



# WESTERN UNIVERSITY

## Campus Development Strategy

We acknowledge that Western University is located on the traditional territories of the Anishinaabek (Ah-nish-in-a-bek), Haudenosaunee (Ho-den-no-show-nee), and Lūnaapéewak (Len-ahpay-wuk) Nations, on lands connected with the London Township and Sombra Treaties of 1796 and the Dish with One Spoon Covenant Wampum. This land continues to be home to diverse Indigenous Peoples (First Nations, Métis and Inuit) whom we recognize as contemporary stewards of the land and vital contributors of our society.

We respect the enduring relationship Indigenous Peoples have with this land and recognize their longstanding stewardship and deep knowledge of place, and responsibilities of care. This relationship continues to shape understandings of land, landscape, and the role of open spaces in supporting cultural, ecological, and community wellbeing.

Western recognizes that there is much to learn from Indigenous knowledges. The Campus Development Strategy seeks to create an integrated campus landscape informed by placekeeping practices that support health and wellbeing, honour cultural values, promote ecological integrity and sustainability, and strengthen identity and belonging.

# Acknowledgements

## **Western University Project Team**

Lynn Logan, Vice-President, Operations & Finance  
Andrew Konowalchuk, Associate Vice-President (Facilities Management)  
Mike McLean, Director, Facilities Planning & Design

## **Committee Members**

Lynn Logan, Vice-President, Operations & Finance (Chair)  
Andrew Konowalchuk, Associate Vice-President (Facilities Management)  
Chris Alleyne, Associate Vice-President (Housing & Ancillary Services)  
Ali Springate, Director, Stakeholder Relations, Western Communications  
Ruban Chelladurai, Associate Vice-President (Institutional Planning & Budgeting)  
Jeff Hutter, Acting Deputy Provost  
Julian Birkinshaw, Dean, Ivey School of Business  
Mike McLean, Director (Facilities Planning & Design)  
Susanne Schmid, Chair, SCUP  
Bryan Neff, Associate Vice-President (Research)  
Cherin Chung, President, Society of Graduate Students  
Melissa Steadman, Associate Director, Off-Campus Housing & Apartments  
Lesley Oliver, Specialist in Equity, Diversity and Inclusion  
Bill Chantler, Director, Campus Safety & Emergency Services  
Kathleena Henricus, University Student Council  
Jessica Farmer-Bosma, Director, Government Relations  
Christy Bressette, Vice Provost & Associate Vice President, Office of Indigenous Initiatives  
Heather Hyde, Director, Sustainability  
Geoff Wild, Associate Dean, Infrastructure (Faculty of Science)  
Gregory Kopp, Professor, Faculty of Engineering  
Stephen Ledgley, Senior Media Relations Officer, Western Communications  
Danielle Ward, Executive Specialist to the Vice-President (Operations & Finance)  
Allison Wright, Executive Director, Operations & Finance

## **Consultant Team**

Leigh McGrath  
Dennis Lago  
Heather Brown

**URBAN  
STRATEGIES  
INC .**

# Executive Summary

Since the completion of Western's 2015 Campus Master Plan, the University has continued to experience significant growth and transformation. More than 550,000 square feet of academic space has been delivered, with an additional 2.1 million square feet of academic, student housing, administrative, and structured parking projects currently in the planning and design stages. This sustained growth, combined with evolving institutional priorities, updated development initiatives, and the integration of West Campus, the former Brescia University College lands, has created the need for an updated Campus Development Strategy.

This Strategy establishes an updated vision and framework to guide the long-term physical development of Western's Main Campus, West Campus, Advanced Manufacturing Park, Discovery Park, and adjacent housing lands. It builds on established planning principles and campus heritage while responding to emerging opportunities, continued enrolment growth, and the expansion of the campus west of Western Road. The framework reinforces a cohesive campus structure supported by clear development direction, enhanced public realm investment, and improved connectivity.

The Strategy prioritizes continued intensification of the core campus through identified Primary Development Sites, supporting near- to mid-term infill and redevelopment. Secondary Development Sites identify longer-term development capacity, generally beyond a ten-year horizon. Key structuring elements, including open space systems, ecological systems, and mobility networks, guide the integration of potential development within the broader campus environment.

The Primary and Secondary Development Sites collectively represent more than 4 million square feet of potential future development, equivalent to more than 50 years of growth at current rates. This long-term capacity supports a phased implementation approach that balances near-term intensification of the instructional core with longer-term expansion into West Campus and other campus areas. Effective infrastructure planning, particularly in relation to transit, mobility, accessibility, servicing, and ecological considerations, will be essential to supporting this growth in a sensitive and coordinated manner.

Successful development will support a pedestrian-priority campus with strengthened connectivity, improved mobility, and continued investment in high-quality public realm and landscape systems. Western will continue to collaborate with the City of London to align planning and mobility goals, including matters related to transit, cycling, pedestrian connections, infrastructure, and campus edges. Western will also continue to work with the Upper Thames River Conservation Authority and the City of London on watershed health, floodplain management, aquatic ecosystem protection, and trail planning. This Strategy will help Western accommodate long-term growth while maintaining a connected, accessible, and cohesive campus that preserves its distinct identity and character. Stewardship in this strategy is aligned with Indigenous-informed principles and supports Western's commitment to advancing Truth and Reconciliation. As the strategy is implemented, Western will seek opportunities to reflect the local Indigenous nations, territories, and languages.

As a planning framework, this Strategy is intended to function as a living document that will evolve alongside the University and its changing priorities. The development sites, diagrams, and concepts identified in this Strategy are notional and are intended to guide future planning; they do not represent final project designs or approvals. As individual projects move forward, Western will undertake more detailed review and approval process, with consideration for the needs and experiences of our broader community. This Strategy has been refined based on consultation feedback, while operational or project-specific items will be carried forward through future studies, capital planning, detailed design, Transportation Demand Management work, accessibility planning, or implementation

# Table of Contents

<b>1.0 The Evolution of Western</b>	<b>1</b>
1.1 Purpose of the Campus Development Strategy	2
1.2 Updated Campus Planning Principles	4
1.3 Campus History and Heritage	6
1.4 Emerging Campus Initiatives	8
1.5 Progress since the 2015 Campus Master Plan	10
1.6 Enrollment and Growth Projections	16
1.7 Core Campus and Beyond - The Big Opportunity	18
<b>2.0 Vision for Western's Future</b>	<b>24</b>
2.1 Updated Campus Development Initiatives	25
2.2 Key Structuring Principles	27
2.3 Campus Design Framework	29
<b>3.0 Development Strategy</b>	<b>39</b>
3.1 Evolving Character Areas	40
3.2 Campus Intensification Areas	42
3.3 Primary Development Sites	44
3.4 Secondary Development Sites	46
3.5 Primary Development Opportunities	48
3.6 Secondary Development Opportunities	62
<b>4.0 Implementation</b>	<b>76</b>
4.1 Phasing Future Growth + Change	77
4.2 Considerations	83

## Appendix



# The Evolution of Western

01

# 1.1 Purpose of the Campus Development Strategy

## Building on Growth and Change since 2015

*In 2015, Western University completed a Campus Master Plan that identified key primary and secondary development opportunities and major open space initiatives. Since that time, several of these identified developments have been completed and many more are in the planning and development stage. Development since 2015 has included over 550,000 SF of academic space, with another 2.1 million SF of academic, student housing, administration and structured parking, currently in the design and concept stage. The completion of many projects, updates to University objectives, and new property acquisition has led to the need for an updated strategy to guide future development for the campus. The scope of this Campus Development Strategy includes Western's Main Campus, West Campus, Advanced Manufacturing Park, Discovery Park, and housing adjacent to the campus. It generally does not address remote properties that are not directly connected to the core campus system.*

*Western is concurrently developing an updated Open Space Strategy that, when completed, should be read as a complementary document to the Campus Development Strategy.*



2015 Campus Master Plan

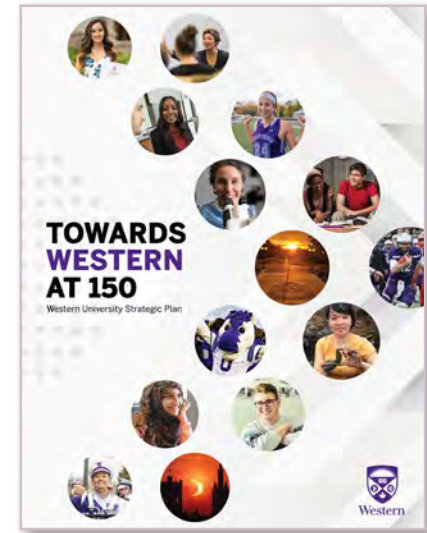


2018 Open Space Strategy

The 2021 Western Strategic Plan, *Western Towards 150*, identifies key ambitions for the University to prioritize in response to changing needs of the student body and an evolving world. The three overarching themes include Greater Impact: prioritizing strategic growth with a focus on stimulating research, promoting future teaching and learning, and enriching the student experience; People, Community, and Culture: focusing on advancing Reconciliation with Indigenous communities, creating more belonging, equity and inclusivity; and Western's Place in the World: concentrating on reinforcing Western's relationship to the City of London, the world, and recognizing the critical role sustainability has in the future of the planet.

Another substantial change for Western since the time of the 2015 Campus Master Plan (CMP) is the 2024 Memorandum of Agreement (MOA) with Brescia University College that integrates Brescia's lands as a part of the University's overall campus. The Brescia lands are largely undeveloped and provide a significant strategic opportunity for short- and long-term growth while enhancing the overall connectivity of the campus. Throughout this document this area will be referred to as the West Campus.

The 2026 Campus Development Strategy brings together the key themes of Western's 2021 Strategic Plan, the emerging Open Space Strategy principles, recent campus development and new land acquisitions into a comprehensive vision that will guide future growth and respond to the next decade of opportunities and challenges. This Development Strategy is intended to be read as a living document that sets out the future framework of the physical campus while maintaining flexibility to adapt to changing objectives and priorities in the upcoming years.



2021 Strategic Plan

# 1.2 Updated Campus Planning Principles

## Reaffirming + Redefining Western's Development Goals

*The 2015 CMP reaffirmed the continuation of the 2007 Campus Planning Principles to guide the development of campus. Many of these principles are still relevant and important to Western's goals and objectives; however, an update is required to reflect Western's Strategic Plan. Alignment with the Sustainability Goals and Policy (Policy 1.48), the 2026 Climate and Sustainability Strategy, the Indigenous Strategic Plan and the Equity, Diversity, Inclusion, Decolonization, and Accessibility (EDIDA) Strategic Plan, Advancing Inclusive Excellence will be required in order to ensure the Development Strategy responds to broader global initiatives such as pandemic preparedness and responsiveness, diversity and inclusion, and climate resilience.*

- 1. Respond to Changes in Academic Priorities and Technological Innovations** - Create flexible plans that can accommodate innovation and changing needs in teaching, research and technology and support life-long learning for all students.
- 2. Integrate Existing Natural Features and Maintain and Enhance Landscaped Open Spaces** - Commit to collaborative, interdisciplinary action that responsibly stewards Western's natural systems and advances sustainability, including the Thames River Watershed ecosystem that runs through campus. Integrate opportunities to advance reconciliation through Indigenous involvement in defining ways of knowing the land.
- 3. Provide Direction for University Growth and Change** - Consolidate future academic and student-related growth of the core campus for incremental long-term expansion. Promote the efficient and strategic use of land, buildings, and space through integrated planning and design.
- 4. Invest in the Quality of the Campus** - Continue to enhance campus open spaces as a fundamental investment in Western's future. Incorporate an intentional greening of the campus alongside new development.
- 5. Preserve and Enhance Architectural Integrity** - Maintain and enhance the unique architectural character of the campus by adhering to the scale, form, and common elements established by existing buildings. Ensure opportunities for new buildings to integrate into historic campus with contemporary designs that reflect a focus on the future.

**6. Improve Academic Interaction and Core Campus Flow** - Find a balance between maintaining academic character areas and enhancing the functionality of central campus spaces to provide better social and working environments.

**7. Interdisciplinary Studies and Research** - Plan space for emerging interdisciplinary studies and ensure linkages and interactions for students, faculty and academic precincts – more flexible, collaborative student-focused spaces.

**8. Continued Focus on the Student Experience** - Preserve Western as a cohesive residence-based campus with core academic programs located in close proximity, while responding to the evolving campus structure that recognizes development potential in the West Campus.

**9. Enhance University/City Relationships** - Maintain important neighbouring relationships with communities by strengthening connections and recognizing the importance of coordinated planning decisions.

**10. Achieve Barrier-Free Accessibility** - Design for new and renovated buildings and public realm initiatives must ensure usability and accessibility by utilizing universal design principles.

**11. Ensure Safety, Security, and a Healthy Campus** - Promote physically and culturally safe and healthy environments for students, faculty, staff and alumni and foster inclusivity and belonging for all equity-deserving groups and individuals through design excellence.

**12. Transportation and Movement** - Prioritize safe and efficient active transportation networks through campus including pedestrian, bicycle, and transit networks, and locate parking to the campus perimeter to minimize cut-through vehicular activity and improve walkability.

**13. Sustainability and Climate Resilience** - Commit to continued sustainable design for new buildings and deep-energy retrofits for poorly performing existing buildings. Prioritize energy conservation, alternative transportation, and protection and connection to natural areas into the planning and design of the campus. Implement a Regenerative Campus approach, by completing ecological assessments for priority natural areas, achieving net-zero operational emissions by 2050 with a 45% reduction by 2030 (from 2005 levels), reaching 60% waste diversion by 2035 through circular practices, and establishing a Scope 3 emissions baseline and reduction plan.

# 1.3 Campus History and Heritage

## Evolution Along the Thames

Western University is situated just south of the merging of the Thames River and Medway Creek and surrounded by the Thames River Watershed and naturalized riparian corridor, roughly 4.3 kilometers north of the downtown of the City of London. The University land is built upon the traditional lands of the Anishinaabek, Haudenosaunee, and Lūnaapéewak Nations. First Nations peoples nurtured and cared for the land, with longstanding relationship and respect for it.

The first Western campus buildings appeared in the 1920s and since the 1940s, the University has experienced about a thirty-fold increase in student enrollment and in campus space. The accompanying campus plans and aerial photographs provide a fascinating record of the pattern of that growth, starting on University College Hill, organizing around Oxford Drive and most recently expanding across Western Road. Over the last 40 years, the campus has consistently added an average of 130,000 square metres per decade, and in the 10 years since 2015 the campus has expanded by 51,000 square metres.

The Covid-19 pandemic in 2020 created changes in the types of academic space required as the increase of online learning reduced the needed amount of physical lecture space needed per student. While formal lecture space needs decreased, there has been an increase in a need for flexible student learning and collaboration spaces and tailored, specialized environments, such as research space and laboratories.



Western University Campus Drawing, 1930s

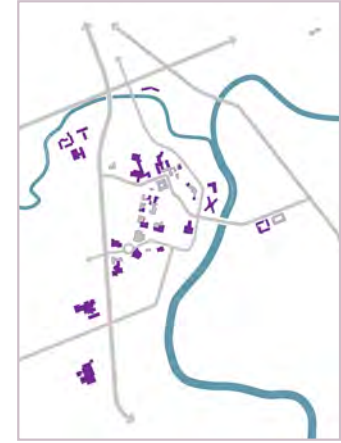
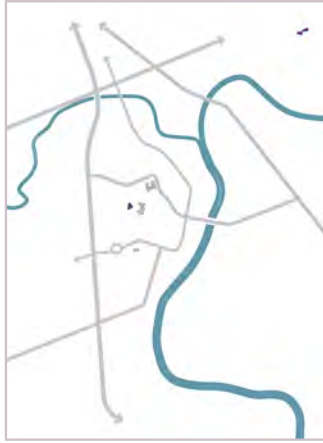


Thames River and University College, 1934



Western University Aerial Photograph, 1960s

**Growth of Western's Campus since the 1920's**



**1920s**

NEW: 14,000 m<sup>2</sup>  
TOTAL: 14,000 m<sup>2</sup>

**1930s**

NEW: 5,600 m<sup>2</sup>  
TOTAL: 19,600 m<sup>2</sup>

**1940s**

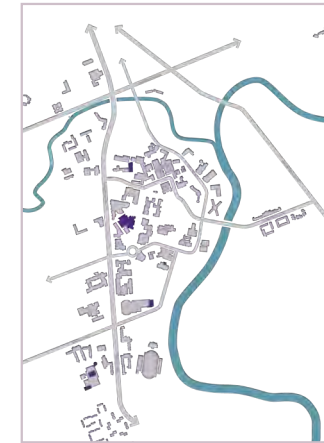
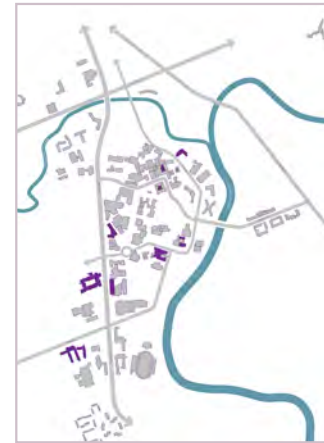
NEW: 7,500 m<sup>2</sup>  
TOTAL: 27,100 m<sup>2</sup>

**1950s**

NEW: 45,500 m<sup>2</sup>  
TOTAL: 72,600 m<sup>2</sup>

**1960s**

NEW: 250,000 m<sup>2</sup>  
TOTAL: 322,600 m<sup>2</sup>



**1970s**

NEW: 126,000 m<sup>2</sup>  
TOTAL: 448,600 m<sup>2</sup>

**1980s**

NEW: 40,000 m<sup>2</sup>  
TOTAL: 488,600 m<sup>2</sup>

**1990s**

NEW: 96,000 m<sup>2</sup>  
TOTAL: 584,600 m<sup>2</sup>

**2000s**

NEW: 144,000 m<sup>2</sup>  
TOTAL: 728,600 m<sup>2</sup>

**2010s**

NEW: 115,000 m<sup>2</sup>  
TOTAL: 843,600 m<sup>2</sup>

**2020-2026**

NEW: 51,300 m<sup>2</sup>  
TOTAL: 894,900 m<sup>2</sup>

# 1.4 Emerging Campus Initiatives

Sustainability, Indigeneity, Equity, Diversity, Inclusion, Decolonization, and Accessibility

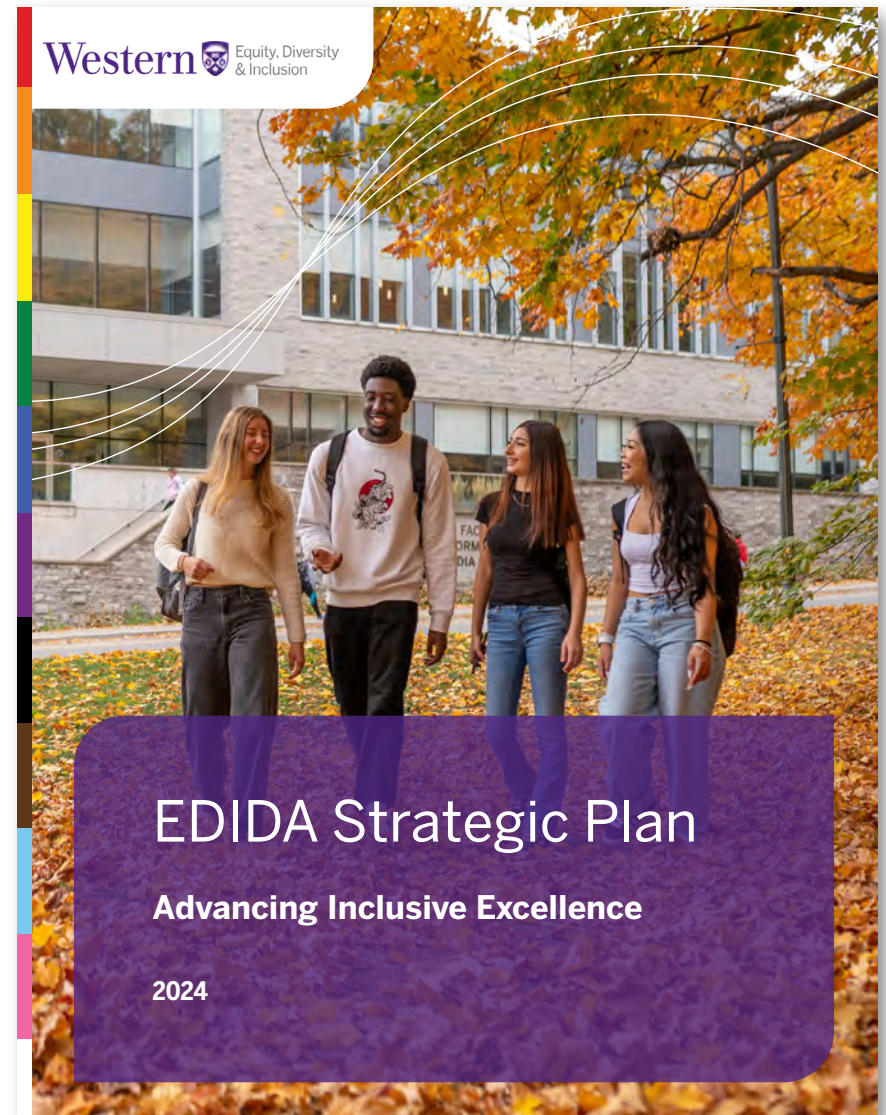
In the past decade, three critical initiatives have been brought to the forefront of Western's priorities. These include:

1. *Combat the climate crisis through aggressive sustainability goals;*
2. *Recognize the imperative to confront and advance Truth and Reconciliation with Indigenous Peoples;*
3. *Foster safe, accessible and equitable places, spaces and experiences where every person belongs and feels empowered to achieve their full potential.*

These priorities held significance in the 2021 Western University Strategic Plan, along with other more specific University documents and policies, and have been considered into the development of this Campus Development Strategy.

Future campus development should look to align with the sustainability, accessibility, diversity and inclusion priorities of Western University. There is potential for ongoing engagement as development and public realm projects become reality. The 2016 Indigenous Strategic Plan, the 2012 PACES Report, and the 2024 EDIDA Strategic Plan are guiding documents that can help initiate future engagement and discussion.

Western's Climate and Sustainability Strategy was approved in February 2026, and the goals and objectives in this report should be integrated in all future campus development.



2024 EDIDA Strategic Plan



**Climate and Sustainability Strategy**

2025

Western UNIVERSITY • CANADA 

2026 Climate and Sustainability Strategy

# WESTERN UNIVERSITY

## Indigenous Strategic Plan

October 6, 2016



2016 Indigenous Strategic Plan

# 1.5 Progress Since 2015

## Development and Open Space Investment

The 2015 Campus Master Plan has served the University well, outlining a clear path for priority development sites on the campus and broader open space initiatives. The 2018 Open Space Strategy further developed the key priority public realm investments for the campus in the upcoming years.

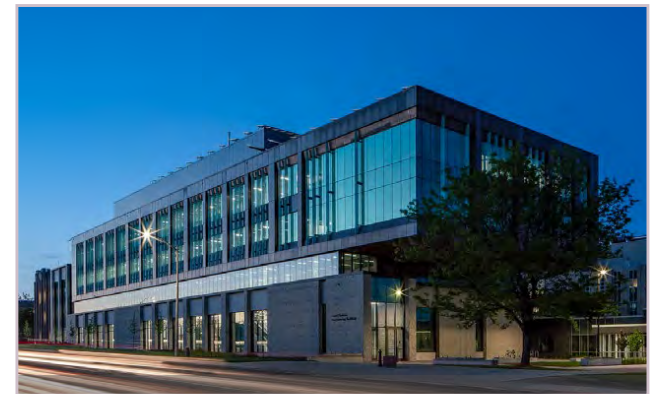
A significant amount of growth and change has occurred on campus since the 2015 Campus Master Plan. A total of 11 new academic projects (new build and renovation) have been realized and there are an additional 16 capital projects that are currently in the design and development or concept stage.

Many of the completed or planned projects have been on primary development sites identified in the 2015 CMP, focusing on infilling underutilized sites or surface parking lots in the Main Campus. Projects such as the FIMS and Nursing Building and the Western Interdisciplinary Research Building have added needed academic and research space in the campus core. Infill development along the eastern edge of Western Road, including the Amit Chakma Engineering Building and the Schmeichel Building for Entrepreneurship and Innovation, have responded to the goal of improving the pedestrian character and University presence along this major campus road.

Additionally, several recent projects have focused on existing buildings, including revitalizing portions to improve their functionality such as the Weldon Library Revitalization, and the adaptive reuse of Thames Hall or adding needed space, such as the LHSB Classroom Addition. The transformation of surface parking lots into structured parking facilities



Ronald D. Schmeichel Building for Entrepreneurship & Innovation



Amit Chakma Engineering Building



FIMS and Nursing Building

## Western Campus Development Projects: Completed Since 2015



### DEVELOPMENT PROJECTS SINCE 2015

- A. Biomedical Research Facility – 53,000 SF
- B. Western Interdisciplinary Research Building - 119,400 SF
- C. Schmeichel Entrepreneurship & Innovation -104,500 SF
- D. Amit Chakma Engineering Building - 104,600 SF
- E. FIMS & Nursing Building - 139,000 SF
- F. LHSB Classroom Addition - 3,680 SF
- G. WSRC Gym Addition – 8,390 SF
- H. Wampum Learning Lodge \*
- I. Faculty of Education Courtyard Addition – 9,900 SF
- J. Weldon Library Revitalization \*
- K. Child & Youth Development Clinic Addition – 9,500 SF
- L. Thames Hall Adaptive Reuse

TOTAL - 551,970 SF

\* Alteration / Renovation projects with no additional floor area.

contributes to broader goals of prioritizing pedestrians and reducing surface parking in the campus core. One parking structure is in the design and planning stage: the Fieldhouse structure just north of the Western Alumni Stadium, where flood plain restrictions limit the development of buildings. Other structures are being considered on the existing Chemistry Lot and at the Springett Lot.

Other future projects that will contribute to the academic offerings and student experience at Western include the Bioconvergence Centre along Middlesex Drive and Western Commons (currently paused) along Perth Drive, the New Engineering Building along the extension of Oxford Drive, and Faculty of Health Sciences expansion, adding to the intensification of South Valley.

In response to future student enrollment needs, several projects in the planning or concept stages will increase residence offerings for students, including a 300,000 SF residence on University Drive, and a multi-phase graduate residence expansion at Platt's Lane East (currently paused). This Development Strategy indicates potential development sites for student housing in the longer-term.

Current projects also focus on existing buildings in West Campus. They include the St. James Building and the Beryl Ivey Library that will become home to Western International College, and Ursuline Hall that will house the Ursuline Museum and Brescia Archives, as well as the relocated McIntosh Gallery. Also, the Bioconvergence Centre will replace the existing lecture theatre in the Natural Sciences Addition; however Alumni Hall is being adapted to accommodate lectures over the course of the next five years, while Bioconvergence is under construction.



University Drive Residence



New Engineering Building



Bioconvergence Centre

# Western Campus Development Projects: Completed Since 2015, In Design and In Concept



## DEVELOPMENT PROJECTS SINCE 2015

- A. Biomedical Research Facility – 53,000 SF
- B. Western Interdisciplinary Research Building - 119,400 SF
- C. Schmeichel Entrepreneurship & Innovation -104,500 SF
- D. Amit Chakma Engineering Building - 104,600 SF
- E. FIMS & Nursing Building - 139,000 SF
- F. LHSB Classroom Addition - 3,680 SF
- G. WSRC Gym Addition – 8,390 SF
- H. Wampus Learning Lodge (renovation)
- I. Faculty of Education Courtyard Addition – 9,900 SF
- J. Weldon Library Revitalization (renovation)
- K. Child & Youth Development Clinic Addition – 9,500 SF
- L. Thames Hall Adaptive Reuse

**TOTAL 551,970 SF**

## DEVELOPMENT PROJECTS IN DESIGN

- M. Fieldhouse Parking Structure – 110,000 SF (Design)
- N. Western Commons – 125,000 SF (Paused)
- O. New Engineering Building – 100,000 SF (Construction)
- P. Social Science Atrium – 20,000 SF (Paused)
- Q. Platts Lane East Apartments – 188,675 SF (Paused)
- R. University Drive Residence – 304,000 SF (Construction)
- S. Pathogen Research Facility - 20,000 SF (Construction)
- T. Bioconvergence Centre – 375,000 SF (Design)
- U. Health Sciences Centre – 65,000 SF (Design)
- V. Ursuline Hall Museum Archives & McIntosh Gallery (Design)

**TOTAL 1,307,675 SF**

## DEVELOPMENT PROJECTS IN CONCEPT

- W. Chemistry Parking Structure - 75,000 SF
- X. Ivey Business School Expansion - 100,000 SF
- Y. Perth Hall Expansion – 78,000 SF
- Z. New Residence – BAH – 180,000 SF
- AA. Platts Lane Apartments (Phase 2 + 3) – 330,000 SF

Updates to the 2018 Open Space Strategy, show substantial improvements to the character open spaces in the historic campus core have been completed, with several additional public realm improvement projects planned for the upcoming years.

The planned twinning of the University Drive bridge will improve access to the campus from the east, creating separated access for vehicular, cycling and pedestrian traffic. This investment will promote pedestrian safety, and rectify existing traffic flow issues, while maintaining the historic character views to UC Hill and University College and creating an opportunity for a new, expansive welcome plaza on the west side of the Thames River.

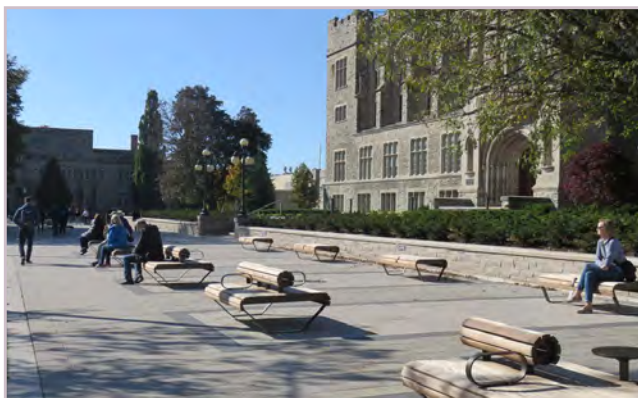
This Development Strategy recognizes that built form needs and public realm investments on campus will continue to evolve. This document identifies areas for potential new investment along with conceptual development yields for potential development sites, while purposely allowing for flexibility in the use and form of new buildings and open space opportunities.



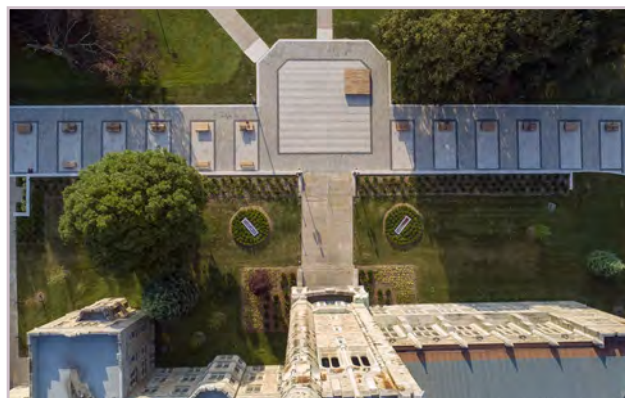
UC Hill Walkway



Welcome Plaza



University College Plaza



University College Plaza



University Drive Bridge (concept rendering)



Kent Walk North

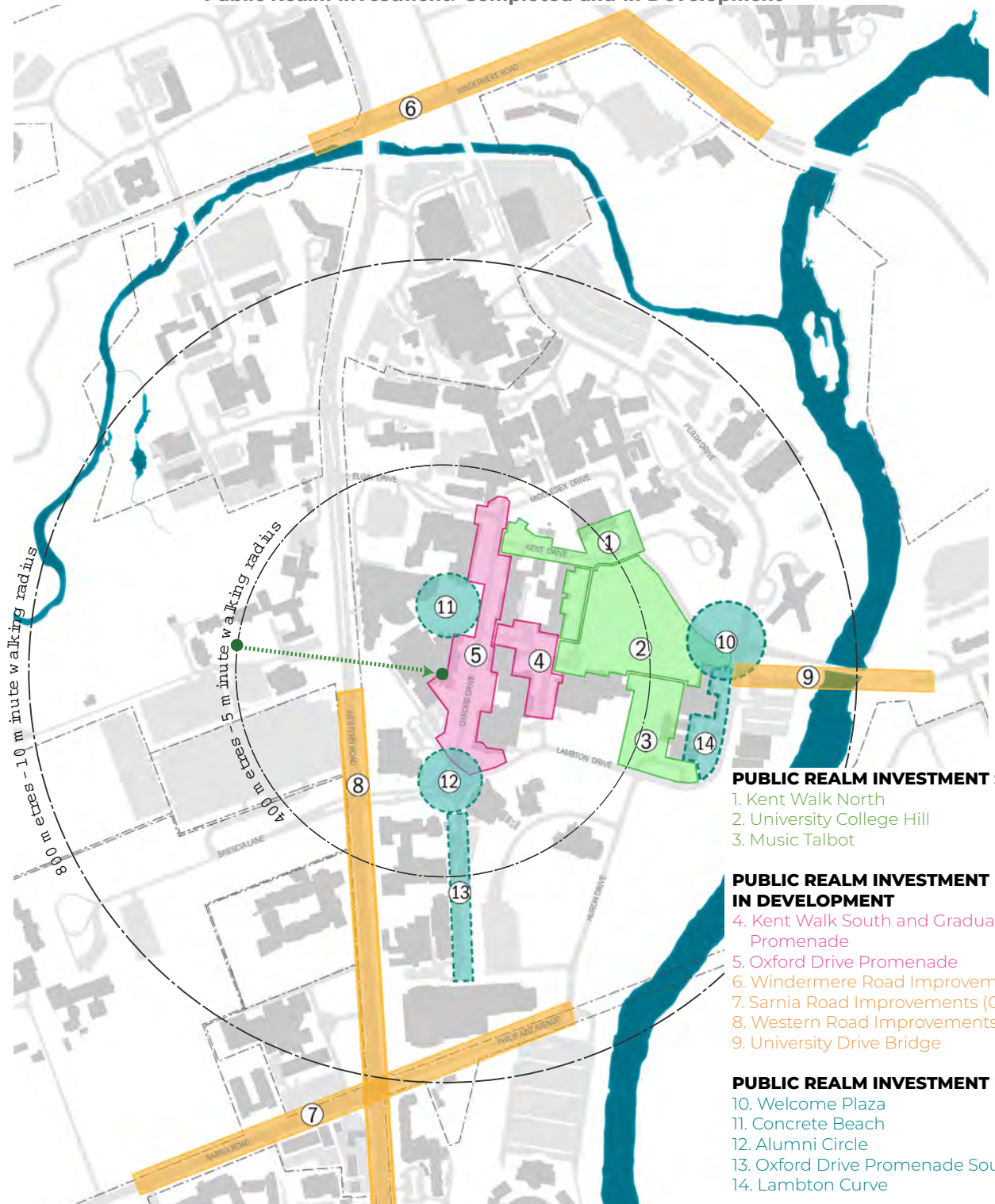


Oxford Drive Promenade (concept rendering)



Proposed Open Space Network (2026)

## Public Realm Investment: Completed and In Development



### PUBLIC REALM INVESTMENT SINCE 2015

1. Kent Walk North
2. University College Hill
3. Music Talbot

### PUBLIC REALM INVESTMENT IN DEVELOPMENT

4. Kent Walk South and Graduate Promenade
5. Oxford Drive Promenade
6. Windermere Road Improvements (CoL)
7. Sarnia Road Improvements (CoL)
8. Western Road Improvements (CoL)
9. University Drive Bridge

### PUBLIC REALM INVESTMENT IN CONCEPT

10. Welcome Plaza
11. Concrete Beach
12. Alumni Circle
13. Oxford Drive Promenade South
14. Lambton Curve

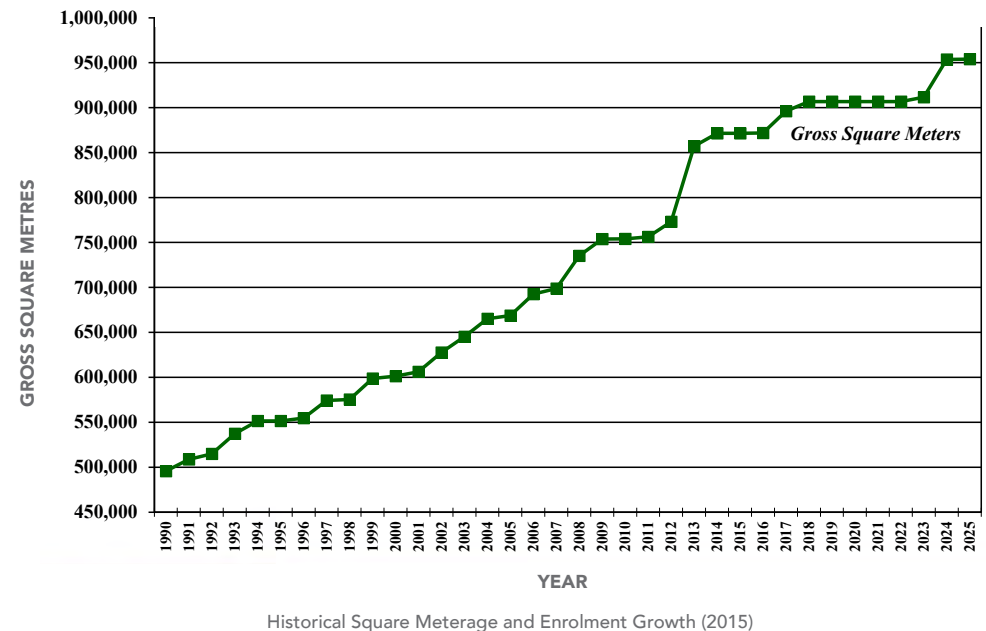
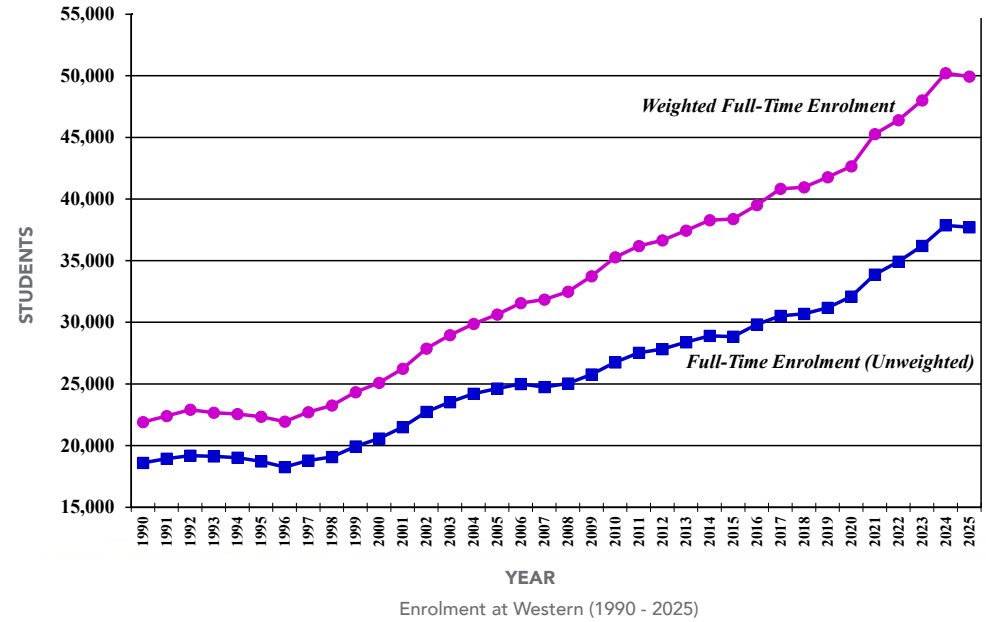
# 1.6 Enrollment + Growth Projections

## Planning for the Future

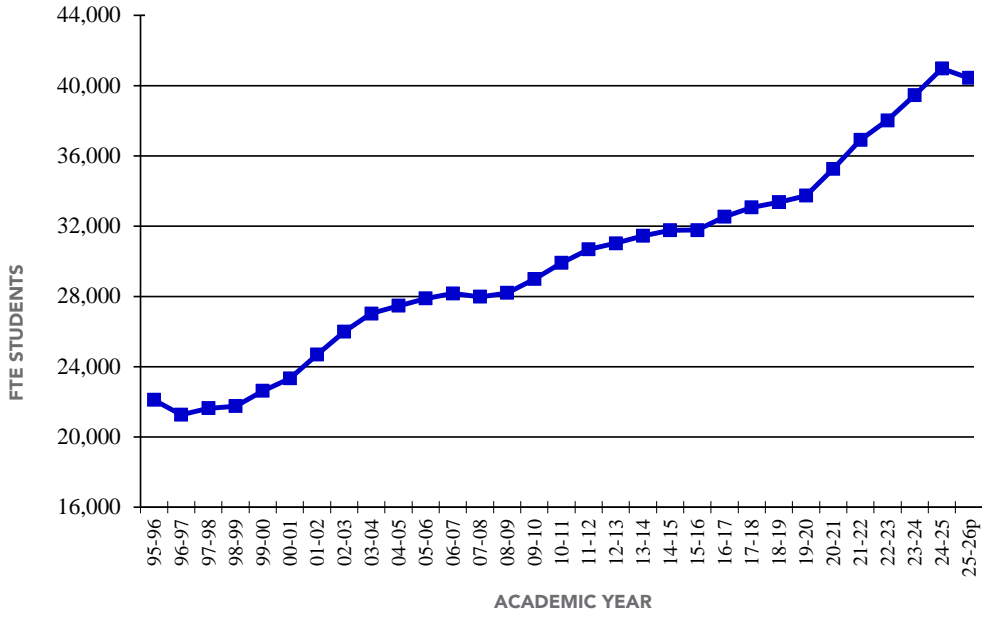
The following graphs from the 2015 Campus Master Plan illustrate historic patterns of spatial needs on campus per student. Following a period of sustained increase from the 1920s through the 1960s, the amount of space required per student has generally plateaued since that time.

The 2015 Campus Master Plan did not establish specific targets for growth, recognizing the challenges of anticipating patterns of growth in undergraduate and research activity and their associated space needs. Student growth projections are available for the 2025-2026 academic year, however projecting beyond that timeframe would not provide an accurate picture of need. There was an increase of just over 1,400 students in 2024-25, which includes about 700 students from Brescia University College. In the 2025-2026 academic year, there has been a decrease in international student enrolment, as indicated in the adjacent figure.

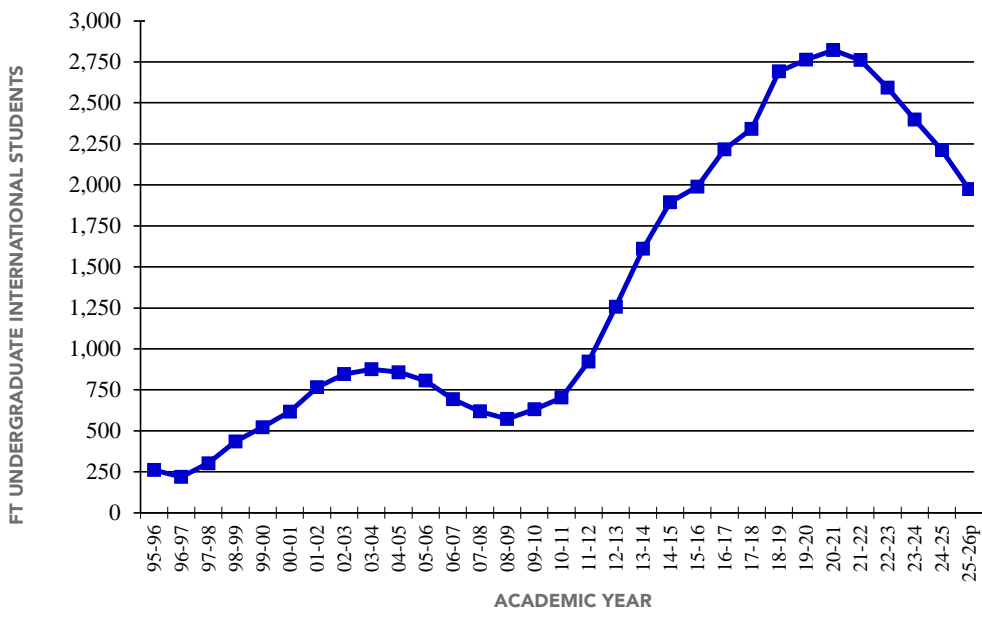
Similar to the 2015 approach, this Campus Development Strategy identifies where campus growth can take place; the calculated potential of development sites; and design opportunities and priorities that should guide future growth.



Historical Square Meterage and Enrolment Growth (2015)



Total Full-time Enrolment (1990 - 2026)



Full-time Undergraduate International Enrolment



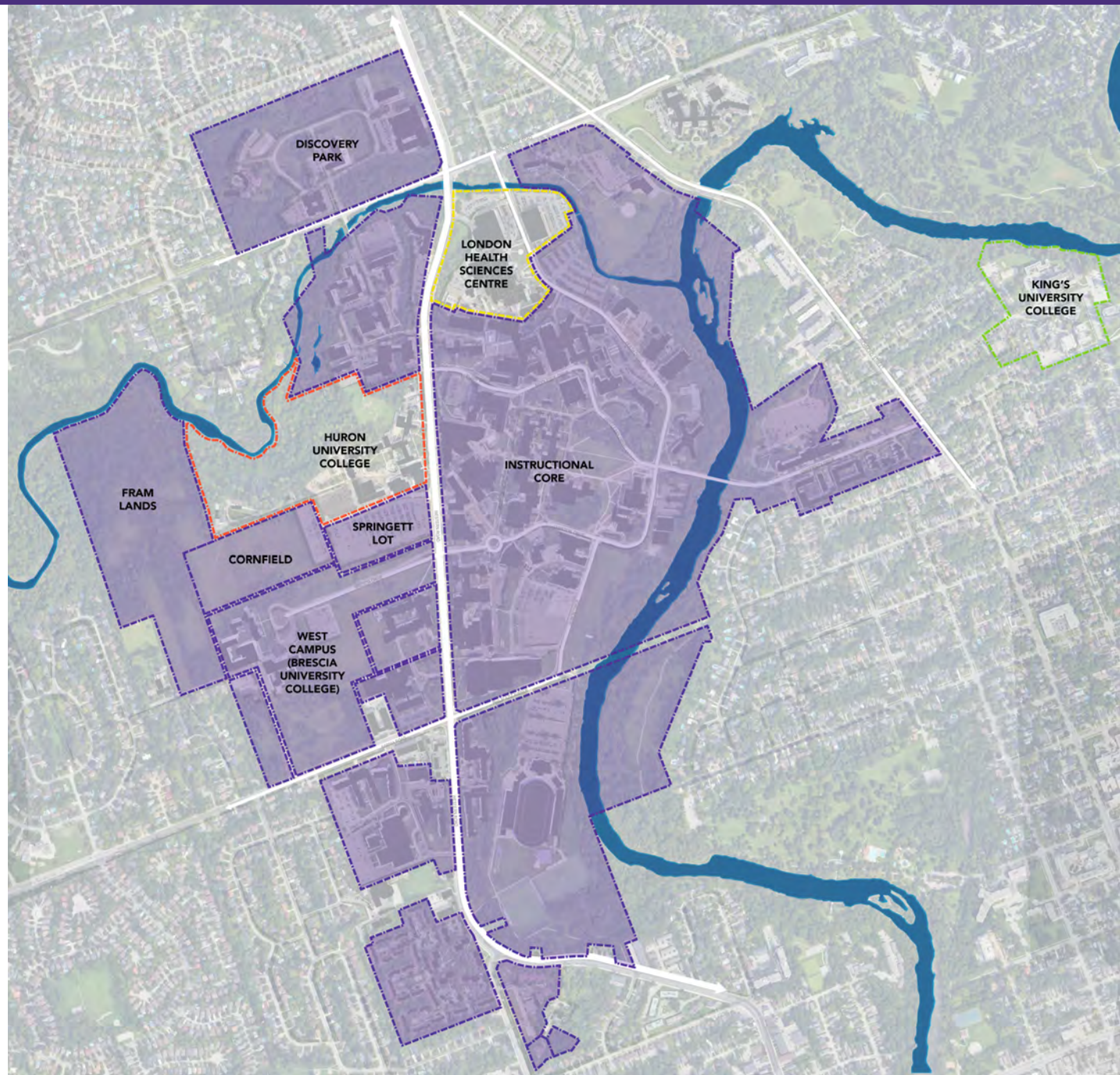
# 1.7 Core Campus and Beyond

## The Big Opportunity

### Main Campus

Western University's Main Campus is made up of roughly 238.6 hectares in north London, comprised of the areas shown in purple on the adjacent map. Through over a century of growth, the campus has evolved to its current size and is made up of a number of zones defined by their character and use. The core campus area is centered around the first buildings on campus and is primarily instructional. It is highly pedestrian focused, with a number of small and large gathering spaces that define the image of the University.

Surrounding the instructional core, there are groupings of student residence areas, to the northwest, east and south. Surrounding affiliated colleges include Huron University College and King's University College.

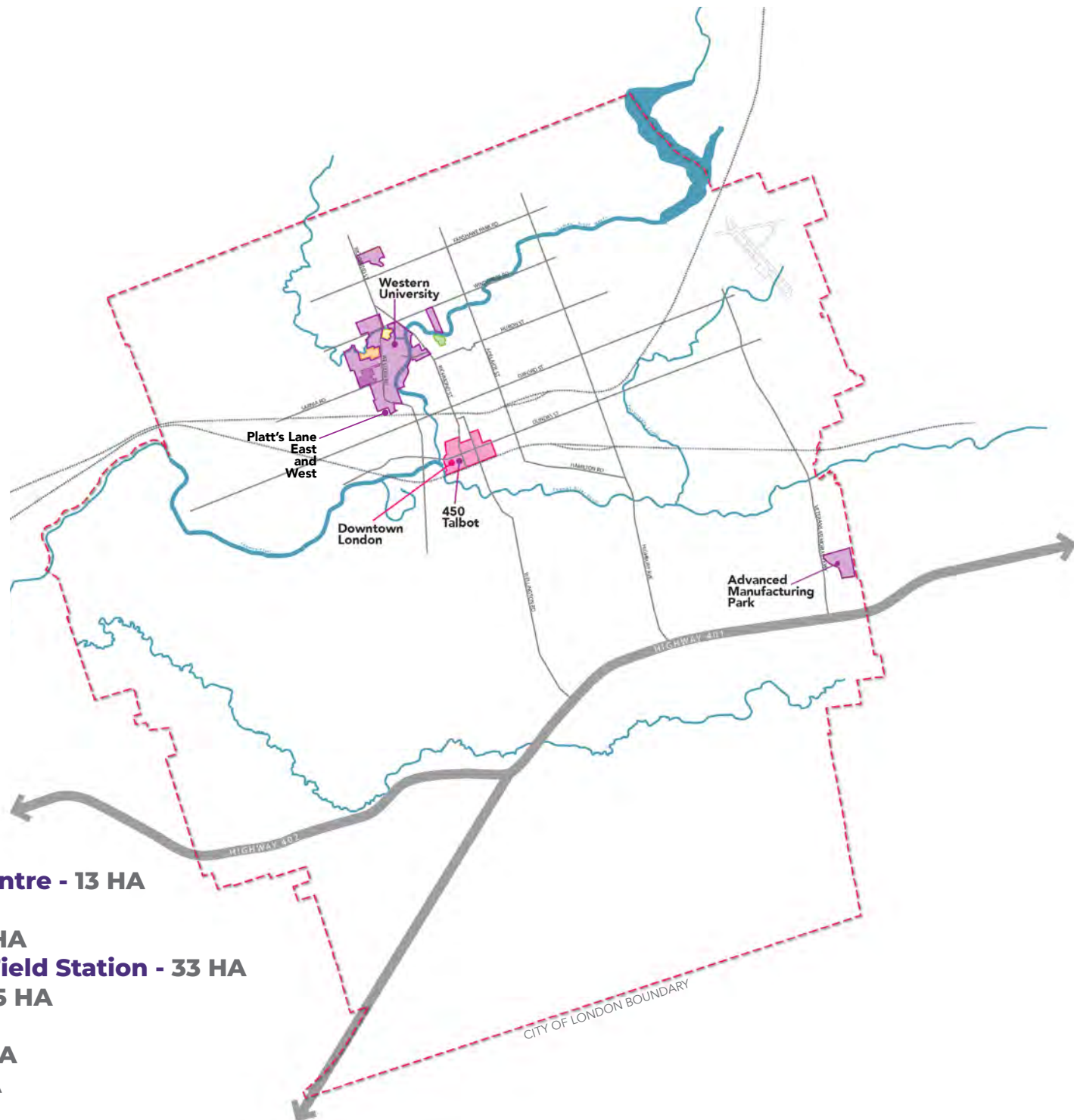


Western University Main Campus Areas

## Western University Areas Beyond Main Campus

### Areas Beyond Main Campus

Western has expanded within the City of London, beyond the traditional Main Campus area, most notably with the research-focused Discovery Park and Advanced Manufacturing Park. These areas present excellent opportunities to align with Strategic Plan goals of advancing research and strengthening the University's presence in the City of London. Western has an opportunity to strengthen its presence at 450 Talbot Street in Downtown London.



- Spencer Hotel and Conference Centre - 13 HA**
- Elginfield Observatory - 120 HA**
- Delaware Radio Observatory - 51 HA**
- Environmental Science Western Field Station - 33 HA**
- Advanced Manufacturing Park - 15 HA**
- Gibbon's Lodge - 18 HA**
- Charlton Property (Ilderton) - 21 HA**
- Platt's Lane East and West - 12 HA**
- 450 Talbot**

## West Campus (formerly Brescia University College)

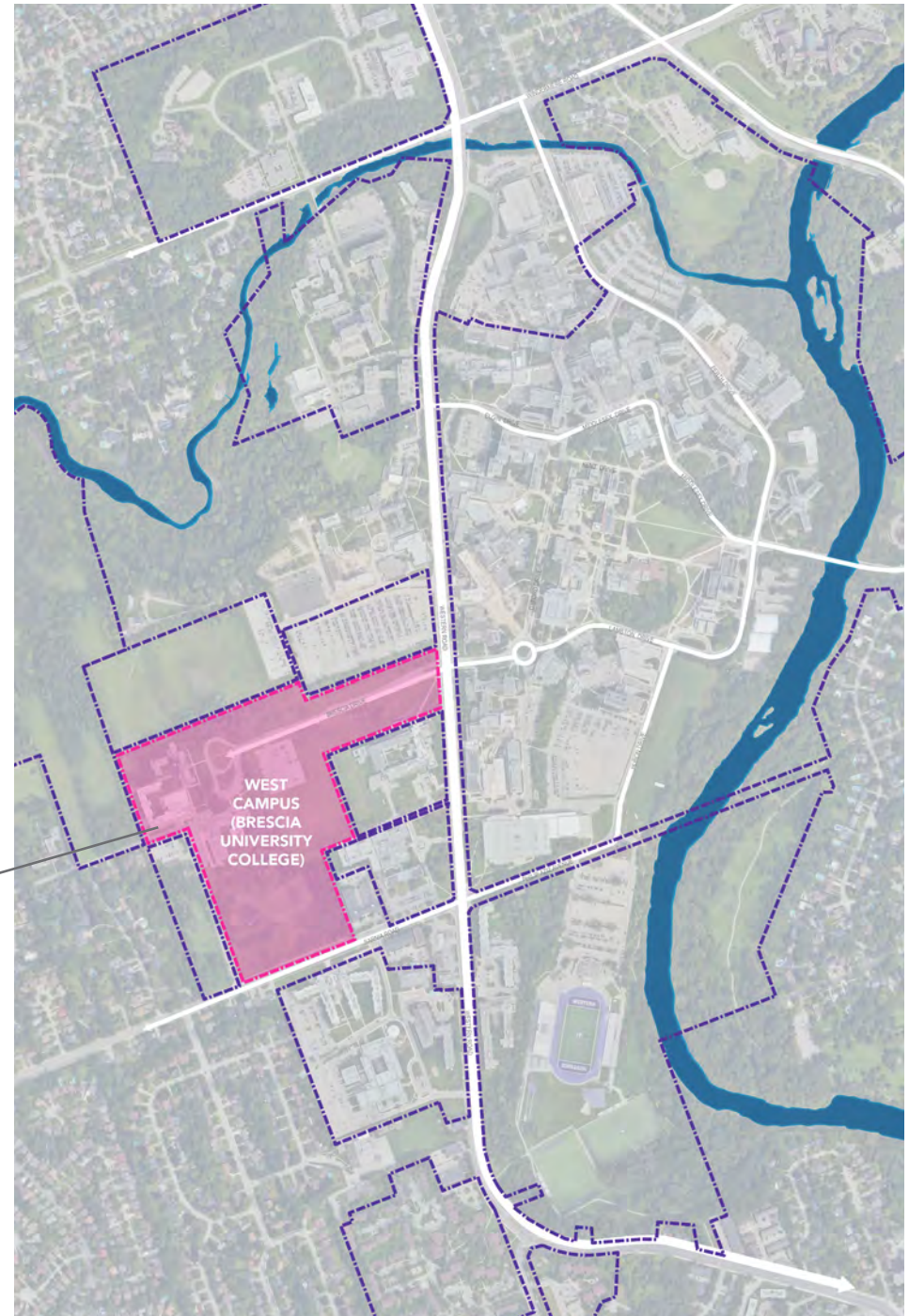
In early 2024, Western University reached an agreement with Brescia University College, resulting in the integration of the 21 hectare parcel with Western University.

This significant piece of land is adjacent to Western property. The integration opens up new opportunities to stitch the campus together, north-south and east-west. The property is largely undeveloped though there are several existing buildings that can evolve with Western academic programs. There are opportunities to create large landscape and open space connections through the West Campus from the Main Campus, tying into the natural landscape and unlocking the potential of lands to the north.

### West Campus - 21 HA



West Campus (Brescia University College)



West Campus (Brescia University College) Map

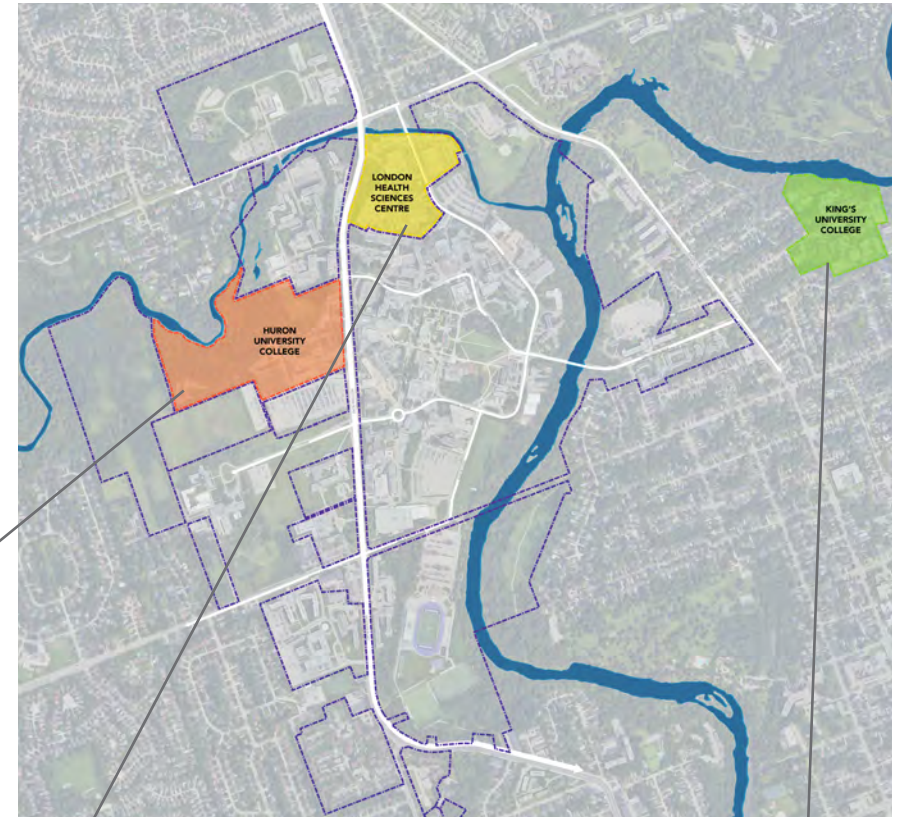
## Affiliated Colleges + University Hospital

Western University is affiliated with two colleges in the near proximity, Huron University College and King's University College, as well as London Health Sciences Centre, located just north of core campus. There are opportunities for Western's future development to be coordinated with the affiliated colleges and hospital to create more cohesion and connectivity between the campus and the surrounding area. For example, creating shared vehicular access, such as the Huron University College entry, that may improve overall connectivity, traffic flow and pedestrian safety.

**King's University College - 8 HA**

**Huron University College - 18 HA**

**London Health Sciences Centre - 11 HA**



**Affiliated Colleges and University Hospital Map**



Huron University College



London Health Sciences Centre



King's University College

## Natural and Open Space Amenities

Western benefits from a spectacular natural setting that has defined the character of the campus for a century. Western is surrounded by a natural setting that has become one of the character defining images of the campus. The Thames River and Medway Creek Watershed, including a connected multi-use trail network extends around the campus, acting as a backdrop as the University has grown over the last 100 years. There are opportunities to enhance the University's relationship and connection to the Thames River and Medway Creek by improving access from campus to existing trail networks and incorporating new, continuous landscape systems through campus that connect to the river and creek. This can be achieved by creating unique places for nature to engage campus culture and by providing infrastructure that supports health and wellness.

The Thames River's 100-year and 250-year floodlines place constraints on development within or adjacent to them and have been taken into account in the updated development sites described in this plan. Restrictions on development enable the preservation of the natural landscape and requires thoughtful consideration of how buildings and public spaces interface with and respond to the river.

The historic character of the landscape and open space within the campus itself is significant, with green spaces sloping from the core down to the river, established tree coverage, playing fields along the river's edge, wide pedestrian priority boulevards, and smaller courtyards that create a network of special campus open spaces. Several of the core campus open spaces have been reinvigorated over the last decade and continue the tradition of creating excellent campus places.

Preservation of the natural landscape represents over one third of Western's campus lands and, as noted in the Open Space Strategy, diverse ecological systems plays a crucial role in supporting biodiversity, managing stormwater, and creating a distinct campus identity.



UC Hill

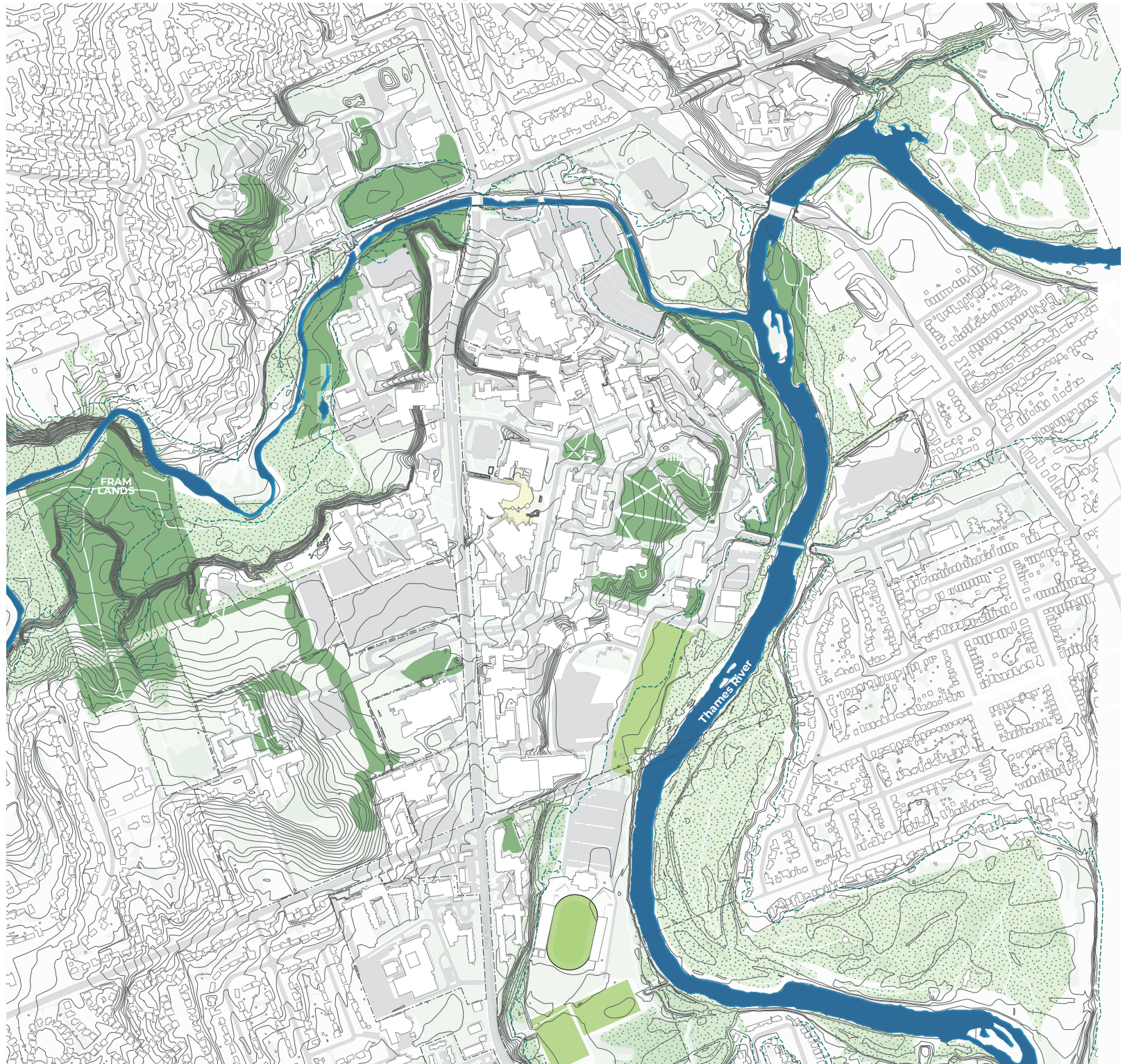


Thames River



Playing Fields

# Landscape and Open Space Network



- Woodlots
- Natural Areas
- Sportsfields
- Plazas

Legend



02

**A Vision for Western's Future**

# 2.1 Updated Campus Development Initiatives

## Key Priorities for Future Campus Growth

*Focus on “the ability to accommodate continuing growth while respecting the essential qualities of the campus and ensuring an efficient use of space and adequate access and movement” is a significant goal. The addition of the former Brescia lands the University now has significantly more space to grow and needs a long term development strategy that reflects this change. The 2026 Campus Development Strategy has adapted the key development initiatives proposed in 2015 to align with updated University priorities and changes in learning as well as to be reflective of new land acquisitions that have occurred in the last decade:*

### **1. Continue to Intensify the Core**

While there has been significant intensification of Main Campus in the last decade, the heart of the Western campus continues to be a number of sites that are ideal for infill with new or renovated buildings. These priority development sites have been identified and design objectives proposed for each, recognizing the constraints and opportunities for each site. The development of these core sites should include strategies for consolidating fragmented service drives and improving the at-grade pedestrian experience.

### **2. Strategic Planning for Long-term Growth**

Expansion of the campus across Western Road began in the 1960's and continued in the early 2010's with the development of Ivey Business School. The addition of the West Campus to the University's property on the

west side of the road presents incredible opportunity for long-term growth and connectivity of previously disconnected sites. Creating a rational framework of roads and infrastructure to support future development should be prioritized in the upcoming years.

### **3. Invest in High-Quality Landscape and Public Realm**

Western is a beautiful and well-situated campus, with many historic open spaces and a rich natural landscape. Investment in the improvement of several of the principal public spaces has been prioritized over the last decade and should be a continued priority going forward. Additionally, there are many opportunities outside the historic core to create a network of high-quality public spaces that reflect Western's rich history and future objectives, while preserving the natural landscape.

#### **4. Redefine the Character of Western Road**

As Western Road changes from a boundary street to become more internal to the campus, its pedestrian quality must be improved through public realm investment, creating additional safe pedestrian crossings, and continued reinforcement of the built edge along the road.

#### **5. Enhance New + Existing Campus Gateways**

The sense of place and arrival at Western can be enhanced through open space and built form investment. Key development sites, open space and pedestrian improvements can emphasize the principal gateways and entrances to the core campus and the expanding campus to the west of Western Road and north at Westminster. Gateway improvements and pedestrian safety are being advanced with development plans for the intersection of Richmond and University Drive; however there remain additional priority development sites on campus that can enhance the sense of arrival at the University.

#### **6. Pedestrian Priority Campus**

Much of the intensification of the core campus, expansion across Western Road and open space improvement will be undertaken on land now used for surface parking. A comprehensive strategy to reduce overall parking demand, increase utilization, and provide new underground and structured parking, along with appropriate parking pricing, will be required. This should also include a strategy to potentially increase the number of roads on campus that are reserved for service vehicles only, and limit the use of personal vehicles within the core.

#### **7. Improve Campus Connectivity**

Reducing vehicular traffic and parking within the Main Campus will require a stronger commitment to improved connectivity. Emphasis on improving pedestrian and bicycle networks within the campus, to the surrounding natural landscape and to the broader city, and on planning for consolidated transit infrastructure including the potential for a primary transit stop, designed to support the expansion of transit routing around campus.

# 2.2 Key Structuring Moves

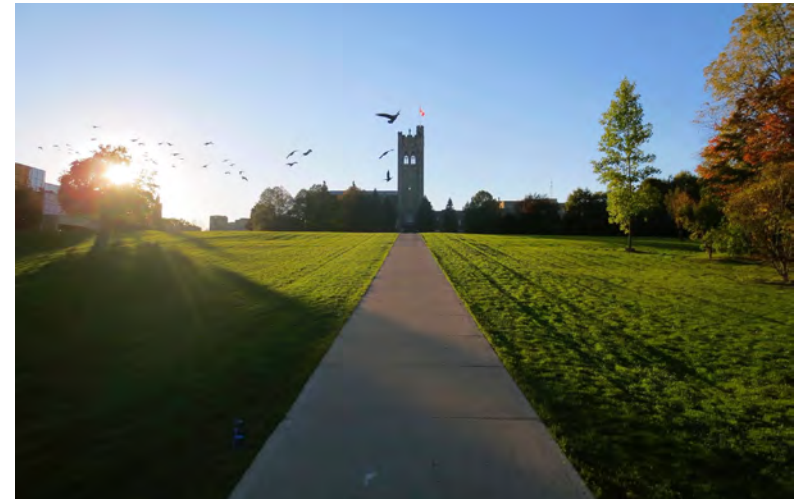
## Reinforcing and Expanding Western's Core Campus

### “Hill to Hill, River to Creek”

The future western expansion of the University should anticipate a ‘mirrored’ campus of equal beauty, aligned with the goals of the Strategic Plan. This area can extend the existing campus landscape system, with an opportunity to create a pedestrian boulevard that links UC Hill to a new West Campus Hill.

A formalized street network within West Campus, along with improved pedestrian connectivity along Lambton Drive and Brescia Drive, will help integrate the Western Road frontages and support continued campus growth. This also reinforces Western Road as a key transit and movement corridor through the campus.

A series of linked campus landscapes form a bigger circuit offering recreation, health and wellness, and amenity for students and faculty, connecting to the surrounding Thames River and Medway Creek conservation areas.

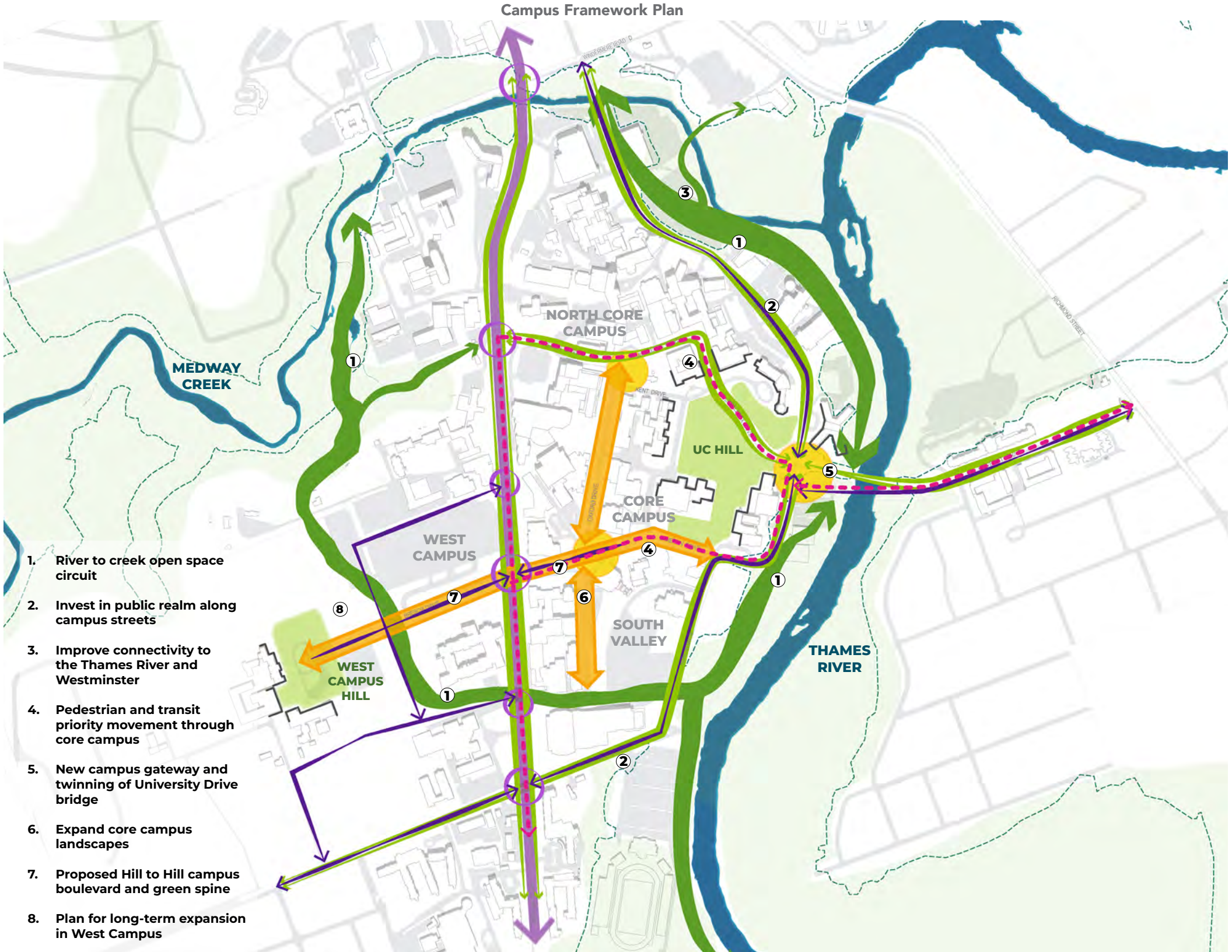


UC Hill view to University College



Ursuline Hall on West Campus

# Campus Framework Plan



1. River to creek open space circuit
2. Invest in public realm along campus streets
3. Improve connectivity to the Thames River and Westminster
4. Pedestrian and transit priority movement through core campus
5. New campus gateway and twinning of University Drive bridge
6. Expand core campus landscapes
7. Proposed Hill to Hill campus boulevard and green spine
8. Plan for long-term expansion in West Campus

# 2.3 Campus Design Framework

## Circulation + Open Space + Development

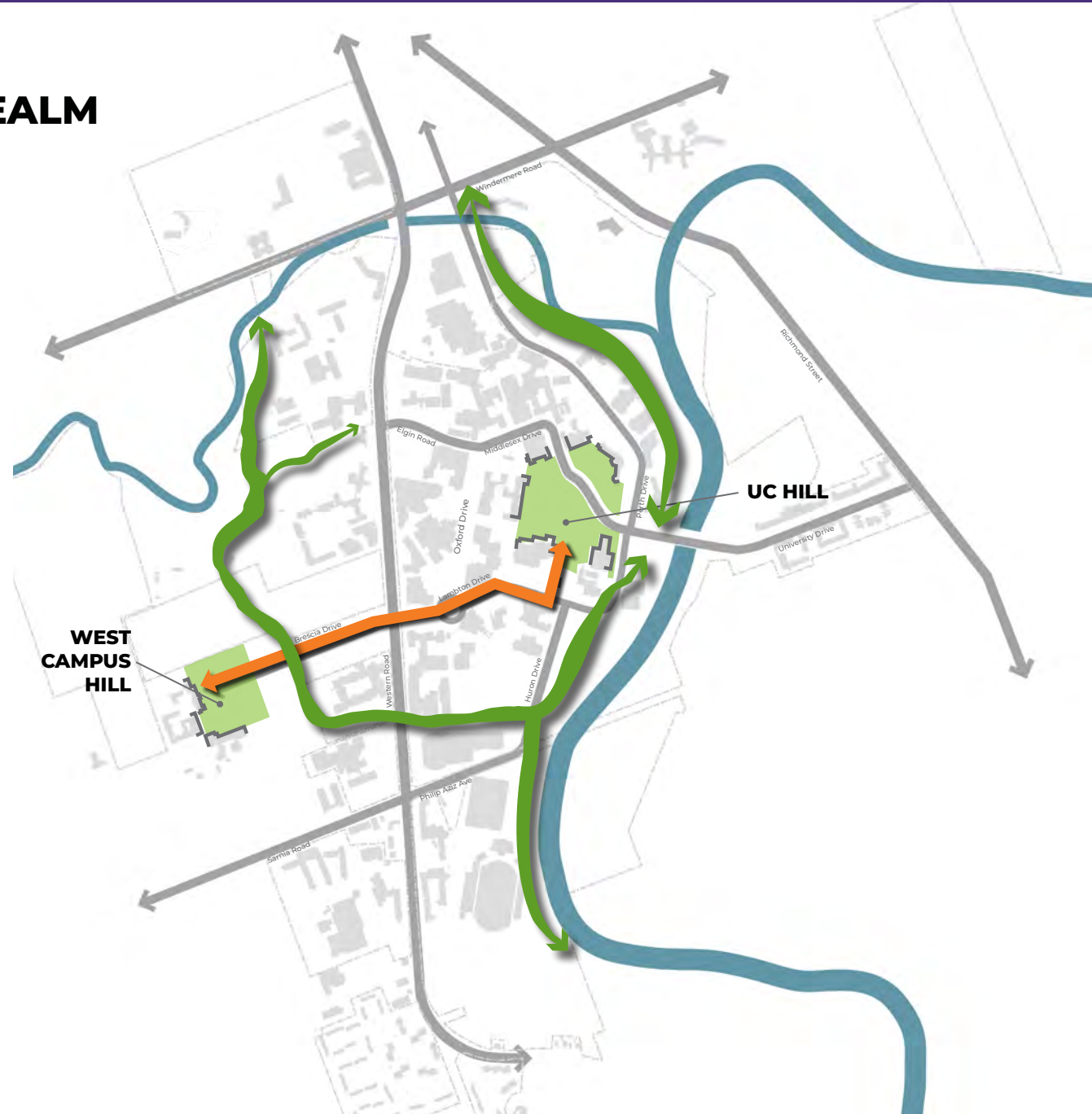
### OPEN SPACE + PUBLIC REALM

#### 1. The Big Picture (Hill to Hill, River to Creek)

- Recognize the significant potential to create a campus-wide open space circuit with the inclusion of the West Campus property;
- Embrace the existing Thames River Watershed and Medway Creek Subwatershed that surround the campus as a character natural landscape;
- Create open space links from the historic UC Hill to a new, complementary “West Campus Hill” framed by Ursuline Hall and future surrounding development (Hill to Hill) and from the Thames River to Medway Creek (River to Creek).

- ↔ Campus Open Space Circuit
- Campus Hills
- ↔ Proposed Campus Boulevard and Green Spine

Legend

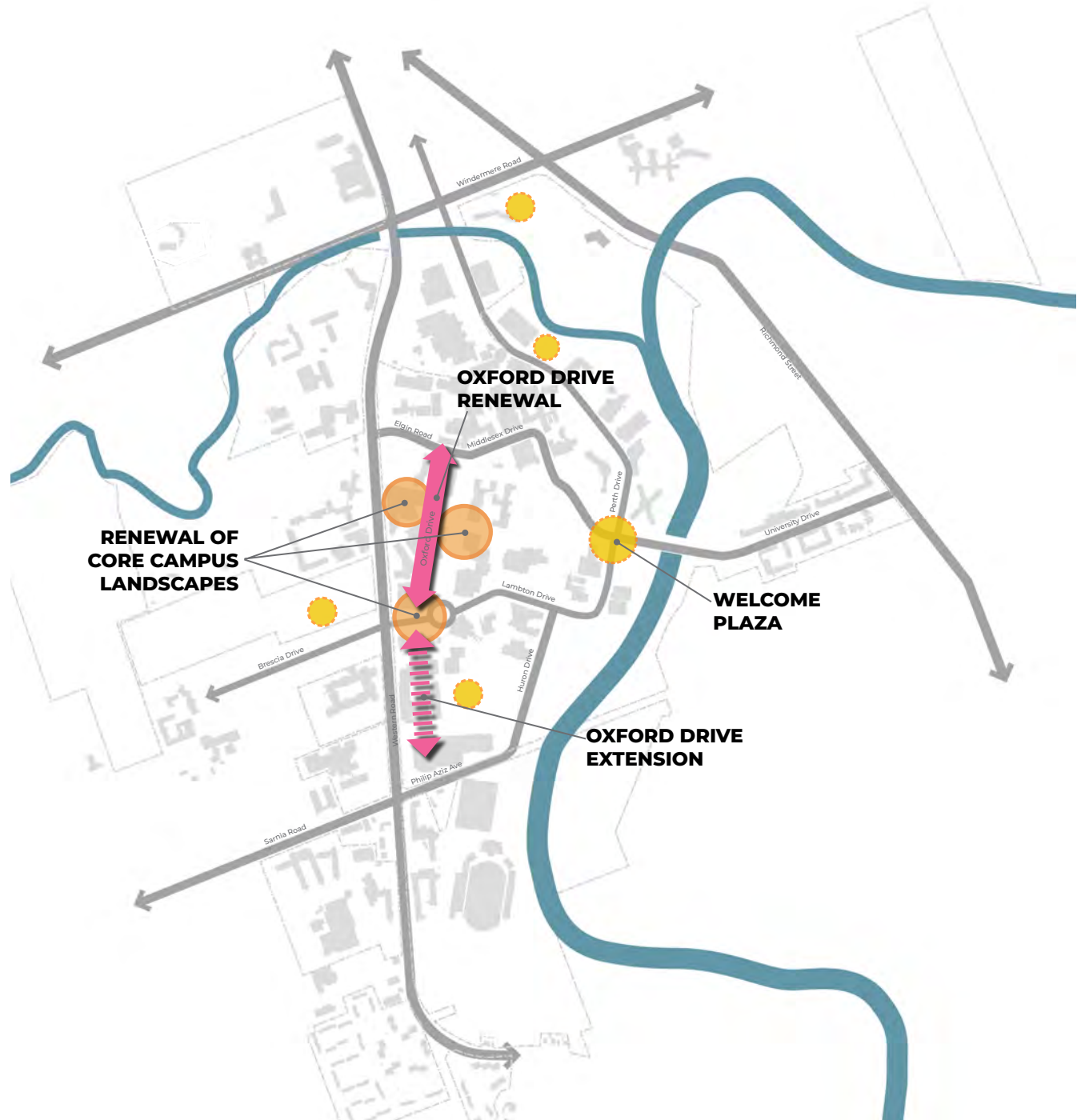


## 2. Renew and Expand Western's Campus Places

- Continue to invest in improving existing character open spaces and adding new areas;
- Create pedestrian priority connections throughout campus, both within buildings and through pedestrian priority streets, crossings and walkways;
- Continue to expand the network of campus open spaces by including new smaller quads and high quality open spaces along with each new development;
- Resolve traffic and transit considerations on Middlesex Drive prior to the realization of the planned Welcome Plaza at the base of UC Hill and the planned twinning of University Drive bridge.

- ↔ Public Realm Renewal
- ↔ Public Realm Extension
- Core Campus Open Spaces
- New Campus Open Spaces

Legend



# Emerging Campus Open Space and Public Realm Framework



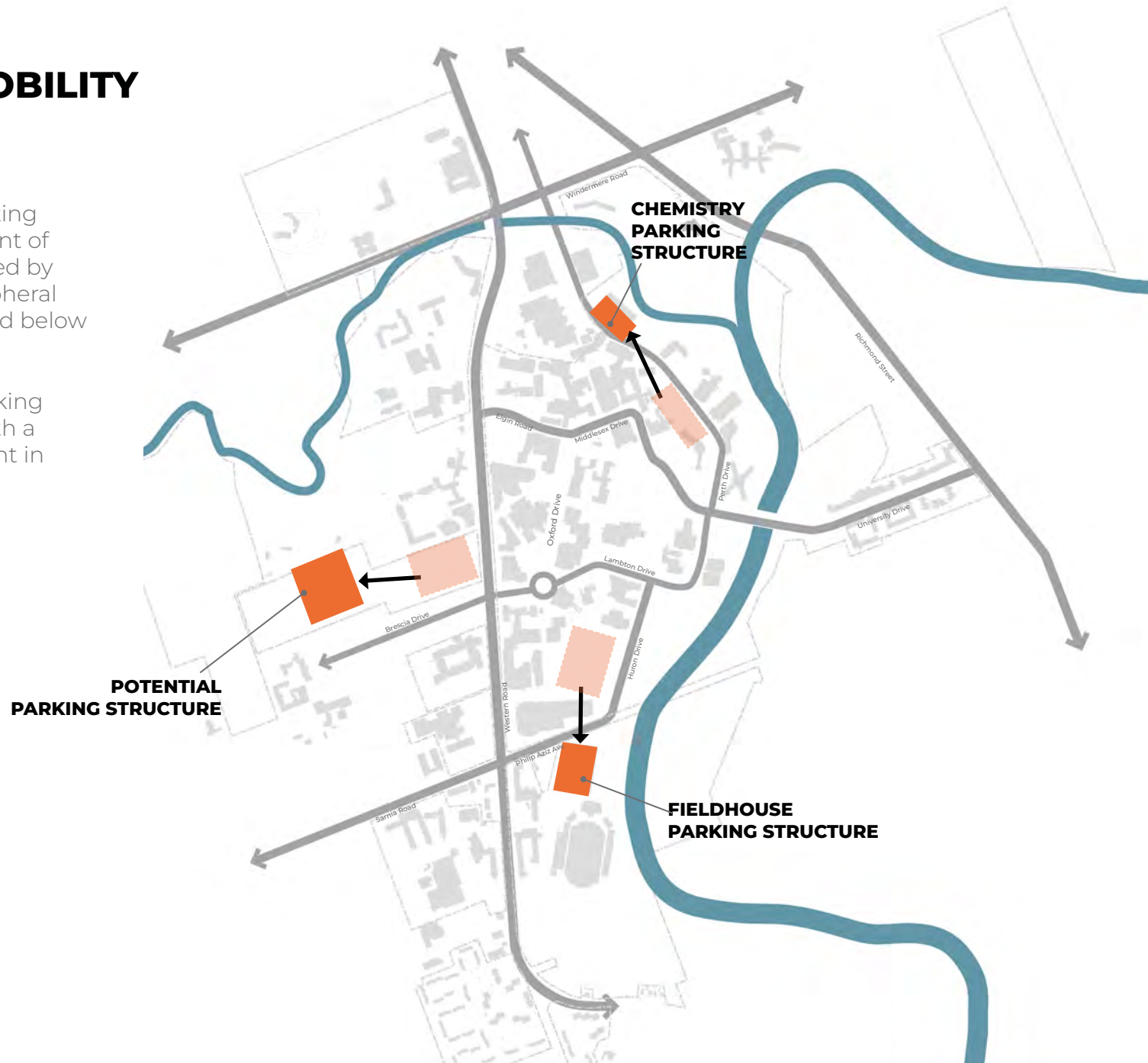
- Campus Open Space Circuit
- Campus Hills
- Proposed Campus Boulevard and Green Spine
- Public Realm Renewal
- Public Realm Extension
- Core Campus Open Spaces
- New Campus Open Spaces

Legend

# CIRCULATION + MOBILITY

## 1. De-centralize Parking

- Create a comprehensive parking strategy for the redevelopment of existing surface lots, supported by consolidated parking in peripheral structured parking (above and below grade);
- Relocate existing surface parking on Springgett further west, with a structured parking investment in the long term.

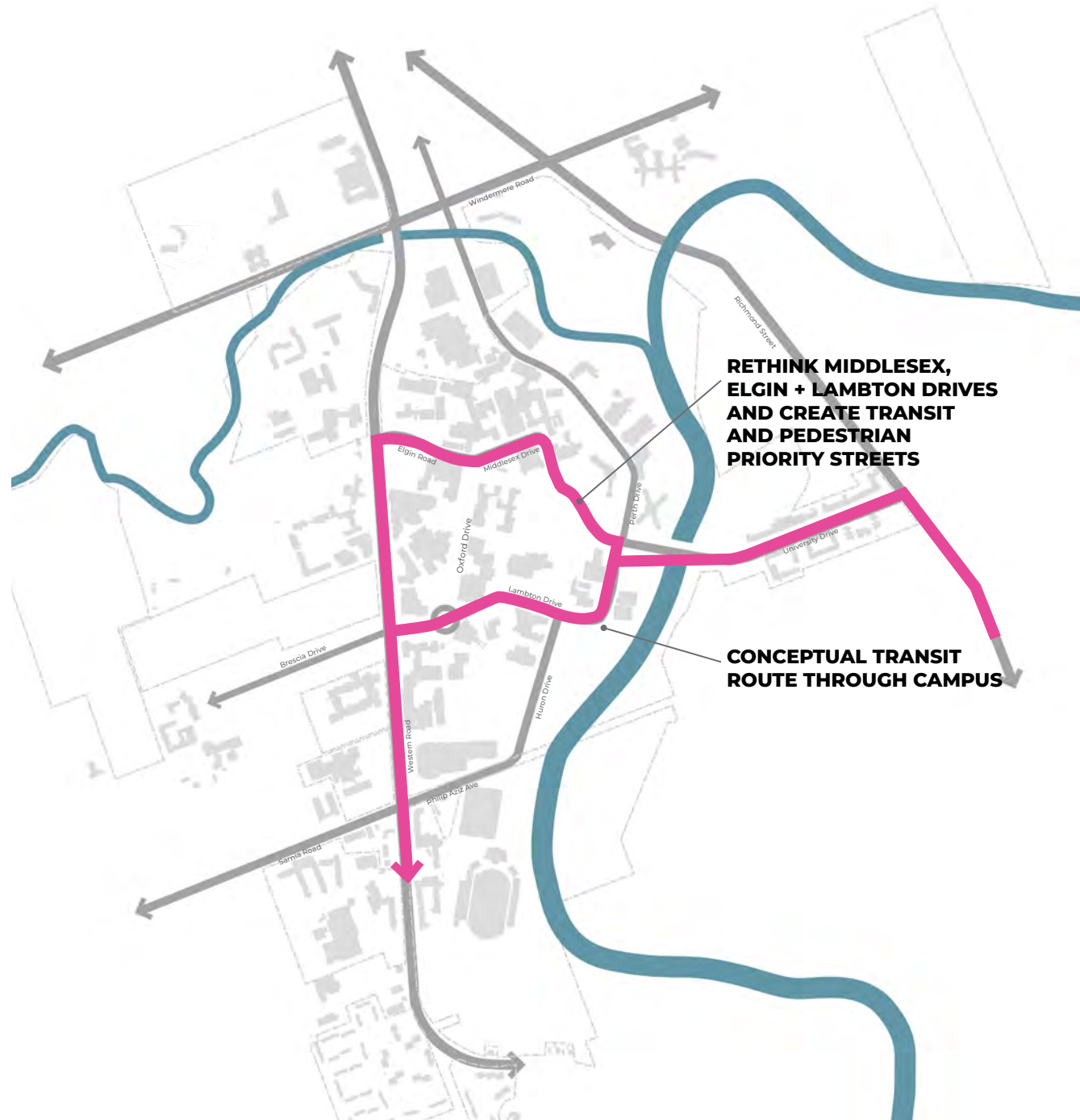


- Existing Surface Parking Lot
- Potential Parking Structure

Legend

## 2. Prioritize Transit

- Invest in a transit-rich campus that relieves core campus congestion, and can be coordinated with potential LTC service changes;
- Control traffic within the campus core, while increasing transit access and coverage.



 Potential Transit Route

Legend

### 3. Strengthen Connections to the Core

- Improve safe pedestrian movement along and across Western Road with new connections and public realm investment. Improvements involving Huron lands or shared routes will be advanced in collaboration with Huron;
- Enhance bridge connections across the Thames River with pedestrian priority twinning of University Drive bridge and improved connectivity between Westminster and Perth Drive;
- Prioritize safe crossing of Western Road from South Valley to West Campus;
- Prioritize pedestrians in the core along Middlesex Drive and a portion of Lambton Drive.
- In the long term, consider opportunities to create a building-to-building bridge connection across Sarnia Road to connect student residences on the south to fully developed West Campus buildings.








- ←→ New or Enhanced Pedestrian Crossings
- ▬▬▬▬ Improved Pedestrian Boulevard
- ▬▬▬▬ Pedestrian Priority Street

Legend

# Emerging Campus Circulation and Mobility Framework



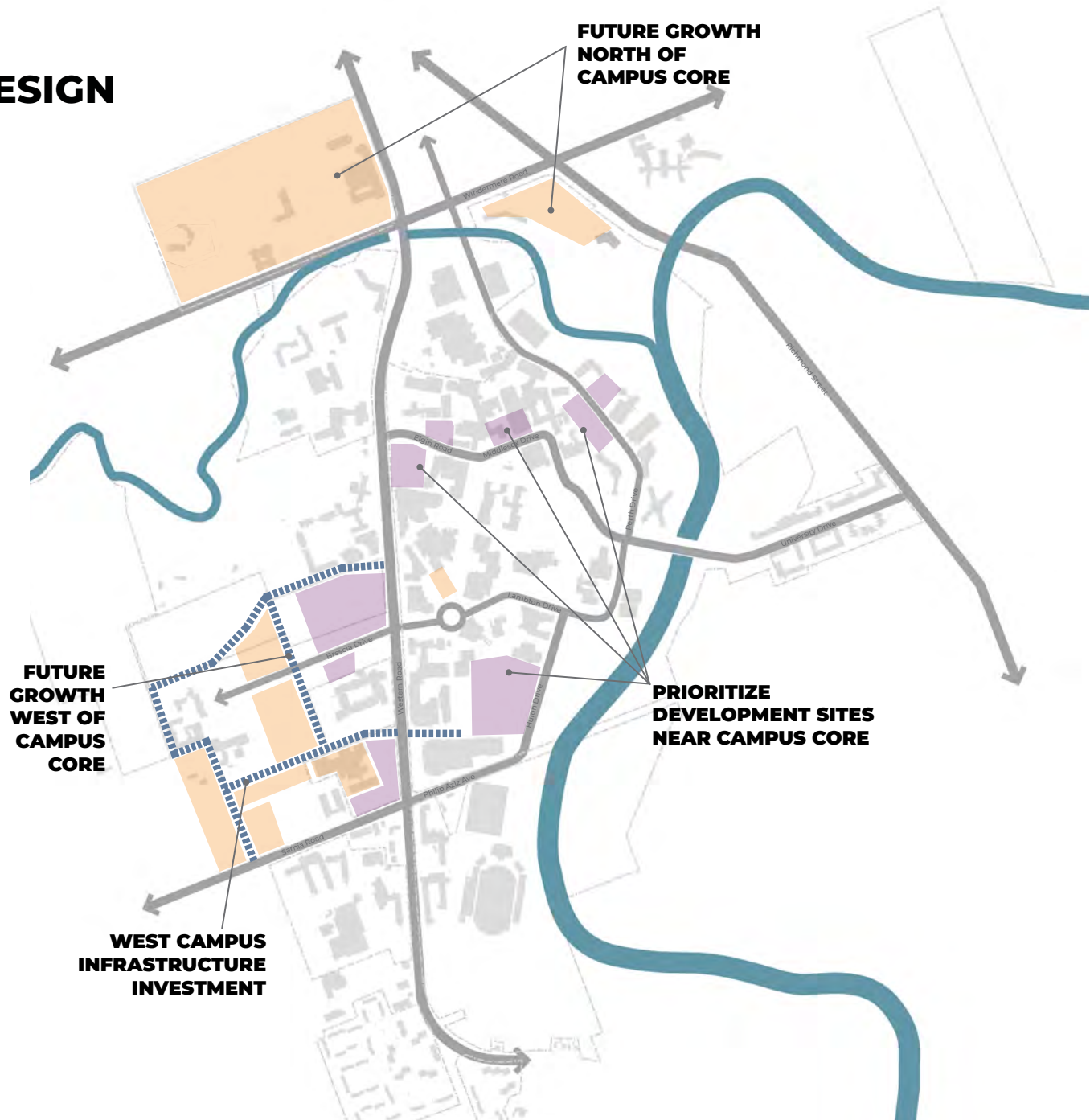
-  New or Enhanced Pedestrian Crossings
-  Improved Pedestrian Boulevard
-  Pedestrian / Cycling Priority Route
-  Potential Transit Route
-  Potential Parking Structure

Legend

# BUILT FORM + URBAN DESIGN

## 1. Plan for Near + Long Term Growth

- Prioritize the development of primary sites in the core campus to continue infilling existing underutilized areas and create a more cohesive campus experience;
- Create a comprehensive framework of infrastructure to support the longer term expansion outwards with the future development of West Campus / FRAM;
- Continue to prioritize accessible design and expand the network of interior connections that provide comfortable all-season movement, particularly in areas of campus with grade changes.

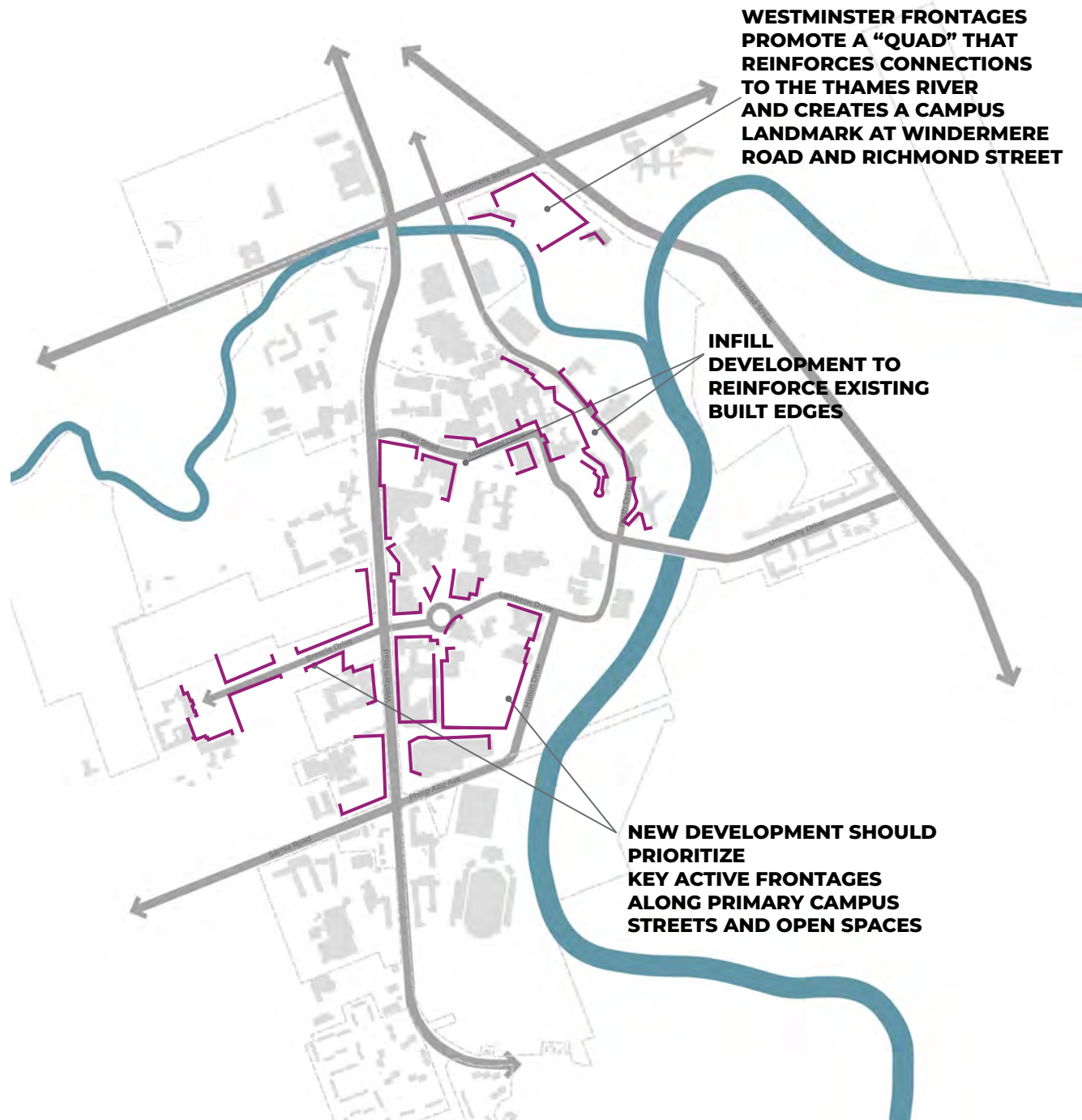


- Potential Future Connections
- Primary Development Opportunity Sites
- Secondary Development Opportunity Sites

Legend

## 2. Architectural Excellence + Activation

- Demonstrate continued commitment to architectural excellence to ensure a cohesive and complementary campus character that respects the historic Collegiate Gothic style;
- Continue to prioritize leading sustainable design as a core principle;
- Prioritize the public realm interface and engaging active frontages of new buildings to enhance the overall pedestrian experience of the campus.



# Emerging Campus Built Form and Urban Design Framework



Legend



03

Development Strategy

# 3.1 Evolving Character Areas

## Expanding the Instructional Core

Western University's Main Campus is made up of established character areas that define the relationships between different uses and contribute to the overall campus experience. The 2015 Campus Master Plan mapped these areas, and development since that time has continued to reinforce the established character of the campus.

The inclusion of West Campus as a part of Western University initiates an evolved future concept of the campus structure and character, one where Western Road no longer acts as the boundary of the Instructional Core. With the consolidation of West Campus, Springgett and Ivey properties, there is potential for the Instructional Core to expand and bridge Western Road with future development.

The established residence areas of the campus have continued to intensify, with several new developments in the design and construction stages. In the longer term there may be opportunities for new student residences along the southwestern edge of West Campus and at Westminster College.



# Campus Character Areas 2026 and Beyond



# 3.2 Campus Intensification Areas

*Aligning with the Campus Character Areas, there are a number of sites in Main Campus that present significant opportunity for future academic development or redevelopment. Recognizing the importance of creating a cohesive campus experience and the need to plan long-term for how development will fit into its context, these sites have been grouped by proximity to create emerging campus intensification areas that fit within the broader character areas. Grouping development sites into intensification areas recognizes the benefits of planning for adjacencies, and how the longer term success of an area of campus will be achieved by the careful planning and coordination of all sites in close proximity.*

## **Thames River Intensification Area:**

These development sites are linked across the Thames River, with potential for sites along Perth Drive to act as a gateway that connects Westminster to the core campus. Several sites within this area are affected by floodplain restrictions that require consideration. The design of buildings and open spaces should respect and respond to the natural heritage systems along the Thames river, creating connections, views and amenity spaces within the landscape.

## **Core Campus Intensification Area:**

This area is made up of smaller infill sites located in the campus core. These sites have challenging service, parking, and access considerations; however there is potential for these to be consolidated through infill development. Development in this area creates opportunities for a new campus gateways at Elgin and Lambton Drives and a stronger architectural presence along Western Road. While they are smaller sites, they present opportunities to activate the in-between places of the developed core and provide needed expansion of existing facilities and amenities.

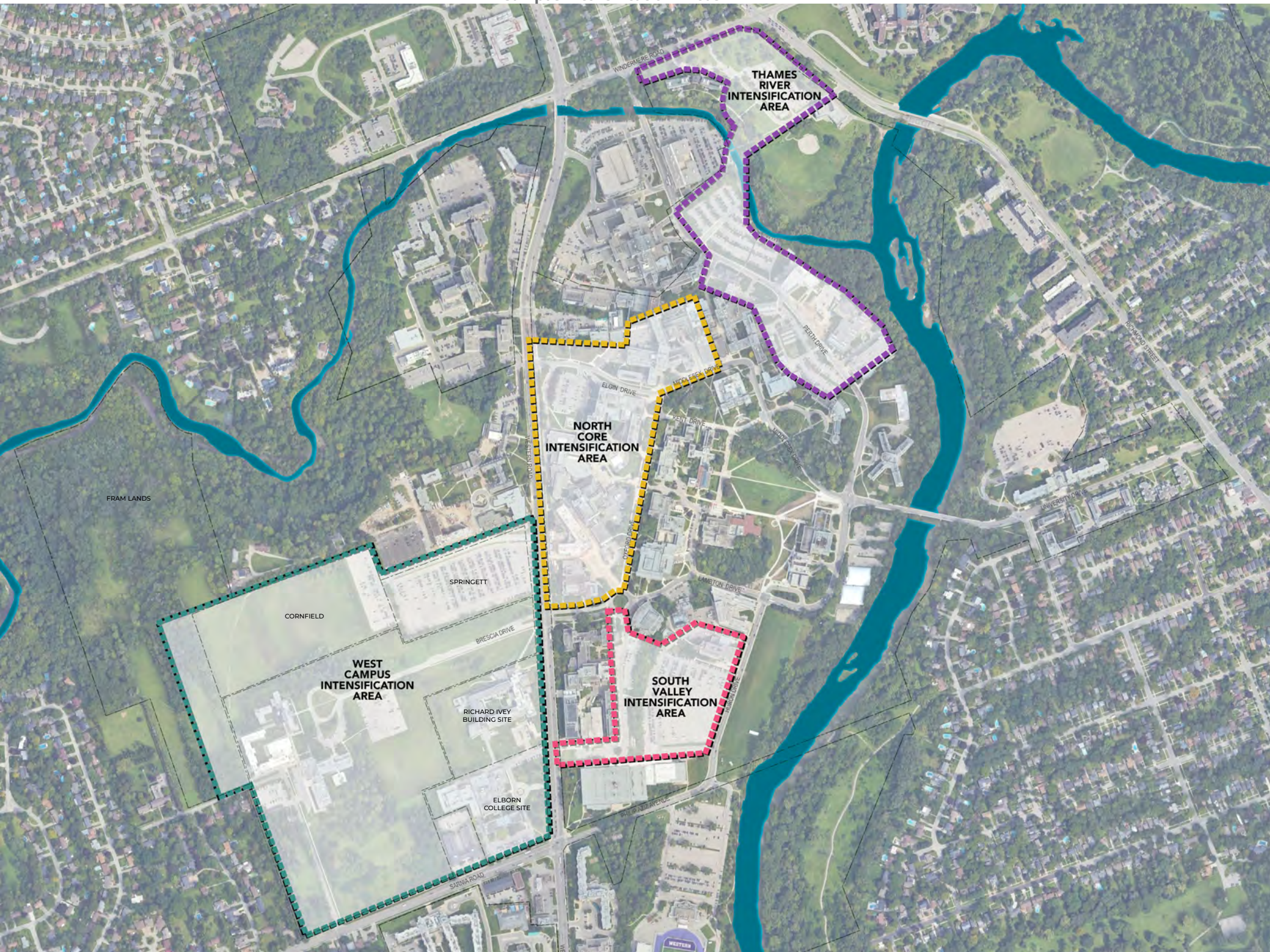
## **South Valley Intensification Area:**

South Valley is the largest remaining core campus development site. Its success is linked to the realization of large open space investments, such as a new east-west link across Western Road to Ivey and the southern extension of the Oxford Drive promenade. Broader coordination is needed related to grade-change accessibility and mediating service access and public realm along Oxford Drive South.

## **West Campus Intensification Area:**

The West Campus Intensification Area is made up of West Campus, Springett, the FRAM Lands, the Cornfield, the Ivey Building site, and the Elborn College site. This area is the largest piece of mostly vacant land on campus. Development in this area will require investment in safe pedestrian movement and transit connectivity. Development should be based on a long-term strategy for phased growth and investment in an internal road network to improve access. Early stage development should be focused on the eastern properties that have closer proximity to the core campus and can improve frontage along Western Road. Floodplain restrictions on the FRAM lands limit development potential; however can advance large open space connections from the campus to Medway Creek and the Cornfield property can be utilized for parking in the longer-term.

# Campus Intensification Areas



**THAMES RIVER INTENSIFICATION AREA**

**NORTH CORE INTENSIFICATION AREA**

**WEST CAMPUS INTENSIFICATION AREA**

**SOUTH VALLEY INTENSIFICATION AREA**

FRAM LANDS

CORNFIELD

SPRINGETT

BRESCIA DRIVE

RICHARD IVEY BUILDING SITE

ELBORN COLLEGE SITE

SURPRIA ROAD

WINDERMERE ROAD

PEEL DRIVE

ELGIN DRIVE

MOUNT PLEASANT DRIVE

LIMETON DRIVE

RICHMOND STREET

UNIVERSITY DRIVE

WILSON AVENUE

WESTERN

# 3.3 Primary Development Sites

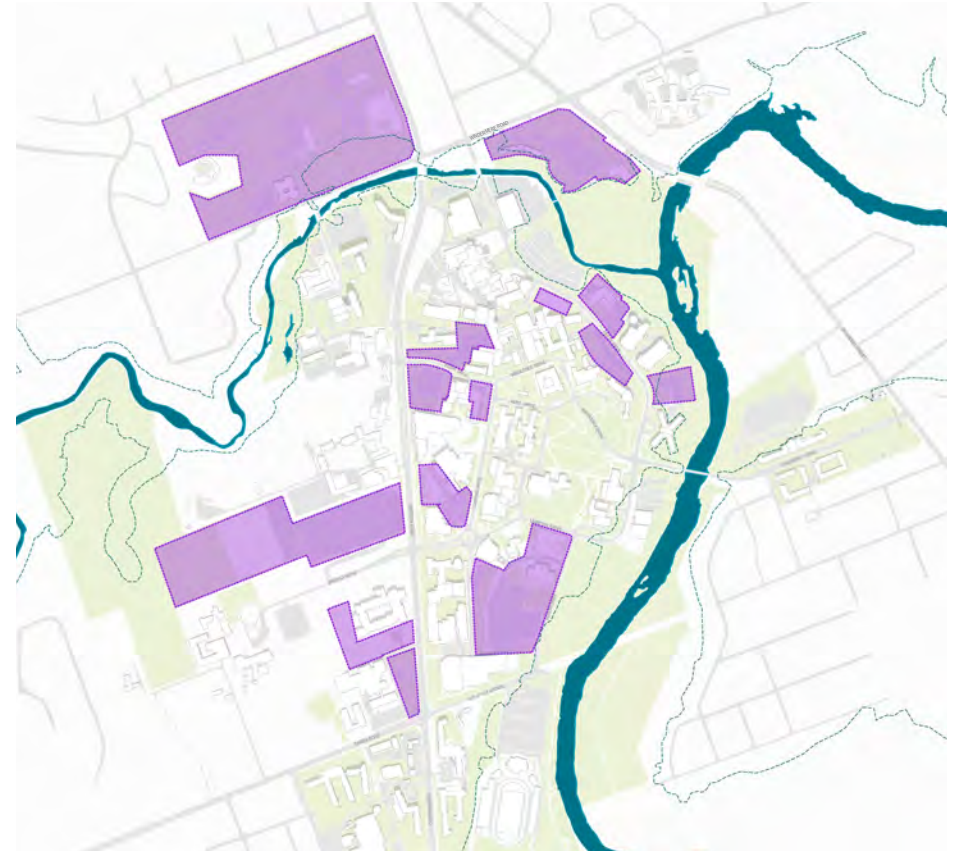
## 10 Year Potential

The 2015 Campus Master Plan identified key primary and secondary development sites for the campus. Since that time, most completed and planned development has occurred on those identified sites. This Campus Development Strategy has revised the previous development sites to reflect recent development, flood plain restrictions, other natural environment considerations and, most substantially, incorporate the inclusion of West Campus as a part of the Western University campus.

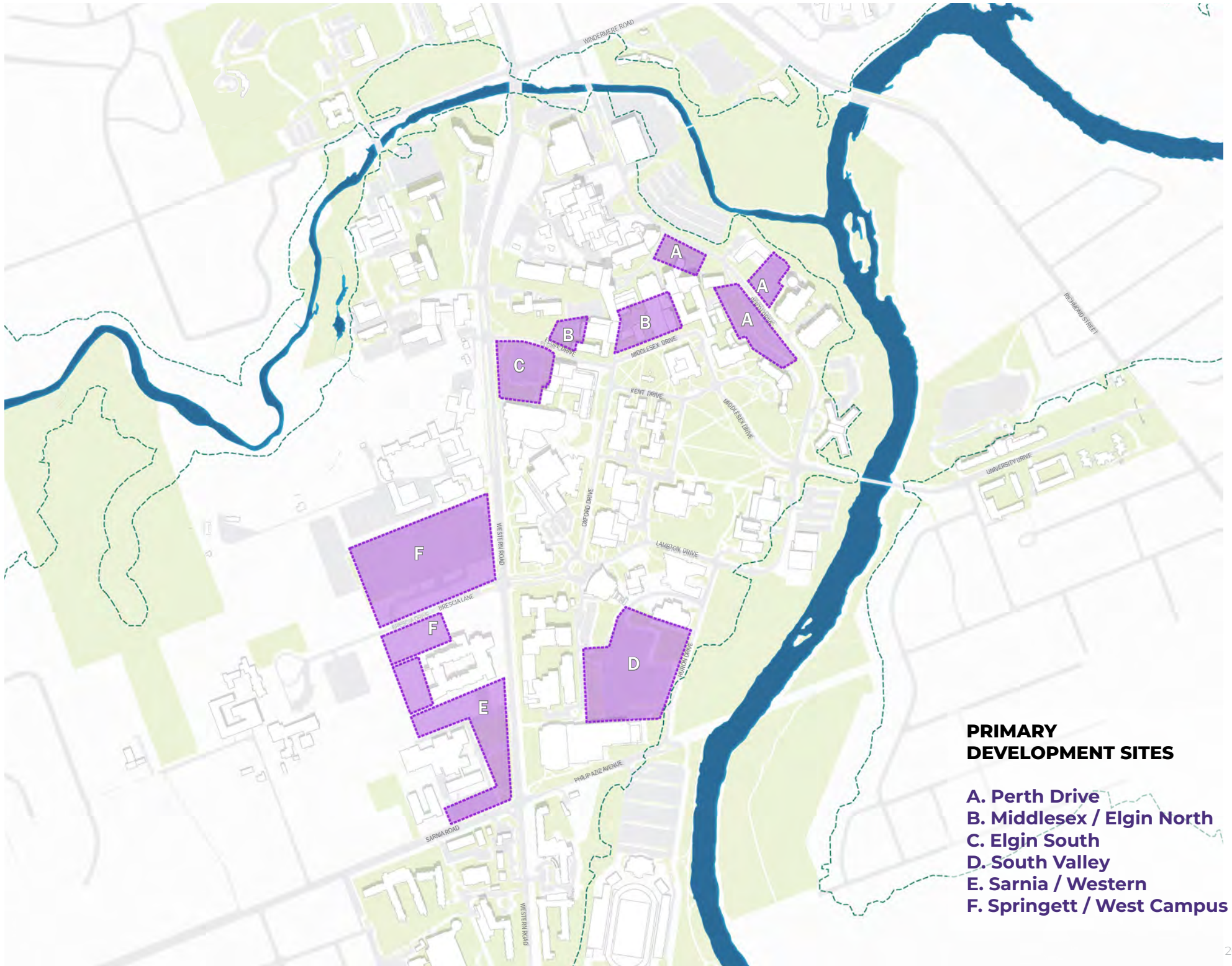
The following sites are identified as Primary Development Sites, those that are closest to the campus core and that should generally be prioritized for development within the next ten years. These sites are considered Primary due to their close proximity to the campus core, and the timeframe within which they will be considered for redevelopment.

- **Perth Drive**
- **Middlesex / Elgin North**
- **Elgin South**
- **South Valley**
- **Sarnia / Western**
- **Springett / West Campus East**

**Primary Development Sites: 2015**



# Primary Development Sites: 2026



## PRIMARY DEVELOPMENT SITES

- A. Perth Drive
- B. Middlesex / Elgin North
- C. Elgin South
- D. South Valley
- E. Sarnia / Western
- F. Springett / West Campus East

# 3.4 Secondary Development Sites Greater Than 10 Years

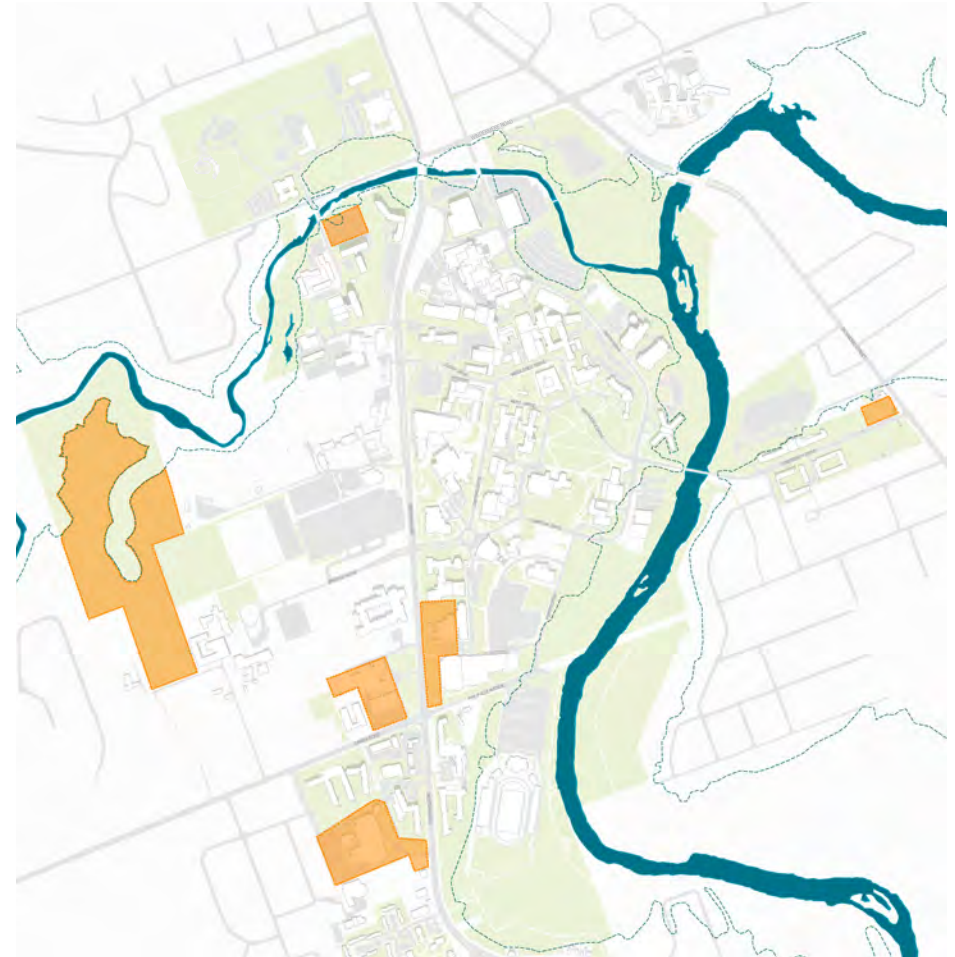
As the campus has grown and evolved, the sites that should be considered for longer term development have also changed. The opportunity to develop a significant portion of land on the west side of Western Road has allowed for future connections to previously isolated secondary development sites and has somewhat shifted the focus of where to develop first.

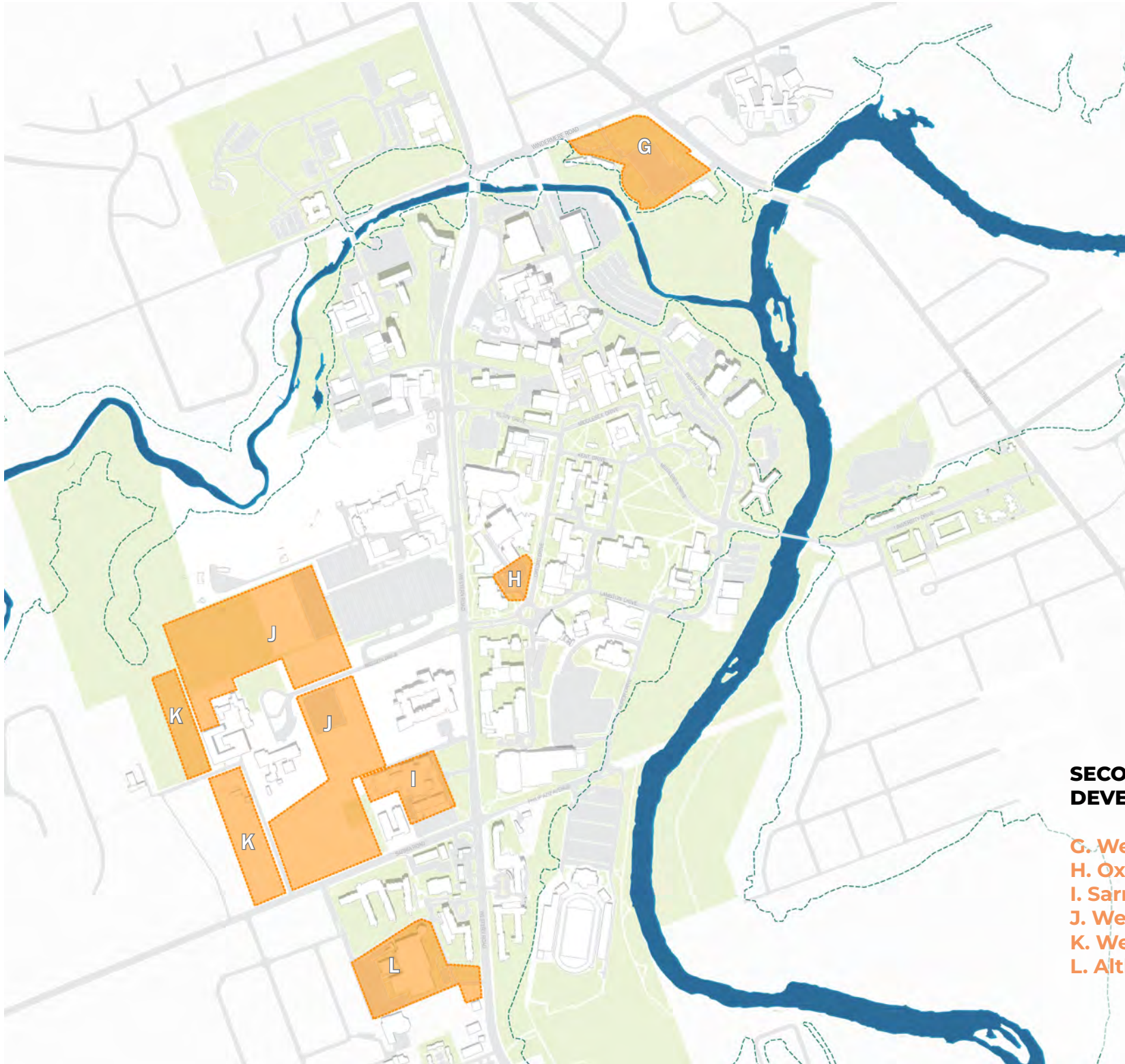
The Secondary Development Sites should generally be considered for development in the longer term, beyond 10 years, however, infrastructure such as road networks, bridge connections and open space investments should be developed in the early stages to create stronger connections to these areas from the rest of the campus.

A Secondary Site may be considered for development before a Primary Development Site, if the proposed use is suitable for being located away from the campus core. Focus should be on developing sites closer to the campus core for academic uses, and the potential for research or residence uses will need to be in response to future need. The following sites are considered Secondary Development Sites:

- **Westminster**
- **Discovery Park**
- **Oxford Drive**
- **Sarnia / Western Phase 2**
- **West Campus Central**
- **West Campus / FRAM**
- **Althouse**

**Secondary Development Sites: 2015**





**SECONDARY  
DEVELOPMENT SITES**

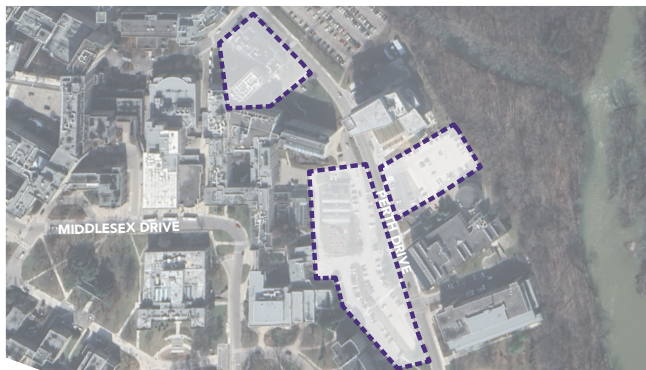
- G. Westminster
- H. Oxford Drive
- I. Sarnia / Western Phase 2
- J. West Campus / Cornfield
- K. West Campus / FRAM
- L. Althouse

# 3.5 Primary Development Opportunities

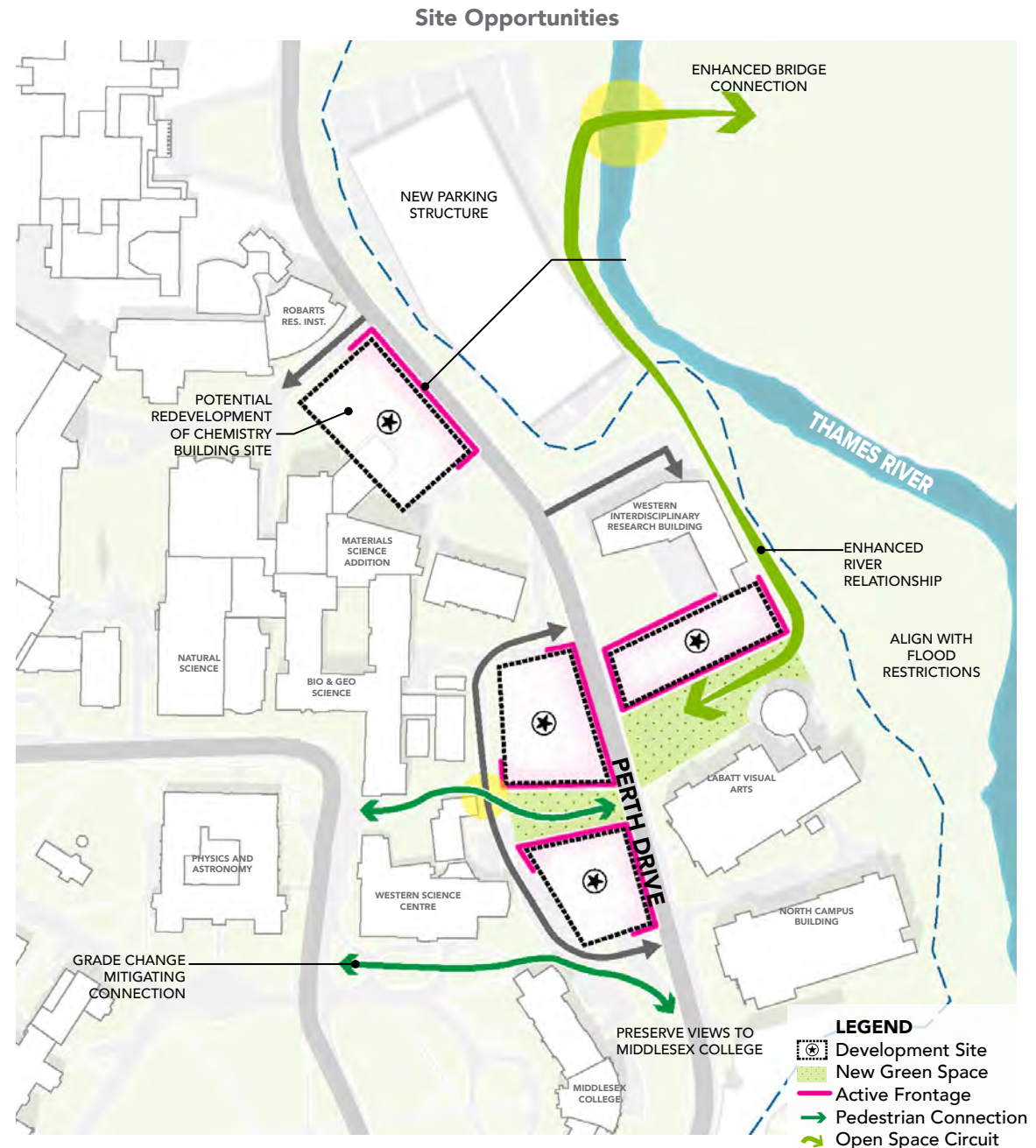
## PERTH DRIVE

### Existing Conditions and Considerations:

- New Western Interdisciplinary Research Building completed, and Western Commons to be completed.
- Planned Chemistry Parking Structure will support development on existing surface parking lots.
- Greenhouses are nearing end of life-cycle and site can be redeveloped with potential to include greenhouse space and community gardens within.
- Relationship to and access along the Thames River and connection to Westminster can be improved.
- Back-of-house condition along Perth Drive for Western Commons Middlesex College can be consolidated behind a new development fronting the road.
- The CDS acknowledges that existing gardens and living labs, pollinator gardens and community-managed landscapes will be considered in future site planning. Consider a diversity of appropriate landscapes, low impact development elements, and restorative human-centered spaces as part of landscape design practices.



Existing Site Aerial





## Design Objectives and Opportunities:

- Create a strong connection between Middlesex and Perth Drive to improve site accessibility, weather protection and grade transition.
- Consolidate existing fragmented building service drives into one direct loop to serve all buildings and create a stronger built frontage along Perth Drive.
- Incorporate new open spaces that enhance relationship to the Thames River.
- Consider including active frontage along planned Chemistry Parking Structure in response to development site across the street building investment, with consideration for flood plain restrictions.
- Replace and expand existing greenhouses within new development areas that can be directly incorporated with science and lab programs and enjoyed by students.
- Consider Heritage Impact on Middlesex College in the design and siting of new buildings.

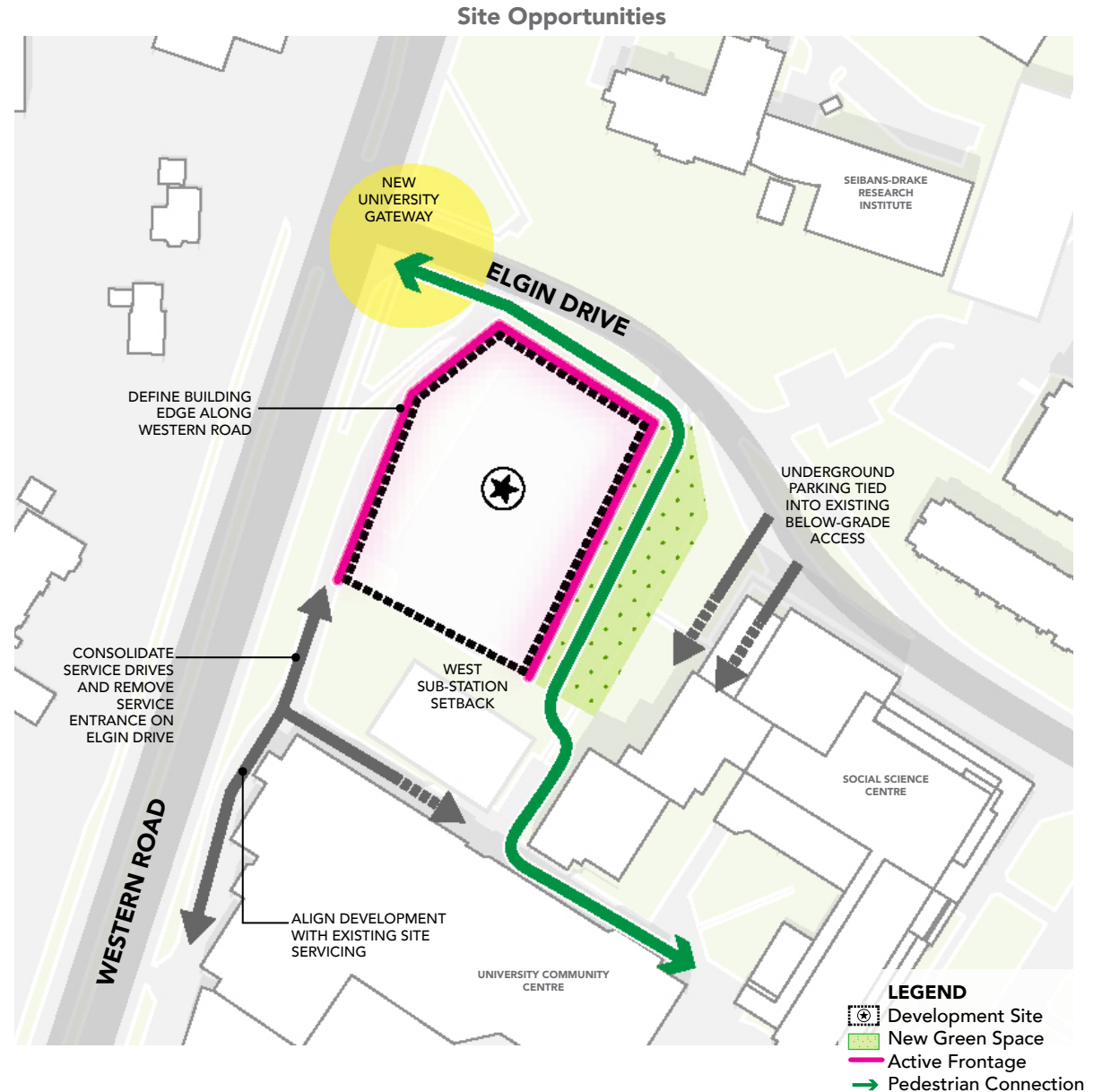
# ELGIN DRIVE SOUTH

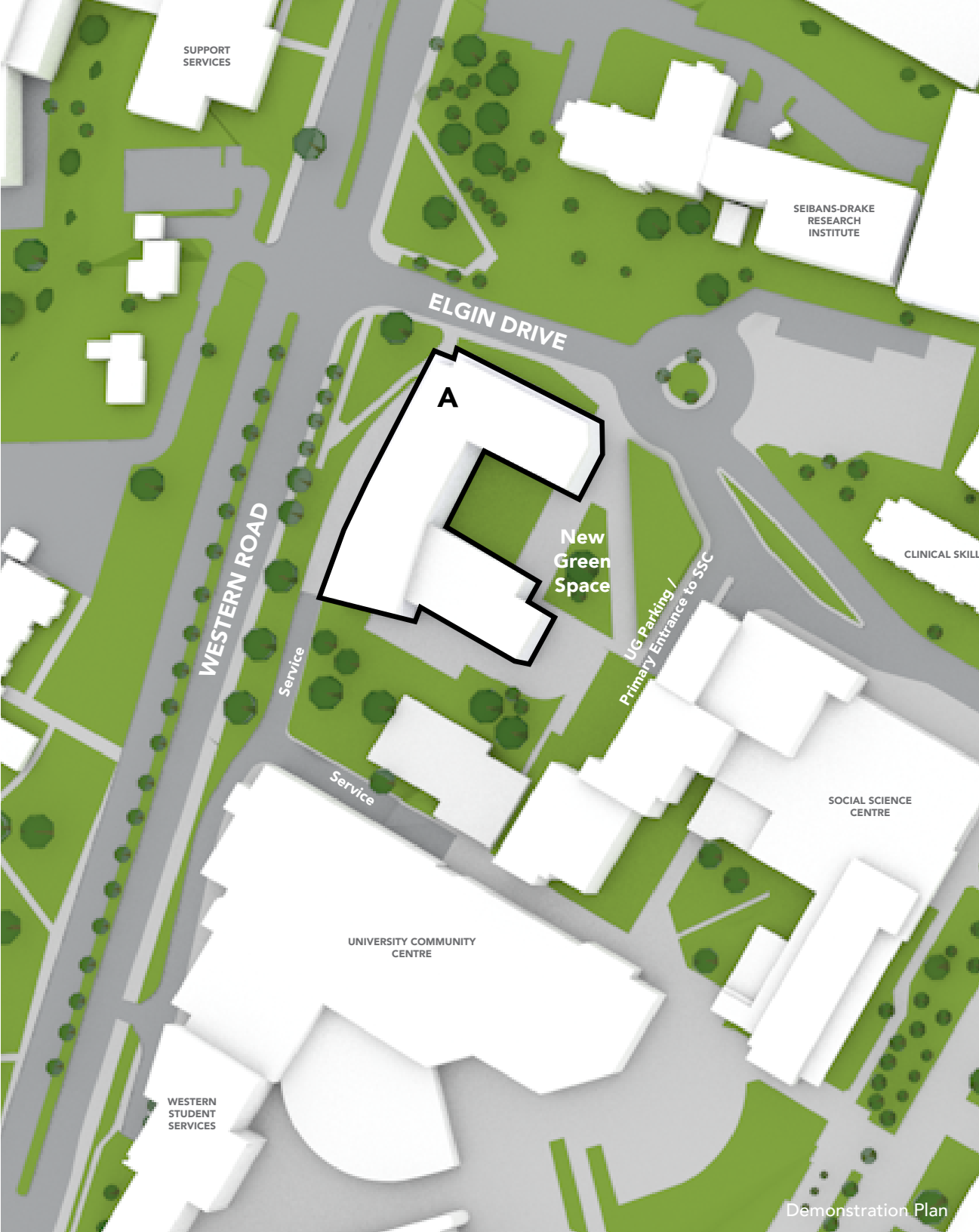
## Existing Conditions and Considerations:

- Planned Social Science Centre Atrium renovations.
- Focus on development parcel south of Elgin Drive and continue to examine infill opportunities at Social Science Centre.
- Consider site servicing restrictions related to west sub-station.
- Existing traffic congestion related to entry for parking lot, service and drop-off create difficulties for pedestrian movement. There are plans to incorporate a round-about in the next 12 months to help resolve traffic issues.
- Consider if underground service entrances at Social Science Centre and University Community Centre can be better utilized.
- Site is positioned to continue built edge of Western Road and create a campus landmark gateway.



Existing Site Aerial





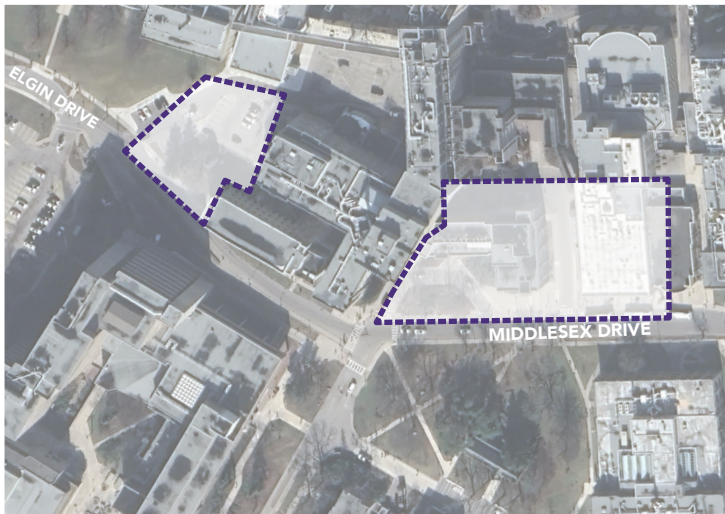
## Design Objectives and Opportunities:

- Unlock the Elgin / Western frontage by reducing existing service entrance on Elgin Drive just east of Western Road intersection and utilize existing service behind University Community Centre to service new development and extend underground.
- Remove existing surface parking lot and use new development on the south side of Elgin to frame Western Road and better integrate the substation. Consider an underground parking investment to replace removal of surface lot and tie into underground service.
- Formalize pedestrian connections to Concrete Beach and create a new quad south of Elgin Drive.
- Consolidate existing underground service entrance for Social Science Centre with new entrance for proposed underground parking beneath largest development parcel.

# MIDDLESEX / ELGIN DRIVE NORTH

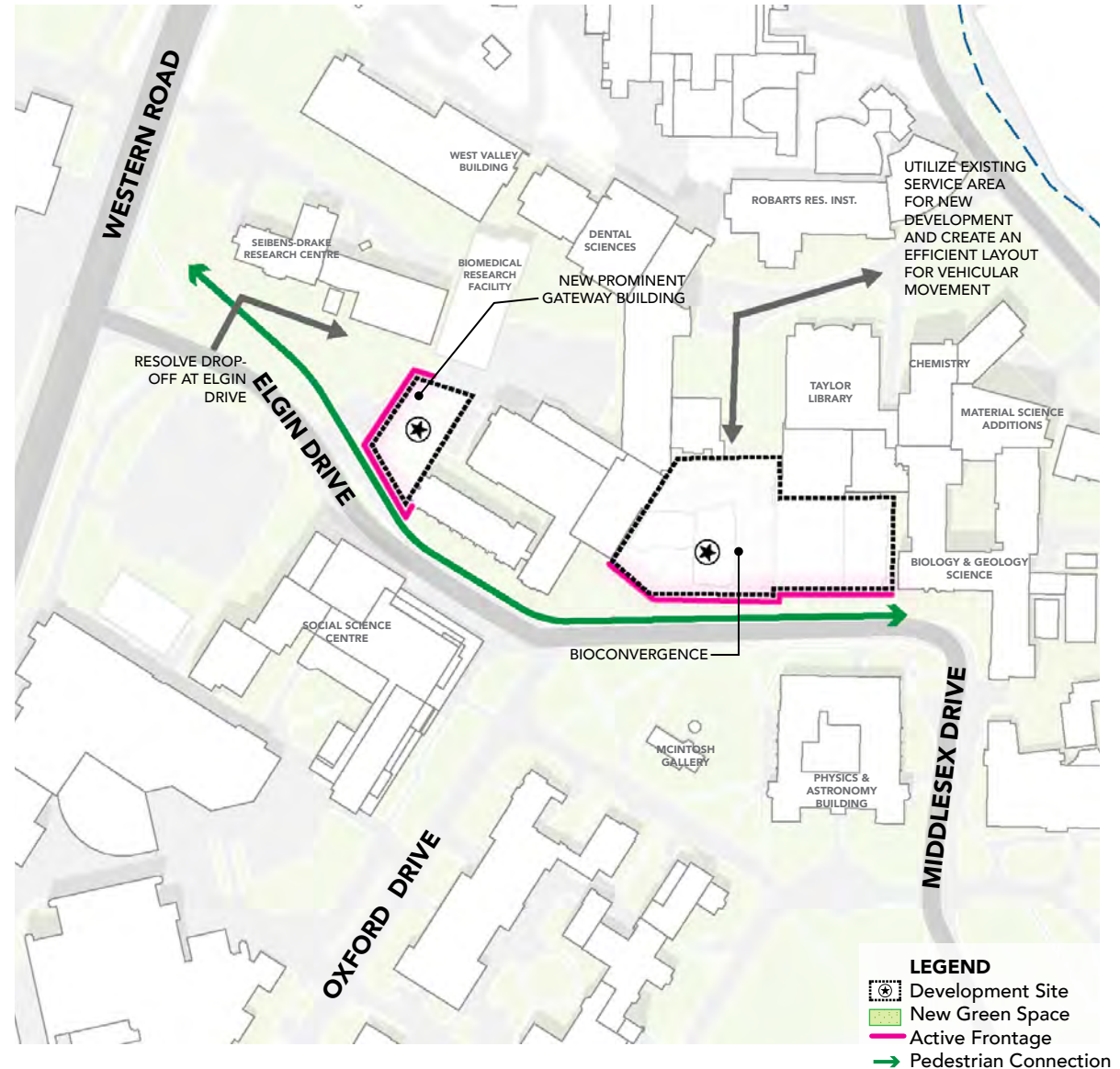
## Existing Conditions and Considerations:

- Recently completed Biomedical Research Facility has intensified the site.
- Two sites are available for development, including the surface lot north of Elgin Drive and the planned Bioconvergence Centre on the north side of Middlesex Drive. The Schulich School of Medicine and Dentistry is in need of modernization.
- Sites have the potential to better frame Elgin and Middlesex Drives and integrate into existing buildings.



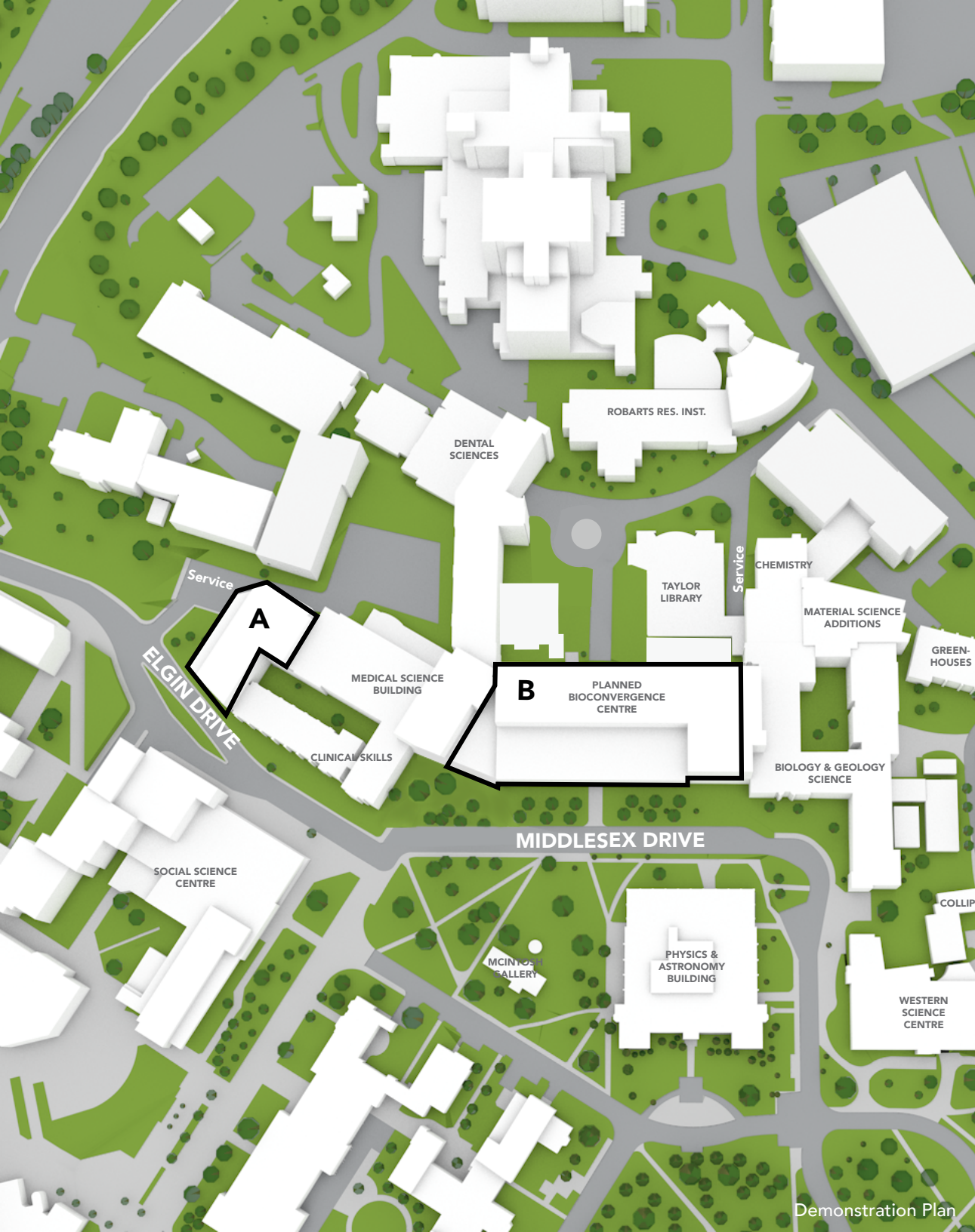
Existing Site Aerial

## Site Opportunities



**LEGEND**

- Development Site
- New Green Space
- Active Frontage
- Pedestrian Connection



## Design Objectives and Opportunities:

- Infill and redevelopment to extend active frontage along Elgin and Middlesex for planned Bioconvergence Centre.
- Improve currently fragmented Schulich buildings for more cohesive circulation.
- Consider increased height along Elgin Drive to create a landmark at the entrance from Western Road.
- The extent of development intensification should reflect future need for the Medical and Science faculties and the planned Bioconvergence Centre needs.

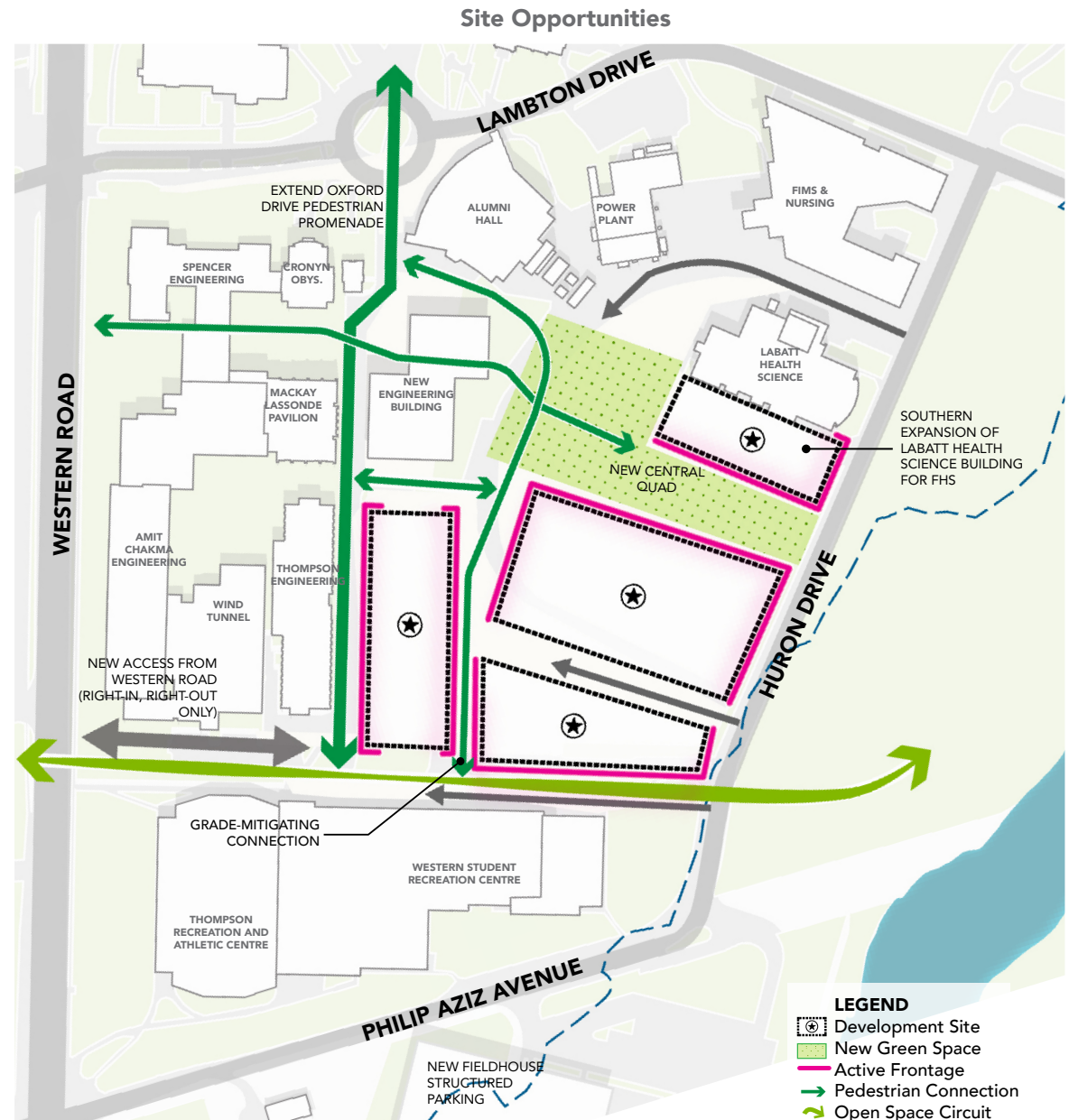
# SOUTH VALLEY

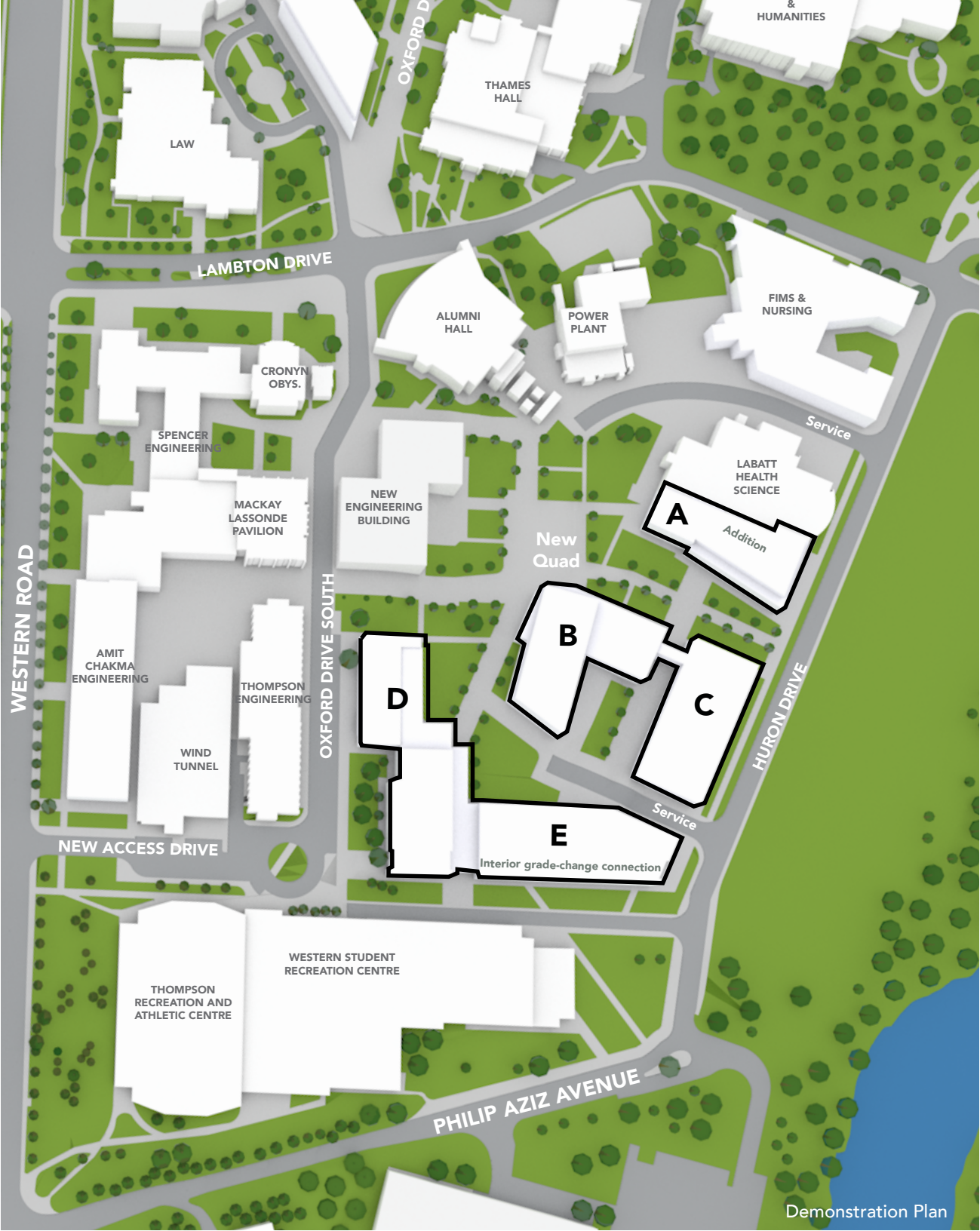
## Existing Conditions and Considerations:

- FIMS & Nursing Building, LHSB Classroom Addition, Western Student Recreation Addition completed.
- New Engineering Building to be completed.
- Development in South Valley lot continues to be a large opportunity.
- Grade change from Oxford Drive South can be mitigated through accessible development and open space investment.



Existing Site Aerial





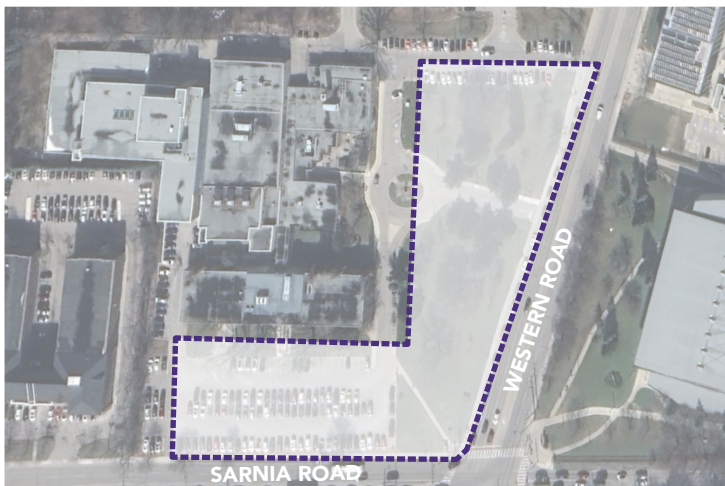
**Design Objectives and Opportunities:**

- Prioritize development in South Valley as one of the largest sites on Main Campus.
- Utilize planned Fieldhouse Parking Structure to develop existing surface parking area.
- Create service entrances at north and south ends of the site, positioning primary frontages of buildings facing new green quad and pedestrian connections.
- Consider locating 75,000 SF expansion for FHS on the south of Labatt Health Sciences to extend frontage along Huron Drive and frame new quad.
- Extend improved Oxford Drive pedestrian realm south to Western Student Recreation Centre and create a formalized east-west interior / exterior promenade from Huron Drive across Western Road.
- Create new entrance from Western Road for Student Recreation Centre drop-off to limit vehicular traffic on Oxford Drive South.
- Extend interior grade-mitigating design principles from New Engineering Building to new development areas to improve accessibility.

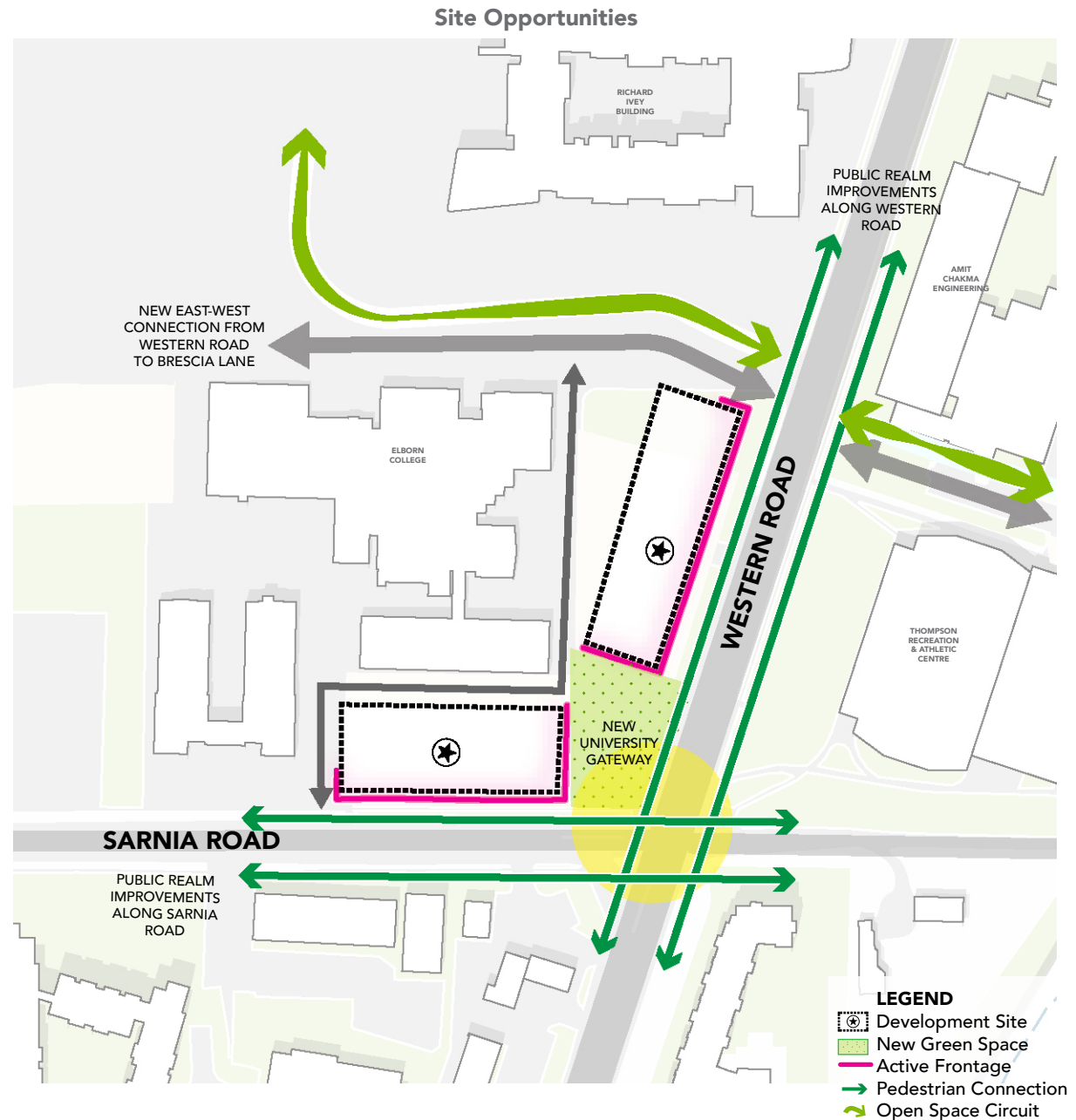
# SARNIA WESTERN PHASE 1

## Existing Conditions and Considerations:

- Infill opportunities at the corner of Sarnia Road and Western Road to better define the gateway corner.
- New access to Western south of Ivey can be used to remove service entrances on major roads.
- Longer term opportunities for more fulsome redevelopment.



Existing Site Aerial





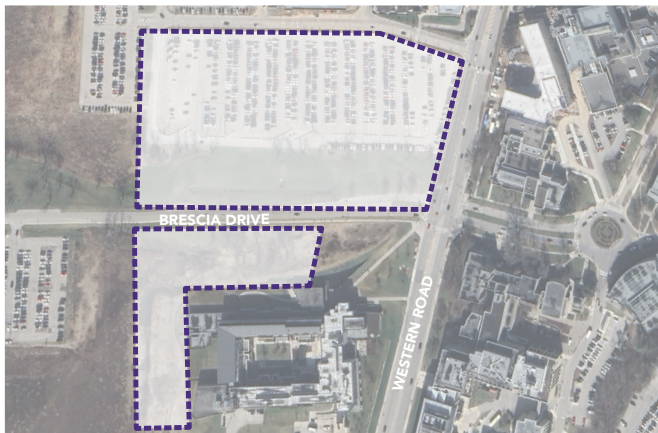
**Design Objectives and Opportunities:**

- Consolidate service entrances and use new east west road south of Ivey to minimize disruption of pedestrians along Western Road.
- Create two new buildings along Western and Sarnia and incorporate an appropriate setback at the corner to ensure safe crossing for pedestrians.
- Coordinate future development with City of London streetscape improvements for Western Road and Sarnia Road

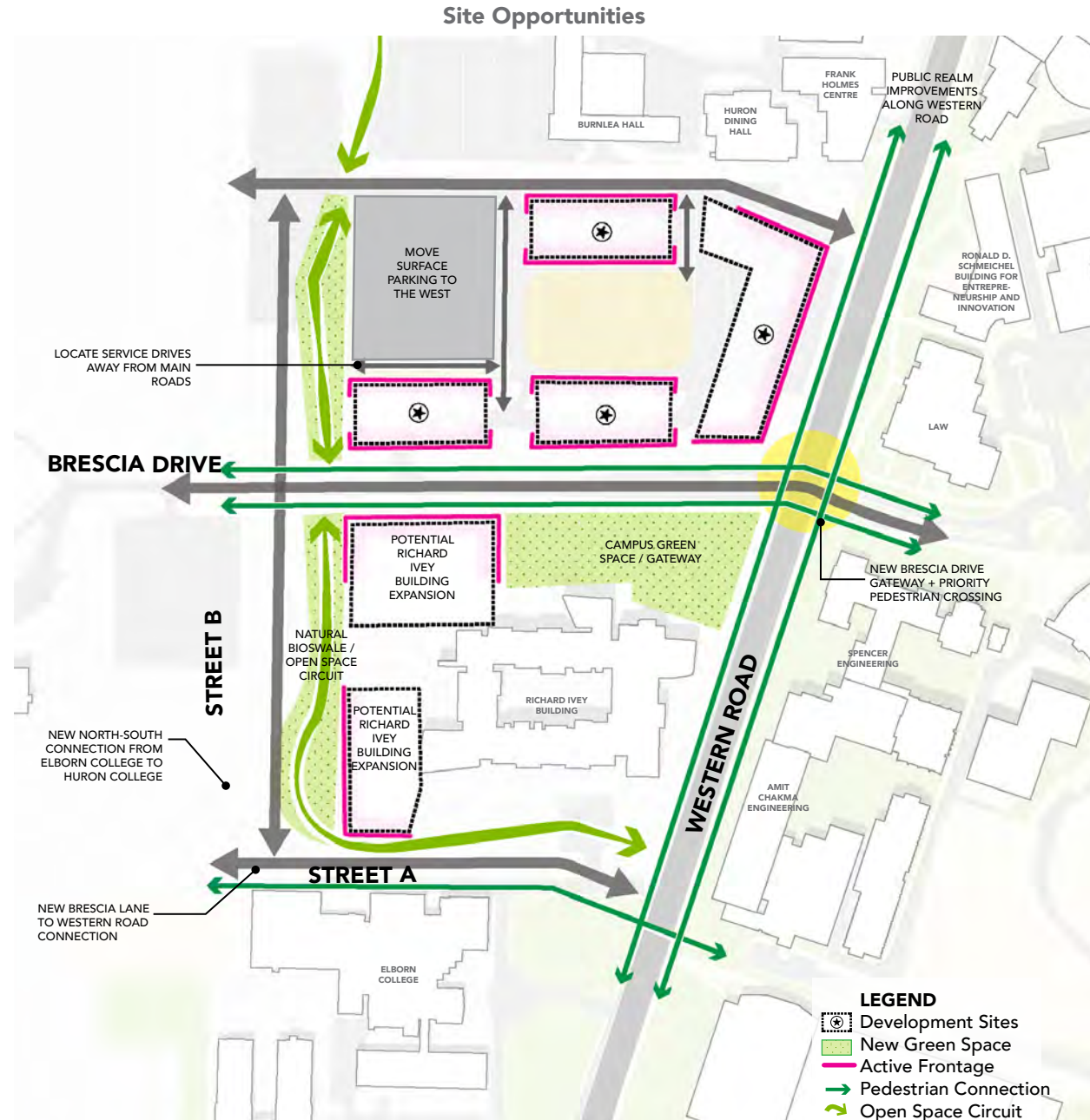
# SPRINGETT / WEST CAMPUS EAST

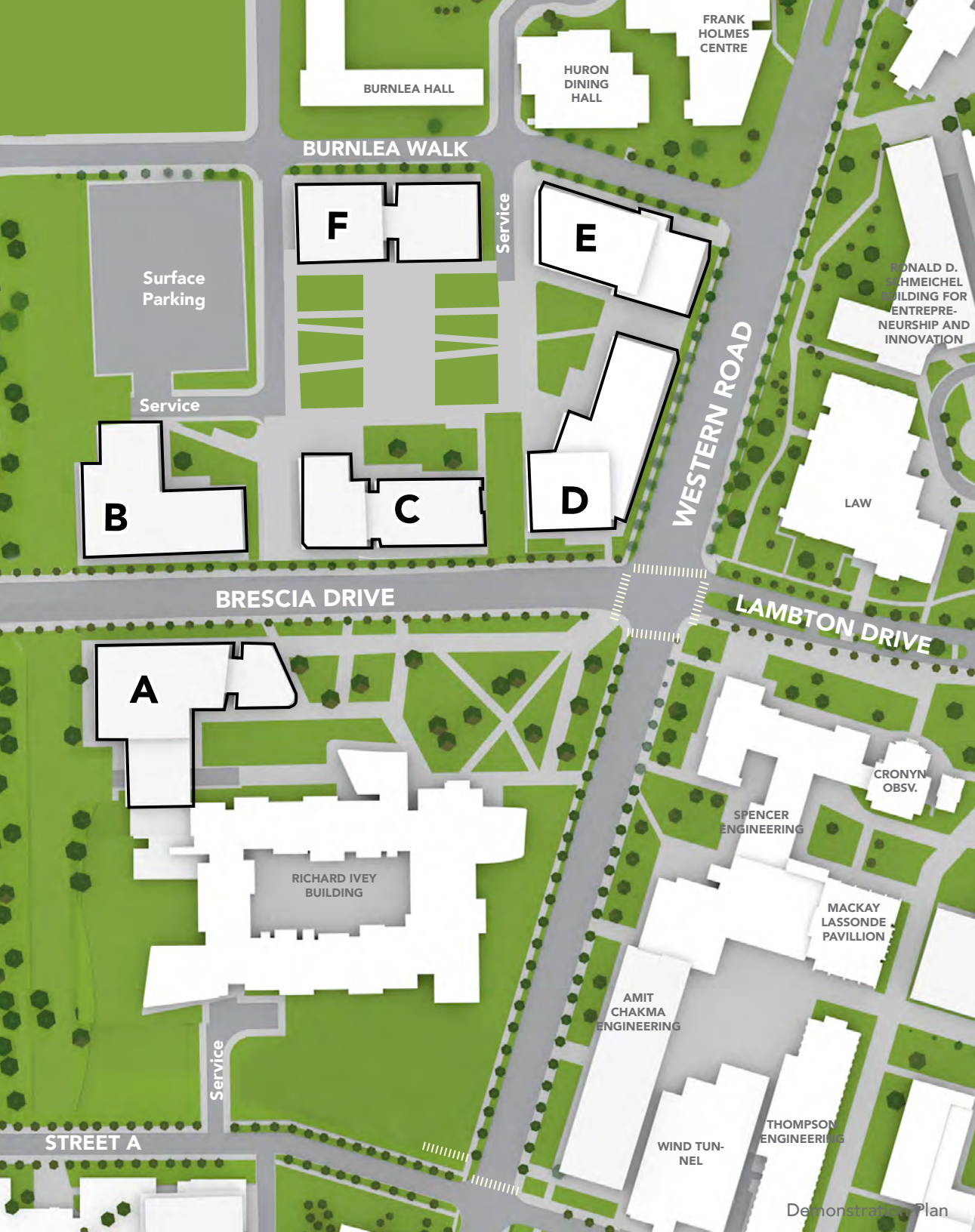
## Existing Conditions and Considerations:

- Consider retaining the legacy drive approach and enhance core West Campus buildings.
- Large expanses of undeveloped land should be phased and used to create opportunities to celebrate relationship with the natural environment.
- Create a longer-term growth strategy and set up road infrastructure and connectivity for future expansion. Circulation can tie into existing Huron College entrance and Brescia Lane to complete a transportation loop.
- Shift surface parking west to reinforce development along Western Road and coordinate parking replacement with Open Space Strategy update.
- Evaluate development opportunities around Ivey, recognizing the future potential for West Campus.



Existing Site Aerial





## Design Objectives and Opportunities:

- Improve traffic flow and circulation with a new internal road network that connects to existing Huron University College entry and a new Western Road entrance south of Ivey.
- Incorporate big public realm moves such as mirroring UC Hill relationship for a new “West Campus Hill” (Hill to Hill) and creating an expansive naturalized green connection (and potential stormwater swale) from South Valley to existing Medway Creek trail access west of Huron’s Wellness Centre (River to Creek).
- Maintain clear postcard views along Brescia Drive, framed by new development along the north and south of the road.
- Prioritize early development of the sites closest to Western Road, formalizing a new road network, shifting surface parking further west and creating a new “West Campus Hill”.
- Consider utilizing parcels on the south side of Brescia Drive and behind the Ivey building for an Ivey expansion.
- Create a naturalized connection from Elborn College north to Medway Creek.

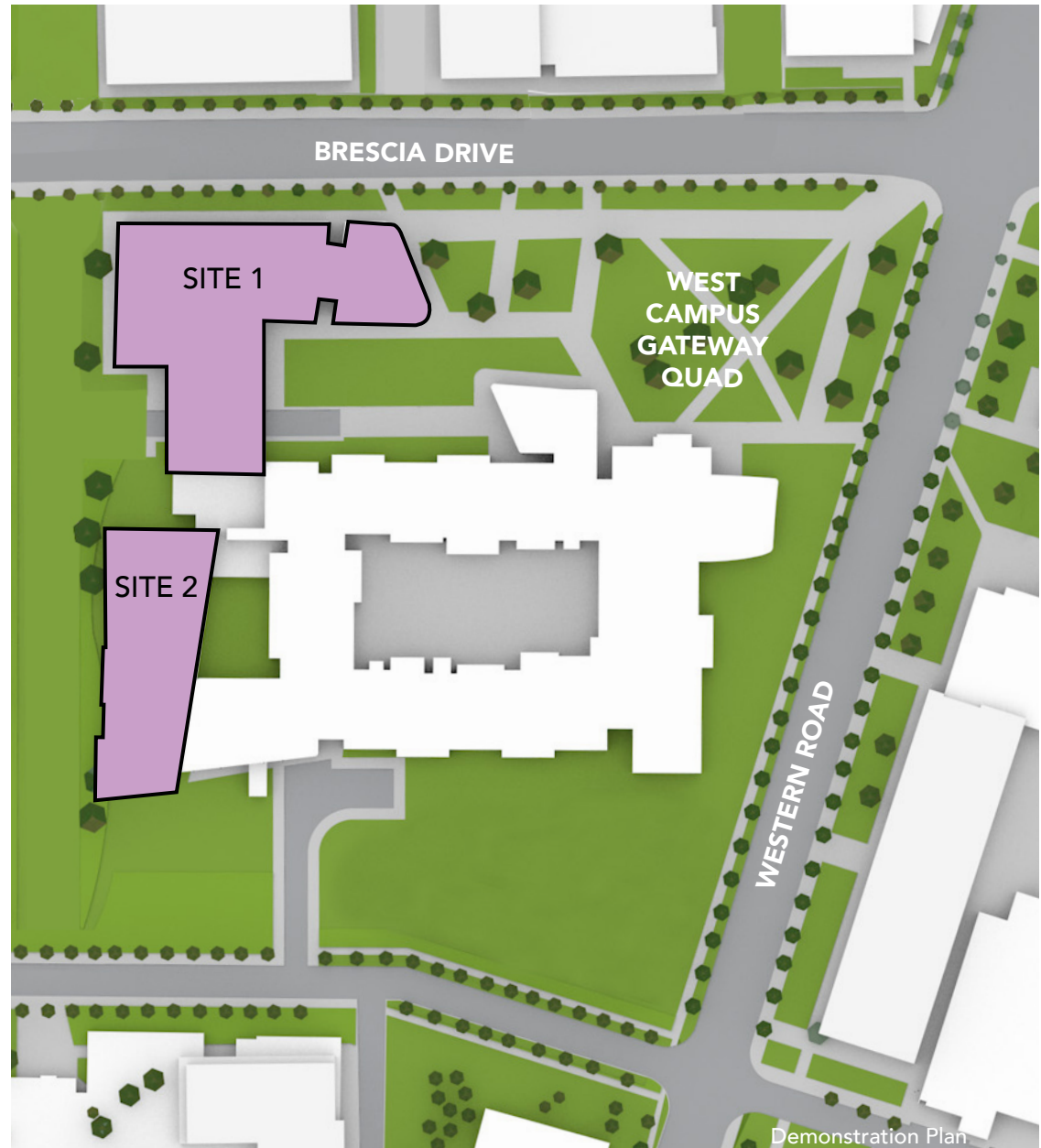
# IVEY EXPANSION OPTIONS

## Existing Conditions and Considerations:

The 2013 construction of the Ivey Business School was the first major development project that began to shift the campus core to extend across Western Road. More than 20 years later, Ivey has the potential to increase academic space with an expansion to the existing building.

The inclusion of the West Campus opens up two sites that are suitable for the expansion of this landmark University building. The expansion sites identified in the adjacent figure are both able to accommodate roughly 100,000 SF of new academic area that can be tied into the existing building's circulation.

Sites 1 and 2 would be suitable for a potential Ivey expansion and the opportunities and constraints for both site options should be explored. It is recommended that the property northeast of Ivey be left free from infill development and be formalized as an open space quad, framing the gateway to West Campus.



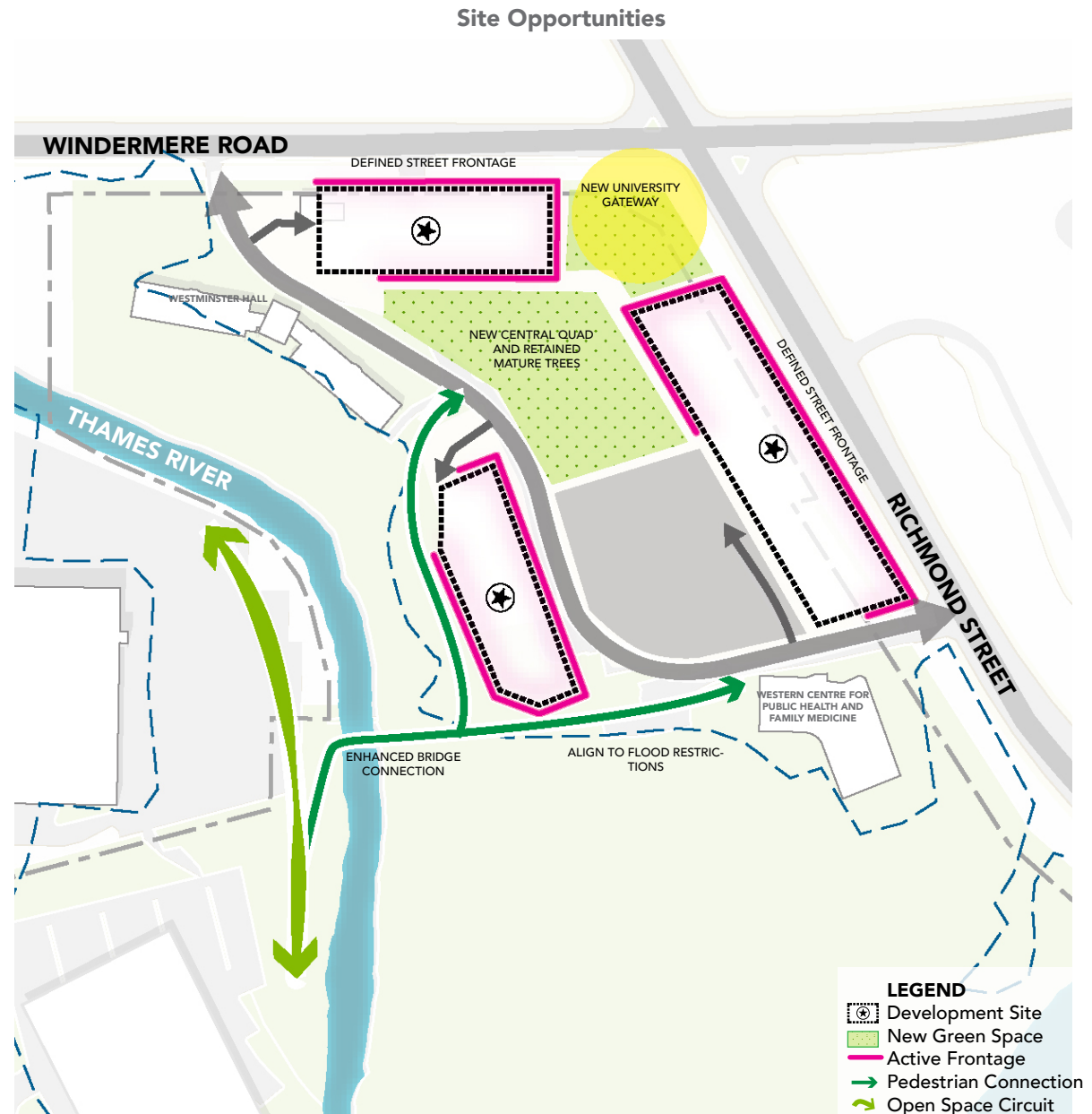
# 3.6 Secondary Development Opportunities WESTMINSTER

## Existing Conditions and Considerations:

- Lands continue to provide ample development opportunities and opportunities to create a stronger University presence along Richmond and Windermere.
- Western Centre for Public Health and Family Medicine began intensification of the area.
- Thames River flood plain restricts development on portion of the site, however, can be used for surface or structured parking.
- Protecting and preserving existing mature trees should be considered in the development of the site.
- Opportunities to improve the link from Westminster to Main Campus with more significant public realm and bridge investments.



Existing Site Aerial





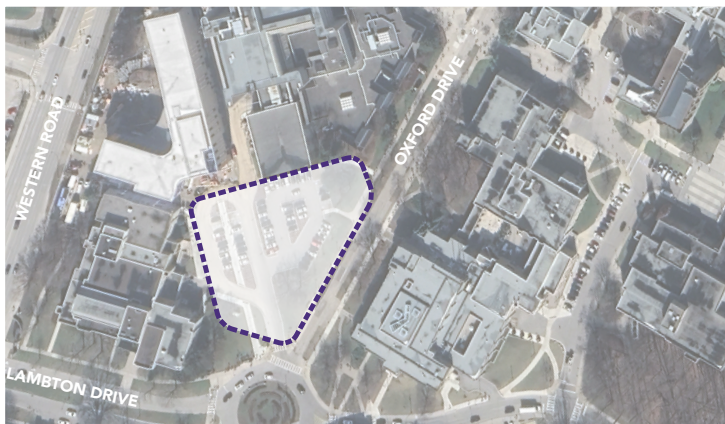
## Design Objectives and Opportunities:

- Create a new gateway to Main Campus at Windermere and Richmond and new arrival point for the University.
- Develop along Windermere and Richmond to enhance campus street frontage.
- Create a new campus quad and surface parking area, recognizing flood plain considerations and limitations.
- Consolidate service entrances to minimize disruption of the public realm and prioritize active frontages along Richmond Street and Windermere Road.
- Enhance existing bridge connection and public realm investment to create more cohesion between Main Campus and Westminster.
- Opportunities for potential future student residences, if access to Main Campus is improved.
- Coordinate future development with City of London streetscape improvements for Windermere Road and Richmond Street.

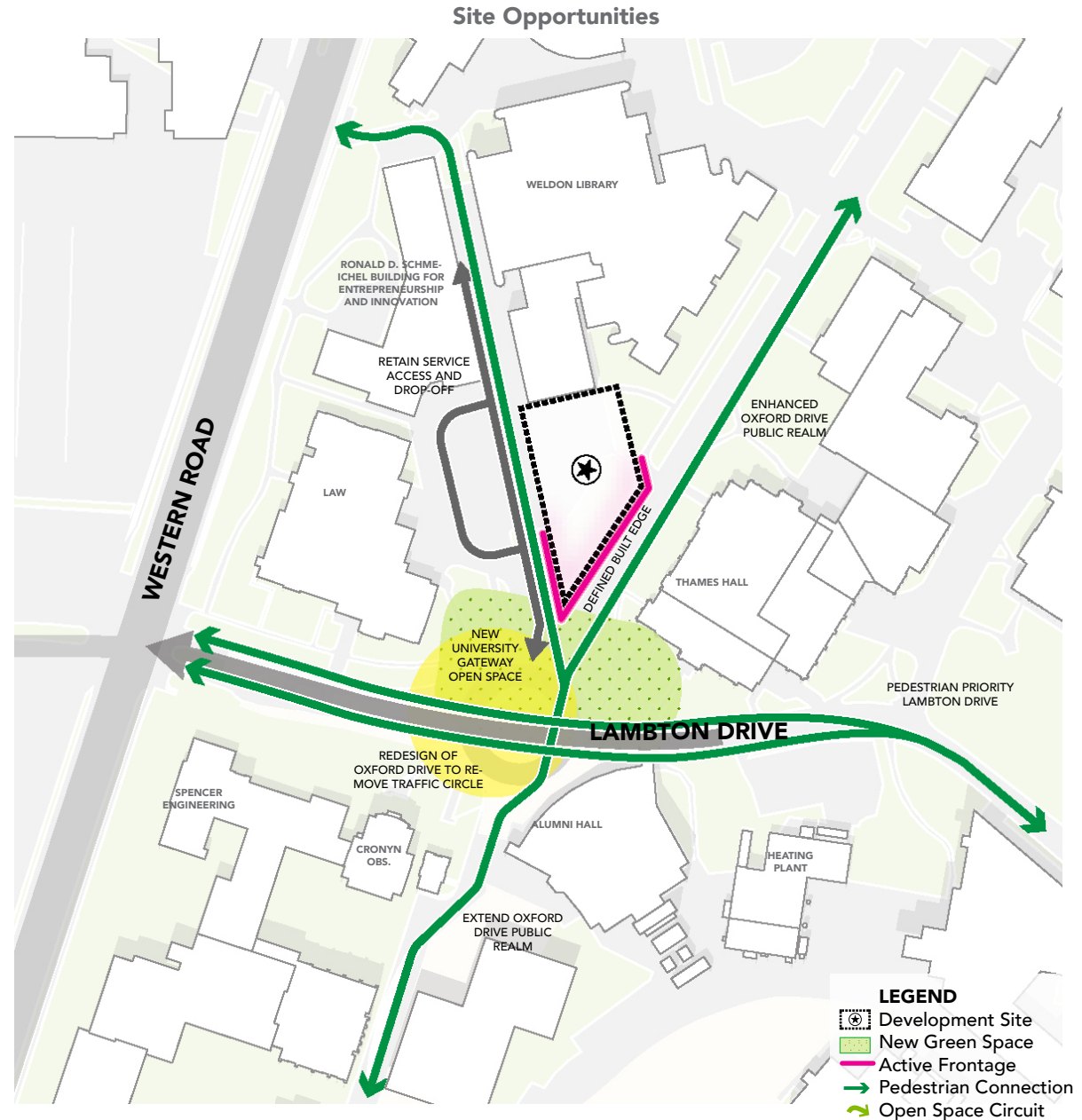
# OXFORD DRIVE

## Existing Conditions and Considerations:

- Ronald D. Schmeichel Building for Entrepreneurship and Innovation is now completed.
- Ongoing improvements to Weldon Library.
- Infill development potential still exists adjacent to Weldon Library while accommodating a strong campus open space towards Alumni Circle. Consideration should be given for Alumni Hall parking.
- Potential to remove Alumni Circle and create a more expansive public space along Lambton Drive.
- Consideration should be given for preserving service access to Weldon Library from Lambton



Existing Site Aerial





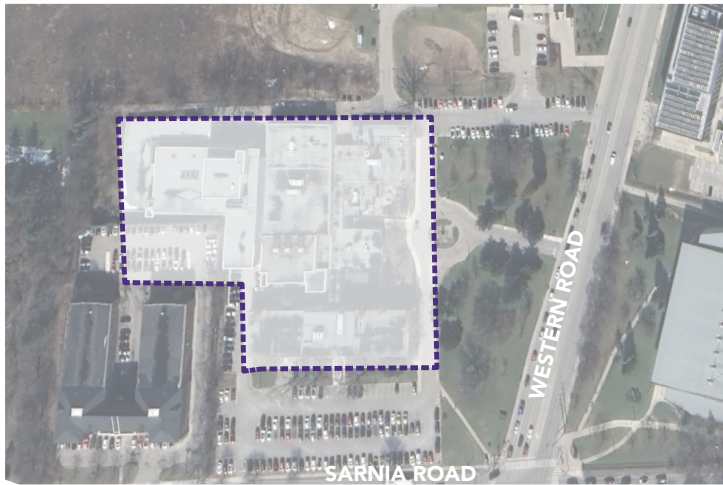
## Design Objectives and Opportunities:

- Remove Alumni Circle and create a new Western Road campus gateway at Brescia Drive.
- Create an addition to Weldon Library and utilize existing service drive serving Weldon Library and Ronald D. Schmeichel Building for Entrepreneurship and Innovation.
- Create a new gateway plaza at Oxford Drive and Lambton Drive that includes service access.
- Formalize diagonal pedestrian connection from the pedestrian underpass at Western Road to Oxford Drive.
- Create a landmark anchor where Oxford Drive, Lambton Drive and Brescia Drive meet.

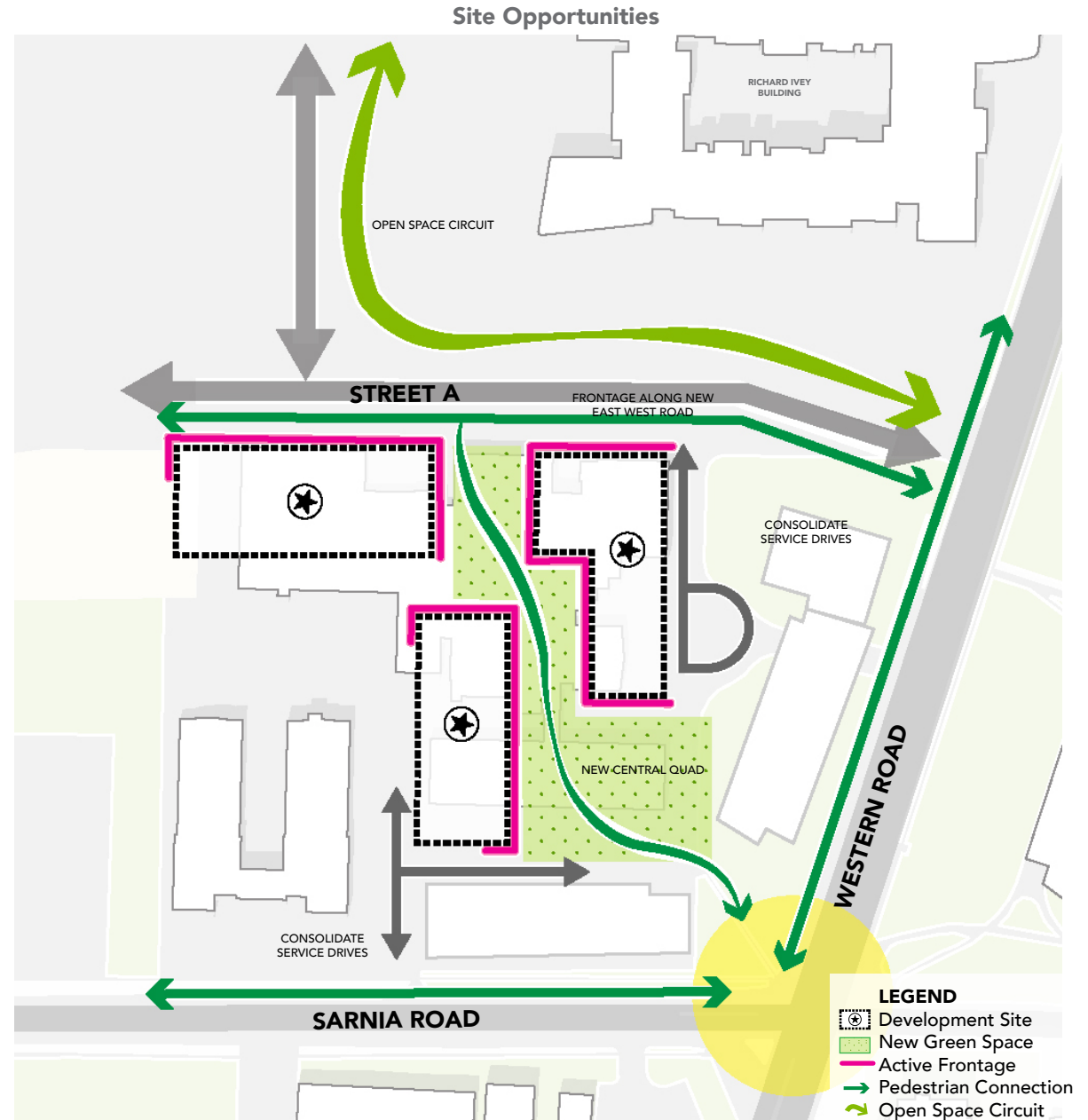
# SARNIA WESTERN PHASE 2

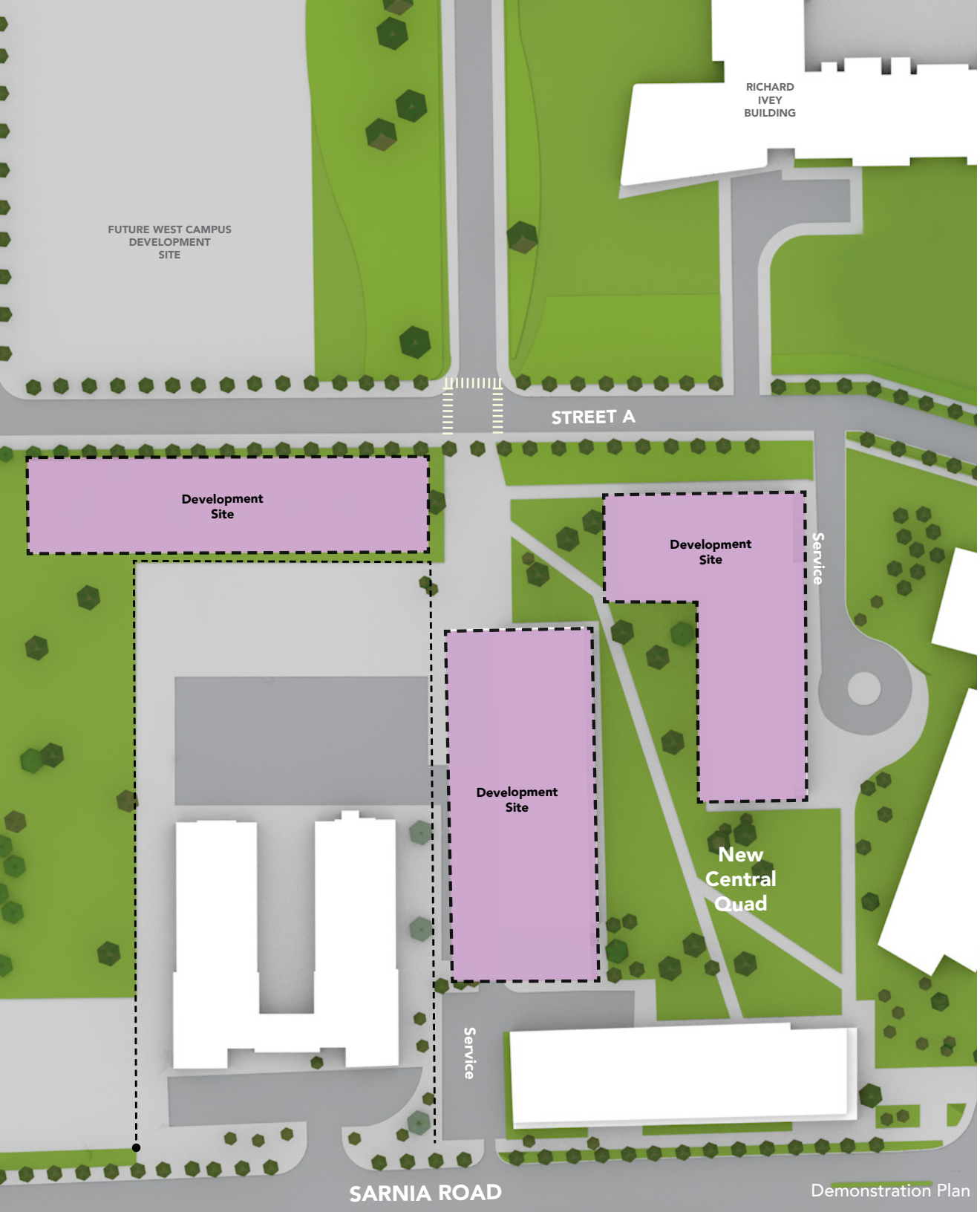
## Existing Conditions and Considerations:

- Infill opportunities at the corner of Sarnia Road and Western Road to better define the gateway corner.
- New access to Western south of Ivey can be used to remove service entrances on major roads.
- Longer term opportunities for more fulsome redevelopment.



Existing Site Aerial





**Design Objectives and Opportunities:**

- Consolidate service entrances and use new east west road south of Ivey to minimize disruption of pedestrians along Western Road.
- Redevelop existing Elborn College building and create three new buildings framing new east west road south of Ivey
- Coordinate future development with City of London streetscape improvements for Western Road and Sarnia Road
- Incorporate larger open space connections from South Valley to West Campus to create Thames River to Medway Creek active mobility circuit.

# WEST CAMPUS / CORNFIELD

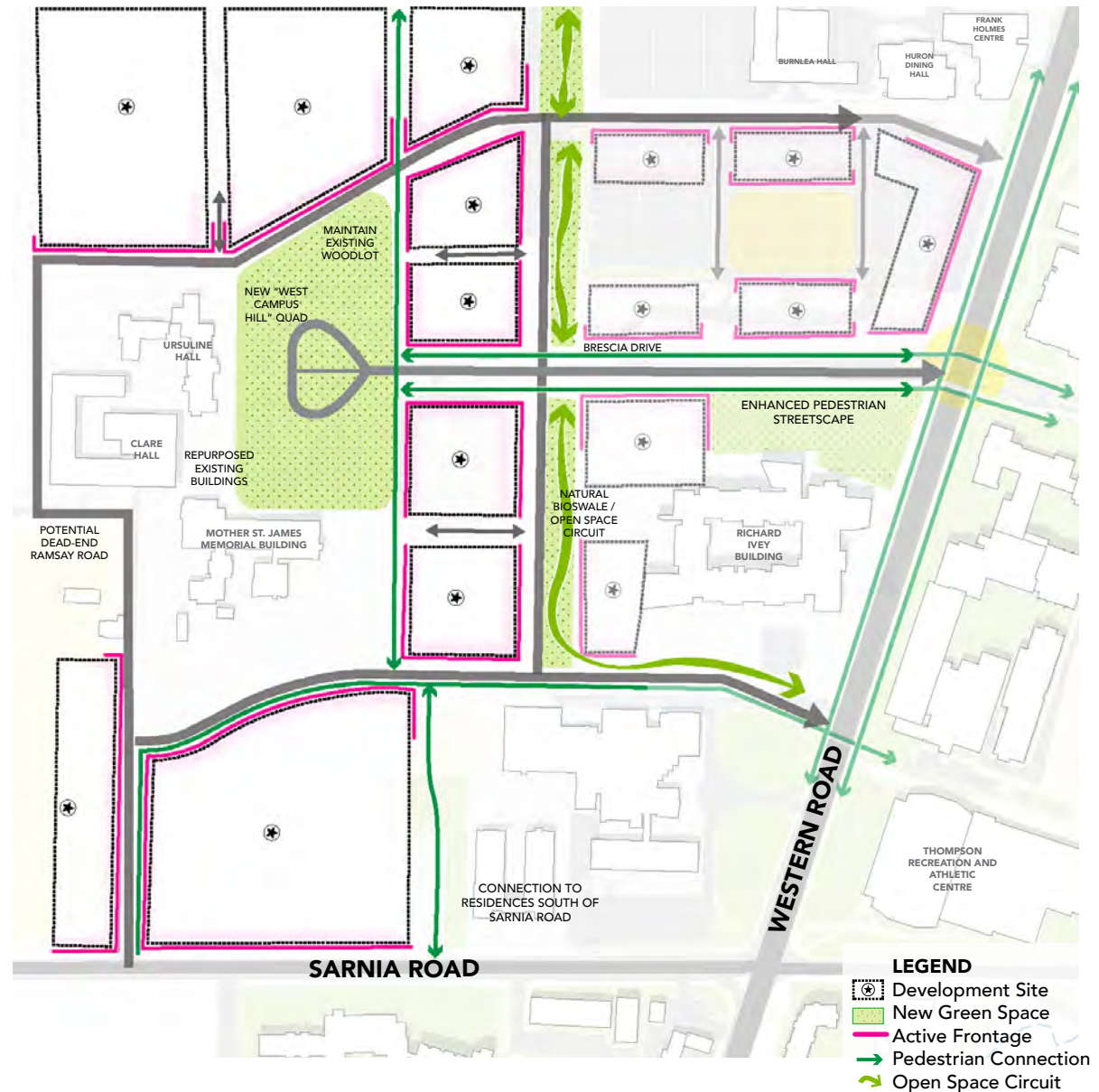
## Existing Conditions and Considerations:

- Consider for longer-term development (20+ years), with a focus on new programming for existing West Campus buildings, creating a new road network, and utilizing sites for surface parking until investment in structured parking is feasible.
- Parcel of land at the south-west corner of the West Campus is zoned for residential and can be considered for future residences, either apartments or townhouses.
- Opportunities to connect to residences on the south side of Sarnia Road.
- Terrain challenges should be incorporated into road network planning, new development and open space.
- Opportunities to infill around existing buildings and create a new formalized quad, West Campus Hill.
- Review Brescia's building condition assessment for re-use potential.



Existing Site Aerial

## Site Opportunities



**LEGEND**

- Development Site
- New Green Space
- Active Frontage
- Pedestrian Connection
- Open Space Circuit



## Design Objectives and Opportunities:

- Full build out of West Campus would include formalizing a new West Campus Hill, and introducing new development around existing West Campus buildings.
- If needed, student housing can be incorporated along Brescia Lane in residential zoned parcel.
- Potential to create a connection from residences on the south side of Sarnia Road to fully developed West Campus property that will prioritize safety of pedestrians and improve connectivity.
- Consider longer-term investment of a parking structure to reduce the need for surface parking.
- Centralize long-term development sites and around existing buildings and maintain key open space areas including the FRAM Lands, Thames River Area, West Campus Hill, and north-south naturalized corridor.
- Work with the City of London to promote dead-ending of Ramsay Road to ensure no cut-through traffic.

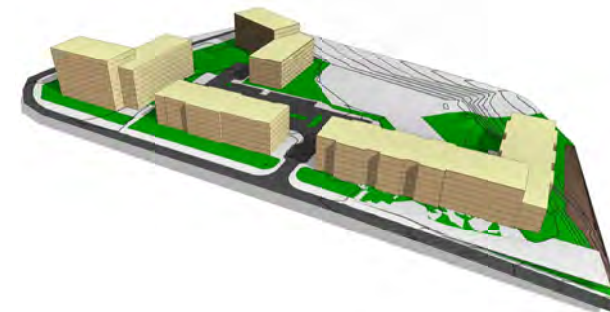
# FUTURE RESIDENCE SITES

## Existing Conditions and Considerations:

- As the campus continues to expand, there will be evolving need for student residences located in close proximity to the core campus
- Aligning with the established campus structure, the campus core should remain as the Academic and Student core, with future residences located in the peripheral areas of Main Campus
- Parcel of land at the south-west corner of the West Campus is currently zoned for residential and can be considered for future residences, either apartments or townhouses
- Opportunities to establish a residence cluster along Brescia Lane and create bridge connections to existing on the south side of Sarnia Road
- Terrain challenges should be incorporated into the design of potential residences
- Westminster development sites have the potential to accommodate future student residence needs and create a new University gateway at Richmond and Windermere. Residences at this location would require investment in improving pedestrian bridge connections across the Thames River to ensure sites are not isolated.
- Along with new construction, explore feasibility of increasing capacity of current residences, with additions to Perth Hall & Bayfield Hall”
- With the new UDR Residence opening in 2027, potential densification of the Alumni House site further establishes a residence neighbourhood on the east side of campus.



Richmond Gates Student Residence



Platt's Lane East Residence



University Drive Student Residence



### **RESIDENCES IN CONSTRUCTION**

- 1. University Drive Student Residence

### **RESIDENCES IN PLANNING OR CONCEPT**

- 2. Platt's Lane Apartments (Phase 1)
- 3. Platt's Lane Apartments (Phase 2)

### **POTENTIAL FUTURE RESIDENCE SITES**

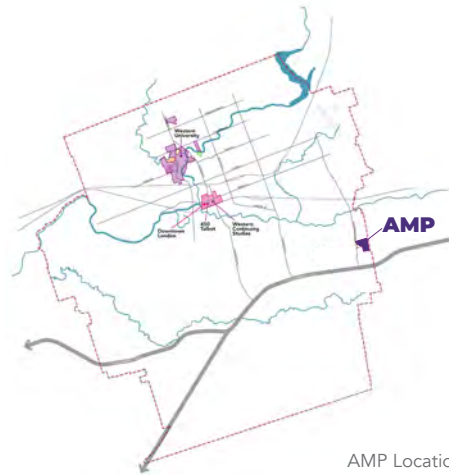
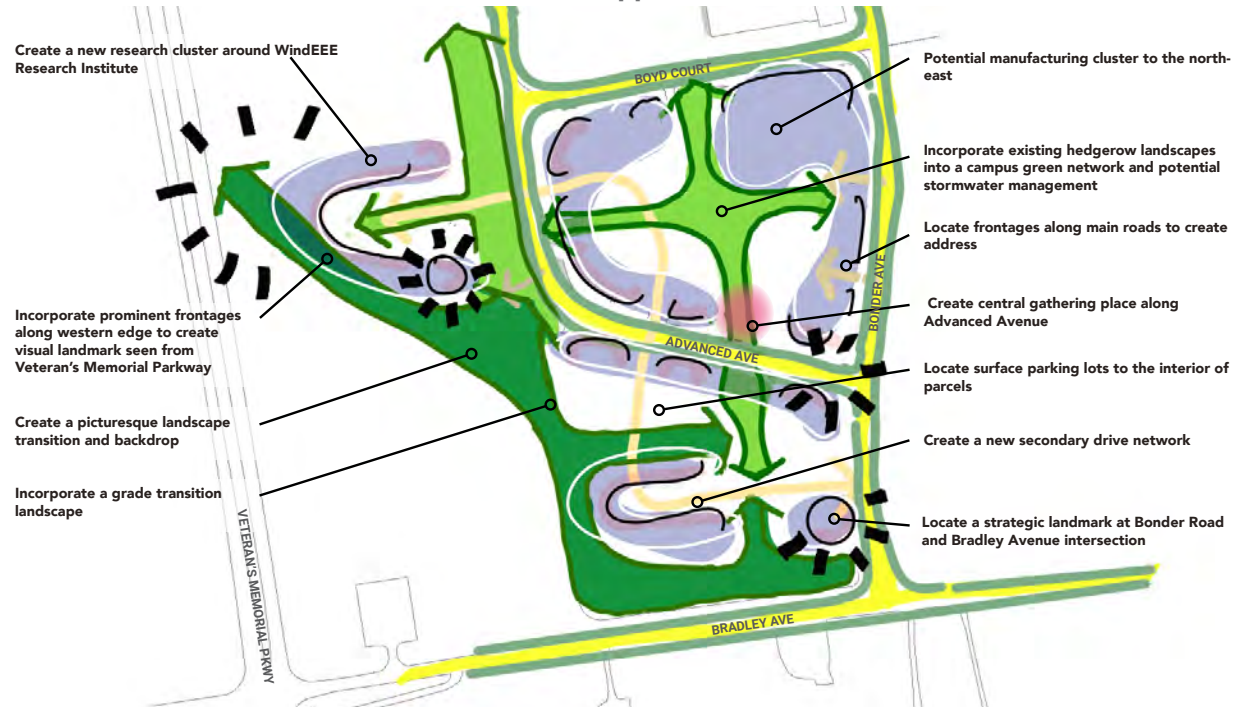
- 4. Richmond Gates Student Residence
- 5. Bayfield Residence Expansion
- 6. Perth Hall Addition
- 7. Brescia Lane East (conceptual)
- 8. Brescia Lane West (conceptual)
- 9. Westminster (conceptual)

# ADVANCED MANUFACTURING PARK

## Existing Conditions and Considerations:

- Advanced Manufacturing Park (AMP) is an off-campus site, established as a joint venture between Western University, Fanshawe College, and City of London. AMP is a cooperative, research-driven advanced manufacturing park intended to attract world-class research, innovation, and high-technology manufacturing.
- AMP is open to research and training centres, advanced manufacturing firms, and related incubator facilities, supporting commercialization and collaboration. AMP intends to promote high-skilled employment, research, and training across sectors.
- AMP's core objective is to function as a high-quality, environmentally sustainable research and manufacturing campus where academic and economic principles intersect.
- An integrated open space and stormwater management approach will help define campus identity, establish AMP as a regional symbol of innovation, connect with surrounding natural heritage features, and provide a clear design vision for future development phases.
- WindEEE Dome, The Collider, the Fraunhofer Innovation Platform, and Fanshawe Advanced Business and Industry Solutions facilities have already been constructed, with WindEEE serving as a globally unique wind engineering research

## AMP Site Opportunities



AMP Location



WindEEE Dome

AMP Concept Rendering



## Design Objectives and Opportunities:

- Establish a research cluster around the WindEEE Research Institute to anchor innovation on campus.
- Activate western edge frontages with prominent buildings to create a landmark visible from Veterans Memorial Parkway.
- Develop a landscaped transition and backdrop, using grade changes to enhance campus character.
- Support advanced manufacturing uses in the northeastern portion to create a complementary cluster.
- Integrate existing hedgerows into a connected campus green network and incorporate them into stormwater management.
- Orient building frontages along primary streets to define addresses and strengthen the public realm.
- Create a central gathering space along Advanced Avenue as a focal point for campus activity.
- Locate surface parking in interior parcels to reduce visual impact along streets.
- Build a secondary internal road network to improve circulation and access across the campus.
- Incorporate a landmark feature at Bonder Road and Bradley Avenue to reinforce campus identity and wayfinding.

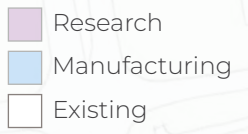
# ADVANCED MANUFACTURING PARK

## Phasing Approach:

- Short-term phasing should include formalizing the entrance to AMP with a gateway building at the corner of Bonder Avenue, infilling between The Collider and Fanshawe Advanced Business and Industry Solutions building and extending development west to create frontage along Advanced Avenue.
- Mid-term development should focus on introducing secondary circulation infrastructure and larger open space and stormwater management investments, along with continued development of parcels along Bonder Avenue and Advanced Avenue.
- Long-term development should look to complete the development the remaining pieces of AMP, including the WindEEE cluster and the northeast corner.
- This proposed phasing strategy is intended as an overarching framework and should be adapted as development unfolds, considering the types of uses, sector needs, and ideal adjacencies.



### AMP Potential Development Yields



Legend

### Potential Development Yields:

- The full development potential for Advanced Manufacturing Park is approximately 800,000 square feet of new research and manufacturing space. This estimate includes the provision of surface parking lots for each new building, at a ratio of +/- one parking space per 100 square feet of building area.

BUILDING	GCA (m2)	GCA (ft2)	GFA (m2)	GFA (ft2)	STOREYS	FLOORPLATE (ft2)	PARKING PROVIDED
<b>EXISTING</b>							
WindEEE Research Institute	1,700	18,299	1,445	15,554	1	1,700	
Fraunhofer Innovation Platform for Composites Research at Western University	3,400	36,597	2,890	31,108	3	1,133	
The Collider	4,000	43,056	3,400	36,597	3	1,333	
Fanshawe Advanced Business and Industry Solutions	5,000	53,820	4,250	45,747	3	1,667	
<b>TOTAL EXISTING</b>	<b>14,100</b>	<b>151,771</b>	<b>11,985</b>	<b>129,005</b>			<b>---</b>
<b>PROPOSED</b>							
A	3,010	32,399	2,559	27,539	3	1,003	36
B	2,800	30,139	2,380	25,618	2	1,400	37
C	4,120	44,347	3,502	37,695	3	1,373	38
D	2,900	31,215	2,465	26,533	2	1,450	30
E	3,320	35,736	2,822	30,376	2	1,660	35
F	3,940	42,410	3,349	36,048	3	1,313	40
G	2,850	30,677	2,423	26,076	2	1,425	34
H	3,820	41,118	3,247	34,950	3	1,273	50
I	3,680	39,611	3,128	33,670	3	1,227	45
J	3,510	37,781	2,984	32,114	3	1,170	50
K	3,320	35,736	2,822	30,376	3	1,107	42
L	2,370	25,510	2,015	21,684	2	1,185	40
M	2,400	25,833	2,040	21,958	2	1,200	46
N	3,530	37,997	3,001	32,297	3	1,177	40
O	3,900	41,979	3,315	35,682	3	1,300	30
P	4,010	43,163	3,409	36,689	3	1,337	38
Q	2,870	30,892	2,440	26,259	2	1,435	20
R	3,420	36,813	2,907	31,291	3	1,140	30
<b>TOTAL PROPOSED</b>	<b>59,770</b>	<b>643,359</b>	<b>50,805</b>	<b>546,855</b>			<b>681</b>
<b>TOTAL AMP DEVELOPMENT</b>	<b>73,870</b>	<b>795,130</b>	<b>62,790</b>	<b>675,861</b>			<b>681</b>



04

Implementation



### Short-term Development

- A Bioconvergence Centre + Schulich Redevelopment - 375,000 SF
- B University Drive Residence - 304,000 SF
- C New Faculty of Health Sciences Building - 75,000 SF
- D New Engineering Building - 100,000 SF
- E Fieldhouse Parking Structure - 111,000 SF

### Short-term Roadways + Public Realm

- 1 Pedestrianized University Bridge
- 2 Twinned Vehicular University Bridge
- 3 Brescia Drive to Burnlea Walk north-west Connection
- 4 Ivey to Brescia Drive north-west Connection
- 5 Western to Brescia Lane east-west Connection
- 6 Elgin Drive Modification



**ACADEMIC / ADMIN - 550,000 SF**

**RESIDENCE - 304,000 SF**

**PARKING - 111,000 SF**

## Mid-term Development, Roadways + Public Realm Investment

Mid-term campus growth and change refers to projects in the next 5 - 10 years. These projects anticipate additional infill of core campus development sites, including Perth Drive, South Valley, and Elgin Drive. These sites continue the pattern of infilling existing surface parking lots to create a more cohesive and pedestrian priority campus. The planned parking structure at the existing Chemistry lot will provide additional structured parking in the north portion of the campus and facilitate the development of existing surface lots in the vicinity. Combined with the Fieldhouse Parking structure, core campus will be provided with over 185,000 square feet of structured parking in the mid-term.

The investment in twinning University Drive Bridge enables renewed investment in character landscapes, such as Kent Drive South, and will enhance the pedestrian experience of campus and continue connectivity between east and west parts of campus over the Thames River.

Mid-term campus change also anticipates the University initiating the development of the furthest east site, on the west side of Western Road. This development continues the expansion of the core campus across Western Road. This phase of development should continue to expand the road infrastructure through the West Campus to anticipate future long-term development.



## Mid-term Development

- A** Springett West Campus East - 235,000 SF
- B** Elgin Drive North - 100,000 SF
- C** Chemistry Parking Structure - 75,000 SF
- D** Perth West - 100,000 SF
- E** Western Commons - 125,000 SF
- F** South Valley North - 225,000 SF
- G** Platts Lane East Apartments - 188,675 SF

## Mid-term Roadways + Public Realm

- 1** Student Recreation Centre entrance drive
- 2** Burnlea Walk Extension
- 3** Kent Walk South Improvements
- 4** University Welcome Plaza



**ACADEMIC / ADMIN - 785,000 SF**

**RESIDENCE - 188,675 SF**

**PARKING - 75,000 SF**

## Long-term Development, Roadways + Public Realm Investment

As Western looks to the long-term, the potential for campus development and expansion is significant. Strategic growth will be critical and will need to be aligned with increased transit service and public realm investment to ensure a cohesive and engaging pedestrian experience and broader connectivity within London.

Long-term development could see the completion of infilling existing Primary Development sites within the core campus, and further renewal of character landscapes, including reinvestment in Concrete Beach and reinvestment and expansion of Oxford Drive.

Beyond core campus, long-term development could include the further infill of West Campus development sites, and establishment of key West Campus open spaces. Extending the University fabric across Western Road will require careful coordination with the City to ensure that the function and design of the road recognizes its evolved role within the expanding campus, one that is integrated into the campus, rather than along the periphery. There will also need to be consideration for clustering of academic programs and inclusion of new student amenities to ensure that an expanded campus continues to be functional and walkable.



## Long-term Development

- A** West Campus A - 550,000 SF
- B** West Campus B - 100,000 SF
- C** Elborn Phase 1 - 210,000 SF
- D** Elgin Drive South - 205,000 SF
- E** South Valley - 235,000 SF
- F** Perth Drive North - 150,000 SF
- G** Perth Drive South - 195,000 SF
- H** Richmond Gates - 200,000 SF
- I** Platt's Lane E - 411,250 SF

## Long-term Roadways + Public Realm

- 1** Sarnia Road to Fram Connection
- 2** Northern East-west Connection
- 3** West Campus Hill Open Space
- 4** Concrete Beach Renewal
- 5** Oxford Drive Renewal
- 6** Oxford Drive Extension

**ACADEMIC / ADMIN - +/- 1,645,000 SF \***

**RESIDENCE - +/- 611,250 SF \***

\* Additional very long-term (more than 20 years) development sites are identified. Some have the potential to be developed as academic buildings, student residences or structured parking depending on need.



# 4.2 Considerations

## Implementing Campus Growth and Change

Western University has ample opportunities for growth over the coming decades. With the potential for over 4 million square feet of development potential, the University has the capacity for over 50 years of expansion at the current rate of growth.

This Development Strategy outlines design principles and development sites that should be considered as the campus continues to expand. Infill of Primary Development Sites on the Main Campus should be prioritized first, while infrastructure investment and long-term planning is put in place for the West Campus. Secondary development sites are located farther from the campus core and are generally anticipated to be developed beyond the ten-year timeframe, however, there may be instances where a secondary site is advanced earlier if institutional priorities and program opportunities support it.

The success of campus expansion from the historic core campus will require a careful phasing approach along with a coordinated and long-term strategy for parking, transit and open space systems to ensure that the expanded campus remains accessible, pedestrian friendly and preserves the cohesive character that is unique to Western.

Western takes a balanced approach to addressing mobility needs of the campus community. In the short-term, parking expansion will be informed by parking reduction for planned capital projects and current demand. Future parking supply, surface-lot expansion, structured parking, peripheral parking, and mode-shift targets will be informed through a Transportation Demand Management Study.

Future development, parking relocation, and transportation demand management decisions should consider lived accessibility impacts, including how people move between parking, transit, open spaces, and building entrances.

Existing Western University Campus



# Long-term Western University Campus Potential



FRAM LANDS

WEST CAMPUS

HURON UNIVERSITY COLLEGE

INSTRUCTIONAL CORE

DISCOVERY PARK

SOUTH VALLEY

LONDON HEALTH SCIENCES CENTRE

WESTMINSTER



**WEST  
CAMPUS**

**SOUTH  
VALLEY**

Sarnia Road

Philip Aziz Avenue

Brescica Drive

Huron Drive

Lambton Drive

Thames River

**FRAM  
LANDS**

*Medway Creek*

**HURON UNIVERSITY  
COLLEGE**

**DISCOVERY  
PARK**

*Western Road*

**INSTRUCTIONAL  
CORE**

*Eglin Drive*

**LONDON HEALTH  
SCIENCES CENTRE**

*Oxford Drive*

*Middlesex Drive*

*Windsor Road*

*Perth Drive*

**WESTMINSTER**



Western



URBAN  
STRATEGIES  
INC .



# Appendix

# Development Potential

## Primary Development Site Yields

As an extension of the conceptual demonstration plans developed for the Primary Development Sites, preliminary 3D massing studies were undertaken to further determine future growth potential and anticipated development yields of each site. These massing studies were informed by typical campus building footprints, heights, and planning assumptions, as well as best practices for site design, circulation, and open space integration.

# PERTH DRIVE



Conceptual Massing

Building A - 100,000 SF

Building D - 150,000 SF

Building B - 95,000 SF

**TOTAL Gross Construction Area (GCA) - 445,000 SF**

Building C - 100,000 SF

# ELGIN DRIVE SOUTH

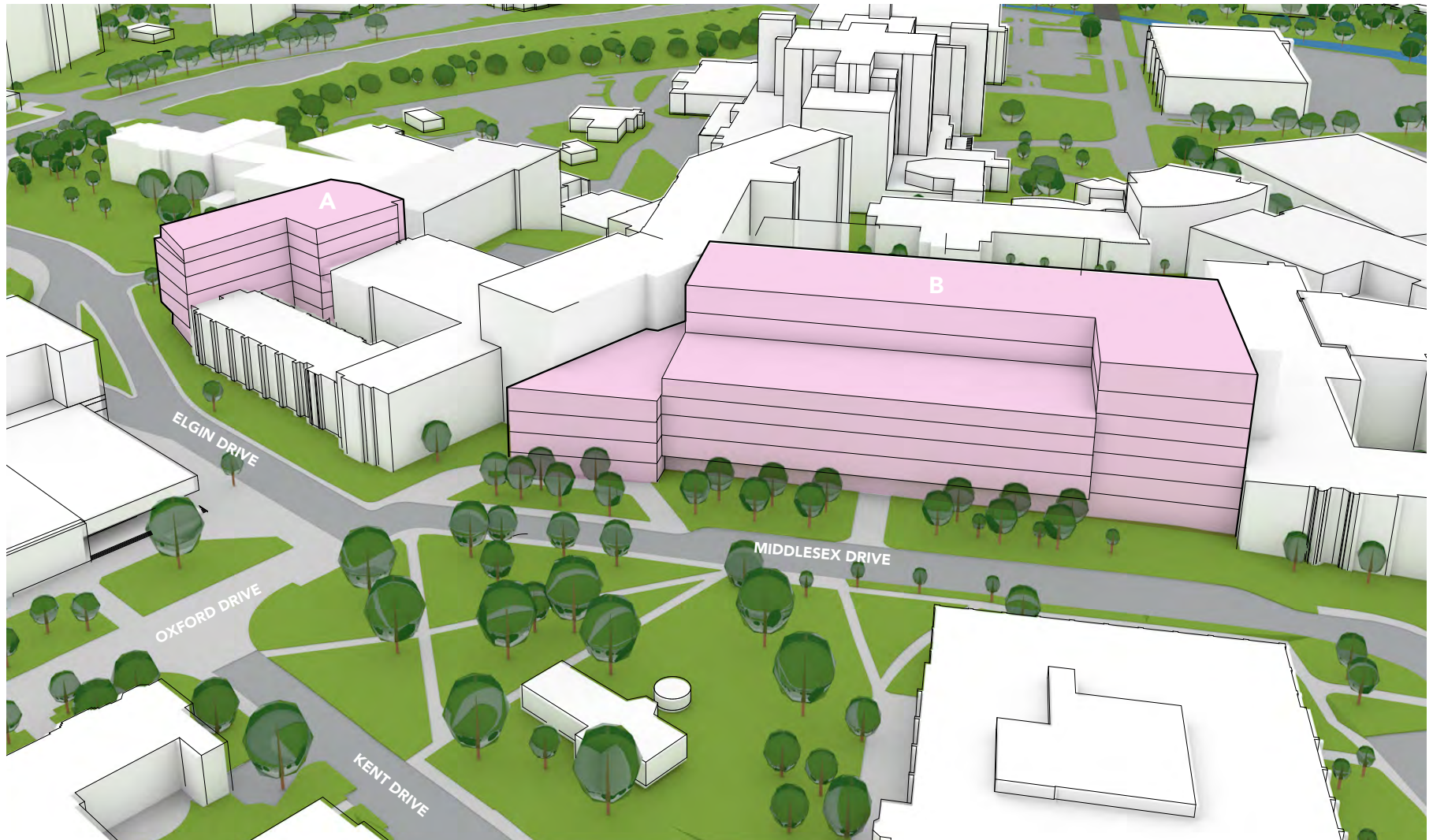


Conceptual Massing

Building A - 205,000 SF

**TOTAL GCA - 205,000 SF**

# MIDDLESEX / ELGIN DRIVE NORTH



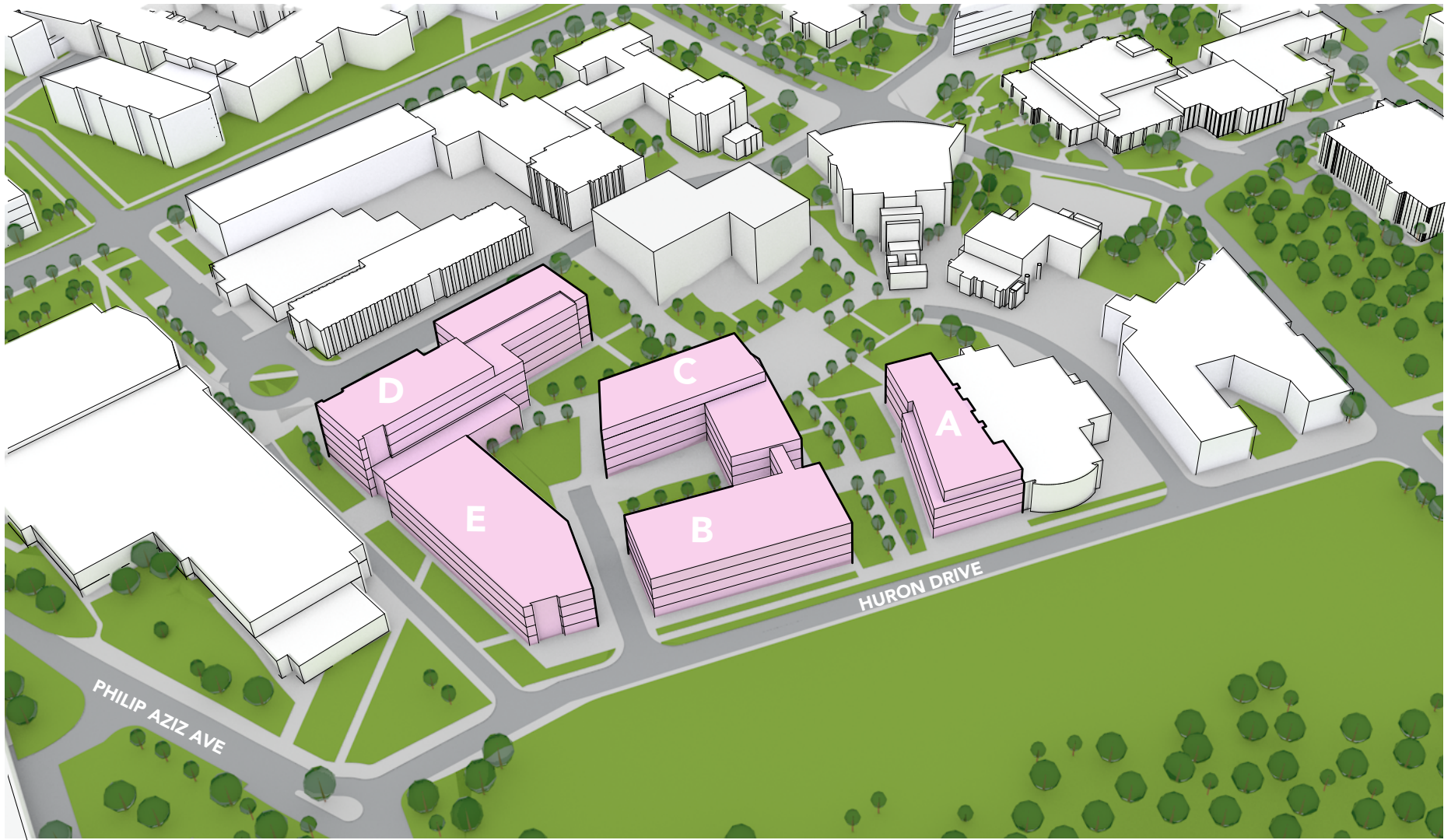
Conceptual Massing

Building A – 105,000 SF

Building B – 300,000 SF

**TOTAL GCA - 405,000 SF**

# SOUTH VALLEY



Conceptual Massing

Building A - 75,000 SF

Building D - 125,000 SF

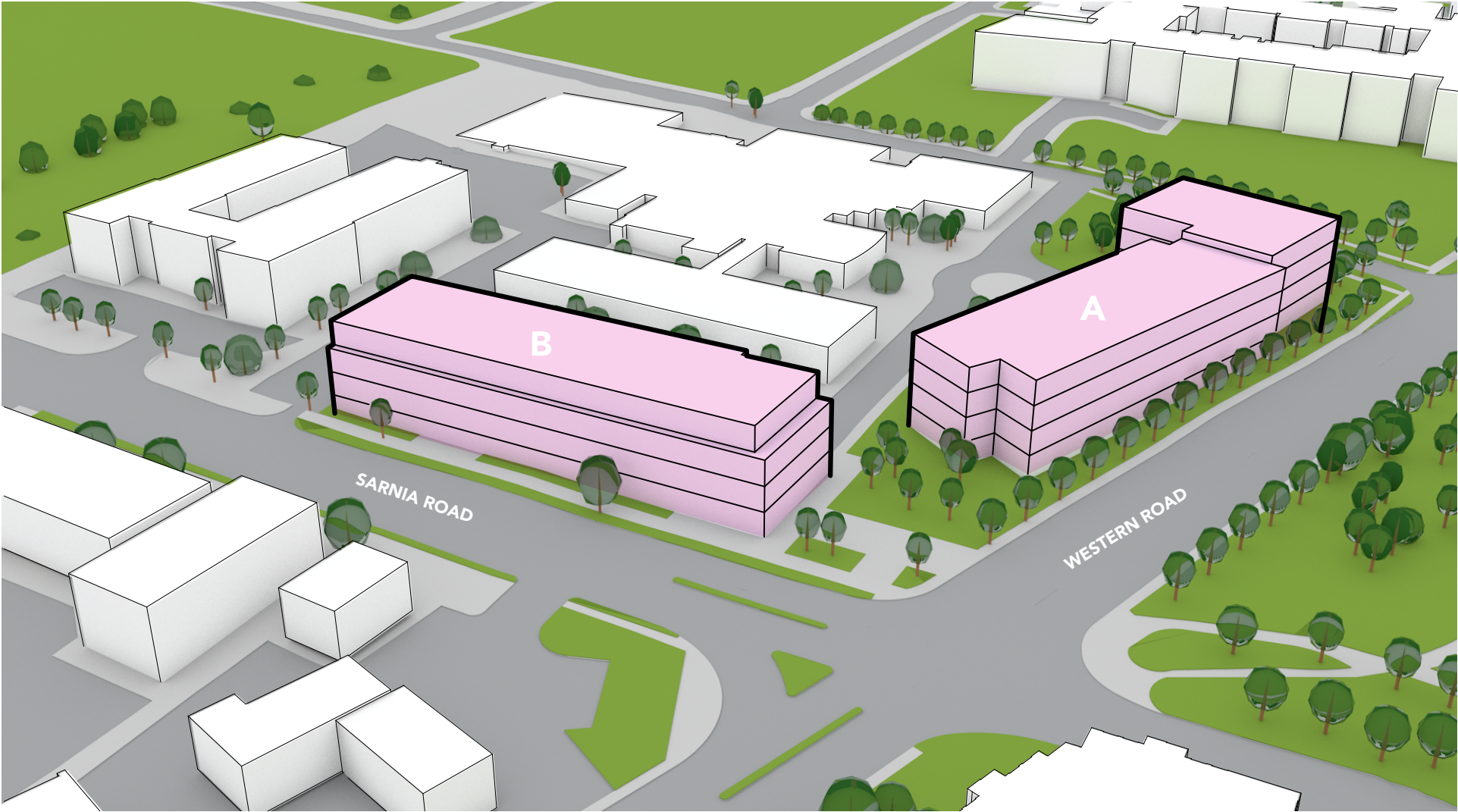
Building B - 100,000 SF

Building E - 110,000 SF

Building C - 125,000 SF

**TOTAL GCA - 535,000 SF**

# SARNIA WESTERN PHASE 1



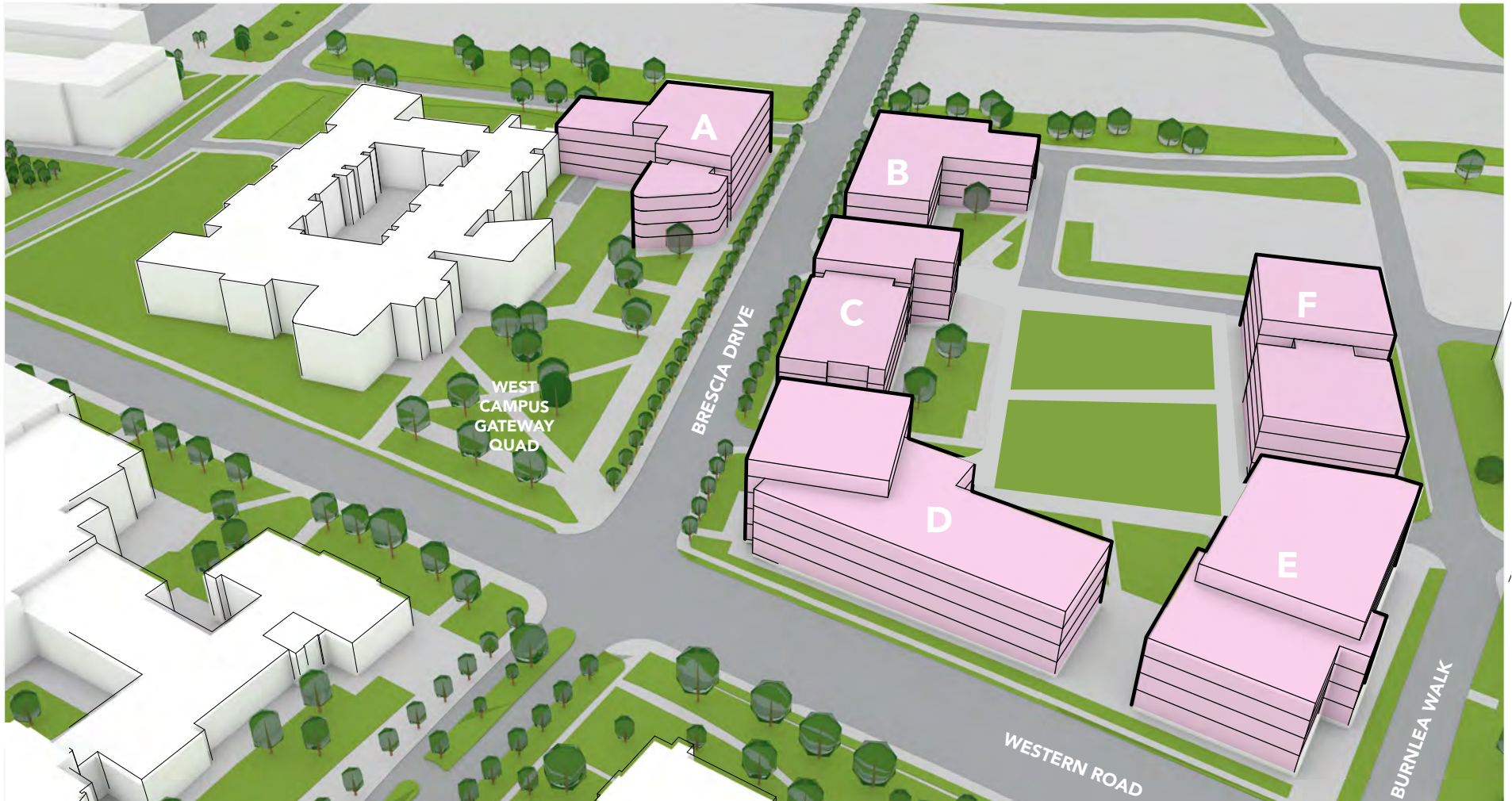
Conceptual Massing

Building A - 100,000 SF

Building B - 110,000 SF

**TOTAL GCA - 210,000 SF**

# SPRINGETT / WEST CAMPUS EAST



Conceptual Massing

Building A - 100,000 SF

Building E - 100,000 SF

Building B - 100,000 SF

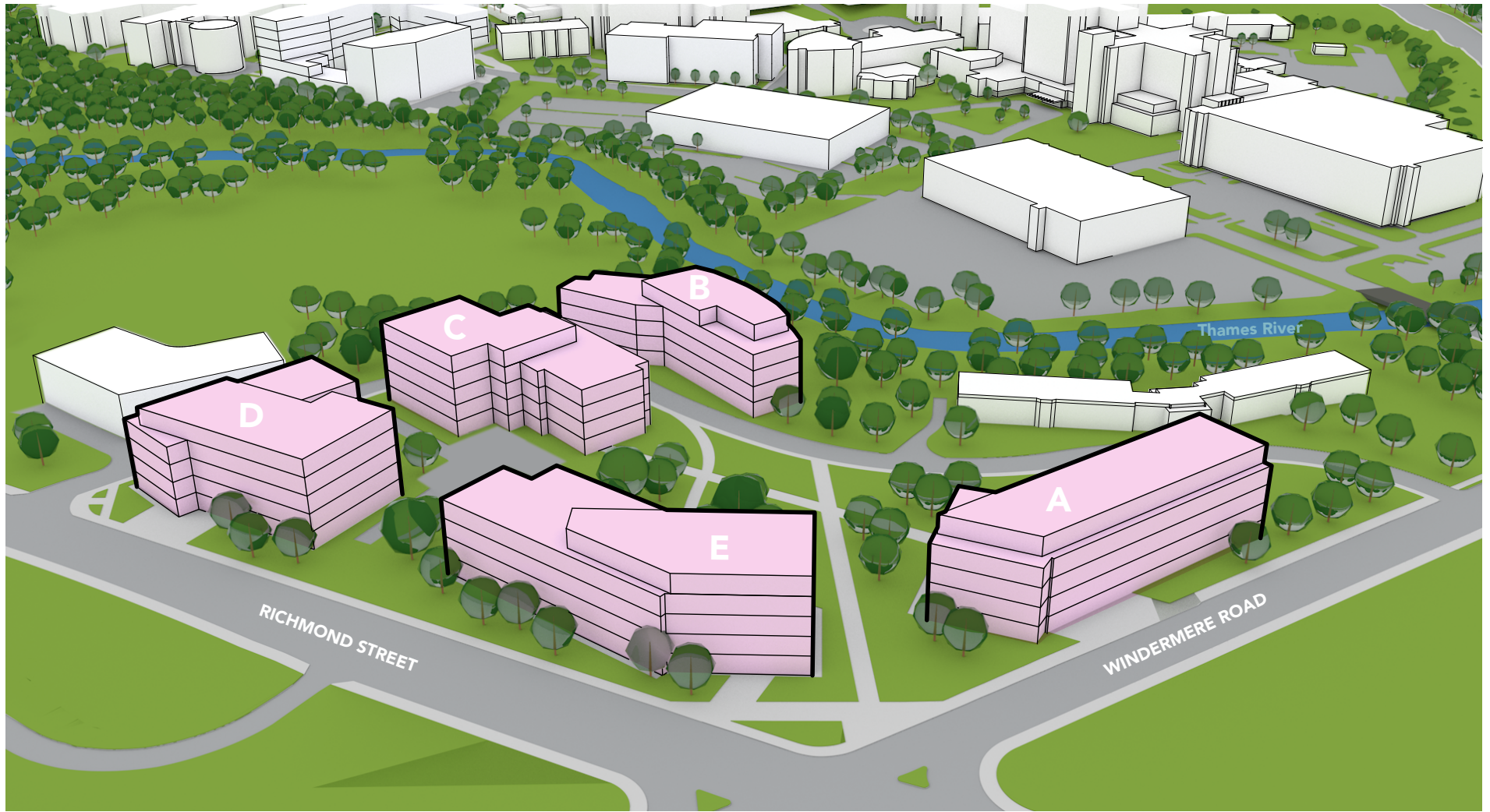
Building & - 100,000 SF

Building C - 125,000 SF

**TOTAL GCA - 665,000 SF**

Building D - 110,000 SF

# SPRINGETT / WEST CAMPUS EAST



Conceptual Massing

Building A - 100,000 SF

Building D - 100,000 SF

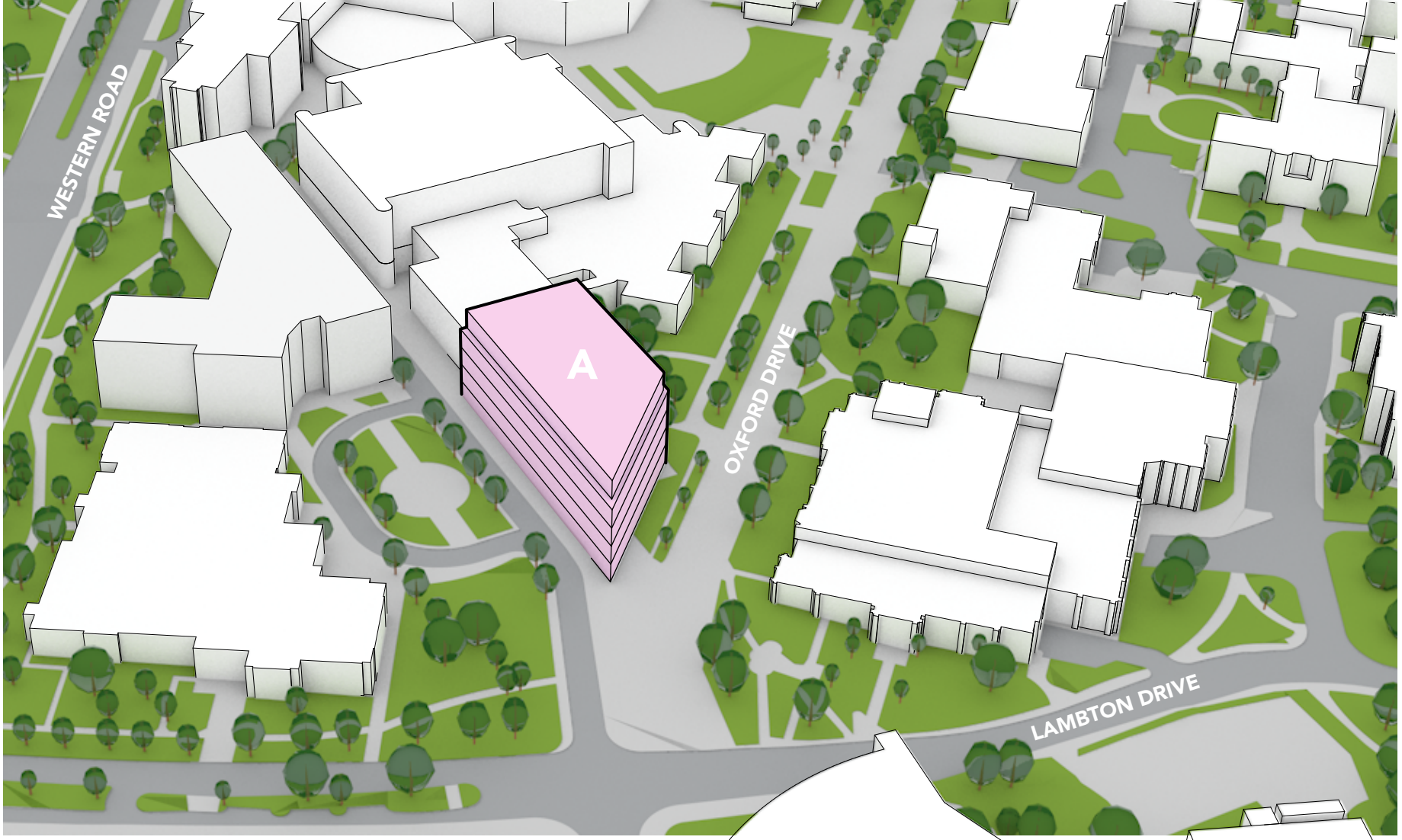
Building B - 95,000 SF

Building E - 100,000 SF

Building C - 95,000 SF

**TOTAL GCA - 490,000 SF**

# OXFORD DRIVE



Conceptual Massing

Building A - 70,000 SF

**TOTAL GCA - 70,000 SF**

# SARNIA WESTERN PHASE 1



Conceptual Massing

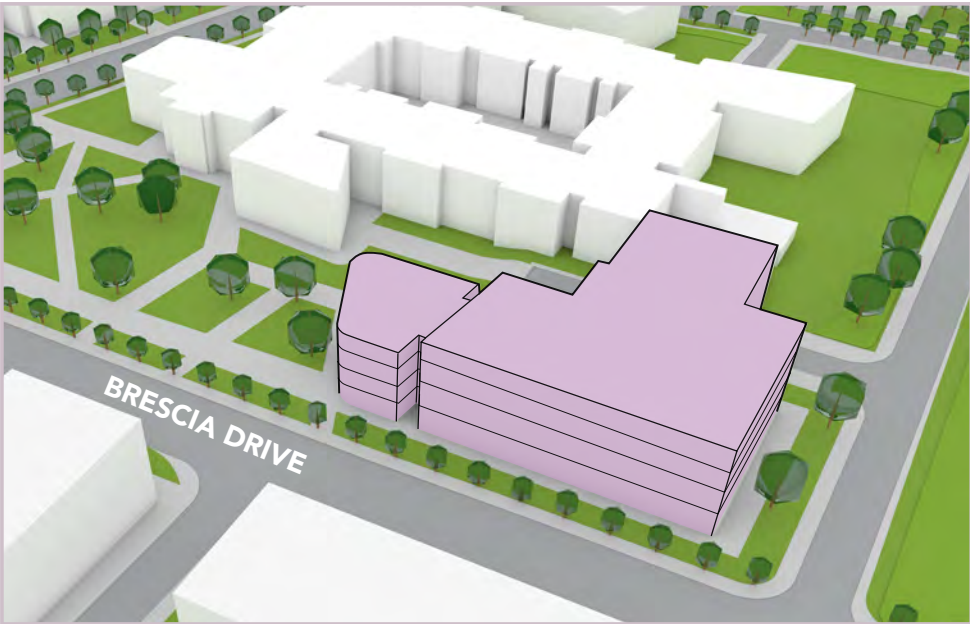
Building A - 110,000 SF

**TOTAL GCA - 325,000 SF**

Building B - 95,000 SF

Building C - 120,000 SF

# IVEY EXPANSION OPTIONS



Site 1: Ivey Expansion  
NORTHWEST



Site 2: Ivey Expansion  
SOUTHWEST



West Campus Gateway Quad  
NORTHEAST