



# Town of Newmarket

## Agenda

### Special Committee of the Whole - Electronic

Date: Tuesday, February 9, 2021  
Time: 1:00 PM  
Location: Streamed live from the Municipal Offices  
395 Mulock Drive  
Newmarket, ON L3Y 4X7

#### 1. Notice

At this time, the Municipal Offices remain closed to the public. This meeting will be streamed live at [newmarket.ca/meetings](http://newmarket.ca/meetings).

#### Public Input

Individuals who wish to submit input to Council in relation to an item on this agenda have the following options available.

1. Email your correspondence to [clerks@newmarket.ca](mailto:clerks@newmarket.ca) by end of day on Monday, February 8, 2021. Written correspondence received by this date will form part of the public record; or,
2. Make a live remote deputation by joining the virtual meeting using the Town's videoconferencing software and verbally provide your comments over video or telephone. To select this option, you are strongly encouraged to pre-register by emailing your request and contact information to [clerks@newmarket.ca](mailto:clerks@newmarket.ca).

#### 2. Additions & Corrections to the Agenda

**Note:** Additional items are marked by an asterisk\*.

#### 3. Conflict of Interest Declarations

#### 4. Presentations & Recognitions

##### 4.1. Mulock Property Developed Design Concept

**Note:** Lisa Rapoport, PLANT Architect Inc., will be in attendance to provide a presentation on this matter.

1. That the presentation provided by Lisa Rapoport, PLANT Architect Inc., regarding the Mulock Property Developed Design Concept be received.

**5. Deputations**

**6. Items**

**6.1. Mulock Property Developed Design Concept**

1. That the report entitled Mulock Property Developed Design Concept dated February 9, 2021 be received; and,
2. That comments on the developed design concept plan for the Mulock Park be received and incorporated into the preparation of the concept design to be illustrated at a Public Information Centre, and to prepare the final concept plan thereafter; and,
3. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**\*6.1.1. Correspondence - Ashley Day**

1. That the correspondence provided by Ashley Day regarding the Mulock Property Developed Design Concept be received.

**7. Closed Session (if required)**

**8. Adjournment**





**P L A N T**

**PLANT ARCHITECT INC.**

**Walter Fedy  
GBCA  
PROCESS  
Dew Inc.  
MBL  
A.W. Hooker  
Custom Ice Inc.  
Trina Moyan Bell  
Eric Beck Rubin**

# **MULOCK PROPERTY**

**Special Committee of the Whole  
February 9, 2021**



# AGENDA

## **Plan Updates**

## **Material & Outbuildings Concepts**

## **Site Tour**

- Young & Mulock Entry
- House & Great Lawn
- Skate Trail, Splash Pad & Pavilion
- Conservatory & Diversity Gardens
- Artist Residency & Historic Garden
- Jim Bond Park & Playground

## **Sustainability**

## **Lighting -**

- Paul Boken, MBL present for Q&A

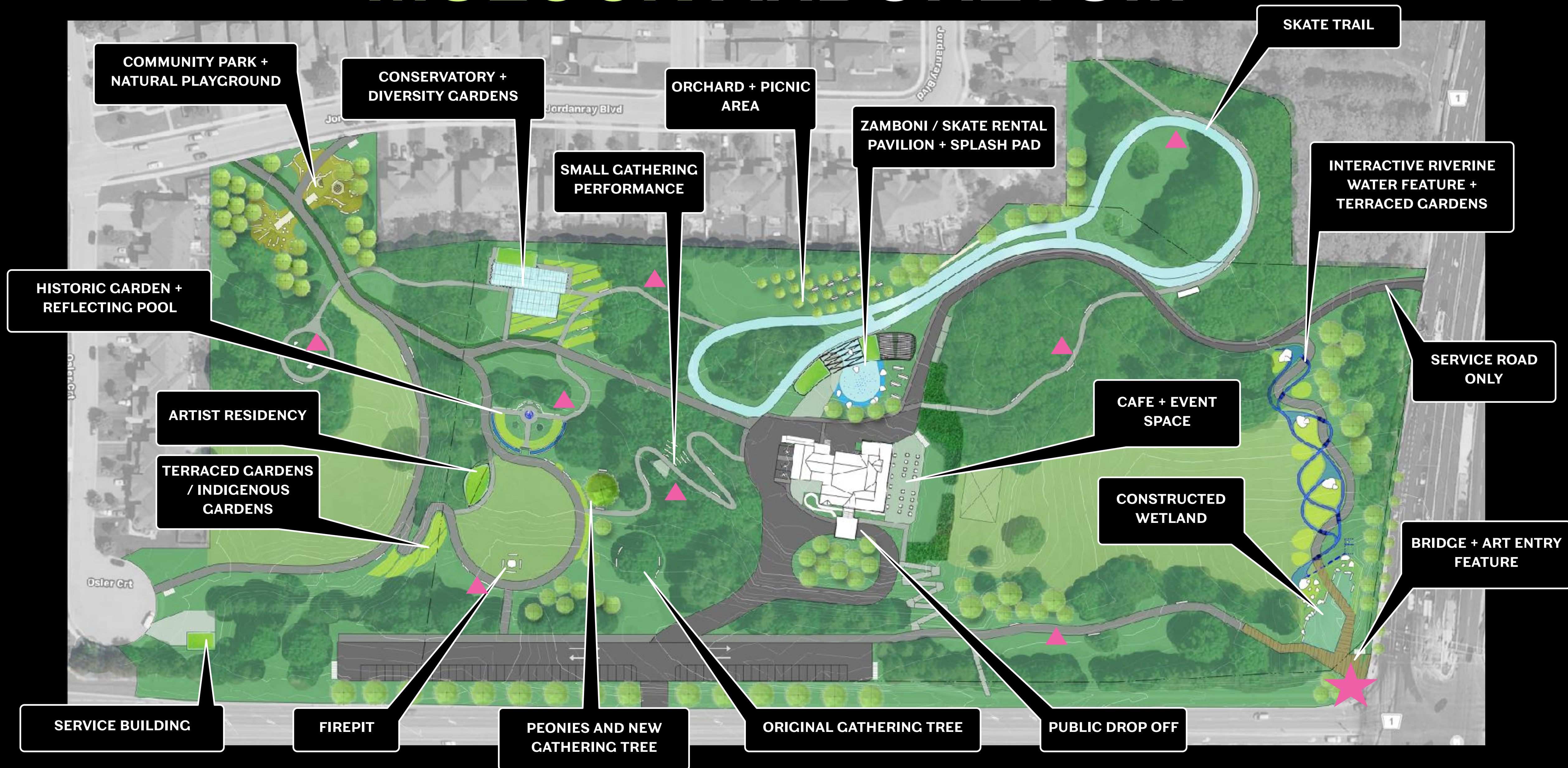


# MULOCK ARBORETUM





# MULOCK ARBORETUM





# MULOCK ARBORETUM

## WHAT'S CHANGED?

### LANDSCAPE:

- Entryway feature
- Riverine water feature
- terraced gardens/Yonge frontage
- Orchard planting and picnic area adjacent to skate trail, new buffers
- Tent relocation to south of house
- Parkette and natural play area at Jim Bond / Jordanray Blvd entrance

### ARCHITECTURE:

- Conservatory
- Artist's Residency studio
- Skate Building/Infrastructure
- Service Building





# PARK PATH HIERARCHY



## Legend:

- Road
- Existing Path
- Bridge
- Primary Path
- Secondary Path
- Access Ramp
- Skate Path (Winter)  
Multi-Use Path (Summer)



# PARK PATHS - WINTER



## Legend:

- Accessible Path maintained in winter (0-5% slope or ramp)
- Not maintained in winter
- Skate Trail



**REVEAL LAYERS OF  
MATERIAL HISTORY  
NATURAL AND CULTURAL  
—  
WOOD AND STONE**



# WOOD



arboretum and forest – wood showing its nature and the hand that shapes it – consciousness of wood

- felled trees (for wildlife habitat)
- repurposed trees for play, furniture and building structure and cladding, cured on site
- revel in tree forms



# STONE



Recalling the geology of the moraine:  
glaciation, kettle lakes – scraped  
surfaces, erratics (randomly placed  
stone in the landscape)

- stone singular, sculptural, irregular
- partially shaped by hand





# FURNITURE

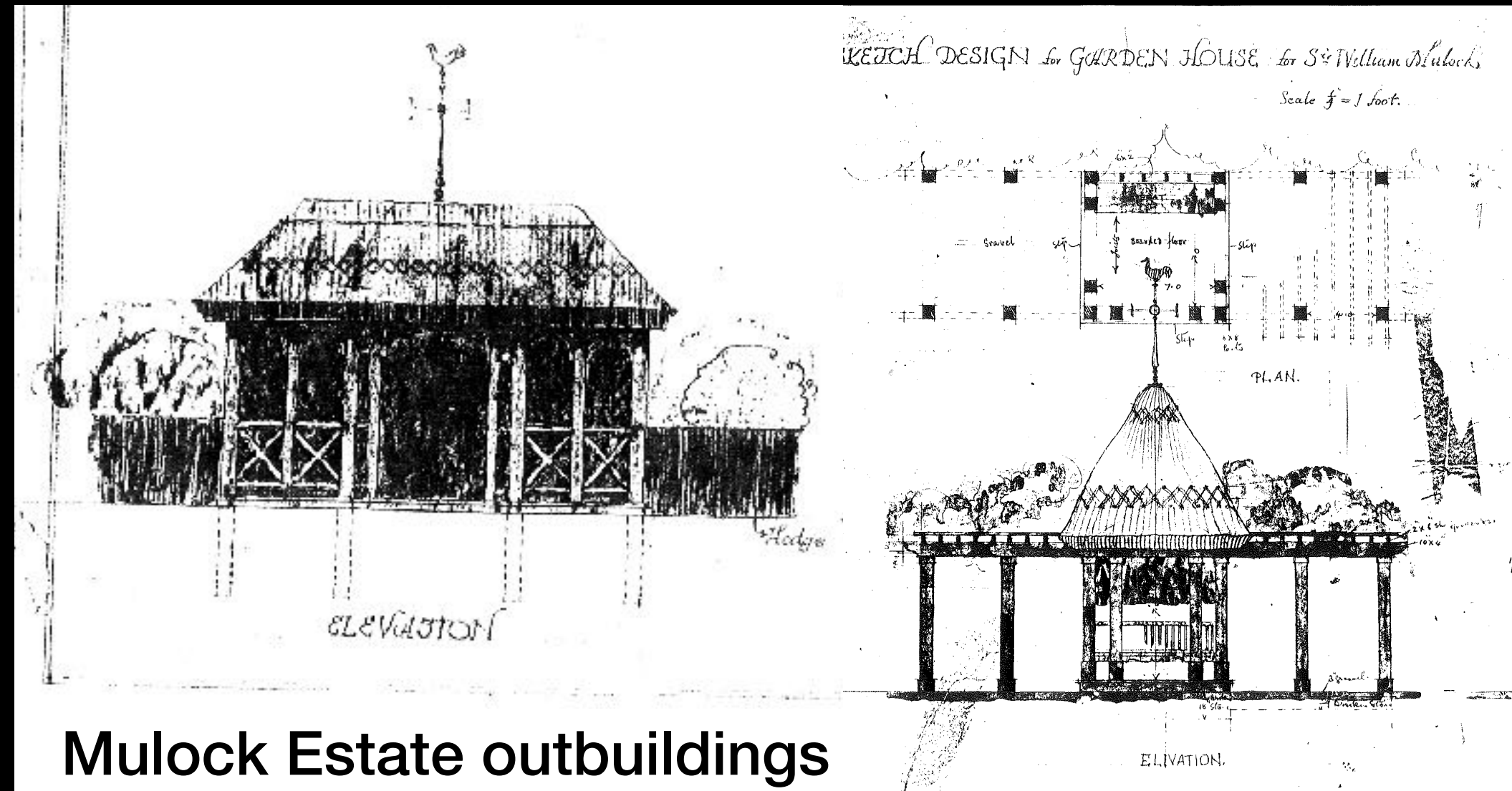


wood with metal, made from trees, analogous to trees, showing off trees



# IN DIALOGUE WITH THE HOUSE

## RUSTICNESS – VICTORIAN



In contrast to the complex assembly of the house – simpler forms, highly textured, in the woods – the country leisure as opposed to the city



# IN DIALOGUE WITH THE HOUSE

## RUSTICNESS MODERN – TEXTURE



highly textured, woodsy, shows off texture of wood



# IN DIALOGUE WITH THE HOUSE

## RUSTICNESS MODERN – FORM



simple forms with high texture and shadow



# IN DIALOGUE WITH THE HOUSE

## INSIDE/OUTSIDE SPACES

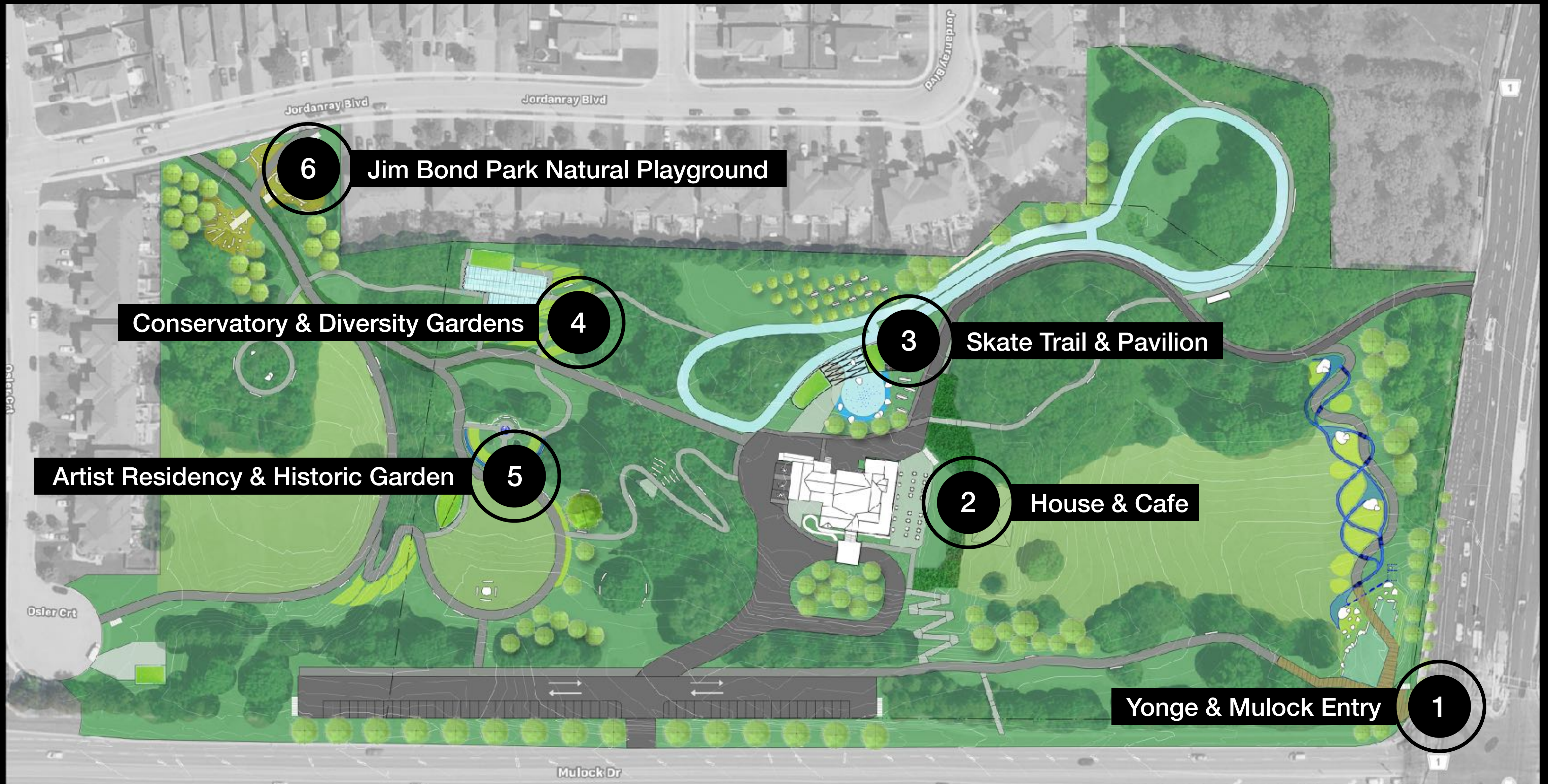


Porches, overhangs, inside outside spaces and many front doors mark them as garden buildings always engaged with the landscape





# MULOCK ARBORETUM: SITE TOUR







# **YONGE & MULOCK ENTRY**





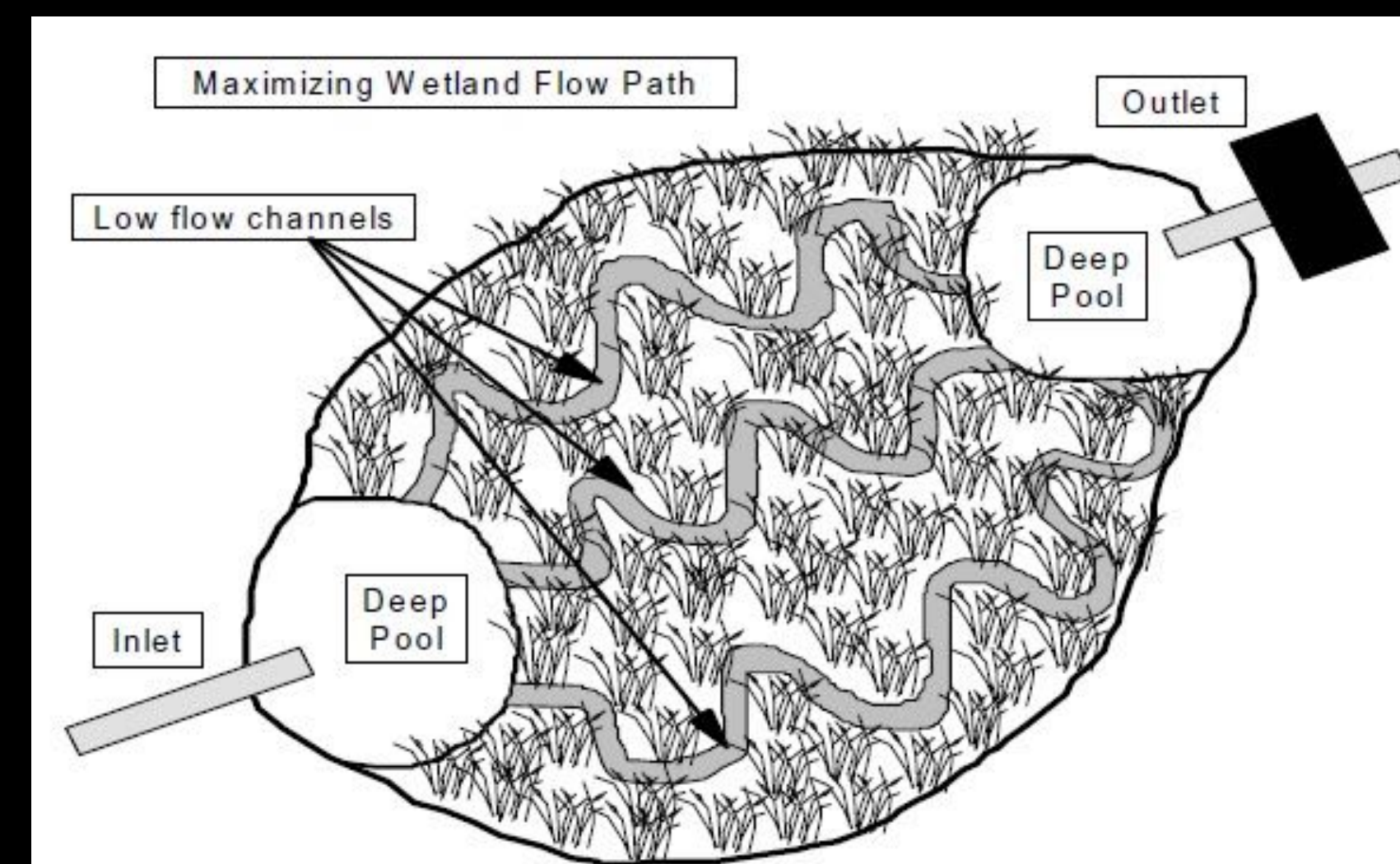


# ENTRY AT YONGE & MULOCK





# ENTRY PRECEDENTS





# ENTRY











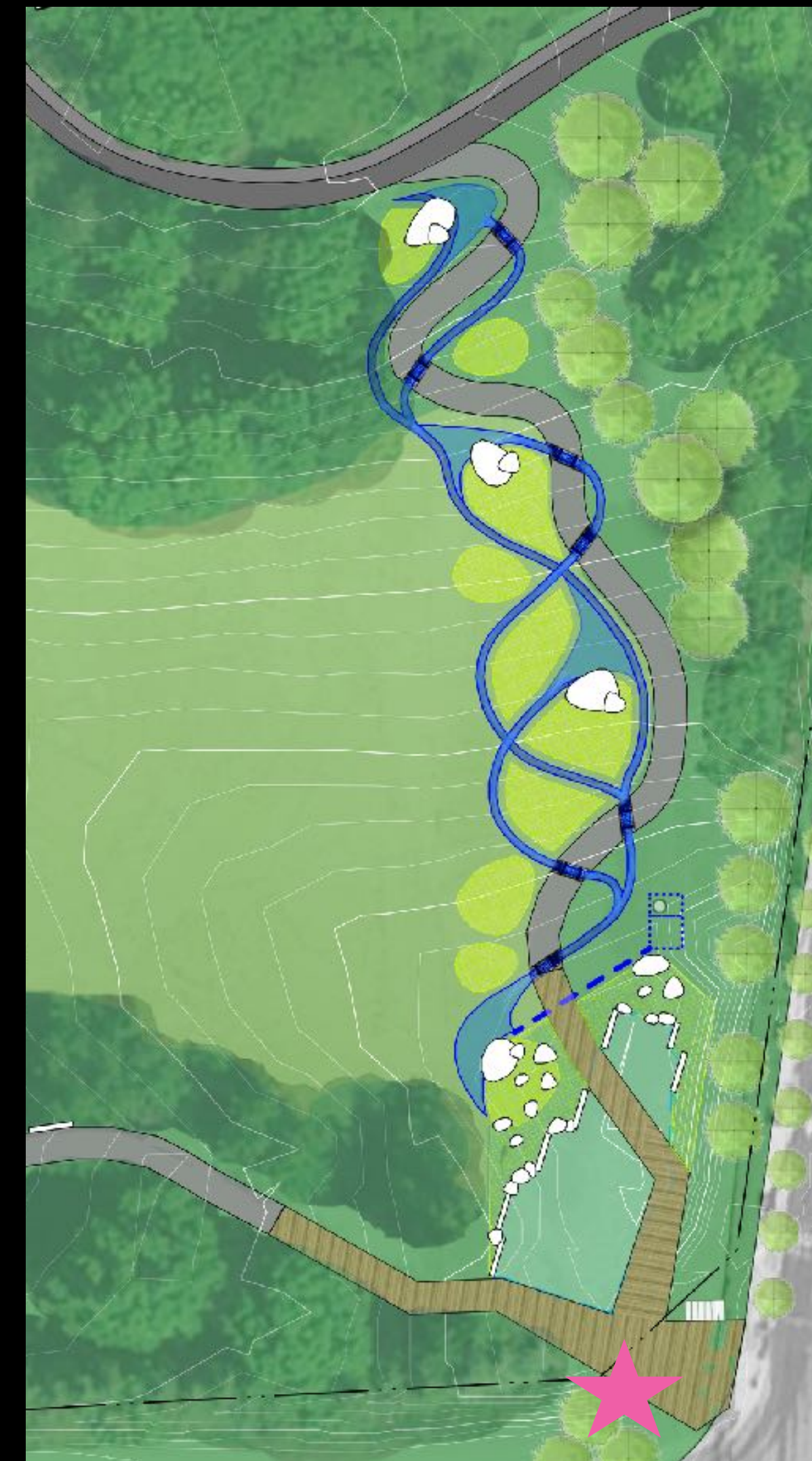


# RIVERINE WATER SITE





# RIVERINE WATER CONCEPT



Braided stream, glacial river, call back to geological moraine



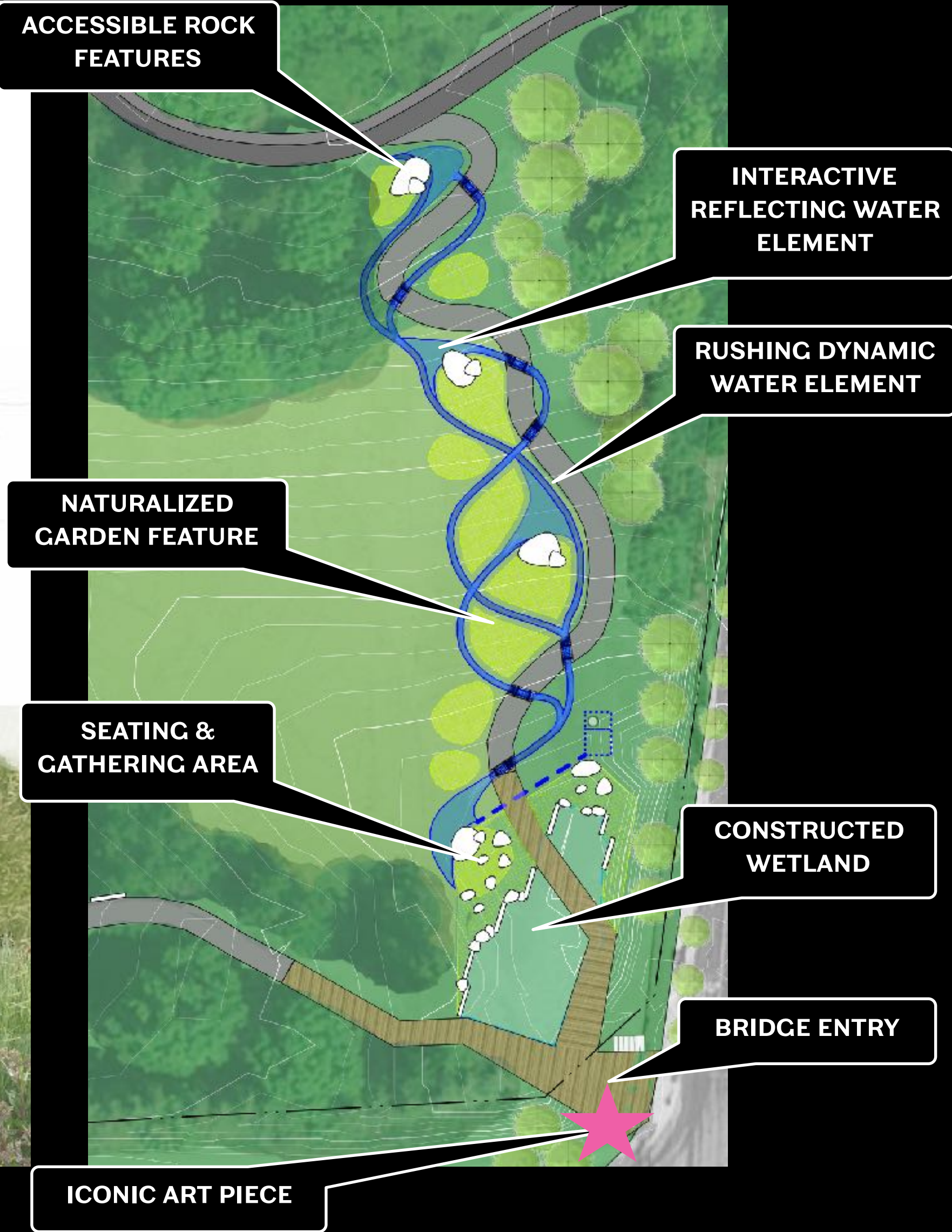
# RIVERINE WATER PRECEDENTS



Sound, cascades, rugged/elegance, interactive.



# RIVER BOULDER GARDEN CONCEPT











**HOUSE & GREAT  
LAWN**

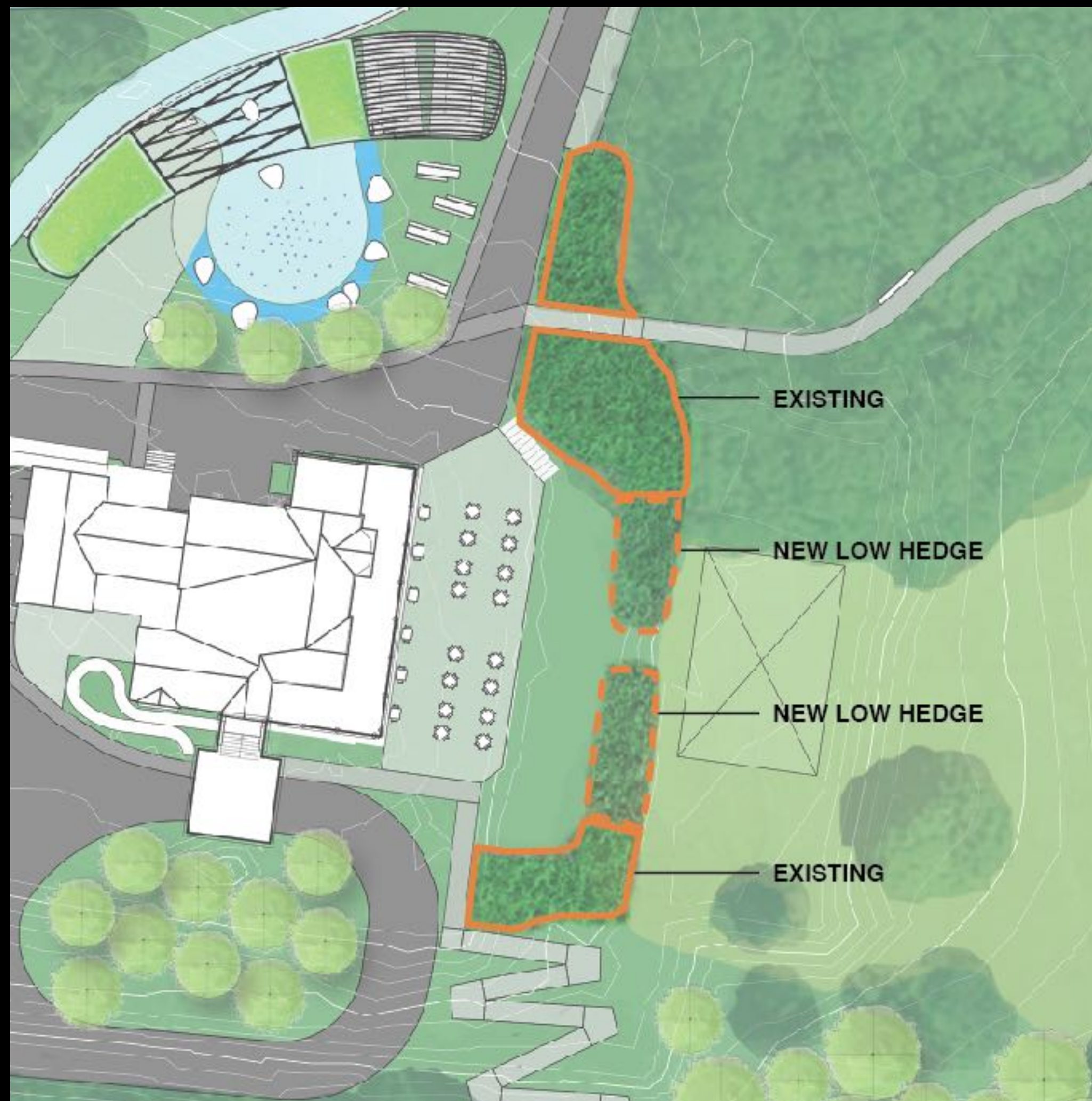


# CONNECTING HOUSE AND LAWN





# CONNECTING HOUSE AND LAWN











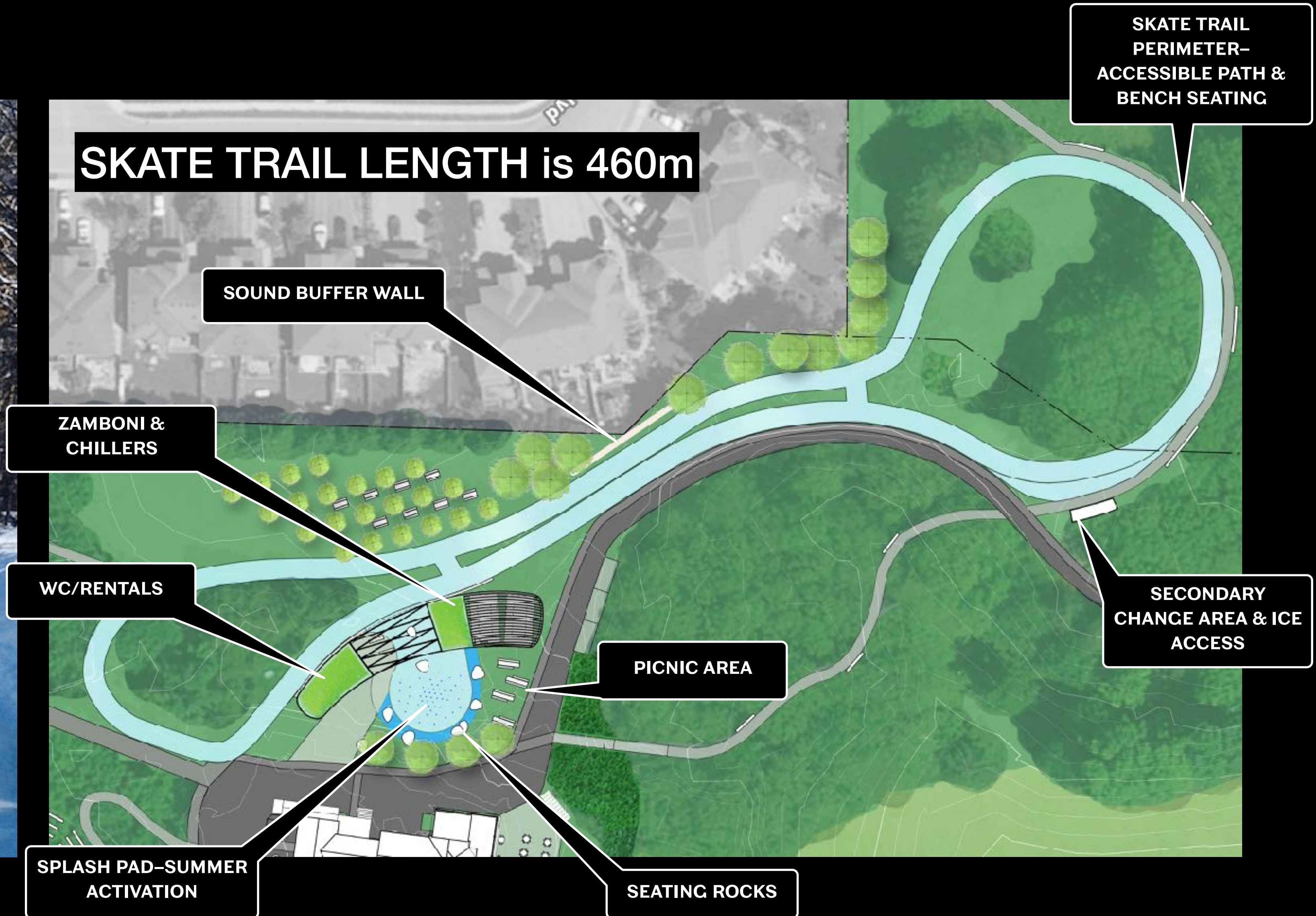




# SKATE TRAIL, SPLASH PAD & PAVILION



# ICE INFRASTRUCTURE







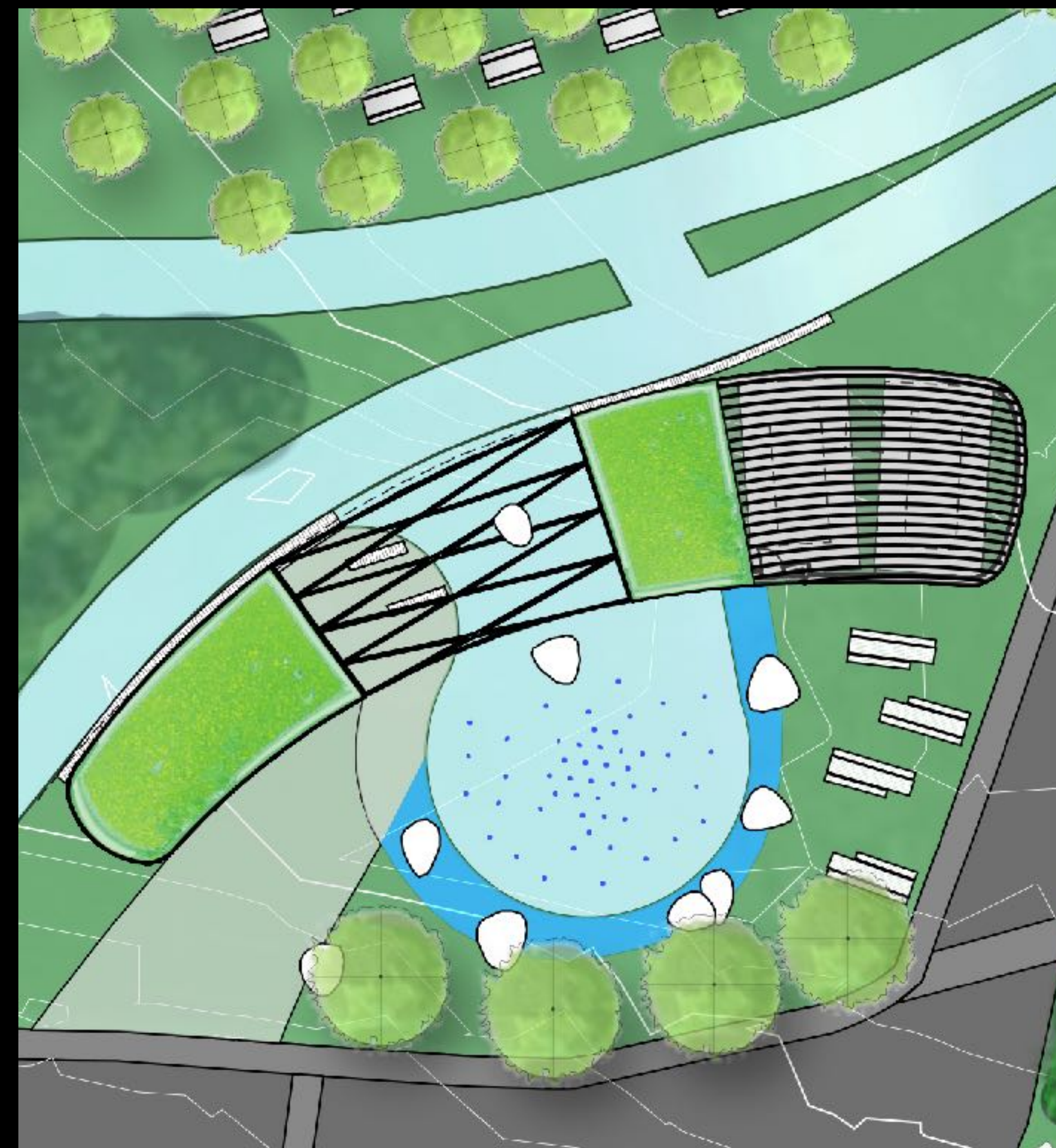


# ICE/SPLASH PAD SITE





# SPLASH PAD CONCEPT



Wet plaza with seating and overlooks



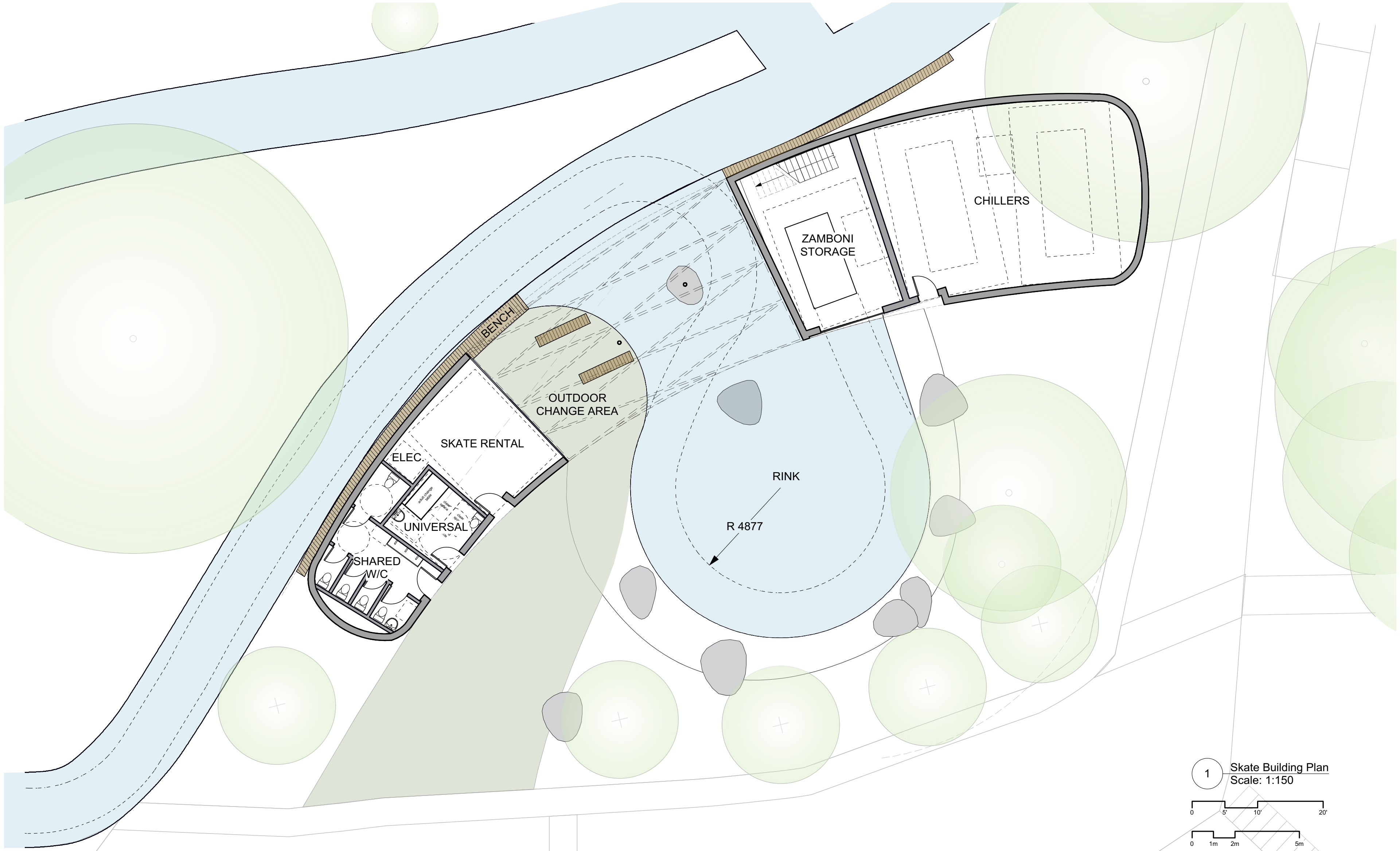
# SPLASH PAD PRECEDENTS



Plaza surface as an art piece, stones with some shape and can be play things when no water

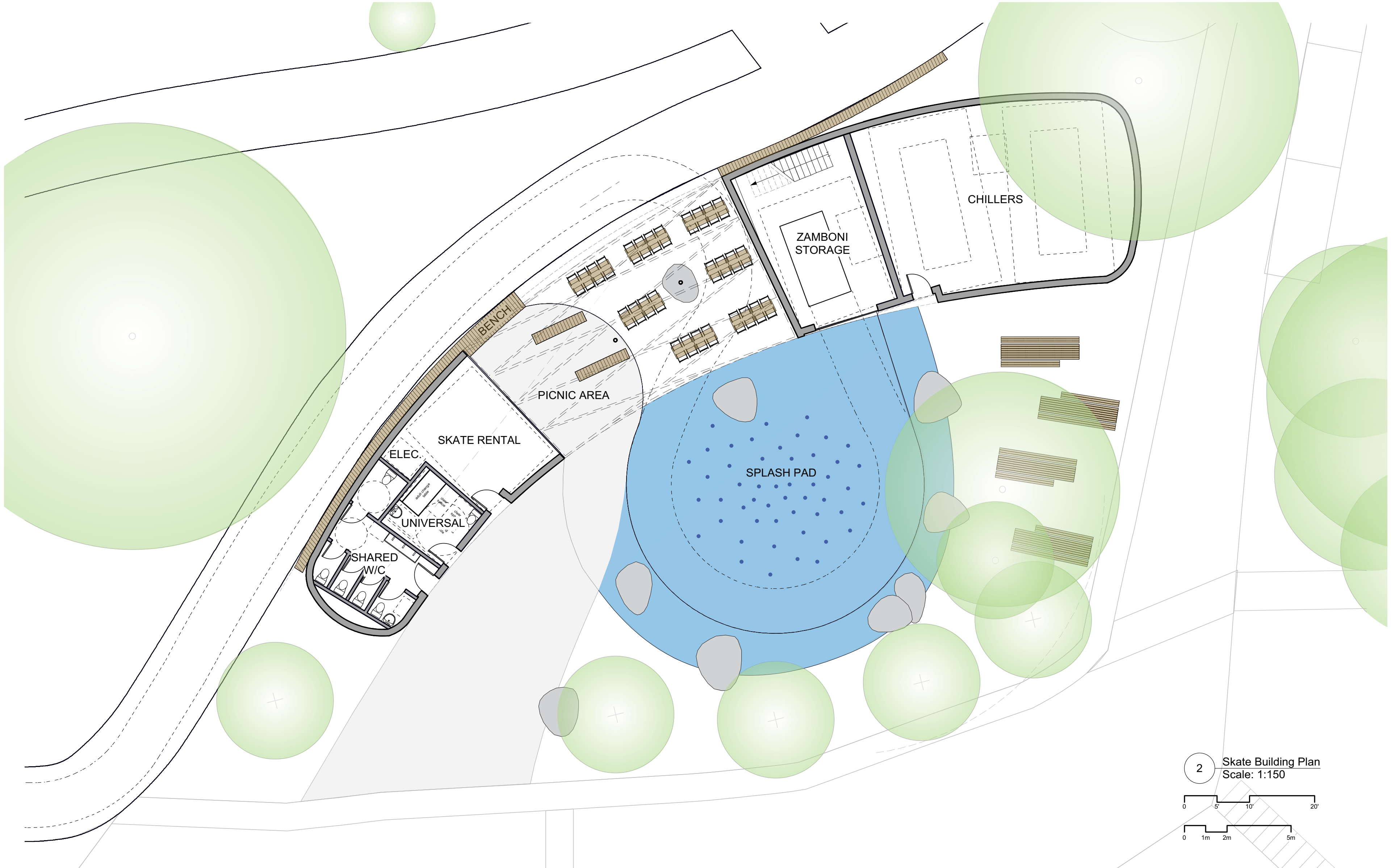


# SKATE PAVILION WINTER





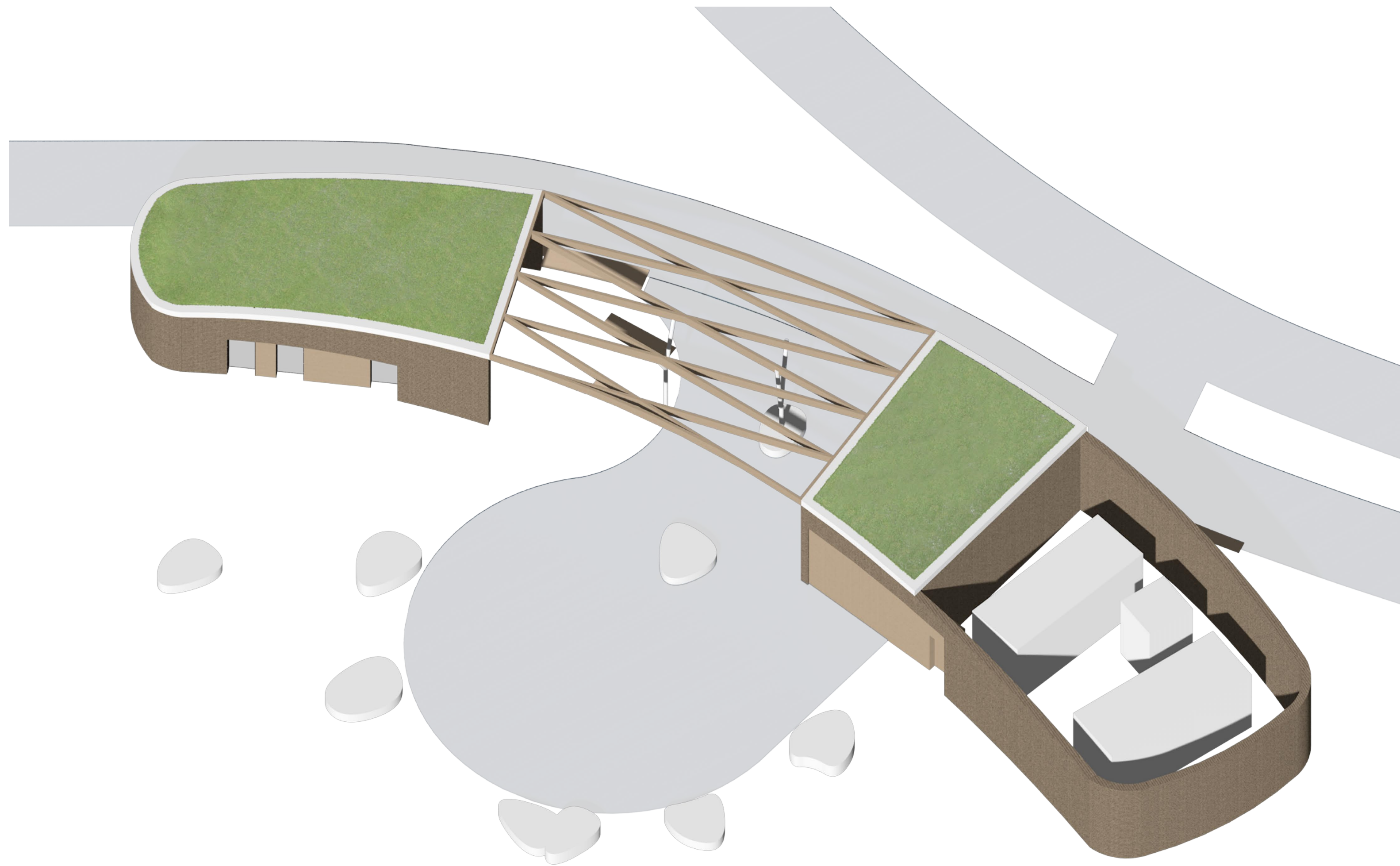
# SKATE PAVILION SUMMER



2 Skate Building Plan  
Scale: 1:150

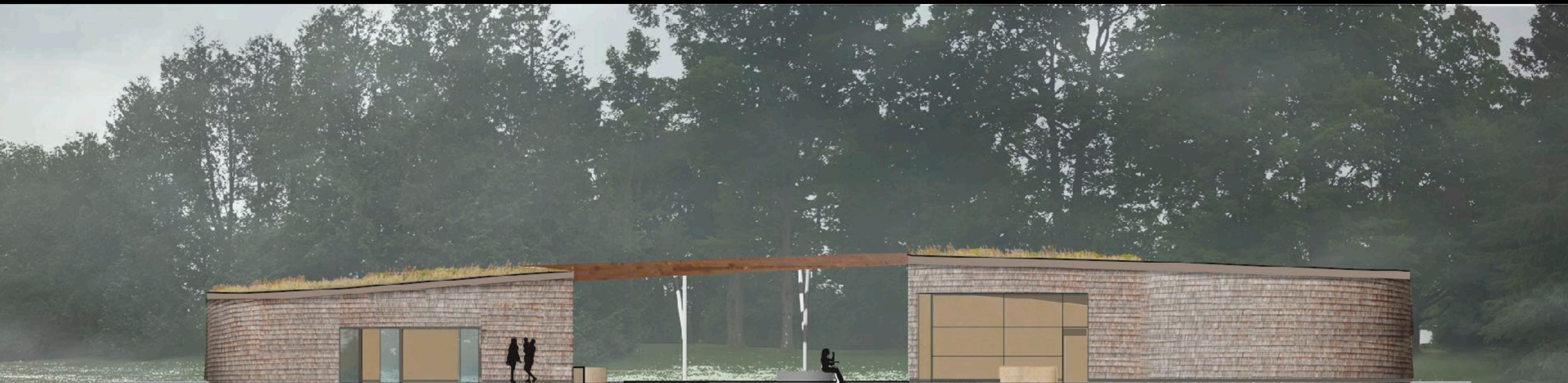


# SKATE PAVILION

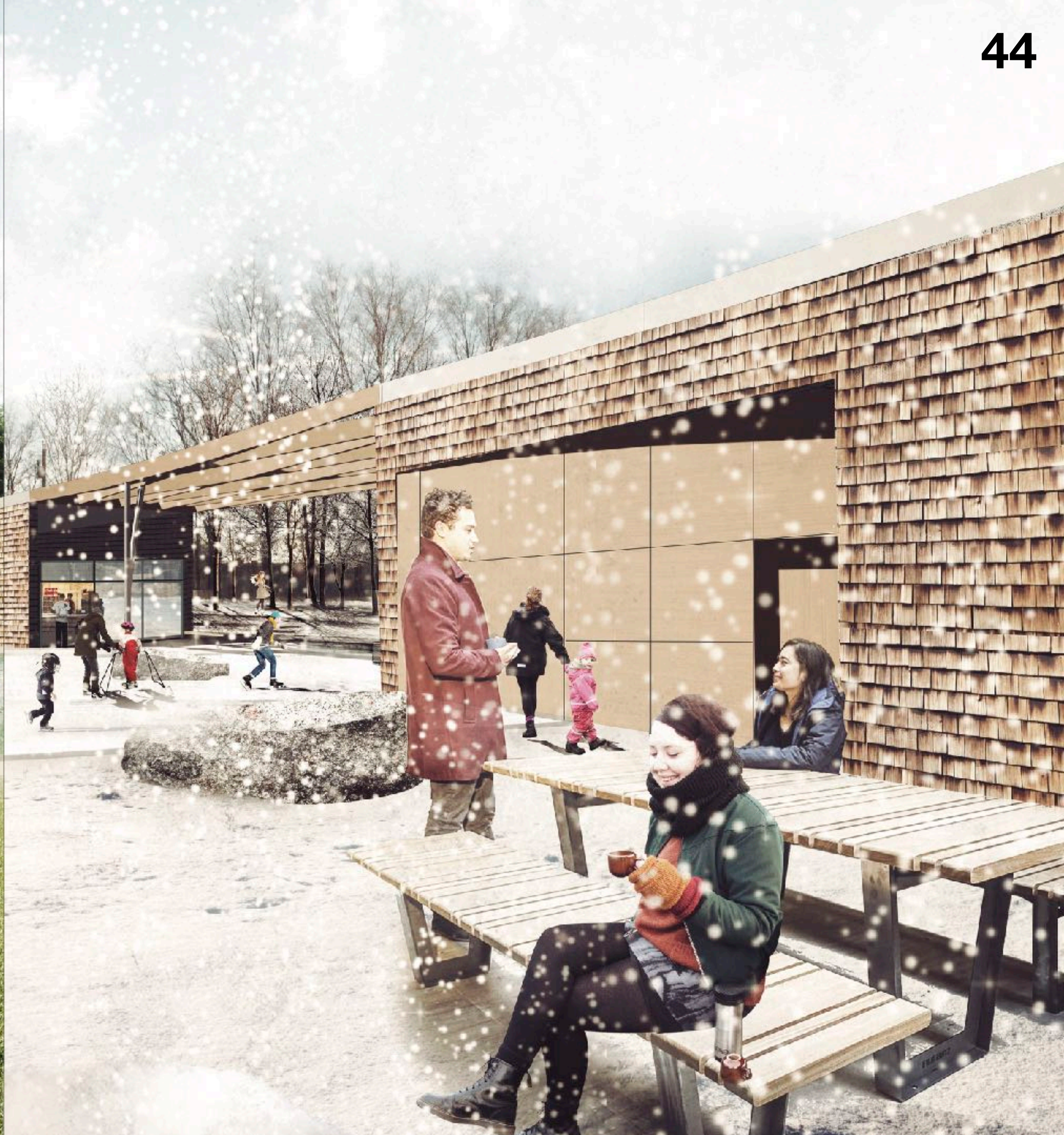




# SKATE PAVILION











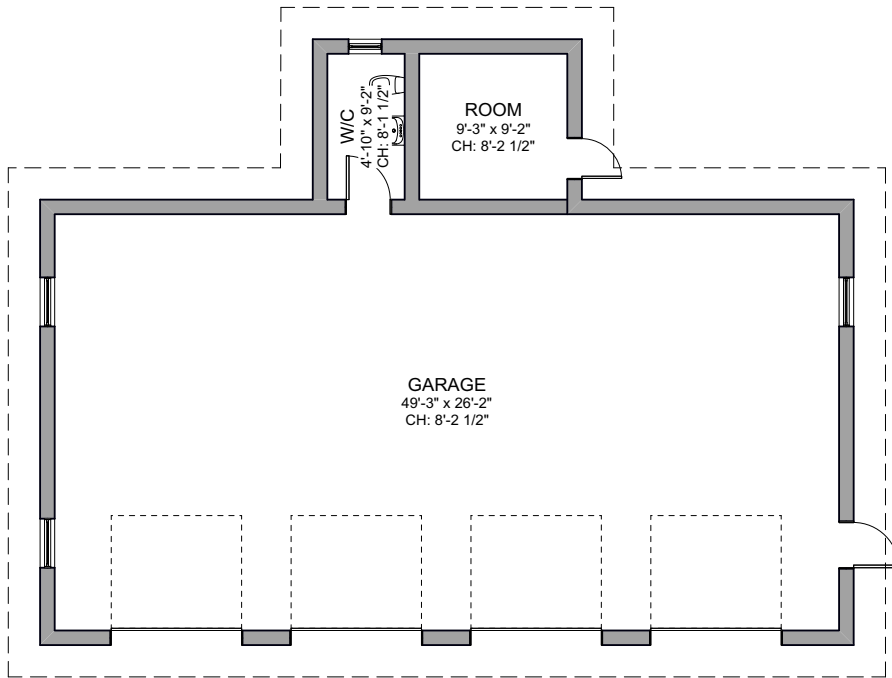
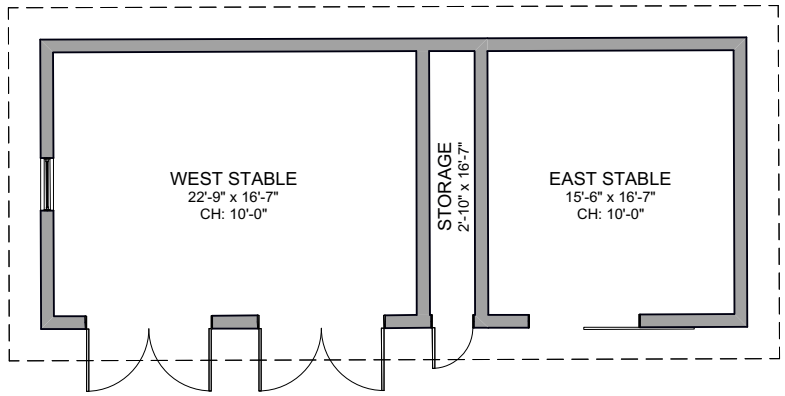
# CONSERVATORY & DIVERSITY GARDENS







# CONSERVATORY SITE





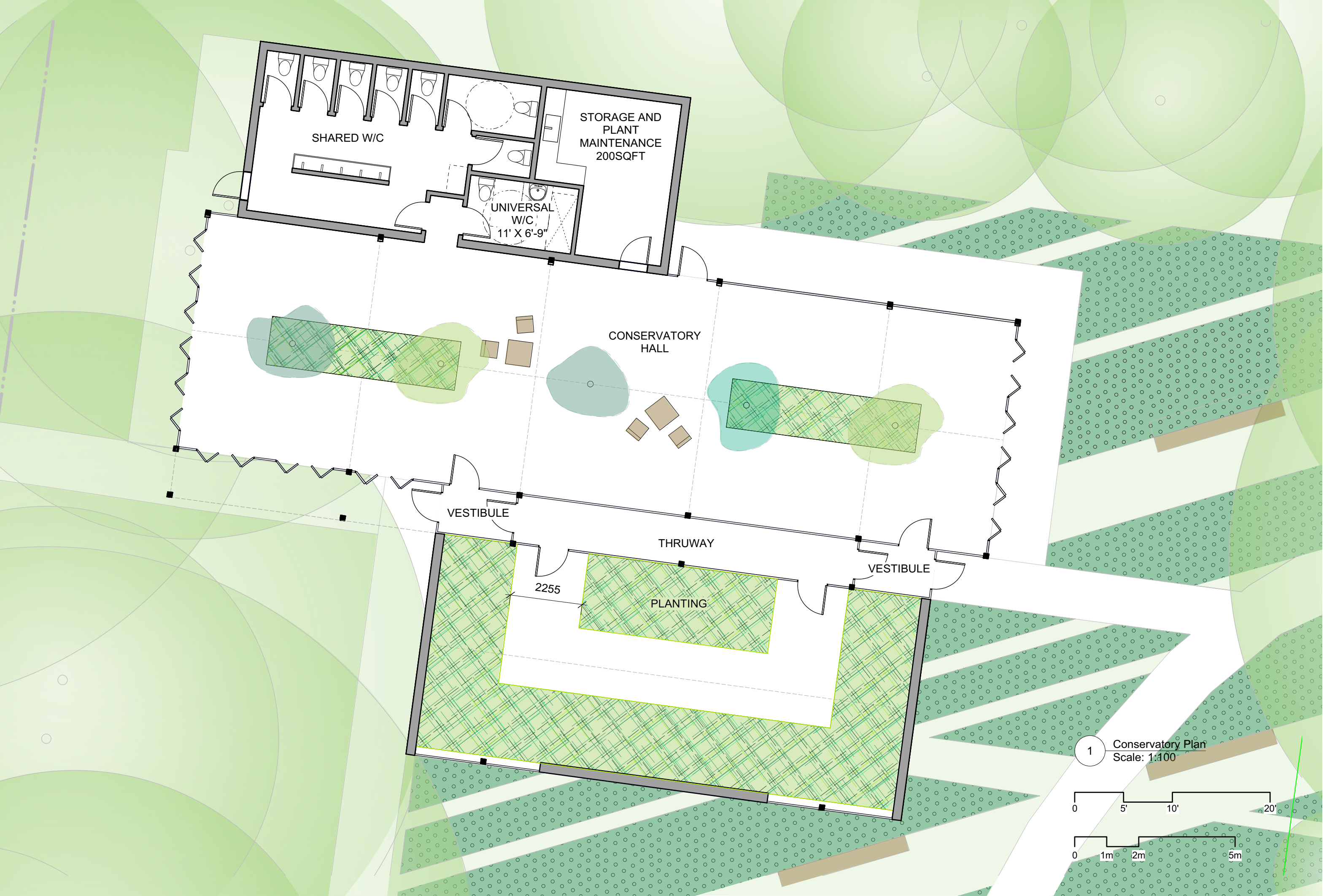
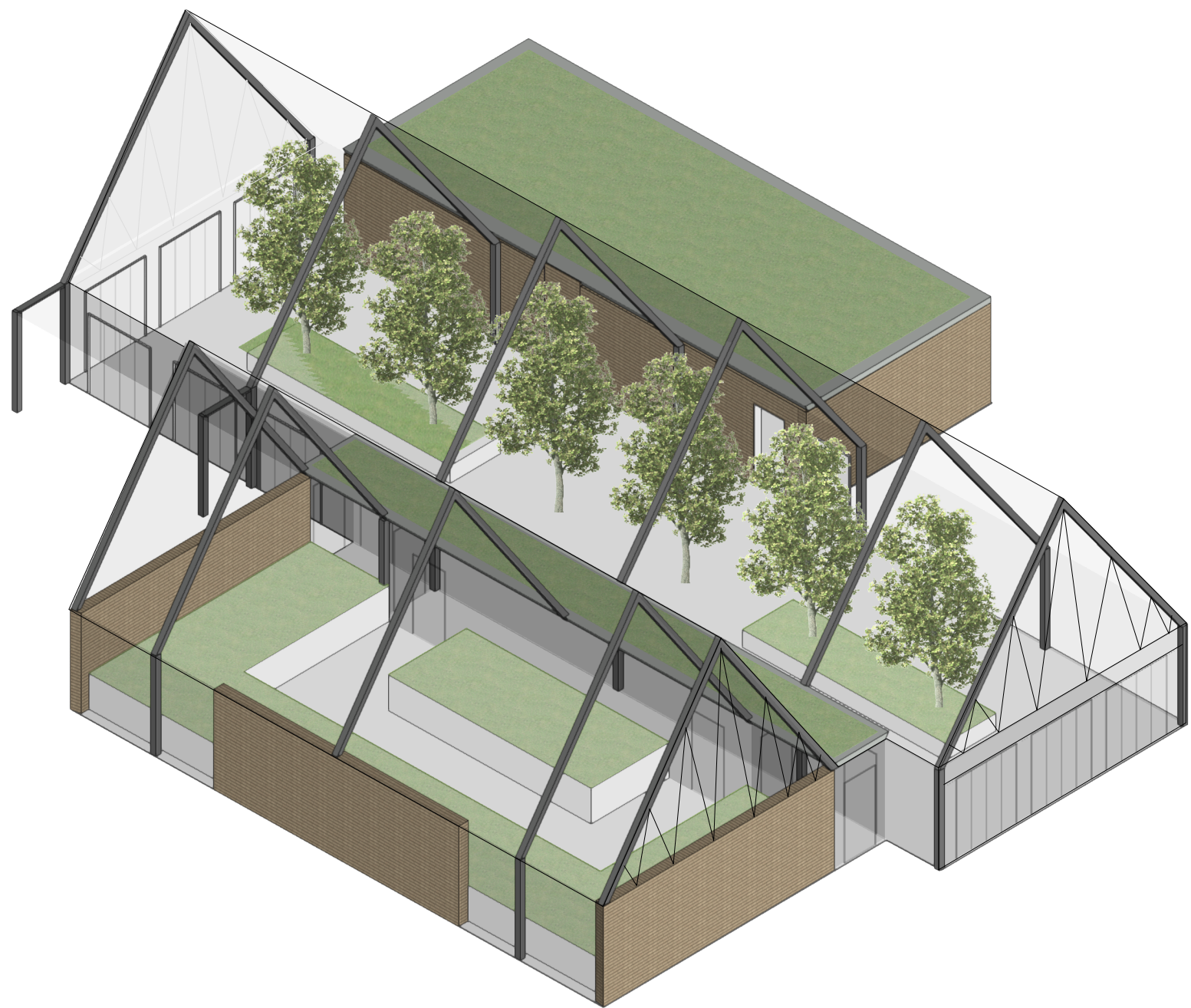
# CONSERVATORY CONCEPTS



Indoor/outdoor experience, views of the sky and tree canopy, wood and metal structure tree like



# CONSERVATORY





# CONSERVATORY











# ARTIST RESIDENCY & HISTORIC GARDEN







# HISTORIC FOUNTAIN SITE





# REFLECTING POOL SITE



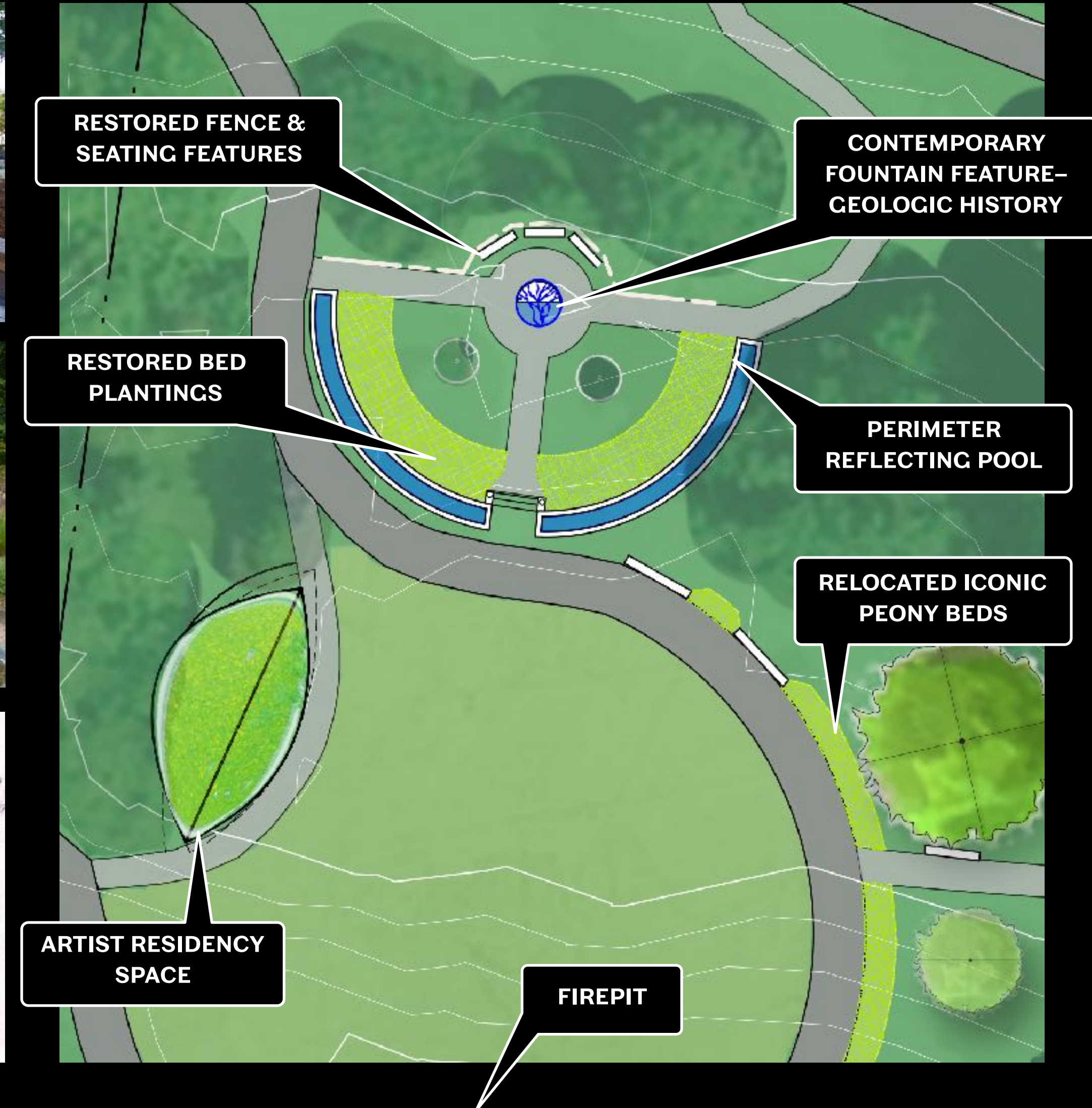
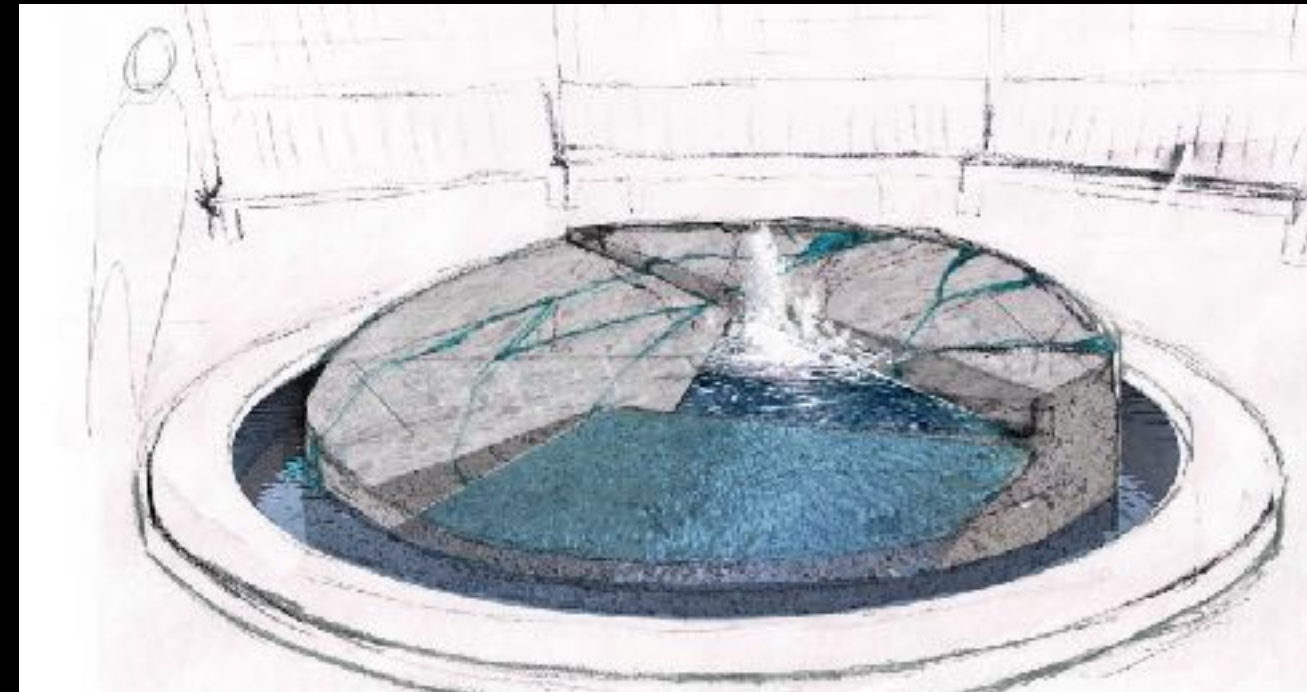


# ARTIST RESIDENCY SITE





# HISTORIC GARDEN WATERWORKS



Calm, elegant, reflecting, rippling with glacial stone sculpture

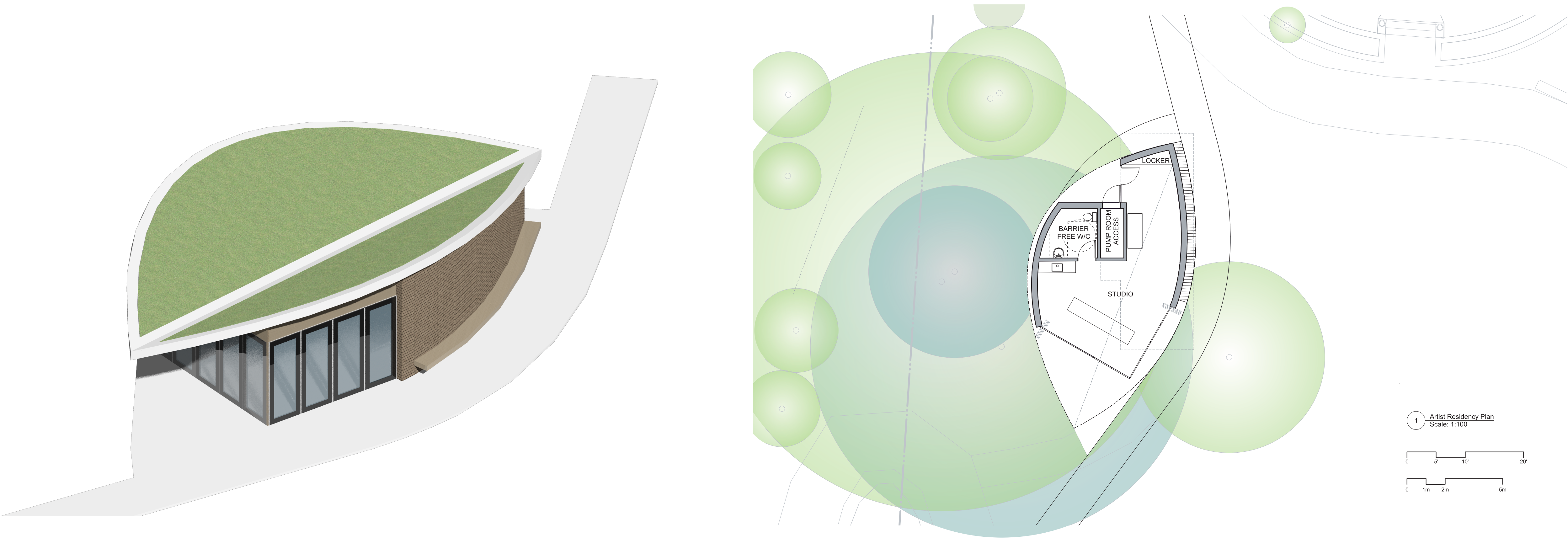


# ARTIST RESIDENCY PRECEDENTS





# ARTIST RESIDENCY





# ARTIST RESIDENCY





# ARTIST RESIDENCY





# ARTIST RESIDENCY











# **JIM BOND & NATURAL PLAYGROUND**





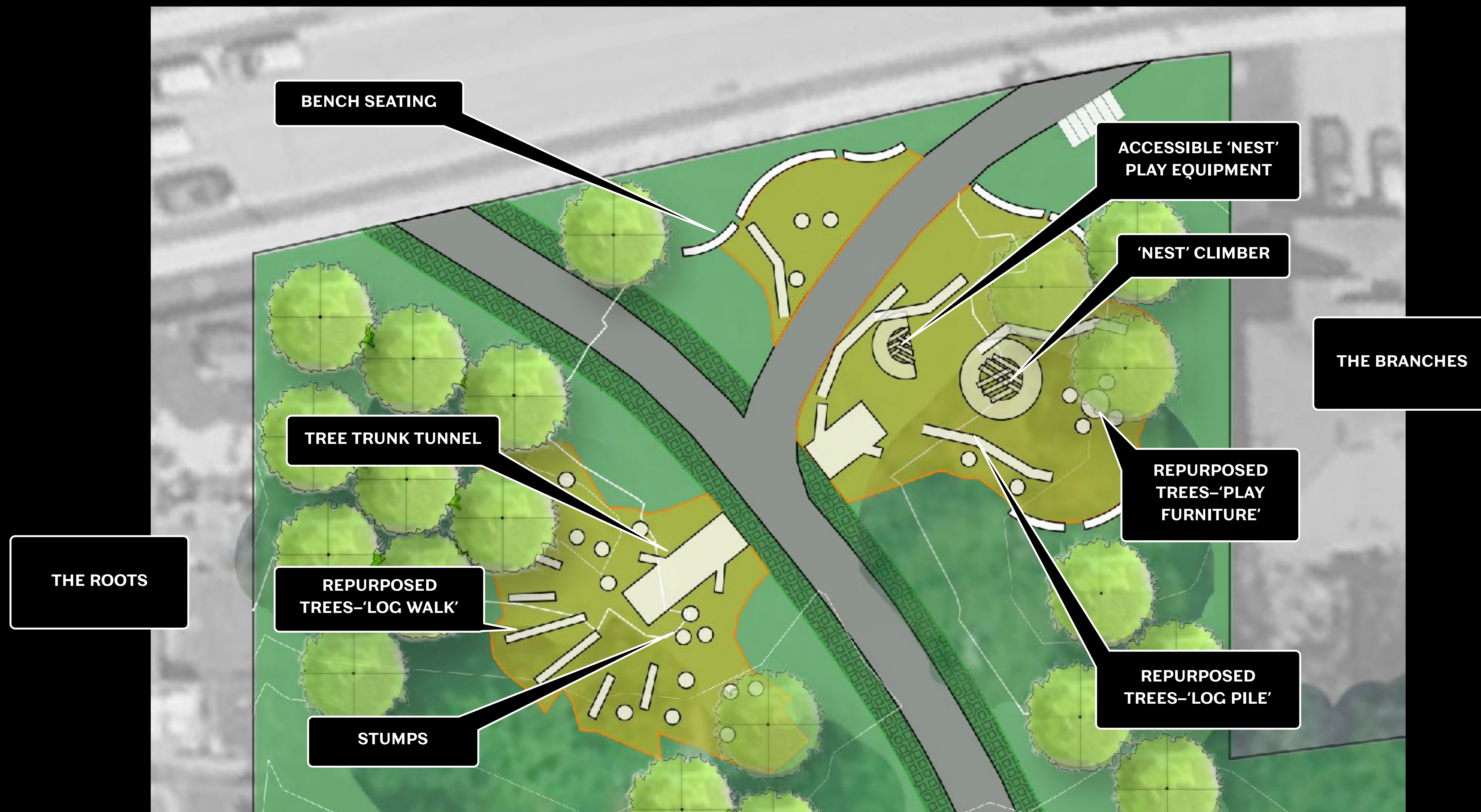


# NATURAL PLAY CONCEPTS





# THE TREE PLAYGROUND









# SUSTAINABILITY



# SUSTAINABILITY

## Energy

- Targeting - worth town's emerging energy targets
- Commit to partnership with green energy, evaluate possible on site generation – ground source heat pump, parking lot solar panels
- Minimize energy uses for light/fountain with programming and controls

## Material Strategy

- Local, reuse from the site - wood appropriate uses (walnut interior, cedar exterior.etc)
- Minimize non permeable paving

## Saving water

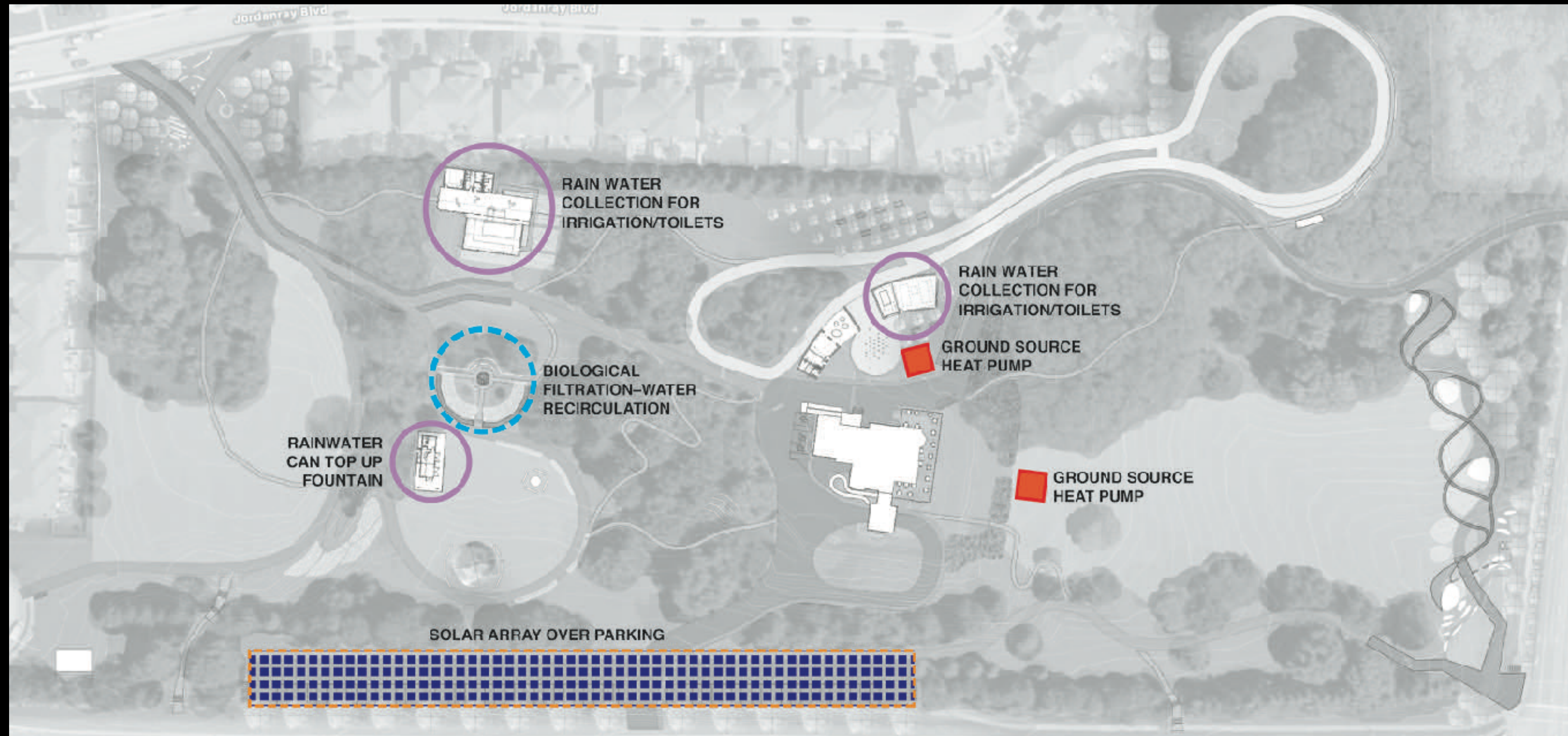
- Rainwater collection and reuse – irrigation or top up for biologically treated fountains
- Reuse of grey water has costs – explore in implementation
- All fountains recirculating
- Slow storm water impacts - green roofs, rainwater collection

## Integrated Design Process/Construction Process

- In implementation



# SUSTAINABILITY



## Rain gardens or infiltration basins

- Depending on local soil conditions
- At stormwater runoff source points throughout the site esp – roof drainage at artists' residence + main house – reduces overall peak flows and time to peak over the entire site.

## Overall site:

- Stormwater quality and quantity control in engineered wetland
- Public education opportunity





# LIGHTING





MBL

# M U L O C K   E S T A T E   L A N D S C A P E   L I G H T I N G   S T R A T E G Y

S C H E M A T I C   D E S I G N

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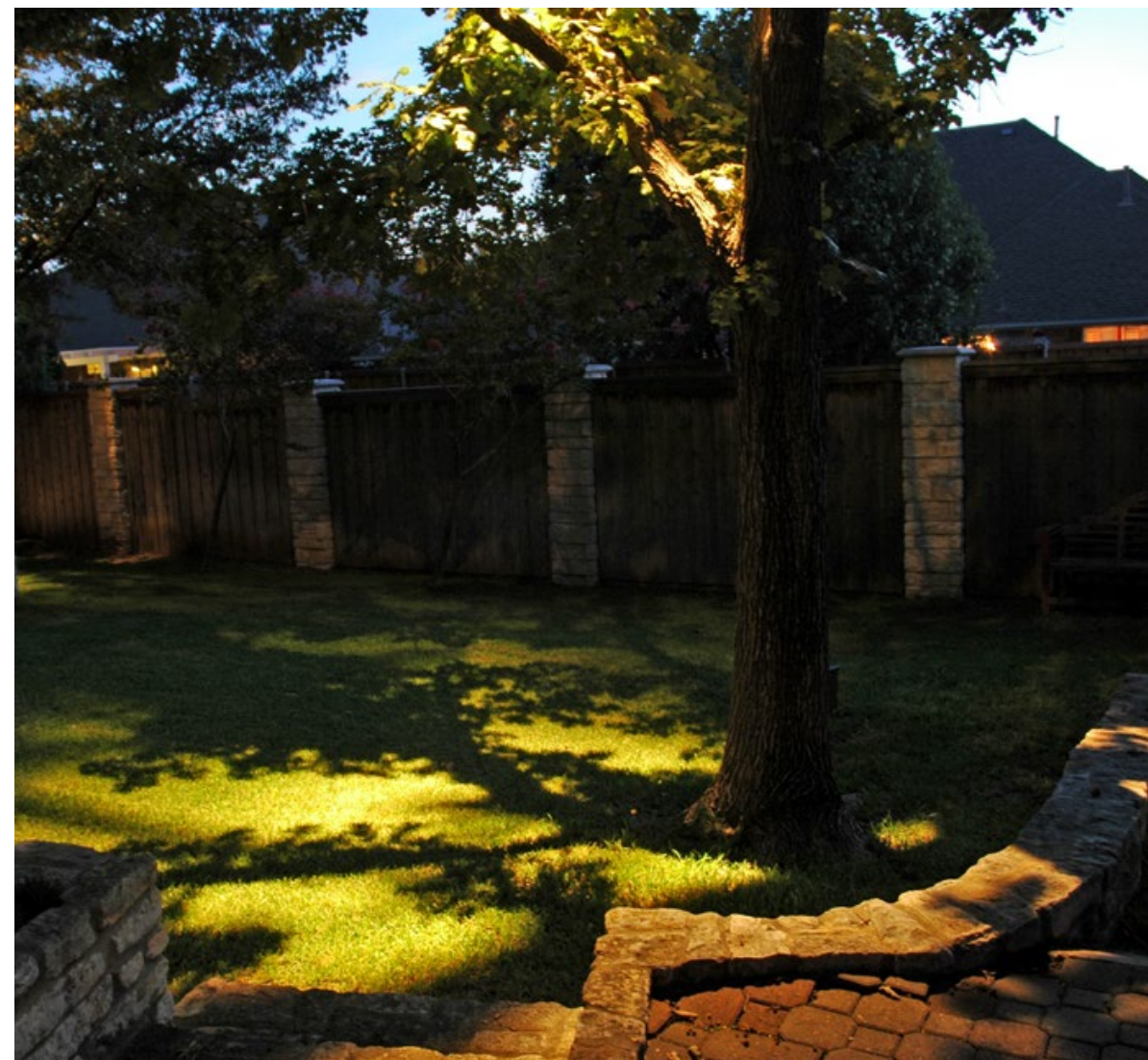
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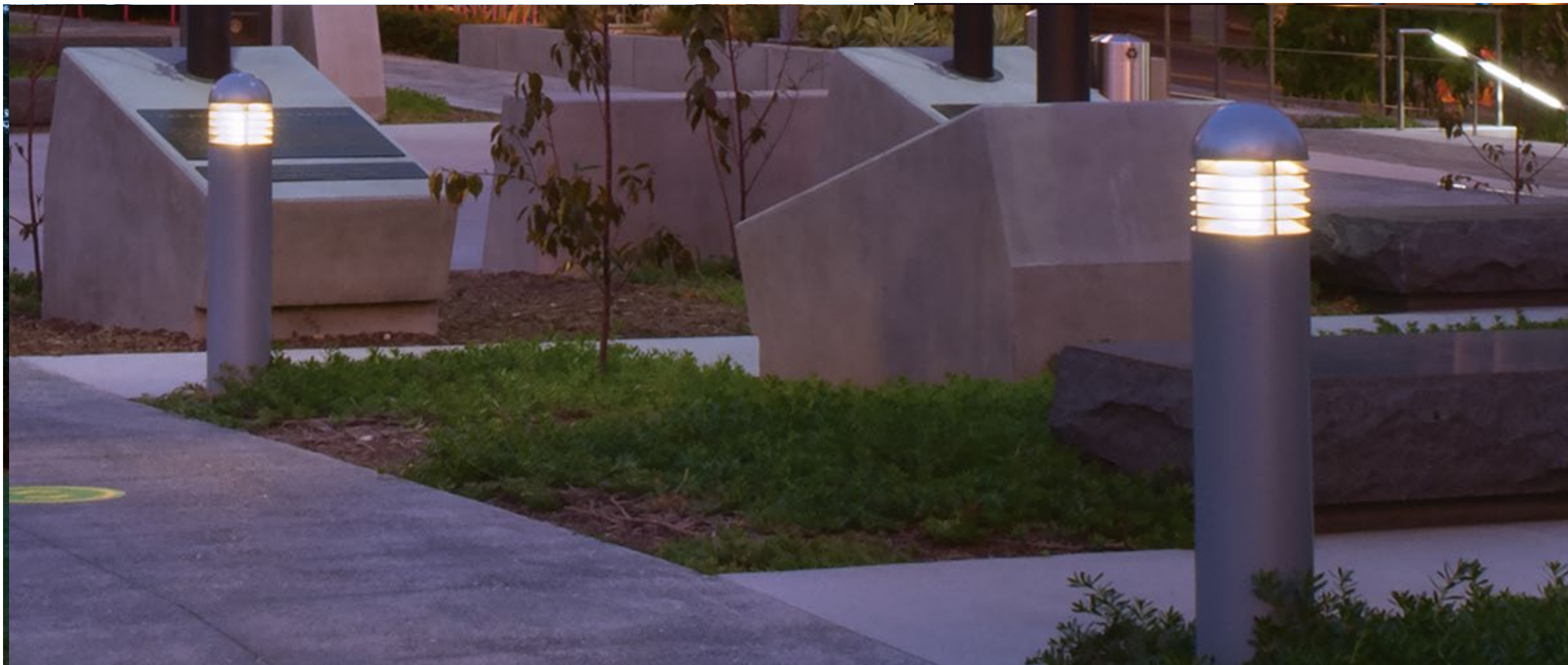
## REFERENCE IMAGES





REFERENCE IMAGES



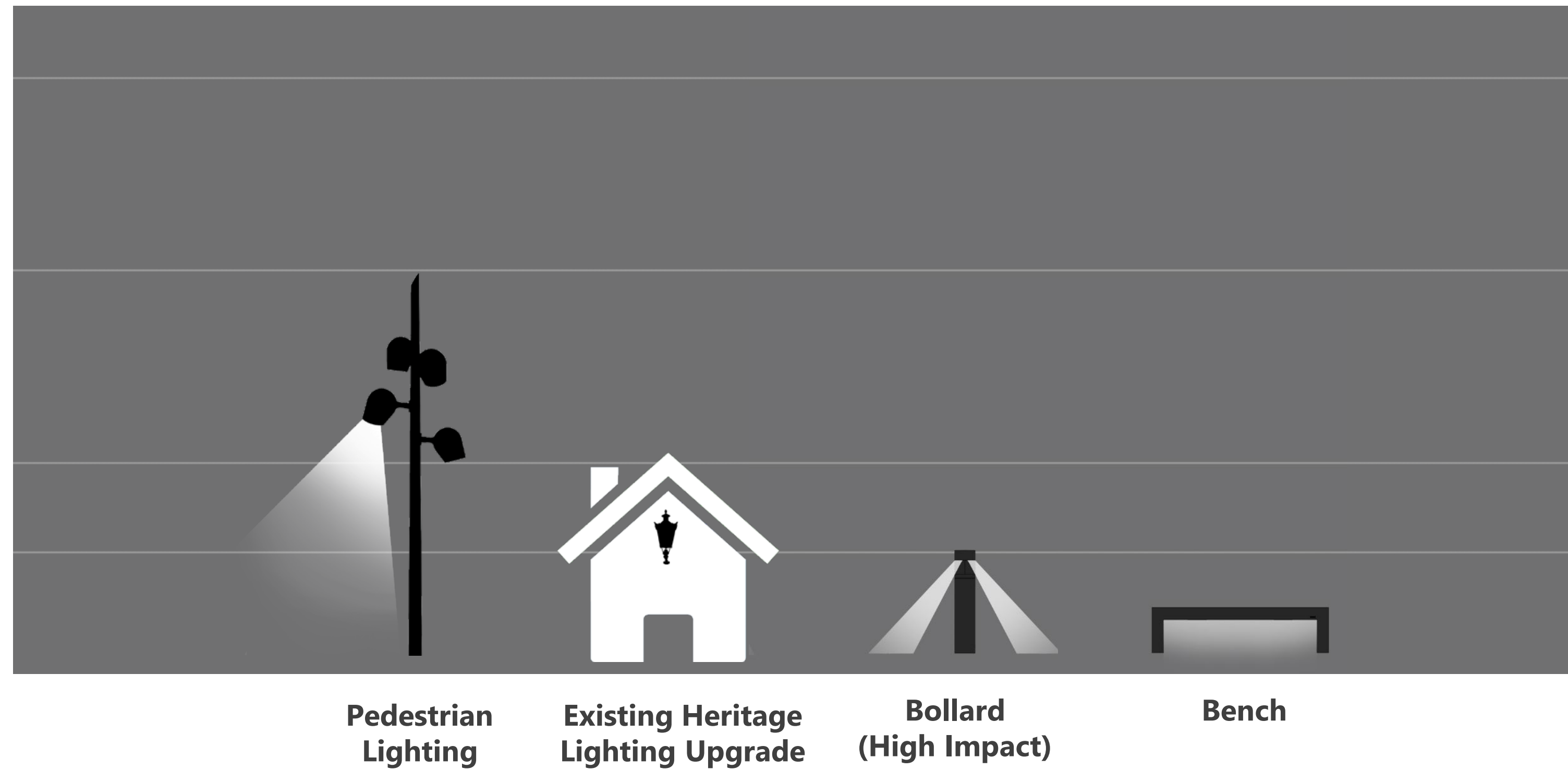


## REFERENCE IMAGES

MULOCK ESTATES LANDSCAPE LIGHTING STRATEGY

MBL











## LUMINAIRE – HIERARCHY AND SCALE

MULOCK ESTATES LANDSCAPE LIGHTING STRATEGY





### AVERAGE TARGETED LIGHT LEVELS

	Nature Interpretation / Estate	15-20 Lux
	Skate Trail	10-15 Lux
	Vehicles Roads	10-15 Lux
	Trail – Main	10 Lux
	Trail – Secondary	5 Lux
	No Light Zone	

## LIGHT LEVELS

MULOCK ESTATES LANDSCAPE LIGHTING STRATEGY



# THE 5 PILLARS

- ROOTED IN HISTORY
  - Lighting design will reflect the natural setting of Mulock Estate and exhibit various layers of lighting moods
  - Lighting fixtures will be specified with subtle natural looking elements and the materials will blend in with the landscape
  - Highlighting the house façade will centralize the focus and connect all the unique elements of the park together.
- A DESTINATION
  - This specific lighting will showcase and highlight all 4 seasons throughout the year
  - Mulock Drive and Yonge Street will become an attractive and welcoming place to meet family and friends
  - Enhanced opportunities for Art Works, and Light Walks, plus available electrical infrastructure for temporary events
- INCLUSIVE AND ACCESSIBLE
  - Lighting will promote a safe, enjoyable and accessible atmosphere
  - Lighting design will create a comfortable atmosphere for public and private events
- NATURAL FEATURES
  - Paths, and trellises will be highlighted to enhance the natural feel of the park
  - Lighting fixtures will be specified with focused optical distributions to eliminate sky glow
  - Lighting levels kept at a minimum in respect for the circadian rhythms of wildlife
- CONNECTIONS
  - A sense of hierarchy will be designed though various layers of light in combination with outbuildings as beacons
  - Smooth lighting transitions will be added to the each area and path of the park
  - Lights will connect the neighboring park -*Jim Bond Park*, and bring together local communities, and people
  - Lighting will highlight the park entries as beacons

## THE FIVE PILLARS



## IK Rating - Impact Resistance

<b>1</b> 200 g 7.5cm 0.15 joule impact	<b>2</b> 200 g 10cm 0.20 joule impact	<b>3</b> 200 g 17.5cm 0.35 joule impact	<b>4</b> 200 g 25cm 0.5 joule impact	<b>5</b> 500 g 35cm 0.7 joule impact
<b>6</b> 500 g 20cm 1 joule impact	<b>7</b> 500 g 20cm 2 joule impact	<b>8</b> 5 kg 10cm 5 joule impact	<b>9</b> 5 kg 20cm 10 joule impact	<b>10</b> 10 kg 40cm 20 joule impact



### • VANDAL-RESISTANT BOLLARDS

- Low level luminaires can be subject to vandalism in unsecured areas. The Vandal resistant bollards are engineered to provide superior strength through extra thick components and bast-to-grade connections that withstand considerable force.
- IK10 - Highest rating possible for resistance to damage.



## VANDAL RESISTANT BOLLARDS RATINGS



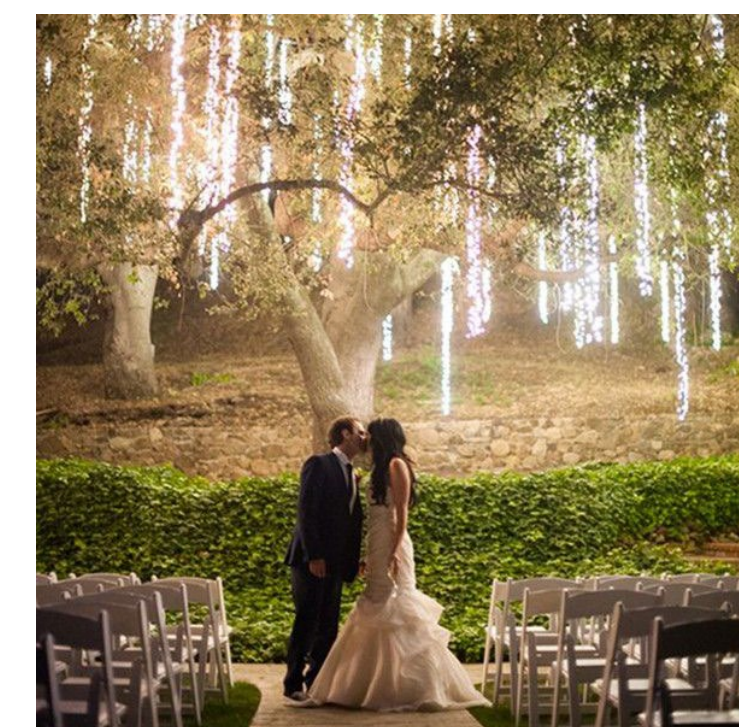
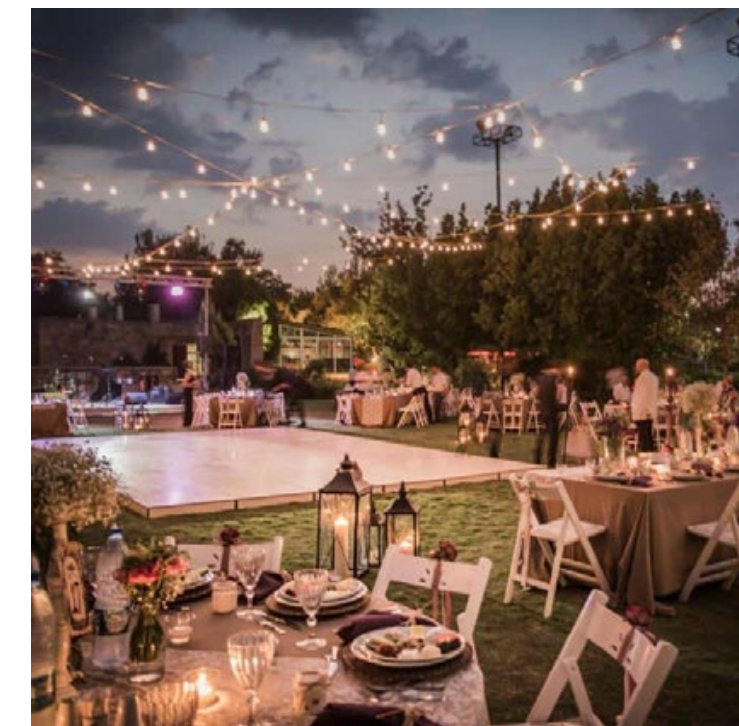
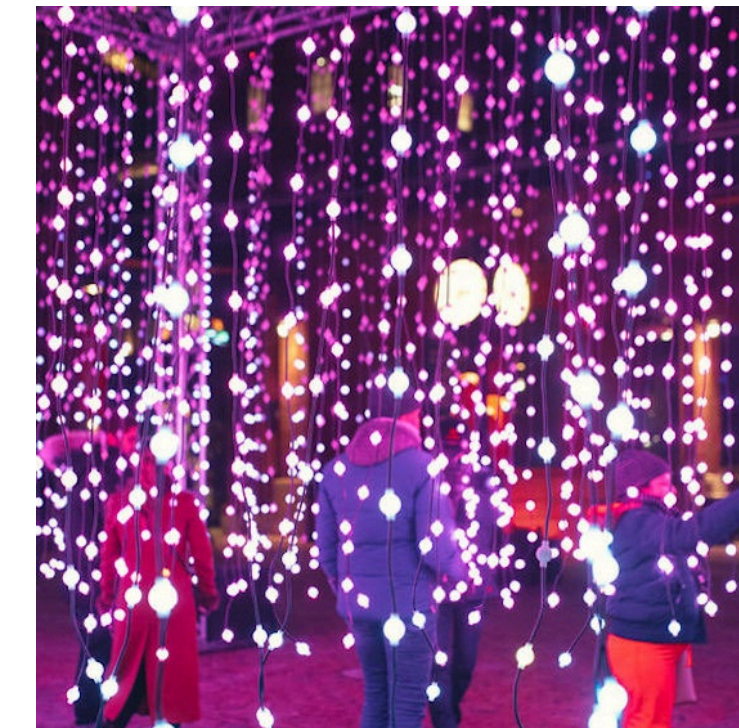


## • TEMPORARY POWER CONSIDERATIONS

- Electricity is one of the most important components of any special event or show.
- Above-ground power boxes with outlets (pedestals)
- Pedestals for generators and electrical distribution boxes
- Integrated GFCI receptacles in poles and bollards

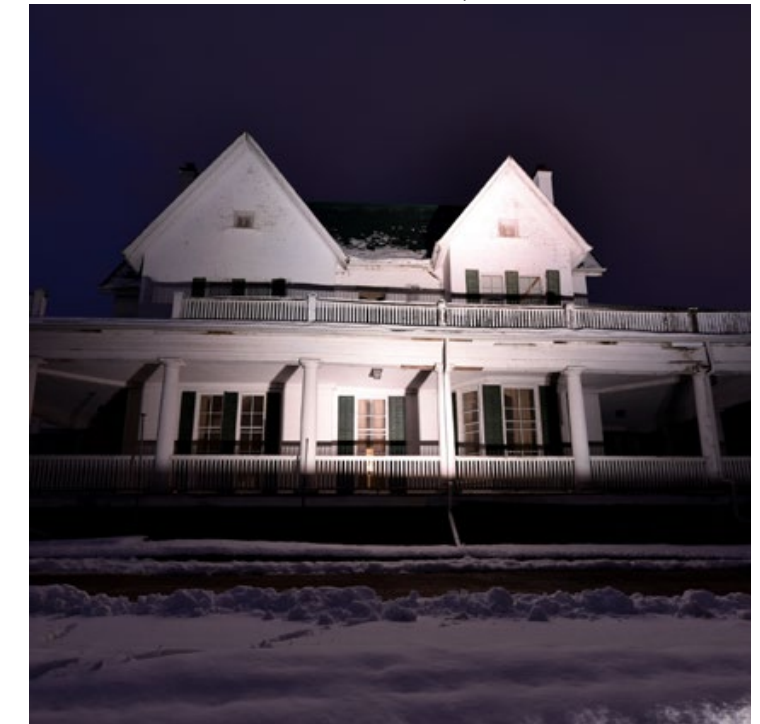
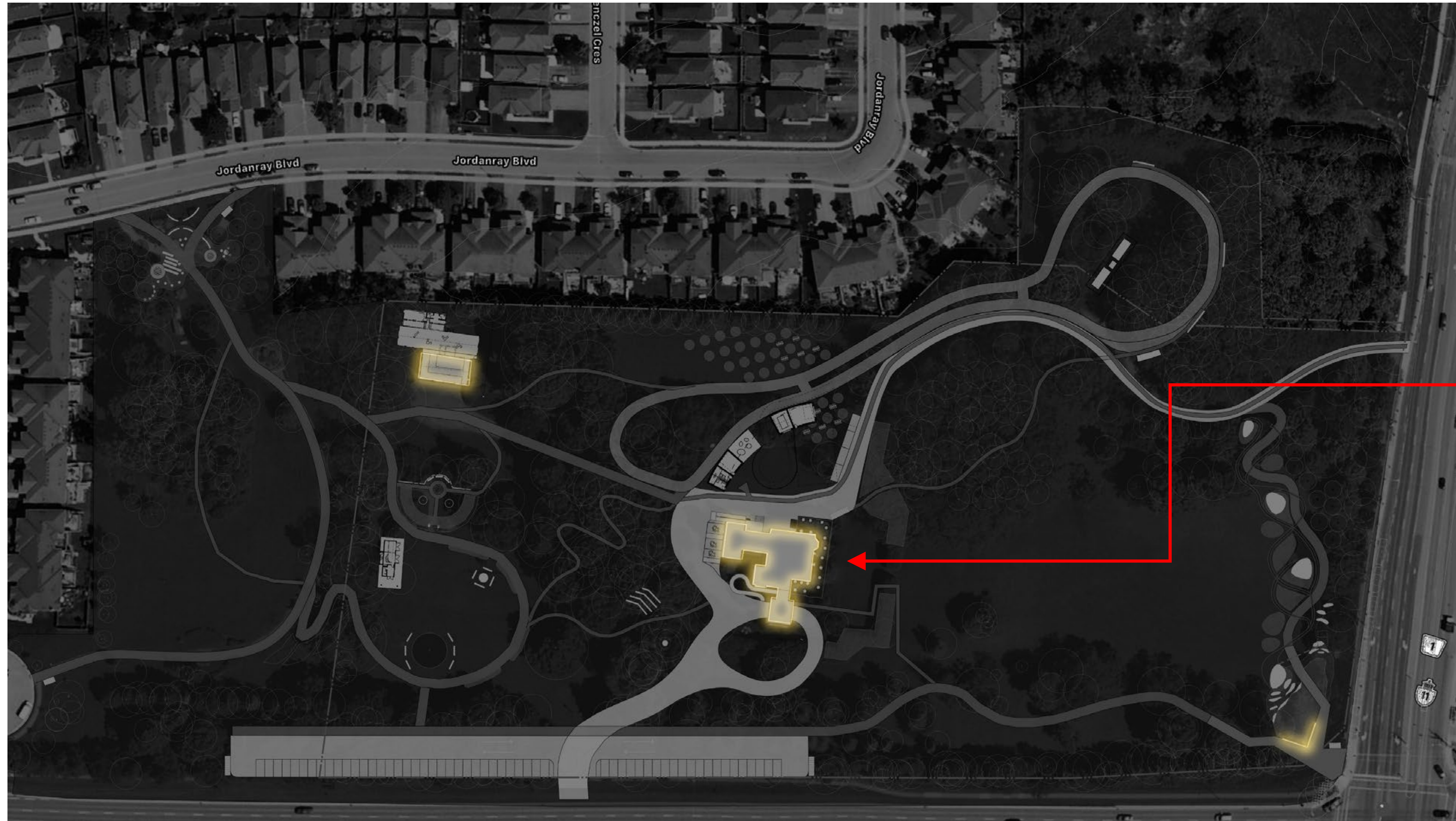
## • SPECIAL EVENT EXAMPLES

- Concerts
- Outdoor Weddings
- Movie Nights
- Festivals
- Movie Productions



# INFRASTRUCTURE FOR POWER



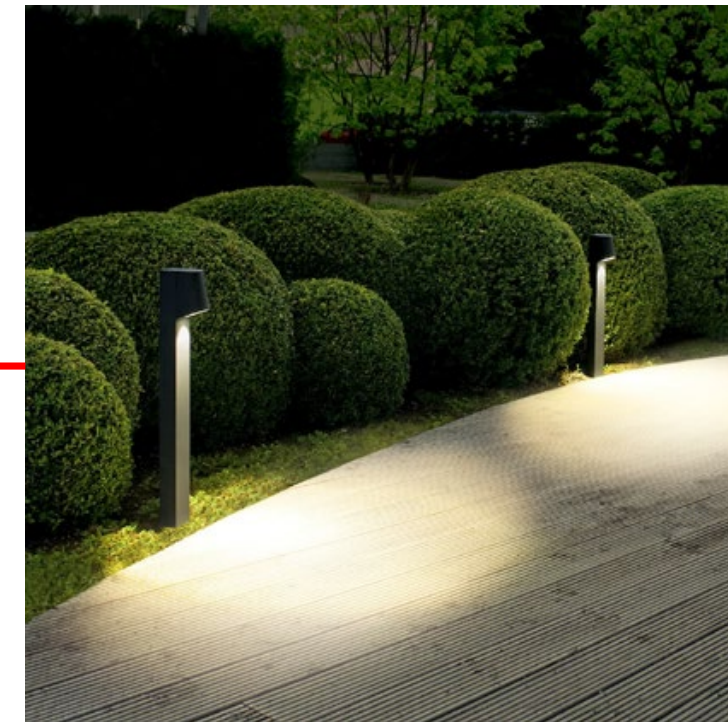
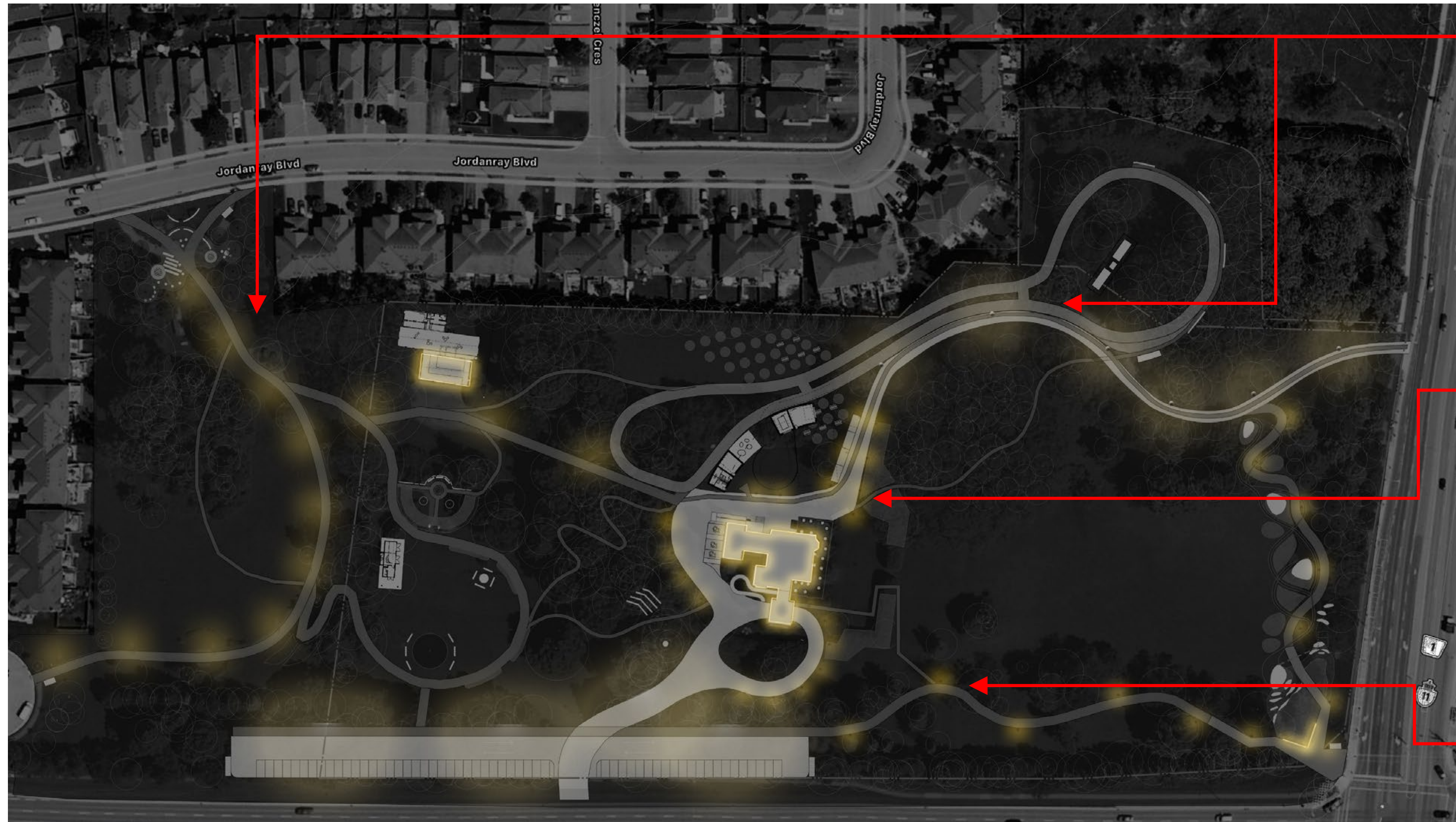


## FAÇADE LIGHTING

MULOCK ESTATES LANDSCAPE LIGHTING STRATEGY

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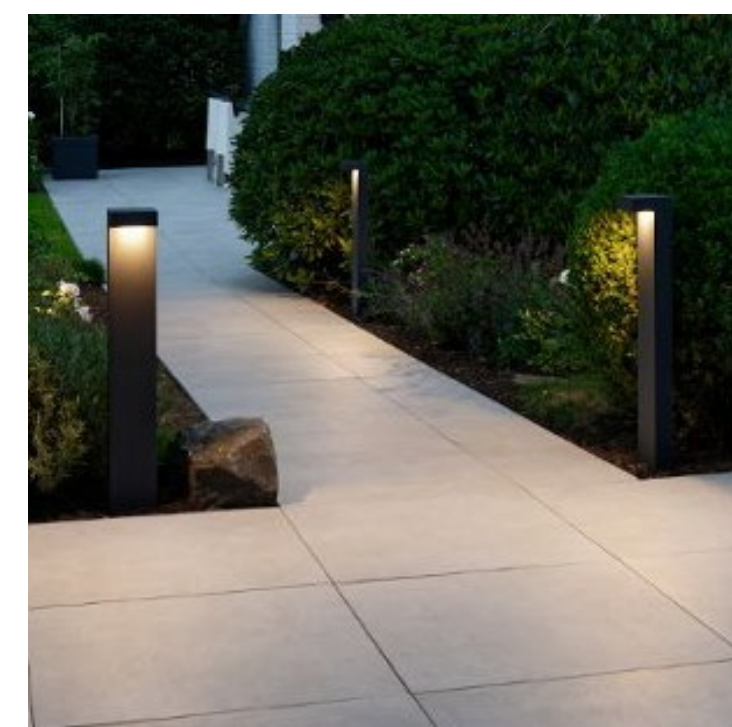
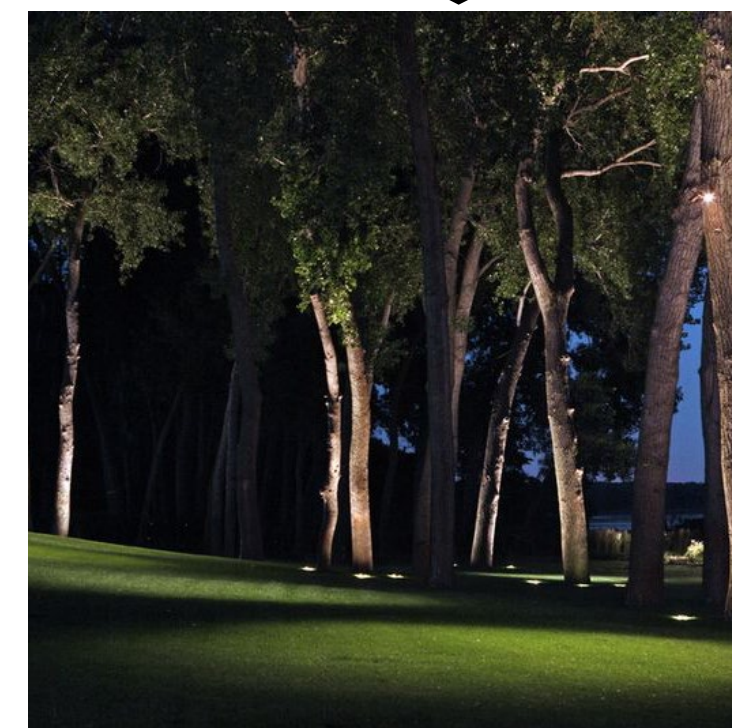
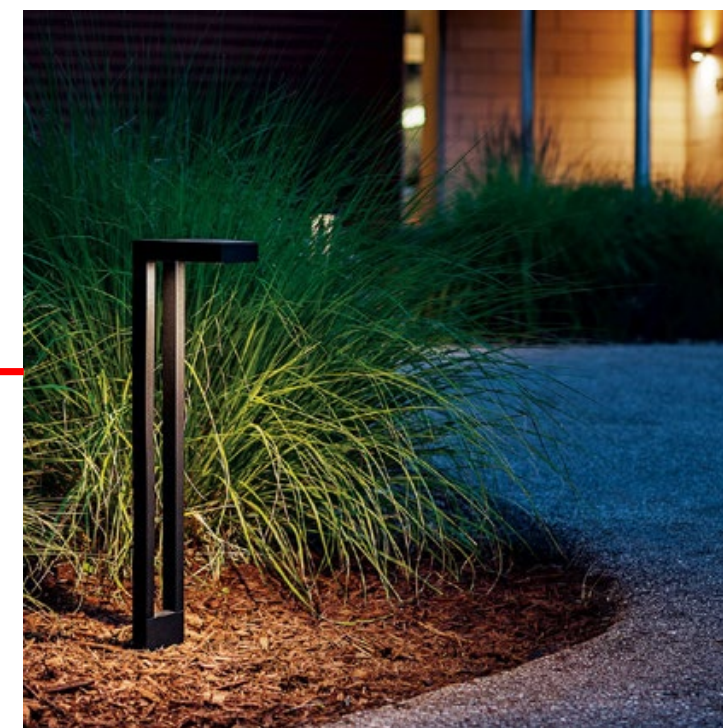


## ENTRANCES AND MAIN TRAILS

MULOCK ESTATES LANDSCAPE LIGHTING STRATEGY

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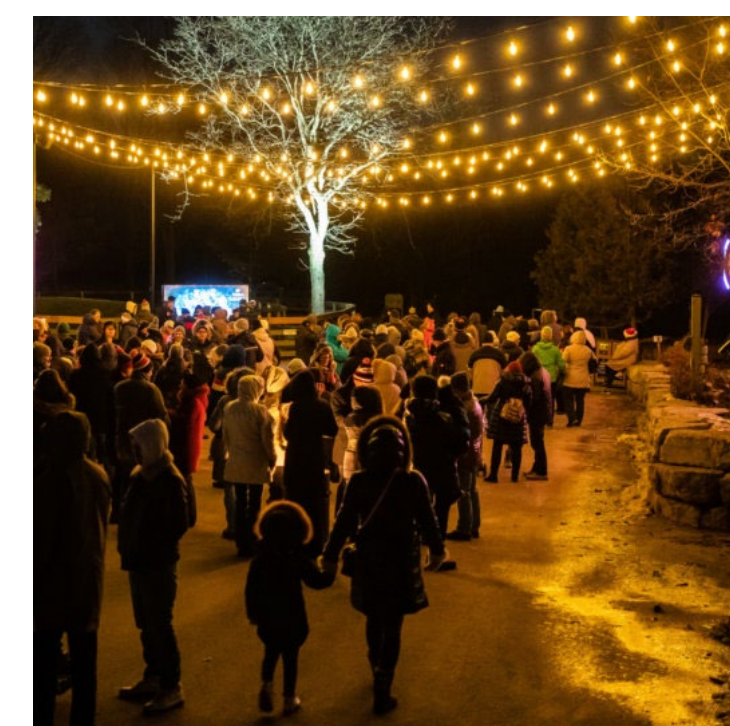
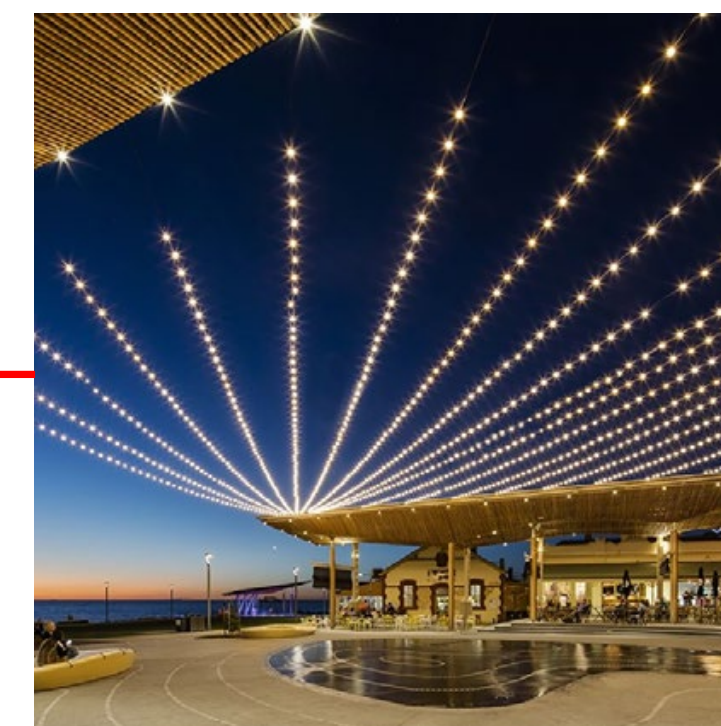
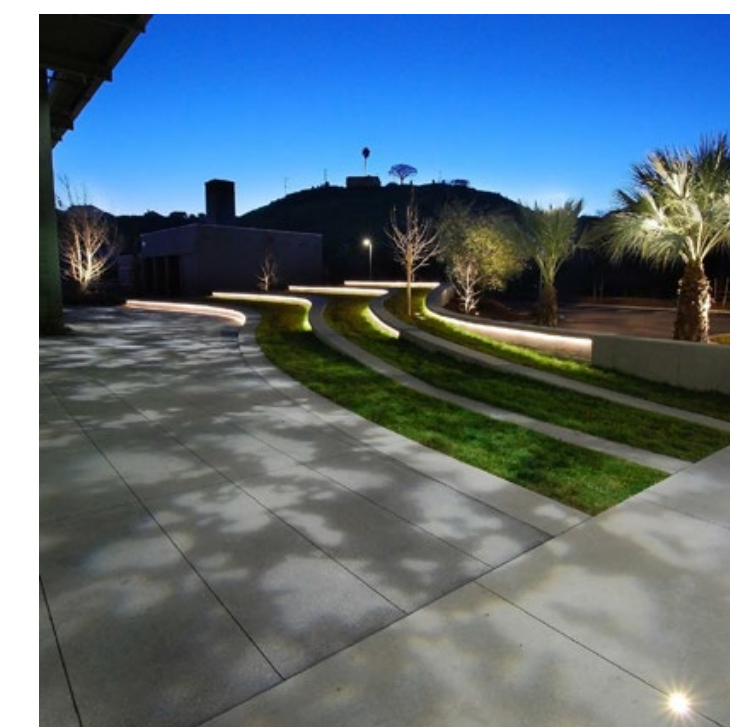
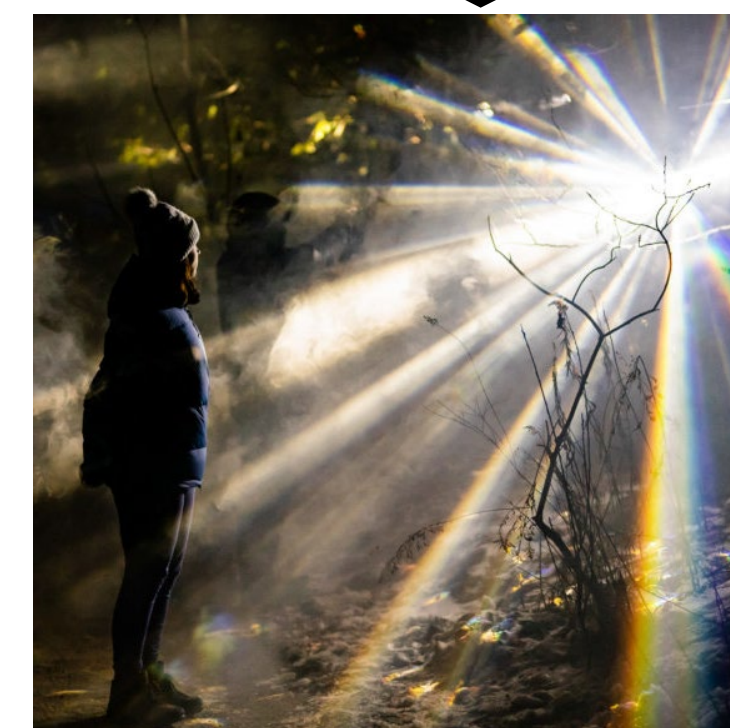
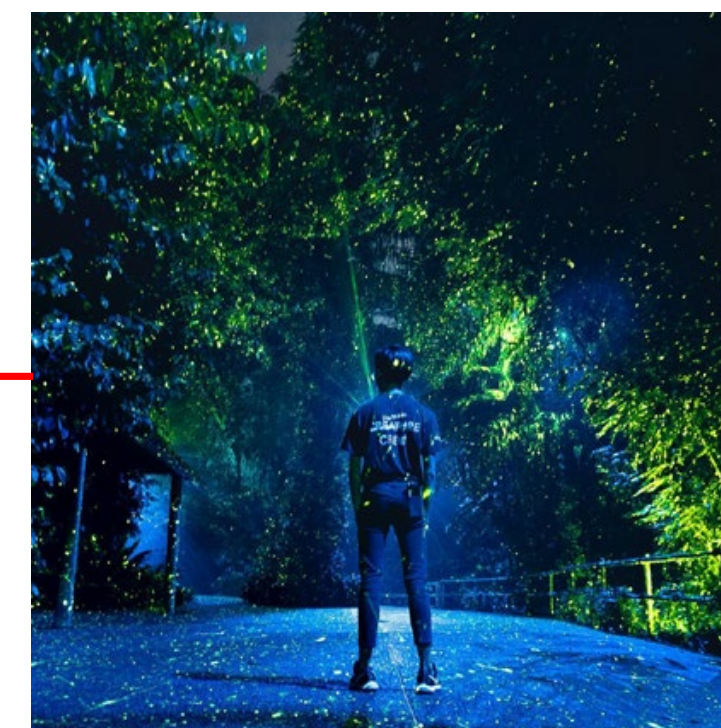


## SECONDARY TRAILS

MULOCK ESTATES LANDSCAPE LIGHTING STRATEGY

MBL



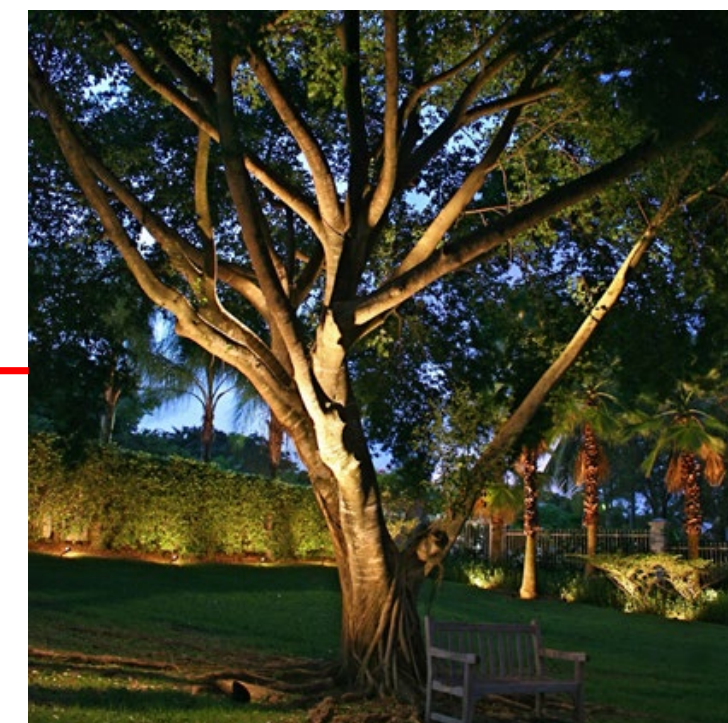
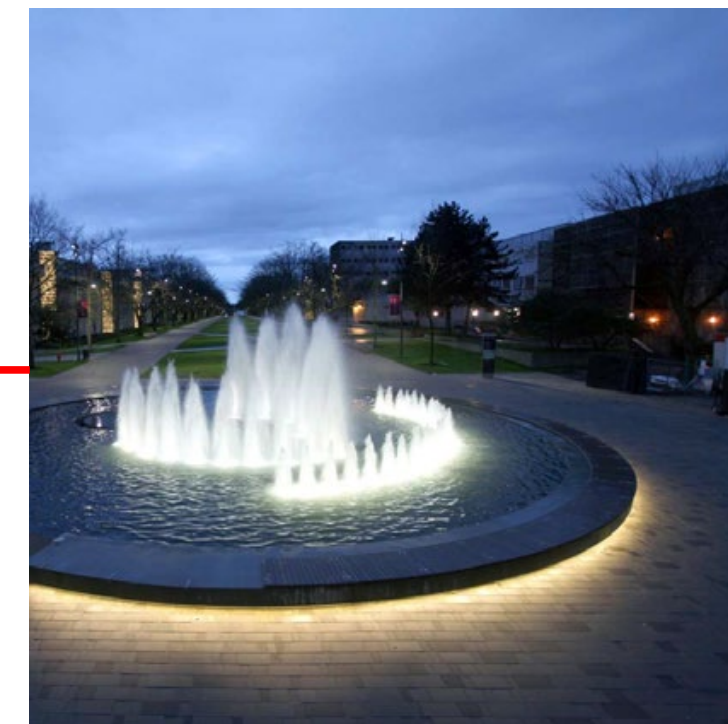
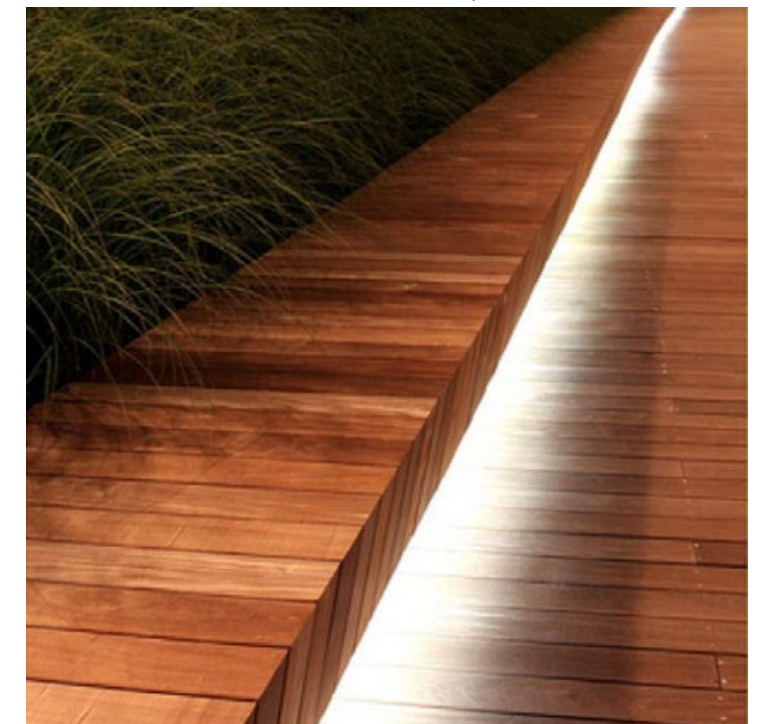


## SKATE TRAIL EXPERIENCE

MULOCK ESTATES LANDSCAPE LIGHTING STRATEGY

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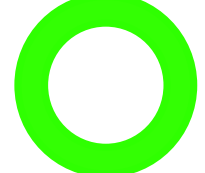


## FEATURE LIGHTING

MULOCK ESTATES LANDSCAPE LIGHTING STRATEGY

MBL





-  ELECTRICAL ROOM
-  EXISTING POWER
-  POWER PEDESTALS



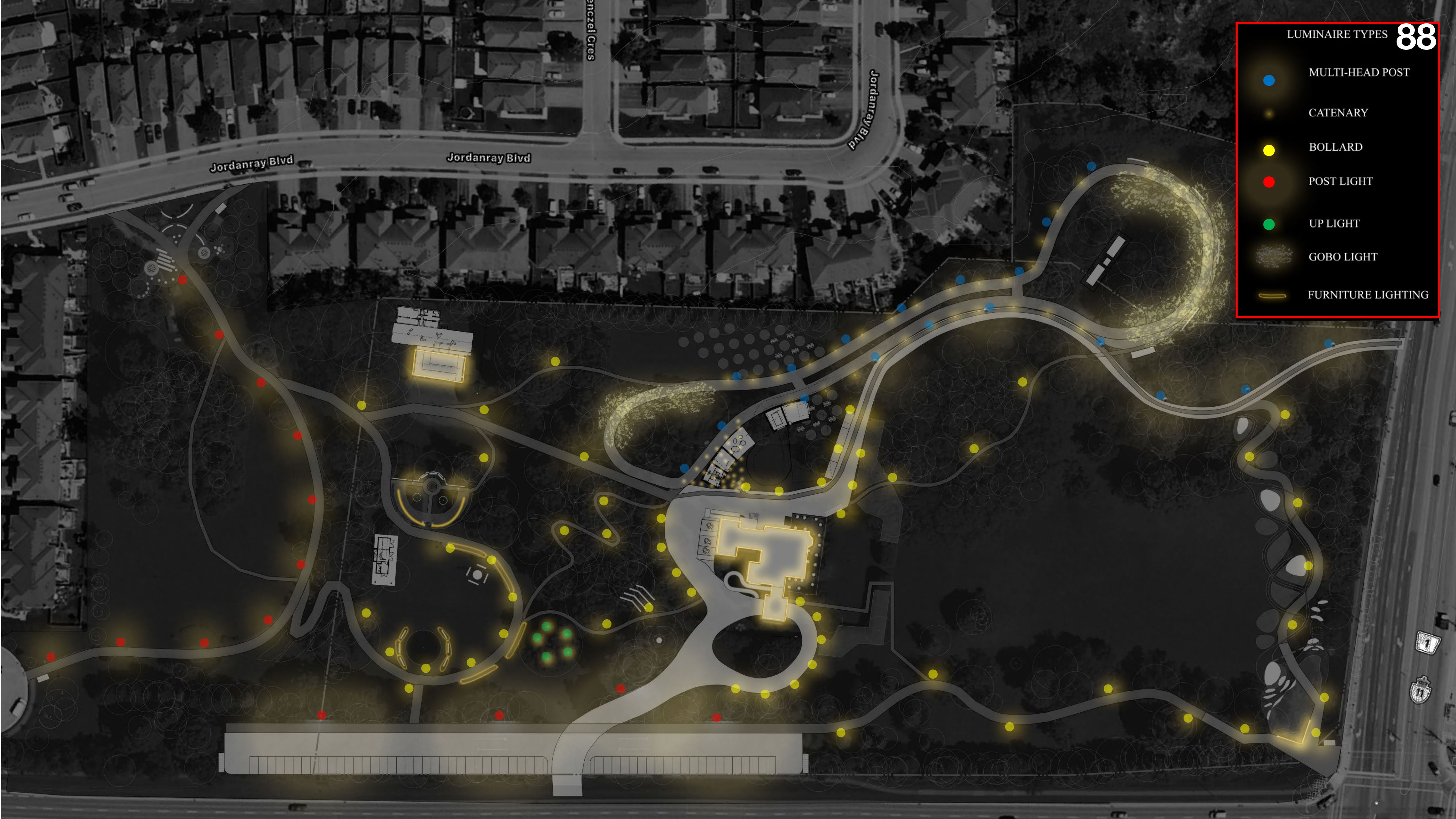
## ELECTRICAL INFRASTRUCTURE

MULOCK ESTATES LANDSCAPE LIGHTING STRATEGY

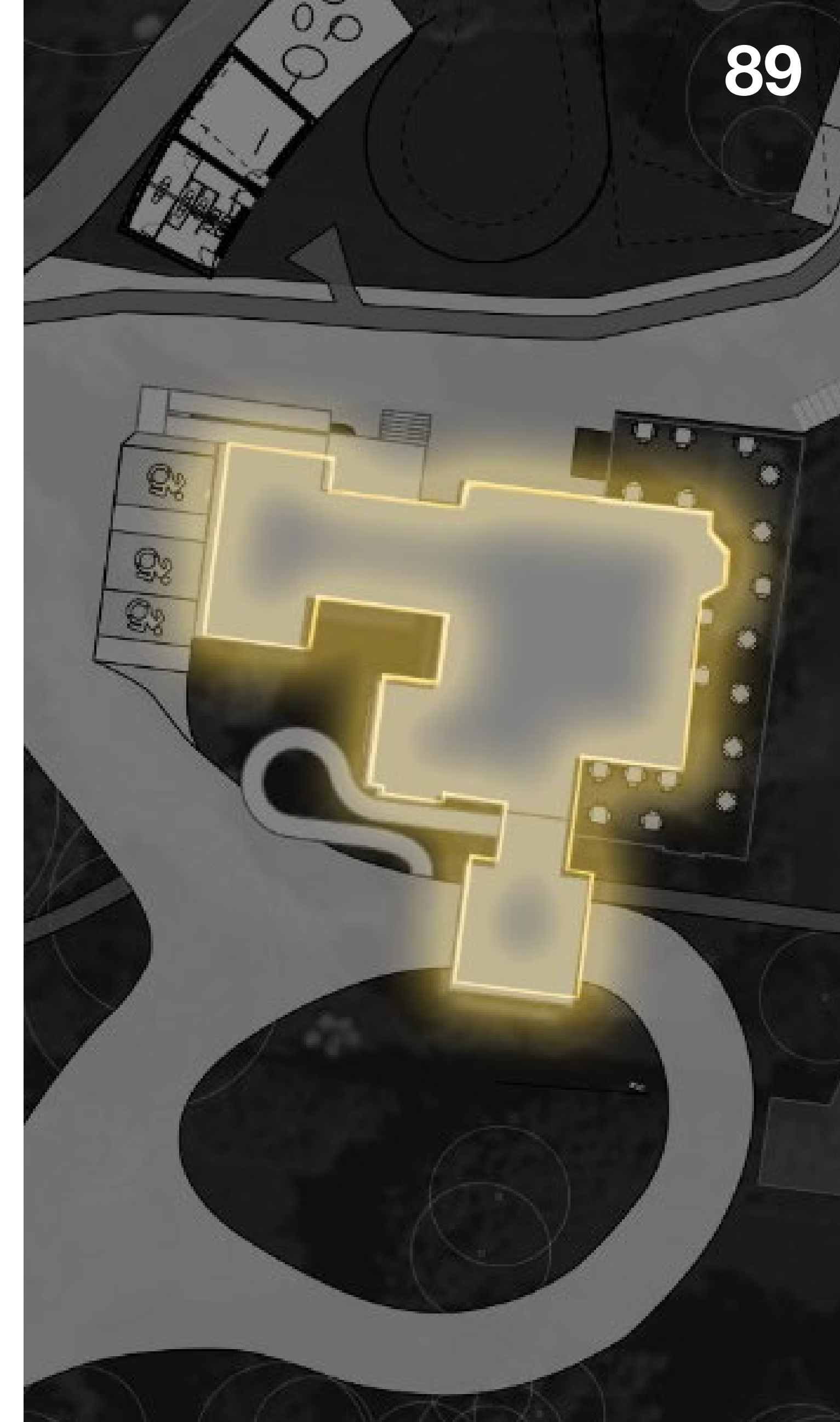
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- MULTI-HEAD POST
- CATENARY
- BOLLARD
- POST LIGHT
- UP LIGHT
- GOBO LIGHT
- FURNITURE LIGHTING







## CENTRAL BEACON

MULOCK ESTATES LANDSCAPE LIGHTING STRATEGY





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# LIGHTING TESTS

MULOCK ESTATES LANDSCAPE LIGHTING STRATEGY

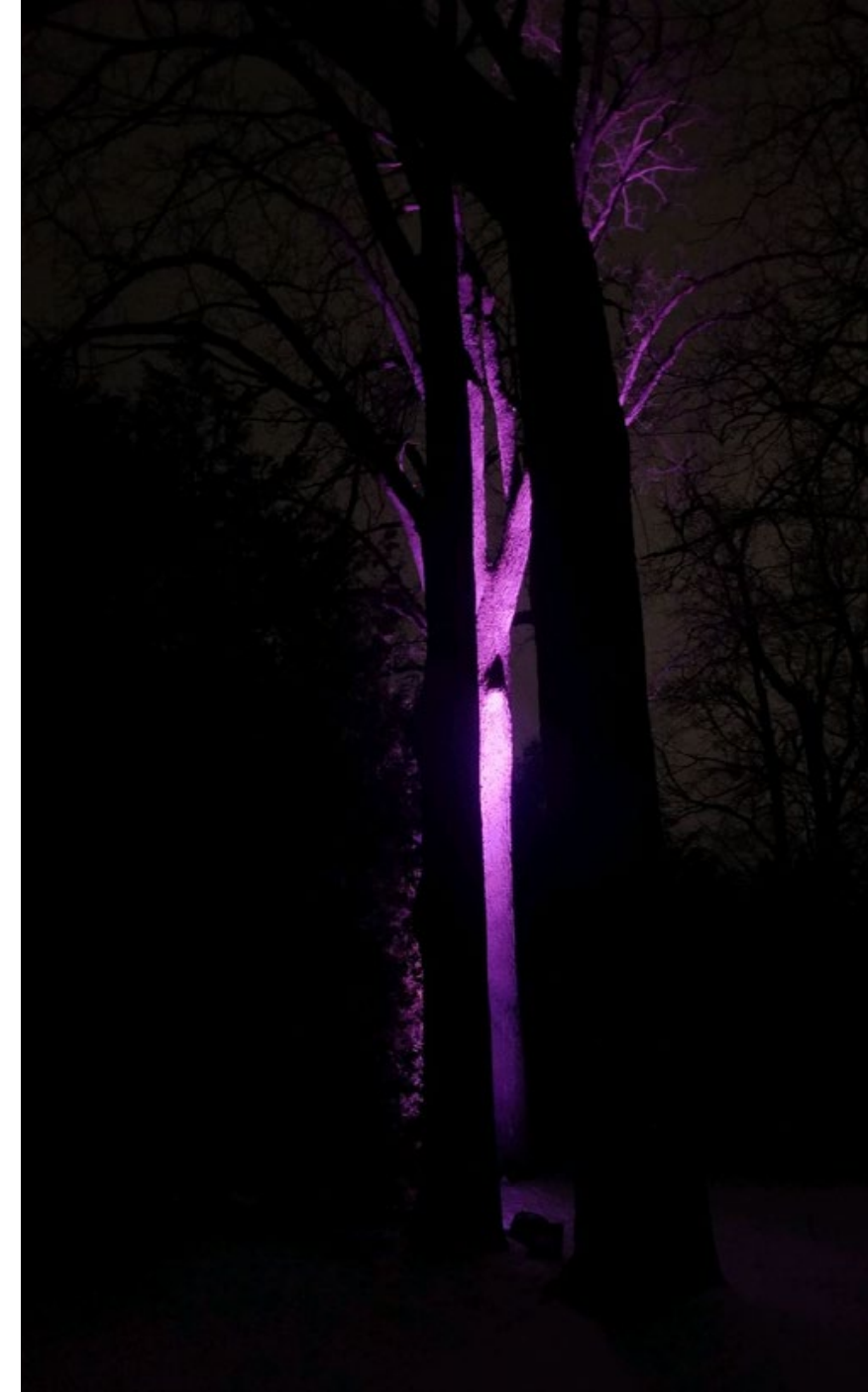




**LIGHTING TESTS (BEACON SIGHTLINES)**

MULOCK ESTATES LANDSCAPE LIGHTING STRATEGY





## LIGHTING TESTS (HEDGES, TEXTURES, AND BEACON)

MULOCK ESTATES LANDSCAPE LIGHTING STRATEGY



# NEXT STEPS

- Budget Costing
- Next Task Force Feb 25/2021
- PIC Mar 11/2021
- Master Plan Document Circulation Mar/April
- Council Approval of Master Plan April 19/2021



# QUESTIONS



**P L A N T**









Town of Newmarket  
395 Mulock Drive P.O. Box 328,  
Newmarket, Ontario, L3Y 4X7

Email: [info@newmarket.ca](mailto:info@newmarket.ca) | Website: [newmarket.ca](http://newmarket.ca) | Phone: 905-895-5193

## **Mulock Property Developed Design Concept Staff Report to Council**

Report Number: 2021-08

Department(s): Development & Infrastructure Services

Author(s): Peter Noehammer

Meeting Date: February 9, 2021

### **Recommendations**

1. That the report entitled Mulock Property Developed Design Concept dated February 9, 2021 be received; and,
2. That comments on the developed design concept plan for the Mulock Park be received and incorporated into the preparation of the concept design to be illustrated at a Public Information Centre, and to prepare the final concept plan thereafter; and,
3. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

### **Purpose**

The purpose of this report is to provide an update on further development of the concept plan for the Mulock Property. Previous updates to Council were provided at Special Committee of the Whole meetings in September and December of 2020, where the design team conveyed results of feedback from various stakeholders and presented design concepts that went from three themes down to one emerging preferred concept plan. A further developed design concept has now incorporated the input from functional design team members whose contributions have been with respect to: lighting, fire access requirements, water/wastewater and storm water servicing, ice trail and related infrastructure planning, and refinement of architectural and landscape considerations.



Staff have already provided some feedback during project team meetings, and at this point further input and comments on the developed concept plan are being sought from Council. These comments will help to finalize the materials for presentation at a Public Information Centre scheduled for March 2021 where the developed concept plan will be shared with the community. The final concept plan will be provided to Council in April, at which point the Master Planning component for the Mulock Property will be complete.

## **Background**

At the September 29, 2020 Special Committee of the Whole (Electronic) meeting, staff provided Council with report 2020-68, and the design team led by PLANT Architect Inc. gave a presentation related to three “themed” design concepts. They were themed as: Energized -- Village Green, Expressive -- Culture Hub, and Peaceful – Arboretum.

The three design concepts included elements such as: trails and pathways providing access to and within the park, including a skating trail, parking and vehicular pick-up/drop-off loop, large and moderately-sized open space areas, preservation of significant natural heritage features, restoration of historic gardens and creation of new community gardens and horticultural areas including a conservatory, water features, fire pit, iconic art and interpretive art installations and integration of the existing Jim Bond Park in a passive way connecting to existing trails and open spaces.

At the subsequent December 1, 2020 Special Committee of the Whole (Electronic) meeting, staff provided Council with report 2020-89, that provided a description of the emerging design concept. This was presented by the design team led by PLANT Architect Inc. after compiling, assessing and summarizing the feedback received from all of the inputs based on the earlier three themes. This included a Council tour, a public meeting over Facebook Live, an on-line survey through the HeyNewmarket digital platform, and stakeholder comments through a diverse thinkers group. The resulting concept was presented as the Mulock Arboretum plan, and while it emphasized preservation of the natural beauty of the property, it included elements from each of the three previously presented themes. The further refinement of this design concept has been the focus of work over the past several weeks.

## **Discussion**

The presentation to Council at the February 9, 2021 Special Committee of the Whole (Electronic) meeting by PLANT Architect Inc. will illustrate a more rendered version of the Mulock Arboretum plan shown in December 2020. Landscape, architectural and functional elements including the water features, skating trail, gardens, access routes, paths, trails and accessory buildings have now been further refined with input from



design team members with specialties in lighting, ice infrastructure, vehicular routing and functional servicing.

There has also been an opportunity to meet with two advisory committees at the Town, namely: the Accessibility Advisory Committee (January 21<sup>st</sup>) and the Heritage Committee (February 2<sup>nd</sup>). Their comments and input have been received and will be taken into account as the plan continues to be refined and finalized.

Feedback from Council on this developed design concept and the amenities proposed within will be welcomed at this time as the plan is nearing finalization.

## **Next Steps**

The design team has already received some feedback from staff through a staff task force and working groups on the Mulock Property. After receiving comments from Council, the next step will be for the concept plan to be prepared for illustration with the community at the upcoming Public Information Centre in March.

A detailed draft Master Plan for the Mulock Park would then be prepared and presented to Council for final receipt/approval at an April Committee of the Whole meeting, bringing the Master Planning component of the Mulock Park to completion.

Staff will be presenting Council with a further report on plans to initiate the detailed design component so that implementation of the Master Plan can follow.

## **Conclusion**

This report provides an update to Council on the further development of the design concept for the Mulock Property. Since three “themed” design concepts were unveiled in late-September 2020, significant consultation was conducted and much appreciated commentary and feedback from the public and Council was received. A single emerging design concept was presented in December 2020, and since that time the plan was further refined with input from functional specialists on the consultant team. This plan is now being presented for feedback before being shared with the community more widely at a Public Information Centre. A detailed draft Master Plan for the Mulock Park is expected to be presented to Council for final receipt/approval in April 2021.

## **Business Plan and Strategic Plan Linkages**

The development of a Mulock Property Master Plan is an important Council Strategic Priority for the 2018-2022 term of Council.



## **Consultation**

The development of this report and the emerging design concept plan was the result of significant consultation with members of the public through virtual means, Council, stakeholders, the consultant design team and staff. The Accessibility Advisory Committee and the Heritage Committee have recently received a presentation of the plan and their comments have been provided to the design team.

## **Human Resource Considerations**

None at this time.

## **Budget Impact**

Funding for this project has been approved in the 2020 Capital Budget.

## **Attachments**

None.

## **Approval**

Peter Noehammer, Commissioner, Development & Infrastructure Services

## **Contact**

Peter Noehammer, [pnoehammer@newmarket.ca](mailto:pnoehammer@newmarket.ca), (905) 953-5300 x2201



Hello,

I am a Newmarket resident who lives within walking distance of the proposed Mulock development. I have been reviewing the draft development plan and have a couple of questions/concerns.

1) The amount of allotted parking does not look sufficient enough to serve the project in question. With so many amenities that are being proposed it is within reason to suggest the Mulock development will attract many from outside the region. More parking needs to be considered to avoid potential patrons from parking on local streets that already see large amounts of traffic and parking challenges.

2) I noticed that there is an area for Indigenous gardens in the latest draft. As a resident with both Indigenous and settler identities (Dene/English) I wonder what opportunities for consultation/leadership have been available for Indigenous Peoples/communities/artists? This is critical if you want to move forward with a feature labelled 'Indigenous.'

Sincerely,

Ashley Day