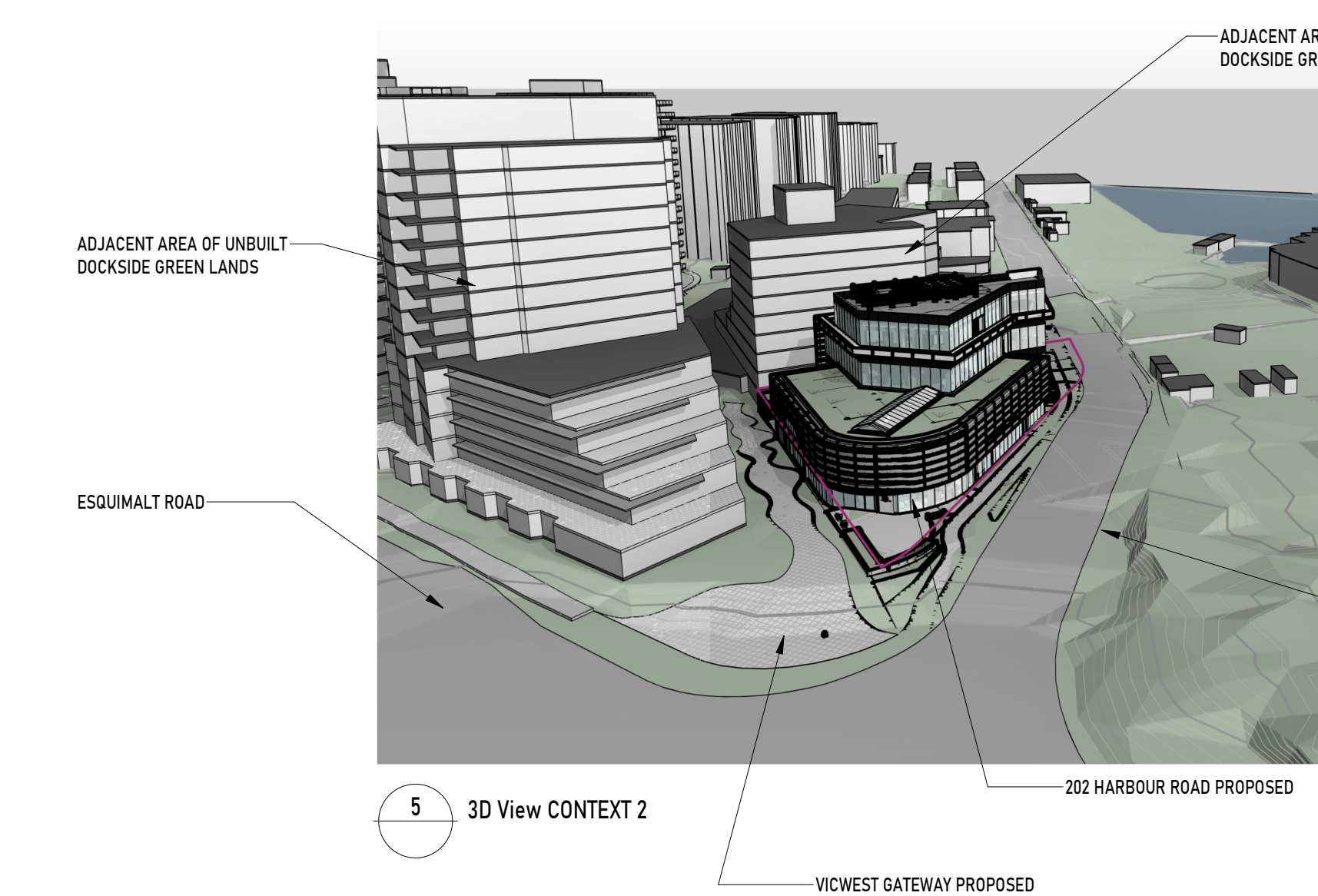
2 PARKADE P1 FLOOR PLAN
1: 200

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

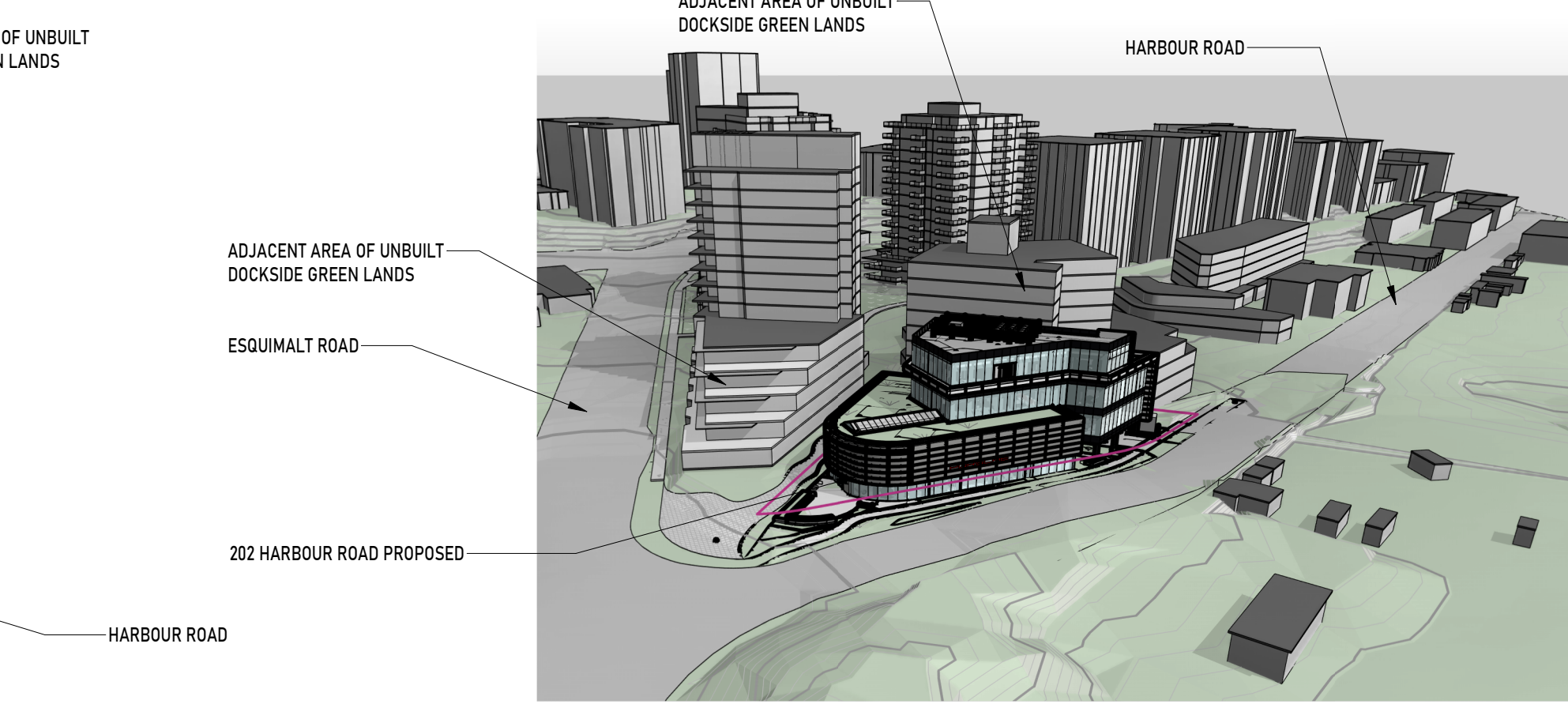
Grade Calculation	
649.41 ÷ 124.92 m	= 5.20 m



3 SITE CONTEXT PLAN
1: 3000



5 3D View CONTEXT 2



4 3D View CONTEXT 1



AERIAL VIEW FROM INTERSECTION OF ESQUIMALT ROAD AND HARBOUR ROAD



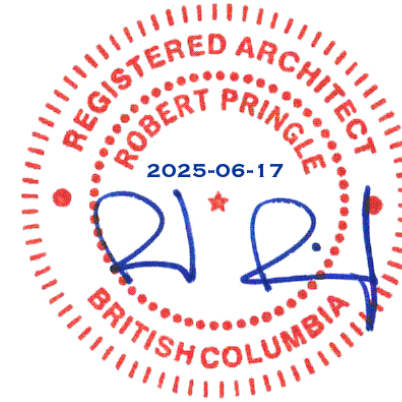
1 SITE PLAN
1: 200

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PORSCHE

PROJECT NAME:
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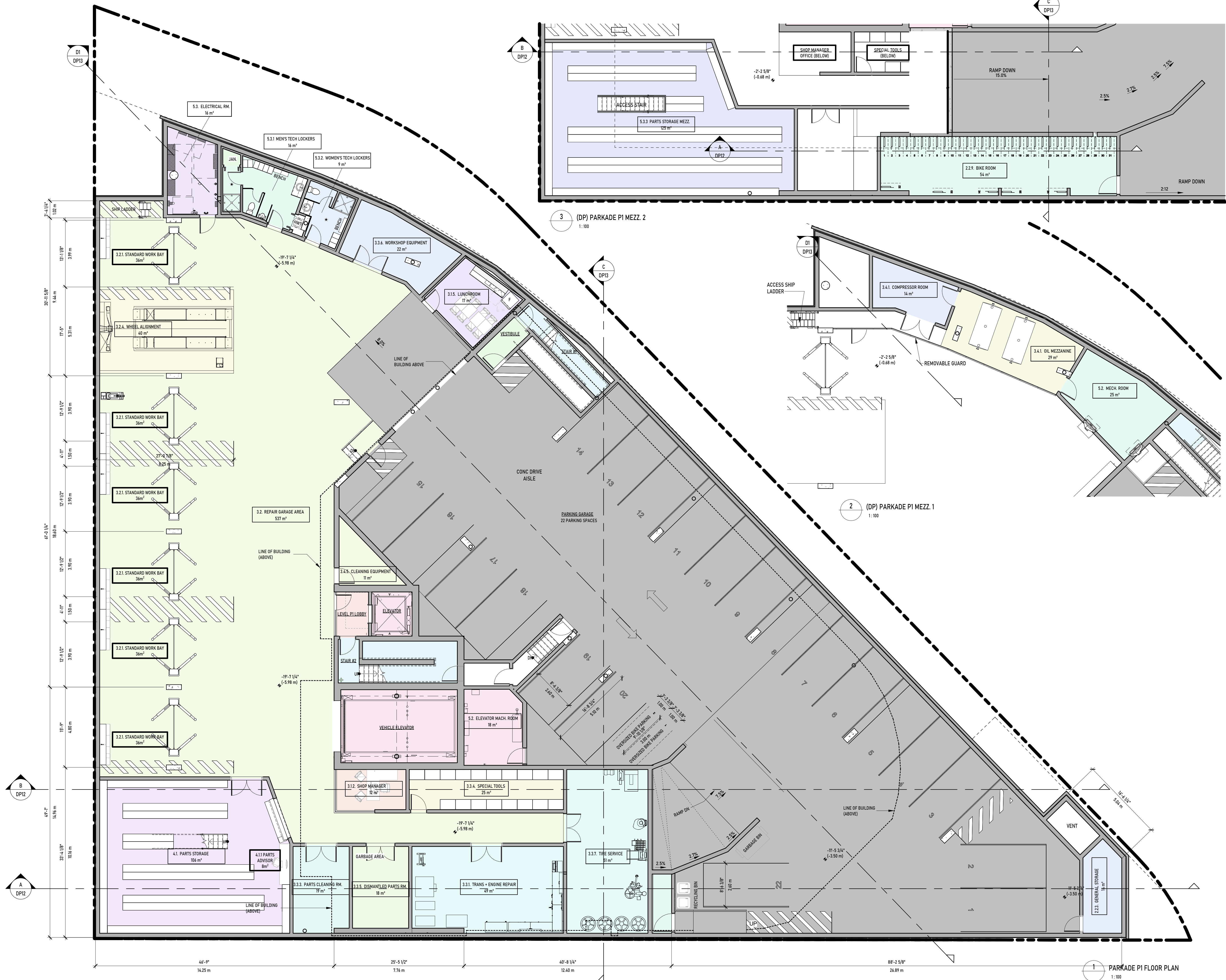
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VICTORIA, BC V9A 3S2

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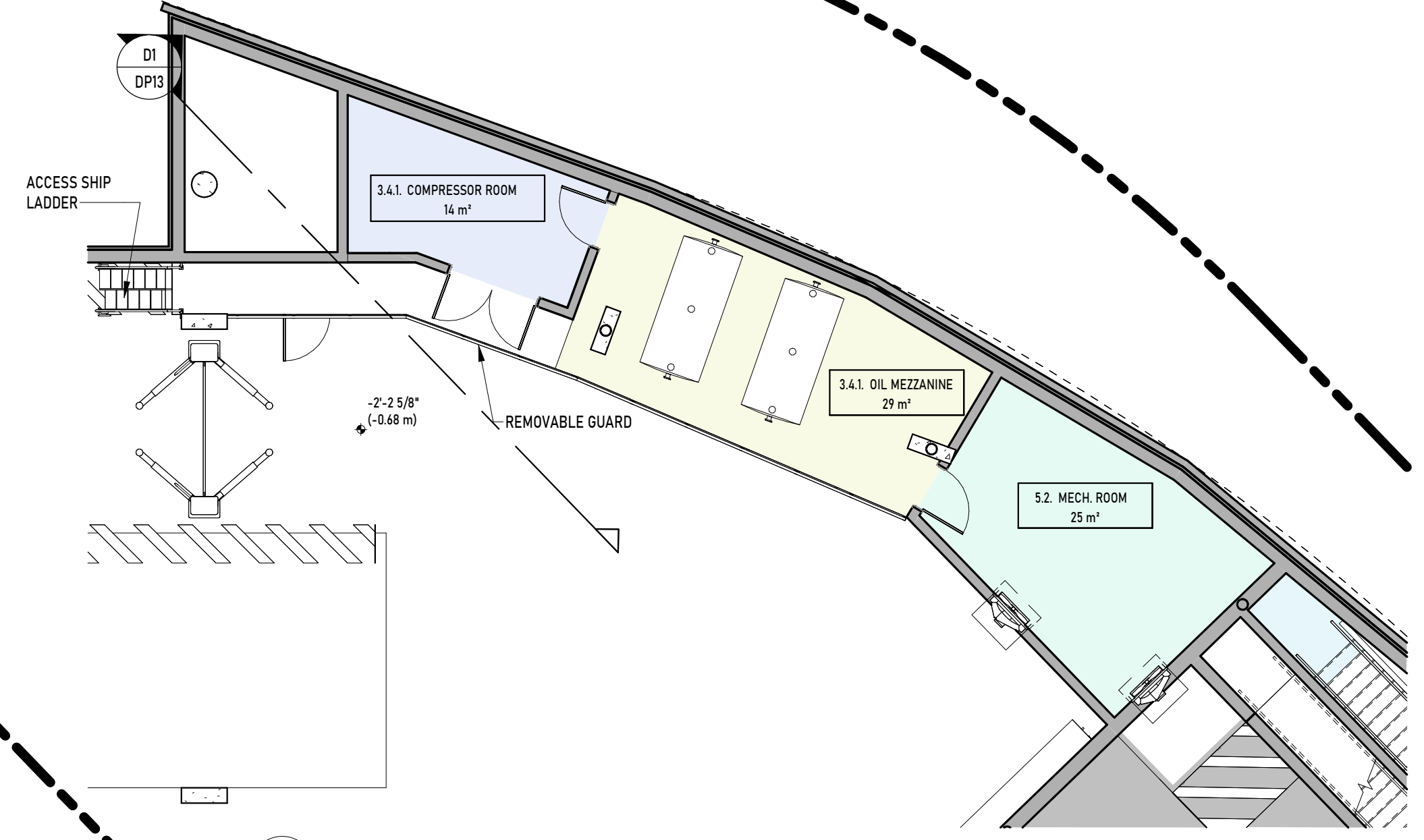
PROJECT NO: 24033
SCALE: 1: 200
DRAWN: -
REVIEWED: -

DWG NO:

DP02



3 (DP) PARKADE P1 MEZZ. 2
1:100



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

1 PARKADE P1 FLOOR PLAN
1:100

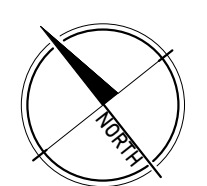
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DRAWING TITLE:
FLOOR PLAN - PARKADE P1

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

DWG NO: DP03

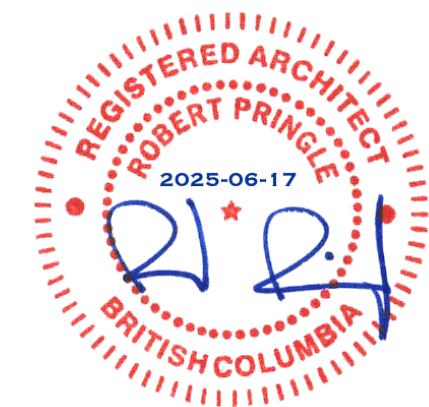


2 MAIN FLOOR PLAN
1:100

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DRAWING TITLE:
FLOOR PLAN - LEVEL 1

PROJECT NO: 24033 DRAWN: -

SCALE: REVIEWED: -

DWG NO:

DP04

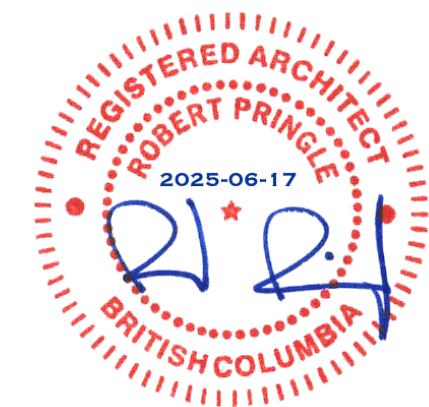


3 SECOND FLOOR PLAN
1:100

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DRAWING TITLE:
FLOOR PLAN - LEVEL 2

PROJECT NO: 24033 DRAWN: -

SCALE: REVIEWED: -

DWG NO:

DP05

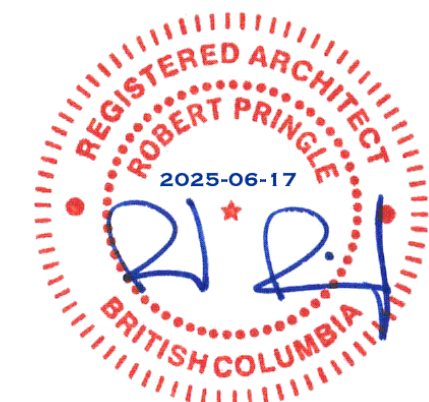


4 THIRD FLOOR PLAN
1:100

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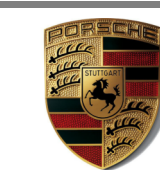
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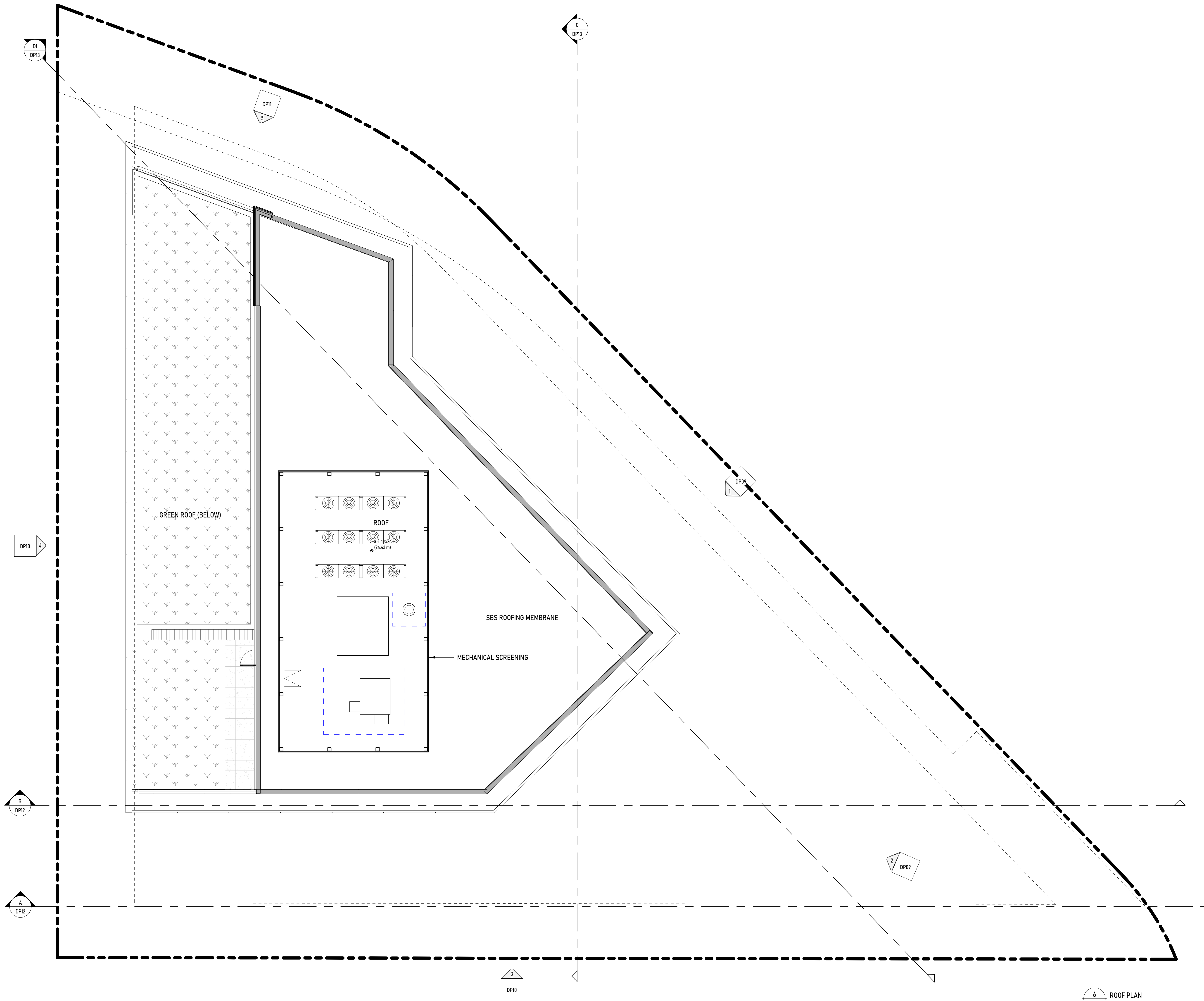
DRAWING TITLE:
FLOOR PLAN - LEVEL 3

PROJECT NO: 24033 DRAWN: -

SCALE: REVIEWED: -

DWG NO:

DP06



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PORSCHE

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PROJECT ADDRESS:
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VICTORIA, BC V9A 3S2

DRAWING TITLE:
ROOF PLAN - LEVEL 5

PROJECT NO: 24033 DRAWN: -

SCALE: REVIEWED: -

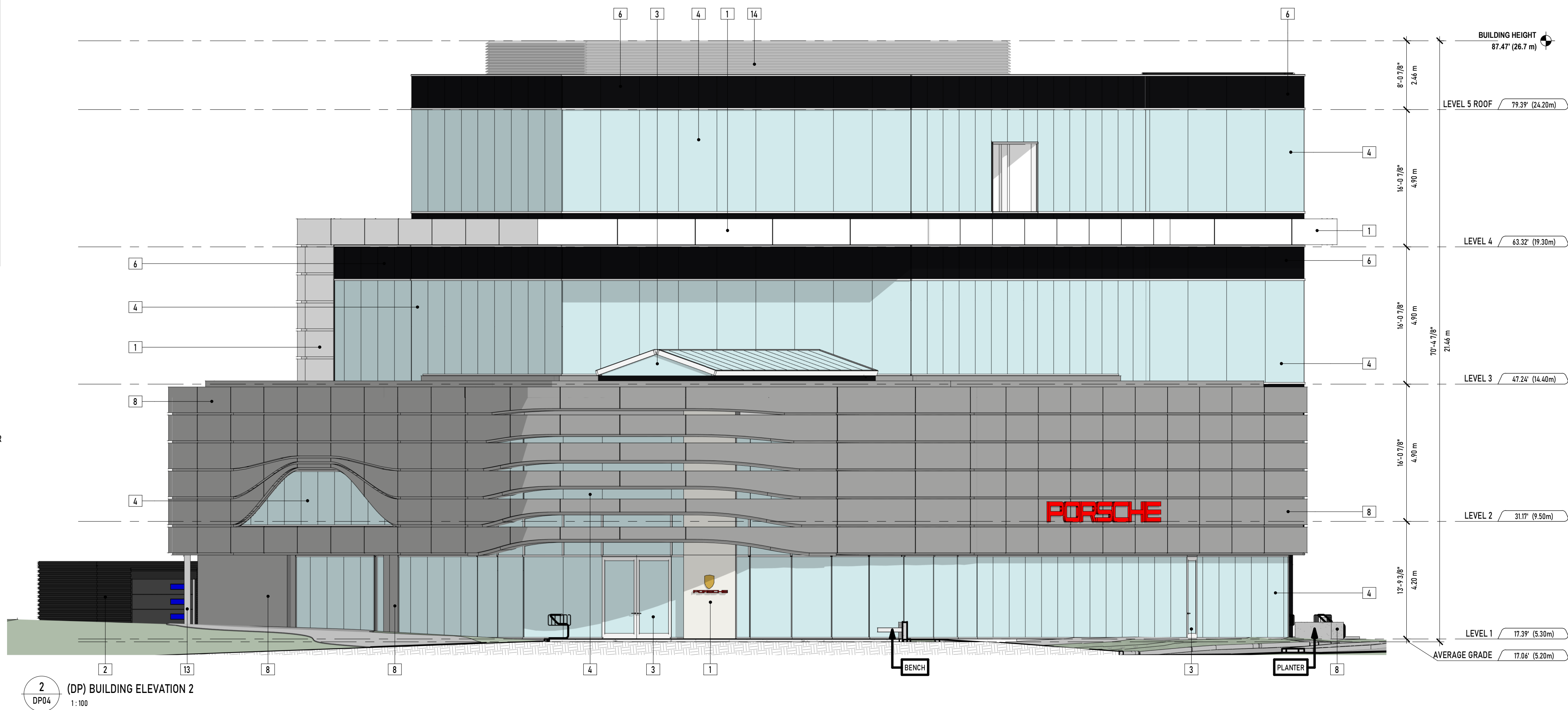
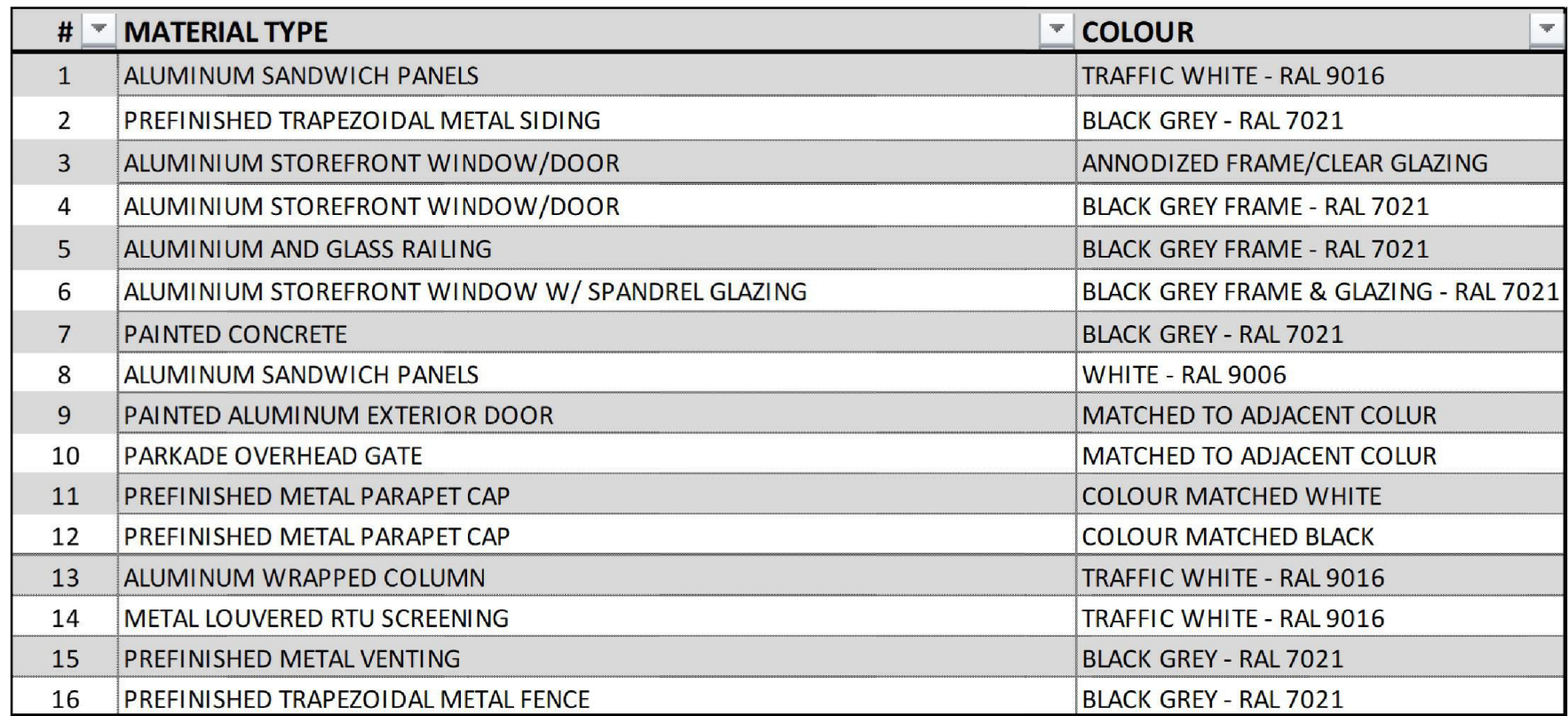
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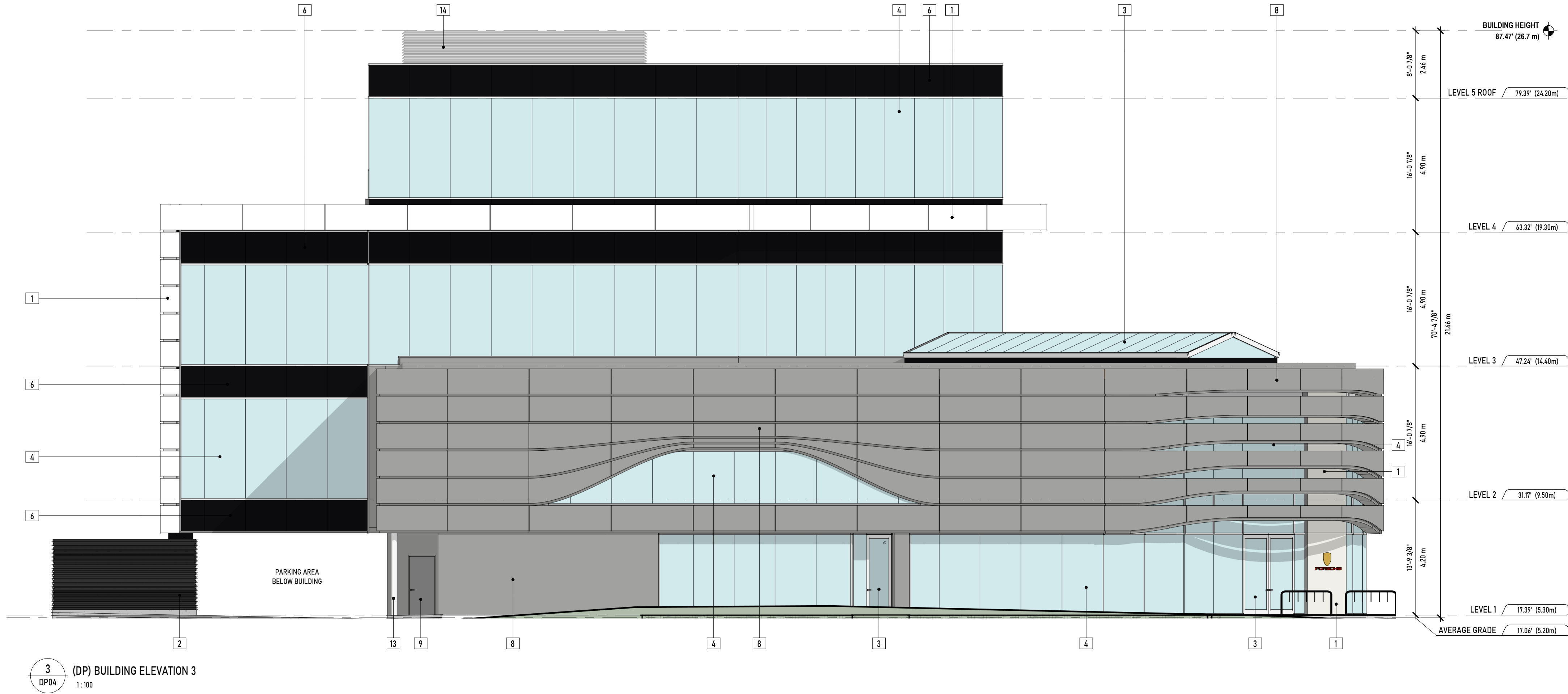
DP08

6 ROOF PLAN
1:100

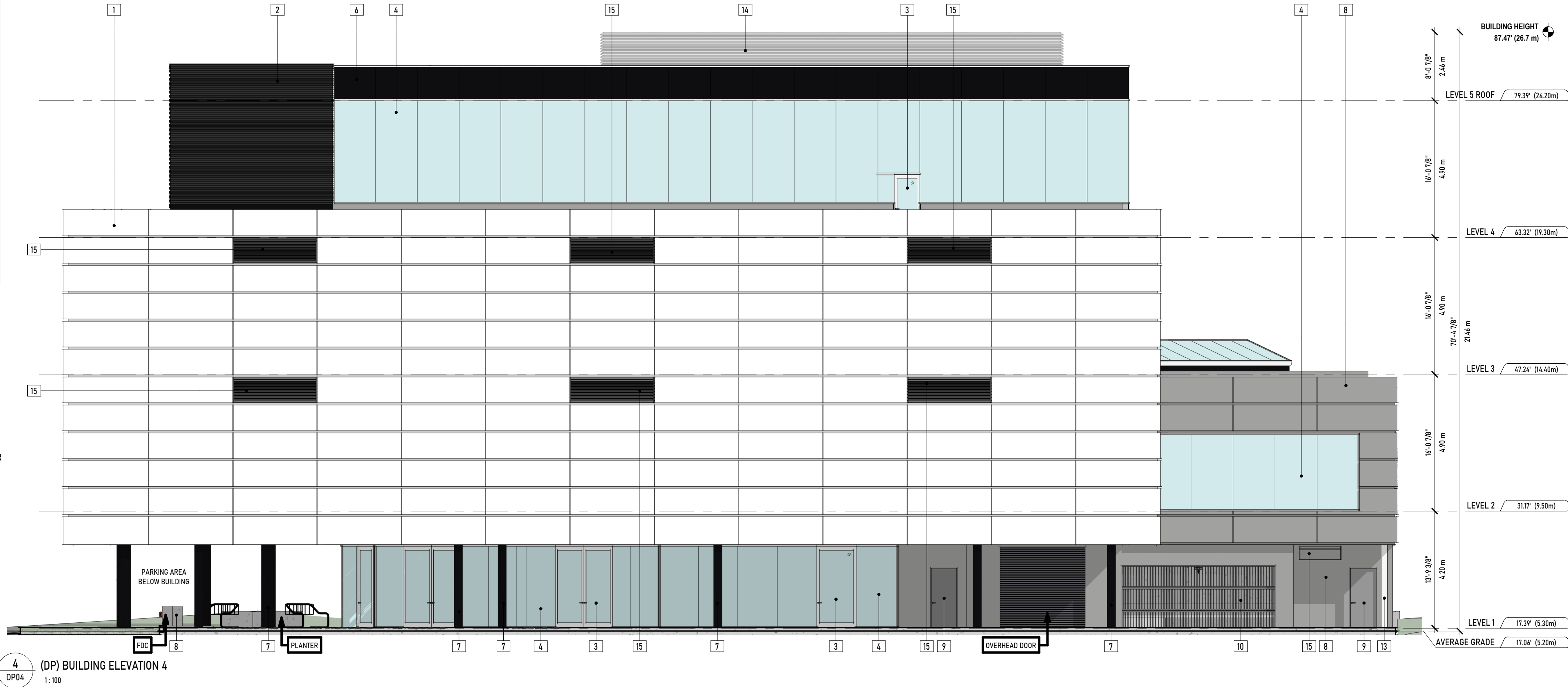
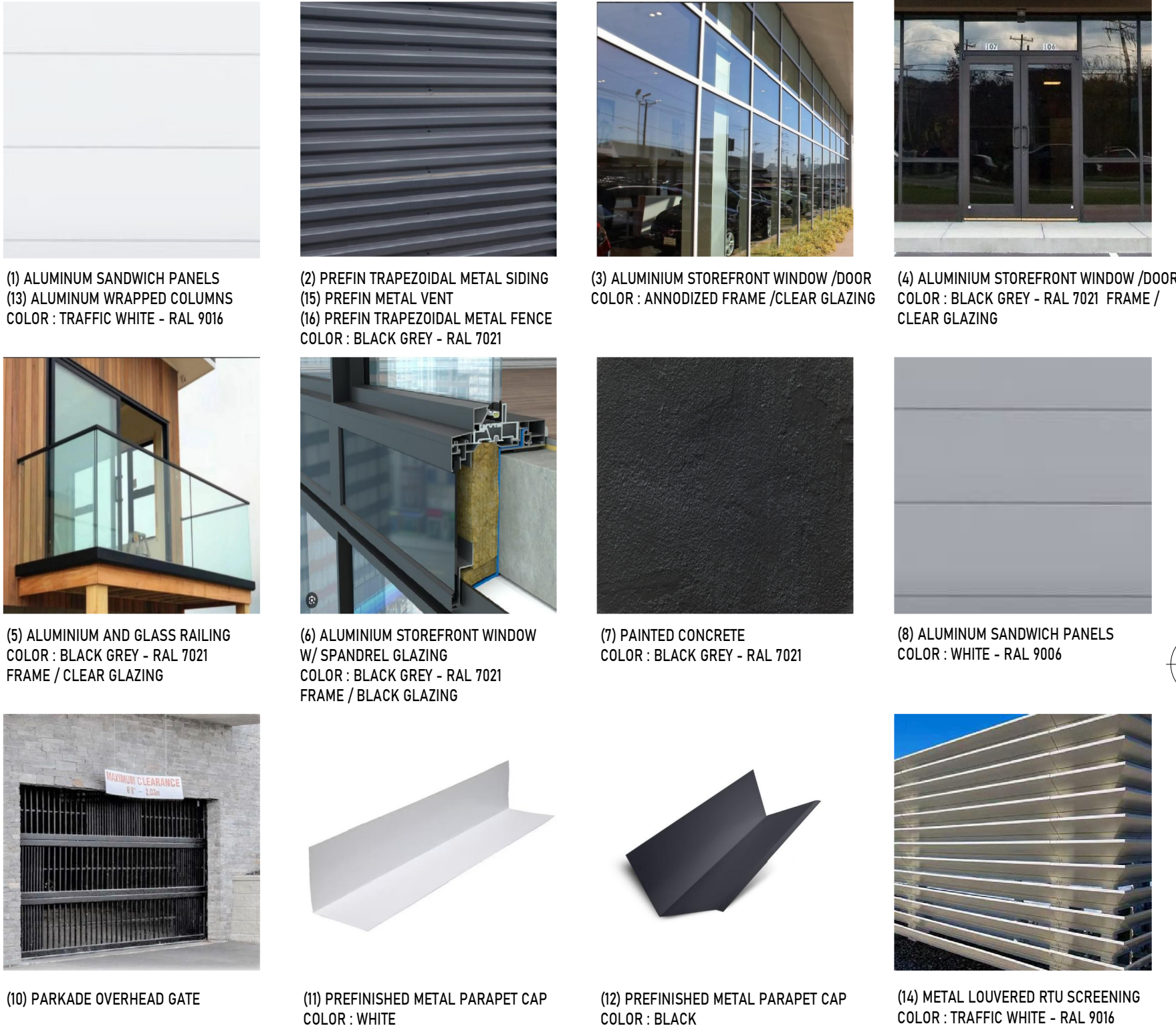
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PLOT DATE: 2025-06-17 9:25:55 AM





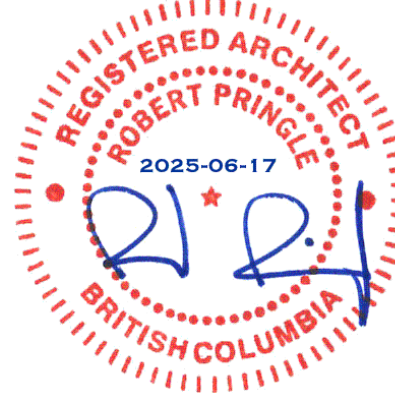
#	MATERIAL TYPE	COLOUR
1	ALUMINUM SANDWICH PANELS	TRAFFIC WHITE - RAL 9016
2	PREFINISHED TRAPEZOIDAL METAL SIDING	BLACK GREY - RAL 7021
3	ALUMINIUM STOREFRONT WINDOW/DOOR	ANNODIZED FRAME/CLEAR GLAZING
4	ALUMINIUM STOREFRONT WINDOW/DOOR	BLACK GREY FRAME - RAL 7021
5	ALUMINIUM AND GLASS RAILING	BLACK GREY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

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VICTORIA PORSCHE - GAIN GROUP

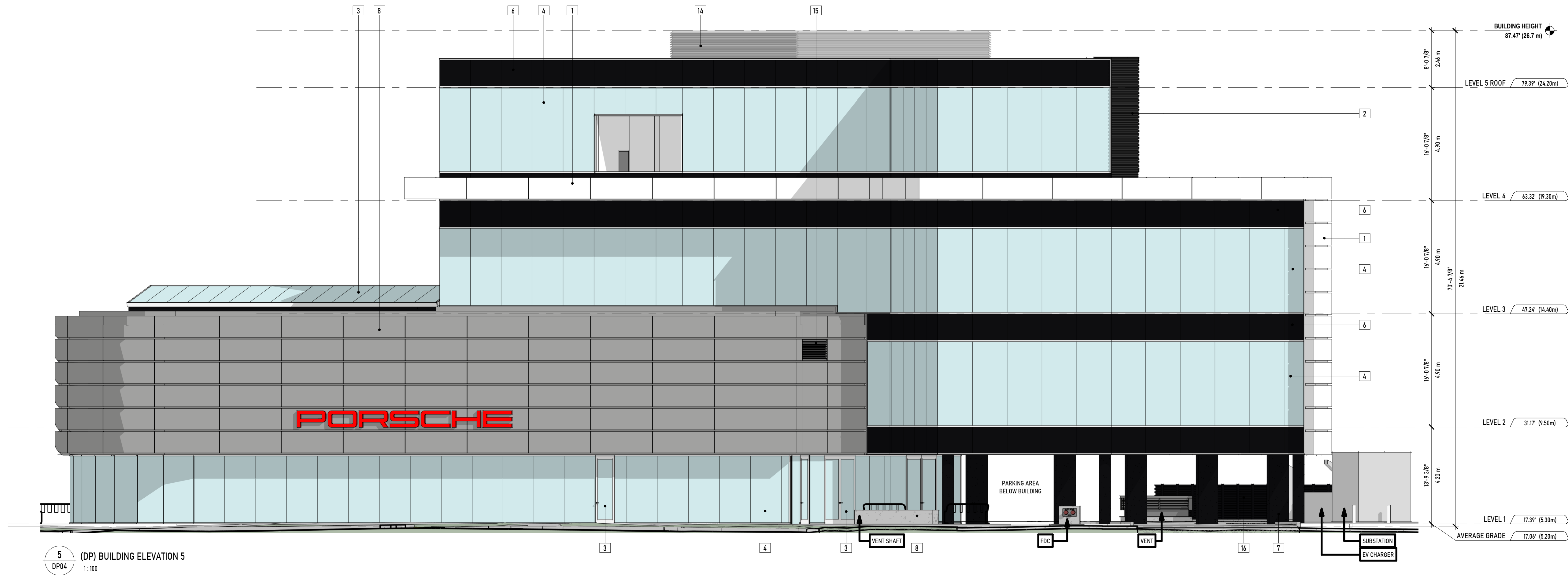
PROJECT ADDRESS:
202 HARBOUR ROAD,
VICTORIA, BC V9A 3S2

DRAWING TITLE:
ELEVATIONS - SOUTH &
WEST

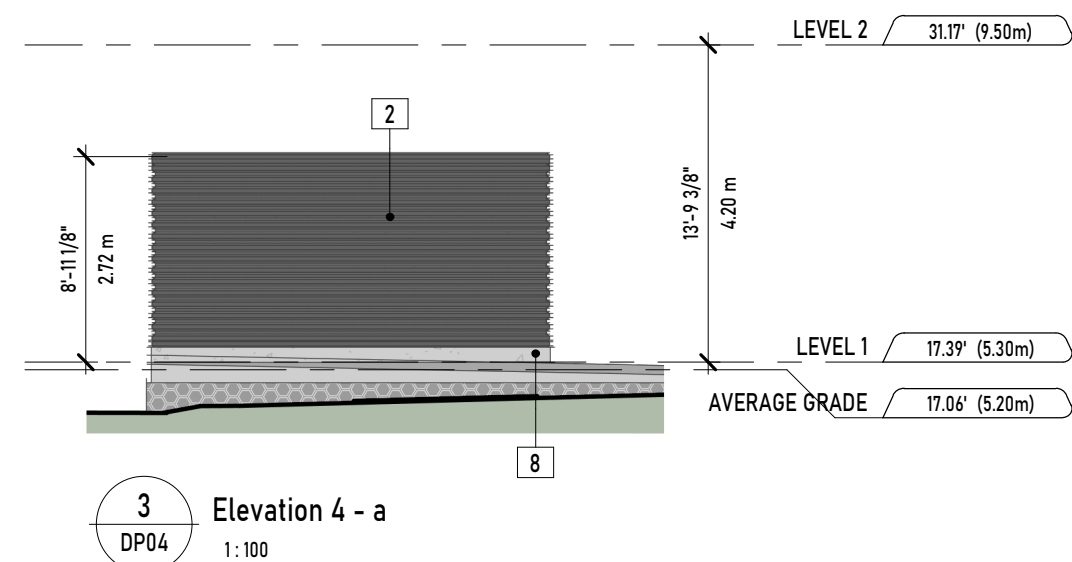
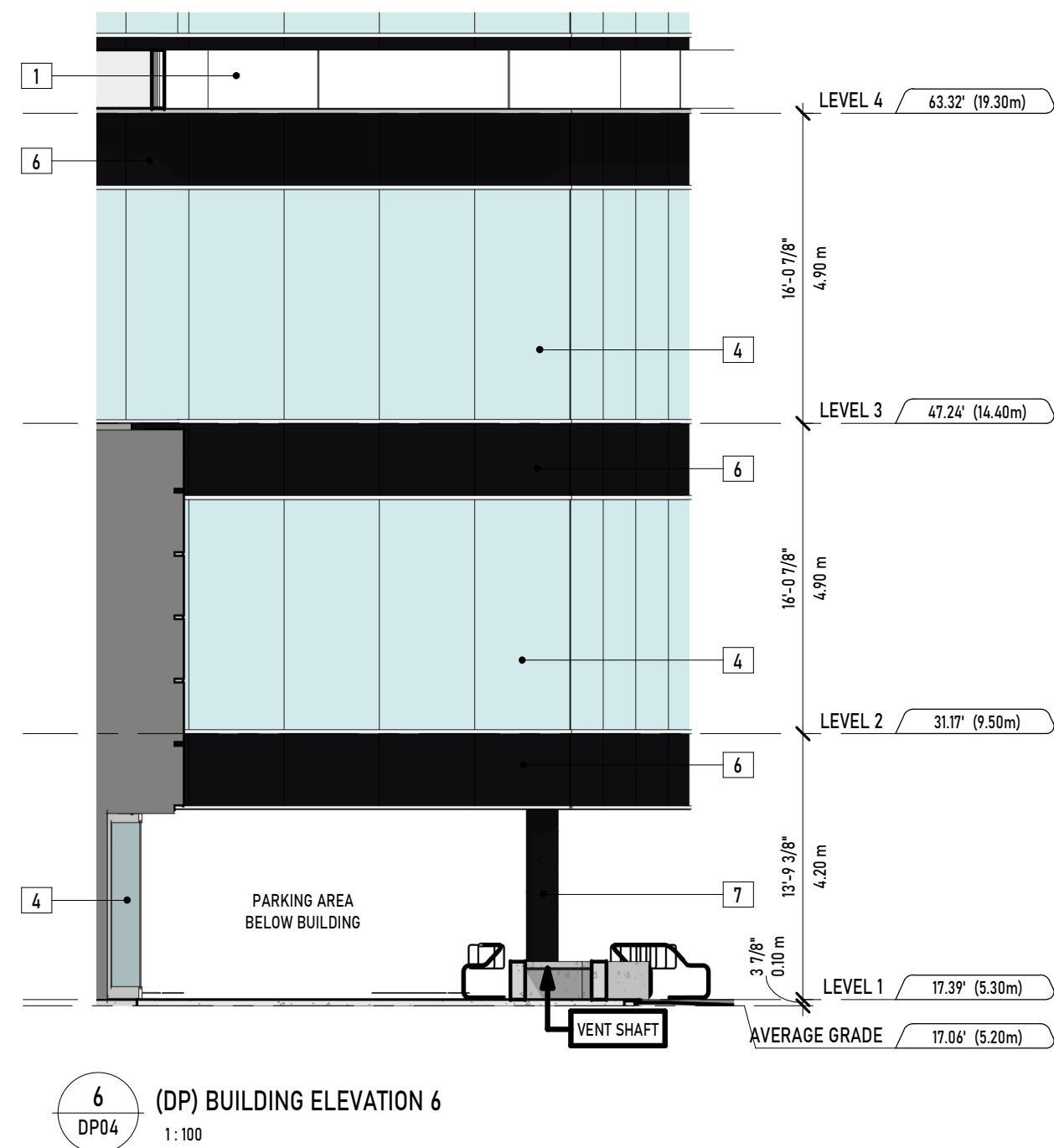
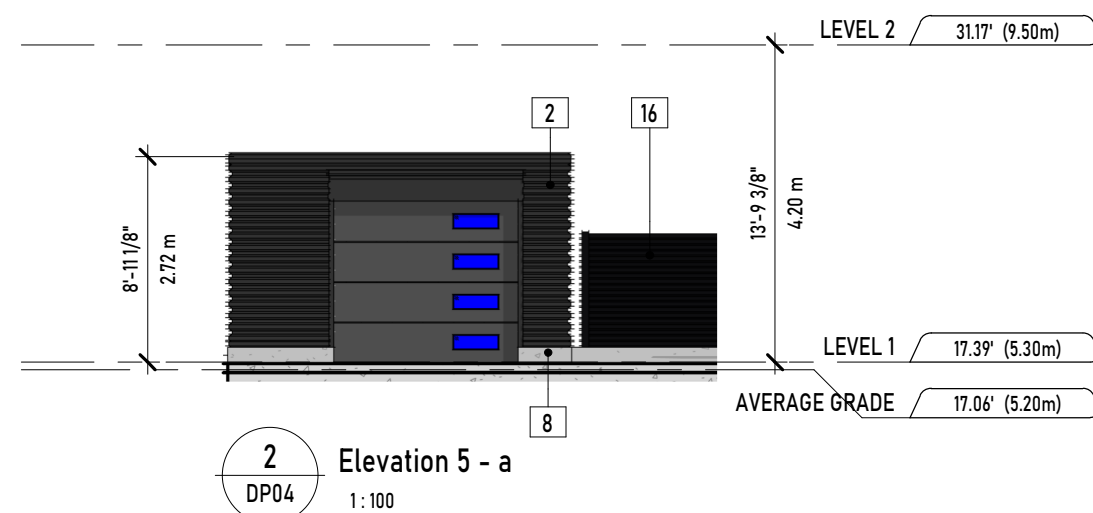
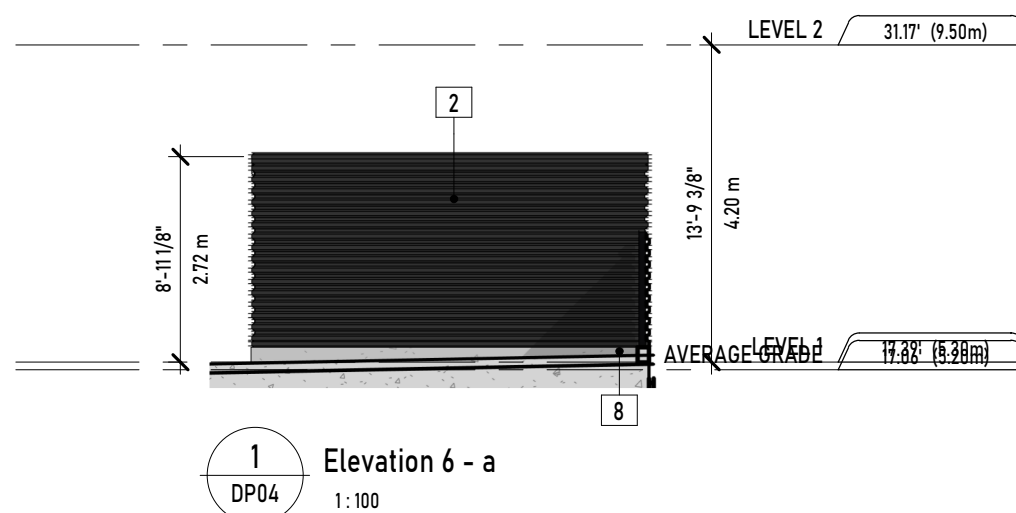
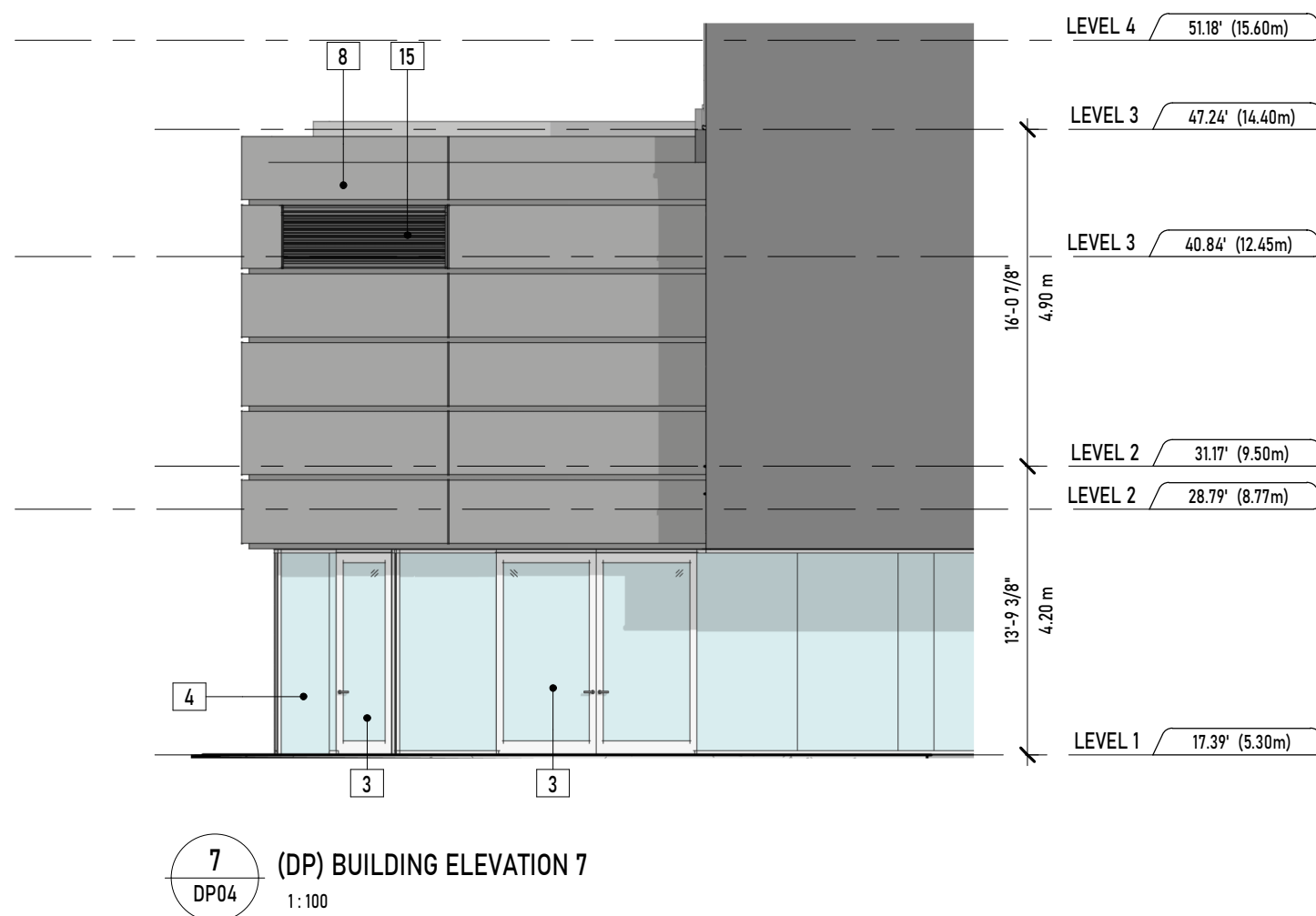
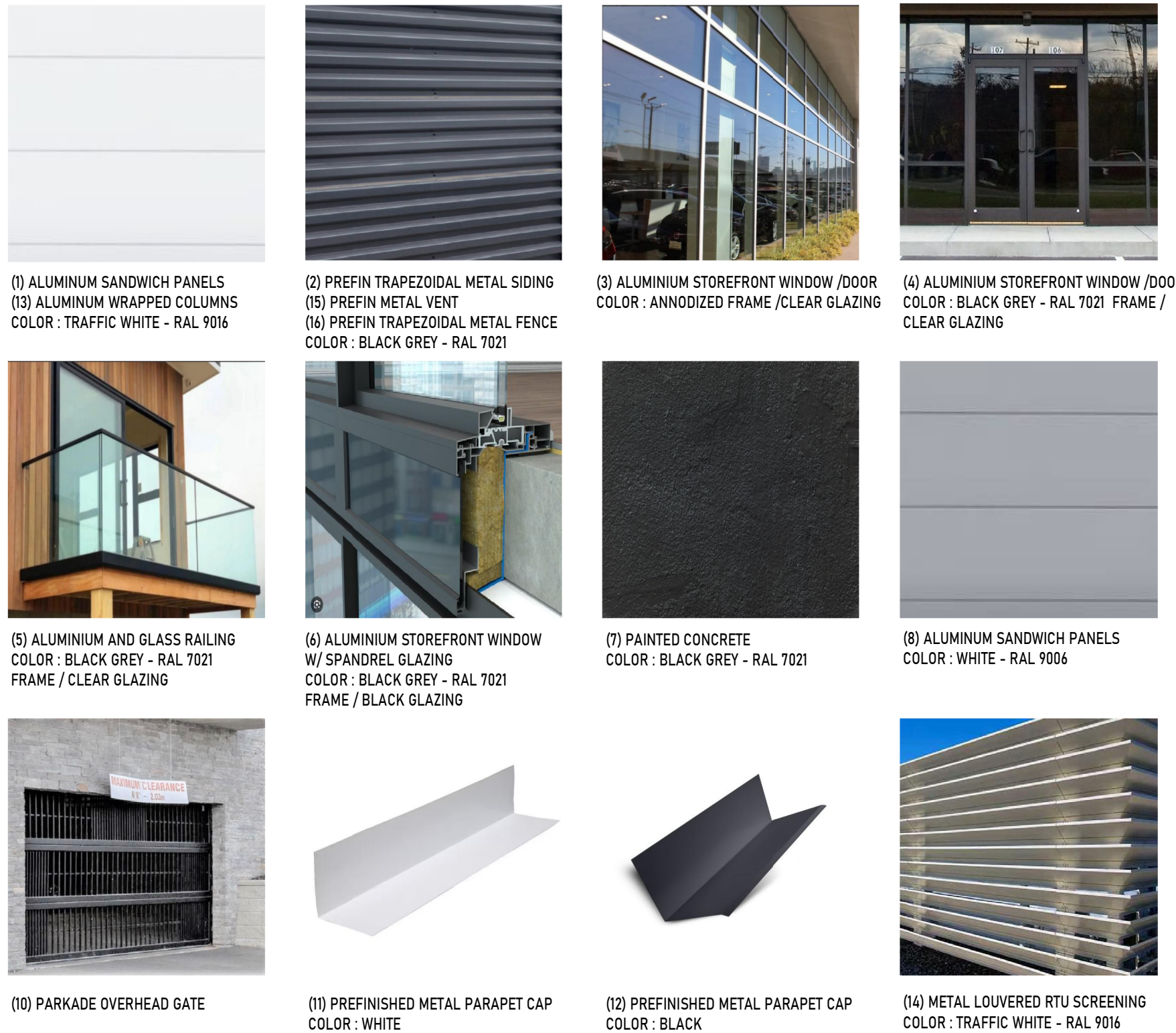
PROJECT NO: 24033 DRAWN: -
SCALE: REVIEWED: -

DWG NO:

DP10



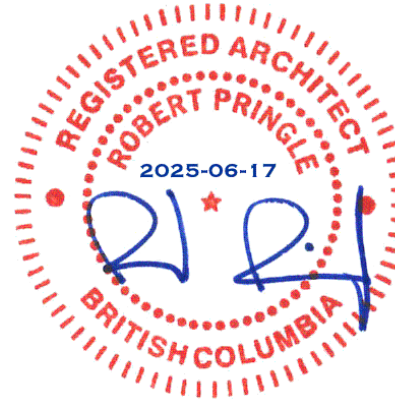
#	MATERIAL TYPE	COLOUR
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4	ALUMINIUM STOREFRONT WINDOW/DOOR	BLACK GREY FRAME - RAL 7021
5	ALUMINIUM AND GLASS RAILING	BLACK GREY FRAME - RAL 7021
6	ALUMINIUM STOREFRONT WINDOW W/ SPANDREL GLAZING	BLACK GREY FRAME & GLAZING - RAL 7021
7	PAINTED CONCRETE	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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PROJECT NAME:
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PROJECT ADDRESS:
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VICTORIA, BC V9A 3S2

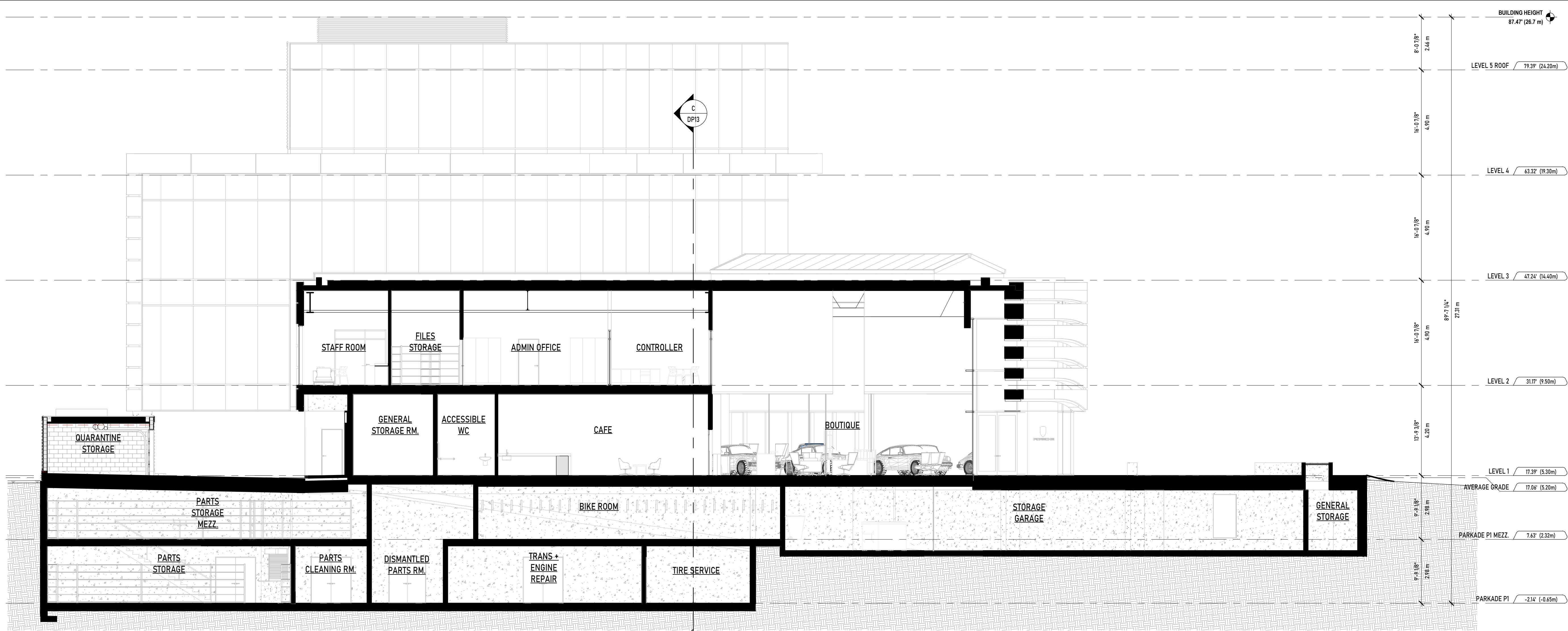
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ELEVATIONS - SOUTH &
WEST

PROJECT NO: 24033 DRAWN: -

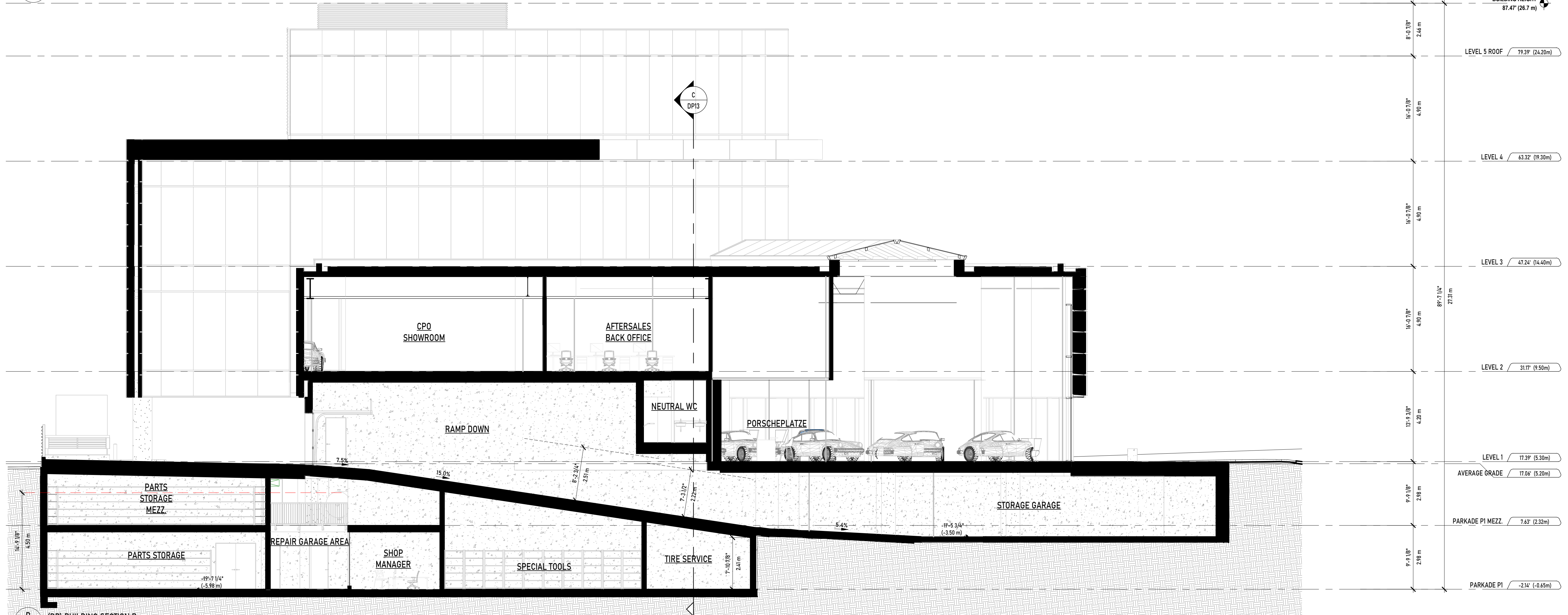
SCALE: REVIEWED: -

DWG NO:

DP11



(DP) BUILDING SECTION A
1:100



(DP) BUILDING SECTION B
1:100

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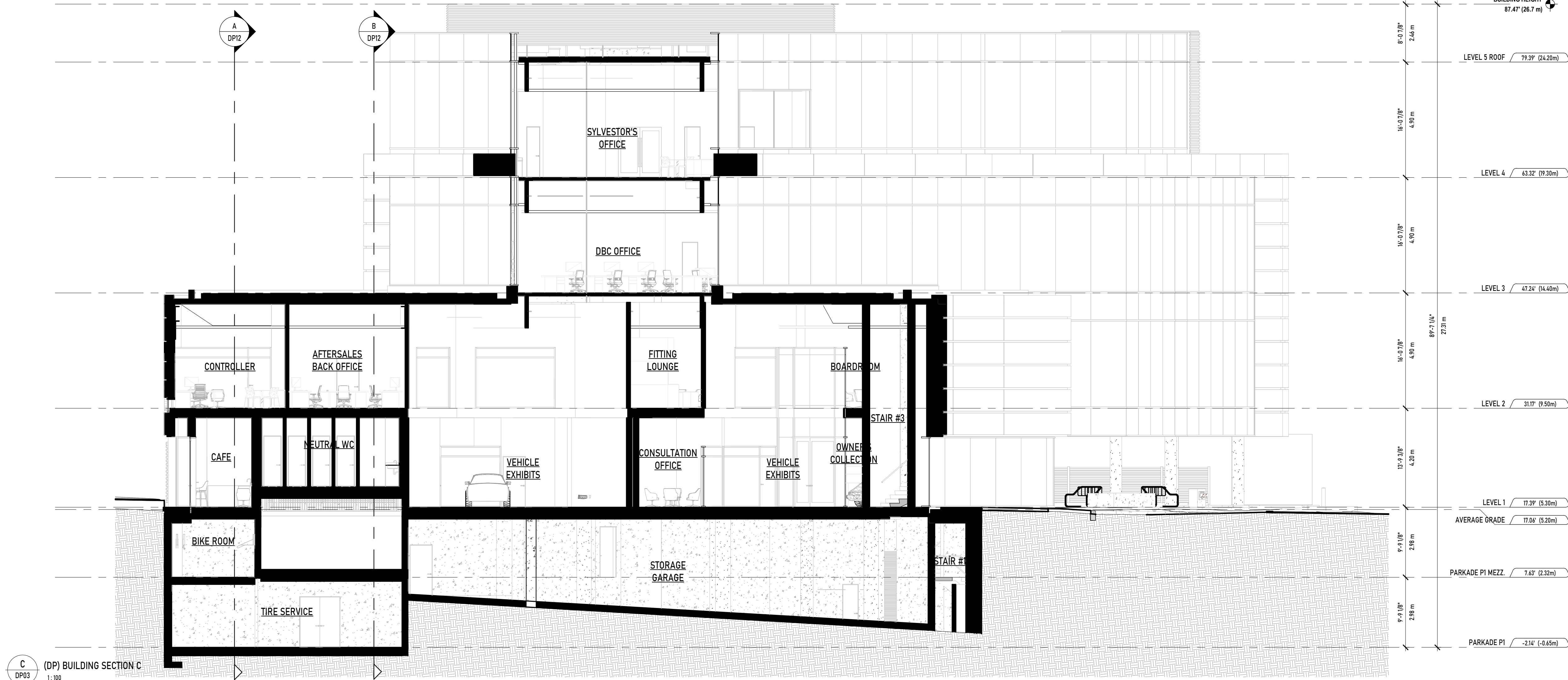
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BUILDING SECTIONS

PROJECT NO: 24033
SCALE:
DWG NO:

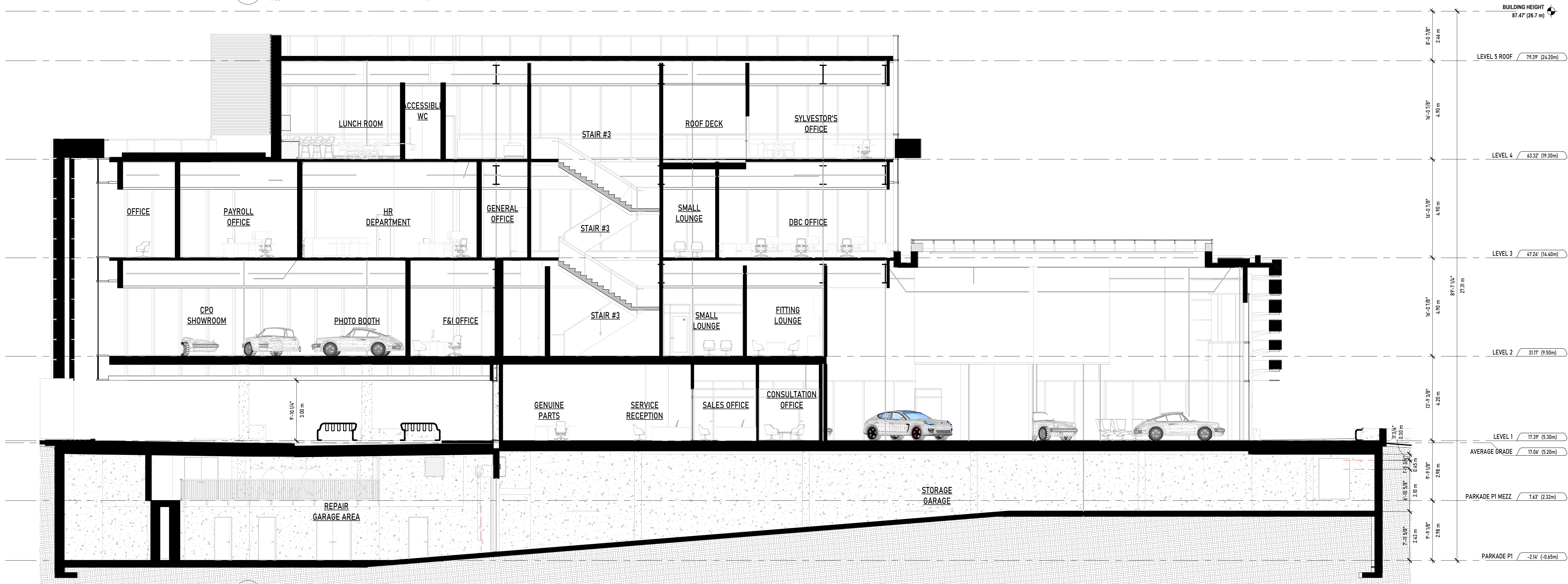
DRAWN:
REVIEWED:

DP12

ARCH: D (24"x36")
PLOT DATE: 2025-06-17 9:26:31 AM



C (DP) BUILDING SECTION C
DP03 1:100

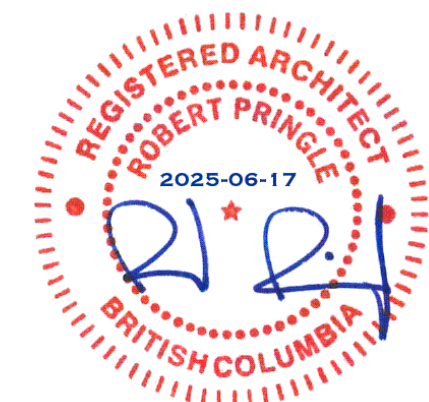


D1 (DP) BUILDING SECTION D1
DP03 1:100

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ARCHITECTURE

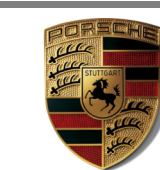
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DRAWING TITLE:
BUILDING SECTIONS

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



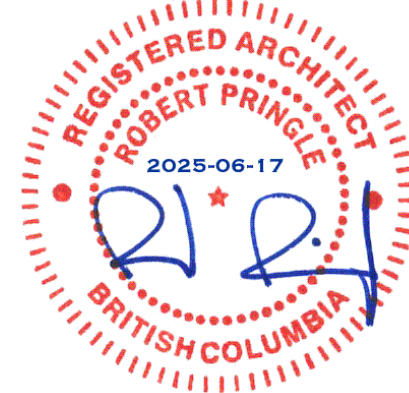
VIEW FROM VIC WEST GATEWAY LOOKING NORTH/EAST

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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

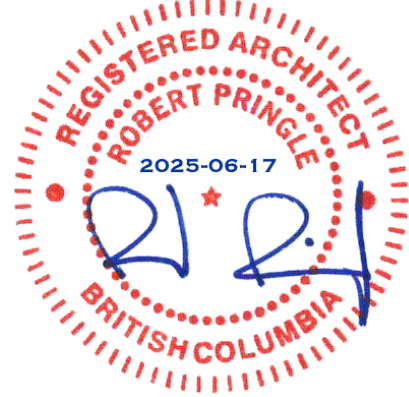


AERIAL VIEW FROM INTERSECTION OF ESQUIMALT ROAD AND HARBOUR ROAD



AERIAL VIEW FROM HAROUR ROAD LOOKING SOUTH/WEST

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DRAWING TITLE:
RENDERINGS

PROJECT NO: 24033 DRAWN: -

SCALE: REVIEWED: -

DWG NO:

DP15