

## MEMORANDUM

**SUBJECT:** Heritage Designation Reports for 287 Warner Road and 463 King Street  
**DATE:** 2024-03-06  
**REPORT #:** CDS-24-040  
**PREPARED BY:** Sumra Zia, Heritage Planner  
**DEPARTMENT:** Community & Development Services

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### BACKGROUND

Town staff have prepared designation reports for the two properties from the Municipal Heritage Committee's list of priority properties for the Committee's information and input.

The two designation reports assess the heritage value and potential for heritage designation of the following properties:

- 287 Warner Road, the Warner House (**Appendix I**)
- 463 King Street, the Best House (**Appendix II**)

The reports provided in the appendices include detailed review of the design/physical, historical/associative and contextual value of the properties, as well as the research and evaluation that is required to move property designation under the *Ontario Heritage Act*. For each of the properties, Staff evaluation concludes that the properties would meet 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 heritage designations prior to properties being removed from Town's Municipal Heritage Register of Properties of Cultural Heritage Value or Interest (the "Heritage Register").

Further, 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.

### NEXT STEPS

Staff are seeking any additional input from MHC on the staff evaluation and an endorsement for proceeding. If the MHC endorses pursuit of designation, in principle, Staff will prepare draft

Designation By-laws for the above properties and return in April with the draft by-laws for Committee's consideration.

**APPENDICES**

- Appendix I – 287 Warner Road
- Appendix II – 463 King Street

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