

# 5.0 VISION AND GUIDING PRINCIPLES

## 5.1 A New Urban Neighbourhood

The McMaster Innovation Park is a prestigious, high value research and learning community that requires a physical infrastructure and neighbourhood design to fulfill its vision. A successful MIP will have state-of-the-art buildings, attractive streetscapes and vibrant public spaces that will become a landmark in the City. It will have the physical and networking infrastructure to underpin a strong relationship between university research, applied research, government lab research, the private sector, college training 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.

The McMaster Innovation Park will foster the co-location of academic, government and industry R&D facilities, which by being at the site will connect workers, resulting in creativity and innovation. Co-location and connection is the foundation of the McMaster Innovation Park.

The McMaster Innovation Park provides a unique opportunity to create a vibrant new neighbourhood, constructed on the same urban design principles as older neighbourhoods of the City of Hamilton. The development of McMaster's Innovation Park will be about placemaking, about creating a high quality built environment which fosters interaction, creativity and innovation.

The McMaster Innovation Park supports both Provincial and Federal government priorities in economic development and job creation.

The McMaster Innovation Park will be a hub of activity, connected to the City fabric through its streets, walkways, bike paths, public spaces, infrastructure and uses. It will be a mixed use neighbourhood, primarily comprised of research

and academic activity but also containing complementary retail, service, restaurant, office, recreation, hotel, convention and other community-supportive uses.

The McMaster Innovation Park will be a walkable neighbourhood with streets designed for pedestrians as well as the automobile. Longwood Road will be transformed from an auto and truck-oriented road traversing the site to a pedestrian-oriented main street that is the heart of the neighbourhood and the "bridge" linking the McMaster Campus and Westdale with Kirkendall.

A series of open spaces and parks provide visual identity and places for sitting, resting and collaborating. The spaces will be diverse in character, providing for a range of outdoor experiences for McMaster's Innovation Park employees and students and the adjacent neighbourhoods.

Mid-rise buildings will be sited close to the street to create attractive and active street edges that support the urban character of the neighbourhood. Design excellence should be promoted in the park by means of continuity in both materiality and architectural aesthetic. The collection of buildings should form a sum that is recognizable and provide a sense of place and identity to the Park. Sustainable design practices will be a model for urban development by minimizing both the environmental footprint and operating costs of the Park.

## 5.2 Guiding Principles

The McMaster Innovation Park development will be guided by a series of principles based on the campus Master Plan, success of other urban research facilities and the input of key stakeholders. The McMaster Innovation Park will have:

- A collaborative and collegial environment for academic, government and industry research and development.
- An urban neighbourhood character to facilitate interaction, creativity and innovation.
- A mix of uses with connections to the City, the University and the Region.
- A sustainable development framework with its buildings, landscape and infrastructure exhibiting best practices in environmental design.
- A plan and built form which facilitates flexible programming and a range of tenant needs.
- A built form of mid rise buildings to maximize collegial connection throughout the Park.
- Green space distributed throughout to provide a range of outdoor activities and meeting places.
- An accessible, safe and secure environment for employees, students and the public.
- Integrated urban transportation systems which promote non-auto travel modes and pedestrian and vehicular circulation.
- Greenspace, pedestrian and cycling links connecting the site to larger open space networks.
- Site infrastructure to accommodate both short-term and long-term phasing requirements.
- Parking distributed across the site in small parking lots and in structures.
- Landscape and streetscape elements to promote pedestrian use and reinforce the identity of the Park and buildings.
- A site design to establish and maintain a high level of visibility within the City and the Region.
- A phasing plan providing for logical servicing of the Park.
- Clear identity and address for each occupant.

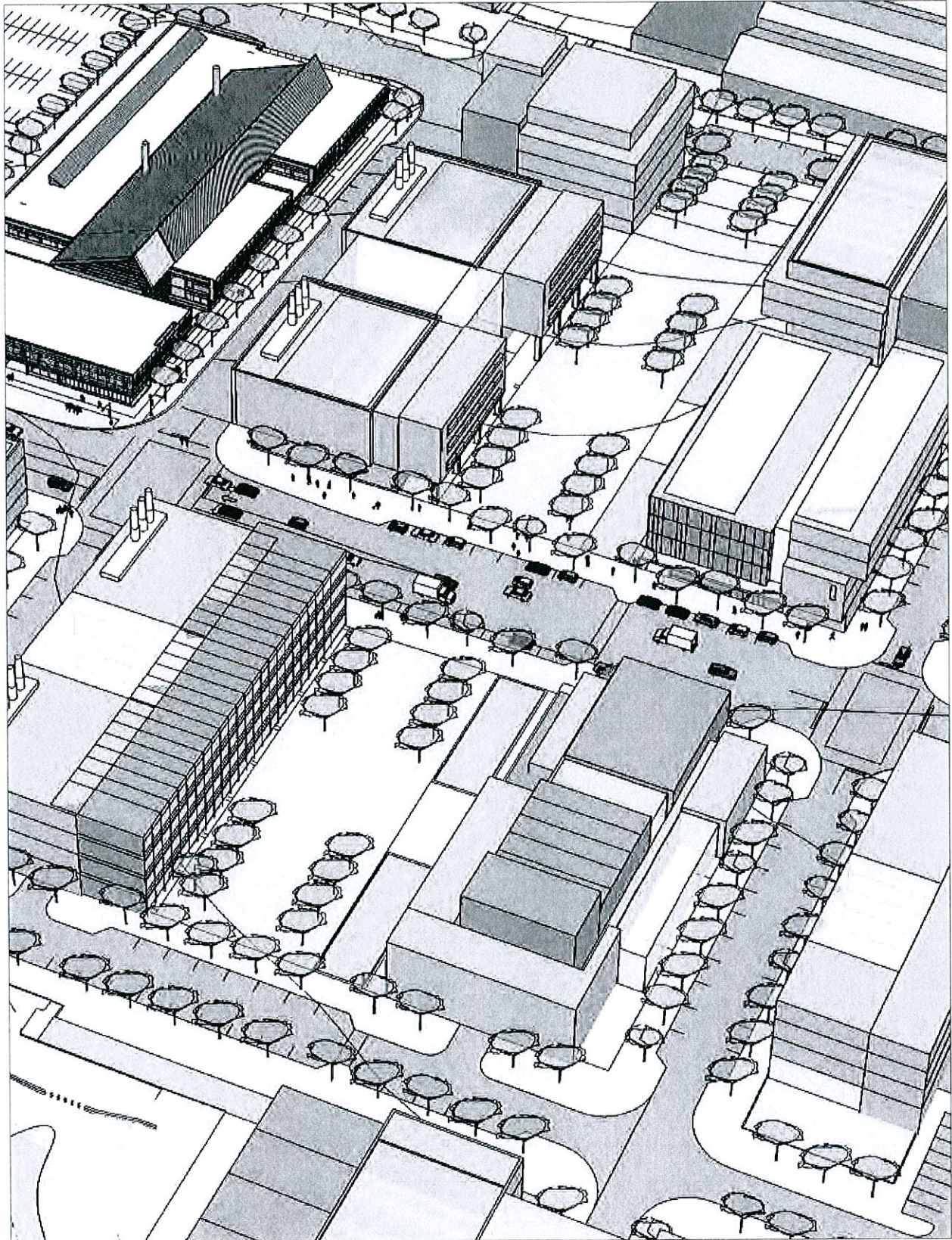


Figure 5-1 MIP Commons Park.

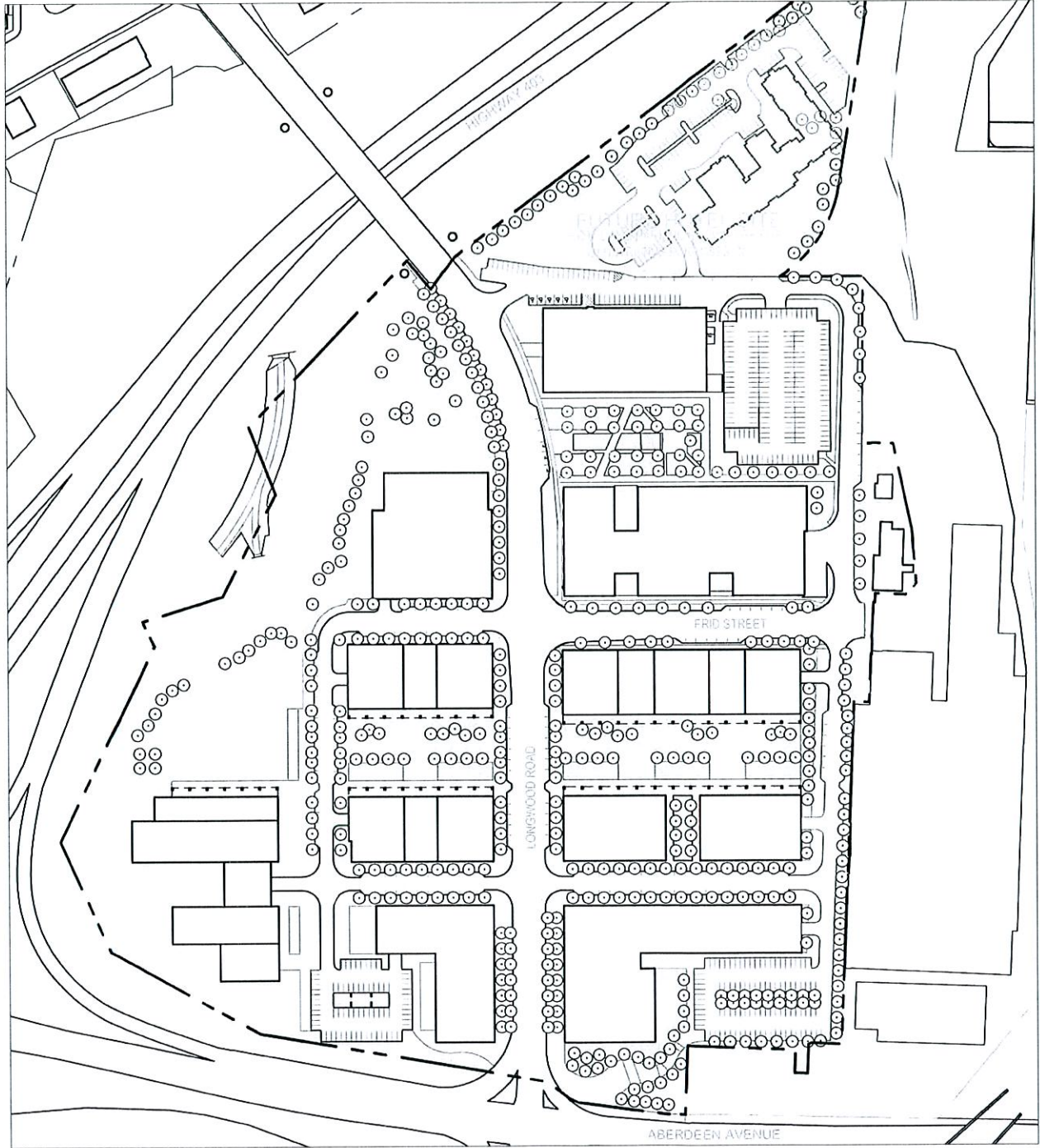


Figure 6-1 McMaster Innovation Park site plan.