

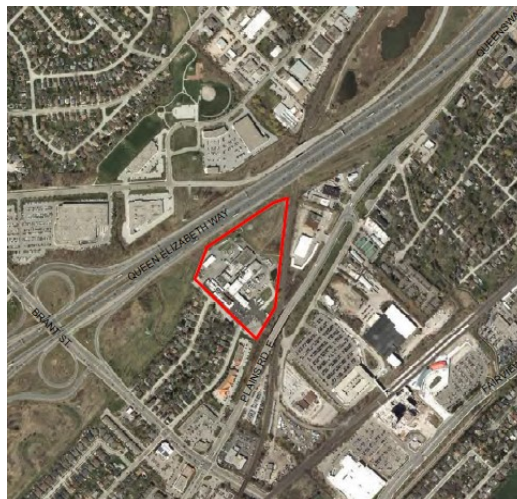
# INPUT TO PROPOSED OFFICIAL PLAN AMENDMENT (OPA) NO. 119 TO RECOGNIZE AND SUPPORT EXISTING INDUSTRIAL OPERATIONS SUCH AS NALCO / ECOLAB



IBI GROUP on behalf of Nalco Co., an Ecolab Company  
January 14, 2020

## Nalco Site Located at 1055 Truman Street, Burlington

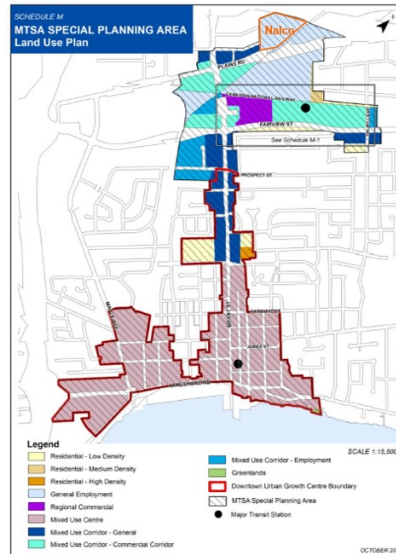
- Ecolab (ECL) is the global leader in water, hygiene and energy technologies and services that protect people and vital resources.
- The company's Burlington site, a subsidiary known as Nalco, has been operating at 1055 Truman Street since 1947.
- Nalco employs over 70 people and is an active member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



 Nalco Co. Site (1055 Truman Street)

## Nalco Site Land Designation and MTSA Location

- The Nalco site is designated 'General Employment' by the Burlington Official Plan (consolidated update 2017):
  - Northwest of Burlington GO Station, within the Major Transit Station Area (MTSA) Special Planning Area proposed by OPA No. 119.
- Over the past two years Nalco has provided input to the City on proposed policy changes and planning initiatives which may impact the plant and the long-term viability of the site.
- The main opportunity to provide input pertaining to the Nalco site will be once the Burlington GO Station Mobility Hub Study is re-initiated, but there are opportunities through OPA 119 to better recognize and protect existing industrial sites within the MTSA Special Planning Area.



APPENDIX D - Proposed Official Plan Amendments with Proposed Schedules

## Requested Changes to Proposed Policies

Reference	Theme	Proposed Policies (City Text additions and Deletions) (IBI Group / Nalco Additions and amendments)
<b>Part III Section 7.0 – MAJOR TRANSIT STATION AREAS</b>		
<b>Part III 7.1.2 Policies</b>		
7.1.2 a)	Further planning for future development	a) The City shall 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, including existing industrial sites, is achieved.
<b>7.2 Major Transit Station Area Special Planning Area</b>		
<b>7.2.1 Objectives</b>		
7.2.1 g)	Employment	g) To support the retention and expansion of maintain existing employment functions and encourage new employment functions and employment uses which are compatible with other uses and serve to make each MTSA an employment destination within the city.
<b>7.2.2 Policies</b>		
7.2.2 q)	Development Application Criteria	q) The following development criteria shall be satisfied when evaluating all development applications within the MTSA Special Planning Area: <ul style="list-style-type: none"> <li>(i) the development shall be compatible with adjacent land uses by mitigating adverse effects to sensitive land uses from human-made hazards and environmental land use compatibility concerns such as noise, vibration, odour, dust and air pollution and not compromising ongoing industrial operations on designated Employment lands when introducing new sensitive land uses within proximity;</li> <li>(ii) the development achieves built form compatibility;</li> <li>(viii) The development shall:                             <ul style="list-style-type: none"> <li>iii. demonstrate that existing industrial operations and future development on the adjacent property(ies) will not be compromised by the proposal;</li> </ul> </li> </ul>

## Requested Changes to Proposed Policies

Reference	Theme	Proposed Policies (City Text additions and Deletions) (IBI Group / Nalco Additions and amendments)
<b>7.2.3 Burlington GO Major Transit Station Area</b>		
7.2.3		<p>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.</p> <p>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>.</p>
<b>7.2.3.2 Policies</b>		
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</i> , including existing industrial, and institutions.

## Deferral of Regional Approval of the Official Plan

- Nalco/Ecolab respectfully ask that City Council support its requested revisions to the proposed policies of OPA 119 .
- We look forward to continuing to work with the City on future planning initiatives and continuing to be active member of the local community contributor to the local economy.