

VICTORIA PORSCHE - GAIN GROUP

NEW CAR DEALERSHIP

ISSUED FOR DEVELOPMENT PERMIT

CIVIC ADDRESS:

202 HARBOUR RD, VICTORIA, BC, V9A 3S2

LEGAL DESCRIPTION:

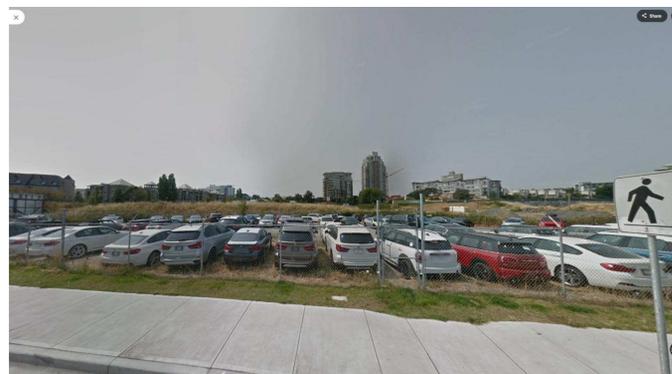
SECTION 119 VICTORIA PLAN VIP3237 SUBSIDY LOT 6, EXCEPT PLAN 51212, PT SHOWN OUTLINED IN RED ON PL 1338 OS.



LOCATION PLAN N.T.S.



CONCEPTUAL RENDERING



EXISTING STREET VIEW

PROJECT STATISTICS 24033 - 202 HARBOUR ROAD

DATE: 03-Jul-2023

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		
BUILDING DATA			
ZONING	EXISTING CD-9 (AREA F)	PERMITTED CD-9 (AREA F)	PROPOSED 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)	27.60 m 90.55'
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	
PARKADE P1	1,904 m ²	20,513 SF	
LEVEL 1	940 m ²	10,122 SF	
LEVEL 2	1,404 m ²	15,114 SF	
LEVEL 3	757 m ²	8,144 SF	
LEVEL 4	481 m ²	5,178 SF	
	TOTAL	5,488 m²	59,071 SF
COMMERCIAL RETAIL UNIT (OFFICE)(LEVEL 3 & LEVEL 4)		1,238 m ²	13,322 SF
COMMERCIAL RETAIL UNIT (PORSCHE)(LEVEL 1 & LEVEL 2)		2,345 m ²	25,236 SF
REPAIR GARAGE (PORSCHE)(LEVEL P1)		1,906 m ²	20,513 SF
BUILDING FOOTPRINT AREA (BCBC DEFINITION)		1,404 m ²	15,114 SF
PARKING DATA			
PARKING TYPE		REQUIRED	PROPOSED
CRU	Parking Bylaw 12 Table 1 (1 per 80m ²)	53	16
OFFICE	Bylaw Part 12.9 CD-9 (1 per 165m ²)	19	19
TOTAL PARKING		72	35
ELECTRIC VEHICLE STALL:		4	4
ACCESSIBLE PARKING STA		2	2
ACCESSIBLE VAN STALLS		1	1
BICYCLE PARKING			
Bicycle Parking Bylaw Reference		54	60
OFFICE	Long Term (1 per 150m ²)	8	16%
	Short Term (1 per 400m ²)	3	5%
CRU	Long Term (1 per 200m ²)	21	35%
	Short Term (1 per 200m ²)	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
Tel: 250-590-0102
Contact: Rob Pringle *Architect AIBC*

CIVIL & SURVEY:
J.E. ANDERSON & ASSOCIATES
4212 Glanford 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 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 - SOUTH & 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
- L1.0 OFFSITE PLAN
- L1.1 LANDSCAPE MATERIALS PLAN
- L1.2 LANDSCAPE MATERIALS PLAN - UPPER LEVELS
- L1.3 LIGHTING PLAN - GROUND LEVEL
- L1.4 LANDSCAPE GRADING & DRAINAGE PLAN - GROUND LEVEL
- L1.5 TREE PLAN - GROUND LEVEL
- L1.6 OFFSITE PLANTING
- L1.7 PLANTING PLAN GROUND LEVEL
- L1.8 PLANTING PLAN - UPPER LEVELS
- L1.9 SOIL DEPTH & SERVICING PLAN - GROUND LEVEL
- L1.10 SOIL DEPTH & SERVICING PLAN - UPPER LEVELS
- L1.11 IRRIGATED AREA PLAN - GROUND LEVEL
- L1.12 IRRIGATED AREA PLAN - UPPER LEVELS
- L1.13 SOFTSCAPE DETAILS
- L1.14 SOFTSCAPE DETAILS
- L1.15 HARDSCAPE DETAILS
- L1.16 LANDSCAPE SITE FURNISHING DETAILS

DRAWINGS - CIVIL

- C1 SITE SERVICING PLAN

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PORSCHE

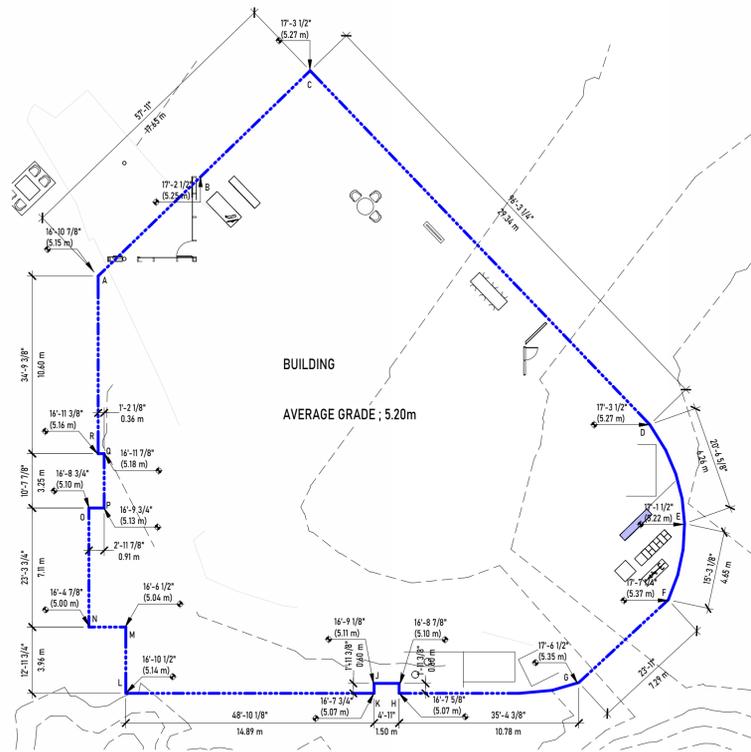
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DRAWING TITLE:
COVER SHEET

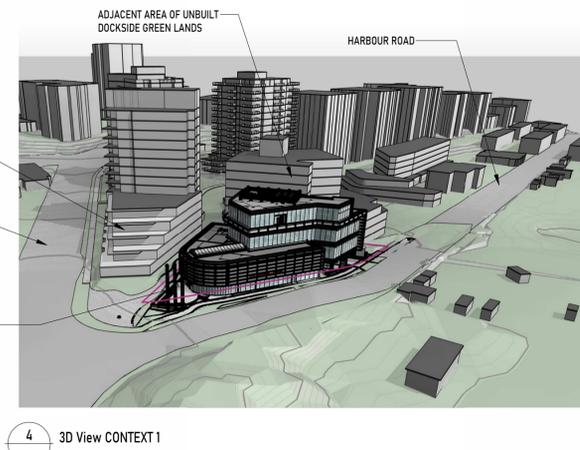
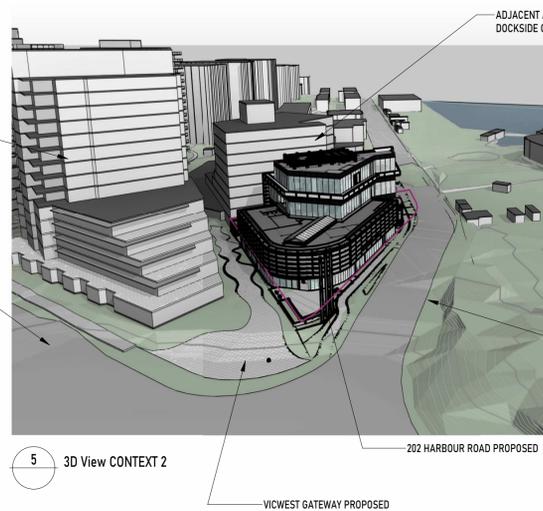
PROJECT NO: 24033 DRAWN: -
SCALE: REVIEWED: -

DWG NO: **DP01**



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



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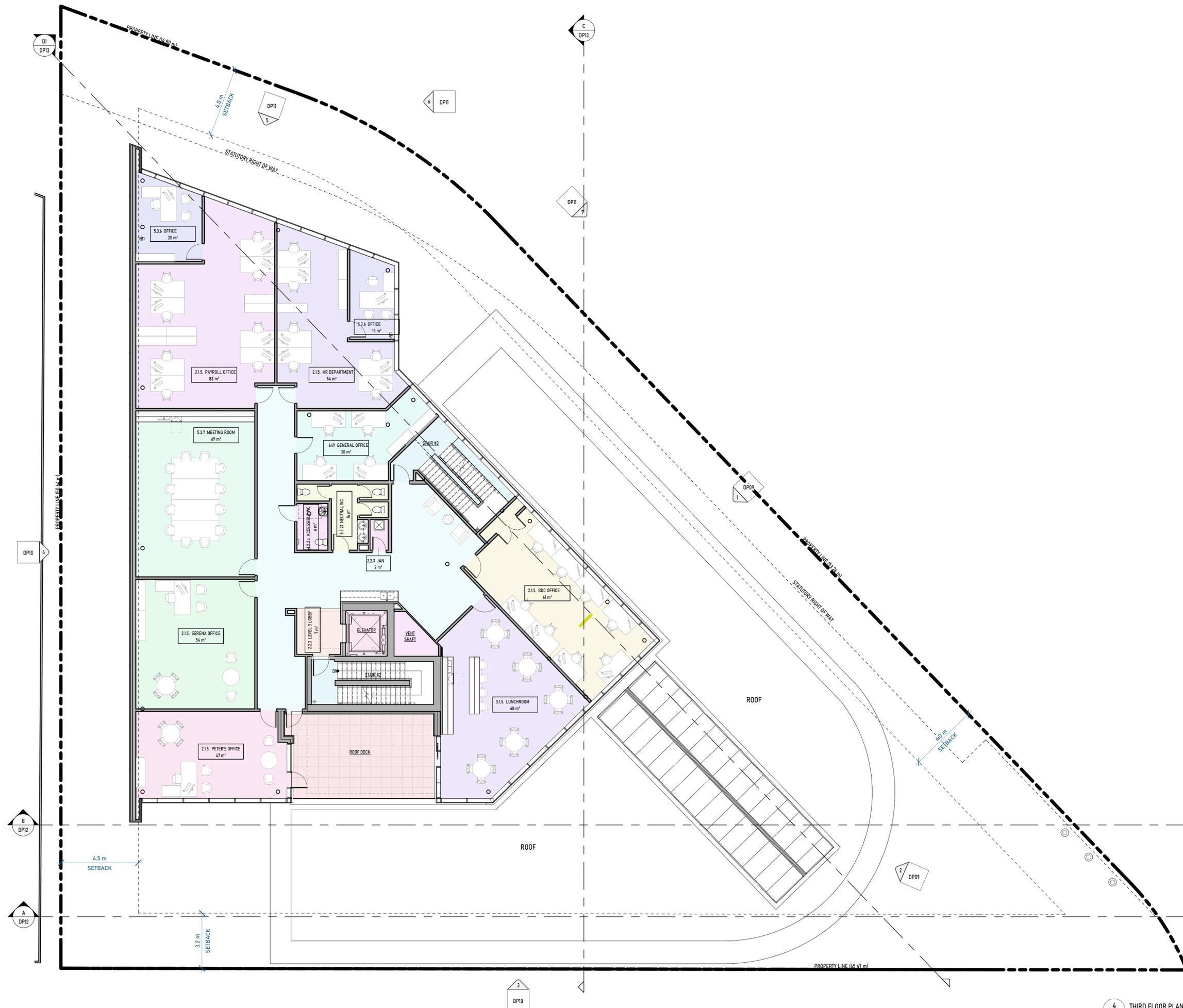
PROJECT NAME:
VICTORIA PORSCHE - GAIN GROUP

PROJECT ADDRESS:
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DRAWING TITLE:
SITE PLAN

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

DWG NO: **DP02**



4 THIRD FLOOR PLAN
1:100

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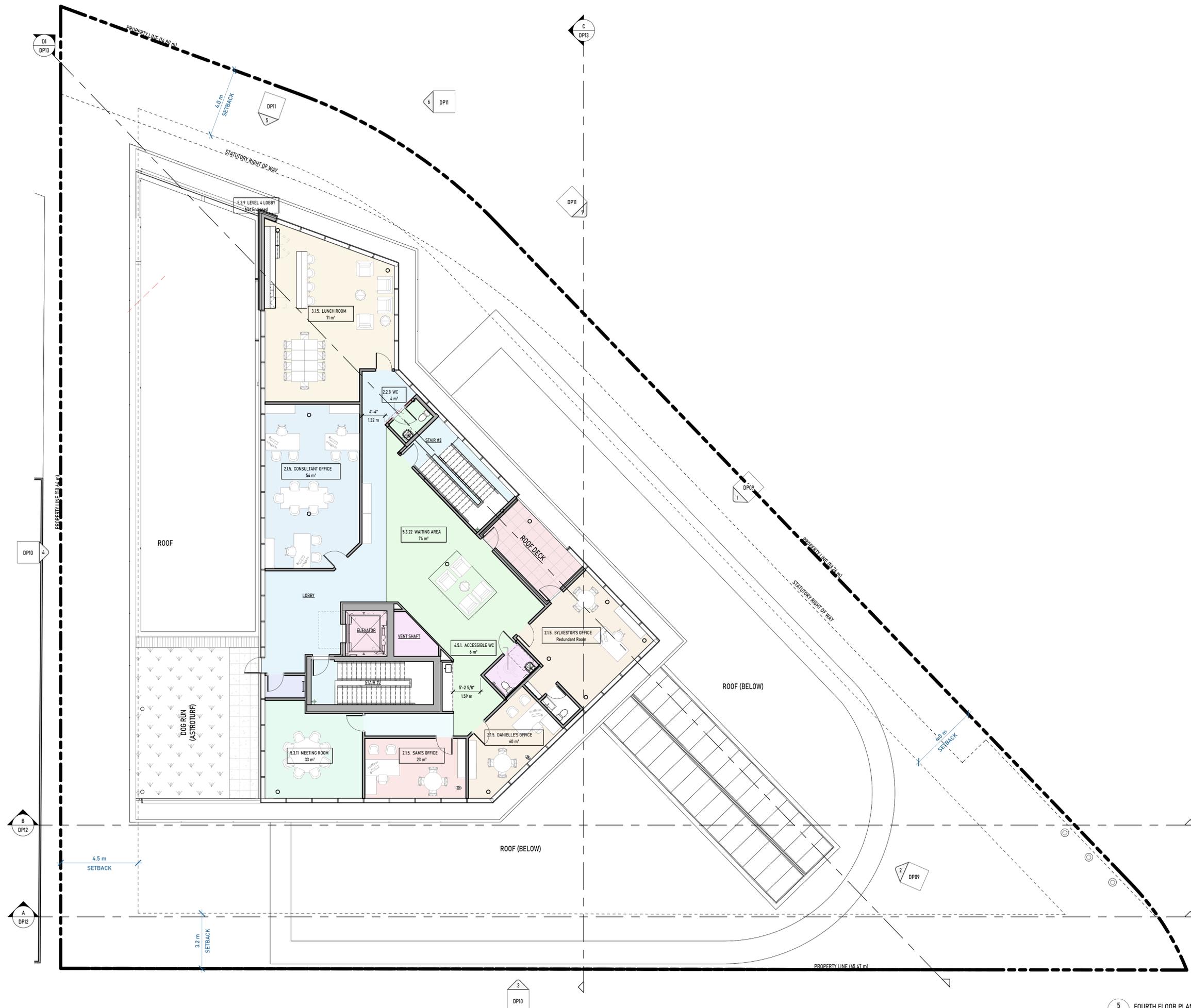
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FLOOR PLAN - LEVEL 3

PROJECT NO: 24033 DRAWN: -

SCALE: REVIEWED: -

DWG NO:

DP06



5 FOURTH FLOOR PLAN
1:100

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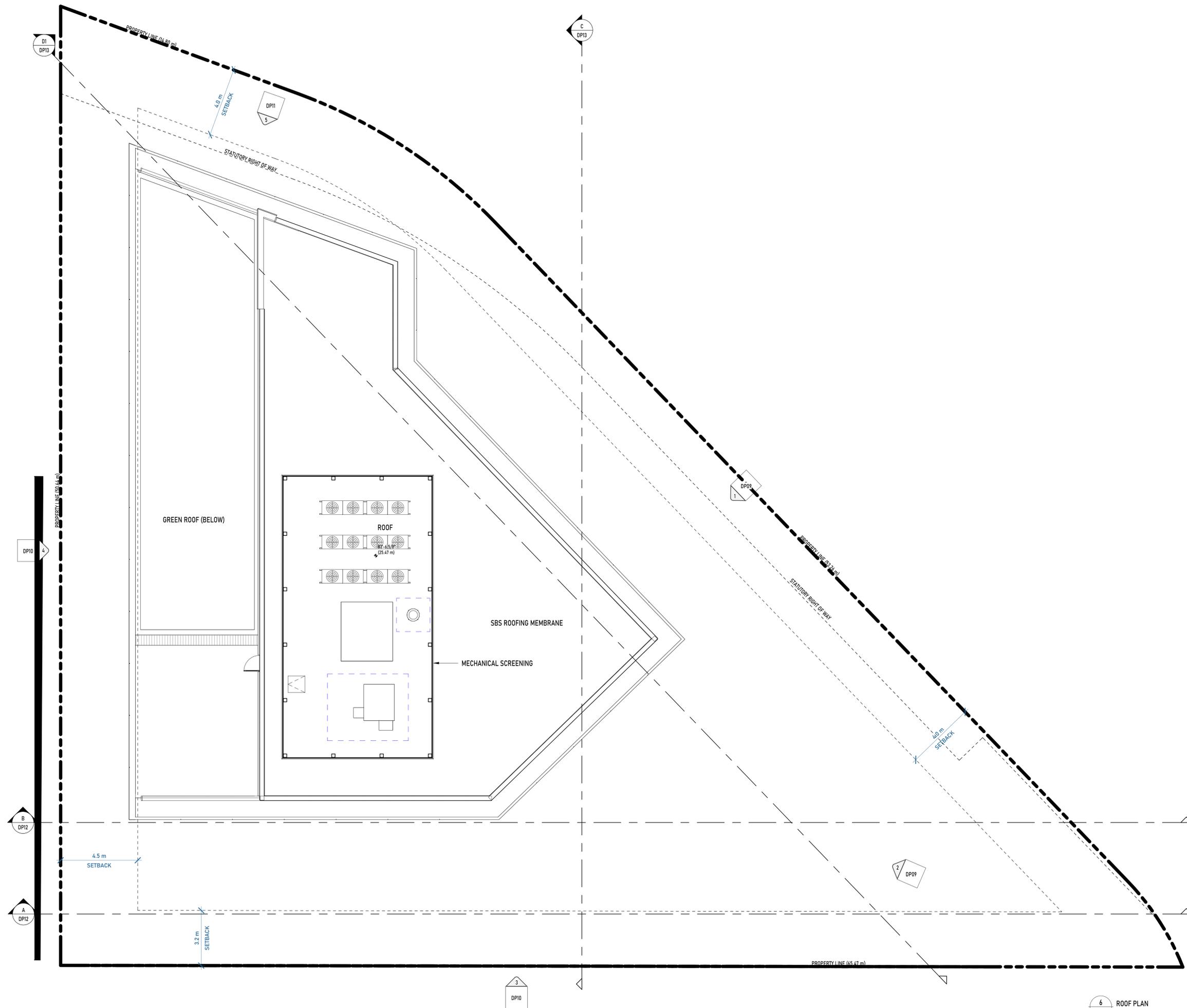
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VICTORIA, BC V9A 3S2

DRAWING TITLE:
FLOOR PLAN - LEVEL 4

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

DWG NO: **DP07**



6 ROOF PLAN
1:100

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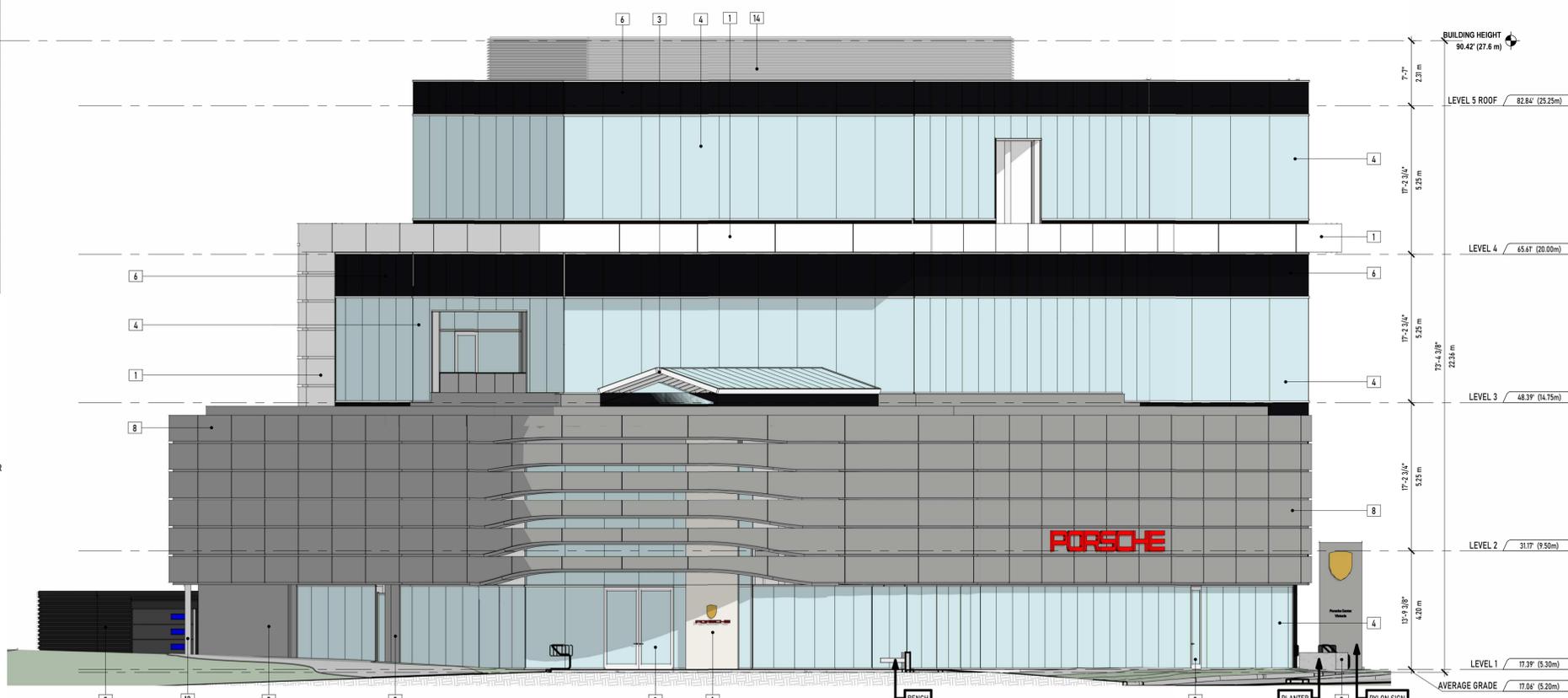
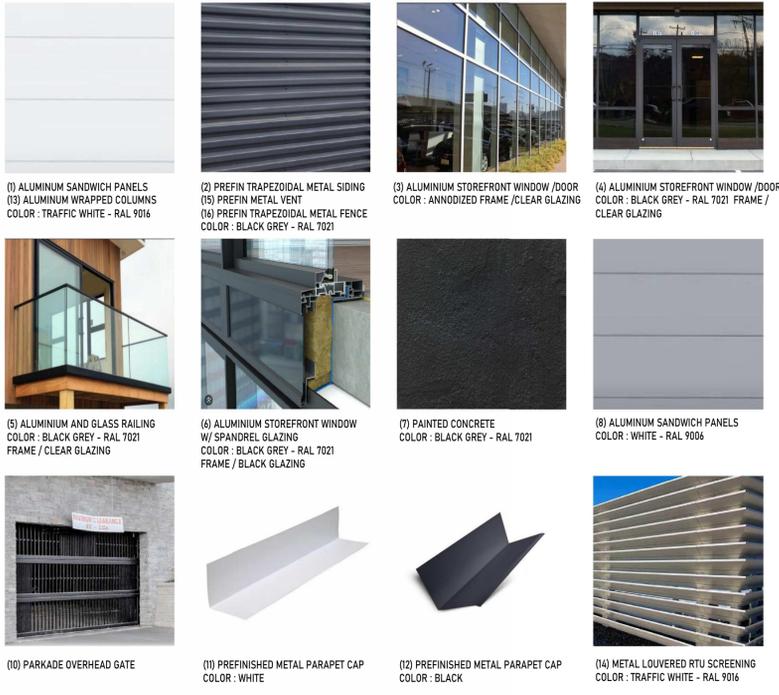
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ROOF PLAN - LEVEL 5

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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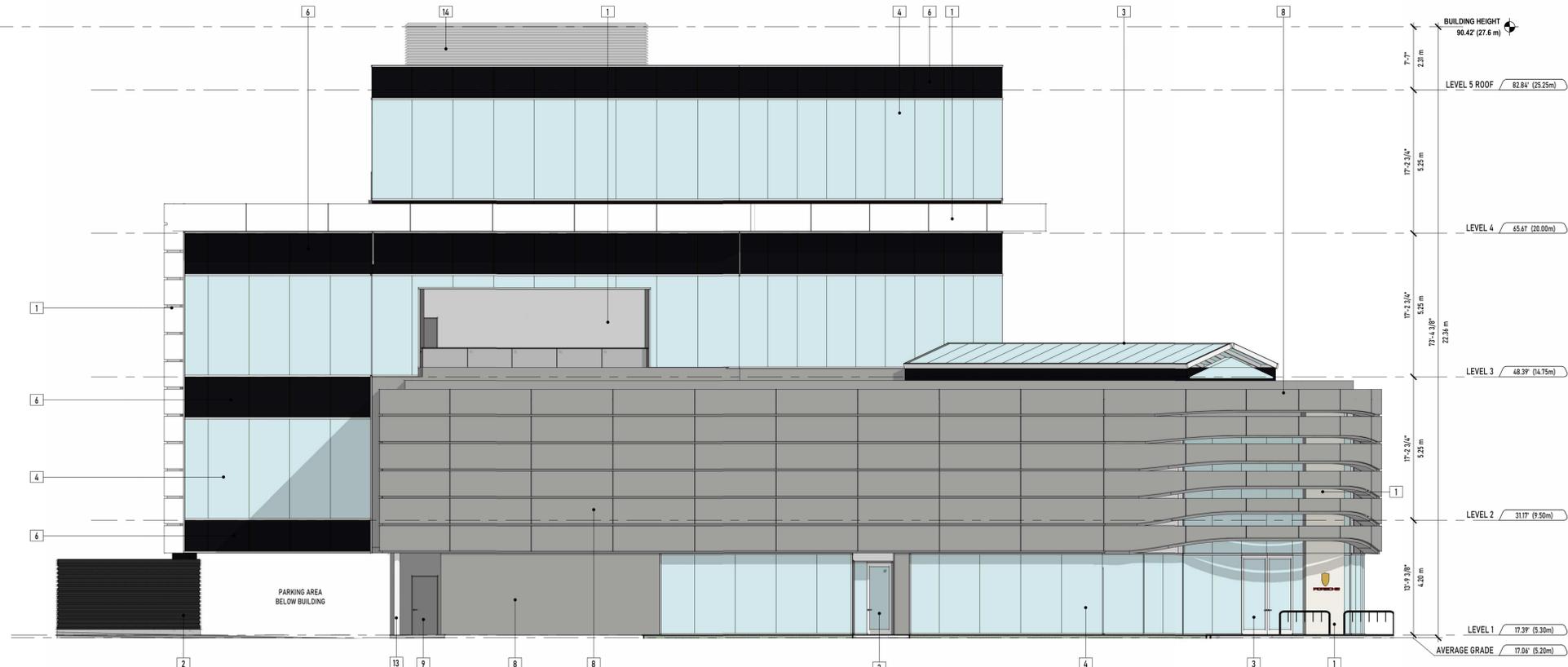
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DRAWING TITLE:
ELEVATIONS - EAST &
SOUTHEAST

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

DWG NO: DP09

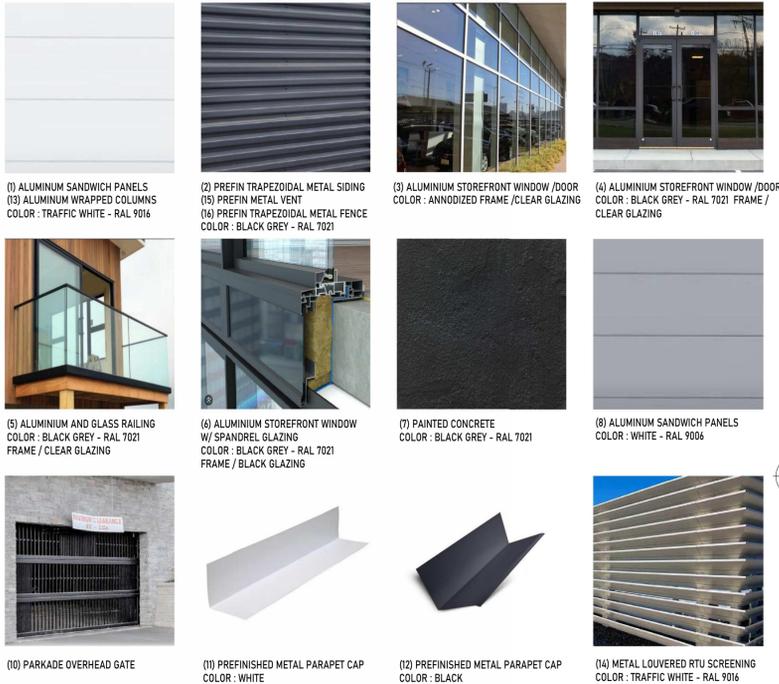


3 (DP) BUILDING ELEVATION 3
1:100



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



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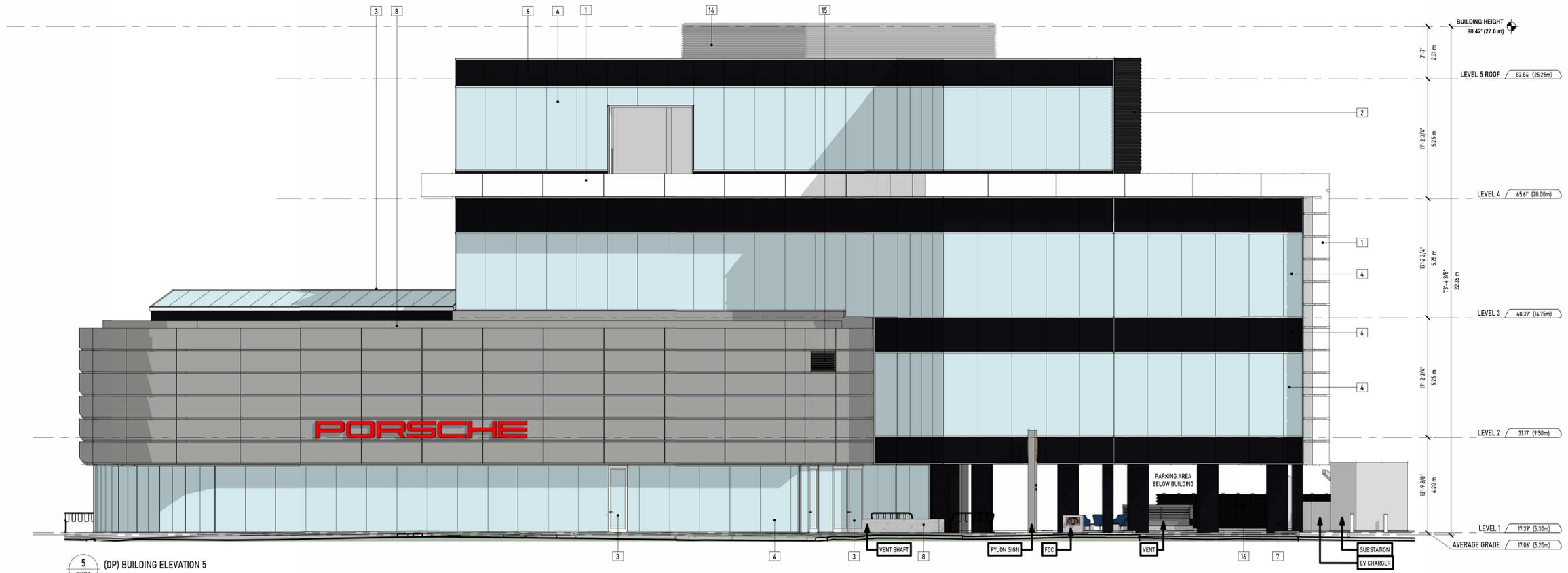
PROJECT NAME:
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DRAWING TITLE:
ELEVATIONS - SOUTH &
WEST

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

DWG NO: DP10



5 (DP) BUILDING ELEVATION 5
DP04
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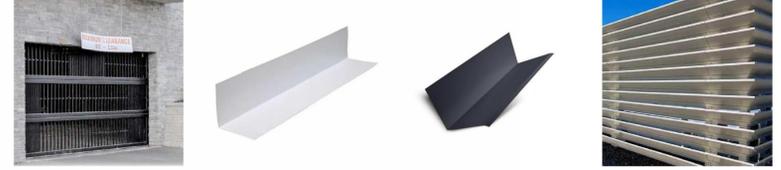
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16	PREFINISHED TRAPEZOIDAL METAL FENCE	BLACK GREY - RAL 7021



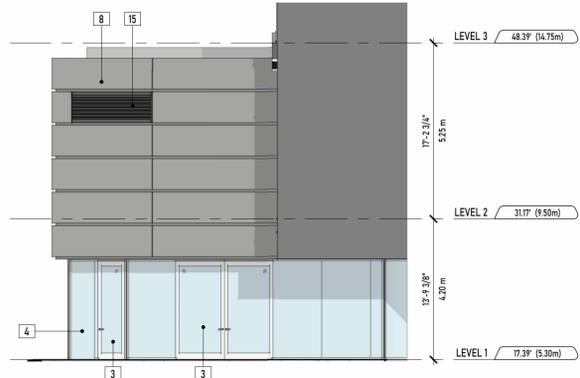
(1) ALUMINIUM SANDWICH PANELS
COLOR: TRAFFIC WHITE - RAL 9016
(2) PREFIN TRAPEZOIDAL METAL SIDING
(3) ALUMINIUM STOREFRONT WINDOW/DOOR
COLOR: ANNODIZED FRAME / CLEAR GLAZING
(4) ALUMINIUM STOREFRONT WINDOW/DOOR
COLOR: BLACK GREY - RAL 7021 FRAME / CLEAR GLAZING



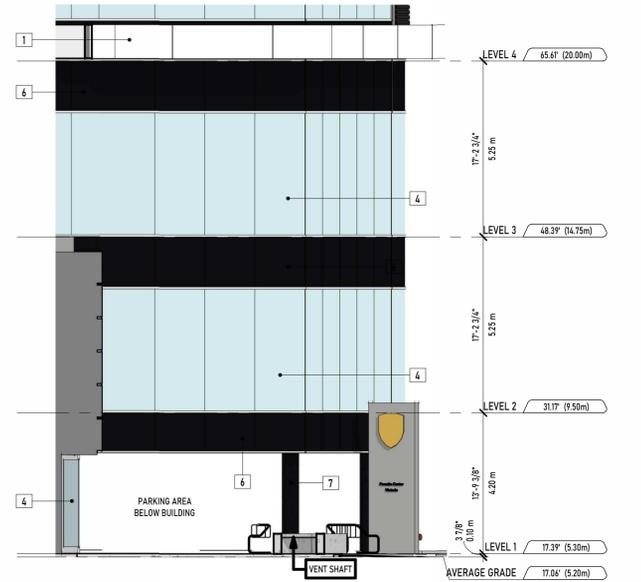
(5) ALUMINIUM AND GLASS RAILING
COLOR: BLACK GREY - RAL 7021 FRAME / CLEAR GLAZING
(6) ALUMINIUM STOREFRONT WINDOW W/ SPANDREL GLAZING
COLOR: BLACK GREY - RAL 7021 FRAME / BLACK GLAZING
(7) PAINTED CONCRETE
COLOR: BLACK GREY - RAL 7021
(8) ALUMINIUM SANDWICH PANELS
COLOR: WHITE - RAL 9006



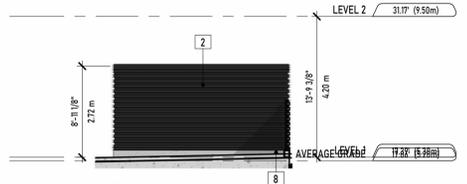
(10) PARKADE OVERHEAD GATE
(11) PREFINISHED METAL PARAPET CAP
COLOR: WHITE
(12) PREFINISHED METAL PARAPET CAP
COLOR: BLACK
(14) METAL LOUVERED RTU SCREENING
COLOR: TRAFFIC WHITE - RAL 9016



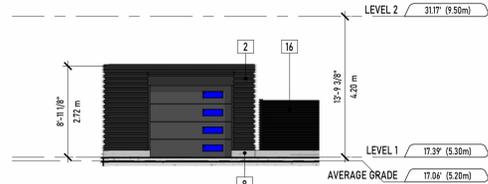
7 (DP) BUILDING ELEVATION 7
DP05
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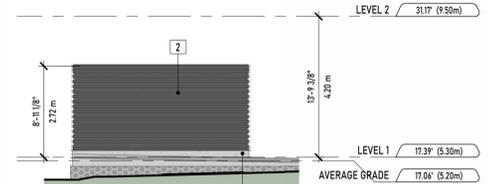
6 (DP) BUILDING ELEVATION 6
DP05
1:100



1 Elevation 6 - a
DP04
1:100



2 Elevation 5 - a
DP04
1:100



3 Elevation 4 - a
DP04
1:100

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PORSCHE

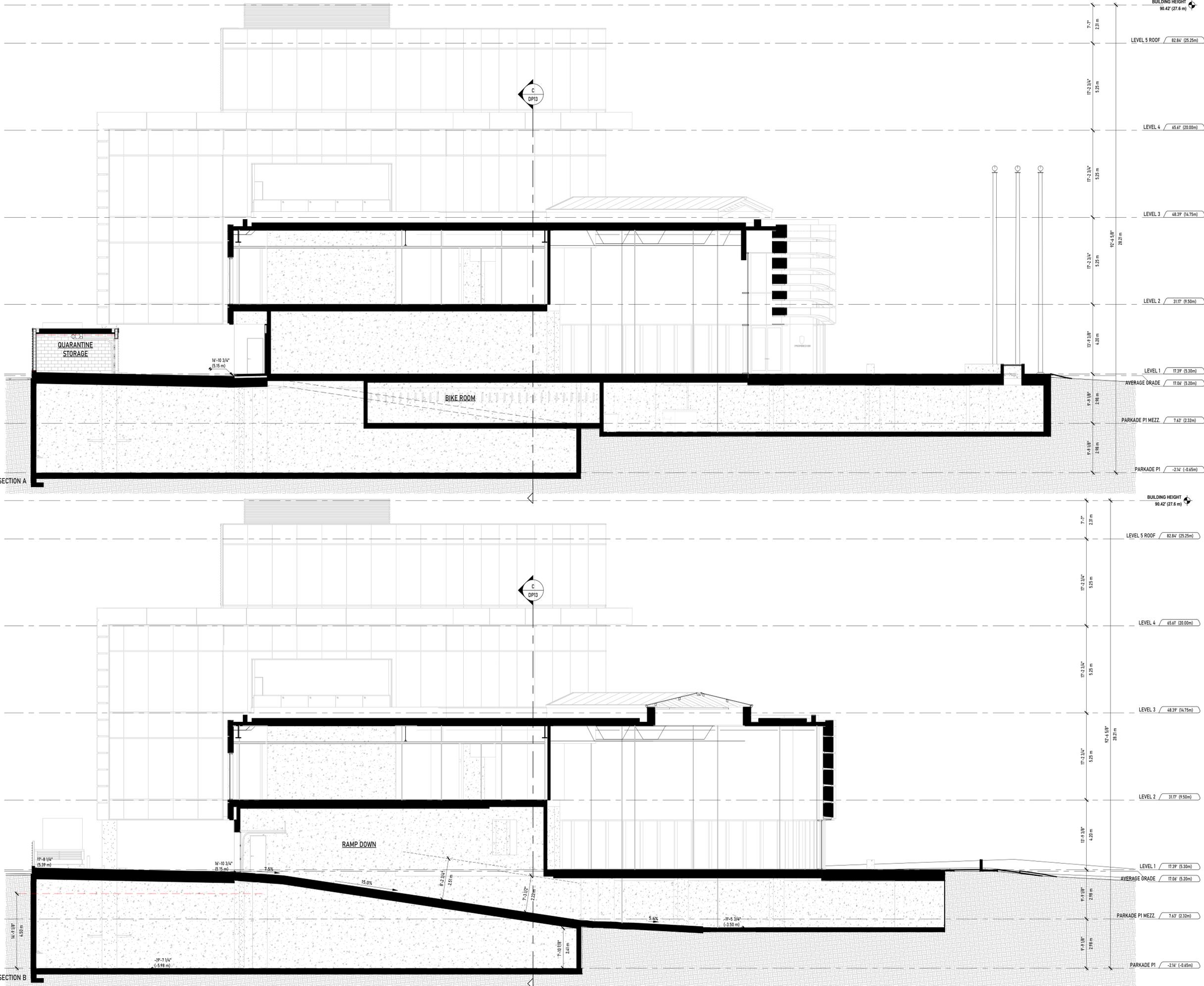
PROJECT NAME:
VICTORIA PORSCHE - GAIN GROUP

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

DRAWING TITLE:
ELEVATIONS - SOUTH & WEST

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

DWG NO: DP11



A (DP) BUILDING SECTION A
1:100

B (DP) BUILDING SECTION B
1:100

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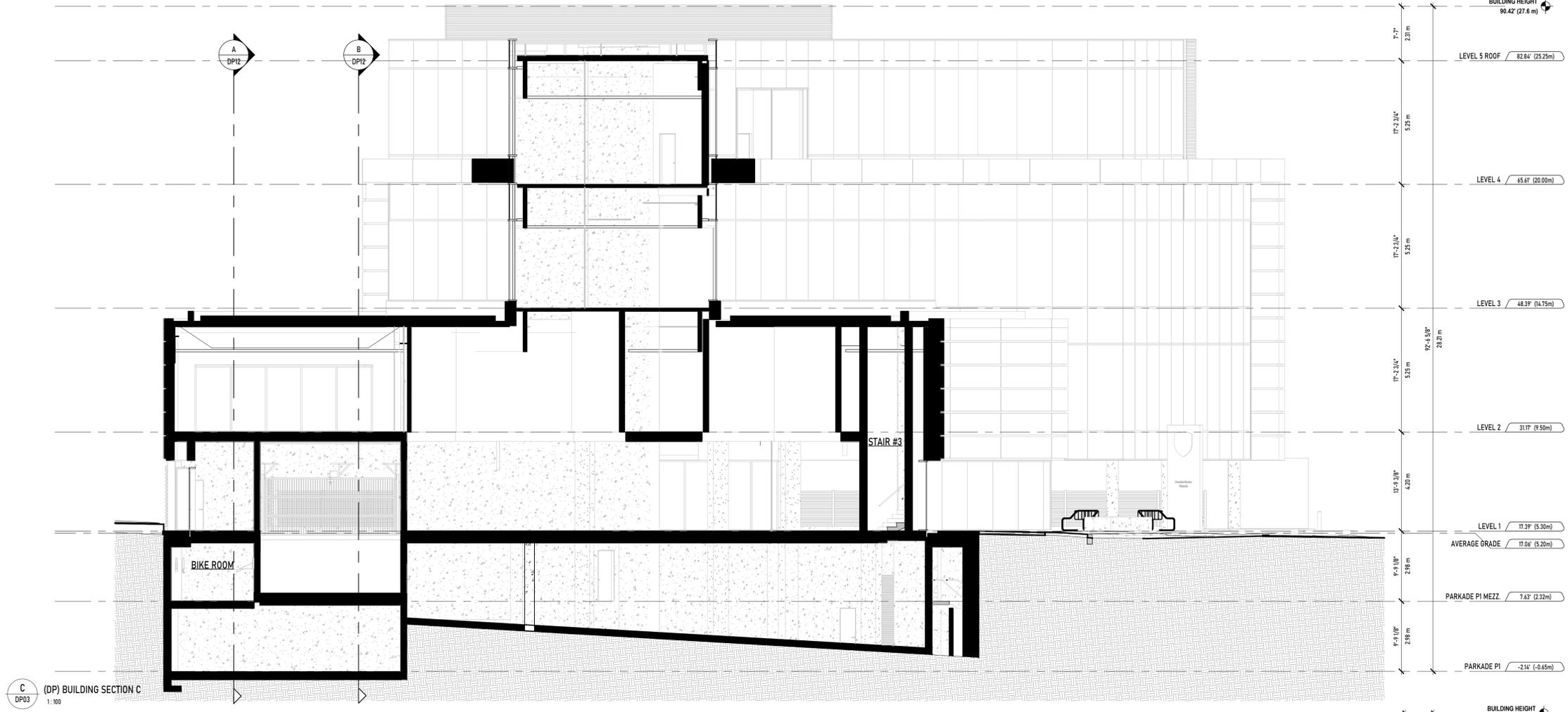
PROJECT ADDRESS:
202 HARBOUR ROAD,
VICTORIA, BC V9A 3S2

DRAWING TITLE:
BUILDING SECTIONS

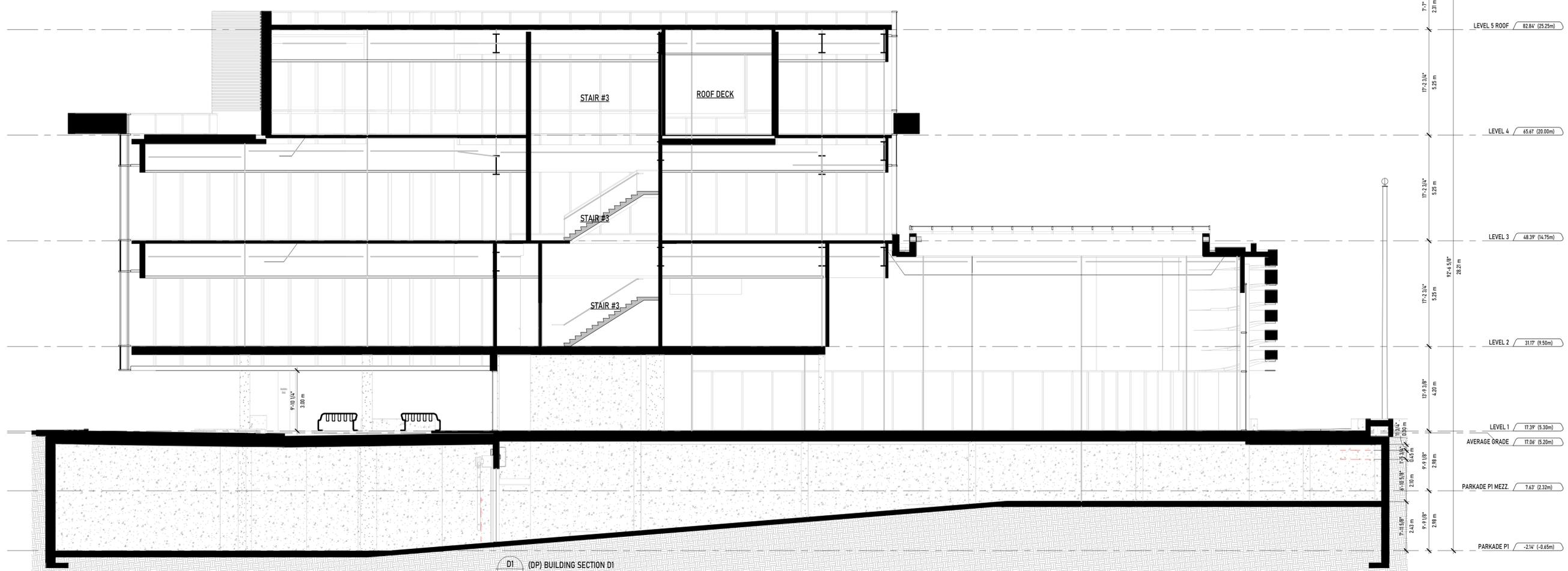
PROJECT NO: 24033	DRAWN: -
SCALE: -	REVIEWED: -

DWG NO: DP12

ARCH: D (2474367) PLOT DATE: 2025-07-09 10:36:22 PM



C (DP) BUILDING SECTION C
DP03 1:100



D1 (DP) BUILDING SECTION D1
DP03 1:100

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VICTORIA PORSCHE - GAIN GROUP

PROJECT ADDRESS:
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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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PROJECT NAME:
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DRAWING TITLE:
RENDERINGS

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

DWG NO: **DP15**