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| <b>TO:</b>      | <b>CHAIR AND MEMBERS<br/>INVESTMENT AND ECONOMIC PROSPERITY COMMITTEE<br/>January 27, 2014</b>                        |
| <b>FROM:</b>    | <b>GEORGE KOTSIFAS<br/>MANAGING DIRECTOR OF DEVELOPMENT &amp; COMPLIANCE<br/>SERVICES AND CHIEF BUILDING OFFICIAL</b> |
| <b>SUBJECT:</b> | <b>WESTERN UNIVERSITY AND WESTERN UNIVERSITY RESEARCH<br/>PARKS<br/><br/>PROGRESS REPORT #1</b>                       |

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| <b>RECOMMENDATIONS</b> |
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That, on the recommendation of the Managing Director, Development and Compliance Services and Chief Building Official, the following update report **BE RECEIVED** for information; and

That, on the recommendation of the Managing Director, Development and Compliance Services and Chief Building Official, the attached letter from the Vice President, Resources & Operations, Western University, BE RECEIVED for information:

That, IEPC **SUPPORT IN PRINCIPLE** the need for an Environmental Assessment to review and recommend works on Western Road, in support of Western University and Western University Research Park, to carry out the required road improvements and enhancements for Western Road from Huron College southerly to Sarnia Road.

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| <b>PREVIOUS REPORTS PERTINENT TO THIS MATTER</b> |
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September 9, 2013, presentation from WorldDiscoveries relating to Western Universities conceptual plans for their Discovery Park and Advanced Manufacturing Park;

September 30, 2013, report to Investment and Economic Prosperity Committee;

October 1, 2013, Council resolves the following actions be taken with respect to the Western Research Parks:

- a) the report dated September 30, 2013, from the Managing Director, Development and Compliance Services and Chief Building Official, with respect to the progress and future plans for the Discovery Park in North London and the Advanced Manufacturing Park near Highway 401, BE RECEIVED for information;
- b) the Director of Business Liaison BE IDENTIFIED as the City of London point person for projects related to the Western University Research Parks; and,
- c) the Civic Administration BE DIRECTED to report back to the Investment and Economic Prosperity Committee on a quarterly basis, with respect to timelines and progress reports associated with proposed projects, project data and other updates.



## FIRST PROGRESS REPORT

In accordance with the October 1<sup>st</sup>, 2013 Council resolution:

### **DISCOVERY PARK (310 Windermere Road)**

The IEPC report dated September 30<sup>th</sup>, 2013 confirmed the existence of a “Master Site Plan” Development Agreement with the University Board of Governors and also reported this agreement can be amended through the site plan approval process. Civic Administration met with Western University, discussed the existing plan and possible amendments to the plan including an additional access to Western Road. Western University is currently working on these plans.

Western University and World Discoveries continue to work through the planning process regarding their initiative to establish Discovery Park as a leading Research Development and Commercialization Centre in the areas of Health Sciences, IT, Medical Devices, Imaging and Analytics.

### **ADVANCED MANUFACTURING PARK (AMP)**

The existing Advanced Manufacturing Park Campus Site Plan remains valid and provides Western University with options to continue to advance their plans as they relate to materials, wind, automation, power and the environment.

The WindEEE Dome, located at 2535 Advanced Ave., within the AMP Park, is nearing completion and almost ready for occupancy.

The Centre For Technology Commercialization (CTC) at 2544 Advanced Ave. is currently under construction, inspections are taking place and the project is moving forward.

### **WORLD DISCOVERIES**

World Discoveries continues to work on the business plan and funding submission to the Provincial Government.

The funding request will include the AMP Centre Expansion, Stiller Centre Expansion, BioMedical Imaging/Simulation Centre, Innovation Village as outlined in the September 9<sup>th</sup>, 2013 presentation to IEPC.

### **WESTERN UNIVERSITY**

Civic Administration met with Western University, Huron University College and London Transit to discuss the short and long term plans for the University, University Research Park and long-term vision for Western Road. Western University engaged Delcan and Urban Strategies Inc. to undertake a traffic impact study and prepare visionary drawings that include pedestrian, cyclist and transit enhancements for Western Road.

Civic Administration confirmed an Environmental Assessment is required to undertake the proposed Western Road and Philip Aziz Avenue improvements and also confirmed funds have been identified in the 2014 budget, subject to Council approval. The environmental Assessment would include intersection improvements at Western Road and Sarnia Road and a proposed sewer route on Philip Aziz for the drainage of Western Road. The estimated cost to undertake the EA study will be approximately \$250K and the actual costs for road and sewer works will be significant and determined through the EA process.

The EA will evaluate the impacts of Philip Aziz Avenue improvements which will include a widening to provide for bike lanes, a sidewalk connection for safety, road improvements southerly from Huron College to Sarnia Road, and additional turning lanes for the intersection of



Western Road and Sarnia Road. These upgrades will require road widening dedications and staff will look to Western for its continued support to accommodate these requirements.

The Environmental Assessment and road works for Western Road will ultimately contribute to the success of Discovery Research Park and Western University Master Planning.

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| <b>CONCLUSION</b> |
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Civic Administration will continue to work with Western University to assist in fulfilling their Vision and Mission statements and will continue to work with them to ensure that our policies, procedures and practices are enabling, efficient and effective.

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| <b>PREPARED BY:</b>  | <b>RECOMMENDED BY:</b>   |
| <br>   | <br>   |
| <b>M. HENDERSON<br/>DIRECTOR, BUSINESS LIAISON<br/>DEVELOPMENT AND COMPLIANCE<br/>SERVICES</b> | <b>G. KOTSIFAS, P. ENG.<br/>MANAGING DIRECTOR OF DEVELOPMENT<br/>AND COMPLIANCE SERVICES<br/>AND CHIEF BUILDING OFFICIAL</b> |