

January 10, 2021

Community Planning, Regulation and Mobility Committee  
426 Brant Street  
Burlington, Ontario, L7R 3Z6

Dear Mayor, Council and Committee Members;

**PROTECTION OF EXISTING INDUSTRY WITHIN BURLINGTON GO MTSA AND CONCERNS WITH PREFERRED PRECINCT PLAN**

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 13.5 acre Nalco site is located within the Burlington GO Major Transit Station Area (MTSA). It is designated 'General Employment' by the City of Burlington Official Plan. The Preliminary Preferred Precinct Plan shows the lands as 'Urban Employment', with a 'Potential New Park Location' and 'Potential Active Transportation Connection' (see attached Figure A). The Plan proposes the conversion of Employment lands to the south and permissions for mixed-use buildings up to 30 storeys in height.

We understand the intensification goals for MTSA's, but it should not come at the detriment of existing, longstanding industries and economic contributors. Over the past three years we have 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. Our concerns with the Preferred Precinct Plan remain, as follows:

- That the new 'Urban Employment' designation should maintain ongoing industrial use permissions and allow for the expansion of Nalco operations and/or the introduction of a different industry/user;
- Nalco has no plans to relocate or redevelop at this time. As an active industry that fully utilizes the site it is not safe or appropriate to recommend a new park or bike path on the property. The 'Potential New Park Location' and 'Potential Active Transportation Connection' should be removed; and
- The findings of the Land Use Compatibility Study have not yet been released to the public, and as such it is premature to assume high-rise residential immediately south of an active industrial site is appropriate or feasible. Further analysis and details on mitigation measures to protect existing industry from any negative impacts of future adjacent residential development is required.

Ecolab seeks your support to ensure the policy direction for the Burlington GO MTSA maintains our ability to operate as an employer in the City of Burlington now and into the future. We welcome the opportunity to meet with you to discuss further and in the meantime, please feel free to contact at me at any time if you have any questions.

Yours truly,



Steve Narasnek

Plant Manager

cc. Robert Dompke, Michael Altmeyer, Kai Peterson and Amy Shepherd

# Attachment A: Location of Nalco Site within Burlington GO MTSA Preliminary Precinct Plan



**Nalco Site**  
1055 Truman Street

