



**McMASTER  
INNOVATION  
PARK**



**PROJECTS  
@MIP**

175 Longwood Road South, Suite 101A  
Hamilton, ON  
L8P 0A1

May 2, 2022

Re: General Issues Committee, May 4<sup>th</sup>  
McMaster Innovation Park Lands; GRIDS 2 and Municipal Comprehensive Review – Deferred  
Employment Land Conversion Requests

Madam Chair and Members of Council,

With careful consideration, McMaster Innovation Park, in collaboration with the City of  
Hamilton Planning Committee staff, are in acceptance of the following recommendations for  
the Site Specific Policy;

6.4.10.1 In addition to Policy B.6.4.3.1 – General Development Policies, the following policies shall apply to  
the lands shown as Site Specific Policy – Area A - McMaster Innovation Park on Map B.6.4-1 - West  
Hamilton Innovation District – Land Use Plan:

a) Educational, residential **multiple dwellings** and commercial uses permitted ancillary to McMaster  
Innovation Park shall be developed in accordance with the long-term vision to create a dynamic,  
integrated state-of-the-art research community that shall foster innovation, entrepreneurialism and  
creativity. **Residential Uses shall be subject to the following policies:**

i) **Multiple dwellings in mixed use buildings shall be permitted;**

~~ii) Multiple dwellings will be clustered in the North-East quadrant of the site;~~

~~iii) A maximum of two multiple dwellings shall be permitted;~~

ii) The Gross Floor Area for multiple dwellings shall be limited to a maximum of 15% of the  
total gross floor area of all existing and proposed buildings, which are to be used for other  
permitted M1 uses, located on the said lands, save and except for the following uses:

- a. Educational Establishments;
- b. **Multiple Dwelling(s);**
- c. Commercial Parking Facilities; and,
- d. Warehouse (as a primary use);

~~iii) The development of any multiple dwellings or sensitive land uses shall require the  
submission and implementation of a Land Use Compatibility study to the satisfaction of the  
City to demonstrate that the use avoids, or where avoidance is not possible, minimizes and  
mitigates any adverse impacts on employment uses permitted through Policy B.6.4.3.3. The  
Land Use Compatibility study shall be submitted as part of a Complete Application in  
accordance with Section F.1.19 of Volume 1;~~

- iv) **The Zoning By-law shall regulate matters related to timing and sequencing of residential development to ensure that any residential use permitted on the site is proportional to the development of the established employment uses within McMaster Innovation Park; and,**
- v) **The Zoning By-law shall regulate matters for residential use, among other regulations as required – including, building heights, parking requirements, and other site-specific performance standards for development.”**

**Thank you in advance for your support of the Innovation Park.**

Sincerely,



Frances Grabowski  
Vice-President, Development & Design  
McMaster Innovation Park  
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