



Architectural Conservancy Ontario – London Region Branch  
Grosvenor Lodge  
1017 Western Road  
London, ON N6G 1G5

Tuesday, August 21, 2018

Members of London City Council:

**Re: Reinstatement of Demolition Control By-Law**

Dear Councillors:

Architectural Conservancy Ontario – London Region Branch (ACO London) recommends that London City Council reinstate the Demolition Control By-Law that was repealed in 2010.

London City Council enacted a Demolition Control By-law in 1992 (CP-1313-224) that included the entire city in the demolition control area. The by-law required the Director of Building Controls to report on any request for a residential demolition to the Planning Committee, subsequently renamed the Built and Natural Environment Committee, a Standing Committee of City Council.

On March 8, 2010 City Council asked that planning staff review the by-law and determine whether it could be changed to allow Civic Administration to act as the approval authority instead of council, under certain circumstances. In response, city planning staff recommended that the Demolition Control Area by-law be repealed and a new system of demolition permit applications be implemented in order to streamline the process (Staff Report dated December 13, 2010, item 18 BNE Committee). The repeal was passed by council on December 20, 2010 and was effective immediately. This meant that (non-heritage) residential demolition applications no longer needed council approval but could be approved by staff.

ACO London has determined that one of the problems with handling residential demolition applications under the Building Code Act and Regulations is the loss of transparency to the public. While under the Planning Act, applications were open to the public and placed on the public agenda of a standing council committee. Under the Building Code Act, the application is considered an administrative matter and the files are not readily accessible to the public. ACO London had to file a records request under MFIPPA, and pay a fee, to obtain information about the number of applications for residential demolitions since 2010.

In addition to providing transparency to the public, the Demolition Control By-Law creates a mechanism to retain affordable housing, encourage maintenance of existing housing stock, and promote revitalization. It is our hope you will reinstate the Demolition Control By-Law with appropriate updates to ensure adequate and appropriate control of demolitions.

Please contact me if you would like to discuss this in more detail. I look forward to hearing from you.

Sincerely,

Jennifer Grainger  
President, London Region Branch, Architectural Conservancy Ontario

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