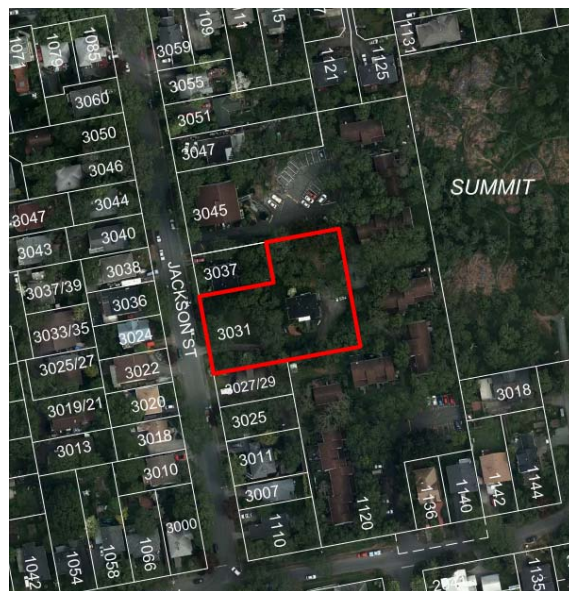
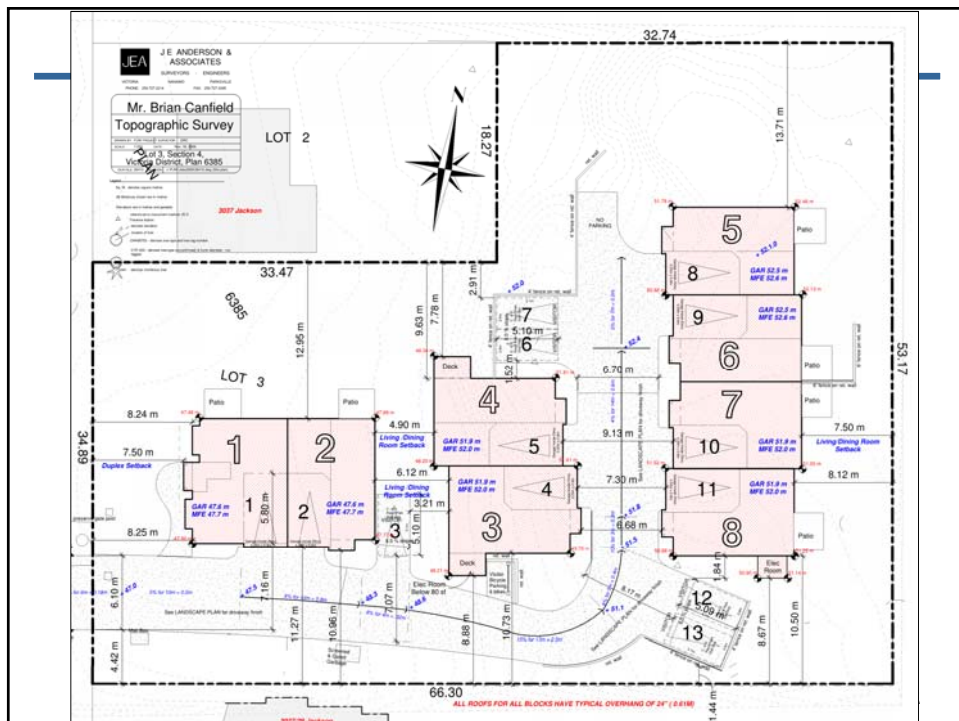
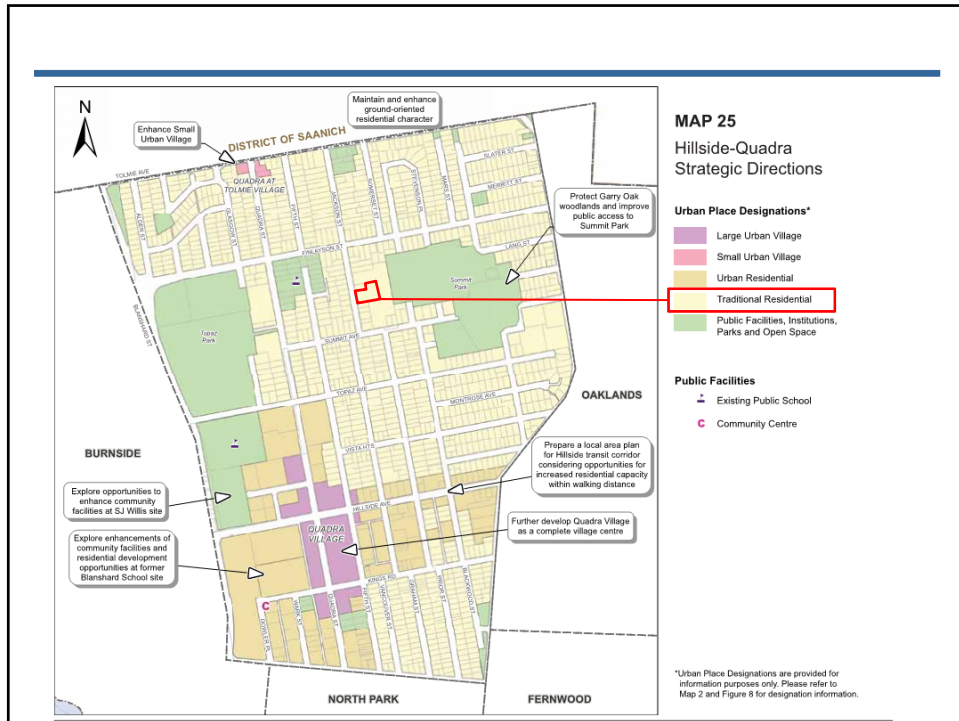
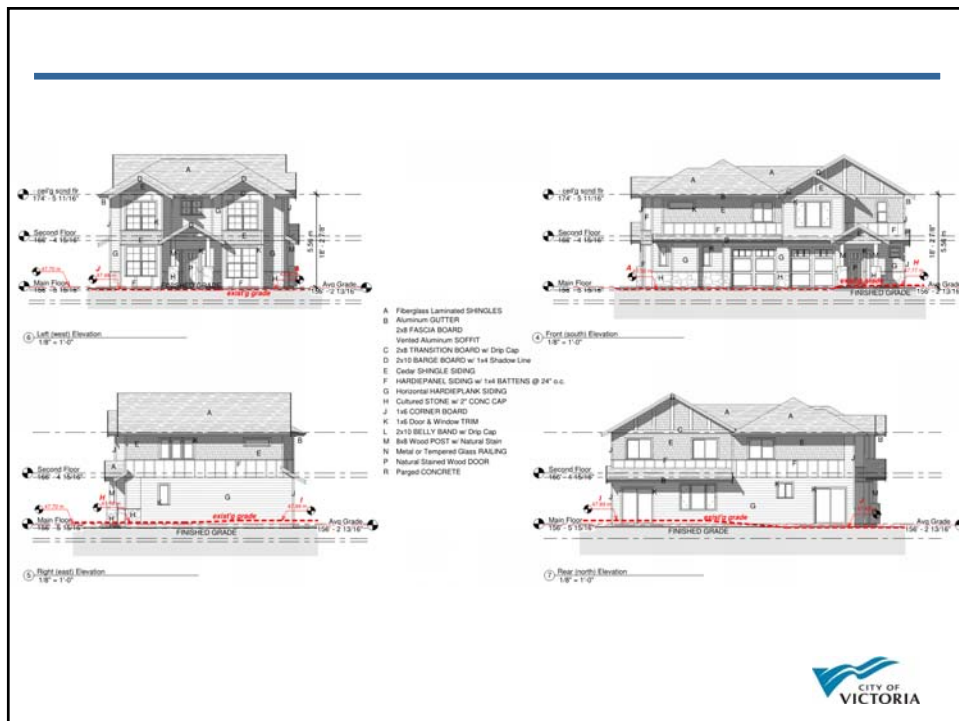
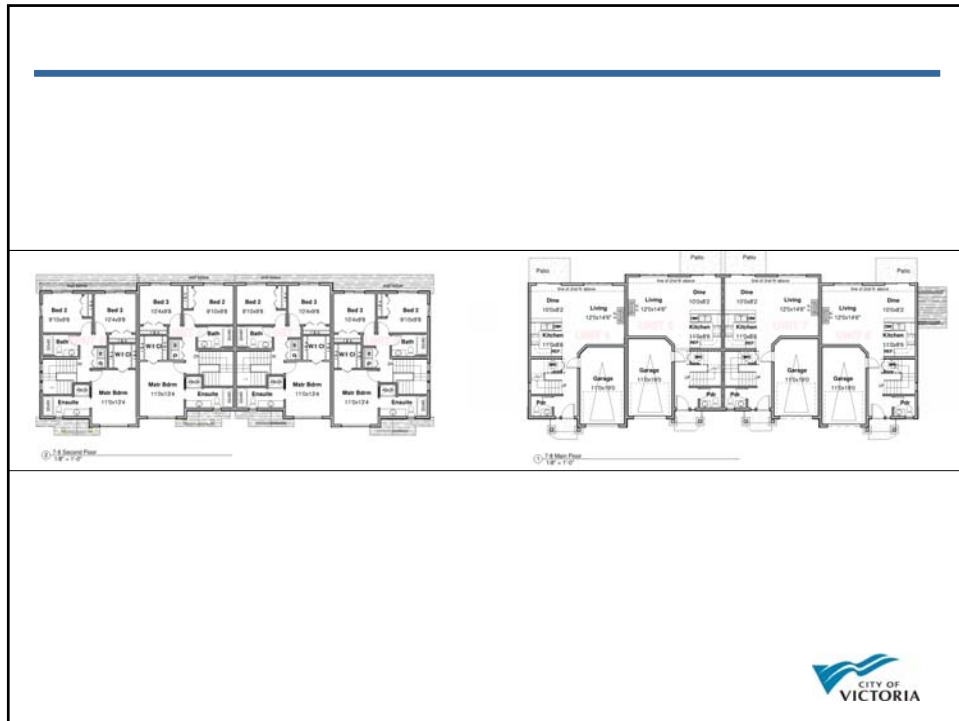
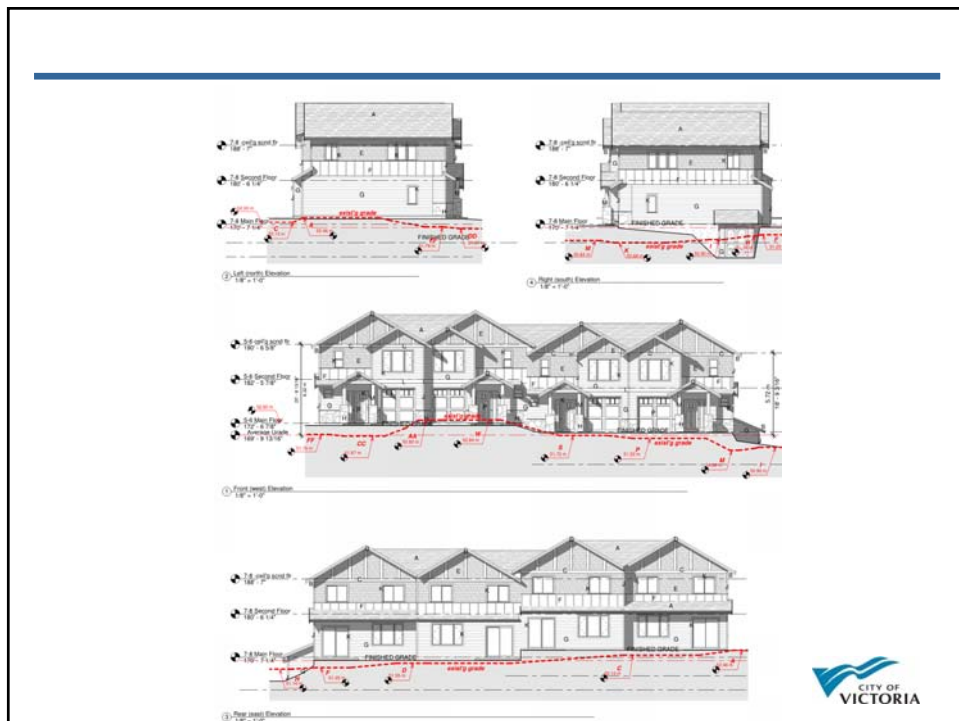
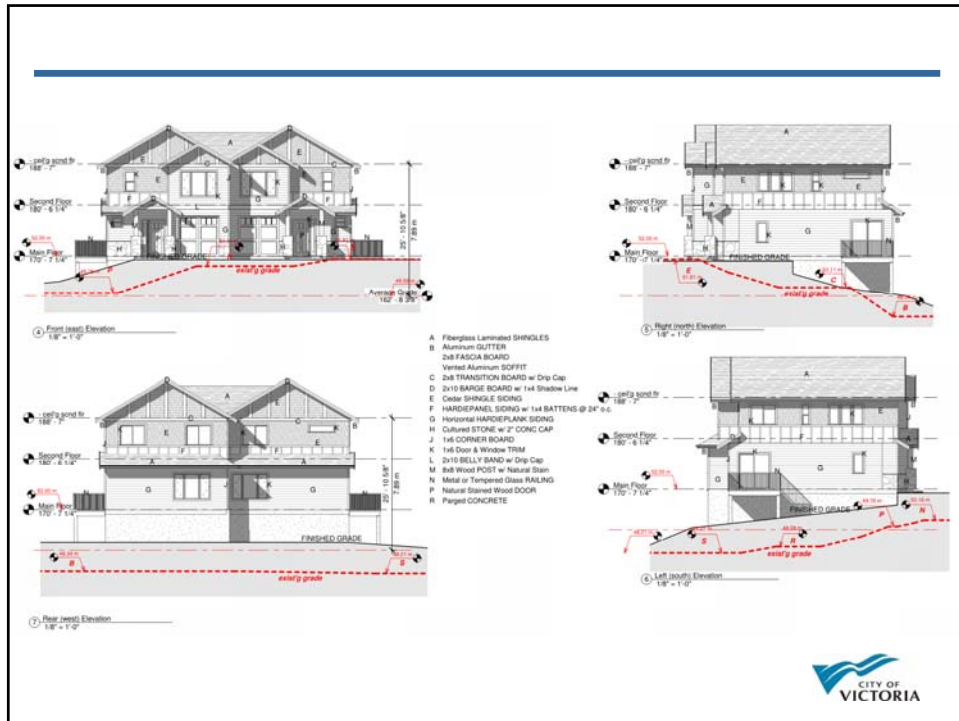

Rezoning and Development Permit with Variances Application for 3031 Jackson Street

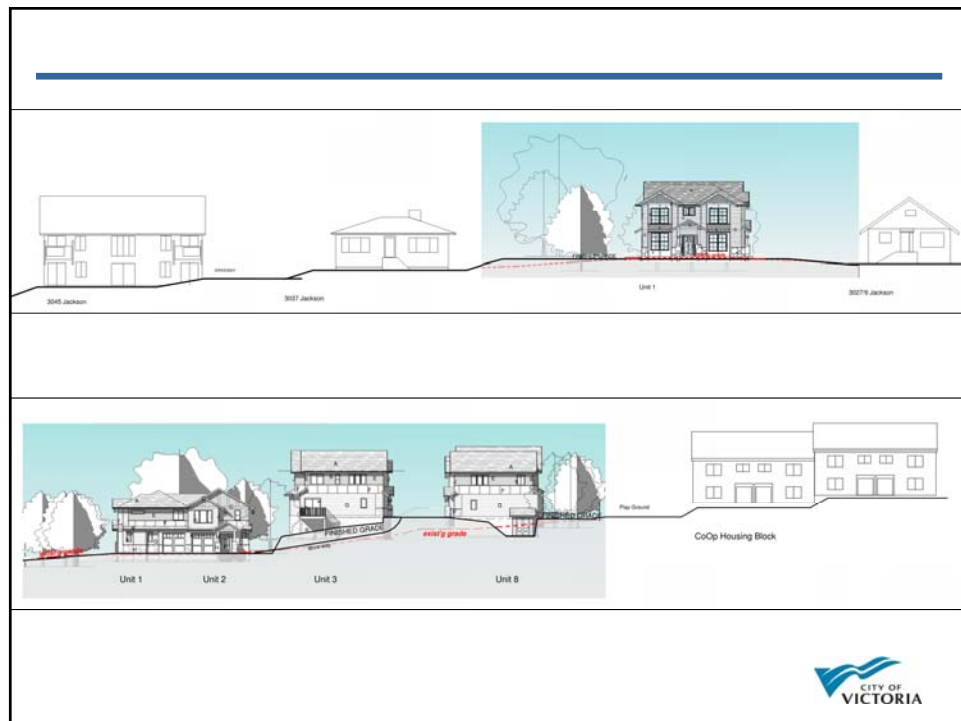


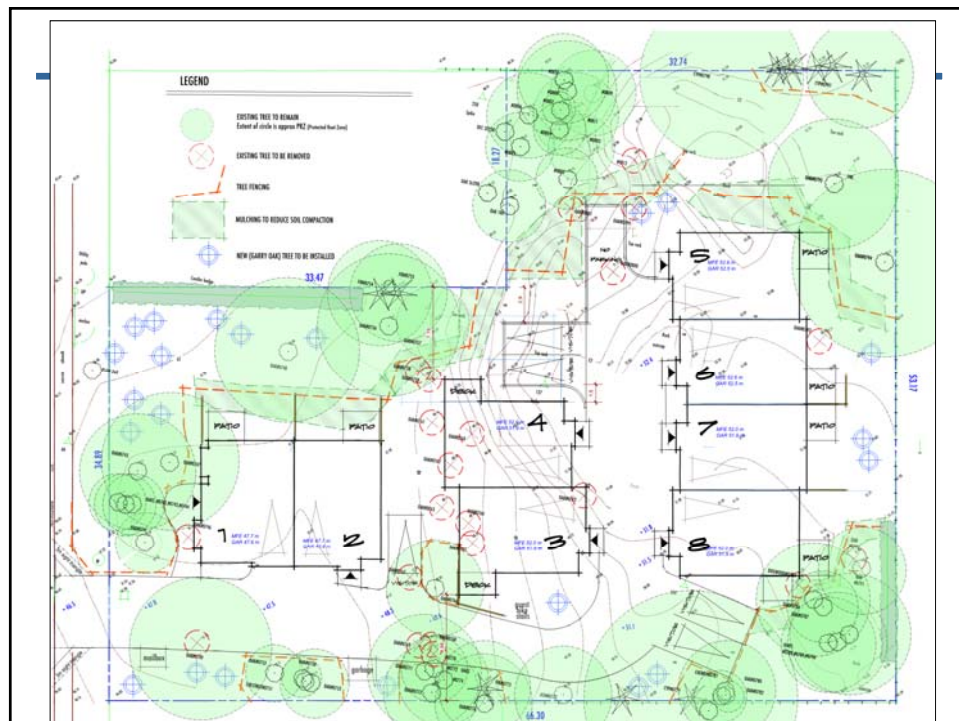














Previous Proposal

Project Data:
 Proposed Zone - similar to R-J
 Address: 3031 Jackson St., Victoria
 Lot Area: 2910.4 sqm (31,328 sq ft)
 Units - 10 townhouses - Density = 291 m²/unit
 Parking: 10 w/ single enclosed garage
 5 Visitor surface Parking = 15 spaces
Site Coverage:
 312+830+900+207+905+
 831+831+831+830+831+ 8808 = 27.5 %
Open Site Space:
 Buildings 8808 sq ft + driveway 7455 sq ft
 31328 - 8808 - 7455 = 15065 = 48.6 %
Front Yard Open Space:
 2210 / 2080 = 82.5 %
Floor Area (inside face per city of Victoria)
 Elec 1 x 80
 Units 1 x 1448
 Units 2 x 1308
 Units 7 x 1278
 Total 13,069 sq ft = 0.418 FAR
Garages each: 10 x 200 sq ft 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. 8.46m.



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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

