



2024 to 2027 Business Plan

Service: Heritage

\$2.33

Annual cost for the
average rate payer
(2024 to 2027)

0.06%

Of the 2024 to 2027
City of London Net
Property Tax
Supported Budget

Who we are:

- The City administers the Heritage Planning Program to conserve the community's cultural heritage resources pursuant to the provisions of the Ontario Heritage Act.
- In addition, the City is the steward of 14 municipally owned heritage properties and is responsible for their long-term conservation.

What we do:

- The City's Heritage Planning Program is responsible for three areas of Cultural Heritage Planning:
 1. General policies for the protection and enhancement of cultural heritage resources.
 2. Specific policies related to the identification of cultural heritage resources including individual heritage resources, heritage conservation districts, cultural heritage landscapes, and archaeological resources.
 3. Specific policies related to the protection and conservation of these cultural heritage resources.

Why we do it:

- **Mandatory** - The Ontario Heritage Act requires municipalities to undertake certain activities with respect to heritage properties. For example, under Part IV of the Ontario Heritage Act, City Council may designate individual properties of cultural heritage value or interest. The cultural value of London's extensive built heritage is one of Canada's most significant, with over 6,000 resources listed on the Register of Cultural Heritage Resources. The City develops strategies to promote the adaptive re-use or repurposing of existing cultural heritage resources to facilitate economic revitalization of neighbourhoods and support green building design. Heritage conservation adds to London's attraction as a great place to live and invest. London's cultural heritage resources contribute significantly to the community's local identity and in doing so contribute to a vibrant and diverse community.

The following table provides an overview of the budget for this service:

Budget Summary (\$000's)	2024	2025	2026	2027	2024 to 2027 TOTAL
Gross Operating Expenditures	\$520	\$532	\$551	\$547	\$2,150
Other Revenues	-\$0	-\$0	-\$0	-\$0	-\$0
Net Tax Levy Supported Operating Budget	\$520	\$532	\$551	\$547	\$2,150
Total Capital Expenditures	\$725	\$782	\$665	\$665	\$2,837
Full-Time Equivalents (FTE's)	4	4	4	4	N/A

Reflects 2024 to 2027 adopted City budget as of December 1, 2025.

Linkage to the 2023 to 2027 Strategic Plan

This service supports the following Strategic Areas of Focus in the 2023 to 2027 Strategic Plan:

- | | | | | | |
|---|--|--|---|--|---|
| ✓ |  | Reconciliation, Equity, Accessibility, and Inclusion | ✓ |  | Economic Growth, Culture, and Prosperity |
| |  | Housing and Homelessness | |  | Mobility and Transportation |
| |  | Wellbeing and Safety | ✓ |  | Climate Action and Sustainable Growth |
| |  | Safe London for Women, Girls, and Gender-Diverse and Trans People | |  | Well-Run City |

Environmental, Socio-economic Equity and Governance (ESG) Considerations

Environmental, Socio-economic Equity and Governance Profile for this service:

Environmental:

- Heritage conservation supports London's Climate Emergency Action Plan (CEAP) by supporting building energy retrofits while conserving heritage attributes.
- The Heritage Planning Program has consulted with subject matter experts related to environmental efficiencies and building sustainability while supporting heritage conservation objectives.
- The City invests in climate change adaptation and mitigation planning through the Climate Emergency Action Plan, and other emergency planning, which may trigger heritage asset investment needs. All efforts are made to protect cultural heritage resources, including archaeological resources, in the event of emergency or threat, such as fire, flood, willful damage, and other unanticipated situations or discoveries.
- The conservation and adaptive reuse of heritage assets in our community instead of the creation of new development results in substantially reduced carbon dioxide emissions that occur through the production of concrete foundations for new buildings, for example.

Socio-economic Equity:

- Provide education to Londoners about the benefits and responsibilities of conserving cultural heritage resources that contribute significantly to London's identity, sense of belonging, and sense of place.
- Compliance with Design of Public Space Standards, Accessibility for Ontarians with Disabilities Act, and the City's Facility Accessibility Design Standards, including ramps, barrier-free door operators, proper door widths, door latch clearances, accessible washrooms, and railings for heritage facilities.

Governance:

- The City administers the Heritage Planning Program to conserve the community's cultural heritage resources pursuant to the provisions of the Ontario Heritage Act.
- The London Plan includes City building policies that address cultural heritage.
- The Community Advisory Committee for Planning (CACP) is a Provincially mandated municipal heritage committee of City Council.

The following section provides an overview of the key activities the service plans to undertake from 2024 to 2027 to implement the Corporation's 2023 to 2027 Strategic Plan, as well as an overview of the risks and challenges the service is anticipated to experience during this period:

Service Highlights 2024 to 2027

Preamble:

In accordance with the Ontario Heritage Act, City Council, in consultation with the Community Advisory Committee on Planning (CACP), prepares and maintains the Register of Cultural Heritage Resources identifying properties of cultural heritage value or interest. The Register of Cultural Heritage Resources identifies properties falling within one or more of the following categories with respect to the identification and protection under the relevant sections of the Ontario Heritage Act:

- Part IV - related to individual properties.
- Part V - related to heritage conservation districts.
- Part VI - related to properties of archaeological significance.
- Properties that are not designated but that City Council believes to be of cultural heritage value or interest.
- Properties that have been recognized as cultural heritage landscapes.

London has seven Heritage Conservation Districts including: Bishop Hellmuth, Blackfriars/Petersville, Downtown, East Woodfield, Old East, West Woodfield, and Wortley Village-Old South. Heritage Places 2.0 identifies 14 additional areas for potential future consideration as a Heritage Conservation District.

In addition, the Heritage Planning Program is responsible for conserving 14 municipally owned heritage properties in compliance with Provincial legislation, including the Ontario Heritage Act. It is also responsible for preparing and maintaining an Archaeological Management Plan for the identification, conservation, and management of archaeological resources in accordance with the Ontario Heritage Act.

This service plan will undertake the following as it pertains to the 2023-2027 Strategic Plan:

Reconciliation, Equity, Accessibility, and Inclusion

- Support Indigenous-led actions and initiatives to conserve registered archaeological sites of Indigenous origin.
- Engage First Nations about heritage planning and policy development to reflect local Indigenous knowledge.
- Support equitable, inclusive, accessible, and welcoming municipal heritage facilities for equity-denied groups.
- Update the Register of Cultural Heritage Resources to better reflect London's underrepresented cultural heritage resources.

Housing and Homelessness

- Operationalize the results of the Heritage Alteration Permit Process Review to meet the requirements and process changes arising from Bill 23, More Homes Built Faster Act.
- Implement The London Plan policies, Heritage Conservation District (HCD) plans and guidelines in the review of development proposals.
- Continue to support the adaptive reuse of cultural heritage resources while ensuring the conservation of heritage attributes.

Wellbeing and Safety

- Educate Londoners about the benefits of conserving cultural heritage resources that make substantial contributions to Londoners' identity, sense of place, sense of belonging, and quality of life as well as the responsibilities of owning a heritage designated property.
- Conserve significant cultural heritage resources through Ontario Heritage Act designation.
- Support property owners in reviewing alterations to their heritage designated properties and processing Heritage Alteration Permit applications.
- Continue to support the Community Advisory Committee for Planning (CACP) and the work of its heritage sub-committees.
- Identify and conserve archeological resources through London's Archeological Management Plan.

Economic Growth, Culture and Prosperity

- Support increased access to heritage facilities (in London's Core Area and Neighbourhoods) for cultural and multi-cultural events, while at the same time balancing the need for heritage conservation.
- Continue to support adaptive reuse and integration of underutilized cultural heritage resources in the Core Area to encourage commercial conversions and new housing development.
- Use existing assets in creative ways, and evaluate opportunities for new assets, that support London's profile as a destination for arts, culture, sport, and recreation.

Mobility and Transportation

- Participate in Rapid Transit implementation, and other mobility and transportation projects, to minimize the impact on London's cultural heritage resources.

Climate Action and Sustainable Growth

- Implement the Heritage Condition Reports with the goal to increase the percentage of municipally owned heritage properties (heritage assets) that are considered in "good" condition that are measured by Corporate Asset Management (CAM). Currently 33% of municipally owned heritage properties are considered to be in fair condition.

Risks and Challenges Anticipated in 2024 to 2027

Potential challenges or pressures that could impact service delivery and achievement of strategic plans from 2024 to 2027:

- Bill 23, More Homes Built Faster Act, implementation may put pressure on the possible demolition of cultural heritage resources in the community that do not have a heritage designation or are located within a Heritage Conservation District. There will be increased pressure on heritage staff resources to prioritize heritage designations within the two-year time limit specified in the amendments to the Ontario Heritage Act in Bill 23.
- Further investment is needed to address the future lifecycle needs of the municipally owned heritage properties. The Cumulative Maintain Level of Service Infrastructure Gap for the Culture Services (including municipally owned heritage properties) is expected to grow to around \$1.0 M over the next decade.
- Material and skilled trade costs are rising with or greater than inflation making it less affordable for property owners of heritage properties to undertake heritage conservation projects or adaptive reuse. New and increased financial supports should be introduced as a positive incentive to support heritage conservation.

Other reference information and links:

- Archaeological Management Plan (2017) is available from Planning and Development at 519-930-3500.
- Heritage Places 2.0 is available from Planning and Development at 519-930-3500.
- Register of Cultural Heritage Resources is available from Planning and Development at 519-930-3500 or by visiting this link www.london.ca/heritage

Contact:

- Kyle Gonyou, Manager of Heritage and Urban Design
- 519-661-CITY (2489), Extension 5344
- kgonyou@london.ca