

CAMPUS MASTER PLAN

Executive Summary

The 2007 Campus Master Plan builds upon similar planning exercises which have characterized the major stages of campus development and expansion at The University of Western Ontario. From the 1922 move to the “new campus” on North Richmond Street, Western has tied its physical expansion to the academic priorities and aspirations of the University.

The current Plan outlines a specific building and renovation program which will see the University’s facilities expand to accommodate projected teaching and research requirements over the next decade. It is not a site plan for future development.

This Plan is as much about conservation as expansion – the thoughtful and responsible use of all Western’s space to preserve the beauty and integrity of one of Canada’s truly distinctive university campuses. With that purpose in mind, the Campus Master Plan formulates a series of master planning principles that reflect the value we place on the landscape, the architectural quality of our buildings, and the ways in which we seek to ensure an environment that facilitates and enhances academic work. Western is a residential university, with a central campus dedicated to the interaction of faculty, staff, students and alumni who share a commitment to intellectual, social and personal development that is best achieved in a functioning community. Our built environment is organized to facilitate that sense of community, with open space and structures that are accessible, safe, and flexible in purpose, allowing for adaptation as new paradigms for teaching and research evolve.

In addition to master planning principles, the Campus Master Plan articulates space planning principles governing the allocation of space across the University, stressing the intention to focus academic activities at the centre of the campus and locate administrative and support functions at the campus periphery. The Plan also seeks to define the precincts of future campus development and suggest possible uses for lands currently held or potentially to be acquired by the University.

Following the University’s Strategic Plan, *Engaging the Future* (2006), this Plan expands on Western’s relationship with the City of London and the neighbourhoods immediately adjoining the campus. It reaffirms the University’s commitments to support the established character of surrounding residential neighbourhoods, to oppose requests for zoning changes that would alter that character and be contrary to the City’s Official Plan, and to work in concert with the City to develop traffic and transit planning strategies that respect the intention to reduce vehicular traffic on the campus. In addressing these latter concerns, the Campus Master Plan outlines a strategy for controlling traffic on and through the campus, enhancing service provided by the London Transit Commission, and confronting the need for adequate and appropriate parking facilities to best serve the University community.

This Campus Master Plan provides a guideline for the maintenance and future growth of a university campus that actively contributes to the teaching, learning, and working experience of all members of the Western community.

Background

Western has had a long history of attentiveness to the shape and structure of its physical identity. Since the early 1920s, when the campus moved to its current location, there have been several occasions on which formal campus planning was undertaken.

The early campus was a somewhat idealized concept of a Jeffersonian “academical village” on a hill dominated by the first “new campus” building, University College, and its companion structure the Natural Science Building (now Physics and Astronomy). This plan defined the architectural character to be pursued through the dominance of the Collegiate Gothic design and anglicized stone construction. This vision of the “new campus” was subsequently confirmed in a formal Master Plan in 1934.

In the early 1950s, the planning of the overall campus was revisited, drawing “academic precincts” to reflect the discipline-based structures of scholarship at Western. The Arts and Humanities, the Sciences, and Medicine were delineated and notionally assigned to specific areas in the central campus. From this basic configuration, the professional schools evolved, with Business, Law, and Engineering defining their spaces as the campus adopted the “mall” of Oxford Drive as its new centre, filling in from University College Hill with Stevenson Hall, the Lawson Library, Somerville House and Thames Hall.

By the late 1960s and an era of substantial enrolment growth, a plan was developed for infill of the central campus with academic buildings. It was also during this period that the campus expanded southward on Western Road, with the acquisition of the former Teachers' Colleges which are now the Elborn and Althouse buildings. Along Oxford Drive the expansion abandoned the previous generations' commitment to the traditional Collegiate Gothic architectural theme and ventured toward a new, sharply-planed brutalism, using concrete as an exterior cladding material. Modernist, angular buildings like the Weldon Library, the University Community Centre, and the Social Science Centre comprised an expansion in the early 1970s that effectively relocated the centre of the campus to the broad open courtyard area of the “concrete beach.”

In 1991, the University engaged the consulting firm of Berridge-Lewinberg-Greenberg in what was to be a three-year process to develop a comprehensive Campus Master Plan. This Plan was to take a long-term perspective, defining strategies to accommodate institutional growth, to advance principles and guidelines for future development on and surrounding the present campus, and to provide a framework for specific decisions involving land use and acquisition, building siting, architectural style, and traffic patterns. The resulting Plan, adopted by the University in 1994, reflected the idea that “the fundamental purposes of a University – teaching and research – must be supported and nurtured by the maintenance of a physical environment conducive to intellectual activity and growth.”

The ambitious Campus Master Plan of 1994 was, however, rapidly overtaken by events outside its projections. In the fall of 1999, the Government of Ontario announced its SuperBuild program, designed to accommodate the increased undergraduate enrolments throughout the province's university system occasioned by the “double cohort” of students created by the elimination of Grade

The campus in 1932 with a football game underway between Western and Queens. It is rumored that Queens may have won on this rare occasion.



A 1972 view illustrating the contrast between the traditional architecture of the early construction and the more modernist structures of the 1970s.



The central campus in 2005



XIII in the secondary schools. Western responded to SuperBuild and the “double cohort” with the construction of three academic buildings (the Thompson Engineering Building, the Arthur and Sonia Labatt Health Sciences Building, and the North Campus Building) as well as a large classroom in the Natural Science Centre. The Labatt Health Sciences Building was located in the South Valley site, which had been opened up by the relocation of the football stadium some 600 metres south to the flood plain.

The opportunities afforded by SuperBuild and the opening of the South Valley occasioned a reconceptualizing of Western’s campus as a core devoted to academic purposes, including the precincts of the centre campus, having the University College Hill reinforced as its focal point, with a link to a “lower campus” in the South Valley, and siting of student residence accommodations at the campus periphery. In his discussion paper, [*Preserving Canada’s Most Beautiful Campus*](http://www.uwo.ca/western/campus/campplan.html) (<http://www.uwo.ca/western/campus/campplan.html>), distributed in March 2000, President Paul Davenport set out a strategy which focused principal University activities on a campus bounded by the Thames River on the east and Western Road on the west, with secondary activities extending west of Western Road on established and newly-acquired lands.

In the mid-1990s the University adopted a policy of guaranteeing a place in residence to all new first-year students. To meet that commitment, four residences were opened from 1997 to 2006: Essex Hall (1997), Elgin Hall (1999), Perth Hall (2003), and London Hall (2006). Elgin Hall was sited on the north side of University Drive, while the other three residences are located on Western Road just south of the intersection with Sarnia Road and Philip Aziz Road. With the completion of London Hall, Western can honor its guarantee to first year students and at the same time assign about 30% of the residence beds to upper year students. In the [*2006-07 University Budget*](http://www.ipb.uwo.ca/documents/2006_budget.pdf) (http://www.ipb.uwo.ca/documents/2006_budget.pdf), and again in the 2006 Strategic Plan, [*Engaging the Future*](http://www.uwo.ca/pvp/strategic_plan/report/01.htm) (http://www.uwo.ca/pvp/strategic_plan/report/01.htm), the University indicated that it is unlikely to construct additional student housing in the foreseeable future and that the further growth in housing required by our expansion of graduate enrollment is likely best met by the private sector.

Since the redefinition of the campus core in 2000, the University has acted upon the principle of centralizing academic activities. This principle has been achieved through the construction of large classroom facilities at the Natural Science Centre and the Spencer Engineering Building, development of the Biotron and new Science facilities in the “Natural Sciences” precinct, and completion of the Dr. Don Rix Clinical Skills facility adjacent to the Medical Sciences Building, as well as the West Valley Building. Other academic projects include the Richard Ivey School’s Lawrence Centre, the Law Building expansion, and the ARCC archives and compact storage facility adjoining the D.B. Weldon Library. Faculty and graduate student office space was also created adjacent to the Boundary Layer Wind Tunnel.

At the campus periphery, the new residence program has continued, with the development of a conference-capable complex including Perth, Essex, and London Halls along Western Road. Construction is currently underway on the major new Student Recreation Centre at the southern end of the South Valley, adjoining the Thomson Recreation and Athletic Centre. The University has also acquired lands and facilities over this period, including the Siebens-Drake Research Institute building off Western Road (2002), 8 acres on the west side of Western Road fronting Brescia

University College (the “Diocese Lands”, 2002), and the property previously occupied by Westminster College at the northern end of Perth Drive, consisting of several structures and a total of 28 acres, of which 14 are available for building (2005). Additionally, the University has concluded an agreement with the Ursuline Religious of the Diocese of London to purchase a 12.8 acre parcel of land northwest of Brescia University College and is awaiting approval of severance to complete the transaction.

In the 2006-07 University Operating and Capital Budget, Western sets out an ambitious plan of new construction and major building renovations, reflecting the commitment to a central, academically-focused campus and a relocation of support and service activities to the periphery. In 2006, *Engaging the Future*, Western’s Strategic Plan, articulated the University’s objective of providing the “best student experience among Canada’s leading research-intensive universities” by fostering a learning environment that would address all aspects of intellectual and personal development. Reflecting the link between the academic and physical environments specifically drawn in the 1994 Campus Master Plan, *Engaging the Future* recognized the need to develop a new guiding document to establish the University’s directions in this major reconfiguration of space in its Commitment 10.1: “*Draft a new Campus Master Plan by the end of 2006, which protects the beauty of the campus and continues the emphasis on Collegiate Gothic architecture. The South Valley site should include a signature building and a configuration that emphasizes the Thames River as a defining aspect of the University.*” This current master planning activity is a response to that Commitment, looking both back at established principles and forward to future development.

Master Planning Principles

1. **Respond to Changes in Academic Mission and Technological Innovations:** Plans must be flexible enough to accommodate evolving innovations in research, teaching, and instructional technology, and to respond to the trend to life-long learning and the demands that mature, busy and sophisticated students will place on the campus.
2. **Preserve Existing Natural Features and Maintain and Enhance Landscaped Open Spaces:** Achieving this principle will involve preserving the tremendous wealth of “natural capital” on campus provided by its natural resources and landscape, including enhancing the visibility and defining character of the Thames River.
3. **Provide Direction for University Growth and Change:** Future plans should accommodate long-term University growth on a consolidated campus. Planning should therefore concentrate on essential academic and student-related activities within the campus core.
4. **Invest in the Quality of the Campus:** Renewal of the elements which comprise the public spaces on campus is fundamental to the University’s future. Targeted are areas of campus activity and a section of Western Road, the latter scheduled to become a major landscaped boulevard within the future campus by late 2007.
5. **Preserve and Enhance Architectural Integrity:** There is a strong and appealing architectural style on campus, the integrity of which should be maintained and enhanced through future development. Design Guidelines that characterize the scale, form, common elements (such as

materials) and relationships among campus buildings (e.g., a normal maximum height of five stories in the campus core, including mechanical space) should be used to establish guidance for new building and renovation projects. As proposed in the Strategic Plan, *Engaging the Future*, a Signature Building on the South Valley site could be constructed reflecting this principle.

6. **Preserving Academic Interaction and “Decompressing” the Campus:** From the 1930s strategic plans have addressed the creation of academic clusters, where Faculties and services related to similar programs could co-exist in precincts. The rapid growth of the University in the 1960s and 1970s shifted the campus center and made these precincts less rigid. We should seek to balance two competing principles. We will keep the integrity of academic precincts where close proximity is necessary and conducive to the successful execution of our teaching and research mission. We will also seek to decompress our central university space in order to provide a better social and working environment.

7. **Interdisciplinary Studies and Research:** Interdisciplinary scholarship will be a growing priority in the next decade. Such ventures may require space to facilitate creative interactions among the faculty and students involved in these initiatives. This space should create linkages between academic precincts.

8. **The Residential University and Canada’s Best Student Experience:** Preserving The University of Western Ontario as a residential campus with core academic programs located in close proximity to each other is key to ensuring that Western continues to provide Canada’s best student experience. A cohesive campus environment that allows for faculty and student interaction and fosters interdisciplinarity is fundamental to our future development.

9. **Enhance University/City Relationships:** The University has important relationships with the neighbourhoods that surround it, with the City, and with the Region. University development should seek to sustain these relationships by providing for improved physical and functional connections, and by recognizing the impacts planning decisions made by the University and the City of London have on one another.

10. **Achieve Barrier Free Accessibility:** Increasing numbers of persons of diverse culture, range of ability, and across the lifespan are studying, visiting, and working at the University. Designs for new buildings, modernization of older buildings, landscape initiatives, new streets and paths, and spaces within the University campus must ensure usability by the broadest possible range of persons. Space planning thus should incorporate the principles of universal design to ensure equitable, safe, and comfortable access.

11. **Ensure Safety, Security and a Healthy Workplace:** Personal health and safety is an important concern on campus, reflecting broader societal concerns. Designs for specific buildings and their environments, and landscape and streetscape plans will need to address personal health and safety issues addressing such aspects as air quality. We will promote an environment where students, faculty, staff and alumni will be protected and their experience at Western will be enhanced. This will be achieved through a spectrum of actions from protecting social spaces to facilitating recreation activities.

12. **Transportation:** In considering transportation near the centre of the campus, the dominant factors relate to safe and efficient networks to support pedestrian, bicycle and bus traffic and to provide for visitor parking, in so far as possible. Vehicle traffic and University parking will be focused at the perimeter of campus.

13. **Sustainability in Design of Facilities:** In planning the campus of the future the University will incorporate sustainability of the environment in the planning and design process. This includes promoting energy conservation in the operation of facilities, provision of facilities to support alternate transportation arrangements, and the protection of natural and wetland areas throughout the campus. Building designs, such as the planned Claudette MacKay-Lassonde Pavilion adjoining the Spencer Engineering Building, should recognize the use of buildings as learning tools as well as learning environments and should provide examples of sustainable designs for our students.

14. **Relocation within Existing Buildings:** During expansion and major renovation of physical space on campus, opportunities to realign the University's activities will arise. When presented with such opportunities, the following principles should serve as guides:

- Relocation of academic units/groups should be based on proximity to similar units/groups and should promote interdisciplinarity and collaboration.
- Relocation of non-academic units should facilitate greater collaboration, effectiveness, and efficiency.

Space Planning Principles

Space planning at Western should be guided by the following principles.

1. **University Strategic Plan:** Space planning at Western should directly support the priorities outlined in the University's Strategic Plan and should also be aligned with Faculty Academic Plans and Support Unit Operational Plans.

2. **Space in the Centre of Campus:** Space associated with activities that directly support and enhance the student experience should be given the highest priority in the centre of campus. Such activities include instructional facilities, faculty offices, library and student computing facilities, student services, and other academic support areas such as academic counselling.

3. **Assessing Space Needs:** New/incremental space should be targeted towards programs/areas with the greatest needs. The need for additional space should be directly linked to Faculty Academic and Support Unit Operational Plans. The assessment of space needs should be guided by an analysis of actual space compared to required space according to standards for space allocation applied across the Ontario university system.

4. **Interaction and Collaboration among Students, Faculty, Staff, and Alumni:** Planning and design of new space should support and enhance interaction among the members of the University community – our students, faculty, staff and alumni. New space should promote a sense of community and should also facilitate success in interdisciplinary and pan-University initiatives.

5. **Design of Space:** As we create new space – either through new construction or through renovations to existing space – it is important that space is designed in a manner that is flexible and easily adaptable to the constantly-changing University environment. In addition, it is important that the design of space include the appropriate provisions for common or gathering space that would allow for informal interaction/collaboration among students, faculty, postdoctoral fellows and staff.

6. **Management of Space:** All property at Western is under the authority of the Board of Governors. The President has assigned management of academic and general-use space to the Provost & Vice-President (Academic) and management of all other space to the Vice-President (Resources and Operations). The need to respond to a constantly changing environment requires us to ensure that space is readily reassigned. This in turn requires that we follow guidelines with regard to the design, use, and management of space:

- Decisions on the use of academic University space, including its reassignment, are taken under the Provost's authority, in consultation with the Deans, as appropriate.
- While the Provost will consult with the Deans on the definition of academic University space, his decision on the boundary between general use space and space allocated to the Faculties will be final.
- Decisions on the use of space allocated to the Faculties, including its reassignment, are taken under the Dean's authority, in consultation with Chairs and Directors, as appropriate.

7. **Provision and Approval of Amenities:** The provision of services to the University community including food and other types of amenities should reflect the strategic priorities of the University. Current services will continue and new ones be introduced only if they are financially viable and sustainable. The space in which they are housed should be designed to be flexible and welcoming to the University community. Approvals for food service or other commercial amenities will come through the Vice-President (Resources and Operations).

Past and Future Growth

As set out in the 2001 Strategic Plan, *Making Choices*, and confirmed in the 2006 Strategic Plan, *Engaging the Future*, the University has set a target of 4,350 for first year undergraduate admissions over the next decade. University requirements for space, however, will continue to grow through increased numbers of graduate students, increases in research activity, and increased numbers of staff, faculty and postdoctoral fellows. Specifically, the University has declared a target of doubling the number of PhD students and significantly increasing Masters-level students from the baseline of 2000-01 by 2010-11 and of maintaining a strong rate of graduate expansion thereafter.

Over the last 65 years, Western has experienced about a thirty-fold increase in student enrollment (Figure 1) and in campus space (Figure 2). This growth has been characterized by some periods of fairly slow growth and other periods of rapid expansion in both – but these have not always coincided. Space is measured in Gross Square Feet (GSF). Figure 3 gives the ratio of space to enrollment, measured as GSF per student, in five-year periods. The ratio falls from 1940 to 1945, rises sharply to 1960, and tends to fall slowly after 1960, reaching 250 GSF per student in 2005, roughly the same as the 1940 value. The figures show that while space has expanded significantly

since 1960, it has not kept pace with enrollment; GSF per student fell by about 28% from 1960 to 2005.

The space formula of the Ministry of Training Colleges and Universities and the Council of Ontario Universities allows a more complex approach to space needs than mere student numbers. The COU/MTCU formula computes a “formula space” for each university based on the space needs for students, staff, faculty, and other researchers, with different weights by Faculty, and provisions for nonacademic space. As Figure 4 shows, the ratio of Actual Space to Formula Space at Western dropped from 1.06 to 0.73 from 1977 to 2004, a reduction of 31%.

The downward trend in Figures 3 and 4 in the available space per student and for all University activities have had a significant impact on our educational environment. In the face of increasing space needs, much of which can be attributed to the needs of the increased proportion of research-active faculty members, there has been a general loss of communal space and a compression of existing space. Western is now at the point where the reversal of this situation has become an institutional priority. Adding to these concerns is the understanding that the increased emphasis on graduate education carries much larger space demands per student as reflected in provincial capital funding associated with graduate expansion. Increased research activity also carries with it access to, and the need for multiple sources of research funding which provide funding support to address increased space demands of various sorts.

Figure 5 shows both unweighted and weighted full-time enrolment at Western, with actual figures from 1990 to 2006, and forecasts from 2007 to 2016. The weights used are 1 for undergraduates, 2 for Master’s, and 4 for doctoral students. These correspond roughly to the weights used for Provincial funding, and are much better indicators of required faculty, staff, and space than the growth in simple enrolment. Figure 5 shows a forecast for the next ten years, assuming that our undergraduate enrolment is constant, Master’s enrolment grows by 50%, and doctoral enrolment doubles. These assumptions are consistent with our Strategic Plan. Although the unweighted enrolment line shows a more modest growth than in previous years as Western keeps its undergraduate intake constant, because graduate students receive a higher weighting, our weighted full-time enrolment will continue to grow in the next decade. These trends are presented in detail in Table 1 which shows the past and anticipated future changes in numbers of students by category (undergraduate, masters and doctoral). The data in the percentage change columns reiterate that while the total numbers of students increases by 10% the numbers of masters increases by 50% and the numbers of doctoral students doubles. When the weighting factors are taken into account this corresponds to a 25% increase, which is massive growth for an institution of our size.

To assume that fixed undergraduate enrolment implies a stagnant Western is incorrect. Our ability to realize this growth depends critically upon Provincial and Federal support for graduate enrolment. We are hopeful that government support is there in the future. If we realize the forecasts of Figure 5 and Table 1, by 2016-17 graduate students would account for nearly a quarter of our FTEs and nearly half of our weighted FTEs (Table 2). We would maintain and enhance the best undergraduate and graduate student experience and grow the research-intensive University, in conformity with our mission statement.

Figure 6 shows the rapid increase in research funding coming to Western, including Lawson Health Research Institute and Robarts Research Institute, over the last five years. An important component of this funding has come from Federal sources (Canadian Foundation for Innovation and the Federal Funding for the Indirect Costs of Research Program) and from Provincial sources (Ontario Research Fund) which we hope will continue. Even using the lowest of the three forecasts of Figure 6, which assumes 2/3 of the actual growth rate from 1993 to 2005 going forward, research revenues would increase by some 38% in the decade after 2005. The growth in research is expected to generate requirements for significant amounts of new space.

Figure 7 shows Western's actual growth in space from 1990 to 2005, and a forecast growth from 2005 to 2016 at roughly the same rate as in the previous 15 years. From GSF of 6,910,000 in 2005, we grow to 7,780,000 in 2016, an increase of 870,000 GSF or 12.6%. For the years to 2012, we can compare the trend to the space plan set out in our 2006-07 Budget. If we complete all our projects on time, we would create 665,000 new GSF by 2012; the trend line shows an increase of 600,000 GSF over the same period, so the trend is broadly consistent with the space plan.

Figure 8 shows the space per weighted full-time student, computed using the space data from Figure 7 and the weighted enrolment data from Figure 5. Figure 8 reflects the inadequate provision of capital funding in the Province's plan for graduate expansion and the need for a greater priority for capital funding from both the Province and federal government. In recent years both levels of government have made contributions to capital funding, for both new construction and renewal of older facilities, which the University gratefully acknowledges. However, to meet the demands of students and employers for more graduate education, current space trends are not sustainable.

Just to achieve the expansion in space forecast in Figure 7 will require a major increase in long term debt at Western, as set out in our 2007-08 Capital Budget. To build further space will require new government investments. We hope that a renewed commitment to capital funding from both levels of government will allow us to reverse the downward trend evident in Figure 8, keep our graduate expansion plans on track, and realize our goals for decompression and expansion of communal space.

Figure 1: Western's Full-Time Enrolment

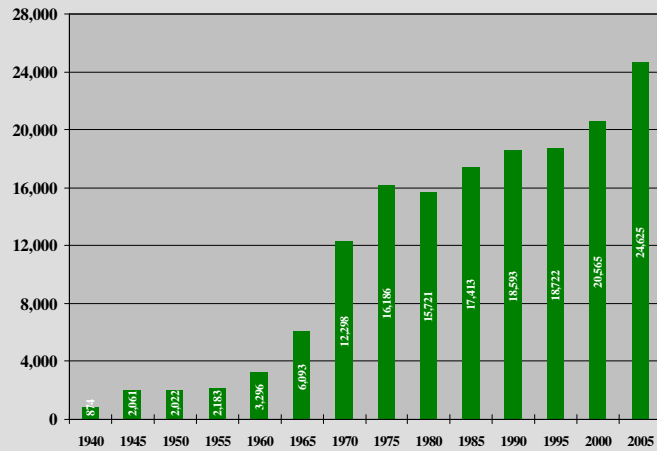


Figure 2: Western's Campus Space -- GSF (Thousands)

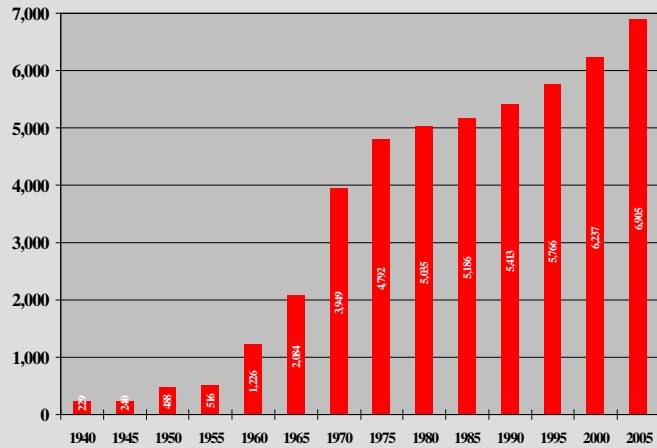


Figure 3: Space (GSF) per Full-Time Student

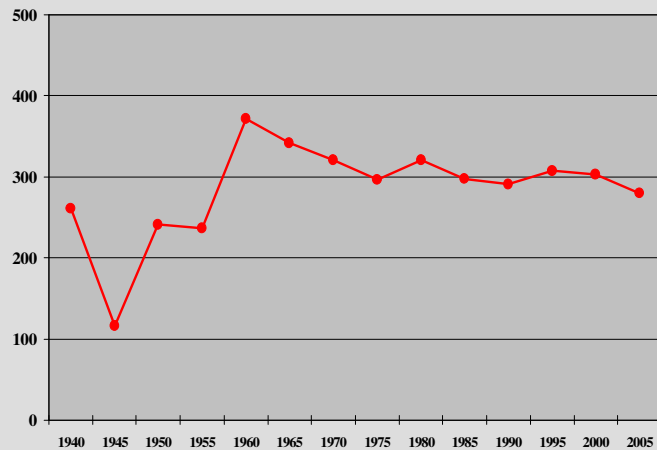


Figure 4: Ratio of Actual Space to Formula Space

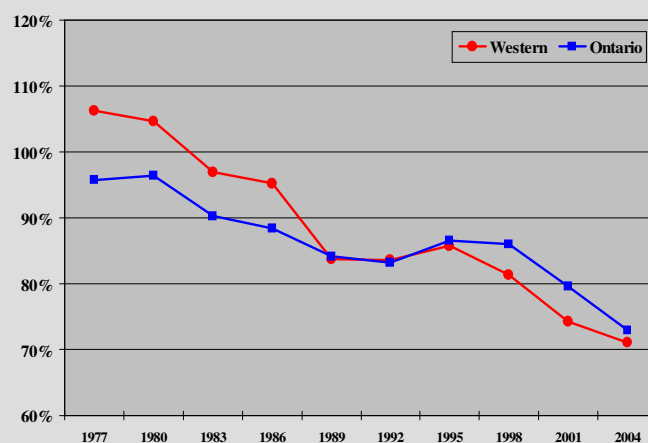


Figure 5: Western's Full-Time Enrolment
Unweighted and Weighted

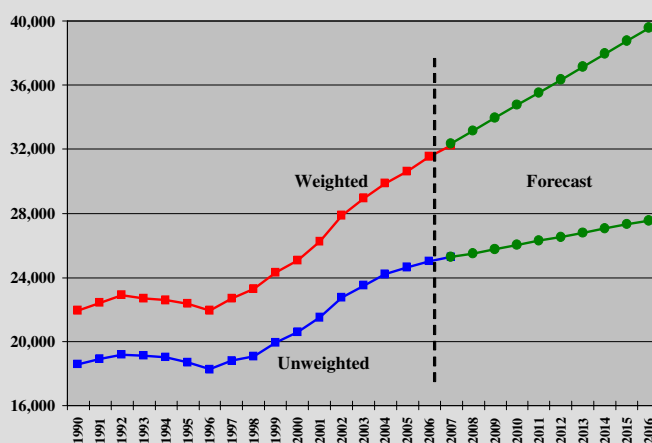


Figure 6: Western's Research Revenue (\$M)

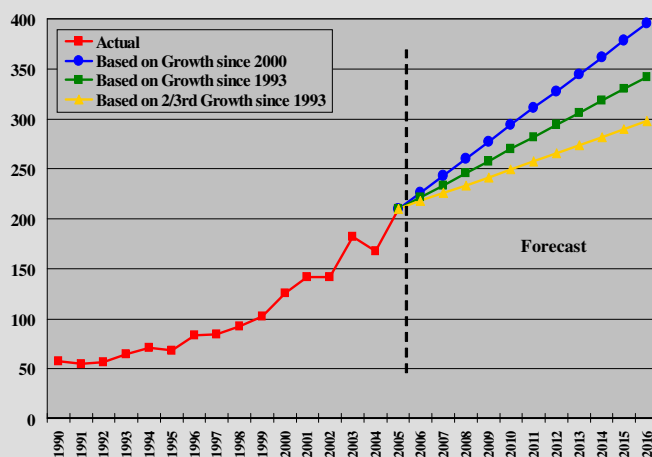


Figure 7: Western's Building Space -- GSF (Thousands)

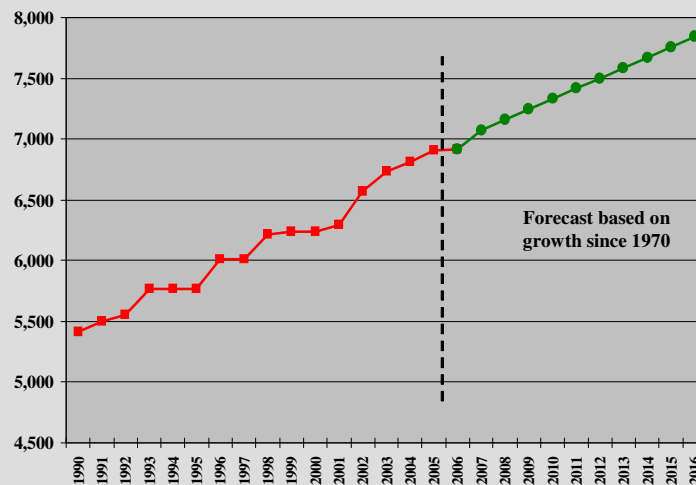


Figure 8: Space (GSF) per Weighted Full-Time Student

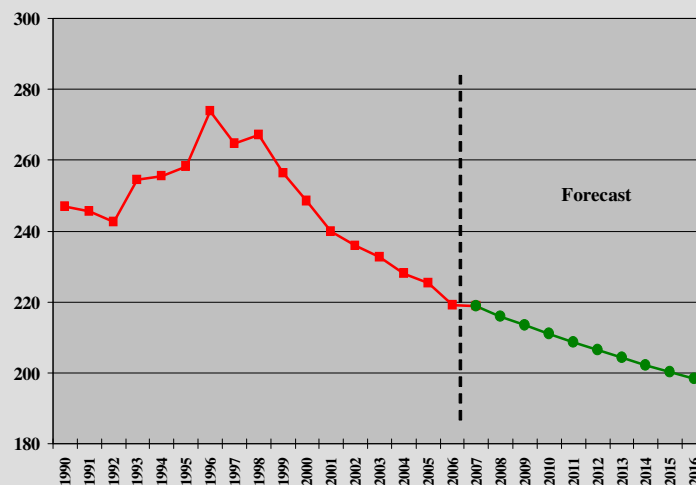


Table 1
Actual and Potential Enrolment Trends at Western

	Full-Time Enrolment			Percentage Change	
	1996-97	2006-07	2016-17	1996-97 to 2006-07	2006-07 to 2016-17
Undergraduate	15,940	21,281	21,281	34%	0%
Masters	1,629	2,295	3,443	41%	50%
Doctoral	688	1,422	2,844	107%	100%
Total	18,257	24,998	27,568	37%	10%
Weighted Total <1>	21,950	31,559	39,543	44%	25%

<1> Weights: Undergraduate = 1; Masters = 2; Doctoral = 4.

<2> 1996-97 and 2006-07 are actual figures; 2016-17 is a forecast explained in the text.

Table 2
Distribution of Actual and Potential Enrolments at Western

	% Distribution of Full-Time Enrolments			% Distribution of Weighted Full-Time Enrolments		
	1996-97	2006-07	2016-17	1996-97	2006-07	2016-17
Undergraduate	87%	85%	77%	73%	67%	54%
Masters	9%	9%	12%	15%	15%	17%
Doctoral	4%	6%	10%	13%	18%	29%
Total	100%	100%	100%	100%	100%	100%

<1> Weights: Undergraduate = 1; Masters = 2; Doctoral = 4.

<2> 1996-97 and 2006-07 are actual figures; 2016-17 is a forecast explained in the text.

Lands beyond the Traditional Campus Area

In November 2006, the University owned 1,037 acres of land. The land was distributed as follows:

Core Campus	405 acres
Research Park	50
Spencer Hall	32
Gibbons Lodge	44
*Science Facilities	506
Total	1,037

*includes Elginfield Observatory, Delaware Radio-observatory and Environmental Western Experimental Field Station.

The University extends well beyond the core campus and includes research and teaching sites across the London region, such as the Research Park, Spencer Hall, the Elginfield Observatory, the Environmental Field Station and the Delaware radio-observatory. For the most part, these lands, which have been acquired by donation or direct purchase, allow for pursuit of unique research or other activities, which take special advantage of their off-campus location.

Lands at Spencer Hall and the Research Park are ultimately owned by the University, but are operated under long-term leases to the Spencer Hall Foundation and the Research Park Corporation. It is anticipated that these arrangements will continue while the University maintains an interest. In all cases, however, ongoing coordination with those responsible for management of these sites will be undertaken to ensure that their future development respects the general planning principles established by the University. At the same time, the University will remain aware of opportunities afforded by these properties in furtherance of its mission. Future needs for research, instructional and/or office space may thus be effectively met through location of new facilities as appropriate in these off-campus areas.

Elginfield Observatory, Delaware Radio-observatory and Environmental Western

Experimental Field Station: Land near Elginfield (296 acres) was initially purchased to house an Observatory associated with the astronomy group hosted by the Faculty of Science. Likewise, the Faculty of Science hosts a radio-observatory associated with the atmospheric physics group on 126 acres of land near Delaware. The Environmental Western Experimental Field Station is located on 81 acres of land north of the city on Wonderland Road. Both the Elginfield and Wonderland Road farm areas now support additional Western research activities.

Gibbons Lodge: One part of our campus that may be unique in Canada is the 45 acres of land around Gibbons Lodge, including 20 acres which border Richmond Street and surround the President's residence, and 25 acres of bush and marshy land to the east. The latter area has trails cut through it and is now available to students and faculty for field work. Faculty and students have been placing tags identifying the species of some of the trees in the area. In 1993, the University sought to sell these 25 acres for development, but the land was too marshy and subject to environmental protection. Western intends to keep this land as a nature reserve for students and

faculty, and not seek again to sell it for development, even if a change in the condition of the soil were to make that possible.

Spencer Hall: The lands and facilities at Spencer Hall on Windermere Road provide accommodation for the Richard Ivey School of Business MBA and Executive programs and will be subject to this use for the foreseeable future. Expansion of these facilities is currently underway and some other lands above the flood plain may be available for expansion to those facilities.

Research Park: The University of Western Ontario Research & Development Park is located on a 50 acre parcel of land northwest of main campus. The land is owned by the University and leased to the Research Park, which is an affiliated company incorporated in 1989. The Research Park owns and manages site improvements, two tenant buildings (the Gordon J. Mogenson Building and the National Research Council Integrated Manufacturing Technologies Institute) and a hotel and conference centre (the Windermere Manor). The Stiller Centre for Technology Commercialization also subleases land for a biotechnology incubator in the Research Park. In total there are approximately 60 companies and organizations located in the Research Park, which has seen recent site improvements (road, storm water management) to provide for future development. A second research park owned by the Sarnia-Lambton Community Development Corporation was established in 2003 in the City of Sarnia and is managed by the University of Western Ontario Research & Development Park.

Possible Areas for New Construction

At the time of issuance of this plan, there were four major construction projects underway representing a total of about 410,000 gross ft² (GSF) additional building space. Two of the construction projects, the Student Sport and Recreation Facility and the Support Services Building, will allow a significant amount of space in the centre of campus to be converted to academic use in the near future. This reaffirms the pertinence of the Space Planning Principles and Master Planning Principle 14. Figure 9 identifies the particular buildings in the centre of campus that are slated for conversion to academic space to support teaching and research. Also indicated in Figure 9 are several buildings undergoing renovation and the new Claudette MacKay-Lassonde Pavilion and Student Support Addition which are in the planning stages. Many of the existing buildings on campus have been constructed with an eye to future expansion but are not identified as such in Figure 9.

Figure 10 provides an overview of the areas on campus that offer opportunities for primary and secondary development and other lands owned by Western. Figures 11 to 16 provide a closer look at these potential building sites but are not intended to be actual proposed site plans. Instead these are hypothetical indicators of the numbers and sizes of buildings and fields that could be developed on campus areas in the long term. They show the types of facility layout and square footage of buildings that could be placed on these lands above the flood plain and at the 70% building-to-land coverage that is identified as within the City Regional Facilities zoning guidelines. These sites include the South Valley site (Figure 11), the Westminster property (Figure 12), the former Diocese lands (Figure 13), the Baldwin flats (Figure 14), the Fram property and the Brescia lands (Figures 15 and 16).

The Campus Master Plan utilizes a flood plain line as shown on the Figures in this section. Recently interest has been expressed in redefining the flood plain based on the 250-year event or on the impact of urbanization, agricultural land drainage and predicted climate change on the increased risk of floods. At time of issuance, the Master Plan will remain based on the flood plain as currently defined, which has been the basis of planning since 1993. Obviously it may be necessary to review the plan should the extent of the flood plain be revised.

Possible areas for the creation of sports fields on the flood plain areas include Westminster College in the short term and the Baldwin Flats in the longer term. The Baldwin Flats fields could well be used in partnership with City recreational groups during periods when the University would not be using the facilities. As indicated in Figure 14, a footbridge joining the Baldwin Flats to the TD Waterhouse stadium and the new Student Sport and Recreation Facility across the Thames River could be created to facilitate a linkage between the sports fields on either side of the river. Two hypothetical examples are included for the Brescia and Fram properties: Figure 15 shows a new 1,100 space parking lot in the Brescia acquisition while Figure 16 devotes this area to new buildings. The structures shown on the Fram property comply with restrictions on set back, height and usage. The Fram property is viewed as a potential site of development in the longer term.

The square footage yield of the three primary sites shown in Figures 11 to 13 would be in the range of 1.4 millions of square feet of building floor area. A comparison of this potential building space with the forecast of future space needs presented in Figure 7, suggest that these sites could be depleted in 15-20 years. Development of the Brescia acquisition and Fram property could yield an additional 1.2 or 1.7 millions of square feet of building floor area depending upon whether the Brescia acquisition is used for parking or for buildings. Illustrated in Figure 17 are the regional facilities lands currently owned by the London Health Sciences Centre, Huron and Brescia University Colleges, and the London Board of Education. The University will seek first right of refusal to purchase such properties adjacent to, and in the area of, the University over the long-term, should they become available.

Figure 9: The Campus in 2007 showing current renovation, conversion and construction.

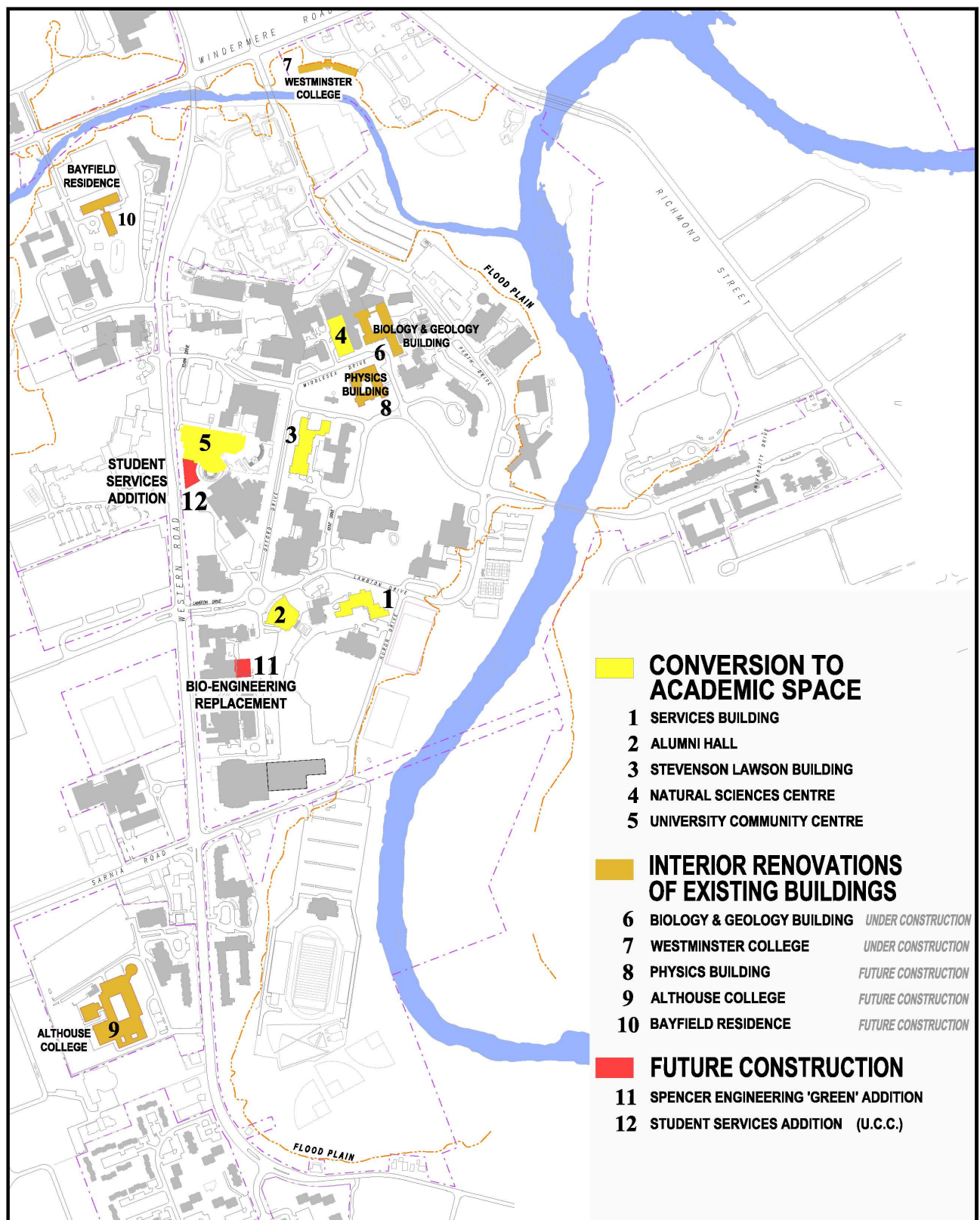


Figure 10: Campus areas for primary and secondary development and other lands owned by Western

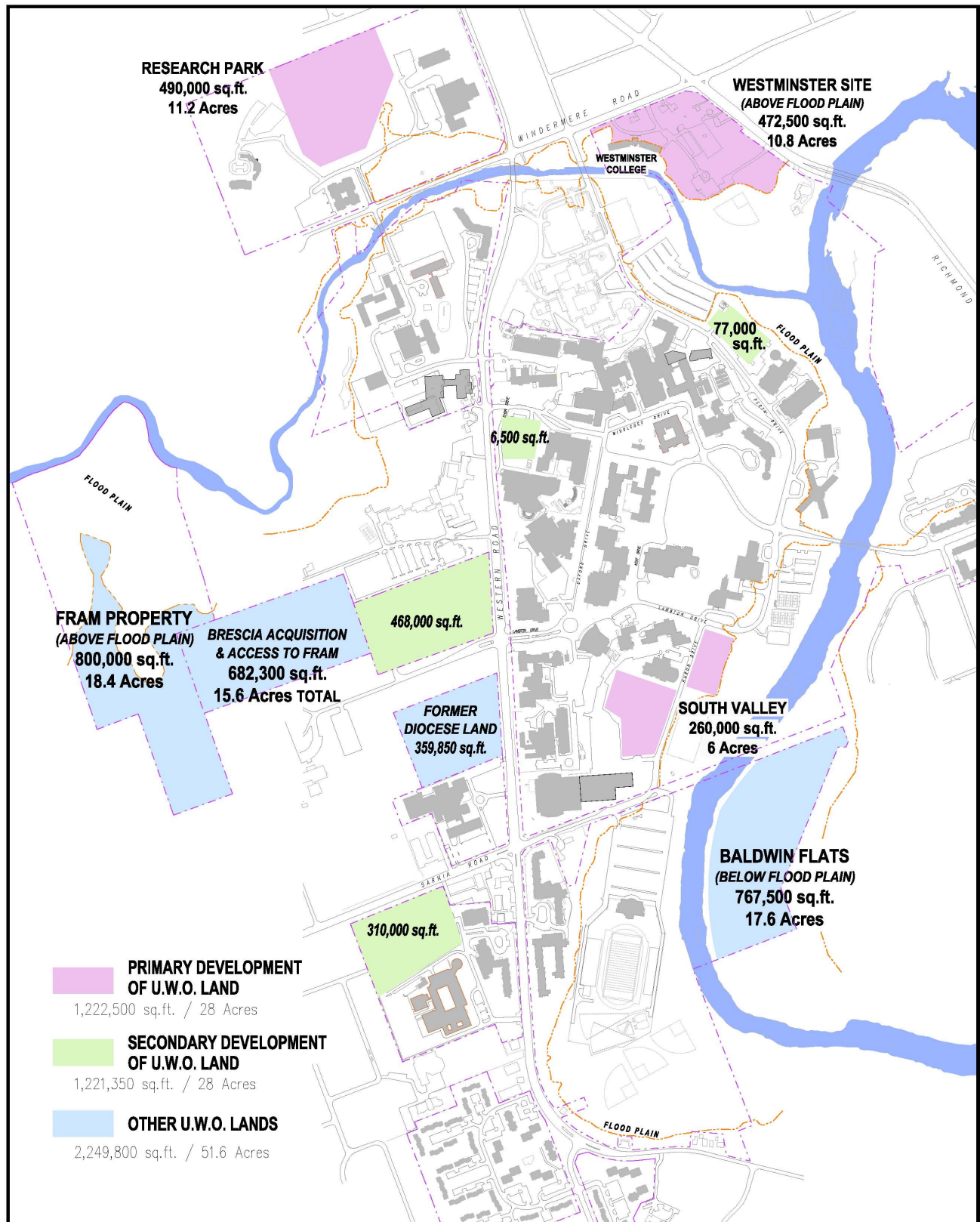


Figure 11: Hypothetical example of utilization of the South Valley site for future construction



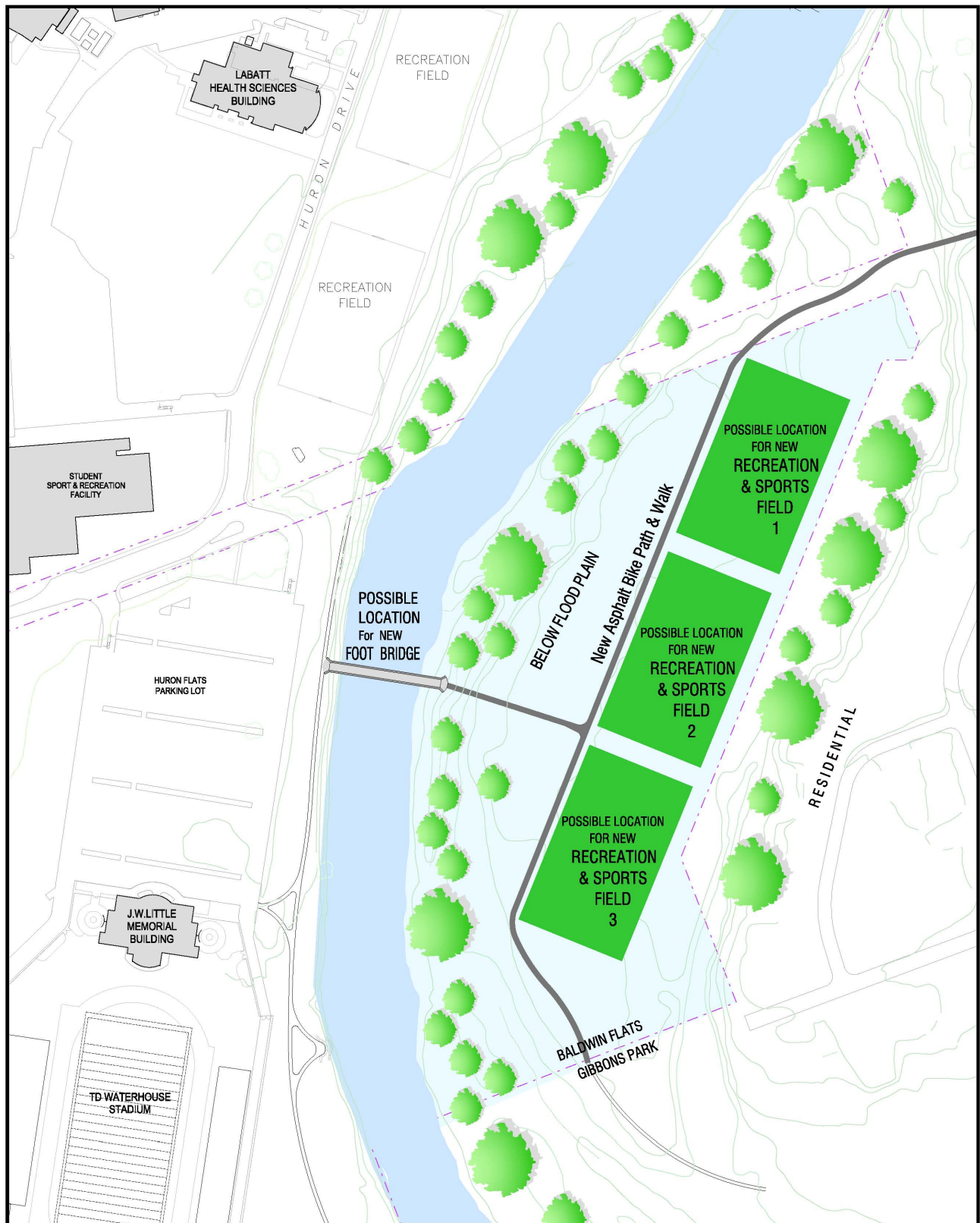
Figure 12: Hypothetical example of utilization of the Westminster site for future construction



Figure 13: Hypothetical example of utilization of the former Diocese site for future construction



Figure 14: Hypothetical example of utilization of the Baldwin Flats for future recreation and sports fields



FRAM PROPERTY
POTENTIAL FUTURE STRUCTURES.
25,000 SqFt BUILDING FOOT PRINT

1,100 Space PARKING LOT

NEW STRUCTURES TO COMPLY WITH SET BACK FROM ADJACENT PROPERTY, HEIGHT & USAGE RESTRICTIONS

FRAM PROPERTY
800,000 sq.ft. DEVELOPABLE LAND
3 BUILDINGS, 3 STOREY
5 BUILDINGS, 4 STOREY
25,000 sq.ft. FOOT PRINT AREA
TOTAL FOOT PRINT AREA = 200,000 sq.ft.
TOTAL FLOOR AREA = 725,000 sq.ft.

BRESCIA ACQUISITION
674,000 sq.ft. DEVELOPABLE LAND
(INCLUDING PREVIOUSLY ACQUIRED RIGHT-OF-WAY)
4 BUILDINGS, 4 STOREY, 30,000 sq.ft. ea.
TOTAL FOOT PRINT AREA = 120,000 sq.ft.
TOTAL FLOOR AREA = 480,000 sq.ft.

PARKING LOT
1,100 SPACES
310,000 sq.ft. of PAVEMENT

Figure 16: Hypothetical example of utilization of the Brescia Acquisition and Fram property for future construction of 16 buildings

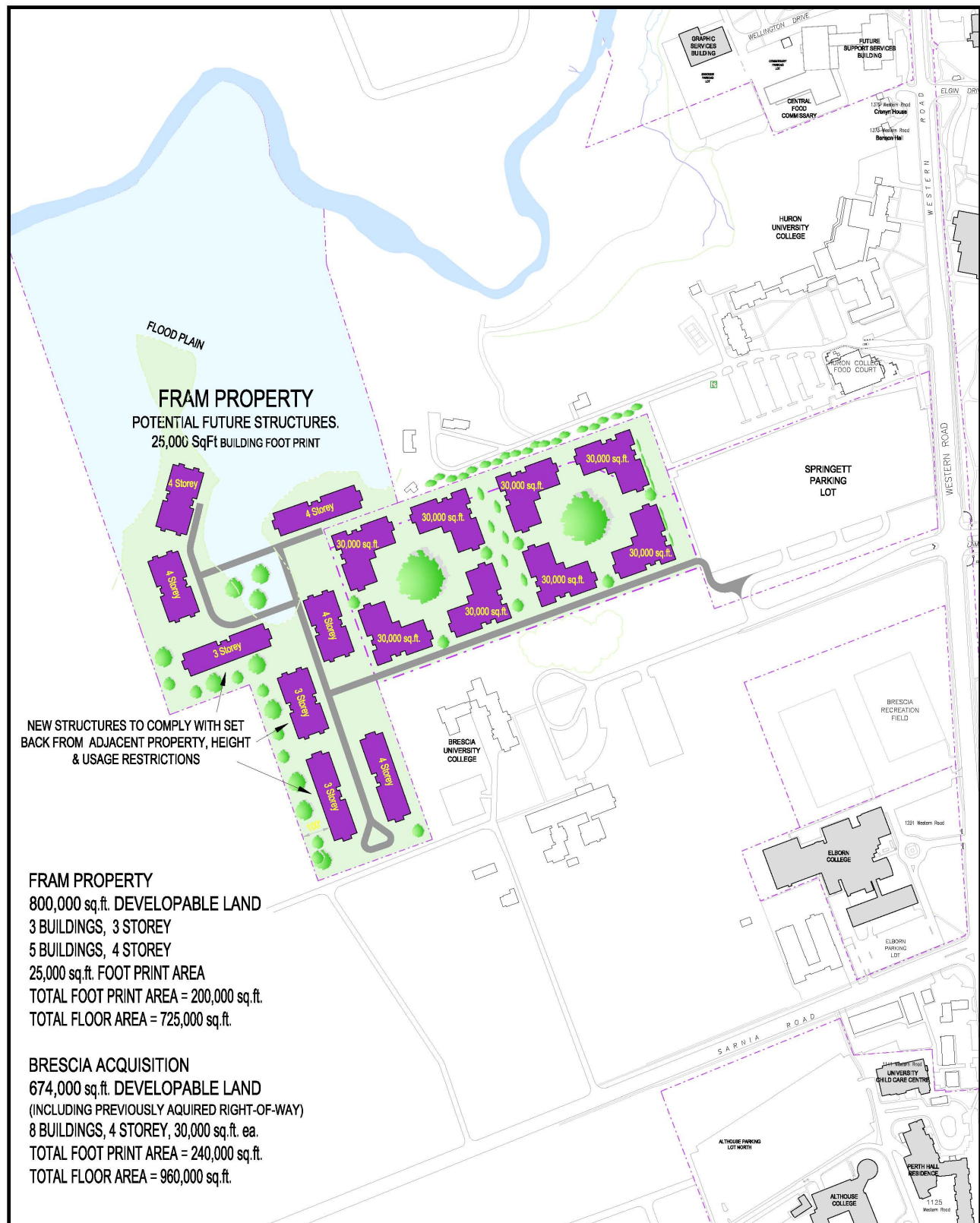
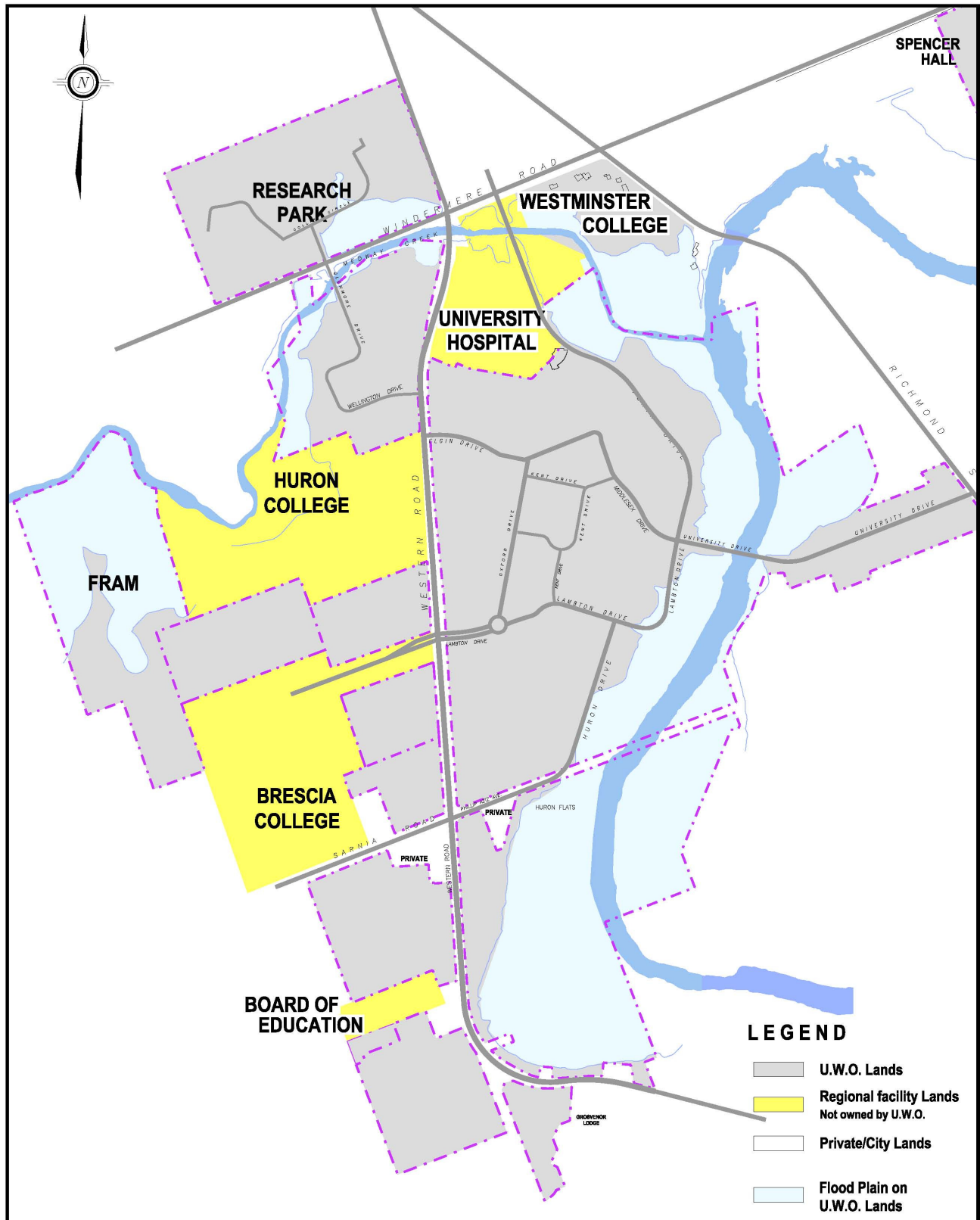


Figure 17: Map of the area of Western showing Western lands, regional facility lands and private or city lands.



Transportation and Circulation Strategy

Transportation: The transportation strategy for the University should be designed to provide attractive alternatives to the use of automobiles on and through campus and enhance a system that supports pedestrians, bicycles and public transit.

A crucial element of the strategy to limit automobile traffic on campus is the promotion of increased transit use by faculty, staff, students and visitors. The system should meet development objectives of the University while it provides an appropriate response to environmental and barrier-free access concerns within the community.

Current alternative transportation initiatives include:

- Western's student groups have raised the level of transit use by including the cost of transit in the fees for undergraduate and graduate students.
- A carpool program hosted by Parking Services for use by all faculty, staff and students on campus. Approximately 80% of the current 200 participants are students and most are commuting from the Greater Toronto Area.
- Increased number of bicycle racks distributed across campus to encourage cycling as well as bicycle lockers to address safe storage of bikes.
- Pedestrian services currently include lighting upgrades, emergency phone installation plan and the foot patrol program.

Future transportation strategies can build on these initiatives to limit vehicular travel to campus. Such strategies might include:

- Collaboration with the London Transit Commission (LTC) to develop and promote transit strategies that will enhance service to the campus (focus on Richmond Street and Wharncliffe Road corridors). Ensure bus routes are effectively and efficiently serving the campus. Rationalize schedules to ensure maximum coordination of bus arrival and departure, coordinated planning of routes and services, and introduction of new services as the university grows.
- Exploring mechanisms for increasing the use of the LTC by University faculty and staff.
- Seeking University representation on the LTC. This strategy is timely given the recent Transportation Master plan released by the London Transit Commission.
- Conducting a traffic study to measure traffic demand at key intersections on campus to optimize traffic control.
- Introducing traffic calming design measures in areas within the campus where creating safe pedestrian/traffic relationships are of particular concern.
- Making improvements to pedestrian and cyclist access a priority in any enhancements to access into the campus.

The pedestrian strategy includes measures to encourage at-grade pedestrian activity that make the campus more hospitable to and safe for pedestrians, including:

- Pathway treatments, benches etc.
- Pedestrian services, including proper illumination, weather protection, proper surface maintenance. Implementation of personal safety features such as lighting and emergency phones should be part of all projects.

- Pedestrian paths oriented to transit stops.
- Introduction of a pedestrian/bicycle bridge across the Thames River from Huron Drive to Gibbons park trail.

The bicycle strategy includes;

- Developing a cycling plan in collaboration with the City in which bicycle routes to and through the campus could be improved and expanded where possible.
- Increasing bicycle storage facilities in key locations on campus such as at residences and in the core of campus where possible.

Western Road: Western Road is one of the principal streets of the campus community area. The strategy for Western Road is to create a street environment that reflects the distinctive character and setting of the campus and is friendlier to alternative modes of transportation, while at the same time recognizing and protecting its basic transportation function. The City has approved the widening of Western Road from Huron University College north to Windermere Road in 2007 and north of Windermere to Richmond Street sometime thereafter. It is hoped that the design for this first section will form a template for all of Western Road south to at least Sarnia Road. The City, along with the University and the affected Affiliated University Colleges, is developing the design. The specific design has the following features:

- Two traffic lanes in each direction;
- A narrow, landscaped centre median, tapered to permit a left turn at appropriate locations;
- A curbside, on-street bicycle lane in each direction; and
- Signals at the intersections of all major junctions, which will permit safe and controlled crossings for pedestrians.

Parking: The University has followed the principle of giving priority to academic activities in the central campus since the 1993 Campus Master Plan and we seek to maintain this longstanding priority in University planning. Imagine that, for parking purposes, we define the centre of the campus as bounded by Western, Aziz, Huron, and Perth Roads, and the property line dividing University from London Health Sciences Centre property, from Western Road to Perth Drive. In the period since 1993, construction has eliminated about 500 parking spaces in this central area, in favor of the following projects: the Labatt Visual Arts Centre, the Thompson Engineering Building, the Weldon Library Archives, the Beryl Ivey Garden, the Dental Sciences Clinic Addition, the West Valley Building, and two buildings under construction, the Biotron and the Student Sport and Recreation Facility. We expect this trend to continue, so that parking will be located increasingly on the periphery of the campus. An example would be the new parking lot built on the north side of the Faculty of Education Building in 2002, with 650 spaces at a cost of \$1.0 million.

No part of the consultation draft of the Campus Master Plan elicited more comment and input from Western's community than the issue of parking. Generally, our faculty, staff, and students realize the importance of devoting the centre of the campus to academic activities in support of our mission, yet they would like to park near to their offices and classrooms. Hence the very common request for a parking garage in the centre of the campus, which would allow more parking spaces to be provided per square meter of land used. It was also suggested that a parking garage in the centre of campus

would provide easier parking for visitors. Parking garages involve issues of cost and aesthetics which need to be addressed.

A parking garage on a campus like ours, in a city the size of London, cannot finance itself on revenues from the garage alone. Invariably part of the annual cost would involve an increase in monthly permit chargers for *all* parkers, including those who are not using the garage on a regular basis. At Western, the increased cost cannot fall on the general operating budget, so we need to estimate additional cost for all monthly parkers in the construction of a parking garage. A cost analysis for a parking garage is shown in Appendix 1. We do not believe that some 7,000 permit holders at Western are ready to pay an additional \$148 a year to build a garage that most of them would seldom use, and which would cost them \$3 an hour when they did use it. Thus we are not recommending construction of a garage at this time.

Looking ahead, perhaps several decades, there will almost certainly come a time when land is so scarce at the University that a parking garage becomes a necessity, and the higher permit rates can be justified because there is simply no alternative with regard to surface parking. Or there may come a time when the economics of a garage change, so that the increase in monthly permit charges is reduced to a level that most parkers would find acceptable. When that time comes, there appear to be a number of possible sites for a garage, including sites on top of current lots, such as Social Science and Springett. At the point when a garage is economically feasible, the issue of aesthetics will need to be considered. Some might argue for architectural reasons, a garage would best be located on the periphery of the campus. However, such placement would reduce the revenues from both permit holders and visitors as compared to a central location, and increase the annual deficit to be paid with increases in permit costs for all parkers. There will be a balance to be struck here between financial and aesthetic considerations.

For the immediate future, we believe that any additional parking for faculty, staff, and students will need to be accommodated on surface lots, either by expanding existing lots or building new ones.

Western currently has approximately 6,000 parking spaces for permit holders. Under the current system, surveys at peak times, on average, have shown that approximately 650 spaces are open within the parking lots. The majority of these available spaces are located at the periphery of campus in the Althouse and Huron Flats parking lots. Trends show that this supply will be sufficient for the next five years.

In the longer term, as campus development proceeds, existing parking lots that are suitable for building sites will be relocated to periphery areas; a possible site exists in the newly acquired Brescia area west of Western Road, as illustrated in Figure 6. Alternatively, additional sites exist on flood plain which may be developed with the appropriate approvals.

A shuttle service could be instituted from periphery parking lots to the center of campus. An analysis shows that current costs to deploy a shuttle are approximately \$45.00/hr per bus. A service of 2 buses running at 20 minute intervals (September to August (approx. 240 days), Monday – Friday (approximately 12 hrs/day) would cost approximately \$260,000.00/year. With about 7,150 permit holders, the required increase in the monthly permit rate for all parkers is \$3.00 a month or \$36.00 a year.

Parking for Visitors: The University also needs to address the provision of *visitor parking*. In 2006, the University began a policy of providing free parking in most lots on weekends and after 7 PM on weekdays, subject only to a few exceptions (e.g., Huron Flats and the Alumni/Thompson Arena lots during special events such as football or basketball games). We intend to continue this practice. Our main concern is thus to ensure convenient visitor parking during weekdays before 7 PM and to communicate effectively with the public as to where parking is available.

Current visitor facilities are located in the centre of campus at the Weldon, Alumni/Thompson Arena and Social Science parking lots. Visitor feedback indicates Social Science is the lot of choice. This lot currently accommodates a maximum of 25 visitors and frequently does not meet demand. The Weldon and Alumni/Thompson Arena lots accommodate up to 160 visitors. Between them, these two lots consistently meet demand.

The Western Road improvements scheduled in the near future will likely increase visitor traffic to the Social Science lot. We plan to make the Social Science lot the primary visitor facility, with designated space for visitors, accessible/barrier free and some premium priced reserved space. More specifically, of the 140 spaces available, the intention is to continue providing 15 spaces for disabled and 35 spaces for reserved permit holders but to devote the remaining 90 spaces to visitor parking. Core non-reserved permit holders currently using the Social Science parking lot (51 spaces) will have the option of re-locating either to the Weldon or to the Springett lots. A number of metered spaces located adjacent to the Weldon parking lot will also be available to visitors. The Alumni/Thompson Arena facility will remain a dedicated visitor parking area. This should provide a more equal distribution of visitor spaces in the north/central/south campus areas.

Welcome Centres, located at the Richmond and Western Road access points and improved signage will continue to be used as a communication tool to direct visitors to their destinations.

Accessible / Barrier-Free Parking: In accordance with Master Planning Principle 10, adequate accessible / barrier free parking spaces will be located in close proximity to all campus buildings along with drop-off and paratransit sites.

The Best Experience for Western's People

Facilities for our People: Currently, the Constituent University is a community of 28,000 students, 1,300 full-time faculty and 2,200 full-time staff. We must strive to provide modern facilities to support the learning, teaching, research, service, and recreational activities of all members of our community. Along with the need to provide basic facilities such as classrooms and offices, we must ensure that greater importance is placed on the following:

- Common/gathering spaces that facilitate interaction among students, faculty, and staff;
- Learning spaces, including state-of-the-art classrooms and instructional laboratories;
- Library/study space; and
- Recreational facilities, including outdoor activity space.

Green Space and the Campus Environment: The grounds, including pathways, courtyards, the Sherwood Fox Arboretum, natural areas, and wetlands all play an important role in creating a sense of place at the University. Future planning should include preservation of the grounds and development of a Landscape Plan, including the allocation of lands for the Arboretum, and enhancement of courtyards and other spaces while trying to use species native to Southwestern Ontario whenever considering new planting/landscaping. The retention of these spaces is essential for members of the community to enjoy and interact within the pleasant outdoor surroundings. The presence of trees is considered to be an important environmental aspect of the campus which also enhances its natural beauty. In the development of plans for new facilities the preservation of trees needs to be a critical part of the planning. When it is necessary to remove trees, they will be replaced in numbers equal to or greater than the trees being removed. In addition the university will commit to enhancing the landscape with plantings throughout the campus.

Supporting the Surrounding Community

Regional Facilities Designation and ‘First Right of Refusal’ for Purchase: The University and its Affiliated University Colleges recognize the importance of ensuring that the lands under their ownership remain within the Regional Facility designation (Figure 17) in the Official City Plan and thus available for the future needs of both the University and the Affiliated University Colleges. The University will work with the Affiliated University Colleges to create a process that will ensure that any land no longer required by any College will remain available for the future needs of the University.

City Official Plan/Zoning: As the largest neighbour in North London, Western will respond to rezoning and variance applications within 300 metres of the campus (the distance used by the City of London to notify neighbours of such applications) and will act in the best interest of the University and the neighbourhood involved. This will entail our advocacy of adherence to the City’s Official Plan, which we will support in all cases, unless a Board resolution directs otherwise.

Enhancing University/ Campus Neighbourhood Relations: The past growth in undergraduate student enrolment and expected growth in graduate student enrollment and general activity on campus has an impact on surrounding neighbourhoods. Many of our neighbours are directly affiliated with Western: they are students or employees who are taking advantage of the opportunity to live in safe, affordable neighbourhoods within walking distance of campus. Western supports the preservation of neighbourhoods that provide an appropriate balance of good quality student and permanent resident housing. To that end, Western will continue to work with our neighbours, the City of London and landlords. We will advocate with the City and our campus neighbours for provincial changes to by-law enforcement regulations to ensure the City has the necessary regulatory power to enforce municipal by-laws to preserve campus neighbourhoods. Through the work of our Housing Mediation Office and our student leaders, we will continue our current initiatives to encourage appropriate student behaviour and develop new programs and initiatives as needed.

Western needs to continue effective communication with its neighbours, many of whom feel that they have a stake (because they are neighbours and because Western is a public institution) in Western’s development. The Master Plan has been developed in meaningful consultation with those neighbours willing to be engaged.

Student Accommodation: Western and the three Affiliated University Colleges have over 35,000 full and part-time students, with approximately 6,000 living in University housing as follows:

Residences	5036
Apartments/townhouses	900
Total on campus housing	5936

Most of our students, about 29,000, live off campus. The results of a Fall 2006 survey of undergraduate and graduate students conducted by the Western Division of Housing and Ancillary Services are presented in Appendix 2. Based upon an analysis of these results, we estimate that some 7,000 Western students live in the central part of London south of the CPR tracks, with about 3,000 of these in the “downtown” area; this is the equivalent of about 7 large residence buildings on campus. These students make a major contribution to the economy and vibrancy of downtown London.

Graduate student housing is a key issue for the University, given our planned expansion in graduate studies. As explained in the 2005-06 operating and capital budgets and in Section 10 of *Engaging the Future*, we do not intend to build additional housing and we are therefore looking to the private sector to provide this. Based upon the preference shown in the Survey by our current graduate students for Central London, we believe that this same area will attract many of the new graduate students, if the price and quality of housing are attractive and if public transit to the campus is reliable. We will continue to work with private developers to inform them of our graduate student plans and encourage them to consider construction of downtown apartments for those students.

The housing needs of graduate students differ from undergraduates in several ways. The results from the 2006 Survey indicate that graduate students prefer to live with fewer people, prefer to live in an apartment complex and intend to stay longer in their chosen housing than undergraduate students. The criteria which ranked first and second in importance in choosing accommodation for all students were price and proximity to Western. On campus, graduate students have access to our apartment and townhouse complexes, where they occupy over half of our units. Off-campus graduate students tend to live in the residential neighbourhoods surrounding the University.

London enjoys a relatively high residential vacancy rate in comparison to other university communities in Ontario. Graduate students should be able to meet their housing needs in the London residential rental market. Western will work with the private sector and the City of London to provide them with enrollment data and information about graduate students’ housing needs.

Continuing Studies at Galleria London:

The University of Western Ontario moved its Continuing Studies operation downtown to Galleria London in 2001. Since that time, more than 35,000 students have taken classes at our downtown location in a wide variety of professional development and life-long learning programs. This has been an important and significant educational bridge between Western and the London community. Continuing Studies recently expanded its space at Galleria, adding two additional classrooms as demand for these programs has continued to increase. We are committed to sustaining Continuing Studies in Galleria London.

Appendix 1:

Garage Cost Analysis

Location	Social Science
Total Number of Spaces	450
Capital Cost	\$13,500,00.00
Annual Revenue	\$ 516,000.00
Annual Operating Costs	\$ 1,790,000.00
Net Annual Expense	\$ 1,574,000.00
Annual Operating Loss	\$ 1,058,000.00
Approx annual permit holders	7150
Annual permit rate increase	\$ 148.00

One site commonly suggested for a garage is on the existing parking lot on the west side of the Social Science Building. Physical Plant has analyzed the construction and operating costs of a garage on that site with 450 parking spots, based on the following assumptions. The existing lot would lose about 140 spots, for a net increase of 310 spots. Of the 450 spots in the garage, 350 would be reserved for visitors and short-term parking (\$3 an hour, \$12 daily maximum) while 100 would be available for purchase to permit holders at a rate of \$150 a month, higher than the current core rate of \$89 a month, and well above the current Springett rate of \$28. Experience at other universities indicates that there would be 100 people willing to pay the \$150 rate to park in a garage.

Construction costs of \$13.5 million are paid off over 25 years at an interest rate of 6.5%, for an annual loan cost of \$1.1 million. Other costs including capital renewal (at 3% of the initial construction cost), regular maintenance, and staffing, would total \$0.69 million a year, so that total annual operating costs are \$1.79 million. There would be savings of \$0.216 million in wages in several nearby parking lots (Alumni Thompson, Medical Science, Weldon), because they would be designated permit only and not require attendants. The net increase in annual expenses from the garage is \$1.574 million.

From the additional expenses we may subtract the *additional* revenues which the garage generates over and above current revenues without the garage; the additional revenues on an annual basis are estimated to be \$0.516 million, involving an annual loss of \$1.058 million on the garage. With 7,150 permit holders, the required increase in the monthly permit rate for all parkers is \$12.32 a month, or about \$148 a year.

Appendix 2:

Off-Campus Student Residency Patterns

In January and February of 2006, a survey of undergraduate and graduate students was conducted by the Western's Division of Housing and Ancillary Services. Of these, there were 2,183 off-campus undergraduates and 475 off-campus graduate students who responded, which represents approximately 9 % of all students living off campus. Student enrollments, excluding those in residence and those registered as distance learners, were 28,686 in Fall 2006. The response level to the survey was large enough to allow Western to develop projections of the actual residency of all students, in the City of London, by geographic region.

Table 3 presents the residential living patterns for both graduate and undergraduate students across the City of London. The city has been divided into 8 districts, as indicated in the table (see also Figure 18). Within the Western periphery (defined as North of Oxford between Adelaide Street and Wonderland Road) we find 54% of the undergraduate students (~ 13,400) and 42 % of the graduate students (~ 1,580). Table 3 indicates that the next most populated region is the London Central (defined as the CPR tracks to Southdale, between Wonderland and the Thames River, excluding downtown). This district has about 4,000 students (~14% of the student population). This is followed by the Downtown Core where we find nearly 11% of the student population (~ 3,200) where for the purposes of this report "Downtown" is defined as bounded by Oxford Street, the Thames River, Bathurst Street and Adelaide Street. Except for London Northeast and London Northwest (with a combined ~ 19 %) the remainder of students is spread thinly over the rest of the city.

A comparison of the residency patterns of undergraduate and graduate students shows a difference in only two districts. A larger proportion of undergraduate students live in the Western periphery than graduate students, 54 % and 42 % respectively. The reverse is the case in Central London, where larger proportions of graduate students than undergraduates are found to live (22% to 13% respectively). All other districts attract approximately the same proportions from each group.

Table 4 looks in more detail at the Western periphery. It divides the periphery into quadrants roughly centred on the Western campus (see Figure 19). As noted above, slightly more than half of the students live in this district. Almost all of the students are found in the southeast quadrant (between the Thames, Oxford and Adelaide) and southwest quadrant (south of the Thames and Gainsborough above Oxford and east of Wonderland). It is notable that the undergraduates tend to choose the southeast and the graduates the southwest. About 80% of the undergraduate students living within the southeast quadrant live in the area close to Western bounded by the river on the north and west, by Victoria Street on the south and by Waterloo Street on the east. Given that future growth in student population at Western will occur with graduate students, it seems reasonable to anticipate that most of these individuals (and their families) will locate outside of this area and more likely appear in the central and downtown sections of the city.

The impact of students outside the Western periphery district is substantial. A total of approximately 14,000 students live in other districts of the city and about 3,200 live downtown. As mentioned above this number is anticipated to grow as the numbers of graduate students grow.

Table 3: Geographical Distribution of Western Students Living Off-Campus in London, Fall 2006

	Undergraduates		Graduate Students		All Students	
	N		N		N	
Total Western Enrolment	24,944		3,742		28,686	
Student Distributions						
Western Periphery North of Oxford between Wonderland and Adelaide	13,390	54%	1,584	42%	14,974	52%
London Central CPR tracks to Southdale and Wonderland to the CNR river tracks (excluding Downtown)	3,245	13%	827	22%	4,073	14%
Downtown Core Bounded by Oxford, Thames river, Bathurst and Adelaide	2,741	11%	457	12%	3,198	11%
London Northwest North of the CPR tracks and west of Wonderland	2,709	11%	339	9%	3,048	11%
London Northeast North of CPR tracks and east of Adelaide	1,784	7%	378	10%	2,162	8%
London West West of Wonderland, between CPR tracks and Southdale	571	2%	71	2%	642	2%
London East East of Adelaide, between CPR tracks and Southdale	342	1%	79	2%	421	1%
London South South of Southdale	162	1%	7	0.2%	169	1%

Figure 18: Illustration of the Districts of the City of London corresponding to Table 1

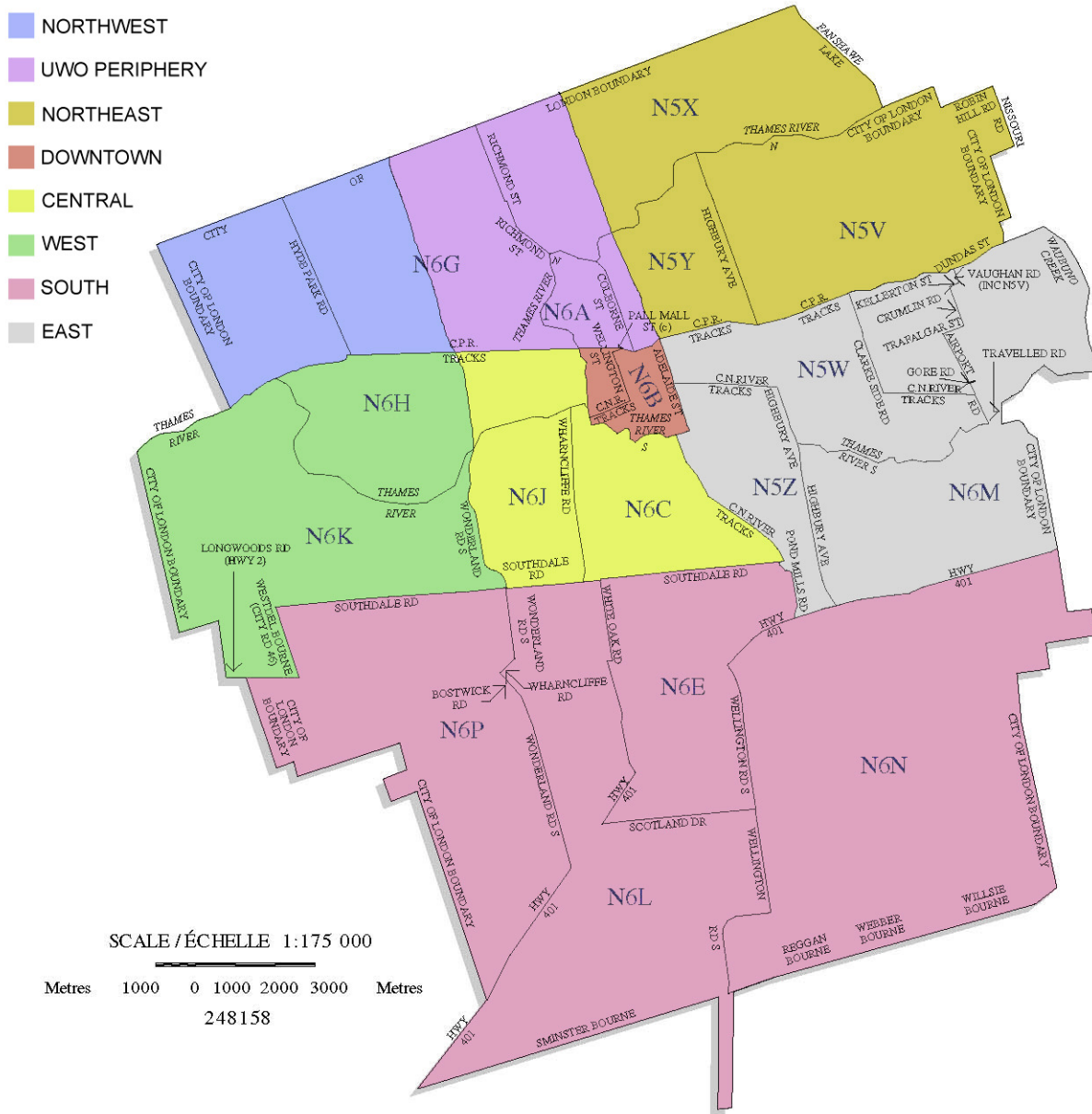


Table 4: Geographical Distribution of Western Students Living Off-Campus in the Western Periphery[#], Fall 2006

	Undergraduates		Graduate Students		All Students	
	N		N		N	
Total Western Enrolment	24,944		3,742		28,686	
Student Distributions						
Subsection of Southeast Quadrant closest to Western Bounded by Thames River, Victoria and Waterloo	5,326	21%	292	8%	5,617	20%
Remainder of Southeast Quadrant Bounded by Thames River, Victoria on the north, Oxford on the South, Waterloo on the west and Adelaide on the east	1,484	5%	228	6%	1,713	6%
Southwest Quadrant Bounded by Thames River, Medway Creek/Gainsborough, Wonderland and Oxford	5,004	20%	835	22%	5,839	20%
Northeast Quadrant North of Thames River between Richmond and Adelaide	983	4%	150	4%	1,133	4%
Northwest Quadrant Bounded by Medway Creek/Gainsborough, Richmond and Wonderland	594	2%	79	2%	673	2%
Total Western Periphery North of Oxford between Wonderland and Adelaide	13,391	52%	1,584	42%	14,975	52%

[#]North of Oxford between Wonderland and Adelaide



Appendix 3:

The Campus Master Plan Committee

Terms of Reference – The report of the Task Force on Strategic Planning, *Engaging the Future*, recognized the need to develop a new guiding document to establish the University's directions in this major reconfiguration of space in its Commitment 10.1: “*Draft a new Campus Master Plan by the end of 2006, which protects the beauty of the campus and continues the emphasis on Collegiate Gothic architecture. The South Valley site should include a signature building and a configuration that emphasizes the Thames River as a defining aspect of the University.*”

To this end, an *ad hoc* committee was struck in August 2006 whose membership brought together both academic and administrative expertise and experience appropriate to produce a consultation draft document.

Composition:

Mike Bartlett – Chair, Senate Committee on University Planning
Ruban Chelladurai – Associate Vice-President (Institutional Planning & Budgeting)
Paul Davenport - President & Vice-Chancellor, *ex officio*
David Estok – Associate Vice-President (Communications & Public Affairs)
Susan Grindrod - Associate Vice-President (Housing & Ancillary Services & Liquor Licence Coordinator)
Ted Hewitt - Vice-President (Research and International Relations)
Duncan Hunter - Chair, Coordinator-Academic Space Planning
Dalin Jameson - Executive Assistant to the President and the Provost, Policy Planning Officer
Gitta Kulczycki - Vice-President (Resources and Operations)
Fred Longstaffe - Provost & Vice-President (Academic)
John Nash – Chair of the Campus & Community Affairs Committee of the Board of Governors
David Riddell - Associate Vice-President (Physical Plant and Capital Planning)
Jerry White – Professor & Senior Advisor to the Provost

Consultation:

In the preparation of the “Consultation Draft”, which was posted to the Western web site on November 6 2006, the Committee met nine times from August 2006. For both before and after posting of the Consultation Draft, consultations were pursued through several venues within the university community and with the broader community. These included meetings with specific stakeholders (listed below), a town hall meeting for the Western community (November 14, 2006) and two for the external community (November 21, 2006 and May 2, 2007) and a link to the “Consultation Draft” on the Western homepage with a dedicated email box for responses. An AtWestern Weblog on the Western homepage asking the question “How can Western retain green space as the campus grows and parking pressures increase?” received twenty-six postings.

Presentations to specific stakeholders:

2006

August 28: Deans' retreat

September 18: Senate Committee on University Planning and Campus Council

September 25: Board of Governors' retreat

October 19: President and Vice-Presidents

October 26: University Students' Council and the Leader's Forum

November 6: UWO-City Liaison Committee and Western neighborhood associations

November 7: Senior Alumni Group and Meeting of Deans

November 8: Campus Council

November 9: Society of Graduate Students

November 14: Principals of the Affiliated Colleges and the Property and Finance Committee of the Board of Governors

November 23: Board of Governors

November 30: University Students' Council and Society of Graduate Students combined focus group

2007

April 25: London Board of Control

May 7: Senate Committee on University Planning

May 18: University Senate

June 5: The Property and Finance Committee of the Board of Governors

June 26: Board of Governors

The committee is very appreciative of the thoughtful and constructive responses received in the dedicated email box from the following individuals responding as individuals or as representatives of organizations:

Larissa Bartlett, Gerhard Beckhoff, David Bentley, Jane Bowles, Johanna Bradie, Wendy Dickinson, Maureen Downing, Tatyana Foth, Richard Glew, Patricia Green, Anthony Gualtieri, Ted Halwa, Mick Hassell, Richard Holt, Kevin Inchley, Mary Beth Jennings, Michael Mics, Cheryl Pearce, David Purcell, Ryan Rodrigues, Mary Jane Toswell, Pat VandeSompel, Ken Woytaz