



**The Olde Gaol Museum**  
**Victoria County Historical Society**  
50 Victoria Avenue North

Lindsay, Ontario K9V 4G3

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January 12, 2022

City of Kawartha Lakes  
28 Francis Street,  
Lindsay, ON K9V 3R8  
Via email: [rtaylor@kawarthalakes.ca](mailto:rtaylor@kawarthalakes.ca)

Attention Ron Taylor, CAO

Dear Mr. Taylor,

The Board of Directors of the Victoria County Historical Society, as the primary stakeholders, are deeply concerned with the proposed Site Plan drawing, designed for the Gaol courtyard. It does not reflect the past discussions, nor the plans set forth, within the Victoria County Historical Society's lease document for the subject property at 50 Victoria Avenue North. The Board members understand that the proposed site plan as provided may have been developed in response to those community members that were in opposition to the wall demolition, as well as the need for "overflow parking" on busy days. Both of these issues were contemplated and discussed at length in order to provide built-in solutions or compromises that both the museum and the city could benefit from.

The lease agreement is public and was negotiated to reflect the city's support of the museum's needs as a community organization which operates year-round, including parking, security of the property, acknowledgement and recognition of the heritage site through the museum's curation of an outdoor exhibit, and room for future growth. These items were contemplated with the CKL Cultural Master Plan 2020-2030 and the economic drivers of increased tourism traffic of one of Lindsay's largest tourist attractions in mind.

The lease negotiation process was lengthy, and the final document considered the continued use of the building as a community museum space specifically. Parking to accommodate visitors and a growing staff was a large consideration, with the desire to also promote bus tours to increase revenues. By focusing the additional parking on the north side and partially into the middle courtyard space, the ease of access and proximity to the main entrance were of large benefit. We also acknowledged that it was likely that during high traffic events at City Hall that community members may use these additional spaces to attend functions such as council meetings. By setting the security wall/fence closer to the building, as outlined in Schedule "B" of the lease agreement, it was designed to reduce barriers for community members that may wish to access both buildings. While the center courtyard will contain some parking, most is left as greenspace to enjoy the outdoor contextual exhibit which would reflect the heritage of the walls that once stood as well as the Jail Courtyard activities. The south courtyard was to be left undeveloped at this time to allow for consultation and design of a proposed addition that would eventually connect to the current



Human Resources building located at 28 Francis Street. The additional green space with chain link fence surrounding it would not have been objectionable to the neighbourhood. All of these provisions are clearly spelled out within the body of the lease document.

The museum is continually working to integrate green technology or environmentally friendly practices into its operations while also cultivating opportunities for visitors to attend via many modes of transportation. Considering ourselves "downtown adjacent", we encourage foot traffic, cyclists, and those that arrive by bus or car. Although not specifically provided for in the lease, we would like to consider the addition of 1-2 EV charging stations with the parking lot addition. We believe that this would support additional opportunities for those travellers coming from the GTA or from longer distances. Supporting green initiatives such as bus tours and charging ports is a cultural growth opportunity. We look forward to discussing this further and how it would dovetail with other city initiatives to support electric vehicles.

In direct response to the proposed site plan details, please find our comments below:

1. The proposed city staff parking in the south courtyard encroaches within the defined boundaries of the subject property. While taking parking for city staff, it does not provide even one additional parking space for museum visitors or staff;
2. Concerns over snow build up from plowing of the lot would likely drain into the basement of the museum, where we have issues with water inclusion already;
3. Lack of security or separation from the proposed parking and the basement stairwell access in the south courtyard;
4. Proposed parking lot would be directly over the tunnel that runs from the jail to city hall. We expect drainage issues but also issues with stability of the pavement;
5. The plan designates a "New Outdoor Program Space For Museum" in the north courtyard space. We were not consulted about the need for a programming space. Would the city please outline what "programming" they envision happening here? As the city is removing all of our exterior outbuilding storage, we have no room to store bulk seating, tents or other outdoor programming paraphernalia. The museum is not positioned as a children's play space. As well, without significant shade, it's not suitable for outdoor attractions for any period of time during the summer months;
6. The double doors on the Colborne St side, have been left in situ, however, they currently don't open without serious mechanical force and we have great concerns over safety and realistic use of these doors on a go forward basis. If you review the Schedule "B" of the lease agreement, new gates were positioned so that as necessary the appropriate technicians would be able to access the generator with their truck to complete maintenance or fuel delivery. It does not look like any other access to the courtyard space other than those challenging double doors, would allow access for the wider grass cutting equipment used by the Parks staff;
7. We would like to ensure that the current wall demolition is completed to at grade or below grade option to guarantee that no visitor will have a tripping hazard resulting in a liability issue for both the museum as a tenant and the city as landowner. We need to look at accessibility issues,

providing opportunities for individuals with physical and visual limitations to access the space and the grass grows quickly during the summer months which may obscure any ground level "obstacles";

8. We would encourage a discussion for options for "reclaimed" wall bricks to be used for the hip walls originally outlined in the Schedule "B", as this may address community member concerns over the "loss" of the walls. The wrought iron could then be added as discussed. While this may need a gentler demolition, would there be a cost savings for the city overall?;
9. The screened enclosure around the generator with companion plantings does reflect what was discussed for safety and access around this unit.

We appreciate that this proposed site plan was an initial "thinking piece" designed to elicit feedback from the stakeholders, and we are pleased to see it being developed well in advance of the budget cycle heading into 2023 and the wall demolition. We understand that this is a commitment by the city to ensure that the space is both beautiful and functional, while meeting the provisions of our 20-year lease. We want to ensure that the final design supports our immediate needs as well as our growth as we continue to provide a progressive, inclusive cultural heritage space for community members and tourists alike.

We would forward to meeting with you to discuss this in further detail.

Best regards,



Amanda Gallagher, President  
Victoria County Historical Society  
Olde Gaol Museum

cc: Craig Shanks  
Jörg Peterson  
CKL Heritage Committee (via the Chair, Athol Hart)