MCMASTER INNOVATION PARK

Master Plan Update

Prepared by
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1.0 INTRODUCTION

McMaster University acquired the 37 acre Camco property on Longwood Road in January 2005. The property has been used for industrial purposes in Hamilton since 1913 when work started on a Westinghouse foundry and lamp plant. In 1977, Westinghouse sold its Hamilton division to Camco and it became an appliance manufacturing facility. With the closing of the Camco operation in 2004, McMaster purchased the property for the purposes of developing a facility for the commercialization of research, the McMaster Innovation Park (MIP). The location of the MIP is shown on Figure 1-1.

Discovery and innovation is part of the University’s strategic plan and the Park will be an economic engine for the region. The University hopes to attract research and development in such areas as advanced manufacturing and materials, biotechnology, nanotechnology, information technology and environmental technology. The research park will house private, university and government laboratories in a community designed to foster innovation and increase the flow of new products, processes, technologies and ideas to market. Synergies with educational institutions and industry will be created through their involvement in the Park.

The MIP Master Plan has been prepared following a review of the site, its features and systems, neighbourhood context, development objectives and program, and local and McMaster planning policies. A series of development concepts were prepared, presented and refined with input from the Steering Committee, larger University community and the broader Hamilton community. This report presents a summary of the background analysis, the MIP Master Plan and the implementation guidelines and strategies.
2.0 DEVELOPMENT OBJECTIVES TO SUPPORT RESEARCH

The McMaster Innovation Park will be a new community designed to achieve both the University’s and the City of Hamilton’s development objective to support research initiatives and further independent communities of research.

The goal is to build a prestigious, professional, high-value research and learning community with the requisite physical infrastructure and support amenities to fulfill the vision. State-of-the-art buildings, attractive landscapes, open spaces, and public art are to become landmarks in the City. The Park is intended as a bicycle friendly, traffic-calmed, twenty-four hour, seven-day community with pedestrian connectivity and easy access to the Chedoke golf course on the slope of the escarpment. It will be a place to work, learn and educate while encouraging collaboration, interaction and creativity.

The City of Hamilton’s goal is to spawn the development of a discovery district in the area adjoining the industrial park, drawing research-oriented companies and their research organizations to the neighbourhood to stimulate economic development.

The vision for this project is to build the physical and networking infrastructure to underpin a strong relationship between University research, academic training and applied research, government lab research, the private sector and all levels of government. It will create a focal point for regional economic development, job creation and the development of knowledge based economic clusters in auto/materials, manufacturing and biosciences.

The objectives of the project are the following:

- Facilitate a collaborative and collegial environment for academic, government and private sector research and development.
- Act as a model of sustainable design for buildings, landscape and infrastructure.
- Enable an accessible, safe and secure environment that accommodates both short-term and long-term phasing requirements.
- Integrate urban pedestrian and vehicular circulation to give priority to internal pedestrians.
- Enable mixed uses connected to the City, the University and the Region.
- Reinforce an ‘identity’ through landscape and streetscape elements in a way that enhances the park and surrounding community.
- Establish and maintain a high level of visibility within the City and the Region.
- Comply with the spirit and intent of the Official Plan for the West Hamilton Innovation District.
McMaster adopted its Campus Master Plan in March, 2002. The Campus Master Plan provides an overall physical framework for the growth, evolution and renewal of the main campus. It is intended to build the University's image, quality of life, competitiveness and unique "edge". In addition, it assists the University as it manages its campus, ensuring that investments maximize the University's resources and contribute to a continued high quality of life on the campus.

McMaster University is presently in a growth phase, upgrading and adding new research and academic facilities to accommodate increased research activity and enrolment numbers. Presently, more than 15,000 full-time and 3,000 part-time students attend McMaster. There are approximately 1,000 faculty and over 2,000 staff. Expansion of the University's research enterprise has also created the need for additional space.

The vision for the McMaster campus preserves and enhances McMaster’s most valued and identifiable physical characteristics, while establishing a structure to guide new development. Achieving the vision requires a clear and flexible framework including the following five key policy directions: preserving heritage buildings and open spaces; extending the natural setting of Cootes Paradise; extending the qualities of place created by the Central Mall and its surrounding streets and buildings to the edges of campus; maintaining a pedestrian focus and accessibility on campus; and, creating attractive and memorable campus faces through the improvement of edges and gateways. These five features together define a strong campus structure of streets, pedestrian routes, open spaces and development blocks, which will be created and enhanced over time.

The vision for the campus is based upon principles which reflect the values and priorities expressed by the McMaster community and its neighbours. These principles are outlined in Section 5.0.

The University's commitment to sustainable development and sound environmental practice is inherent in the policies and guidance of the Campus' Master Plan. The general principles of sustainable development are outlined to ensure that all of the University's operations support environmental responsibility to help support the overall goals and objectives of the Plan.

The principles of the Master Plan contain the University's values with respect to its physical development.
A McMaster Innovation Park
B McMaster University
C Chedoke Park and Golf Course