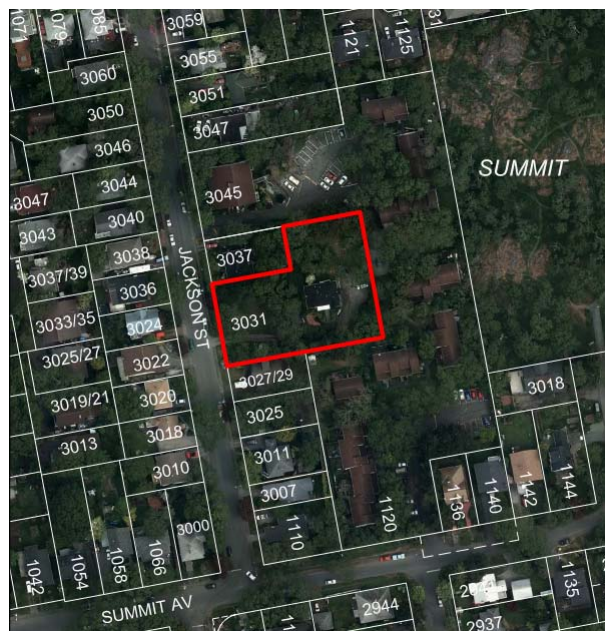
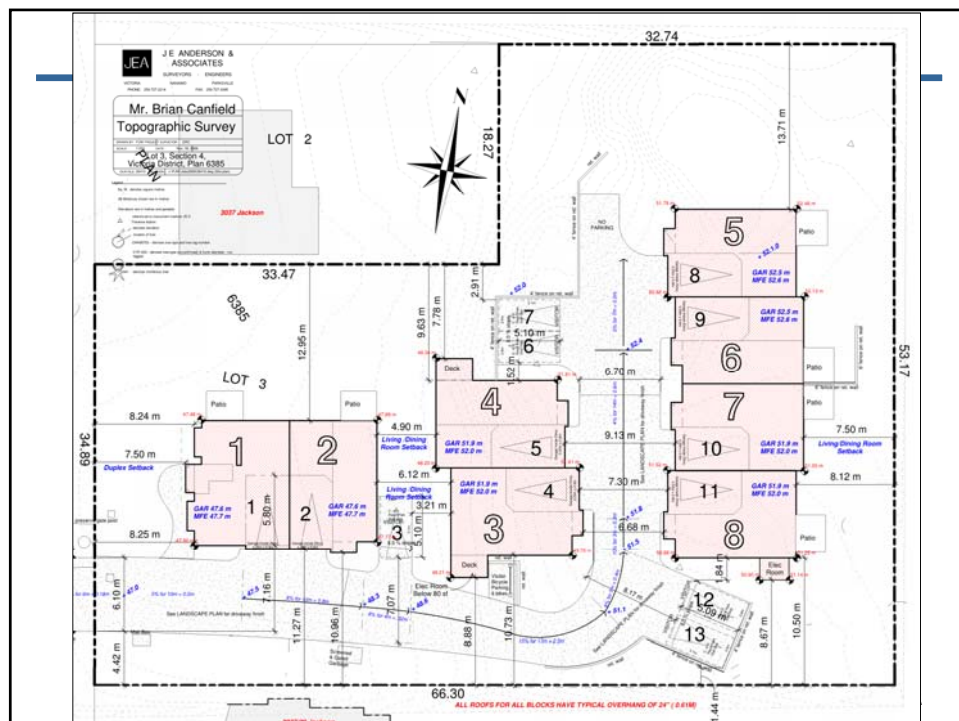
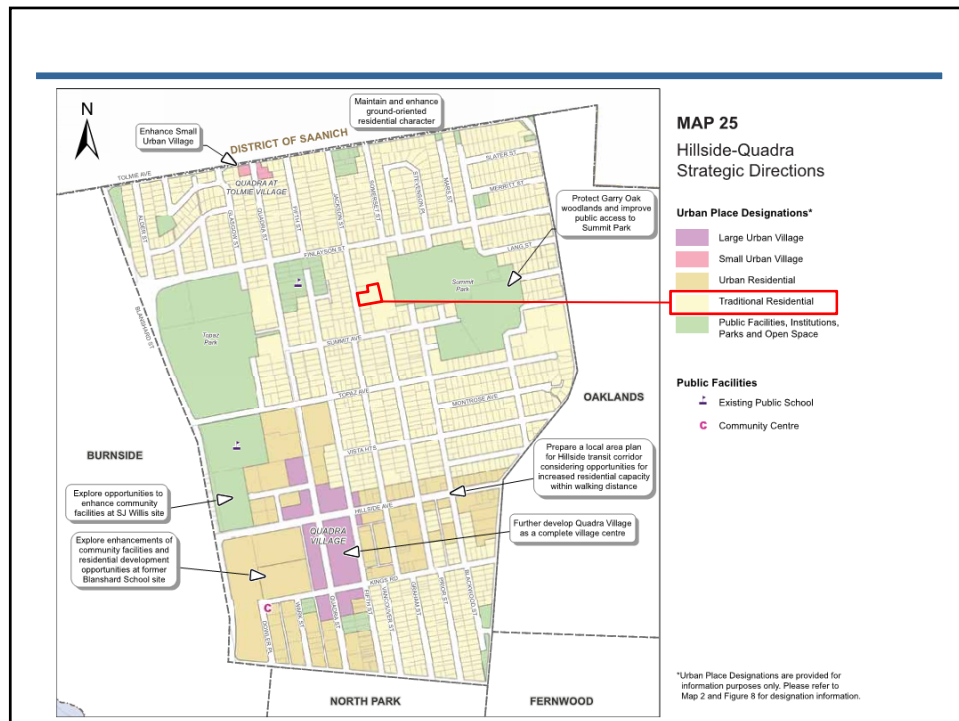


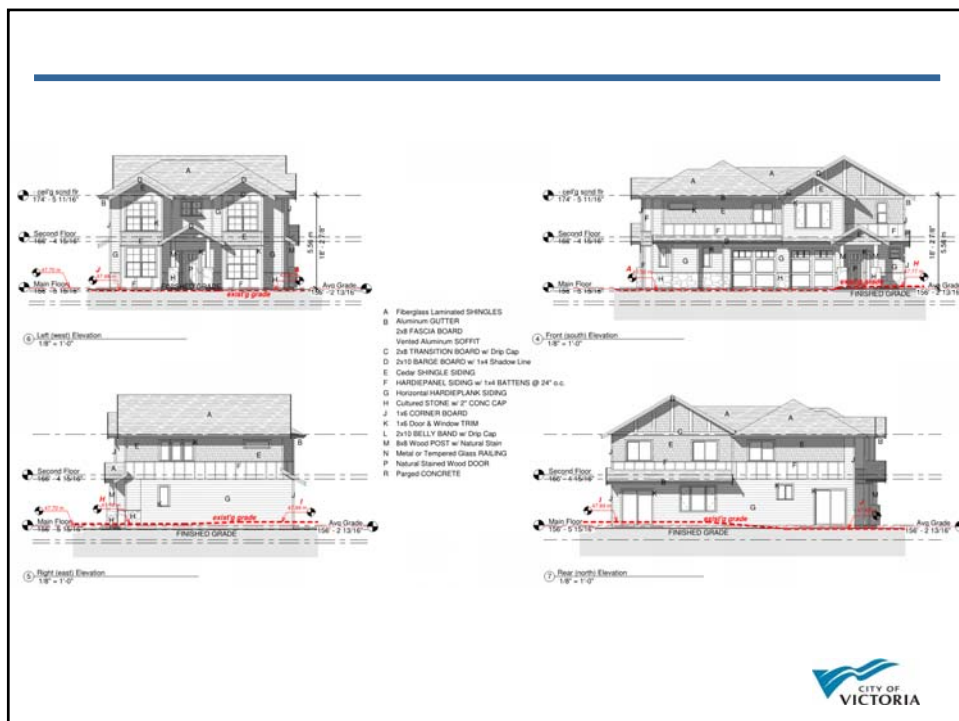
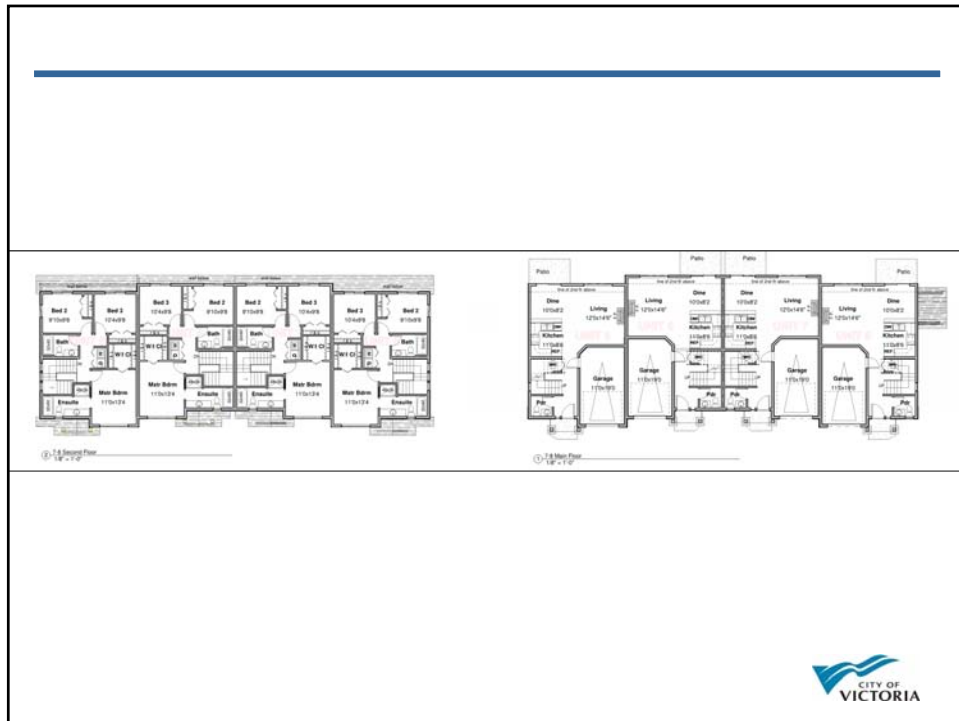
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# Rezoning and Development Permit with Variances Application for 3031 Jackson Street

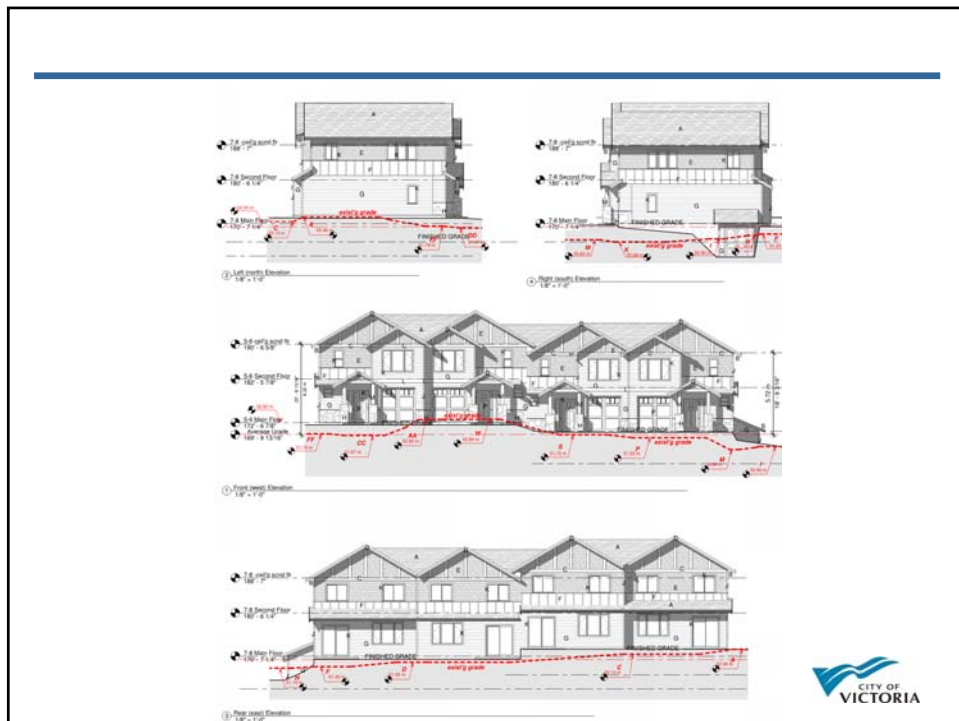
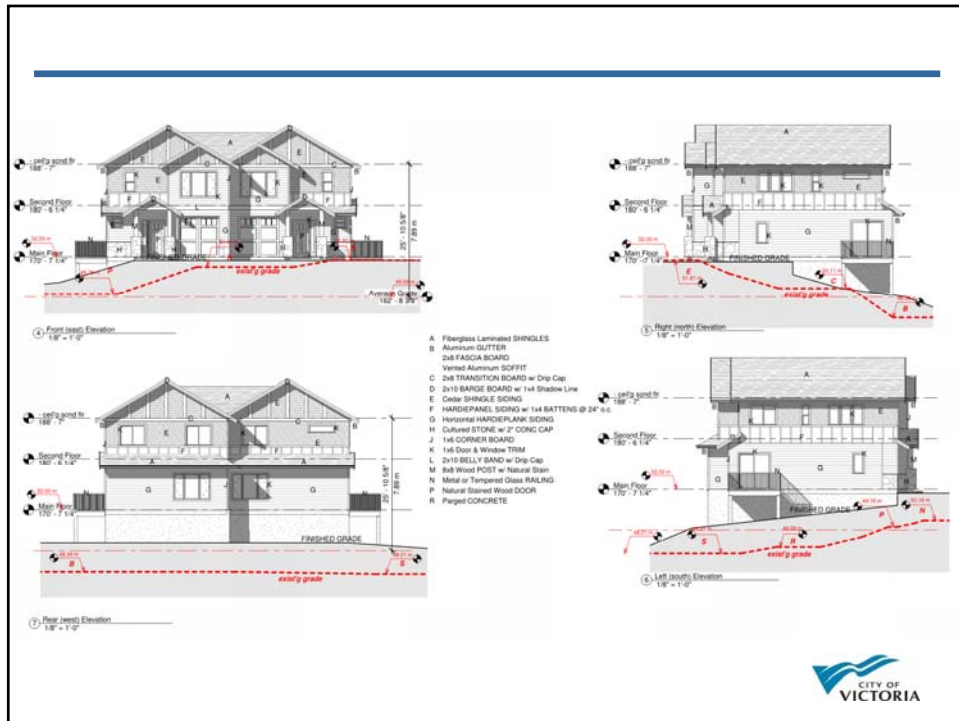


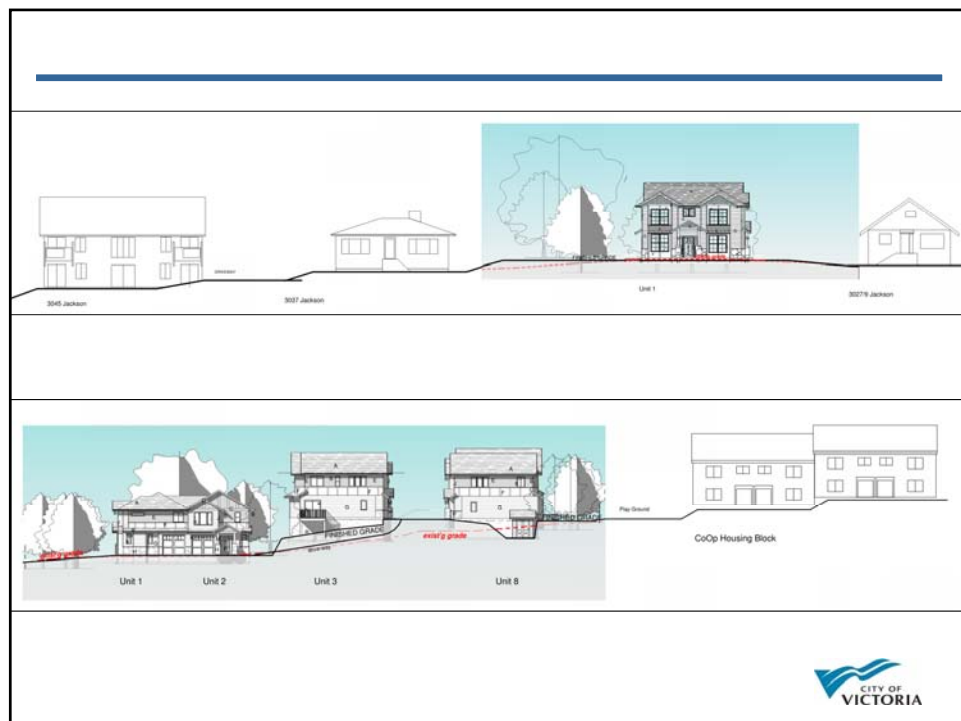


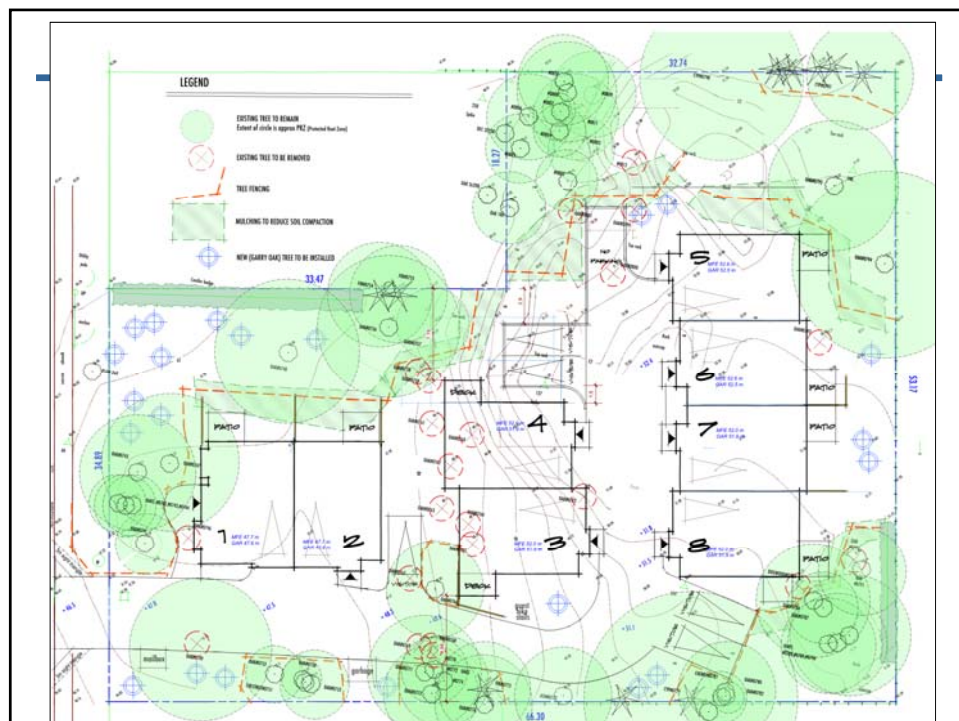
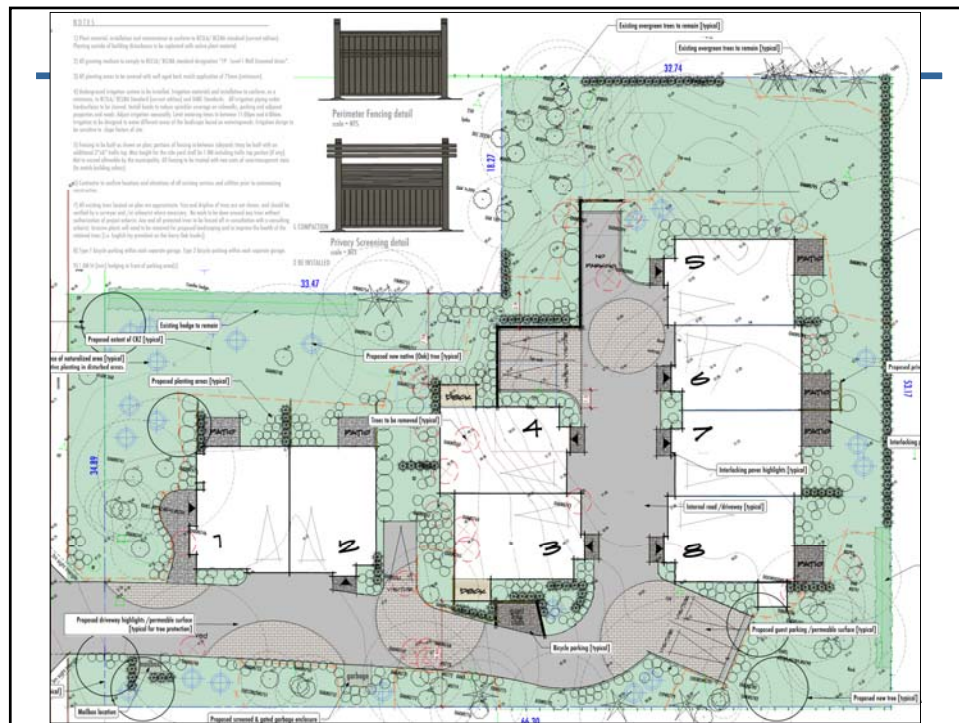














## Previous Proposal

Project Date :  
 Proposed Zone - similar to R-J  
 Address - 3031 Jackson St., Victoria  
 Lot Area 2910.4 sm (31,328 sf)  
 Units - 10 townhouses - Density = 291 m<sup>2</sup>/unit  
 Parking 10 w/ single enclosed garage  
 5 Visitor surface Parking = 15 spaces  
 Site Coverage  
 912+920+920+907+905+  
 831+831+831+830+831+ 8808 = 27.5 %  
 Open Site Space :  
 Buildings 8808 sf + driveway 7455 sf  
 31328 - 8808 - 7455 = 15265 = 48.8 %  
 Front Yard Open Space :  
 2210 / 2888 = 52.5 %  
 Floor Area (inside face per city of Victoria)  
 Elec 1 x 80  
 Units 1 x 1448  
 Units 2 x 1309  
 Units 7 x 1279  
 Total 13,009 sf = 0.418 FAR  
 Garages each 10 x 200 sf excluded from units  
 Building Separations :  
 Living room separations only,  
 west 7.0 m, facing road,  
 north 3.0 m, dinings exceed 7.5m  
 east 4.5 m.  
 Building Setbacks :  
 Front 7.00m,  
 North Int. 2.44m,  
 North Int. 3.00m,  
 Rear 4.50m,  
 South Int. 8.48m.



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Proposed 10 Townhouses for:

**Brian & Bev CANFIELD**  
 at : 3031 Jackson Street, Victoria, BC

See Pages P5 - P8 for individual block grade and height calls.

**P1**

