

# McMaster Innovation Park

Update

Presentation to General Issues Committee  
City of Hamilton



Inspiring Innovation and Discovery

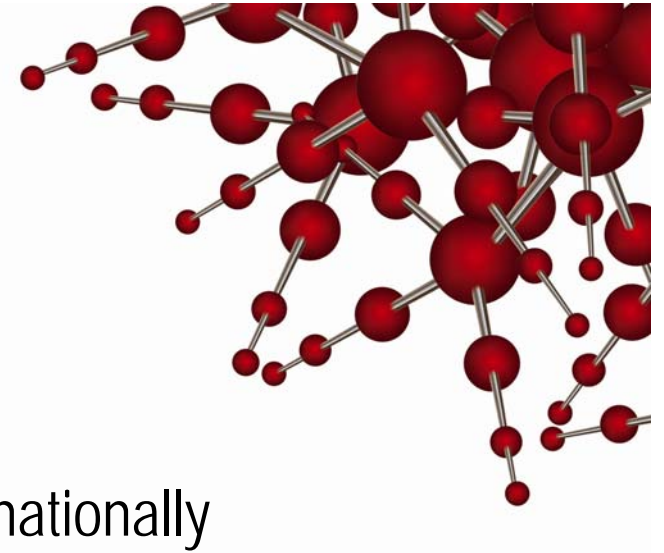
Presented by:  
Zach Douglas, President & CEO  
McMaster Innovation Park



# West Hamilton Innovation District



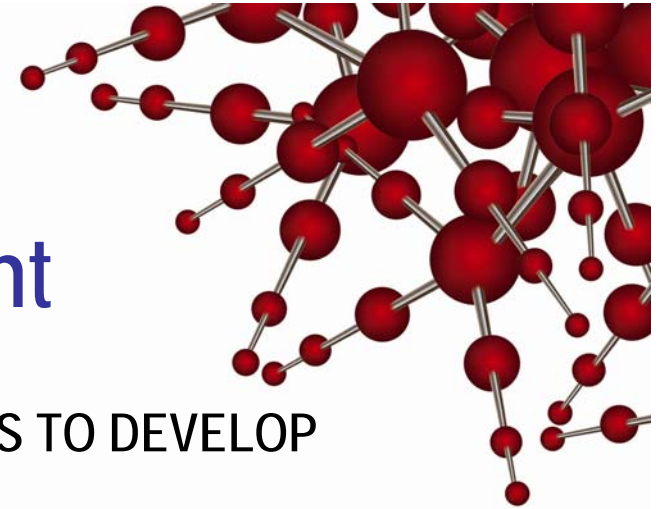




## Vision

McMaster Innovation Park will be an internationally recognized focal point for innovation, creativity, learning and research excellence aligned with the research strengths of McMaster University.





## Mission Statement

THE MISSION OF MCMASTER INNOVATION PARK IS TO DEVELOP AND SUSTAIN AN ENVIRONMENT THAT:

- Facilitates and accelerates innovation, the transfer of knowledge and the commercialization of research resulting in economic and social development.
- Encourages successful collaboration amongst private sector, government, hospital, university and college researchers and educators.
- Is aligned with and leverages the research strengths of McMaster University and has global reach resulting in regional prosperity.
- Educates and excites the community about the vital role of the University in the innovation process.
- Educates and excites the community about new developing technologies and the jobs and prosperity they bring.

## What is MIP Hosting?

- Private, Government and University Research Facilities  
(Multi-use/multi-tenant or stand-alone research buildings)
- Learning and training facilities – portion of MARC for B-Tech
- High-tech research-driven companies - Trivaris
- Business incubator / accelerator facilities – Innovation Factory
- Conference and meeting facilities, short-term accommodation
- Amenities – restaurants, retail, recreation and open spaces
- Academic buildings

# Current Tenants in the Atrium @MIP

1. **Assante Wealth Management** - commercial
2. **Ballagh & Edward LLP** – lawyers focusing on intellectual property
3. **Greening Marketing** – Marketing with focus on promoting sustainable companies
4. **INO - (National Optics Institute)** - research related to photonics & optics
5. **Luther Holton Associates Inc.** - rolling mill products & services
6. **Masters Insurance** – commercial and building insurance agents
7. **McMaster Family Medicine** – medical practice support
8. **McMaster Health & Social Service Utilization Research Unit** – research
9. **McMaster Imaging Informatics Research Lab** – research/commercialization
10. **McMaster Industry Liaison Office (MILO)** – University tech-transfer office/pre incubation
11. **Mohawk Corporate Enterprise** – training programs for the private sector
12. **NRC** – Industrial Research Assistance Program (IRAP)

13. **Trivaris Ltd.** – a commercialization company
14. **PV Labs** – image stabilization systems
15. **VitaSound Audio Inc.** - Developed a neuro-compensator that applies brain science to a unique and potentially revolutionary new sound processing system for hearing aids
16. **GeoDigital International Inc.** - Provides laser based solutions for field data acquisition, asset mapping and visual infrared inspection and provides turnkey solutions for the Electric Utility, Highway & Road, Railway, Pipeline, Telecommunications, Fire Mapping and Utility Vegetation Management industries.
17. **UNU International Network on Water, Environment & Health (UNU-INWEH)**
18. **EnviroSim** - stimulation software solutions/consulting services to wastewater process engineers
19. **Innovation Factory (I.F.)** - not-for-profit Regional Innovation Centre (RIC) committed to helping entrepreneurs bring their new and innovative ideas to marketplace
20. **Norjohn Limited** - research & development company that focuses on wax and asphalt emulsions to assist in the development of green, sustainable options

- 21. Dynamic Function Solutions** - provides independent medical evaluations for insurance companies to help with the management of accidental benefits including treatment and disability claims.
- 22. Hamilton Community Energy** - a strategic business unit of Hamilton Utilities Corporation with a mandate to develop a district energy business in Hamilton
- 23. Specialized NDE** - specialized training for those writing their non destructive testing certification exam which is administered at the CANMET-MTL building.
- 24. The Don Pether Incubation Centre** - houses graduates from the McMaster Engineering Entrepreneurship and Innovation (MEEI). Graduates will be given the opportunity to expand on their ideas developed in class and begin the process of commercializing ideas.
- 25. Tea and More** - family owned café/sandwich shop serving specialty tea, coffee and espresso as well as market fresh sandwiches and desserts.
- 26. Weever Apps Inc.**- a fledgling software company that creates affordable “web app” technology for a variety of mobile devices. One of the first tenants developed through the Innovation Factory



27. **Canadian Longitudinal Study on Aging** – a long term (20+ year) study on the changing biological, medical, psychological, social, lifestyle and economic aspects of people’s lives in order to understand how, individually and in combination, they have an impact in both maintaining health and in the development of disease and disability as people age
28. **Capacities for Sustainable Archeology** - creating a research and digital data cooperative to consolidate archaeological collections from across the Province of Ontario into a single digital database and remotely accessible research center
29. **Fluid Media** – a software development company
30. **TransHub Ontario** – a formal overriding organization coordinating transportation and logistics for the largest economic region in the country
31. **McMaster Savings & Credit Union** – a financial institution dealing with investments, loans, business and some personal banking

## From This





And this





To This

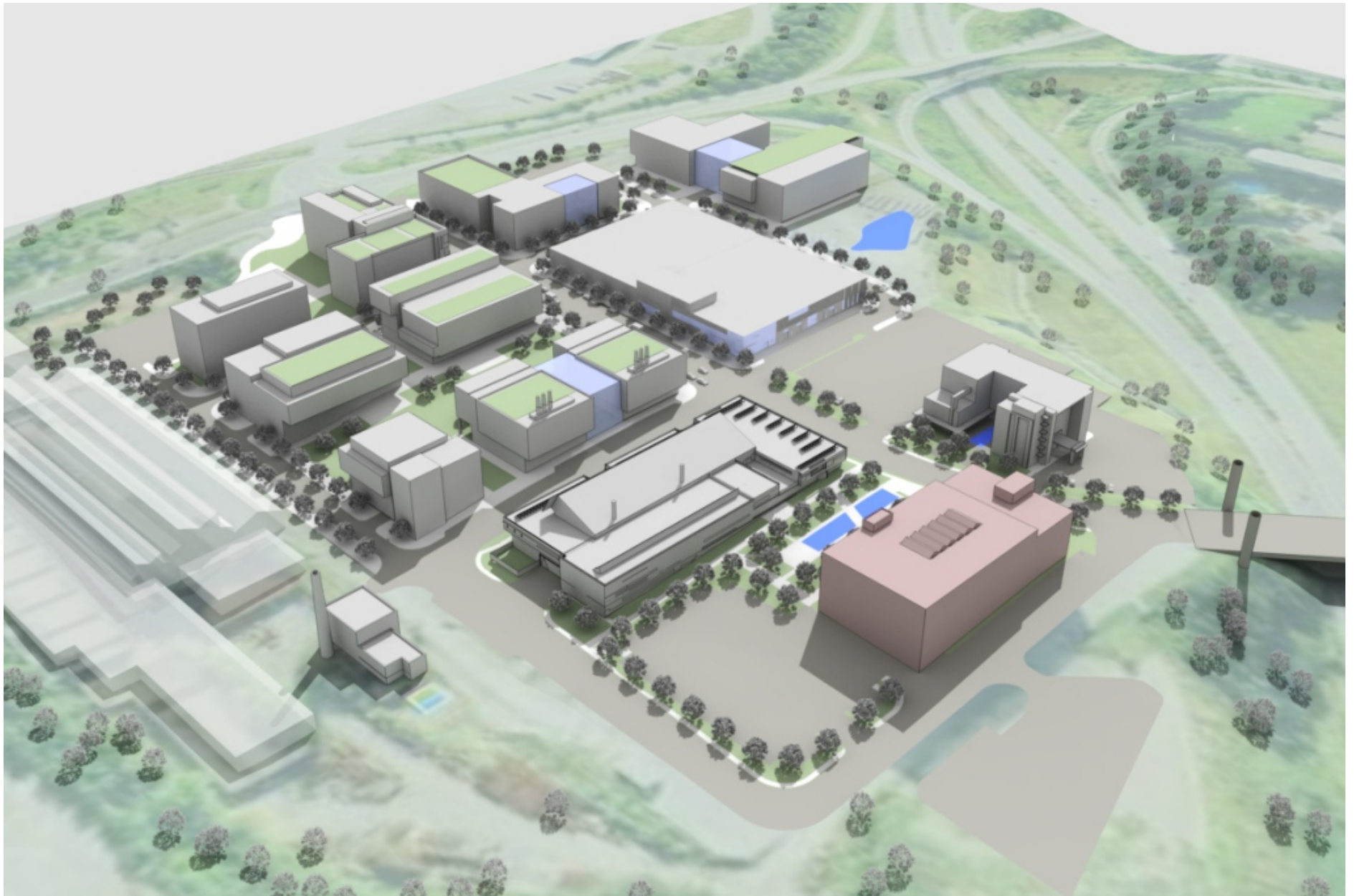






**THE ATRIUM**  
@MIP

# McMaster Innovation Park



## Status of McMaster Innovation Park

- Property purchased Jan 05 with possession taken April 05
- Environmental risk assessment and analysis related to site and remediation planning is essentially complete
- Demolition started July 05 and was completed Spring 06
- Warehouse building is being leased for the short term
- Master planning and site development is on-going
- 2 buildings complete & leased – The Atrium@MIP and CANMET
- 3<sup>rd</sup> building is underway - McMaster Automotive Resource Centre
- Finishing infrastructure for developed project areas in 2012 (roads, parking, landscaping)
- Total construction over 5 years approximately \$115M



# CANMET – MTL / Fall 2010





## CANMET-MTL: Who they are

- A Branch of the Minerals and Metals Sector of **Natural Resources Canada**
- Their mandate is to improve the competitive, social and environmental performance of Canadian industries that make value-added products from minerals and metals.



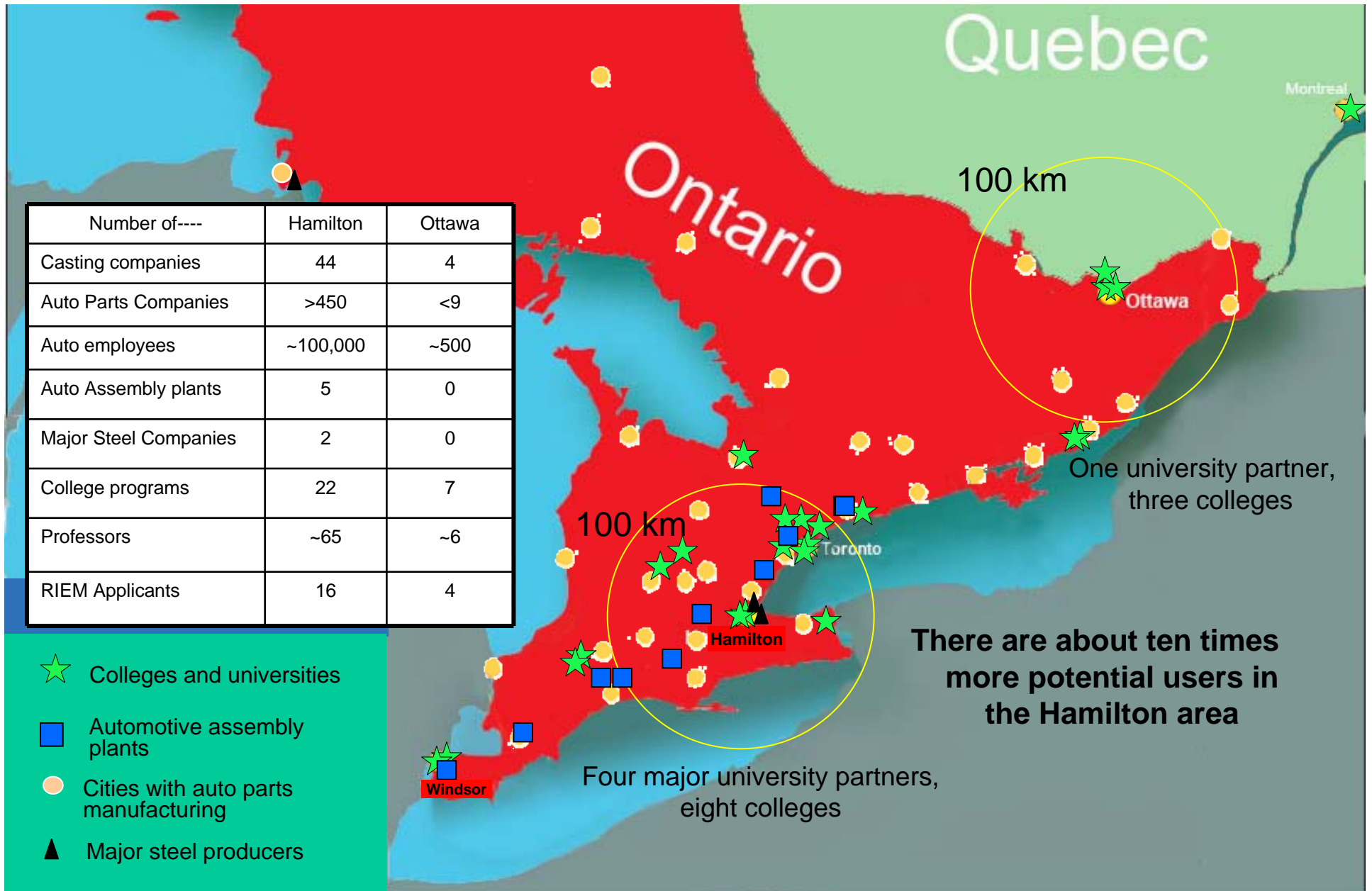


**CANMET-MTL  
Official Grand Opening  
February 2011**





# Why they moved to Hamilton after 68 years..



## CANMET – MTL Key Leed Features

- Brownfield Redevelopment
- Open Space
- Storm Water Management
- Heat Island – High Albedo
- Water Efficiency
  - Rain Water Collection & grey water
- Materials
  - Local Sourcing
  - Recycled Materials
  - Rapidly renewable materials
- Energy Efficiency
  - 65% better than MNBC
  - Solar thermal
  - Solar wall ventilation and pre-heat
  - Glazing, shading screening and building orientation
  - Connection to District Energy System including ground source geo energy systems



# McMaster Automotive Resource Centre



# McMaster Automotive Resource Centre (MARC) & Warehouse Redevelopment

## Summary

- Phased re-development of the warehouse building (270 Longwood Road) for use as industrial research labs and offices
- Building is 177,000 sq ft. First phase is re-development of 50,000 sq ft. footprint to create an 86,000 sq. ft two storey facility for MARC
- Areas to be re-developed to be determined based on space demand and funding
- Long term plan calls for 2 or 3 buildings with 120,000 sq ft. footprint

## Objective

- To create inventory and provide space for a number of strategic research initiatives from McMaster related to automotive research

## Cost

- Direct construction cost will be \$16M to \$17M

## Tenants

- CERC for Dr. Emadi
- Ford sponsored research (Diesel hybrid)
- GM sponsored research
- Electrovaya (battery development & productions)

## Time Table

- Complete design summer of 2011
- Construction asap after funding sources are assured
- Expected construction schedule – 14 months

## Future Projects

- Health and Life Sciences Multi-tenant Building
- Hotel
- Infrastructure
  - Intersections
  - Pedestrian crossing
  - Parking
  - Longwood streetscape implementation

## Health & Life Sciences Multi-tenant Building

- SE corner of Frid and Longwood
- Approximately 80,000 sq. ft on 4 floors
- 20,000 to 40,000 sq. ft of lab space including approximately 10,000 sq. ft of incubator space
- 40,000 – 60,000 sq. ft of mixed use office and perhaps some commercial on the main floor
- Timetable unknown. Presently seeking funding and financing resources
- RFP for architects and consultants to be issued shortly



# Hotel

## Summary

- 100+ room long stay term stay hotel tied into the conference and meeting room centre

## Objective

- To add to the amenities that are available to the tenants and park visitors as well as generate capital for infrastructure and future development

## Time Table

- Several parties have approached MIP and a new RFP has been sent out
- Discussions continue with several developers

# Infrastructure

## Summary

- Capital for roads, parking, services and landscaping to support development on the east side of Longwood Road.

## Objective

- Fulfill a necessary requirement for completion of the north – east quadrant and position the park to be ready for development south of Frid Street on the east side of Longwood Road.

## Cost

- Approximately \$7M to \$8M overall for east side of Longwood
- \$4.0M expended or committed (roads, parking lots, lighting, landscaping, water, storm water, and sanitary required to meet obligations for CANMET and to the City.)

## Tenants

- N/A

## Time Table

- On-going
- Frid Street Road, internal north-south road and east-west road north of 175 Longwood, need to be completed by the spring of 2011

## Impact on Hamilton & the Golden Horseshoe Region

### On-Site

- Currently have 31 Tenants. 500 employees working on site by end of 2012
- Two complete buildings with over 330,000 sq. ft of space
- Third project under construction – McMaster Automotive Resource Centre (88,000 square feet)
- \$115M in construction since 2007
- Developing tax base for City - \$250k in 2011
- Building permits – fees to City \$680k



## Impact on Hamilton & the Golden Horseshoe Region

### In the Community

- Important symbol of the new Hamilton
- Excellent example of adaptive re-use and sustainable design
- Major focal point for investment & business attraction
- Significant local purchasing and employment both during construction and on-going
- Important part of urban renewal strategy for the City
- Important part of brownfield redevelopment strategy