

Terra – Lot 3A

Rezoning Application



Beedie/

Agenda

1. Site Details
2. Conceptual Site Plan
3. Traffic and Zoning Analysis
4. Conceptual Render

Site Selection

Many sites were considered in the Greater Victoria area before selecting the Lot 3A site in Langford. Other than the site's size and topographic characteristics, we require a site to serve members who live in the Victoria area with convenient access to where they live. Our members currently must take a time-consuming and sometime unreliable journey to Vancouver to worship. The Lot 3A site provides excellent transportation connections to the rest of the region and is central to a majority of our Greater Victoria-based members, allowing for a relatively short and reliable journey to the Church.



Site Details

2750 Leigh Road, Langford, BC (Lot 3A)

- Located at the intersection of Leigh Road and Highway 1, the site overlooks Langford Lake and the City of Langford.

Development Area

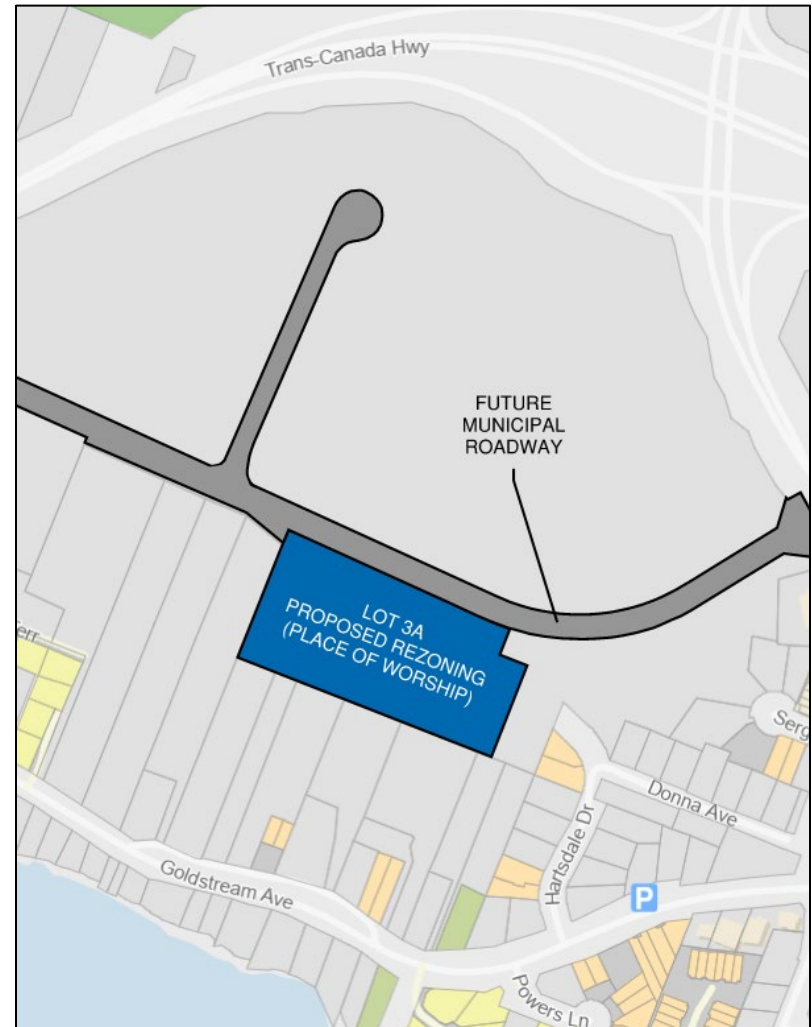
- Gross Site Area: 19,000 SM / 4.70 AC

Zoning Analysis

- Existing Zoning: MUE-1
- Proposed Zoning: MUE-1
- **Proposed Use: Place of Worship (Text Amendment to the Subject Property Zoning)**

Rationale

- The existing zoning permits a variety of educational, cultural, and recreational uses considered **complementary to the proposed inclusion** of Place of Worship.
- The proposed use is anticipated to provide a **community amenity** to the neighbourhood, surrounding area, and municipality, creating a prominent religious facility in Langford.



Context Plan

Conceptual Site Plan



Traffic and Zoning Analysis

Traffic Impact

- Current zoning regulation (MUE-1) permit several high-traffic uses, including drive-throughs, restaurants, and schools. These activities would generate peak traffic volumes significantly higher than those generated by a Place of Worship.
- Given the proposed rezoning, **no increases** in traffic volumes or congestion are anticipated.

	TIME	TOTAL	IN	OUT
AM Peak Hour	9:00 AM	70	52	18
PM Peak Hour	5:00 PM	86	44	42
Sat Peak Hour	11:00 AM	99	39	60

Occupant Load

- **100%** capacity = **254** people
- **80%** capacity = **203** people
- The trip generation information summarized below is well within the planned levels for the zoning and traffic design.

Conceptual Render



*Image is a conceptual render of the developed site and may be subject to change with detailed design



Thank You!