

Executive Summary

For the last two decades, London has invested in revitalizing its downtown, making it an attractive, vibrant and diverse gathering place where people can live, work, shop, play and learn. Through the plan contained in this document, Western can expedite the City's vision to create an 'Education Centre' in the downtown by bringing an influx of approximately 190 faculty and staff as well as 1,400 students.

Over the past year, London and Western have engaged in discussions about the possibility of the University establishing a campus in the city's downtown core. The specific location suggested by the City for such a campus is the City's Civic Square facilities which include City Hall; Centennial Hall; associated underground parking facility; and Centennial House, which currently involves a city/private sector land lease arrangement.

The Western Downtown Campus proposal is based on the following commitments by the University involving the relocation of existing programs and services, anticipated expansion of some programs and services in the new locale and the establishment of new programs in three strategic areas – the Faculty of Education, Continuing Studies and health services and related initiatives. In total, the proposed downtown campus will generate more than 170,000 annual visits to the City's core and produce an economic benefit to the City estimate between \$150 million-\$170 million over a five-year period.

Among Western's investments are:

- Establishing the following at the current City Hall facilities: The Faculty of Education including a new International Bridging Centre; Western Continuing Studies; a multi-disciplinary health clinic focused on integrated health care, research and education; Office of Inter-professional Health Education and Research; Centre for the Study of Health and Social Justice; Centre for Research and Education in Violence Against Women and Children; Centre for Inclusive Education; Centre for School-based Mental Health in Children; and display/gallery space for the McIntosh Gallery.
- Establishing the following at Centennial Hall: Main floor as a shared auditorium/teaching facility for use by the programs being proposed for City Hall; lower floor and main floor offices to house the Canadian Centre for Activity and Ageing.
- In order to optimize the use of space in City Hall and Centennial Hall, Western will create shared facilities (e.g. classrooms, meeting rooms, reception counter at main entrances) and a small food services operation in support of the occupants of the two facilities.

Western has based its proposals on the following investments from the City:

- Ownership of the current City Hall, Centennial Hall, associated underground parking facility and the lands that are part of Civic Square will be fully transferred to Western at no cost by June 30, 2016. A phased approach could be possible with the understanding all of these facilities are completely transferred by June 30, 2016;
- All of the facilities will be transferred in clean and useable condition, free of asbestos (and other toxic substances) and in finished condition as open concept space – estimated cost \$25 million;
- Further interior renovations/upgrades, estimated at \$30 million, will transform the facilities to meet the specific requirements of the programs and services. Western and the City will provide \$10 million each, and together seek provincial and/or federal government support for the remaining \$10 million;
- At this point, Western is not including any plans for Centennial House. At a later date, if the City rearranges its land-lease arrangement on Centennial House, the University will engage in further discussions.

The project translates into a five-year economic impact of \$150 million-\$170 million generated from:

- \$55 million in capital spending over the next four to five years. City Hall will require \$25 million to meet existing by-law and construction code requirements, remove asbestos and bring the building to the point where specific space utilization renovations can be initiated. A further \$30 million is anticipated to construct the necessary facilities for health clinics, research institutes, faculty offices, etc.;
- Annual incidental spending of \$190,000-\$380,000 by faculty and staff located to the downtown campus;
- Addition of 20 new faculty and staff positions resulting in an estimated annual impact of \$1 million-\$2 million with some of the added expenditure anticipated to be spent in the downtown area;
- Annual incidental spending of \$800,000-\$1 million by students. The student demographic envisaged for the downtown campus is somewhat different than the main campus; students, on average, will be older, enrolled in professional programs and engaged in experiential learning in the health professions and education;
- 180 more students with combined incidental spending and living accommodation spending estimated at \$900,000-\$1.8 million. Annual incidental spending of \$680,000-\$1.3 million from visitors/clients which 10 per cent is related to the projected increase in activity; and
- The multiplier impact of the preceding expenditures as they ripple through the local economy.

The presence of hundreds of additional faculty, staff, students and visitors in the downtown area on a daily basis will have positive spill-over effects that will add to the vitality of downtown London and play a central role in the City leadership's downtown revitalization vision.