

# Rezoning - Proposed Ready-Mix Facility

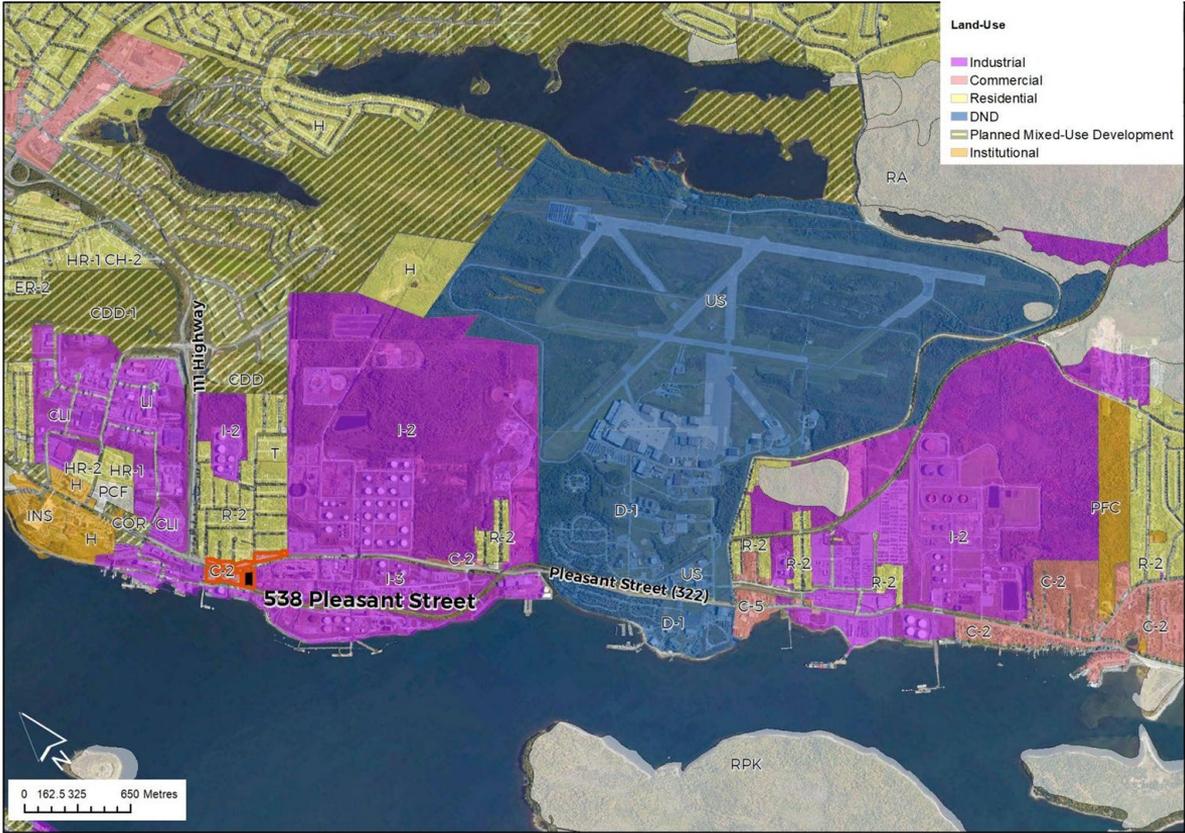


**Case Number: 23032** - Application by EDM Planning Services Limited (EDM) requesting to rezone lands at **538 Pleasant Street, Dartmouth** from the **C-2 (General Business)** zone to the **I-2 (General Industrial)** zone to enable a concrete ready-mix facility on the lands.

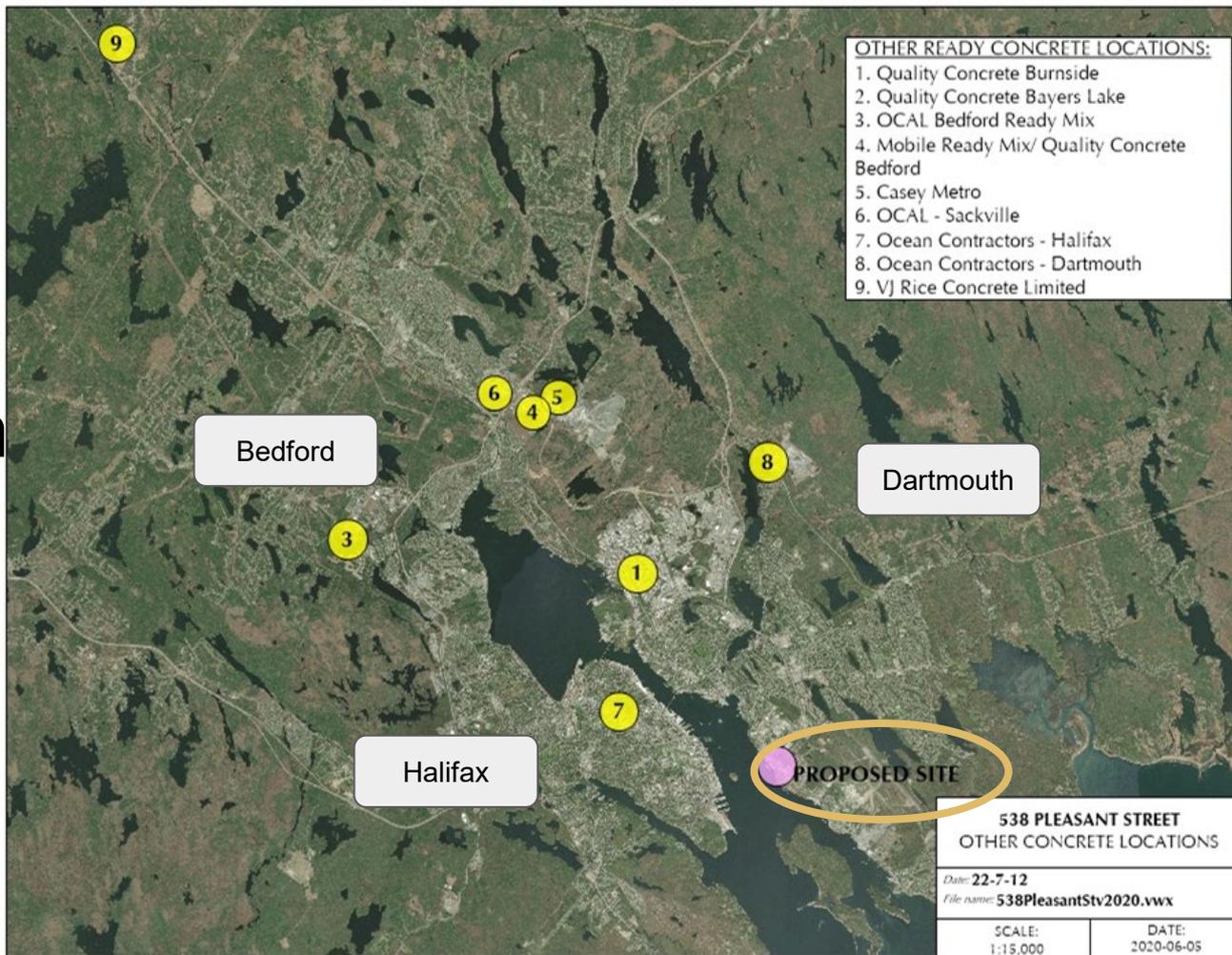
# Site Location:



# Surrounding Generalized Land Uses



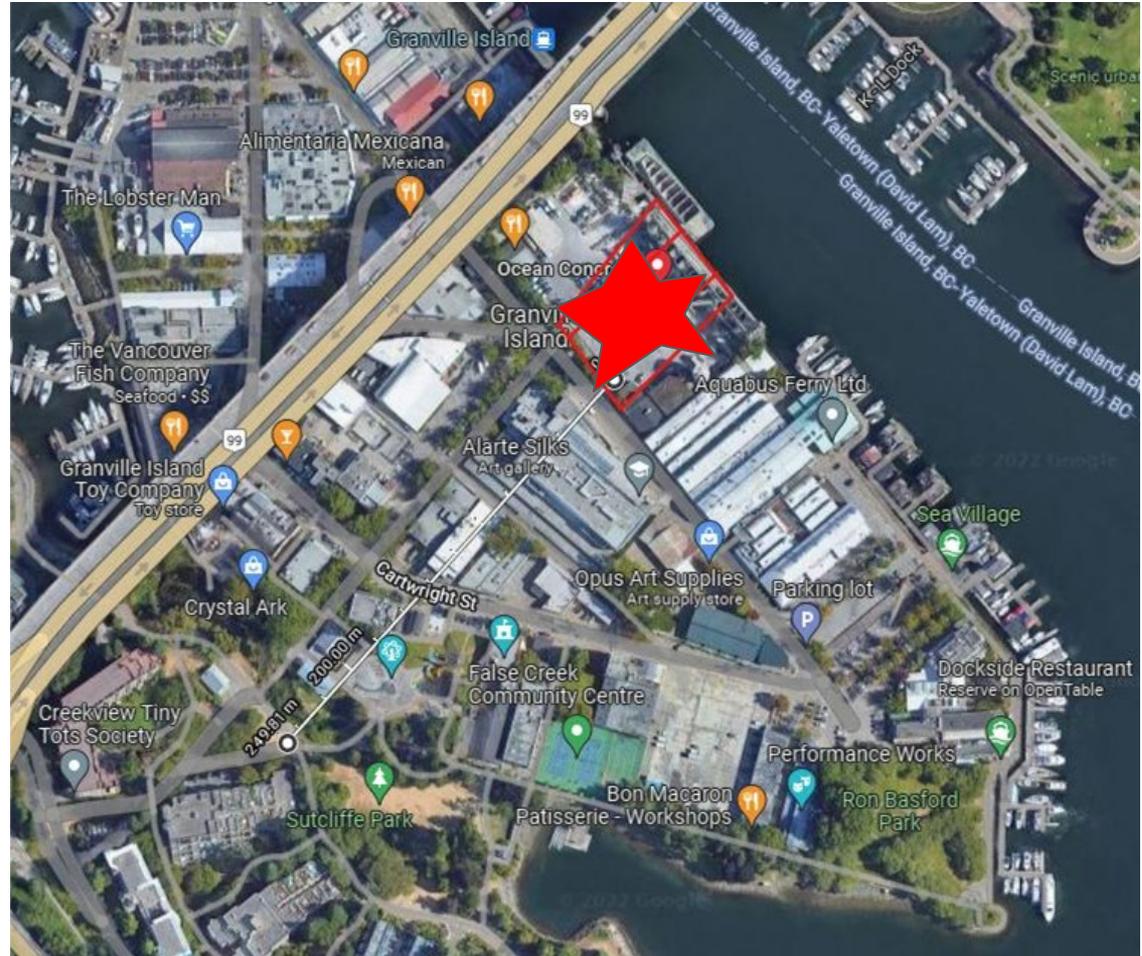
# Other Ready-Mix Concrete Locations in HRM



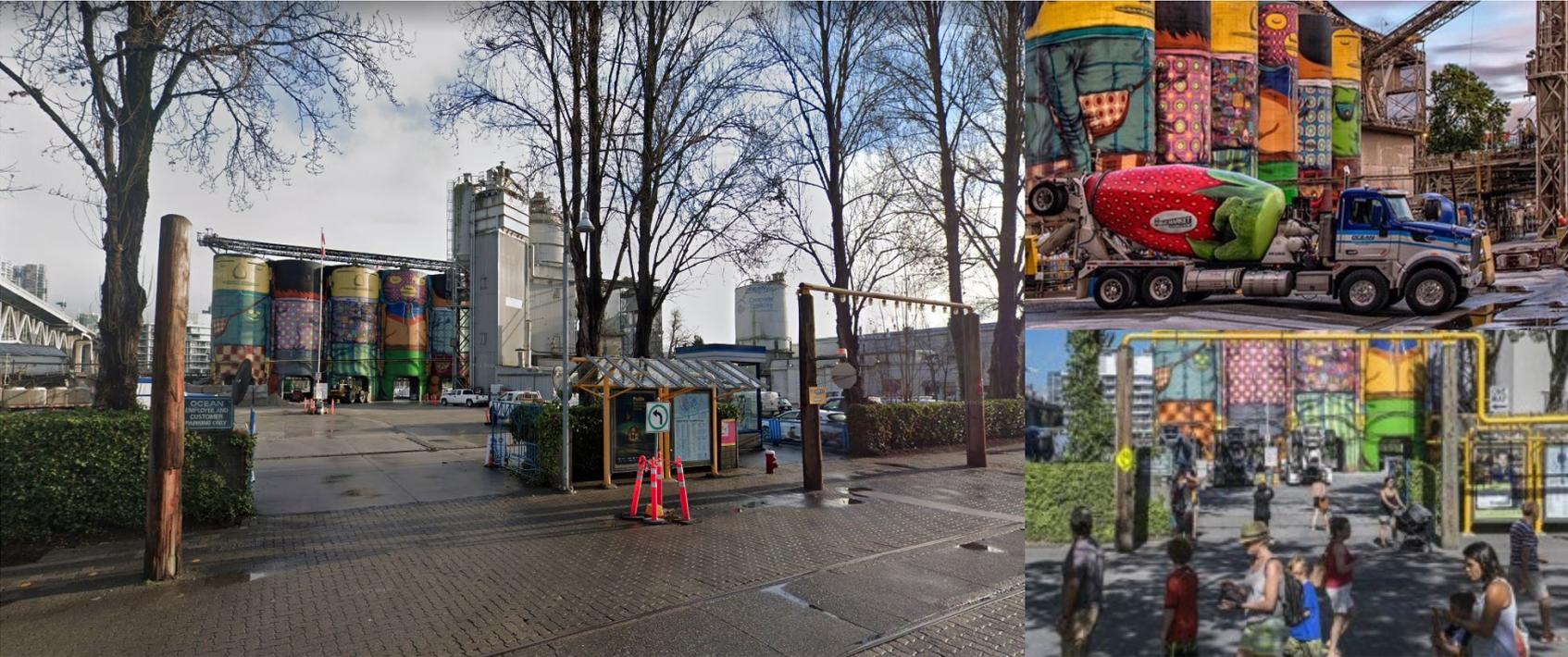
# Granville Island, Vancouver

Ocean Concrete -  
Ready-Mix

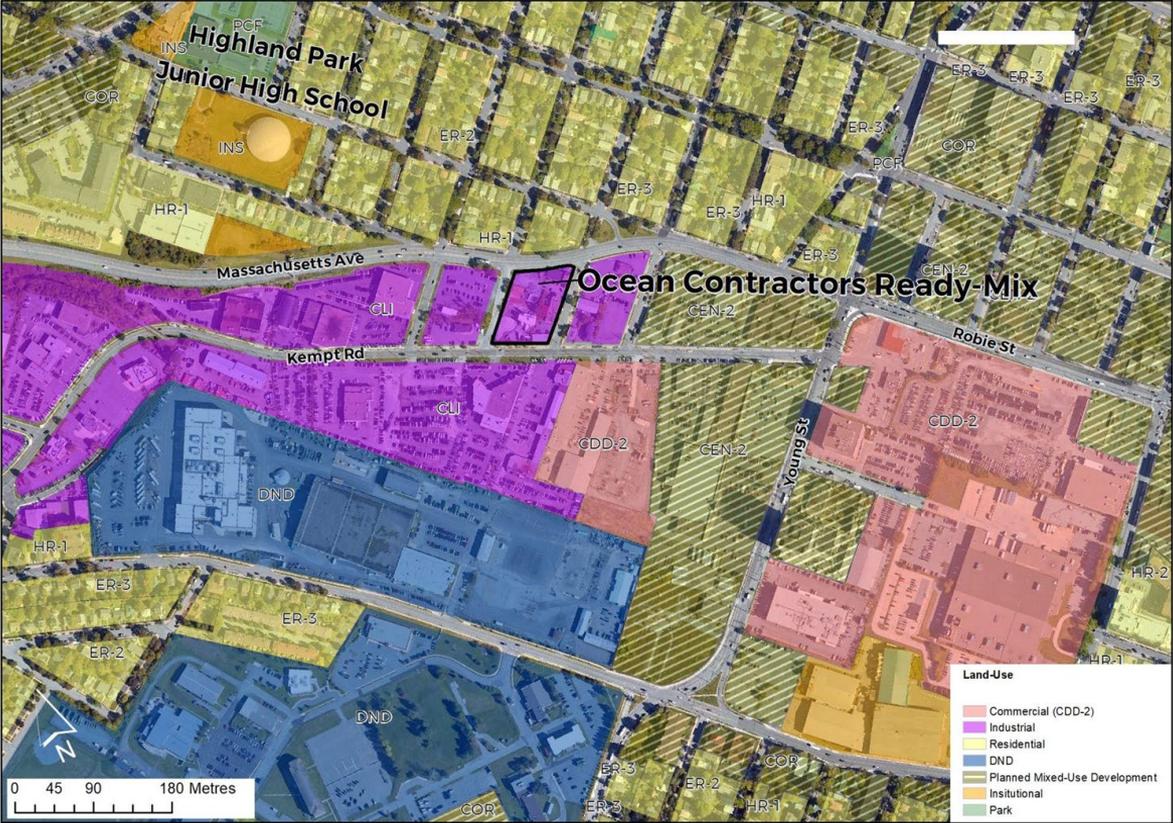
Located in the False  
Creek Development  
District, a vibrant  
commercial and artisan  
community.



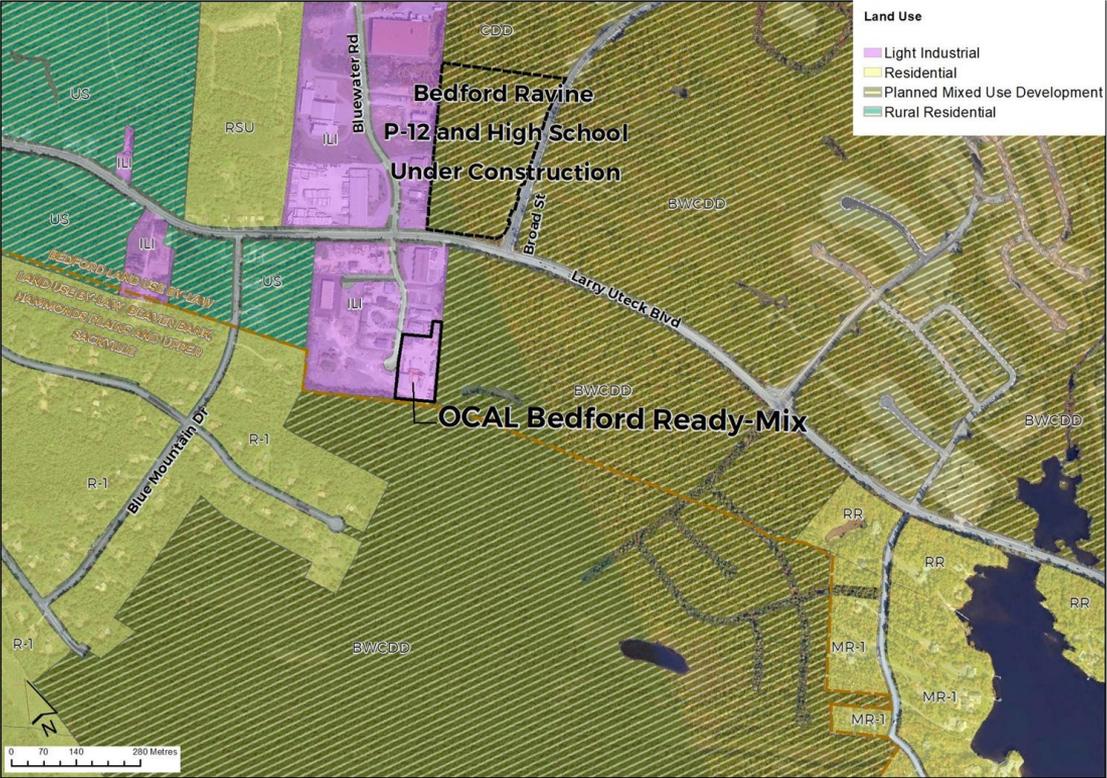
# Pictures of the Granville Island Ready-Mix Facility



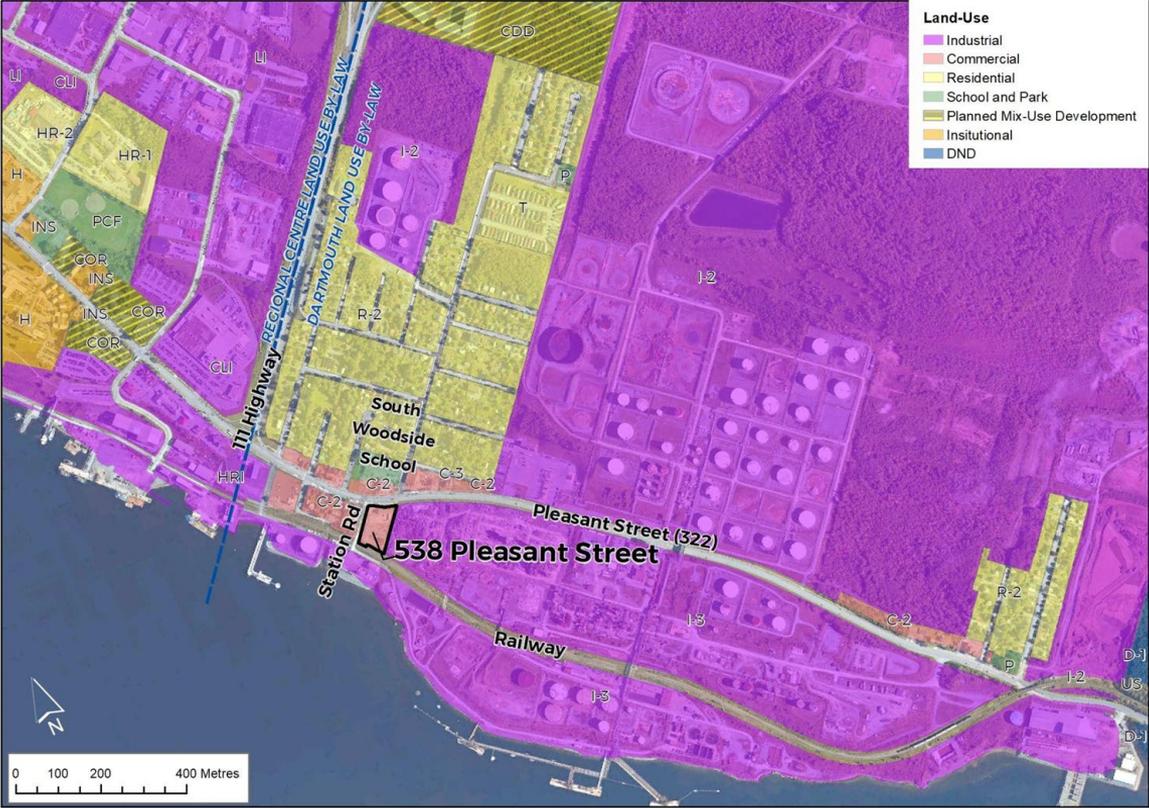
# Halifax Peninsula - Location of Ocean Ready-Mix



# Bedford West - Location of OCAL Bedford Ready-Mix



# Street Network



# Letter from Michael MacDonald, P.Eng. Harbourside Transportation Consultants

The school and surrounding community abuts this major collector (Pleasant Street). The street is intended to provide access to the multiple industrial/commercial properties in the area. In recent years, the demolition of the Imperial Oil Refinery has led to the reduction of truck traffic on this corridor. OSCO has advised that the facility will produce approximately 4 concrete truck trips and 2 raw material supply truck trips hourly, which is insignificant relative to the total traffic flow on Pleasant Street.

# Letter from Michael MacDonald, P.Eng. Harbourside Transportation Consultants

There are multiple driveways and intersections in this area on Pleasant Street. Crossing the side street (Station Road) will predominantly introduce conflict with professional drivers, who are trained specifically to drive these large vehicles. In addition, frequenting this facility on a routine basis will ensure that drivers will be well aware that there is a school nearby and that their awareness will be heightened. Sightlines at this intersection are more than adequate which will allow for clear visibility to pedestrians on Pleasant Street.

# Letter from Michael MacDonald, P.Eng. Harbourside Transportation Consultants

In specific situations, there have been examples of actually speaking to school children (in a school-organized event) regarding the importance of safety between pedestrians (school children) and drivers. It is in the best interest of OSCO to ensure that safety is always a top priority for its drivers. This could be facilitated by a transportation/pedestrian safety specialist in order to make sure that the most appropriate message is delivered. This would include methods of crossing at the specific driveway and the importance always being aware of the adjacent traffic. This session could include the drivers as well.



# Thank You!

