London’s resurgent downtown is blessed with strong heritage features, contains the vast majority of the City’s office employment and has seen successive City Councils be a pioneering force in revitalization efforts. The City has also been highly progressive in tracking downtown performance and collecting data on a parcel level to help measure progress through its State of the Downtown Report. Yet, downtown London faces several challenges, such as the need for innovative methods to repurpose its heritage buildings, visible vacancies along its main shopping street, a perception of crime that deters some potential visitors, office vacancies, and few residents in the core. Downtown London continues to develop its own style, identity, and culture over a two decade period of of revitalization.
City Hall (6)
The John Labatt Centre is a catalytic piece of infrastructure to spur revitalization in the downtown. Construction of the facility began in 2001, and the new arena opened in 2002. The John Labatt Centre seats 9,000 people for hockey games and hosts approximately 150 sporting and non-sporting events a year. Through such events, the centre attracts approximately 500,000 visitors to the downtown every year.

Covent Garden Market (2)
The market was first established in 1845, and was rebuilt in 1989 with help from the City. The market has been a major draw for the downtown and sales have tripled since its reopening. Approximately 40,000 people visit the market each month and it offers them a wide variety of fresh food, restaurants and shops.

Central Library (3)
Central Library was developed in 2002 in the struggling Galleria Mall (now known as Citi Plaza). The Central Library brought a creative and exciting new use to a space left vacant by the Bay store. The library has been a huge success and now attracts 95,000 people monthly.

Fanshawe College Campus (4)
Fanshawe College has recently purchased a heritage building to develop a downtown arts campus. This development is the beginning of Fanshawe’s 10 year multi-campus building project that will expand the student base downtown. It is planned that within 10 years, the school will have several downtown buildings with space for 1,000 students and 75 staff.

Citi Plaza (5)
After an extensive redevelopment of the Galleria Mall in 2009, the mall was transformed into a mixed-use complex and renamed Citi Plaza. It contains a mix of retail, office, business and consumer services and three post secondary educational facilities. The Plaza also contains the Rainbow Cinemas which has attracted millions of visitors since opening in 2002.

Dundas Street (11)
Dundas Street is on the rise, with heritage buildings being restored and vacancies declining. Residents and workers are enjoying the experience of this “main street” with a growing number of independent retailers and nearby facilities such as the John Labatt Centre, Central Library and Covent Garden Market.

Transit Hub (12)
The hub of London’s transit system is located downtown at Dundas and Richmond Streets and contains both VIA Rail and London Transit stations. The City has focused resources to develop its transit bus system and its London Transit buses service the City as a whole and all major streets of the Downtown.

London Train Station (13)
The London Train Station is the primary regional transportation hub within the City and considered Canada’s fourth busiest passenger terminal.

Residential Growth
Over the past 10 years, downtown London has experienced significant population growth and the construction of many new residential units. Since 1998, 1,731 units have been constructed in the downtown. These units enjoy close proximity to the Forks of the Thames and new public facilities downtown.

Public Art
Downtown London has artistic and decorative metal trees which add interest and colour to the downtown and promote London as the “forest city”.

Heritage Preservation
Downtown London has a strong heritage core, particularly along Dundas and Richmond Streets and around City Hall. A variety of incentive programs have been created to encourage property owners to restore and renovate heritage buildings; both their facades and interiors. A continuing challenge for downtown London will be to repurpose its heritage stock to meet the needs of modern life.
London is a medium sized city in south-western Ontario, located in the Quebec City - Windsor Corridor. The downtown occupies only 0.2% of the City’s expansive land area but accounts for a substantial portion of the City’s commercial office space, employment and tax base. The downtown provides unique cultural facilities and is the focal point of government functions, London’s transit system and entertainment in the City.

Downtown London is currently rebounding from a downward spiral that began in the 1970s when suburban malls started to alter shopping habits and attract retailers and patrons away from the core. This decline arguably accelerated when a downtown mall (Galleria) was developed to rival these suburban malls, as it drew many of the remaining independent retailers off the main downtown streets. This mall folded and has since been repurposed for offices and the Central Library but street level vacancies on Dundas Street continue to remain a major challenge for downtown London.

The City is now making major inroads through revitalization. A key part of this success can be attributed to its strong employment base. Downtown London contains 80% of the City’s office space and over 30,000 jobs. This concentration of office space resulted from the City introducing policies into its Official Plan in the 1990s that direct all office spaces over 5,000 sqm be located downtown. The effectiveness of this policy has been paramount to reversing the fortunes of downtown London.

Moreover the City of London has been bold and innovative in approaching revitalization and has strategically invested in many projects designed to attract new users and residents to the downtown. The John Labatt Centre, Central Library, Convent Garden Market, and improved City parks have all played an important role in making the downtown more attractive and enjoyable. These important assets have greatly increased the importance and prominence of downtown London both citywide and regionally.

**“(Downtown London) was hustling and bustling, then it declined, and now it’s come full circle… I like this side of the circle better.”**
Downtown London’s shared vision for a thriving place of entertainment and culture with a growing residential base was set out in the Downtown Millennium Plan of 1998. This vision has been strongly pursued since the 1990s by committed elected officials, City staff and the Downtown London business improvement organization (formerly Mainstreet London). London’s successful downtown revitalization has been described as “many people taking many small steps, rather than looking to a ‘silver bullet’ to solve all the problems in the downtown.”

Vision
The implementation of the Downtown Millennium Plan (1998) was catalytic in spurring a significant resurgence in downtown London. The successor to the Millennium Plan, the Downtown Master Plan and the Downtown Urban Design Guidelines will soon be released, which will continue to focus on attracting new visitors downtown and attempting to further increase the number of residents. One interviewee noted “we have done a pretty good job (with revitalizing downtown London)....I would say we have reached a mid point – now this new master plan will take us the rest of the way.”

The City has also shown vision in publishing its “State of the Downtown Reports” that collect data to track downtown performance. In some instances, data is collected on a parcel level e.g. store front vacancies, to give detailed insight on what is happening ‘on the ground’ over time. This type of detailed data analysis is providing the City with the ability to quantify the success of its downtown revitalization programs.

Leadership and Collaboration
Municipal leadership has been instrumental in revitalization, developing progressive planning policies in collaboration with the business and institutional community and making use of innovative financing tools. The City has a number of downtown grant and incentive programs, as well as targeted incentive programs (for the Dundas and Richmond Street corridors) to encourage the private sector. For example, since 2008 the City of London has issued a combined total of 104 grants and loans worth $1.1 million, leveraging $3.8 million in construction value.¹ This arrangement represents the collaboration between the public and private sector in revitalizing downtown London.

The City has also led the way by investing in major assets like the John Labatt Centre, Central Library, and Covent Garden Market to increase the vitality and attractiveness of downtown for new development and to bring more people to the downtown. These types of investments help make the downtown more liveable and attractive for residential development. This has also been met with private sector support and since 2000, 1135 building permits have been issued downtown with a reported value of $352.7 million.

PROSPERITY:
Is the downtown’s economy robust and innovative?

London has long been the regional centre of Southwestern Ontario, an economic engine for the Province with a strong agricultural base and a well established manufacturing sector. Yet a changing global economy has created a range of economic challenges for the region, such as growing unemployment, that have extended to the City of London. The City is overcoming these challenges by attracting new foreign direct investments in advanced manufacturing, food processing, IT, health and education, other knowledge-based industries and the growth of many existing businesses.\(^2\)

**Residential Development**

Attracting residential development has been a key aim of planning efforts in downtown London, and the City has enjoyed success. Since 1997, approximately 1,440 apartment units have been built in the downtown with a total construction value of $120.2M. Moreover significant new developments such as The Renaissance (71 King Street) that overlook downtown landmarks such as the Covent Garden Market are being absorbed, with a second tower currently under construction, ahead of schedule.\(^4\) Notably, the first stage of this development provided downtown London with rental housing and the second stage is providing new condominiums.

**Office Development**

A remarkable 80% of London’s office space is located in the downtown. A key reason for this is that policies contained in the Official Plan direct large office spaces (over 5,000sqm) to locate in downtown London. This policy has been strongly enforced and highly effective at concentrating office space and jobs downtown.

Downtown office growth in London has been slow in recent years, yet there has been a gradual downward trend in office vacancy rates. Since 2006 when Bell Canada left their offices at 100 Dundas Street, downtown has seen a consistent annual decline in vacancy rates. Currently (2010) there is an overall 14.9% vacancy, 9% for Class ‘A’ space. Overall, London’s downtown office market appears stable despite the slightly elevated vacancy rates.

**Retail Development**

In the past, retailing in downtown London has been challenged by the emergence of the suburban mall. For example, in the 1960s downtown had a 70% share of retailing, yet today it is around 10%. While this trend is not unique to London, the downtown faced particularly negative experiences due to the creation of a downtown mall (Galleria Mall) that was intended to rival the suburban malls. This downtown mall attracted many of the retailers from the downtown’s main streets (Dundas, Richmond and King Streets)


and left some significant street level vacancies. When
the mall folded, the vacancies outside the mall
continued to be a problem. The downtown is slowly
overcoming this challenge and storefront vacancy
rates have been consistently declining over time.
Available space on King and Richmond Streets is
now largely absorbed, which could be attributed to
public investments such as the John Labatt Centre
and Covent Garden Market. Yet there remain some
vacancies on Dundas Street.

The types of retailers that now occupy downtown
differ from those that lined the main streets in the
1970s. The downtown has been successful at
attracting independent retailers, such as Kingsmills
and Novacks & Nash Jewellers. Downtown London
is not trying to recreate itself as it used to be, but
rather establish itself as a vibrant downtown with
unique retailing opportunities.

**Educational & Institutional Development**

The main campuses of London’s two major post-
secondary institutions—The University of Western
Ontario and Fanshawe College—are located outside
downtown. These are key assets for the City, that
have helped strengthen the City as a whole.
Additionally, downtown London will soon receive
increased benefits from these institutions with
Fanshawe College securing a site for a new Applied
School of Performing Arts. The College has
purchased an 80,000 sqf building as a first phase of
the project that will eventually host 1,000 new
students and 75 staff. The College plans to expand
this campus in the future by purchasing and
renovating some of London’s downtown heritage
buildings. The City of London was a major supporter
of this expansion, providing $20M in funding. This
new campus will strengthen Downtown London’s local
art scene and leverage existing arts and cultural
facilities such as the Grand Theatre.

**Municipal Tax Base**

Citing the major declines that occurred in the 1990s, a
major goal of the Downtown Millennium Plan was to
increase tax assessment in the downtown. Since
2002, the total current value assessment in the
downtown has risen by 3.8% annually, combining for
a total increase of 59% from $567.6 million to $902.0
million. Additionally, for 2009-2011, downtown’s rate
of assessment growth was 15%, exceeding the
Citywide rate of 6%.

**Jobs**

There are approx 30,000 office workers in downtown
London. These office workers are primarily employed
in banks, trust companies and the national and
regional head offices. Downtown London also has
some large local companies, such as London Life
Insurance Company.

Currently, downtown household income is generally
lower than citywide, although the downtown
population generally has attained higher levels of
education. This can be explained by the increasing
number of students living in the downtown, recent
graduates, young professionals and retirees.

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5 Daniszewski, Hank. (2011). “Keeping Covent Garden Market ‘mom and
pop,’” in London Free Press. Retrieved from:

6 Fanshawe College. (2011). Fanshawe to Launch First Phase of
Downtown Campus. Retrieved from:


8 City of London. (2010). Downtown Master Plan Background Study.
Retrieved from:
http://www.london.ca/Planning/PDFs/40TheImportanceoftheDowntown.pdf.
LIVABILITY
Is the downtown vibrant, liveable & connected?

Population
London’s downtown population growth has been relatively strong; from 2001 to 2006 the population increased by a quarter, and in the decade following 1996, it grew over a third. In 2006, downtown London’s population was 3,430 and today it has reached approximately 5,000. Growth in the downtown outpaced that of the remainder of the Central London Planning District (includes downtown), which recorded a growth of 1% during this period. Downtown London still relies heavily on a day time population for vitality with a ratio of day time to night time population of 10:1.

Downtown London is adjacent to single family neighbourhoods on all four sides (North and East - Woodfield; South - SOHO; West - Petersville). These neighbourhoods are well connected by pedestrian and cycling trails so residents can easily access and support the downtown.

Diversity
Approximately 57% of the downtown population is single, versus 28% citywide. Downtown London has a slightly lower proportion of immigrants (18%) than the citywide population. Additionally, 10% of downtown residents identify themselves as a visible minority.

Housing
While the majority of London’s housing stock is single family dwellings, almost all downtown residents live in apartments. There are also much higher levels of renting in the downtown; 71% of dwellings are rented downtown compared with 38% citywide. Housing prices have also been rising in the downtown and from 2001 to 2006, the average value of an owned unit downtown increased by 63%. In addition the downtown has an average household size of 1.6 compared to 2.4 citywide.

Downtown has
3,430 residents
37%
population growth downtown between 1996-2006 (compared to 8% citywide)
18%
of the downtown population are international migrants (compared to 21% citywide)
1.6
is the average household size (compared to 2.4 citywide)

Downtown does not have any large format grocery stores, yet it does have a fresh produce market (Covent Garden Market)

View of Downtown London from above
Safety

The reputation of downtown London is affected by negative perceptions concerning safety. Contributing to this ‘image problem’ is the location of the City’s social services located at London’s main downtown intersection (Richmond and Dundas Streets’), which brings vulnerable populations from the entire region to the downtown. There are advantages to this highly accessible cluster of services for the people that rely on them, yet these needs must also be balanced with those of other downtown user groups who are looking to grow the level of activity in the downtown. In managing this complex issue, it will be important to consider that as more people have positive experiences in downtown London, this perception of crime will likely diminish of its own accord.

Land Uses

Downtown London is dominated by office and retail uses and transportation. Residential uses occupy a sixth of all land uses. Many large City properties with public infrastructure are also located downtown (JLC, Convent Garden Market). On the boundaries of the downtown are two large parks.

Public Realm

A decade ago, with downtown retail hollowed out and with few residents – the “spaces” in downtown London struggled to attract the people they needed to be vital. In response, the City has invested in the public realm, making it more attractive and drawing increased activity to the downtown, which in turn attracts even more activity and helps to accelerate the downtown revitalization process.

The City has focused on enhancing its public realm by restoring, repurposing and readapting its own heritage buildings. The public realm has also been enhanced through the introduction of new infrastructure, street trees, benches and other furniture, and more pedestrian-friendly streets. Secondly, the City has created financial incentives to support the private sector in upgrading their heritage building stock. These two processes are interconnected, because as the public leads the way on major new investments it can entice the private sector to upgrade their own sites to improve the attractiveness of the area. For example, the construction of the John Labatt Centre has stimulated the lease-up of storefronts along adjacent King Street.

London is known as “The Forest City” and downtown has green edges to the north and the west, with a number of large parks surrounding it – Victoria, Harris, Labatt, and Ivey Parks. However, the downtown itself contains minimal open spaces and the Downtown Master Plan Report 2010 identified the need for “smaller ‘pocket parks,’ small squares and seating areas.” The City has created public squares and spaces at Talbot and Dundas Street and John Labatt Center. Covent Garden Market has also developed a significant public space that features

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Percentage</th>
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<tbody>
<tr>
<td>Commercial</td>
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<tr>
<td>Industrial</td>
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<tr>
<td>Institutional</td>
<td>11%</td>
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<tr>
<td>Residential</td>
<td>16%</td>
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<tr>
<td>Open Space</td>
<td>1%</td>
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<tr>
<td>Transportation</td>
<td>18%</td>
</tr>
<tr>
<td>Vacant</td>
<td>0%</td>
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</table>
picnic tables, cafe tables with umbrellas and street vendors at the front. The City is also looking to redevelop a pedestrian laneway linking Dundas Street to the Covent Garden Market.\(^9\)

**Connectivity**

Downtown London is moving toward pedestrian and transit-oriented development. New residents are increasingly moving around on foot, with 42% of downtown residents walking or biking to work and 14% taking public transit. The downtown is connected to 70% of the City’s 38 transit routes.

One challenge reported for downtown London is congestion around its transit hub at Richmond and Dundas Streets. While there are advantages to having commuters disembark at the main downtown intersection, sidewalks along Richmond and Dundas are narrow and increasingly congested with transit patrons waiting for transfers. Improved design may help increase the efficiency of transferring at this station and allow for more movement in and around this intersection. Regional transport also originates from downtown London. The Greyhound bus station and Via Rail terminal are conveniently located on the south side of the downtown.

However, the downtown has a strong presence of vehicles with the current mode split for commuters accessing downtown by transit at 7%\(^{10}\). In our interviews, parking shortages were frequently raised as a challenge for downtown, particularly shortages of long term parking. In 2008 the parking supply in downtown was 14,268 spaces.

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Approach to Downtown Investments
The City of London has taken progressive approaches to reviving its once struggling downtown. Major investments in strategically located buildings and facilities, as well as the public realm have brought increased activity and new residents to the downtown. Yet the City has been patient with the revitalization process, taking many small steps over the past two decades.

The City has been committed to leading by example and showing the private sector that the municipality is confident enough to make major investments in the downtown. The City has invested heavily in cultural and entertainment facilities that bring new uses and functions that are capable of drawing people to the downtown. These include: the John Labatt Centre, Covent Garden Market and the transformation of Galleria Mall to Central Library and Citi Plaza. Each of these investments has been a fundamental building block for downtown transformation, attracting new users to the downtown outside the work day rush.

Additionally, the City has been committed to protecting its unique heritage features and is encouraging innovative, new uses and ways to adapt these buildings to meet the requirements of modern life. To support this, the City developed loans and grant programs for façade improvements, and upgrading and renovating heritage buildings. The City has also facilitated major renovations of heritage buildings downtown. It is also currently preparing a Downtown Heritage Conservation District Plan, a Downtown Master Plan and Downtown Urban Design Guidelines.

Overall, the City’s efforts to revitalize downtown London have been paying off. Since 2000, 1135 building permits have been issued in the downtown with a reported value of $352.7 million.

Collection of Capital Projects Data:
Capital projects data for downtown London was compiled with input from all City departments. A list of major projects and the total municipal investment associated with each of these projects was compiled. This list was then circulated and tested to ensure that all investments were included. It is noted that this approach may not capture all municipal capital investments in the downtown. Additionally, some investments were made on the boundary of downtown study area which have been included, as this is the approach adopted in other cities.
# Summary of Capital Projects: 1998-2010

<table>
<thead>
<tr>
<th>Municipal Project</th>
<th>Amount Invested</th>
<th>Municipal Project</th>
<th>Amount Invested</th>
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</thead>
<tbody>
<tr>
<td>John Labatt Centre (2002)</td>
<td>$52,800,000</td>
<td>Museum of London</td>
<td>$3,300,000</td>
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<tr>
<td>London Convention Centre</td>
<td>$40,500,000</td>
<td>London Central Library</td>
<td>$25,600,000</td>
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<tr>
<td>Covent Garden Market</td>
<td>$16,900,000</td>
<td>Victoria Park</td>
<td>$3,500,000</td>
</tr>
<tr>
<td>J Allyn Taylor Building</td>
<td>$3,600,000</td>
<td>Forks of Thames</td>
<td>$6,100,000</td>
</tr>
<tr>
<td>Affordable Housing - 129 Dundas St/34 Covent Market Place</td>
<td>$1,800,000</td>
<td>Fanshawe College</td>
<td>$20,000,000</td>
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<tr>
<td><strong>TOTAL</strong></td>
<td><strong>$174,100,000</strong></td>
<td></td>
<td></td>
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</table>

View of Covent Garden Market and Square
Key Patterns of Investment:

The City has been investing heavily in key cultural, educational and entertainment facilities in downtown London. These new buildings and the related activity have then helped stimulate growth in the surrounding areas. The City has also invested in upgrading the heritage assets of the City, through interest-free loans and grants to improve facades. The City has been very strategic in its approach, tracking (on a parcel level) the success of its investments and being able to understand how these investments are helping revitalize the downtown.

1. Investing in key cultural, entertainment and educational facilities to bring new functions to the downtown

The City of London has invested heavily in key facilities that offer important cultural, entertainment, and educational functions. The main driver behind the development of these new facilities is that they are able to bring new people to downtown and are able to attract a diverse range of users throughout the day and night. These include:

- **The John Labatt Centre** – A 9000 seat sports and entertainment complex built in 2002. The venue is home of the London Knights Ice Hockey Team and hosts a range of world class entertainment events. The centre has over half a million visitors per year and is active about 200 days a year.
- **Covent Garden Market** – Convent Garden Market is opposite the John Labatt Centre. The market offers downtown residents, visitors and workers with access to a wide variety of fresh food, restaurants and shops.
- **J Allyn Taylor Building** – The City purchased the J Allyn Taylor Building from TD Bank for $1 and restored this building to be used for the Canadian Medical Hall of Fame, City offices and the Tourism London offices.
- **The Convention Centre** – The centre hosts conventions, galas, events and concerts.
- **Central Library** – Central Library was relocated in 2002 into the struggling Galleria Mall (now known as Citi Plaza). The Central Library brought a creative and exciting new use to a space left vacant by the Bay store. The library has been a huge success and now attracts 95,000 people monthly.

These new investments are interconnected yet they are not clustered together, rather spread across the downtown. The thinking behind this distribution was to minimize any potential scheduling conflicts and allow for broader areas in the downtown to be revitalized and receive investment.

This approach seems to have been successful. One interviewee described the impact of the John Labatt Centre and Covent Garden Market on the surrounding area – ‘the area once had large amounts of surface parking lots, rundown heritage buildings and more pigeons than people…..the area has now been transformed.’ This transformation has involved the major improvements to the heritage streetscape along the south side of King Street, a 28 storey rental apartment building, and a new high-end condo building that together represents over $100M of private sector investment. These investments have resulted in increased vitality with many visitors frequenting the market and John Labatt Centre.

2. Incentives to enhance heritage buildings and revitalize the downtown

London has a significant number of heritage buildings in its downtown, with Dundas and Richmond Streets' streetscapes largely intact. Façade upgrades and repurposing and readapting heritage buildings to modern uses have been a key focus of City investments. More specifically, the City has offered a wide range of incentives downtown since the 1980s that have resulted in significant enhancement of its heritage features. This has had major benefits for the public realm and allowed London to develop its own unique and distinct downtown.
The City has been working to restore and repurpose heritage buildings, wherever possible. For example, the J Allyn Taylor Building was restored to accommodate the Medical Hall of Fame, City offices, and offices of Tourism London. Moreover, the City is supporting Fanshawe College in its multi-phase plans that aim to develop a satellite campus in several downtown buildings.

On a more micro scale, the City has heavily invested in incentives and loans as a way to encourage the improvement of building façades and existing buildings. The City first developed this program in 1988 - the Facade Improvement Loan Program. It was expanded in 1998 when Council adopted the Downtown Millennium Plan, which included two new incentive programs – the Upgrade to Building Code Loan Program and the Redevelopment Grant Program. These three incentive programs helped drastically improve the state of London’s downtown with noticeable increases in the assessment base, private sector investment, and residential development.\(^{11}\)

While these programs were positive, the City recognized that the main commercial corridors along Dundas and Richmond Streets were still in a state of decline. In 2008 Council adopted a second set of incentive programs that were aimed at downtown property owners located along these corridors through the creation of a Targeted Incentive Zone that included seven new incentive programs.

Since 2008, the City of London has issued a combined total of 104 grants and loans worth $1.1 million, leveraging a remarkable $3.8 million in construction value. This means that the downtown receives $2.44 of investment for every $1.00 given out in loans and grants by the City of London. The popularity of these grants continues to rise and applications from 2008 to 2010 increased steadily from 16 to 33 to 49 applications respectively.

3. Green edges for the downtown

The City has also invested in parks outside the downtown boundaries – the Forks of the Thames to the west and Victoria Park to the north. While outside the downtown boundary, these parks are a major asset for drawing people to the downtown and strengthening connections between the downtown and surrounding neighbourhoods.

Future Investments

**Downtown Vision:** Started in 2008, London’s Downtown Master Plan will be the first comprehensive review and plan for Downtown London and is expected to be completed in early 2012. A component and extension of this Plan is London’s Downtown Heritage Conservation District Plan, a draft of which was recently released for public review. To support these policy documents, the City is preparing Downtown Urban Design Guidelines, to be completed in early 2012, which will replace the existing guidelines created in 1991. Finally, started in late 2011, London’s Downtown Investment Strategy/Downtown “Vision” continues to help determine priority projects to direct future investment.

**Downtown Investment Projects:** Several projects are underway or expected in the City’s downtown, which aim to increase productivity, activity and the pedestrian experience in downtown London, which include the following:

- The City of London is currently installing WIFI technology throughout its entire downtown area;
- Fanshawe College will be introducing 1000 new students and 75 staff over the next 5 years;
- The University of Western Ontario has interest in locating a new campus in London’s downtown; and
- Pedestrian enhancements are planned in anticipation of the 2013 World Figure Skating Championships to be held at the John Labatt Centre.