

1 to: Research Park  
Senate. July 6/83



THE UNIVERSITY OF MANITOBA

OFFICE OF THE PRESIDENT

Winnipeg, Manitoba  
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June 3, 1983

TO: Mr. R. M. Raeburn  
FROM: Dr. Arnold Naimark  
SUBJECT: Research Park - Criteria and Policies for Occupancy

On March 25, 1982, the Board of Governors approved the establishment of a Research Park on the understanding that criteria and policies for occupancy would be developed later. Such criteria and policies were formulated by Mr. Falconer and Dr. Bushuk in consultation with me and Dr. Wells and are provided in the attached statement for the information of the Board.

AN:lg  
Encl.

A handwritten signature in dark ink, appearing to be 'Arnold Naimark', written in a cursive style.

THE UNIVERSITY OF MANITOBA  
ESTABLISHMENT OF A RESEARCH PARK

On March 25, 1982, the Board of Governors approved the following recommendation:

1. That the University of Manitoba establish a Research Park on two sites. The first site, being the 95 acre area bounded by Chancellor-Matheson Road in the North, Pembina Highway on the West, University Crescent on the East, and the housing development of Fort Richmond on the South, would be for industrial research directly relating to the University activity. The second site, being either the 300 acre area located West of Waverley Street close to the Perimeter Highway or the 45.7 acre site at Bison Drive and Waverley Street, would be for industrial research associated with but not directly linked to University activity.
2. That the University of Manitoba seek financial and cooperative assistance from the Province of Manitoba and the City of Winnipeg in order to provide for initial servicing to the proposed sites.
3. That a comprehensive physical development plan be created.
4. That the establishment of the park should be based on sound business guidelines as recommended by the Office of the Vice-President (Administration). These guidelines would include criteria for occupancy, leasing arrangements, and prescribed activities.
5. That leasing rates should provide a reasonable rate of return to the University for use of its land.
6. That the University establish a range of desirable activities to be located in the park.
7. That landscaping should be provided in order to lessen the environmental impact on the University campus and the Fort Richmond residential area.
8. That a management organization be established to administer the Research Park's policies and to seek out desirable tenants.

June 3, 1983

THE UNIVERSITY OF MANITOBA  
RESEARCH PARK - CRITERIA AND POLICIES FOR OCCUPANCY

The following criteria and policies have been developed on the assumption that they will be applied in a manner which provides the maximum benefit to the academic programs of the University.

UNIVERSITY RIGHTS.

1. The University has the right not to accept any applicant.
2. The University has the power to impose additional criteria to deal with special or unusual situations.
3. Preferential treatment may be given to applicants that:
  - 3.1 Undertake activities that are related to ongoing research interests at the University.
  - 3.2 Make their specialized facilities available and provide financial assistance and opportunities to University staff and students.
  - 3.3 Provide employment opportunities for students.
  - 3.4 Permit their staff to participate in University programs as adjunct professors.
  - 3.5 Are prepared to consider "joint" staff appointments.
  - 3.6 Are prepared to "share" visiting scientists.

PRESCRIBED ACTIVITIES.

1. The main activities of the occupants must be research/and or product or process development.
2. On the site close to the University, the general nature of the activities must be consistent with the University's research policy and otherwise acceptable to the University.

3. Manufacturing shall be permitted to produce prototypes, demonstration models or sufficient product for a test market, so long as it is not offensive by reason of smoke, other fumes or odors, noise or otherwise. Light manufacturing may also be permitted in certain circumstances. All manufacturing must be specifically approved by the management organization. Some leniency will be permitted on the site that is not adjacent to the University.

LEASING ARRANGEMENTS.

1. Leases shall be negotiated strictly on a business basis.
2. As lessees will be required to design and construct their own buildings, leases will be on a "ground only" basis.
3. Leases will require the concept of striving for attractive and distinctive buildings and grounds. This will include the development of appropriate landscaping to lessen the impact on the surrounding environment. The University will exercise strict control on the architecture of all buildings and grounds development. Formal written approval will be required prior to any site work.
4. Leases will be "long-term" in nature (minimum 20 years) with the rental to be negotiated annually.
5. Formal approval will be required for alterations and additions that reflect any impact on appearance or intent.
6. All leases will have specific requirements relating to:
  - 6.1 Parking
  - 6.2 Set backs
  - 6.3 Lighting
  - 6.4 Signs
  - 6.5 Fencing
  - 6.6 Planting
  - 6.7 Access roads
  - 6.8 Utilities
  - 6.9 Mechanical systems
  - 6.10 Storage tanks
7. All leases will include a statement relative to the transfer of physical property (buildings, etc.) to the University on the termination of the lease.