



IBI GROUP
7th Floor – 55 St. Clair Avenue West
Toronto ON M4V 2Y7 Canada
tel 416 596 1930 fax 416 596 0644
ibigroup.com

January 13, 2020

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

Dear Mayor and Members of Council;

**INPUT TO PROPOSED OFFICIAL PLAN AMENDMENT (OPA) NO. 119 TO RECOGNIZE AND SUPPORT
EXISTING INDUSTRIAL OPERATIONS SUCH AS NALCO / ECOLAB**

Ecolab (ECL) is the global leader in water, hygiene and energy technologies and services that protect people and vital resources. The company's Burlington site, a subsidiary known as Nalco, has been operating at 1055 Truman Street since 1947. Nalco employs over 70 people and is an active member of the local community and an important contributor to the economic health and prosperity of the City of Burlington.

The Nalco site is designated 'General Employment' by the City of Burlington Official Plan (approved October 2008, consolidated update October 2017). It is located northwest of the Burlington GO Station within the Major Transit Station Area (MTSA) Special Planning Area proposed in Maps 1 to 3 of OPA No. 119 (see Figure A).

Over the past two years, Nalco/Ecolab has provided input to City Planning and Economic Development staff and City Council on proposed policy changes and planning initiatives which may impact on-going operations of the Nalco plant and the overall long-term viability of the property (previous written submissions are provided as Attachment A). We understand that the main opportunity to provide input on land use and policy changes that pertain to the Nalco site will be once the Burlington GO Station Mobility Hub Study is re-initiated, following the completion of Halton Region's Municipal Comprehensive Review (MCR). However, there are opportunities through OPA 119 to better recognize that existing industrial sites within the MTSA Special Planning Area may continue to operate over the medium to long-term and efforts must be taken to ensure future development does not compromise the retention and expansion of these long-standing local businesses.

On behalf of our client Nalco/Ecolab, we respectfully ask that City Council support our requested revisions to the proposed policies of OPA 119 (shown on the attached Table 1).

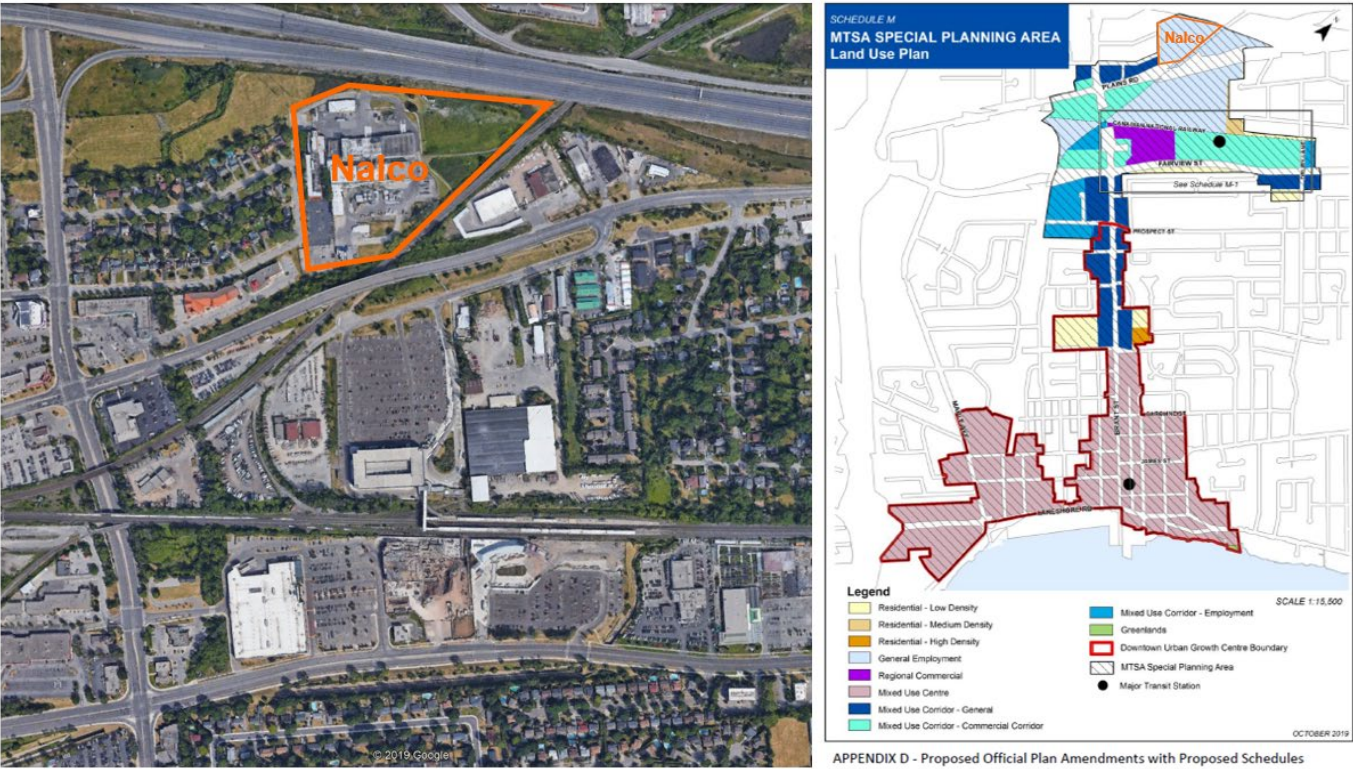
Yours truly,

IBI Group Professional Services (Canada) Inc.

Amy Shepherd, MCIP, RPP

cc. Robert Dompke, Michael Altmeyer, Ramola Musante, Steven Narasnek and Kai Peterson of Ecolab

Figure A. Location and 'General Employment' Designation of Nalco Site in Burlington: 1055 Truman Street



**Table 1. Requested Additions / Amendments to Select Policies and Objectives Proposed by OPA 119
(submitted on behalf of Nalco/Ecolab)**

Reference	Theme	Proposed Policies (City Text additions and Deletions) (IBI Group / Nalco Additions and amendments)
Part III Section 7.0 – MAJOR TRANSIT STATION AREAS		
Part III 7.1.2 Policies		
7.1.2 a)	Further planning for future development	a) The City <i>shall</i> undertake <i>secondary plans</i> or major planning studies to ensure that all <i>Major Transit Station Areas</i> are planned to implement mixed use <i>transit-supportive development</i> including employment uses, while ensuring compatibility with surrounding areas, <i>including existing industrial sites</i> , is achieved.
7.2 Major Transit Station Area Special Planning Area		
7.2.1 Objectives		
7.2.1 g)	Employment	g) To support the retention and expansion of <i>maintain</i> existing employment functions and <i>encourage</i> new employment functions and employment uses which are <i>compatible</i> with other uses and serve to make each <i>MTSA</i> an employment destination within the city.
7.2.2 Policies		
7.2.2 q)	Development Application Criteria	q) The following <i>development</i> criteria <i>shall</i> be satisfied when evaluating all <i>development applications</i> within the <i>MTSA</i> Special Planning Area: (i) the development <i>shall</i> be <i>compatible</i> with adjacent land uses by mitigating adverse effects to <i>sensitive land uses</i> from human-made hazards and environmental land use compatibility concerns such as noise, vibration, odour, dust and air pollution <i>and not compromising ongoing industrial operations on designated Employment lands when introducing new sensitive land uses within proximity</i> ; (ii) the <i>development</i> achieves built form compatibility; (viii) The <i>development shall</i> : iii. demonstrate that <i>existing industrial operations and future development</i> on the adjacent property(ies) will not be compromised by the proposal;
7.2.3 Burlington GO Major Transit Station Area		
7.2.3		The Burlington GO Major Transit Station Area (MTSA) is centered around the Burlington GO transit station and located on a Priority Transit Corridor, as identified in the Growth Plan. The Burlington GO MTSA is positioned along a <i>higher order transit</i> route with planned <i>frequent transit</i> service by way of Regional Express Rail (RER). It is a primary focus for <i>transit-supportive development</i> and intensification in the City given its central and strategic location connected by rail, local and regional transit, provincial highways and major arterials. The Burlington GO MTSA is currently comprised of low density commercial and employment uses, and limited residential development, however there are opportunities to introduce a full mix of uses within the mixed use and commercial designations of the plan to enable the Burlington GO MTSA to function as a <i>complete community</i> . This area should continue to serve an important employment function for the City, <i>recognizing the ongoing operations of some existing industrial sites</i> .
7.2.3.2 Policies		
7.2.3.2 d)	Mix of Land Uses to Support a Complete Community	d) <i>Development</i> in the Burlington GO MTSA <i>shall</i> support the achievement of a <i>complete community</i> through a more <i>compact built form</i> that is supported by mix of uses, parks, green spaces, <i>public service facilities</i> , offices, <i>other employment uses, including existing industrial</i> , and institutions.