

NO. 18-075

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the RJ-10 Zone, Jackson Street Townhouse District, and to rezone land known as 3031 Jackson Street from the R1-B Zone, Single Family Dwelling District to the RJ-10 Zone, Jackson Street Townhouse District.

The Council of The Corporation of the City of Victoria enacts the following provisions:

- 1 This Bylaw may be cited as the "ZONING REGULATION BYLAW, AMENDMENT BYLAW (NO. 1158)".
- 2 Bylaw No. 80-159, the Zoning Regulation Bylaw, is amended in the Table of Contents of Schedule "B" under the caption PART 2 – ATTACHED DWELLING ZONES by adding the following words:

"2.148 RJ-10 Zone, Jackson Street Townhouse"

- 3 The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 2.147 the provisions contained in Schedule 1 of this Bylaw.
- 4 The land known as 3031 Jackson Street, legally described as PID 005-840-767, Lot 3, Section 4, Victoria District, Plan 6385, and shown hatched on the attached map, is removed from the R1-B Zone, Single Family Dwelling District, and placed in the RJ-10 Zone, Jackson Street Townhouse District.

READ A FIRST TIME the	day of	2018
READ A SECOND TIME the	day of	2018
Public hearing held on the	day of	2018
READ A THIRD TIME the	day of	2018
ADOPTED on the	day of	2018

CITY CLERK

MAYOR



PART 2.148 – RJ-10 ZONE, JACKSON STREET TOWNHOUSE DISTRICT**2.148.1 Permitted Uses in this Zone**

The following uses are the only uses permitted in this Zone:

- a. Uses permitted in the R-J Zone, Low Density Attached Dwelling District, subject to the regulations set out in Part 2.2 of the Zoning Regulation Bylaw.
- b. Notwithstanding subsection (a), two family dwellings are subject to the regulations in Part 2.1, except as otherwise specified in this Part.

2.148.2 Number of Buildings on a Lot

The maximum number of two family dwellings on one lot shall be two.

2.148.3 Height

The maximum height of a two family dwelling shall be 8.5m from grade to the highest ceiling.

2.148.4 Setbacks, Separation Space, Distance Between Buildings

- a. Front yard setback (minimum) 7.5m
- b. Rear yard setback (minimum) 7.5m
- c. Side yard setback (minimum) 7.5m, except the side yard of a blank wall or of a wall containing only side windows shall have a minimum width of 2.5m.
- d. The minimum separation space in front of a main window of a habitable room shall be 7.5m, and in front of all other windows shall be 2.5m
- e. The minimum distance between the two nearest dwelling walls of any two family dwelling on one lot shall be 10.0m.

