

The Corporation of the Town of Niagara-on-the-Lake Information Report to Council

SUBJECT: Heritage Designation By-laws – 287 Warner Road and 463 King Street
DATE: 2024-04-03
REPORT #: CDS-24-056
PREPARED BY: Sumra Zia, Heritage Planner
DEPARTMENT: Community & Development Services

1. RECOMMENDATION

It is respectfully recommended that:

- 1.1 The designation by-laws of the properties at 287 Warner Road, and 463 King Street be endorsed in principle based on the Staff evaluation within the designation reports; and
- 1.2 Council issue Notice of Intent to Designate (NOID) for each property.

2. BACKGROUND

Designation reports for [287 Warner Road](#) and [463 King Street](#) were presented to MHC on [March 6, 2024](#), for review and input (reports linked). Town Heritage Staff prepared designation reports to demonstrate the information, research, and evaluation that is required to move property designation under the *Ontario Heritage Act*. The Committee received the designation reports and endorsed designation in principle based on the Staff evaluation within the reports.

The two draft designation by-laws are provided as a result of assessing the heritage value of the properties at 287 Warner Road known as the Warner House (**Appendix I**) and 463 King Street known as the Best House (**Appendix II**).

The draft by-laws provide the Statement of Cultural Heritage Value and Interest and the heritage attributes associated with the properties. These draft by-laws are provided after the Staff evaluation concluded that the properties would merit a minimum of two criteria for designation and are strong candidates for Section 29, Part IV designation under the *Ontario Heritage Act*.

This work is being undertaken as part of Council's Planning for Progress work, to move designations prior to properties being removed from the Town's Municipal Heritage Register of Properties of Cultural Heritage Value or Interest (the "Heritage Register"). The process of

designation and the timelines followed are based on section 29 of the *Ontario Heritage Act*, Designation by Municipal By-law (**Appendix III**).

Further to the direction to move designations, the MHC and Council endorsed a list of 22 priority properties for individual designation via Report CDS-23-200 and another list of 20 priority properties via Report CDS-24-023. The priority properties were identified as those which loss due to demolition, neglect, or inappropriate alteration would result in the substantial loss of a piece of Niagara-on-the-Lake history or identity. The subject properties were identified on this list.

3. NEXT STEPS

If the MHC endorses the draft designation by-laws, the recommendation would be presented to the Council for approval and a NOID would then be issued. Following the issuance of the NOID the municipality would have 120 days to pass the designation by-law.

APPENDICES

- Appendix I – 287 Warner Road
- Appendix II – 463 King Street
- Appendix III – Designation by Municipal By-law

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Sumra", with a horizontal line underneath it.

Sumra Zia, B. Arch, Dipl. Architectural Conservation
Heritage Planner II