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Delegation presentation

April 23, 2018

Burlington City Council
City of Burlington
426 Brant Street
Burlington, Ontario, L7R 3Z6

Dear Mayor and Members of Council;

MOTION REQUEST FOR REGIONAL DEFERRAL OF THE APPROVAL OF THE PROPOSED NEW BURLINGTON OFFICIAL PLAN AS IT PERTAINS TO 1055 TRUMAN STREET (NALCO CO., AN ECOLAB COMPANY), AND THE BURLINGTON GO MOBILITY HUB

On behalf of our client Ecolab, we respectfully ask that City Council pass a motion that requests the Regional Municipality of Halton defer the approval of the policies, schedules and appendices of the proposed new Burlington Official Plan that pertain to the Ecolab property and the Burlington GO Mobility Hub.

A trusted partner at more than one million customer locations, Ecolab (ECL) is the global leader in water, hygiene and energy technologies and services that protect people and vital resources. With annual sales of \$13 billion and 48,000 associates, Ecolab delivers comprehensive solutions and on-site service to promote safe food, maintain clean environments, optimize water and energy use and improve operational efficiencies for customers in the food, healthcare, energy, hospitality and industrial markets in more than 170 countries around the world. In Canada, Ecolab is proud to employ 1500 associates, which include a sales and service team and four plants in Calgary, Nisku, Mississauga and Burlington. The company's Burlington property, a subsidiary known as Nalco, has been operating since 1947. It is located at 1055 Truman Street, just north of the Burlington GO Station (see Figure A). The property is currently designated 'General Employment' in the City's Official Plan, and is part of the Region of Halton Employment Area overlay.

Ecolab has just been made aware of the proposed new Burlington Official Plan and the Burlington GO Mobility Hub Study, for which a preferred land use concept was released in December 2017 that proposes a number of significant land use and infrastructure changes on the Ecolab property and the surrounding area (see Figure B). Upon a brief review, the proposed new Official Plan maintains the 'General Employment' designation on the Ecolab property but recommends the removal of lands located to the north and south from the Halton Employment Area overlay and the redesignation of these lands (see Figures C and D). The new proposed Official Plan also introduces a 'Mobility Hub' designation surrounding the Burlington GO Station, in which the Ecolab property is located, and identifies the lands as part of a 'Primary Growth Area'. It is our understanding that following the completion of an on-going Burlington GO Mobility Hub Study the City will prepare an Area Specific Plan to further define land use and guide future growth within the Mobility Hub. The Area Specific Plan will be implemented by way of amendment to the Official Plan.

Given the significant implications, Ecolab requires more time to understand the impacts the proposed policy changes may have on their property and business operations. The Region's deferral on policies, schedules and appendices of the proposed new Burlington Official Plan that pertain to 1055 Truman Street and the Burlington GO Mobility Hub will allow Ecolab to work with the City of Burlington to ensure the Official Plan and future Secondary Plan are supportive of their existing business operations as well as ensure the long-term viability of the site.

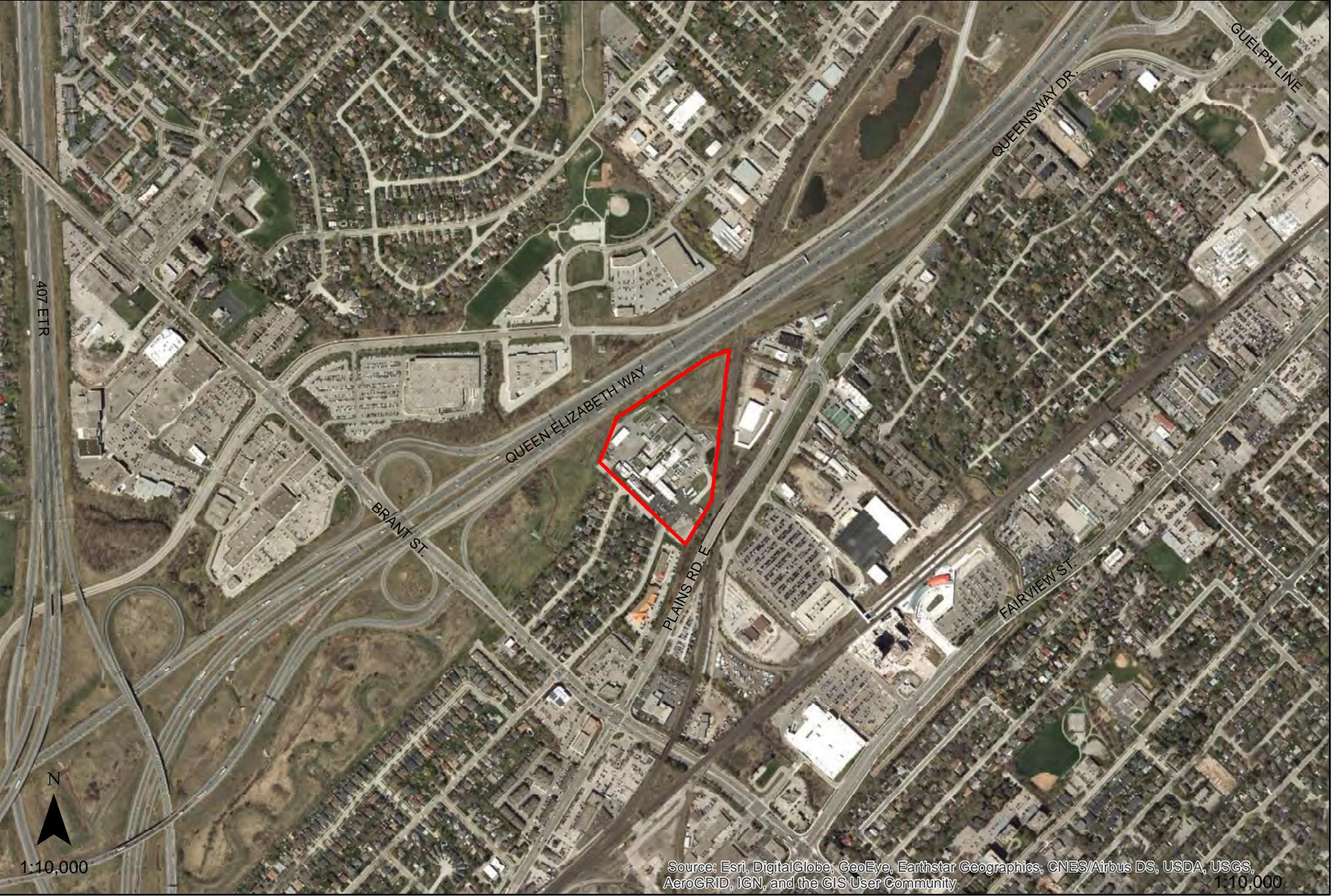
Yours truly,

IBI Group Professional Services (Canada) Inc.

Amy Shepherd, MCIP, RPP

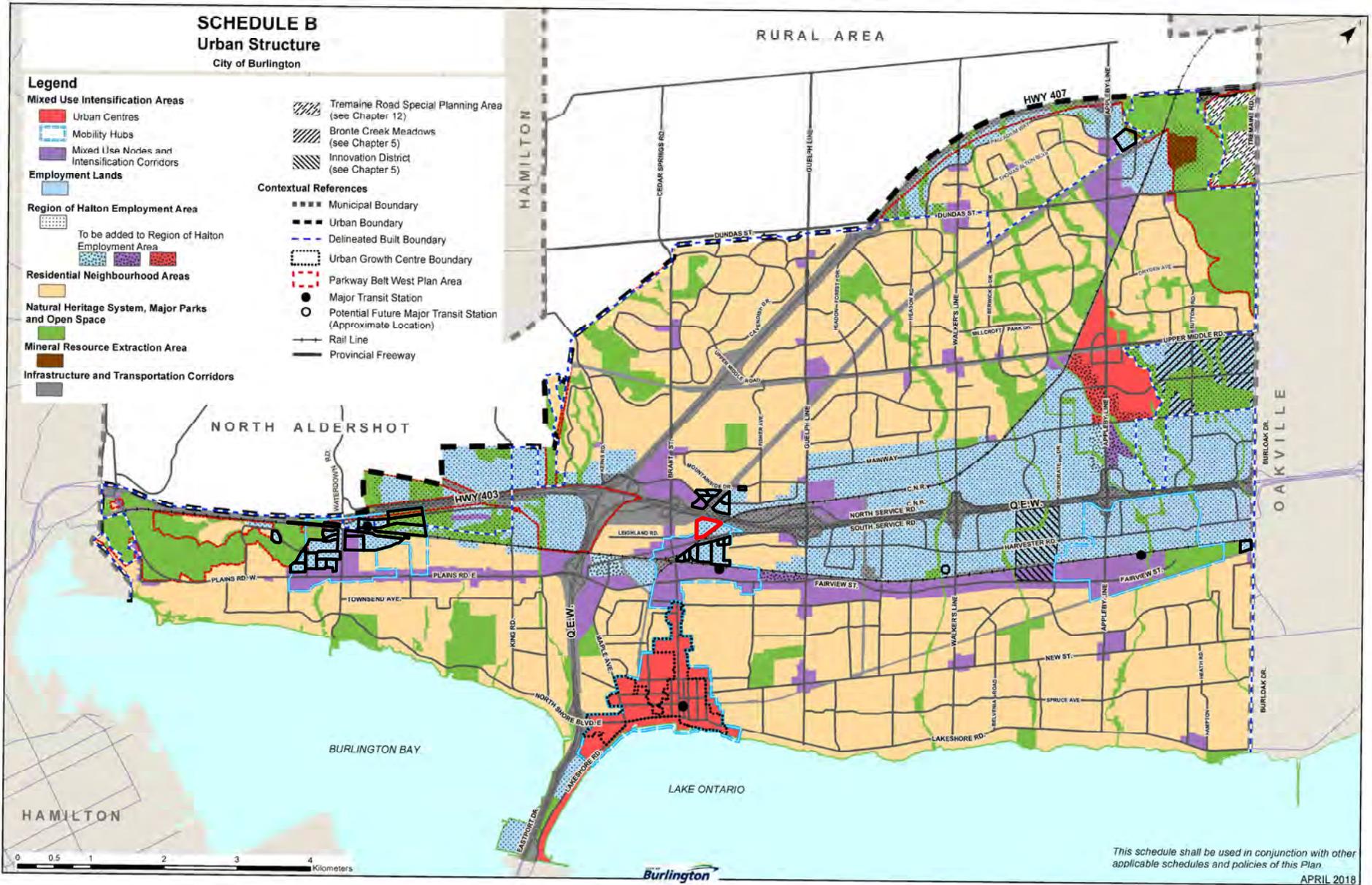
cc. Robert Dompke, Michael Altmyer, Ramola Musante, Steven Narasnek, Peter Tester and Fabio Colalillo

Figure A. Location of Nalco Co., an Ecolab Company, at 1055 Truman Street, Burlington, Ontario



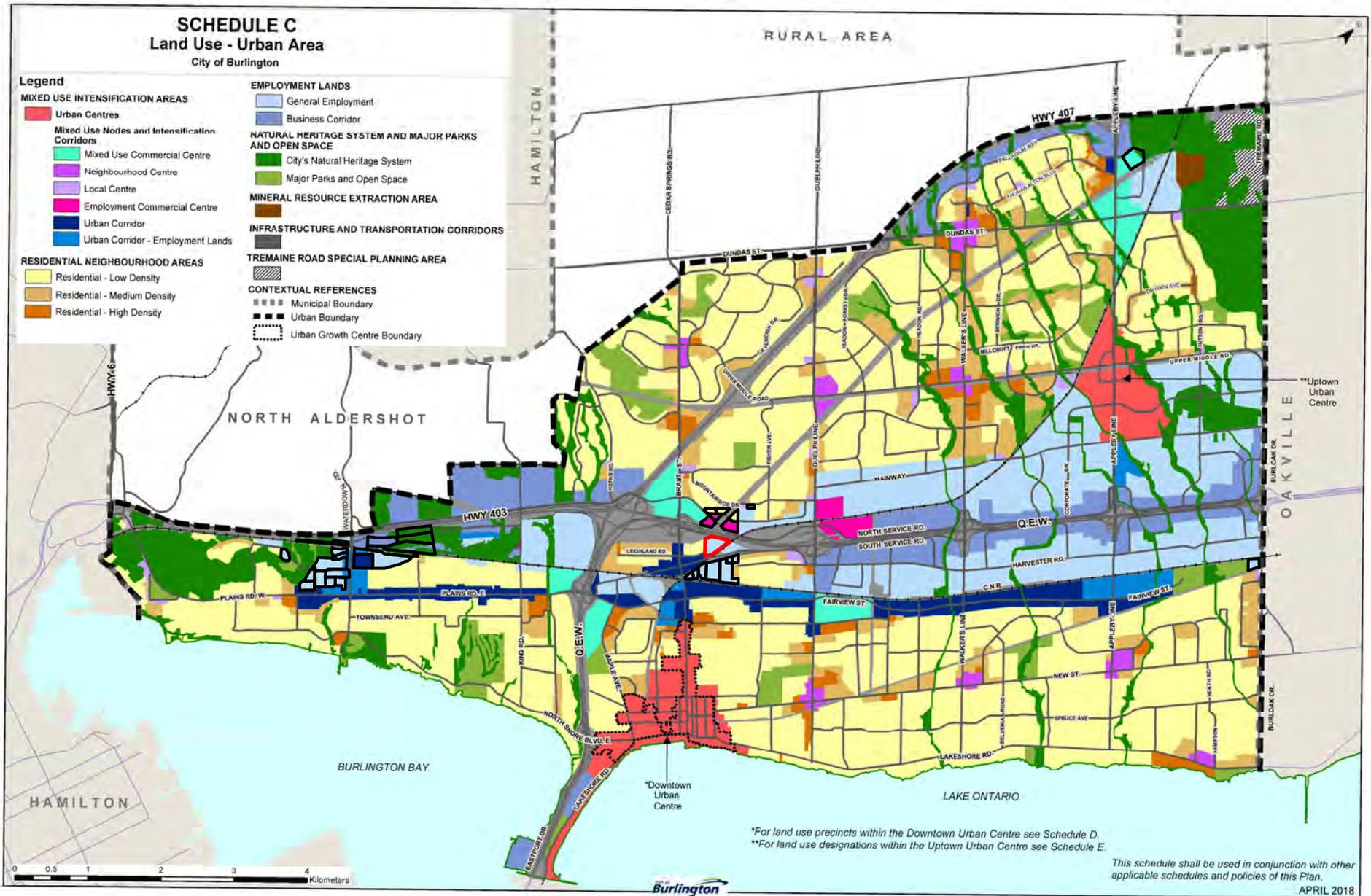
 Nalco Co. Site (1055 Truman Street)

Figure C. Proposed New Official Plan Urban Structure with Overlay of Recommended Employment Land Conversions



- Nalco Co. Site (1055 Truman Street)
- Employment Lands Recommended for Conversion by Appendix D of the Proposed New Burlington Official Plan

Figure D. Proposed New Official Plan Land Use Designations with Overlay of Recommended Employment Land Conversions



Nalco Co. Site (1055 Truman Street)

Lands Recommended for Conversion by Appendix D of the Proposed New Burlington Official Plan

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