

MULOCK PROPERTY 2020-05-15

MASTER PLAN PHASE 1A - TECHNICAL MEMO DRAFT



PLANT

Columbian Blvd

Yonge St

Mancosa Cres

Blvd

Osler Crt

Volume 1

Osler Crt

Mulock Dr

Banbrooke Cres

Fadine Rd

Fadine Rd

Mancosa Cres

Jordanray Blvd

Jordanray Blvd

Jordanray Blvd

PROCESS/ Trina Moyan Bell

GBCA

WalterFedy

DEW Inc.

MBL

A.W. Hooker

Custom Ice Inc.

Eric Beck Rubin

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*Cover Image:
Google Maps, 2020. Mulock Residence. [Accessed 02 February 2020].*

TABLE OF CONTENTS

PART 1A

Introduction	2
Methodology	3
Context	5
Planning Context	6
Ecology	8
Transportation	10
Recreation	12
Culture	13
Site Observations	16
Site Constraints	18
Archaeology	19
Landscape	22
Spatial Enclosures	28
Hydrology Geotechnical Enviro	30
Civil	31
Car Access	32
Topography	33
Geothermal Potential	35
Building Assets	37
House	38
Garage	41
Stables	42
Pool House	43
Heritage	44
Mulock Heritage	46
<i>Ground Floor Images</i>	57
<i>Second Floor Images</i>	58
<i>Basement Images</i>	59
<i>Exterior Images</i>	60
Indigenous Engagement and History	62

Public Consultation Priorities and Themes	71
A Destination	73
<i>Summer Destination</i>	75
<i>Art Hub</i>	76
<i>Appreciating Nature</i>	81
<i>Winter Destination</i>	83
<i>Skating</i>	84
Rooted in History & Forward Looking	94
<i>Past and Future</i>	96
<i>The Social Convener</i>	97
<i>The Farmer</i>	98
<i>Art to Bridge Histories</i>	99
Natural	100
<i>Natural Enhancement</i>	102
<i>Rain Gardens & Marsh</i>	103
Connected	104
<i>Gateway Beacon</i>	107
<i>Creative Access Solutions</i>	108
<i>Jim Bond Park</i>	109
<i>Parking and New Access</i>	109
<i>Car Access</i>	110
Inclusive and Accessible	119
<i>Active Recreation for All Ages</i>	120
<i>Flexible Community Hub</i>	121
Mulock House Adaptive Reuse	122
Planning for Resilience	123
Elevator Options	124
House Plans	133

APPENDIX

Appendix A	Document Review Chart
Appendix B	House Elevations and Out-Buildings Measured Drawings
Appendix C	House Code Review
Appendix D	Commercial Kitchen Review
Appendix E	House Precedent Matrix
Appendix F	Tree Inventory
Appendix G	Site Servicing Memo
Appendix H	Ice/Skating Memo
Appendix I	Archaeological Report
Appendix J	Site Walk-Through Notes
Appendix K	Costing Report
	Park Elements (to be updated in Phase 2)
	House Class D (Pending)
Appendix L	Historical Chronology
Appendix M	Indigenous History Slide Deck
Appendix N	Magazine Articles

PART 1B

Public Consultant Engagement Summary and Appendices

NOTE:

Parts 1A, 1B and Appendix are bound in three volumes.

PART 1A: INTRODUCTION

In 2018, the Town of Newmarket purchased approximately 4.6-hectares of land originally known as the Mulock Farm, and more recently, the Mulock Property, located at the northwest corner of the Yonge Street and Mulock Drive intersection. According to the town's RFP for the Master Plan, "This signature property, is being re-examined in a comprehensive manner to establish an iconic, signature park space that celebrates the historic significance of the property"

This Technical Memorandum forms part of the Master Plan development for the park and house, and includes Phases 1a and 1b as defined in the town's RFP: Phase 1a – Technical Memorandum regarding three Directional Issues, and Phase 1b – Consultation Program for Subject Site. Based on consultations conducted by the town over 2018 and early 2019, three issues were identified, which the Town wanted specific direction on prior to moving forward into detailed concept designs per the original RFP (Phase 2 of the Master Plan):

1. The possible inclusion of Jim Bond Park to the

subject site area;

2. The potential for a skating facility that also functions as an outdoor event space
3. The adaptive re-use options for the heritage residence.

There were a number of elements included in the original flyover video created by the town (based on the early consultations), that also required some direction or confirmation prior to moving forward and include:

4. The possible inclusion of a skate path
5. Parking size and location

The comprehensive Consultation Program explored the design objectives for the site including the specific examination of the above issues, through an intense consultation with the public, staff, council and internal and external stakeholders. The full Consultation Report and background documents are contained in the Part 1b.

In order to fully investigate the tasks in Phase 1a, the team engaged in investigative stages of understanding of the site, and the testing of pro-

gramme, use ideas/concepts and design principles with the public and stakeholders.

This report includes a comprehensive understanding of the challenges and opportunities, goals, objectives and high-level design principles for the park and house development. These respond to the natural and cultural assets and features, and potential and contemporary values for the site, laying the ground work for the design for the park for Phase 2.

Background studies that support this report are contained in the Appendices.

METHODOLOGY

PLANT Architect Inc. was retained by the Town of Newmarket in fall 2019 to lead the team for the master plan. In order to lay a comprehensive ground work for the Master Plan, the team members include:

- PLANT Architect Inc. – Architecture/Landscape Architecture
- PROCESS/Trina Moyan Bell – Public Consultation, Indigenous Heritage/Cultural Competency
- GBCA – Heritage
- WalterFedy – Civil Engineering
- Custom Ice Inc. – Ice Rink Expertise
- A.W. Hooker – Costing
- Eric Beck Rubin – Historian
- CodeNext – Code Consultant

These additional team members will form part of Phase 2 only, and have not provided input in Phase 1.

- DEW Inc. – Fountain/water feature design (if required)
- MBL – Lighting design

In addition, expertise and reports have been provided to the team by the following through the town:

- Arborist Tree Inventory by Ruurd Van de Ven, dated February 7th, 2020.
- Topographic Survey by T.M. Purcell dated December 12, 2019.
- Archaeology Report by A.M. Archaeological Associates R1 dated January 27, 2020.

Phase 1a and 1b ran concurrently from October 20, 2019 to March 12, 2020 and was paused during the Covid-19 pandemic. The Special Virtual Council meeting was on May 25, 2020.

PLANT and team began the design process with a review of background and context documents provided by the Town of Newmarket, and obtained from the Town and York Region's websites. A full list of documents reviewed is contained in Appendix A and includes documents related to the site and house evaluation, Mulock family history and heritage information, and regulatory and policy information. In addition, independent research by

GBCA and PROCESS/Trina Moyan Bell provided new background information on the historical and indigenous histories.

This research was paired with site walk-about to observe the site conditions – on-site experience to understand the extent and content of the existing estate landscape, to evaluate and document the physical characteristics of the site including the character defining elements from a heritage point of view, examination of the topography and edge conditions, identification of parts with potential special interest, and liabilities. Site visits were performed on the following days:

- October 20, 2019 Town Picnic, with Staff
- November 6, 2019 with members of the Task Force
- November 11, 2019 to measure the house
- November 27, 2019 with the current grounds keeper, WalterFedy (Civil Engineer) and Town arborist. Refer to Appendix J for meeting notes.

- November 26, November 27, December 11, December 17, 2019 and January 29, 2020 with our team
- February 28, 2019 to measure the outbuildings

This information was collated into site diagrams to create a foundation document for discussions about the landscape structure and narratives including rationales for inclusion/exclusion of Jim Bond Park, technical/physical and aesthetic challenges to skating functions, site opportunities and challenges and design principles. These site diagrams, along with precedent images were presented at public and stakeholder consultations for discussion, and were continuously refined based on feedback.

Measured drawings were created for the house and for the outbuildings to enable the exploration for adaptive reuse. A code review was performed on the house looking at all of the proposed uses, in combination – see Appendix C. Heritage precedents for the adaptation of the house were reviewed and collated into a chart – refer to Appendix E. Precedents listed were based on similarity/constructiveness and by collating specific suggestions made during consultations. A draft report entitled Mulock House Possible House Uses and Limitations was presented to the Task Force on February 28, 2020, and circulated for review. The text is incorporated into this report.

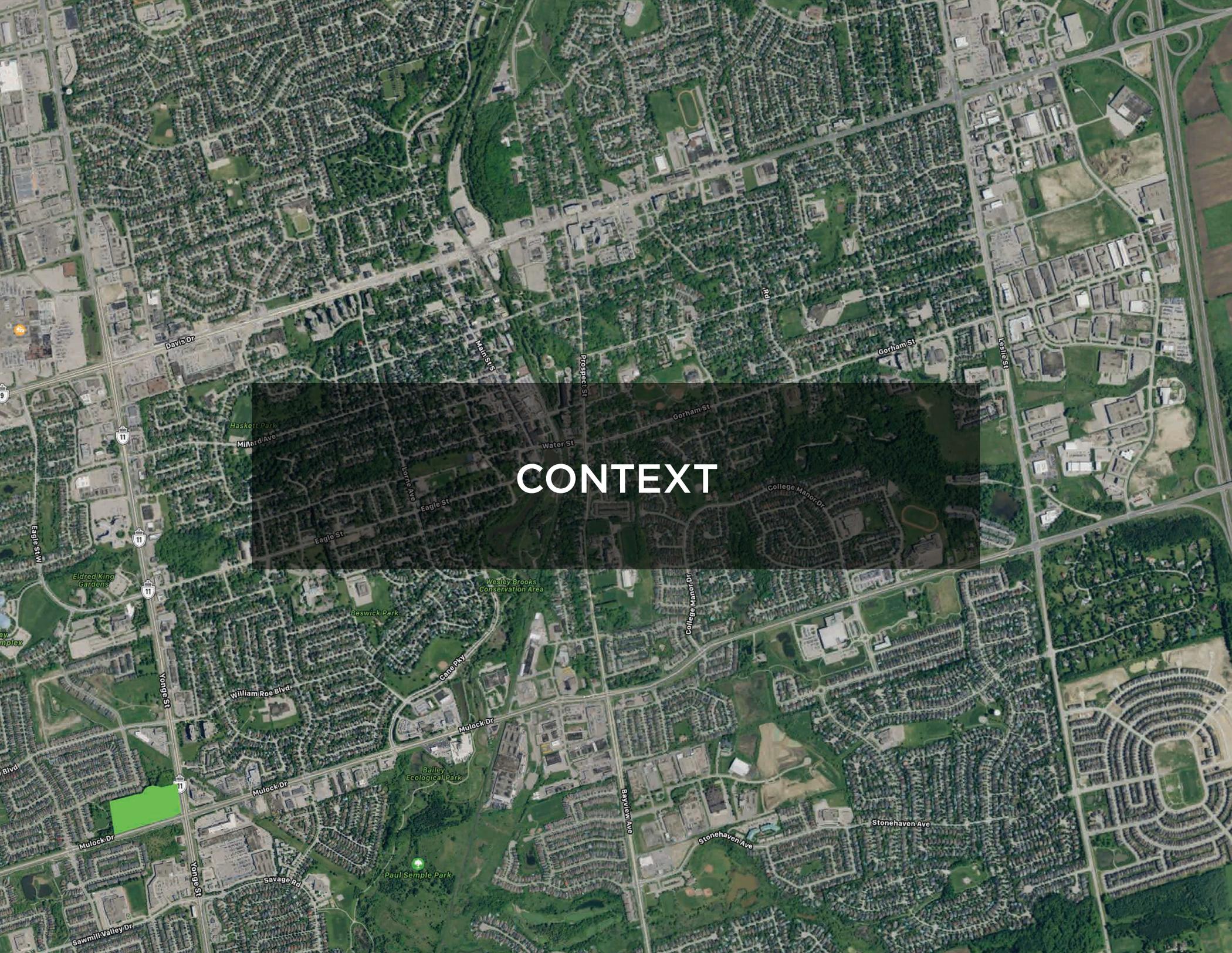
A high level budget for the park and house adaptive reuse was developed by Hooker and As-

sociates, and is included in Appendix K.

The public consultation plan led by PROCESS included meetings, workshops, interviews, pop ups, and online surveys. Refer to Part 1b for the full report.

Group		# of participants
Internal	Task Force Workshops	12
	Council + Mayor Workshop	9
	Employee Survey	60
External	Public Picnic (organized by Town of Newmarket)	Approx. 1000
	Heritage Member Workshop	6
	York Region + LSCRA Workshop	8
	Diverse Thinkers Workshop	15
	Residents Visioning Workshop	Approx. 100
	Online Survey	1,109
	Schools	Approx. 50
	Pop-ups	Approx. 700
Total Engaged to date:		Approx. 3000

Who We Engaged Chart by PROCESS



CONTEXT

Davis Dr

Haskett Park

Minard Ave

Math St

Prospect St

Water St

Gorham St

Leslie St

Lorne Ave

Eagle St

Eagle St

College Manor Dr

Eldred King Gardens

Wesley Brooks Conservation Area

Beswick Park

William Roe Blvd

Cone Pkwy

Mullock Dr

Bailey Ecological Park

Mullock Dr

Mullock Dr

Yonge St

Savage Rd

Paul Semple Park

Stonehaven Ave

Stonehaven Ave

Sawmill Valley Dr

Bayview Ave

College Manor Dr

PLANNING CONTEXT

The Town of Newmarket SECONDARY PLAN (Official Plan Amendment #10) came into effect with amendments on May 26, 2016. According to the plan, the Mulock Property is in the Yonge South Character Area (Schedule 2: Character Areas).

The area around the site is designated mixed use with a Priority Commercial Area (with buildings along the street frontage) on the adjacent blocks along Yonge St. facing the property, to the north and south of the property, and along Mulock Dr, up to the future J Joe Persechini Drive extension west of Yonge Street. This Priority Commercial area does not stretch for the full width of the property along Mulock Dr. To the North of the site is a designated landscape buffer. (Schedule 3: Land Use).

Site developments will need to conform to a minimum height to ensure street framing, with high density 6–20 stories along Yonge and Mulock to the East and South, and medium density 3–10 stories north of the site up to the Hydro Corridor. The remaining areas to the immediate north,

From Future Planning Vision 2018: Mulock Estate Business Plan and Strategic Plan Linkages:

- Well Planned & Connected,
- Well Balanced (encouraging arts, culture, entertainment, and heritage preservation, providing green and open spaces, parks, trails, and sports fields), and
- Well Respected (honouring the past, while planning for the future)

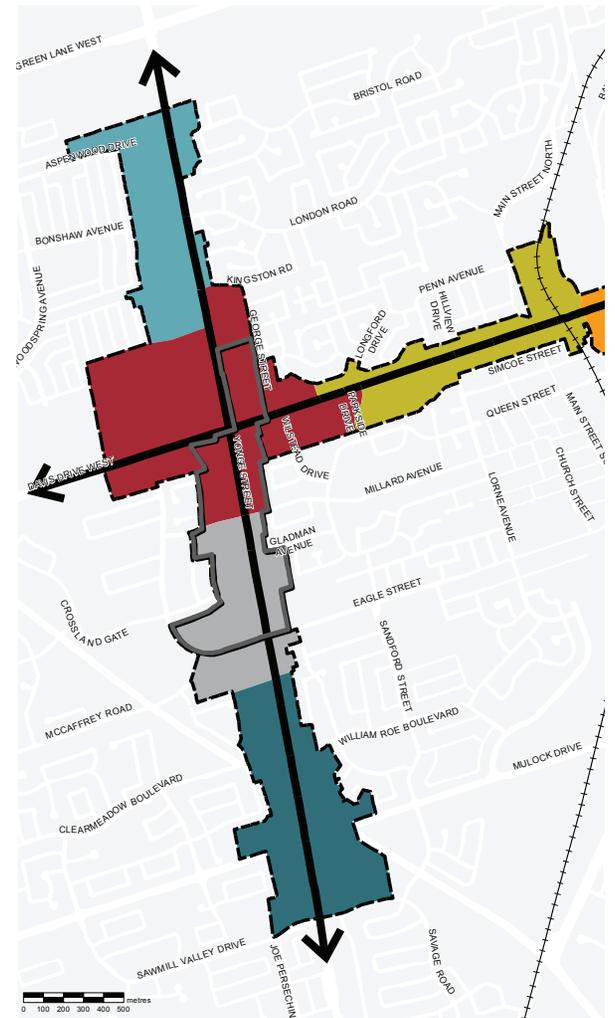
west and south will remain residential low density. (Schedule 4: Height and Density).

Yonge St. and Mulock Dr. are existing arterial roads with a large street section with 6-7 lanes including a dedicated rapid transit lane (VIVA) on Yonge Street. A network of new local roads will be added to the south, and Joe Persechini Drive will be extended to Mulock Dr. terminating approximately in line with the house. (Schedule 5: Street Network)

The property is designated as Parks and Open Space Neighbourhood Park 3 which is to “promote the protection and conservation of existing cultural heritage assets and natural heritage features. Consideration may be given to cultural heritage and civic uses.” (Schedule 6: Natural Heritage)

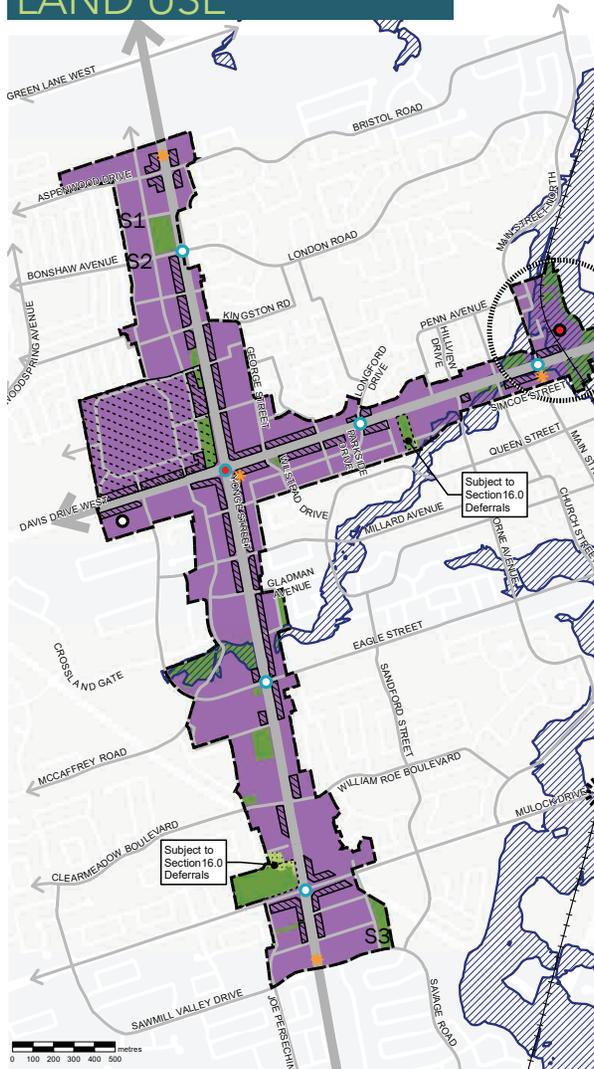
The Secondary Plan further notes that this Park “will provide a well-placed pause within the Urban Centres by providing a passive gathering space.” and acknowledges it’s future role as “an area of respite among more intensive urban uses”.

SCHEDULE 2: CHARACTER AREAS

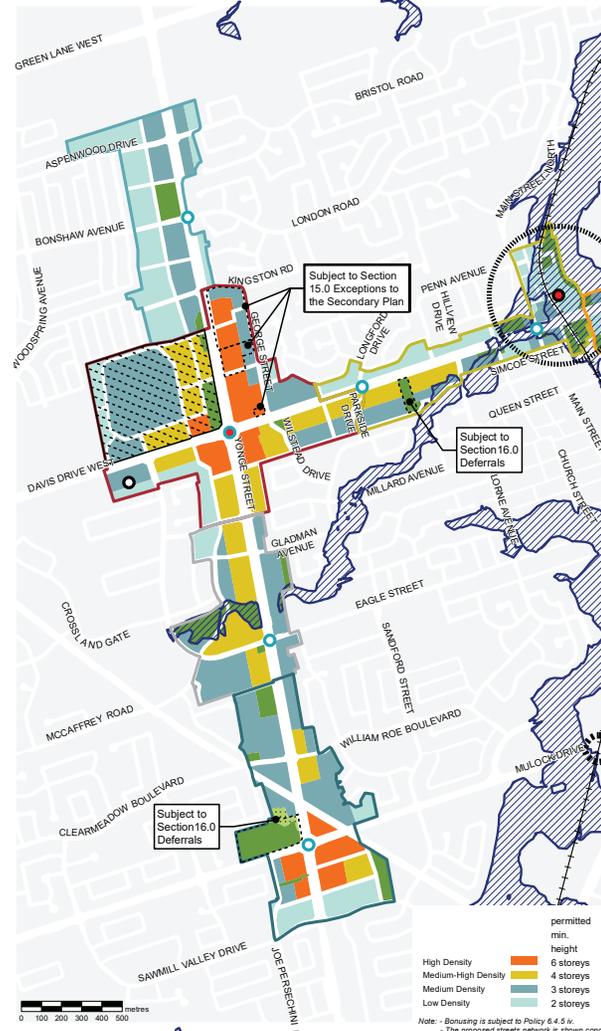


Schedule 2-6 maps from Secondary Plan

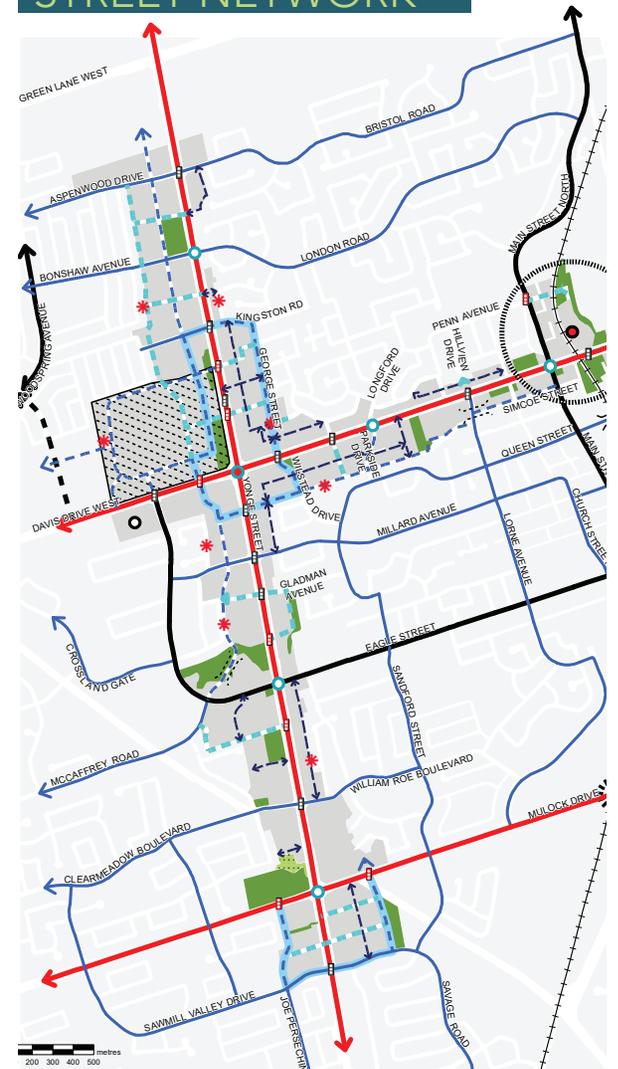
SCHEDULE 3: LAND USE



SCHEDULE 4: HEIGHT AND DENSITY

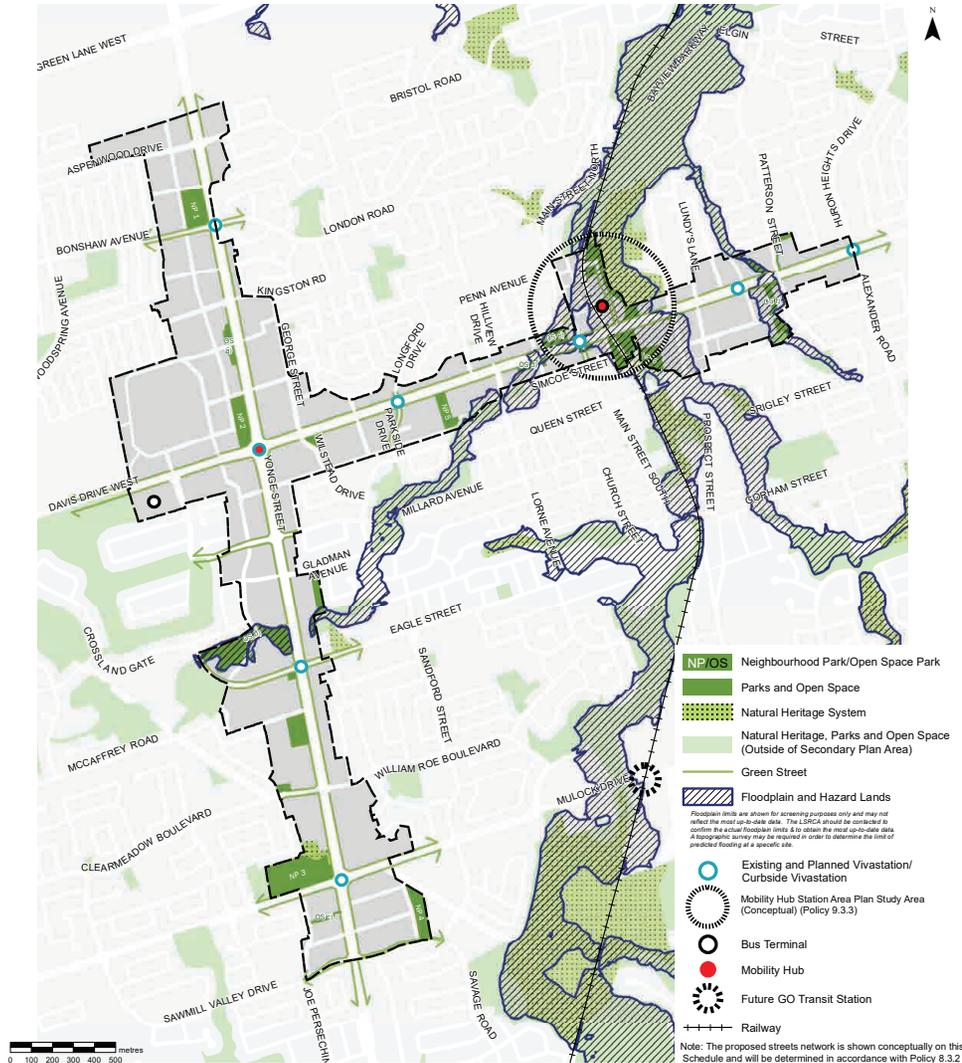


SCHEDULE 5: STREET NETWORK



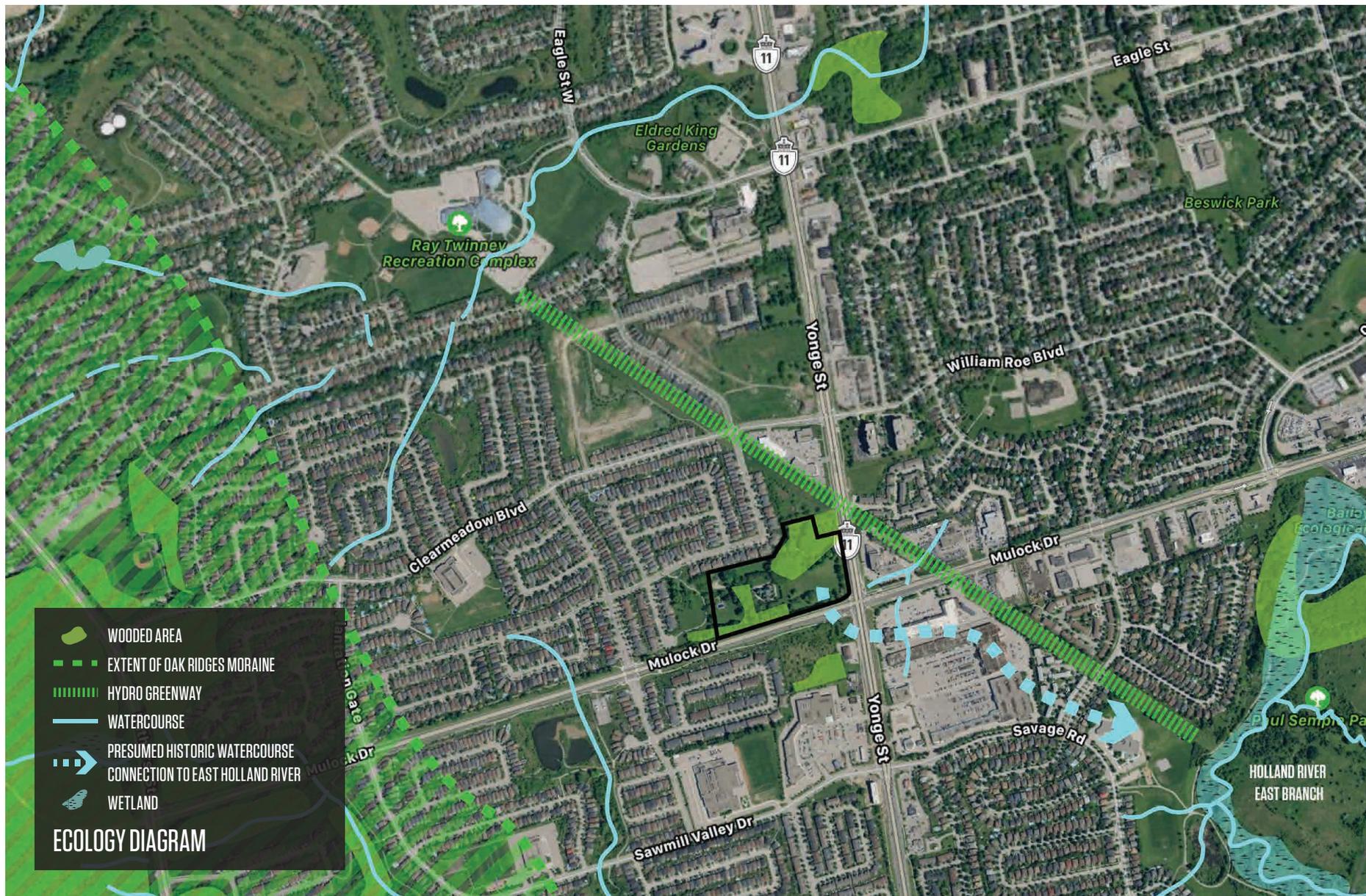
ECOLOGY

SCHEDULE 6: PARKS, OPEN SPACE & NATURAL HERITAGE



The property lies in the clay-ey plateau between the Oak Ridges Moraine on the west, and the Holland River East Branch at the east. The landscape is riddled with watercourses that have been substantially redirected for development, and the once continuous landscape has been reduced to a series of patches. The Oak Ridges Moraine Conservation Plan, Greenbelt Plan, and East Holland River Subwatershed Management Plan all promote increasing the number and distribution of landscape patches to provide ecological connectivity for plant species, wildlife, and watercourses across the plateau between the moraine and the river valley. These planning and stewardship reports emphasize the need to protect the unique topographic, hydrologic, and ecological features that are healthy, and rehabilitate what is degraded where possible. The designated landscape buffer to the North will help link this property to the existing Hydro Corridor which is currently a greenway with some trail access through easements with the Town. The Hydro Corridor provides an opportunity for connecting patches.

At the southeast corner of the property is a wet area – indicating a former stream. It is not clear whether this is a headwater or part of a larger interrupted system. It is not clear exactly how it drains to the East Holland River. The area is wet, has wetland species planting, and because of the height difference between Yonge Street and the property, drains directly into a 600mm diameter pipe.



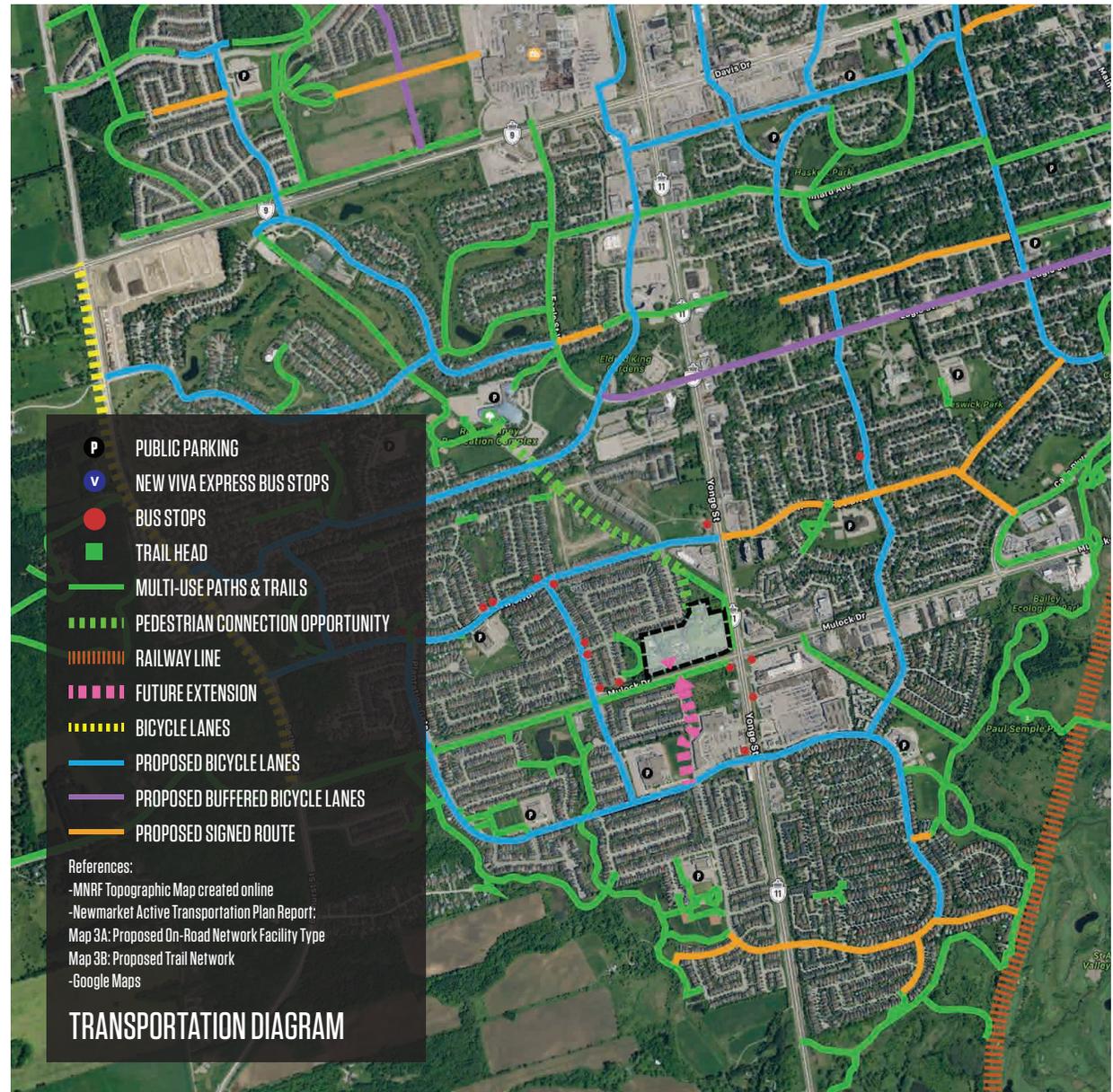
TRANSPORTATION

The Town of Newmarket has a comprehensive bus system, and hierarchy of arterial, collector and local roads within self contained residential areas. The new VIVA system connecting the site to York Region provides a rapid transit corridor on Yonge Street, with a stop at Mulock Drive. There are plans for a future Go Station. There is an on-road and off-road bike system which is actively growing. The Town's new Active Transportation Implementation Playbook, entitled "Explore Newmarket: Hiking, Biking, Rolling & Walking", identifies opportunities for connectivity between existing infrastructure to further promote walking and cycling as an attractive and viable mode of transportation for both recreational and commuter purposes. The full multi-use path along Mulock will connect to the Tom Taylor Trail. The proposed site densities and uses in this quadrant will further encourage pedestrian activity by changing the commercial typologies, to create pedestrian friendly streetscapes. There is an extensive and very well used natural corridor hiking system throughout the town – it is one of the reasons people move to the area.

Despite these efforts to move away from car-based transportation, based on the 2016 census, most trips (78%) are made by car¹ and the scale of the roads reflects this. As the other systems are augmented, this is expected to go down, however, in public consultations, though people aspired for change, they still declared Newmarket as car culture-based for the immediate future.

In order to minimize parking on the Mulock site

¹p25, Active Transportation Implementation Playbook



as well as within the Summerhill neighbourhood, nearby underused parking lots were identified for possible use. Adjacent parking lots include mall parking on the east side of Yonge, and north of the Hydro Corridor which are only periodically full, as they are sized for peak parking. School parking lots have been identified as possible places for off-time parking nearby (5–20 minutes walk), as parking needs are only during the school day. The nearby Hydro Corridor could also be a location for parking with pedestrian/bike access along Yonge Street. When the site is located to the north, the town should consider discussing a possible direct link with the developer, if the developer is amenable, to provide a more direct path, This would shorten the walking/biking time.

The Ray Twinney Recreation Centre has also been identified as a potential parking lot serving the property as it could be a shuttle hub via Yonge St. or using the Hydro Corridor. Walking time along the corridor to the site would be 15–20 minutes or biked in 6–8 minutes. This is especially desirable as the access would be along a natural corridor rather than a busy street. Securing these links through easements is a high priority.

There could also be an opportunity for providing public parking in the new commercial developments, however, there is currently no municipal “Green P”-type system which might allow the Town a zoning bonus trade off (Section 37 mechanism) for this public amenity.



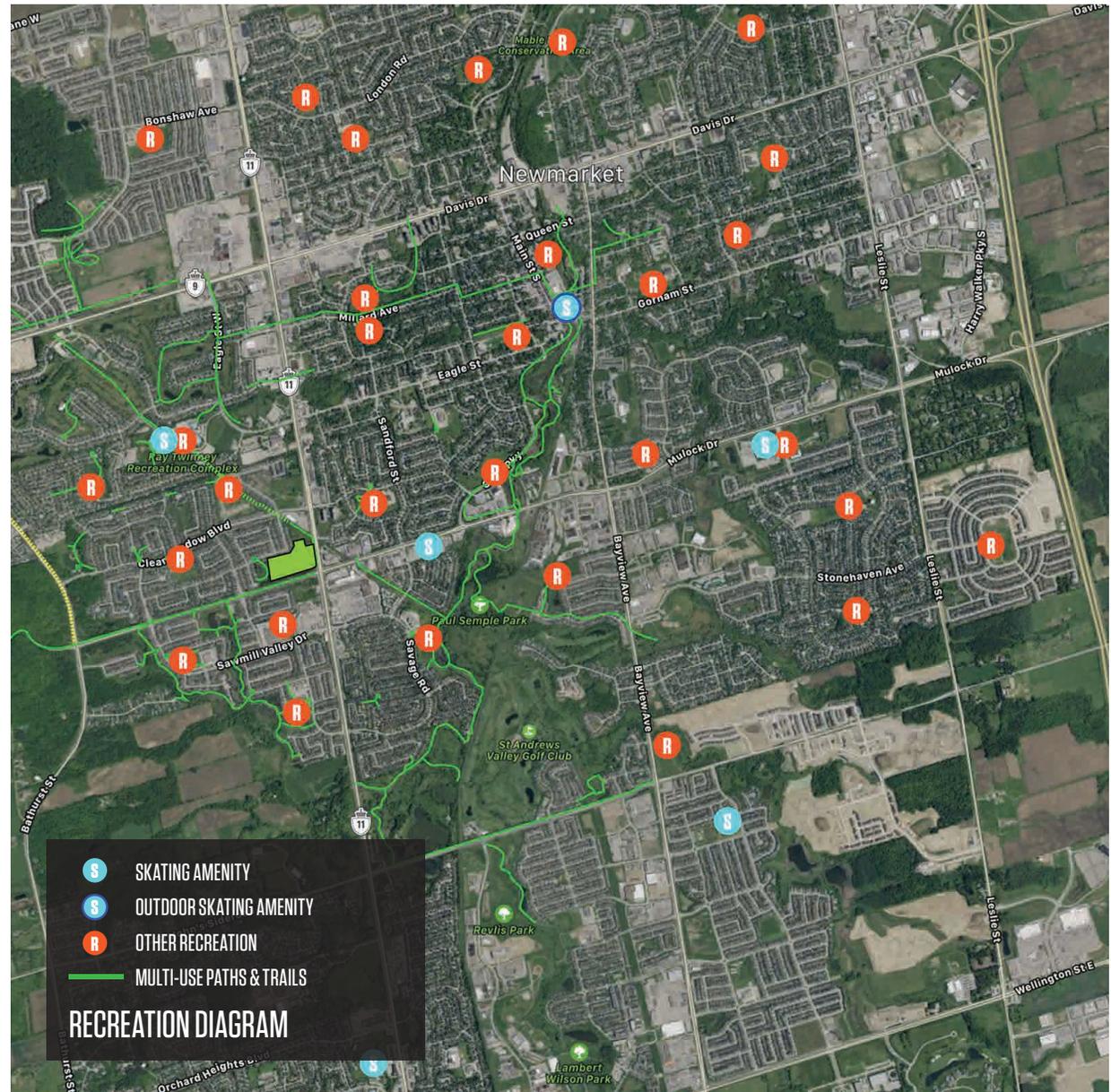
RECREATION

Recreation planning is provided by the Recreation Playbook, Town of Newmarket Recreation Master Plan 2015-2025. “The development of the property closely aligns with the content and intended direction outlined within the Recreation Playbook.”² It calls for the creation of a “Living Community Centre” at a Community Park in each quadrant which would be an animated, programmed place promoting community gathering. The Mulock Property will provide that function in this quadrant.

There is a strong walking-in-nature culture in Newmarket with a lot of passive recreation that can be extended to this site via the Hydro Corridor and the future multi-use trail on Mulock Dr.

The playbook also calls for the development of an additional artificial outdoor ice rink in conjunction with other civic uses, particularly at a location with trained staff already accessible, and a community volunteer-run natural outdoor ice rink program in unserved quadrants (priorities #21/22). With this in mind, this quadrant was identified as in need of an outdoor skating rink, which may or may not be located at the Mulock Property. There are 7 recreation centres within a 20 minute walk of the site including 2 offering indoor skating – at Ray Twinney and High Speed arenas. The team reviewed the potential for artificial outdoor skating including a skate path, a skating rink (NHL size), free-form skating rink and a covered open air skating rink on the site (see skating section). Ray Twinney’s infrastructure makes it most desirable for a new rink, while Mulock provides the possibility for a unique nature skate path.

2- 2018 Staff Report



CULTURE

Newmarket's Cultural Master Plan 2009–2019 makes key recommendations that provide opportunities for the Mulock site. The Master Plan is slated for renewal this year. Development of cultural industries is essential for a healthy economy, and the plan recognizes this. Of the seven priority areas, number three is increasing and enhancing cultural sites and facilities – the town identified there are gaps in both the availability of gallery space, and artist residency/studio spaces (priority for providing space and funding for local artists as the cultural producers and content generators in the town; affordable, accessible, artist-led facilities), and recommends the creation of a public art program.

At the regional level, the York Region Arts Council Creative Space Feasibility Study recommends actions to provide support to the creative industry including:

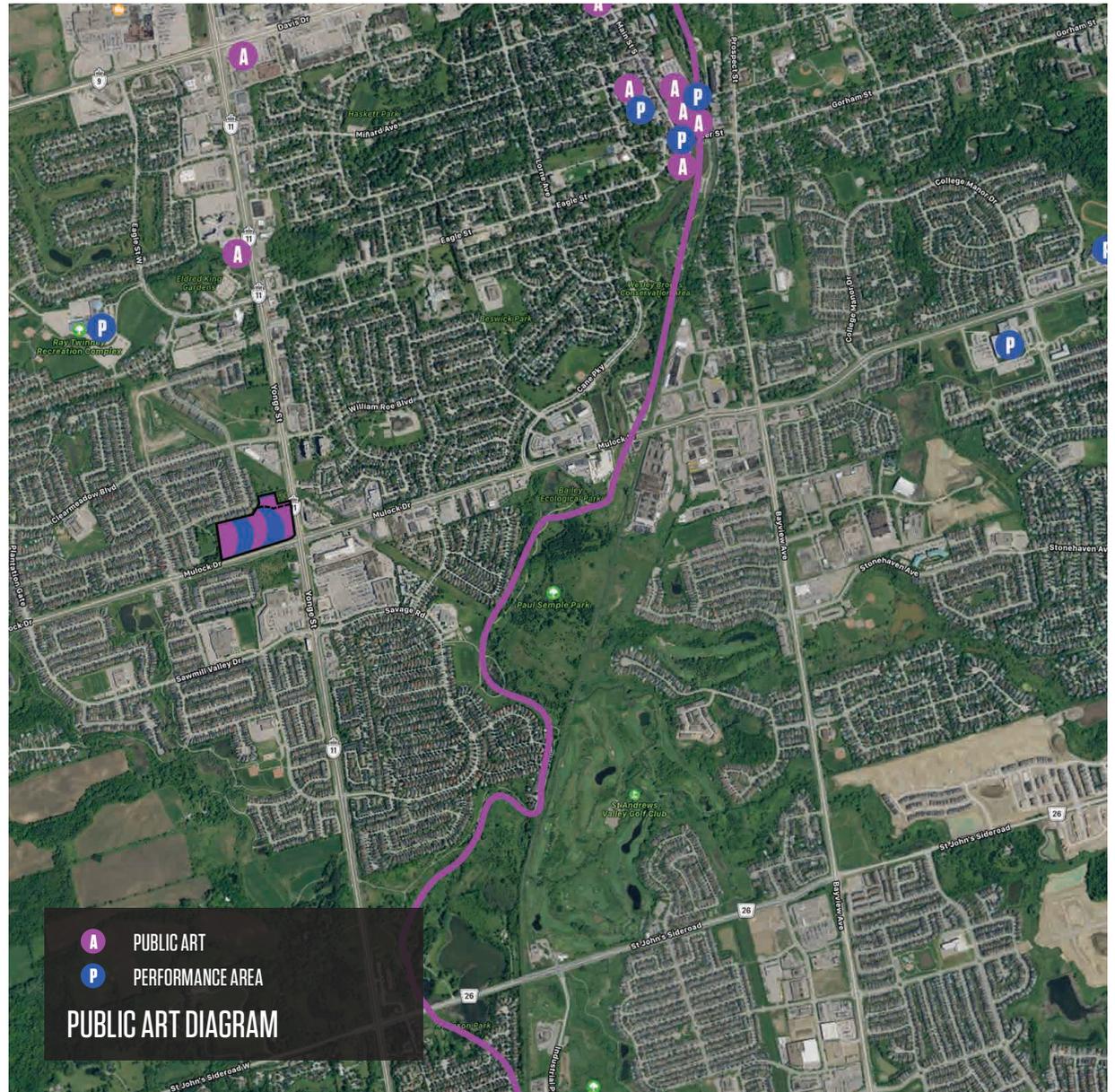
- Branding York Region as an art & cultural hub
- Building stronger emerging artist “seed funding”
- Animating York with art and culture
- Develop skill building and mentorship of artists.

The Cultural Master Plan recognizes the need to integrate cultural and natural heritage including integrating cultural places, activities, and events with trails at every opportunity, and the establishment of community gardens for community programming.

The Cultural Master Plan also calls for a need to consult and engage more with indigenous communities around programming, activities,

3- Statistics Canada. National estimates from Provincial and Territorial Culture Indicators. (2016).

“The economic impact of cultural industries is impressive. In 2016, in Canada: the direct economic impact of cultural industries was \$59.3 billion or 3.1% of the country’s GDP (almost twice that of agriculture, forestry, fishing and hunting (\$31 billion) and 8 times that of sports (\$7.2 billion).”³



*“If we value art, we must value artists, ensuring there are appropriate facilities for the long term so that artists can continue to contribute to a creative and vibrant town” – Linda White, Durham Region
Quote from Newmarket Cultural Master Plan*

and events that promote more understanding of indigenous heritage, and building a diverse notion of culture in the town of Newmarket through more integration of newcomer communities.

In general, current cultural offerings are concentrated in Downtown Newmarket. As development in this quadrant of Newmarket is relatively new, there are no public art or performance offerings and therefore there is a unique opportunity to grow culture in this area. It is also important that in so doing, the concentrated energy of the downtown is not diminished. The cultural offerings at Mulock should be unique and complement the downtown core. The town currently employs a curator who organizes 10 shows per year at Old Town Hall as well as other shows in Town, and has the capacity for expansion.⁴ The Mulock property offers a new unique opportunity for art and nature integration, with additional integration with heritage culture. The Nokiidaa Trail includes a series of artworks by Indigenous artists, and Fernbank Farm currently has community gardens. The site could be the home of significant new outdoor public artworks (temporary and permanent), festivals and performances, and the house and out buildings could provide support to the site as well as art display, sale and development (mentor-ship, workshops, residencies, classes).

In addition to many events centered around Riverwalk Commons, highlights of the current cultural offerings include Winterfest, Canada Day, Christmas and First Night, Busker Festival, Newmarket Music Series, the National 10 Minute

4- From Old Town Hall Tour with Colin Service.



Jazz Fest



10 Minute Play Project



Busker Fest



Splash Culture



Mulock Harvest Picnic



Pride Parade



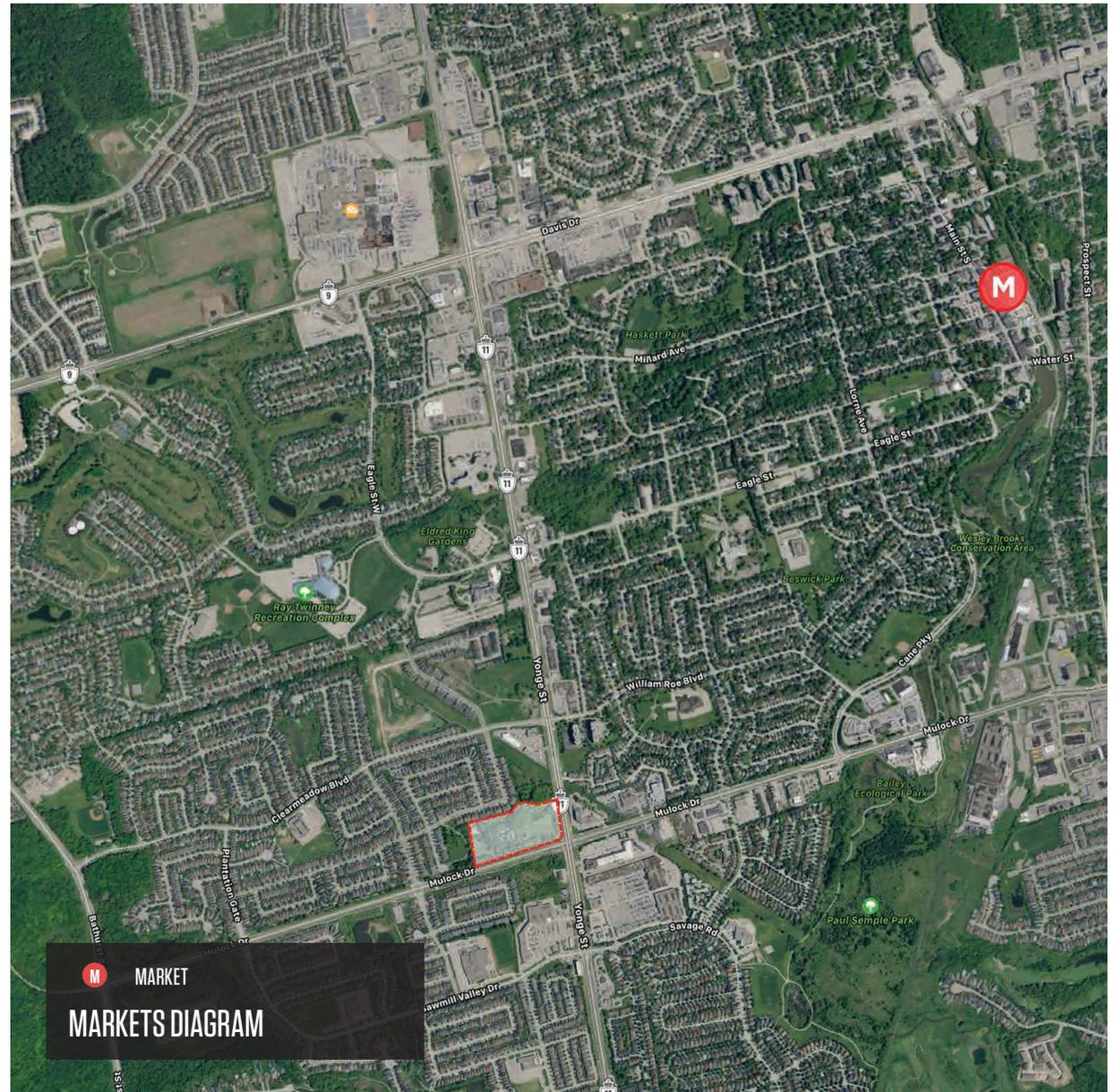
Kilometre Trail Marker



Japanese Canadian Exhibition

Play Festival, and Halloween. Black History Month (February), Indigenous Month (June), and Culture Days (September) offer open-ended opportunities for expansion and programming. Some of these may have the possibility of growing their offerings onto the Mulock site.

Markets provide periodic temporary commercial activity that activate food, art and craft cultures. “The Newmarket farmers market is held at the Riverwalk Commons every Saturday morning from May to October. The market, founded in 1999 as a revitalization initiative for Newmarket Historic Downtown is a hub for fresh local produce, homemade food, crafts, and gardening resources. It attracts more than 40 vendors, 800 shoppers each day, and grosses more than \$300,000 in economic activity every season.”⁵ A covered multipurpose space at Mulock could be provided to support a supplement to this market, or, provide new offerings including art which is not currently covered in the Riverwalk Market. It could have holiday markets and “one of a kind” type. A covered community space is explored in the Community Hub section.



5- http://www.newmarketfarmersmarket.com/about_newmarket_farmers_market.asp

An aerial photograph of a suburban area with a semi-transparent green overlay. The overlay features topographic contour lines in various shades of green, indicating elevation changes. A prominent dark green area suggests a lower elevation or a specific site of interest. A white building is visible on the left side. A central black rectangular box contains the text 'SITE OBSERVATIONS' in white, bold, sans-serif font. Street names 'Yonge St', 'Brandy Lane Way', and 'McLock Dr' are visible. Highway shields for routes 1 and 11 are also present.

SITE OBSERVATIONS

SITE CONSTRAINTS

Site Constraints are illustrated on the plan, and are summarized below:

- Proximity of residential properties – Properties on the west and north back onto the property with their rear yards, and require some shielding from park activities. There is currently a 4-season landscape buffer at the north.
- Jim Bond Park is the major storm overflow for the Summerhill subdivision – there is no “overland” outlet for the subdivision, so all

flows up to the 100-year must be considered within the space of the park. This detention area presents a significant ridge or dike (2.5 m high) at the east edge of the Mulock property. If the intention is to harmonize/reinstate the original topography, a new area will need to be engineered to hold this water. (Refer to Storm Water – Civil)

- Below grade services (Refer to Services – Civil)
- There is a designated landscape buffer to the

North up to the Hydro Corridor. The area is currently not owned by the Town.

- At the southeast corner of the site there is a significant low point which is wet and is filled with wetland species. This area is the desired area for a pedestrian entrance, and therefore will need to be bridged.
- Except where the current driveway is on Yonge Street, there is a 1–1.5 m topographic difference between the sidewalk and the site. Any pedestrian access will require stairs and ramps. Potential car access along Mulock drive will also have to bridge this topography.
- Car access from Mulock Dr. will need to be far from the corner of Mulock and Yonge as well as Doubletree Lane per York Region guidelines, as these are arterial roads. In addition, current guidelines do not allow for parking along the street, and therefore parking would need to be provided on the Mulock property. No parking is permitted on Yonge St.
- There is a significant topographic differential between Mulock Drive and the house which is raised on a plateau (2.5–6m), restricting easy access for a drop off.
- Landscape features – the significant tree cover, especially the walnut tree groves are highly valued for their heritage, space making/framing qualities, and ecological contribution – Refer to Planting Type Map
- Archaeological significance – based on the Phase 1 Archaeological report (2019), there is a high probability of findings on the site – most of

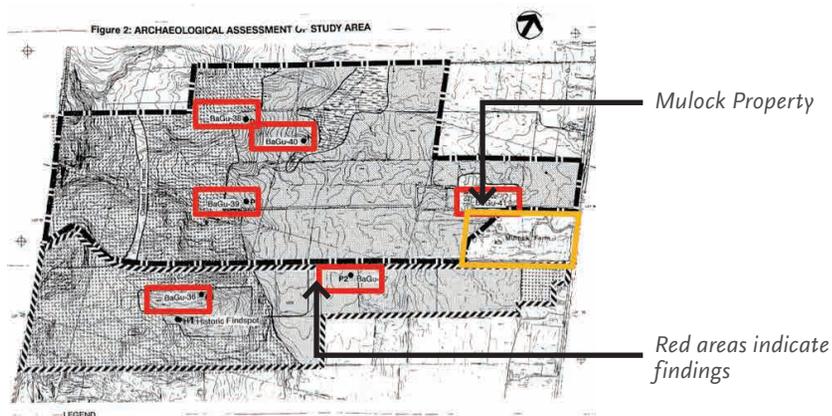


Constraints Plan

ARCHAEOLOGY

Site Constraints (continued)

the site is in the zone of archaeological potential from York Region based on adjacencies to Yonge St (Map 15), and because of previous findings on the entire estate, encompasses the whole site. (Map 16). Stage 2 investigation is recommended for the whole site prior to any work. – Refer to Map 17 and the Archaeological Report in Appendix I. If similar to earlier findings on the former estate, these would be objects which could be documented and removed from the site or be put on display, however, there is the possibility of other types of findings which may restrict future building.



An Archaeological Resource Assessment of Proposed Mullock Country Estates by Archaeological Services Inc. August 1993, page 6.



Maps from The Stage 1 Archaeological Assessment of the Mullock Estate, 16780 Yonge St, Town of Newmarket, R.M. York, Part 6, Registered Plan 65-13937, page 41-43.

Site Constraints (continued)



Map 16: Current study area showing archaeological potential zones and areas of disturbance with contours and water sources (York Region 2019; MNR 2004).



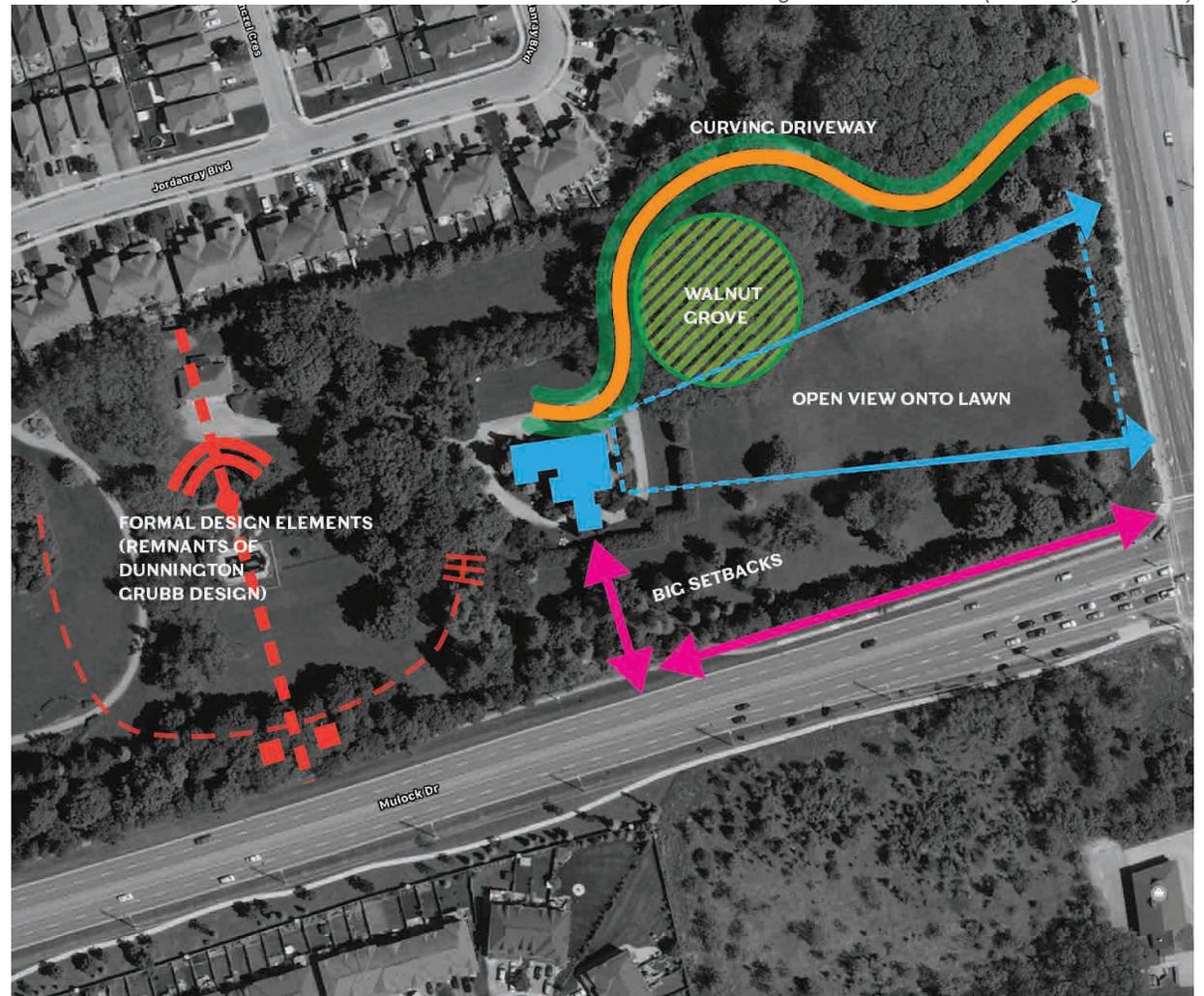
Map 17: Current study area showing Stage 2 recommendation methods (York Region 2019; MNR 2004).

Site Constraints (continued)

- Heritage features – Although the house has been designated, the original designation did not include the heritage defining features in the landscape. Key elements that define the heritage character of the site include:
- The placement of the house set well back from Yonge and Mulock streets (which speaks to the former size of the entire property), with driveway curving from Yonge Street, up through a stand of purposefully planted black walnut trees; and, those landscape features related to the successive generations of Mulock occupation, including the formal “front lawn” facing Yonge St., the stands of black walnut trees, and the remnants of the Dunington-Grubb designed garden feature, which includes a fountain and semi-circular planting beds/pathway. Refer to Heritage Section.



Dunington-Grubb elements (in need of restoration)



Heritage Defining Features

LANDSCAPE



Landscape Types

The original 210 acres of the Mulock estate was largely agricultural, except for the area in the SE corner of Yonge and Mulock. This area was reserved as the family social setting, and the plant types and arrangement reflect this. The 11.6 acres that have been preserved constitute nearly all of the social areas, although the area in Jim Bond park has been altered to accommodate the storm water needs of the adjacent residential development. The whole estate was referred to as an experimental farm in Sir Mulock's day.

In contrast to the working landscape, the plantings on the estate are part of the aesthetic construction of the site, framing the open spaces into a series of large garden rooms some open, some closed, each with a distinct character. The plantings shape the bucolic experience of walks and routes throughout the estate. The planting includes perennial and annual gardens, hedges, and a significant number of tree groves. Sir William Mulock's special affinity for trees is demonstrated in the extent of tree planting, especially the black walnut groves. Visitors had always remarked on the great stand of walnut trees, and the terraced gardens and cedar hedges. The 1929 Canadian Homes and Gardens referred to the site as "The Elms" – and remarked it was like an English estate with trees like elms, butternuts maples and evergreens, large lawns, planting beds with white trellises. (Refer to Heritage section for more info).

The landscape has a constructed picturesque asymmetry/informality, as well as strong formal/symmetrical elements including the ensemble of



Formal Systems

Sir William Mulock was honorary president of the Canadian branch of the Men of the Trees (now International Tree Foundation – an international, non-profit organization involved in the planting, maintenance and protection of trees). In 1944, they presented a black walnut tree to Sir William Mulock on his 100th birthday.

gardens and garden elements to the west of the house by Dunnington Grubb Landscape Architects (designed in 1915-1919), and the house/porch/hedge/lawn combination at the east. These two formal arrangements act independently, and are linked together by the picturesque structure (Formal Systems Map). The entry sequence on the site is on the picturesque route with a curvaceous driveway that approaches the side of the house, and swings around to the front entry facing south. Once entered into the secluded world of the site, the idea of 'front' switches axis, and becomes the grand porch commanding the view to the lawn and Yonge St. The west façade of the house is windowless, leaving the landscape at the west as separate, and isolated from the house – a garden retreat.

Planting

1933 – The Newmarket Era newspaper published an article on Mulock's Farm entitled "The Enchanted Garden" which outlines the garden features:

As you near the house, you see, on your left, a grove of walnut trees that year by year increase in size and luxuriance; then, as the driveway sweeps up to the house, you see down a series of terraces set with wonderful flowerbeds, beyond a cedar-hedge, a delightful parterre, while down another terrace, is again a second parterre, divided from Yonge Street by a fringe of evergreens and other trees, and a picturesque rustic, fence...the sweep of trees curving down the circular flower-beds filled with blossoms, with curved seats



Tree Health

backed by high trellised fences, one facing another with long sweep of lawn and trees between, and in the distance a spacious rustic summer-house with deep beds of tall perennials surrounding it...there are cedar hedges everywhere – the one to the north of the house encloses a delightful square filled with beds of flowers...at the far side, two taller cedars form an archway, making a little curved doorway to the orchard.⁶

The crisp cedar hedges to the south and east of

The planting of trees was always a hobby of Sir William's. The great walnut trees that stand in front of his home at Armitage he planted years ago. As the years went by greater opportunities came to indulge this patriotic fancy, and Sir William planted the great groves of walnuts at Armitage at an age when most people have retired from this world.⁷

the house are over twenty feet high, though this is a later twentieth century change. The hedges were originally low, but were encouraged to grow high to provide more privacy protection as Yonge Street transformed from a country road to a major arterial over the last century. This has significantly changed the relationship between the house/porch, the terraces and the lawn to the east of the house. In order to restore this relationship, the hedge would need

6/7- *The Newmarket Era*, 11 August 1933.



Planting Types

to be cut down, or limbed up.

The trees form a very mature canopy, with many excellent specimens. There are over 50 trees that are over 200 years old. An estimated 75% of the trees will be lost over the next 100 years. The Town arborist will be developing a maintenance plan for each tree and a succession plan. Trees near Mullock Drive are in generally more poor condition, likely due to exposure to exhaust.

The Black Walnuts present a special problem as the nuts fall in late August/September and can cause injury. An early warning caution system/signage will need to be employed.

The perennials on the site include double white tulips, white + green tulips, daffodils, snapdragons, hostas, phlox, lemon balm and 80-100 peonies (double pink and double white). The peonies are very old and unique varieties. There are also old crabapples.



Site Photographs



View west from west of the house



View north from west of the house



View west from the east of the house

SPATIAL ENCLOSURE

The perception of the property from the outside changes seasonally. In the summer, the site feels more secluded, intimate, a get away. It is largely shielded from the south along Mulock Dr. with trees, is somewhat screened against Yonge St providing glimpses into the site, and buffers the residential yards to the north with a spruce hedge. The house seems far away, tucked into a remnant landscape from another era with just glimpses caught.

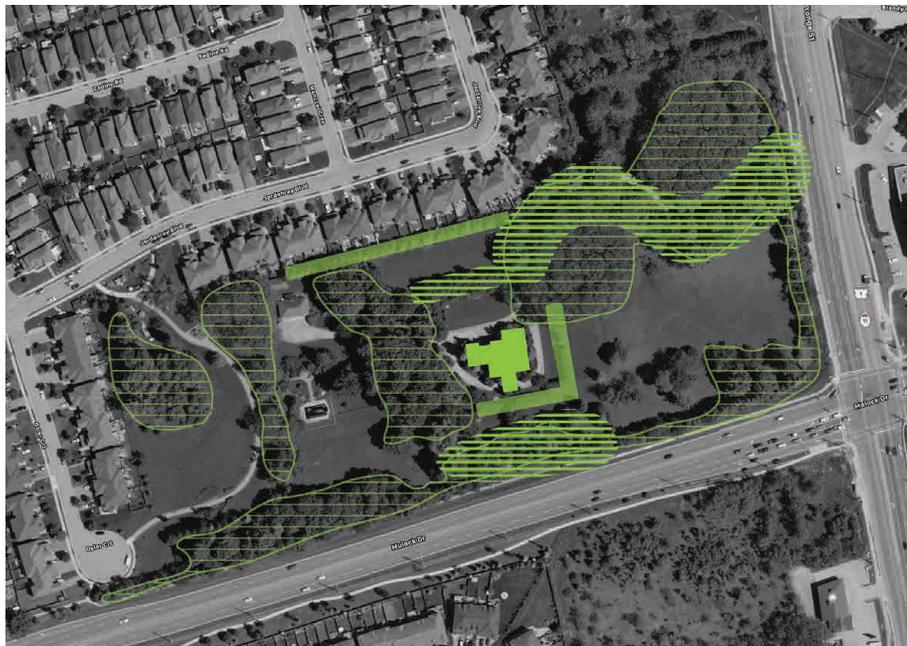
In the winter, this is radically changed, with the dominant coniferous trees being only to the south of the house and along the entrance drive, the privacy hedge at the east of the house and along



View from Yonge St. in Summer



View from Yonge St. in Winter



Winter Enclosure



Summer Enclosure



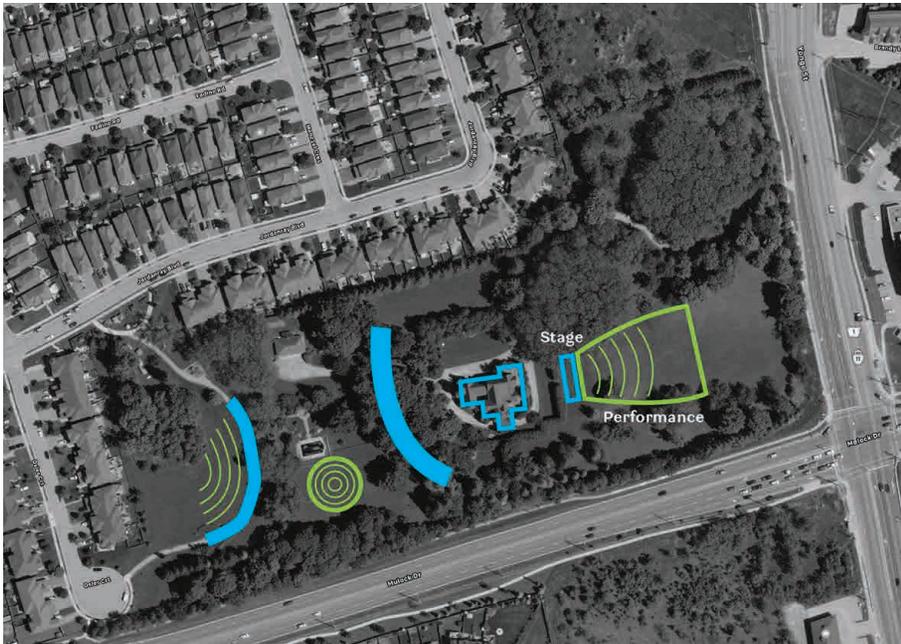
the residences to the north. The house is much more dominant, and ‘feels’ much closer to Yonge St. – the landscape and house exposed, with little screening of trees right at the street line.

The sense of enclosure like a secluded oasis is unique in Newmarket – which is dominated by trails/linear spaces. This is a place to gather and enjoy the acres of space.

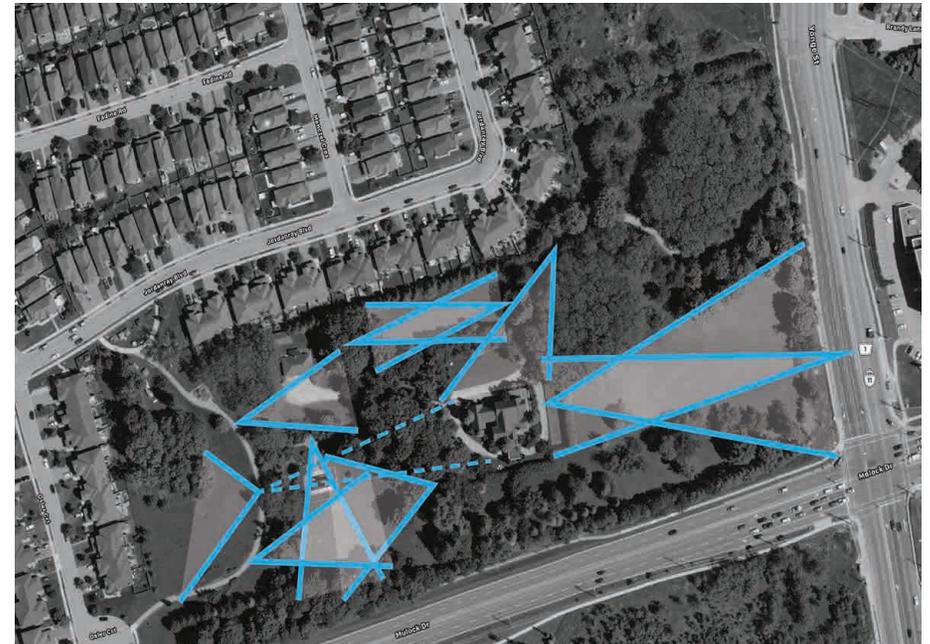
Whether the screening of trees along Yonge Street should be opened up or preserved/enhanced to maintain the sense of enclosure is up for discussion and can be explored more in the master planning stage.

Within the site itself, the tree groupings careful-

ly frame open spaces into a sequence of outdoor rooms with key positions for viewing (Views Map). The lawn to the east of the house in which Sir William Mulock had public and social events is a natural sloped performance space. The open area to the west of the house bounded on the east by the sloped hill of the house plateau, and on the west by the dike, was another social center for the estate, and could also act as a community gathering and performance space, space for artworks and movie nights (Natural Performance Spaces). The dike provides views into Jim Bond and the current site.



Natural Performance Spaces



Views

HYDROLOGY | GEOTECHNICAL | ENVIRONMENTAL

Hydrology

The property is located in the larger hydrological region known as the Southern Ontario Lowlands, in the Lake Simcoe watershed. There is a watercourse on the SE corner, and because of the topography, precipitation runoff flows in a south-easterly direction. Shallow groundwater is expected to flow to the southeast as well. The site is located in a 5–10 year wellhead protection area.

Geotechnical

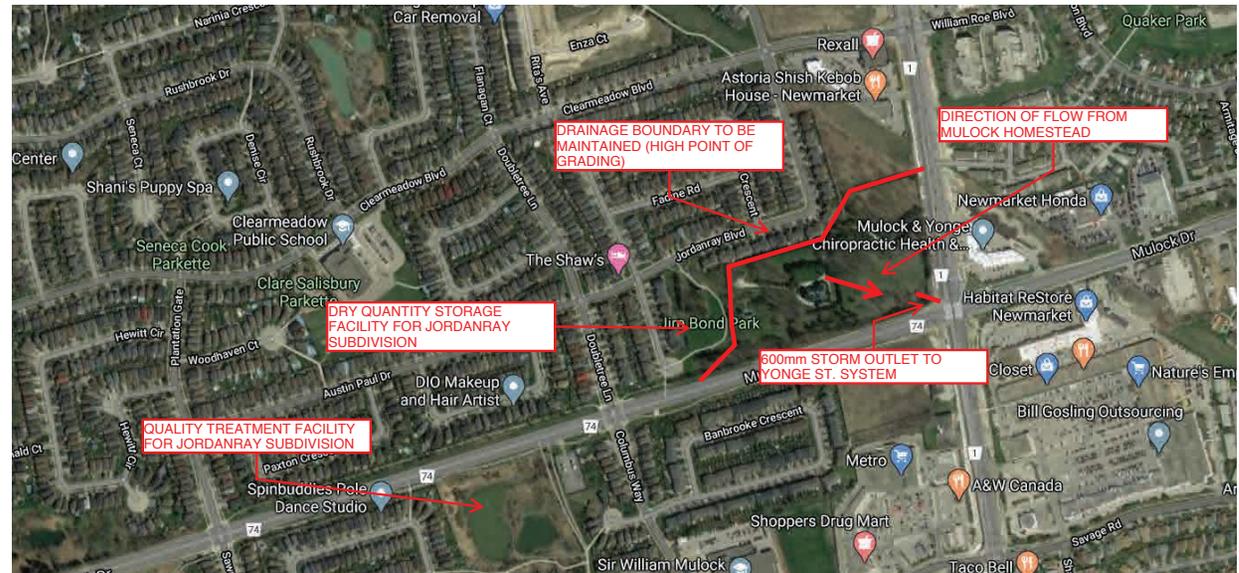
The soil is good for landscaping, but has poor engineering value for foundations and pavement construction. The soil has:

- Low permeability
- Subject to high erosion
- Highly frost susceptible

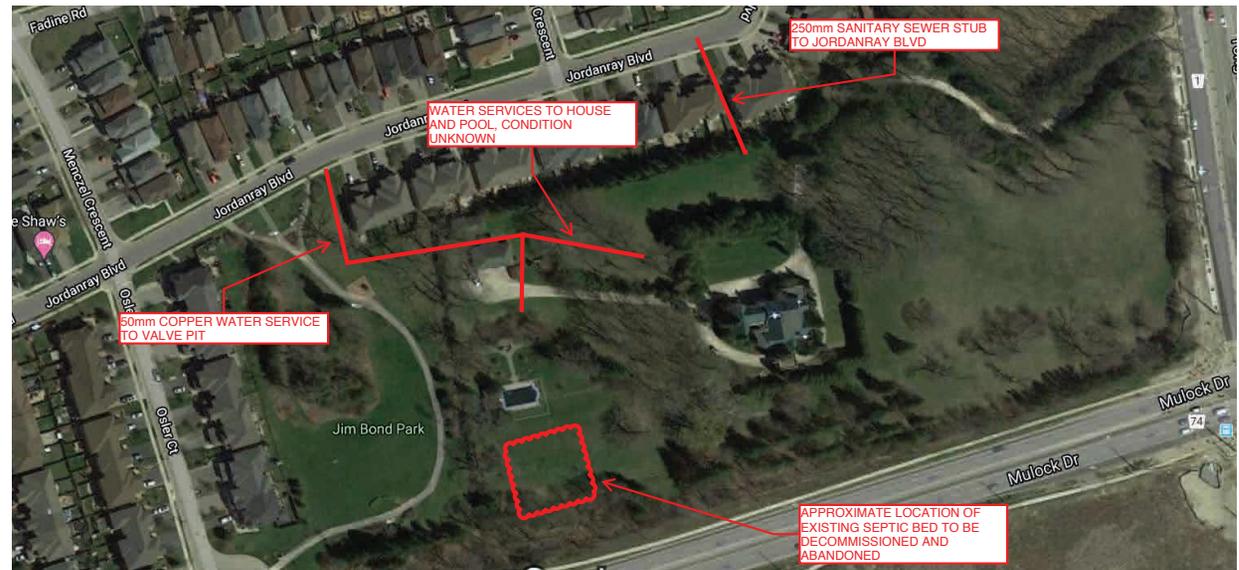
(Refer to Geo-technical Report by Soil Engineers Ltd. October 2017)

Environmental

Phase 1 and Phase 2 Environmental assessments were performed in 2017 by Soils Engineers Limited. They identified risks of impacted soils and groundwater due to fuel tanks and pesticide use and recommended remediation for impacted soils/groundwater due to lead/zinc and petrol. Potential pesticide contamination is site wide. Hydro carbon petrochemical risk is at the area of the former fuel tanks only around the garage, pool house and inside the basement.



Storm Water [WalterFedy]



Services [WalterFedy]

CIVIL

Sanitary Servicing

The Jordanray (Criterion) subdivision sanitary system was designed with a fairly sizeable ultimate sanitary flow from the Mulock Homestead area, through an easement and 250 mm sanitary service between 100 and 104 Jordanray Boulevard at invert 207.74. Sanitary servicing using this outlet should be no issue for any park facilities proposed including the house. Currently the house and out-buildings are on a septic system and active septic lines head south to Mulock Drive. It is currently speculated that the septic tank is in the SW corner of the property [to be confirmed by the town through camera investigation].

There is an existing septic bed to the south of the original house on the property that will need to be decommissioned and abandoned.

Water Servicing

There is an updated 50 mm copper water service at the northwestern corner of the property that is split at an existing valve pit (north of the pool house). A water service branches from that valve pit to both the house and the pool. Condition of these services from the valve pit is unknown.

Storm Servicing

Historically, this section of the area is considered “uncontrolled” storm flow to the Yonge Street catchment (no quality or quantity treatment has ever been considered for the site). Most of the Mulock Homestead property has been diverted

to stormwater management ponds (both the dry pond at Jim Bond Park which is the major storm overflow for the Criterion/Jordanray subdivision, and the quantity/quality treatment pond south of Mulock and just west of Columbus Way). The 4.8 ha of the Mulock Homestead property is separate from Jim Bond Park, and all surface flows drain entirely through a 600 mm outlet pipe at the southeastern corner of the site. The existing infrastructure downstream of the site is limited in capacity.

Quantity Requirements

Based on the 1992 Stormwater Management Report and the 2002 storm design drawings for the Criterion/Jordanray site, the required quantity flow from the site is fairly limited. As of the 2002 design, this allowable outflow was 0.43m³/s for the 100-year storm, but this will have to be updated to current modelling standards and may be adjusted slightly (either positively or negatively). Any development on site will require controlling the outflow to this rate, through the use of quantity storage and attenuation (ponds, infiltration, rooftop storage, parking lot storage, rainwater re-use). Infiltration is an unlikely solution for this site as the existing soils are clay with slow T-times. There is no “overland” outlet for the site, so all flows up to and including the 100-year storm must be considered. The general site grading should be maintained, with the elevation dropping from the high point at the boundary of Jim Bond Park and the houses to the north, down to the outlet at Yonge/

Mulock. This will enable a stormwater management design with the least noticeable impact, natural flow, and ease of outlet, while still keeping the overland flow to Jim Bond Park distinct. Making the physical connection to Jim Bond Park would require that high point to remain.

Quality Requirements

Quality treatment of the runoff from the site must be to Level 1 as the outflow from the site is ultimately a part of the Holland River drainage area. This will not be difficult to achieve with the planned use of the property. TSS removal from the outfall should beat minimum 80% and can be managed with an oil/grit separator for the parking lot, with consideration for alternate quality treatment (i.e. wetland controls – quality treatment through plant selection, engineered wetland area, possibly at the site outlet near Yonge/Mulock).

Refer to Site Servicing Memo in Appendix G.

Sump

There is currently a sump pump at the rear of the poolhouse. It exits to the south of the pool house/pool and the pipe is visible just north east of the large tree at the back of the property. The sump line releases out into the yard.

CAR ACCESS

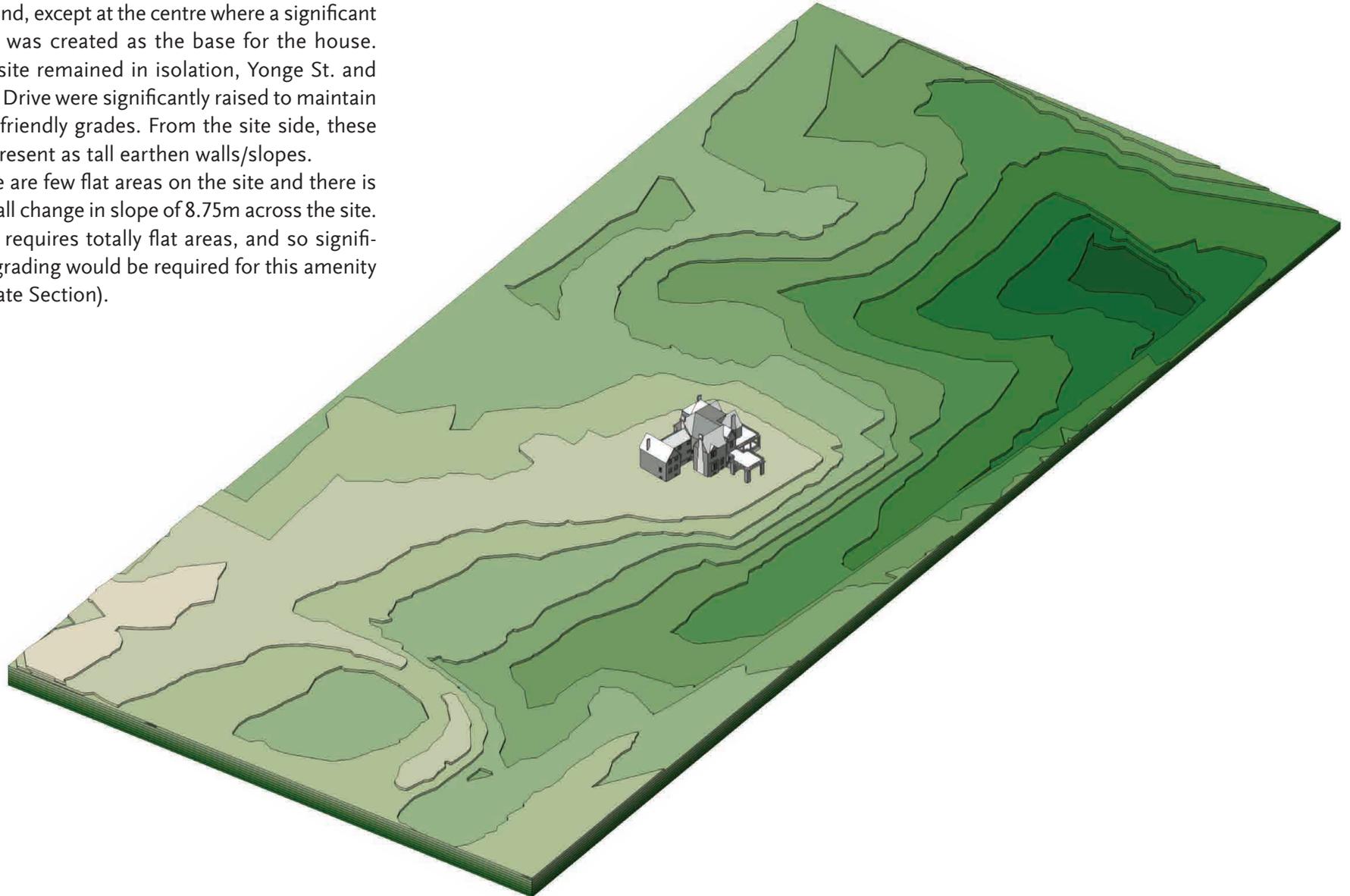
The only place where easy and direct access from the street is possible, is where the driveway currently is. York Region will not allow any other access from Yonge Street. Access off Mulock has a limited range – it needs to be far from Yonge St. Access to Osler Court directly would be too close to the west intersection (per York Region). Along Mulock there is a deep gully that would need to be bridged. The future extension of Persechino Road aligns with this range of potential access along Mulock, and is a desirable alignment, however does not align well with the bridging of the topography. Refer to Parking Diagrams 1–4 (p.110-115).



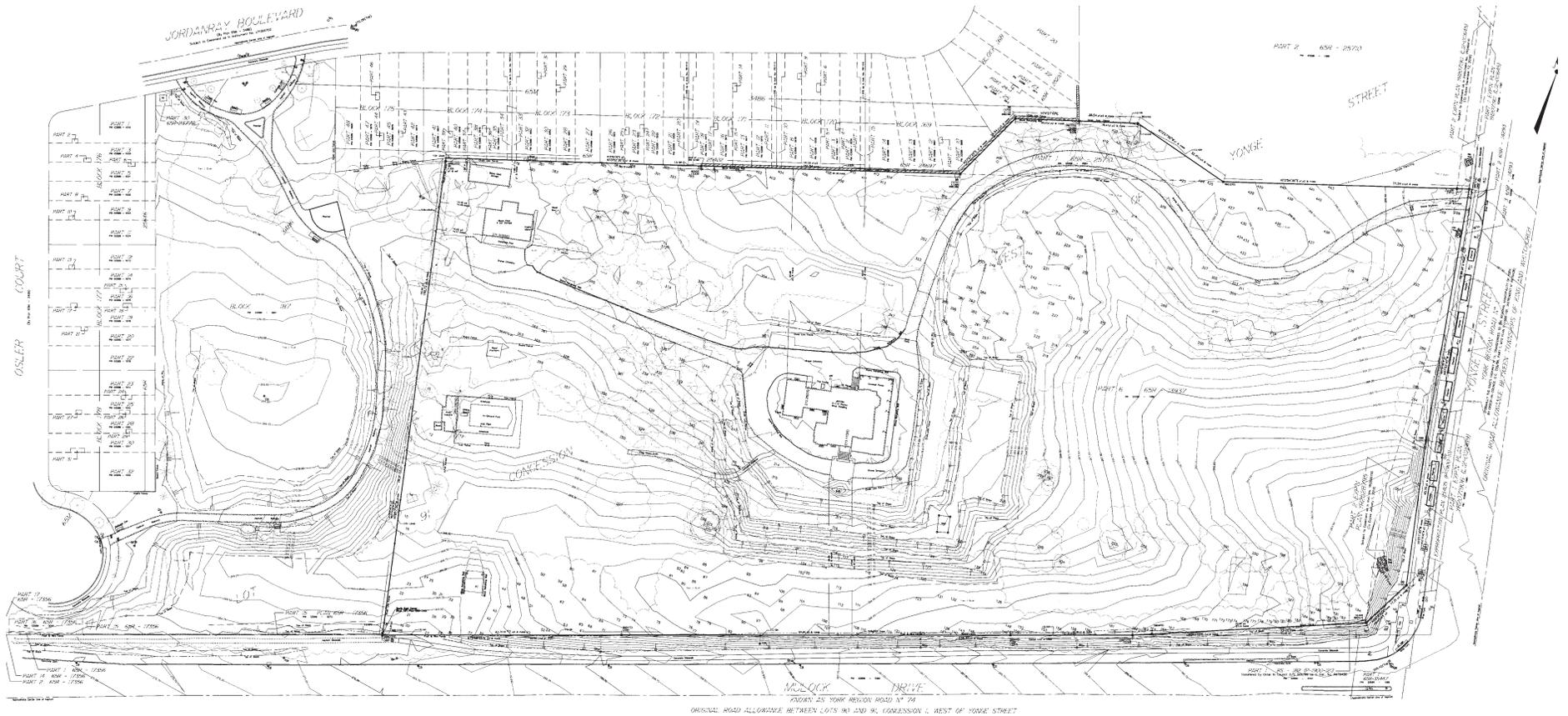
TOPOGRAPHY

The site topography demonstrates the natural lay of the land, except at the centre where a significant plateau was created as the base for the house. As the site remained in isolation, Yonge St. and Mullock Drive were significantly raised to maintain vehicle friendly grades. From the site side, these roads present as tall earthen walls/slopes.

There are few flat areas on the site and there is an overall change in slope of 8.75m across the site. Skating requires totally flat areas, and so significant regrading would be required for this amenity (see Skate Section).



Digital Topography Model of Existing Site



GEOTHERMAL POTENTIAL

As there is a significant amount of open lawn area, and it is expected that new buildings and functions that require power will be added to the site, in the spirit of making the site self sustaining, the team reviewed at a high level, what the capacity might be to provide geothermal energy on the site. And, additionally to understand if there might be a possibility to responsibly offset the energy requirements for a skating surface.

For residential buildings, a geothermal heat pump system is sized based on the total heating load, not the total cooling load. For the 12,000 ft² residential building, the heating load is approx 500 ft²/ ton, therefore the total heating load would be approx 24 tons. If the existing radiant heating system was to be replaced with a geothermal heat pump system (providing heating and cooling), a 24 ton horizontal closed loop geothermal field would be required. The size of the field depends somewhat on the soil conditions, but average sizes would require 2,000 ft² per ton, therefore 48,000 ft² (4800m²) in area. As there is currently approximately 11,000m² of open field, 55 tons are available.

Vertical loops are more expensive, but take less area. Typical depth of the loops are 200-350 feet, with 200 most common. One 200 foot vertical loop produces 1 ton therefore, 24 vertical loops on a 15' x 15' grid would need an area of 45' x 90' = 4,050 ft² (400m²). As there is currently approximately 11,000m² of field, 660 tons are available in a vertical configuration.⁸

There is currently no air conditioning in the

8- Information provided by GPY + Associates Engineering Inc.



Open Surface Area Calculations of Existing Site

house. Providing geothermal for air conditioning only is not cost effective, and should only be considered if heating and cooling is provided.

With respect to the ice, the use of ground source heat pump chillers for ice rinks depends heavily on being able to reuse the heat that is rejected to the ground. If there is no need to use the heat, a geothermal system is extremely expensive and will not save any energy. The main reason is that in winter it is easier to reject heat to ambient air which is usually colder (-15°C to +10°C) than ground temperatures in winter (+8°C to +10°C), so refrigeration in winter is already more energy efficient. A 250–500m skate path would eject 130–260 tons of heat, far more than required for the house alone.

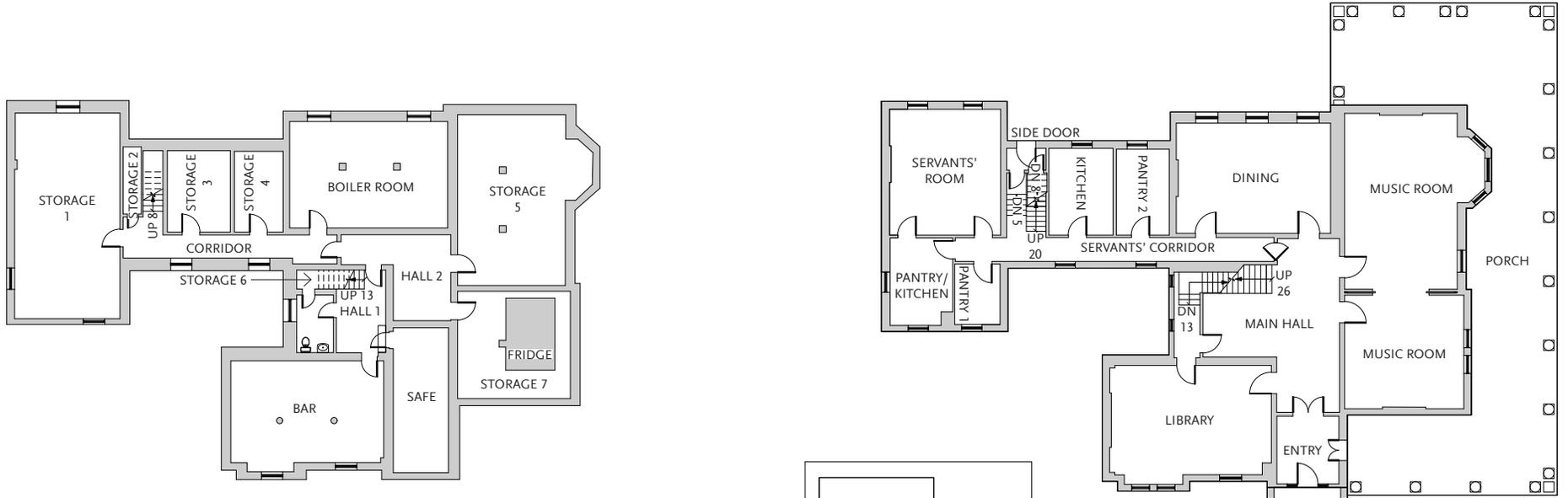
If there is a desire to pursue energy sources for the house and new services and buildings, further investigation by a mechanical engineer will be required, and impact/potential impact on archaeology would need to be assessed.



BUILDING ASSETS

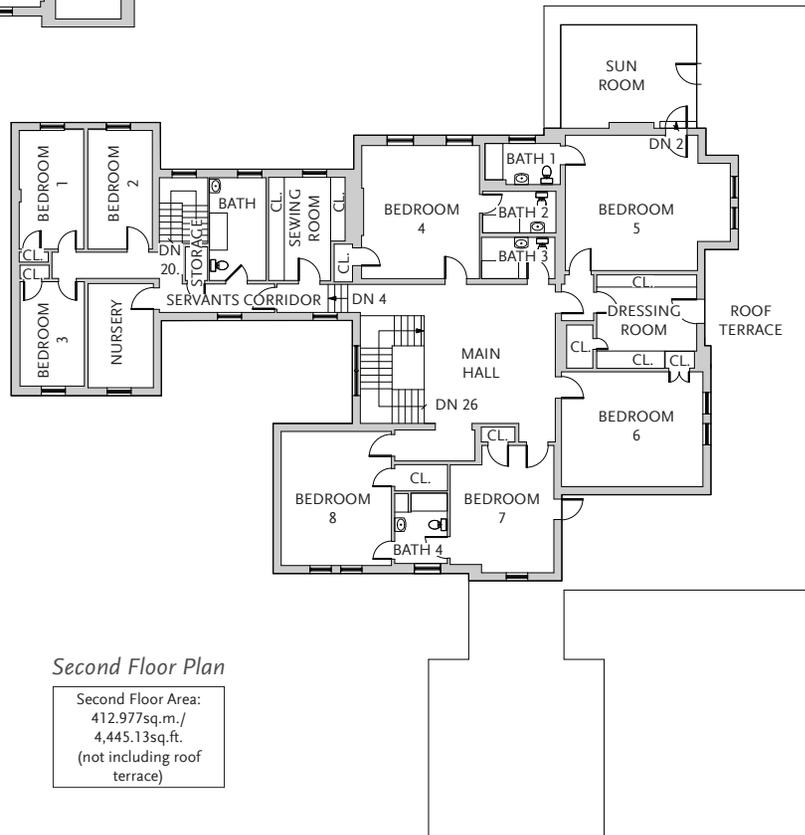
MULOCK FARMS

HOUSE



Basement Plan

Basement Area:
394.70sq.m./
4,249.57sq.ft.

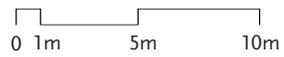


Second Floor Plan

Second Floor Area:
412.977sq.m./
4,445.13sq.ft.
(not including roof terrace)

Ground Floor Plan

Ground Floor Area:
390.10sq.m./
4,199.02sq.ft.
(not including porch or portico)



The house is 395m² per floor for a total of 1184m². The oldest portion of the house (westerly most portion) eventually became the servant spaces and kitchen for the larger addition (See Heritage). As this part of the house was not originally built for this purpose it has reasonably high ceilings (2.9m), simple but elegant details (Quaker) and fine fireplaces.

The social and private spaces for the Mulock Family are however comparatively palatial, with very large rooms and high ceilings (11'-8" height), as well as very large hall areas (according to the Paint and Contracting Contractor Magazine article of April 1949, some of the ceilings were actually lowered to make the rooms better proportioned).

At the Ground Floor the Dining Room and Library (according to Deborah Barbour, the heart of the house) are both isolated rooms accessed off the Main Hall. The Living Room and Music Room are joined with large pocket doors, and both were used to give access to the porch (currently tall windows).

At the Second Floor there are four very large bedrooms, each with a fireplace and each with adjoining baths (dating from 1950s), all accessed off a very larger upper stair hall. The larger hall will need to be enclosed (could be in glass) to provide fire separation in any future renovations (see Appendix C for code requirements. Part of the upper balcony has been glassed in as a sleeping porch off the northeast bedroom. The upper balcony has great views onto the rest of the landscape, but currently has a very low railing. A new guard would



North View of House



North View of House



Southwest View of House



South View of House



East View of House (Historic)

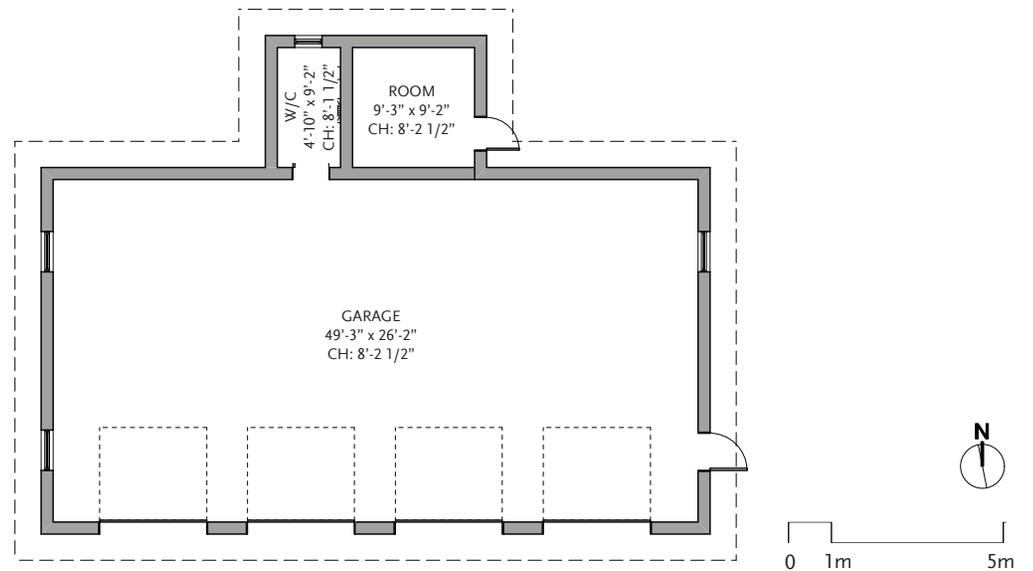
be required – set back or in glass to preserve the heritage façades.

In addition to storage, the basement has a leather panelled 1950s bar with period counters and lighting in mirror and Arborite, and a safe and refrigerator room that are curiosities. The finished ceiling is 7'-0" high and the rooms have many light wells (current photographs show boarded up windows).

Mulock Room Areas					
Basement		Ground Floor		Second Floor	
Bar	40.07m ²	Circulation	31.63m ²	Bath 1	5.50m ²
Boiler Rm	42.30m ²	Dining Rm	40.34m ²	Bath 2	5.145m ²
Circulation	18.16m ²	Entry	9.98m ²	Bath 3	5.11m ²
Hall 1	10.23m ²	Kitchen	13.17m ²	Bath 4	6.23m ²
Hall 2	16.26m ²	Library	42.75m ²	Bath 5	9.84m ²
Safe	20.07m ²	Main Hall	37.44m ²	Bedroom 1	13.52m ²
Storage 1	54.09m ²	Music Rm 1	50.72m ²	Bedroom 2	12.87m ²
Storage 2	3.07m ²	Music Rm 2	32.13m ²	Bedroom 3	12.10m ²
Storage 3	12.90m ²	Pantry / Kitchen	12.65m ²	Bedroom 4	28.17m ²
Storage 4	9.91m ²	Pantry 1	6.51m ²	Bedroom 5	34.50m ²
Storage 5	49.85m ²	Pantry 2	10.82m ²	Bedroom 6	28.39m ²
Storage 6	1.77m ²	Servants Room	33.12m ²	Bedroom 7	21.84m ²
Storage 7	30.43m ²			Bedroom 8	27.39m ²
W/C	5.30m ²			Circulation	28.77m ²
				Dressing Rm	19.82m ²
				Main Hall	43.81m ²
				Nursery	11.44m ²
				Sewing Rm	12.40m ²
				Storage	1.26m ²
				Sunroom	23.69m ²

GARAGE

The four car garage was built in the 1940s. Mulock had a Packard and there were regularly 4 cars here. The garage is 150m² and can be re-purposed as a garden building or service building. It currently has electricity and plumbing so it can be easily adapted as a cafe, skate rental/Zamboni, storage, or other uses. Although the ceiling is only 8'-2" high, the building form is significantly taller. The garage building does not have any notable historic or architectural features that would prohibit its adaptive reuse.

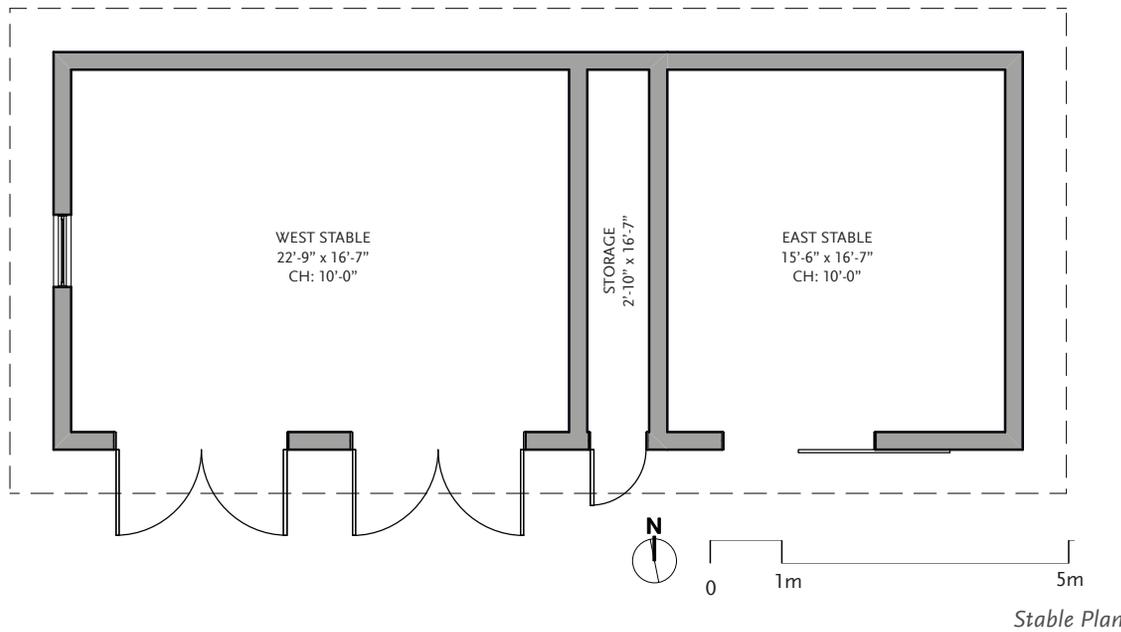


Garage Plan



South Elevation of the Garage

STABLES



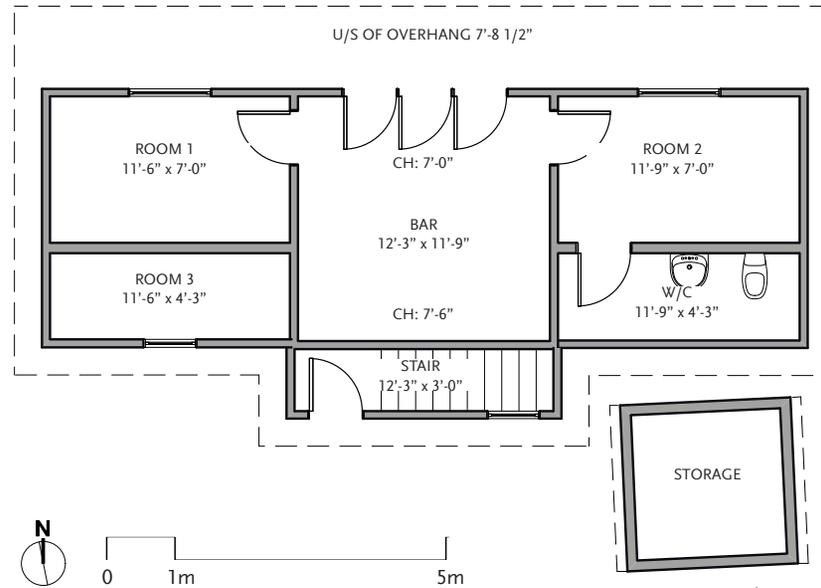
The stables are to the north of the garage, just behind the Jordanray Blvd. residents' backyard. There is currently no road access, as it is blocked by the garage. There is an opportunity due to the proximity of these buildings to each other to create a "courtyard" in between the stables and garage, and it could perform some of the functions proposed for the garage, or in tandem with the garage. The stable building does not have any notable historic or architectural features that would prohibit its adaptive reuse.



South Elevation of the Stables

POOL HOUSE

The Mulock property had the first in-ground pool in the York Region (early 1950s). The current pool is smaller than the original one which was rebuilt after being damaged by Hurricane Hazel. The pool house was built in 1951 and comprises a central space which currently has a bar, and two change rooms with adjoining washrooms. The roof slopes from 7'-0" to 7'-6", making a very low profile building (only 7'-0" tall). The pool house sits on top of a mechanical room below grade. Although the pool house speaks to the evolution of the site by successive generations of the Mulock family, and, the architecture firm that designed it had some reputation in the 1950/1960s in the area, it is not listed as a character defining feature of the property due to its relative importance on the site.



Pool House Plan Designed by Hanks and Irwin, Architects



North Elevation of the Pool House





HERITAGE

MULOCK HERITAGE

Heritage Status

In 2003, following the advice of the Newmarket Municipal Heritage Committee (Heritage Newmarket), the Town Council Designated the Mulock property under Part IV of the Ontario Heritage Act (By-law 2003-168). Formal designation of heritage properties is one way of publicly acknowledging a property's heritage value to a community. At the same time, designation helps to ensure the conservation of these important places for the benefit and enjoyment of present and future generations.

Designation not only publicly recognizes and promotes awareness of heritage properties, it also provides a process for ensuring that changes to a heritage property are appropriately managed and that these changes respect the property's heritage value.

Making alterations to designated properties

Obligations under the Ontario Heritage Act

The alteration process under Section 33 of the Ontario Heritage Act helps to ensure that the heritage attributes of a designated property, and therefore its heritage value, are conserved. According to the Act, the owner must obtain written consent from council. This applies not only to alterations of buildings but also to alterations of other aspects of a designated property, such as landscape features or natural features, which have been identified as heritage attributes.

International charters and agreements have es-

tablished guiding principles for the conservation of heritage properties around the world. Conservation guidelines based on these principles have been developed at all levels of government – the most notable being the Standards and Guidelines for the Conservation of Historic Places in Canada.

Conformance with Provincial Policy Statement

In addition to the obligations under the Ontario Heritage Act, as a recognized heritage resource, any changes to the property are subject to cultural heritage policies as set out in the Provincial Policy Statement of the Ontario Planning Act, which provides the legislative framework for land use planning in Ontario. Policy 2.6.1 states that “Significant built heritage resources and significant cultural heritage landscapes shall be conserved” – in this context, “conserved” includes the protection, use and/or management of cultural heritage resources in such a way that their heritage values, attributes and integrity are retained.

OP Policies

The Town of Newmarket's Official Plan advocates for managing growth in a manner that respects and preserves the Town's cultural heritage, and sets out the objectives of the cultural heritage resources policies (Section 11.1) such as: to conserve significant built heritage resources and significant cultural heritage landscapes; and to ensure that all new development has regard for

cultural heritage resources and appropriately accommodates such resources in development and redevelopment proposals. Policy 11.2.7 states that “Cultural heritage landscapes will be preserved, enhanced and incorporated specifically through the regulation of uses that may detract from the traditional landscape.”

Historical, Architectural, and Contextual Background Research

In order to ensure that any alterations to the site, which develop out of the concept master plan, are appropriate on the historically designated property, the Master Plan team compiled and reviewed extensive background documentation on the history of the site. For the purposes of the official Designation under the Ontario Heritage Act, the documentation collected focused on the post-colonial history of the site and included the built heritage and the associated cultural heritage landscape. The information gathered during this period is valuable to the long-term planning of the site. It provides the background that can serve as part of the interpretation on the site. It can be used to inform the design developed out of the master plan. And, it becomes the basis for assessing whether the heritage values are conserved during any proposed alterations. With this in mind, the Master Plan has been developed in a manner that would ensure conservation of the cultural heritage value, while allowing for a change of use on the site and in the building.

The post-colonial history of the site is gener-

ally well-known and documented and will not be recounted here in this Master Plan document. In summary:

- The property is a small portion of an original farm lot that was cleared and farmed by the early Quakers who settled in this area of Upper Canada – the Quaker history is connected to other historic sites in the immediate area (for example, the nearby Quaker Meeting House)
- The property was owned and occupied by the Mulock family over successive generations and the physical remainders of their occupation include the buildings and the cultivated and designed landscape features – again, it is only a small portion of what was originally a large farm with orchards and farm buildings
- Historical descriptions and aerial photographs provide some evidence of the site's evolution – information such as when buildings were erected and/or demolished; when driveways were laid out; and, when and where groves of trees were planted
- Archival photographs (and physical evidence) reveal the evolution of the main house, which contains portions from various building campaigns, and the successive layers all provide important information about the site's history

Making changes to the Designated Mulock Property

Any changes proposed to the site, as part of this Master Plan, would need to be approved through

a Heritage Permit. Designation under the Ontario Heritage Act does not prevent changes to a property, but rather, it allows for the site to be managed/guided through change, striking a balance between protecting what is important and enabling appropriate change. One of the goals of the Master Plan is to find a sustainable and workable reuse. Protecting and evolving are not mutually exclusive objectives.

As part of this Master Plan exercise, the herit-

age considerations have been carefully considered during the development of the recommendations about both the existing house (and its possible adaptive reuse) and the entire landscaped site (and its possible development).



1954 Aerial

Heritage Designation and Statement of Cultural Heritage Value

The reasons for designation for the Mulock property are described in Schedule “B” of the Designation By-law 2003-168. They read as follows:

The “Mulock Farm” or the “Augustus Rogers House” located at 16780 Yonge Street is significant both historically and architecturally. This 2 ½ storey structure was built between 1870 and 1878 by Augustus Rogers, as a farmhouse. This parcel of property was part of the original 210-acre grant to Quaker settler Rufus Rogers at the beginning of the nineteenth century. In the 1880s the residence and surrounding farms were purchased by William Mulock who would later enlarge the house significantly, to the proportions Newmarket is familiar with today. It is a collection of various architectural styles including both the Ontario vernacular Georgian and Neo-Classical Gothic styles. The appearance of the house reflects the fact that the house was built in sections over a long period of time. The original house contains many significant architectural features. Steep gable roofs are found throughout the façades containing two dominant unequally pitched roofs on the east elevation. An Ionic colonnade veranda wraps around the entire east elevation and one-quarter of the south and north elevations. What appears as the front façade from Yonge Street is actually the verandah enclosed east elevation. The elaborate brick work (with projections and patterns) is very ornate as are the variety of sizes of windows with their double-hung, one-over-one panes and the

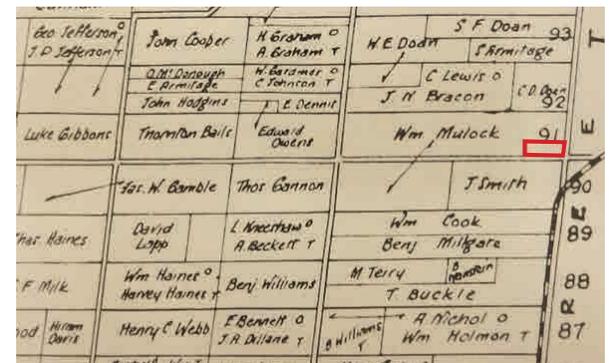
elaborate gable work on the eaves. The principle entrance is on the south elevation where a large canopy has been recently added. Much of the significance of this residence is owing to its famed owner, Sir William Mulock (1843–1944).

In April 2005, the Ontario Heritage Act was strengthened to provide municipalities and the province with enhanced powers to conserve Ontario’s heritage. Similarly, the 2005 PPS strengthened policies for significant cultural heritage landscapes, which is defined as a geographical area of heritage significance which has been modified by human activities and is valued by a community (a grouping of heritage features such as structures, spaces, archaeological sites and natural elements). Due to these changes, it may be time to review the 2003 Designation of the Mulock property. What were known for years as “Reasons for Designation” have now been replaced with a “Statement of Cultural Heritage Value or Interest” and a “Description of Heritage Attributes.” These Statements help to better guide future alterations to designated property as they more clearly identify the heritage attributes of the property that should be protected and conserved.

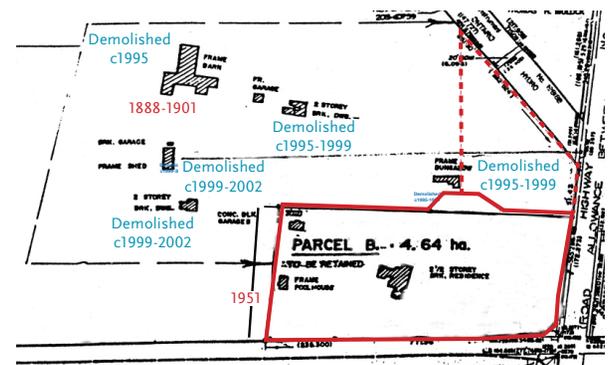
Property designation is not limited to buildings or structures but can also include natural features and cultural landscapes or landscape features. There are various types of cultural heritage landscapes, including the “Evolved Landscapes:” those which have evolved through the use by people and whose activities have directly shaped the landscape.



Map – 1860



Map – 1917



Survey of Lots 90, 91, 92, 93, Concession 1, Town of Newmarket, 1990s

In addition to the move from “Reasons for Designation” to “Statements of Cultural Heritage Value,” since the Designation By-law was enacted, the property has changed ownership, having been purchased by the Town in 2018. At the time of designation, the private owner appealed to Town, via the Heritage Newmarket Committee, to not include the interior or the grounds in the designation. Now that the Town owns the property, the Town may want to consider updating the designation to encompass more than just the exterior of the building. This would ensure long-term conservation of not only the exterior of the existing house, but the conservation of those elements (interior and landscape) that also add to the cultural heritage value.

Optional amendment of the designation by-law

Over time, municipal councils may need to update different parts of an existing designation by-law, and this may be the case for the Mulock Property designation. At the time of designation in 2003, the MHC acknowledged that the owner was concerned about any interior or landscape element being identified as a heritage attribute and therefore limited the “Reasons for Designation” to describe only exterior features. Given that the heritage value of the site clearly encompasses more than just the house, it may be prudent to amend the by-law using an updated Statement of Cultural Heritage Value or Interest and Description of

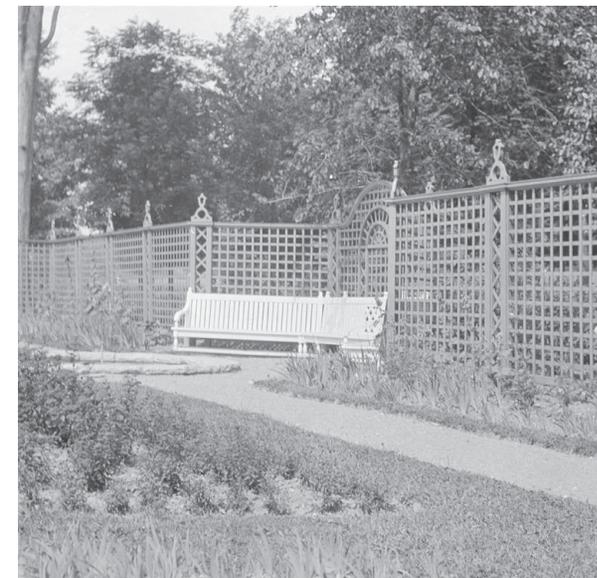
Heritage Attributes. For minor amendments to a designation by-law, municipalities can follow an abbreviated process. As of April 2005, section 30.1 (2) to (10) of the Ontario Heritage Act provides a process for amending designation by-laws that does not require the public notice required for initial designation. Council should seek the advice of its solicitor when considering the options for amending a by-law. By-laws can be amended under section 30.1 to clarify the Statement of Cultural Heritage Value or Interest or the Description of Heritage Attributes.

Draft Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes

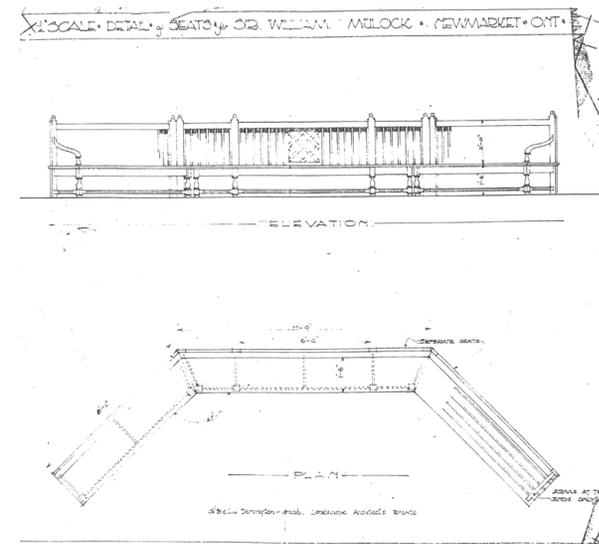
For the purposes of this Master Plan exercise, the following Draft Statement has been prepared for the Town’s consideration:

The Mulock Farm Property consists of 11.6 acres of land, on which currently stand several structures, including the two-and-one-half storey house, two one-storey garages, and a one-storey pool house. Paved drives and walkways provided vehicular and pedestrian access through the site, which is comprised of a variety of lawns, stands of trees, hedges, and planting beds, both formal and informal.

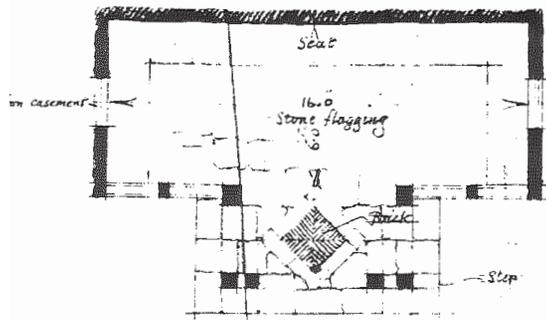
The property has historical, design and contextual value as an associative cultural heritage landscape that integrates successive periods of occupation. The property evolved from natural landscape occupied by the Indigenous peoples,



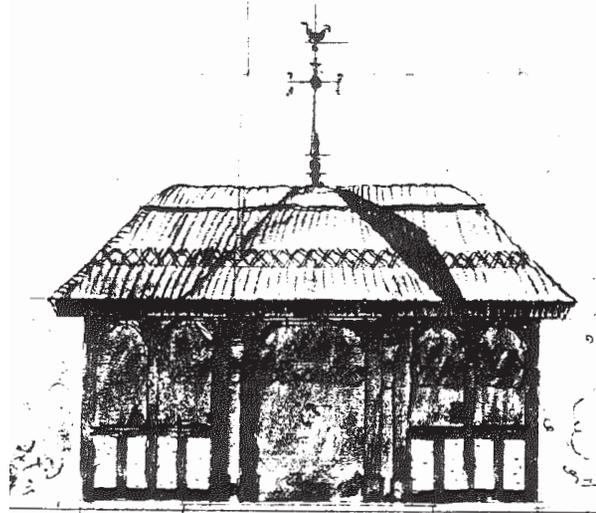
Undated view of Mulock Property showing Dunington-Grubb Designed Bench and Trellis – Royal Botanical Gardens, Burlington, Dunington-Grubb Collection (Item 00439)



Plan and Elevation of Seats for Sir William Mulock, Dunington-Grubb 1928, Dunington-Grubb and Stensson Collection, University of Guelph, McLaughlin Archives (Item XL3 MS A001085)

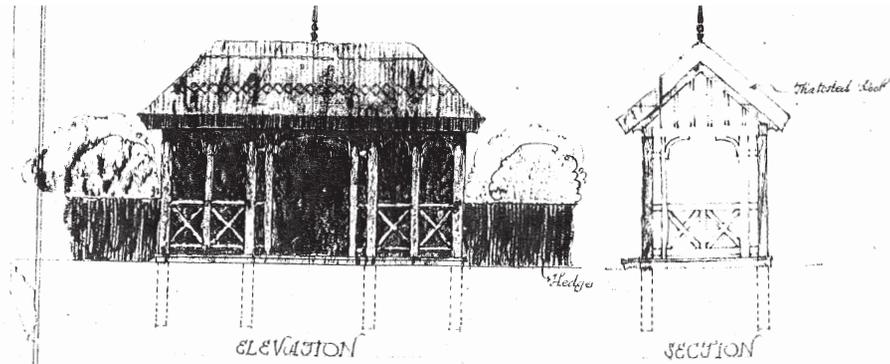


PLAN



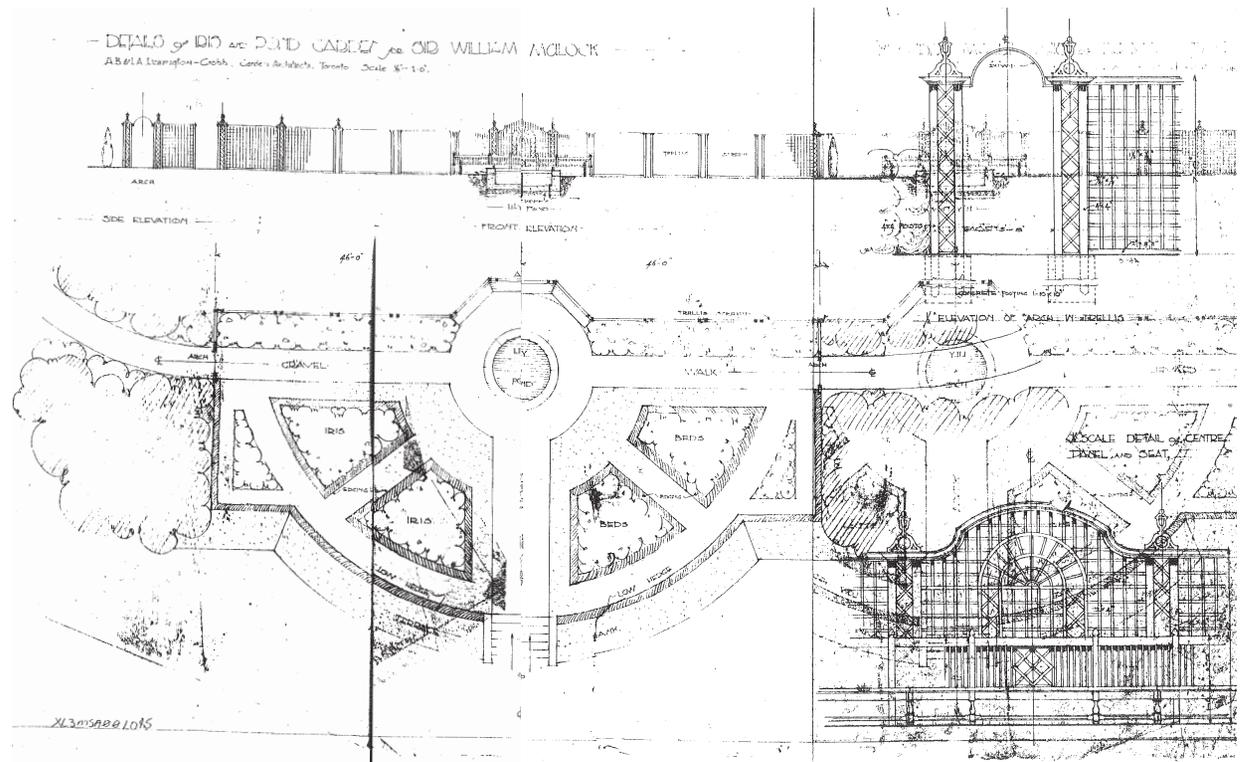
ELEVATION

No 2 plan



ELEVATION

SECTION

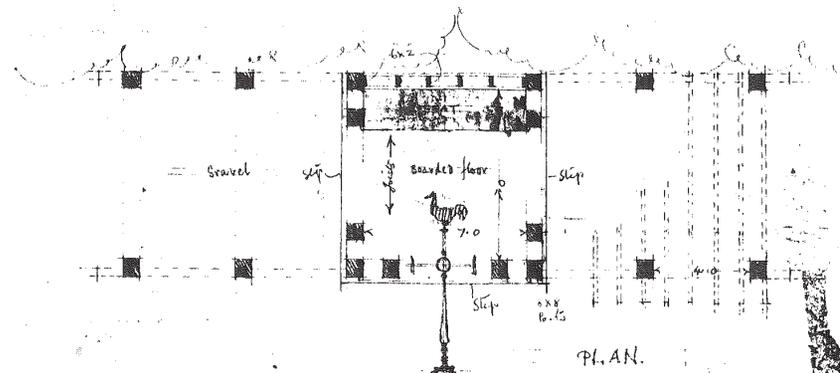
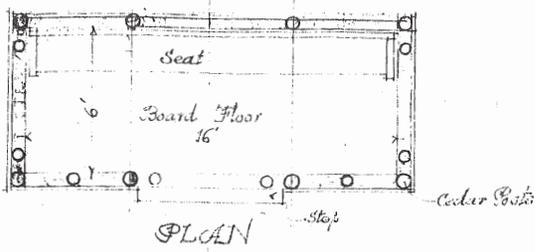


Details of Iris and Pond Garden for Sir William Mulock, Dunington-Grubb 1928 Dunington-Grubb and Stensson Collection, University of Guelph, McLaughlin Archives (Item XL3 MS A001085)

SKETCH DESIGN for GARDEN HOUSE for Sir William Mulock

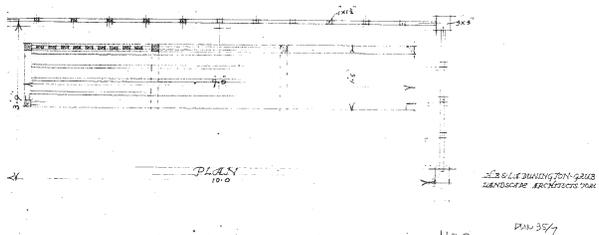
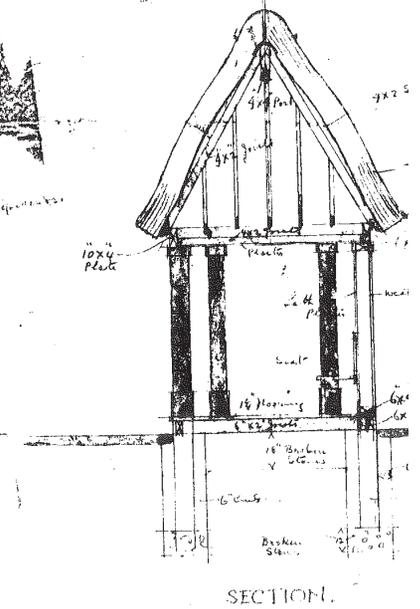
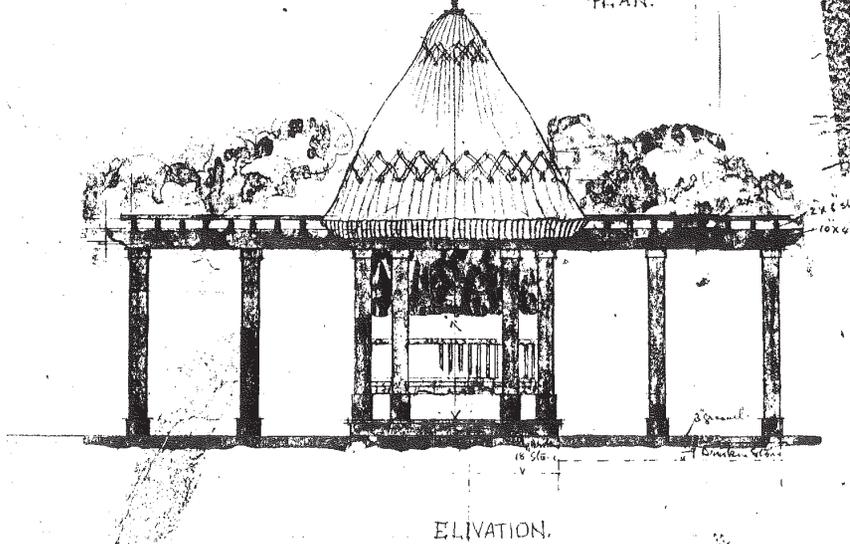
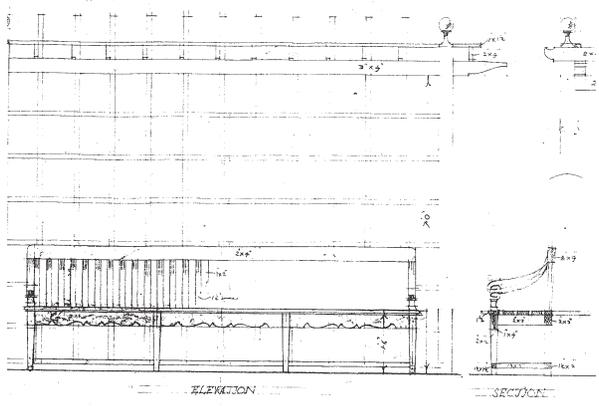
Scale 1/2" = 1 foot.

H. B. & L. A. Dunnington-Grubb
Landscape Architects Toronto

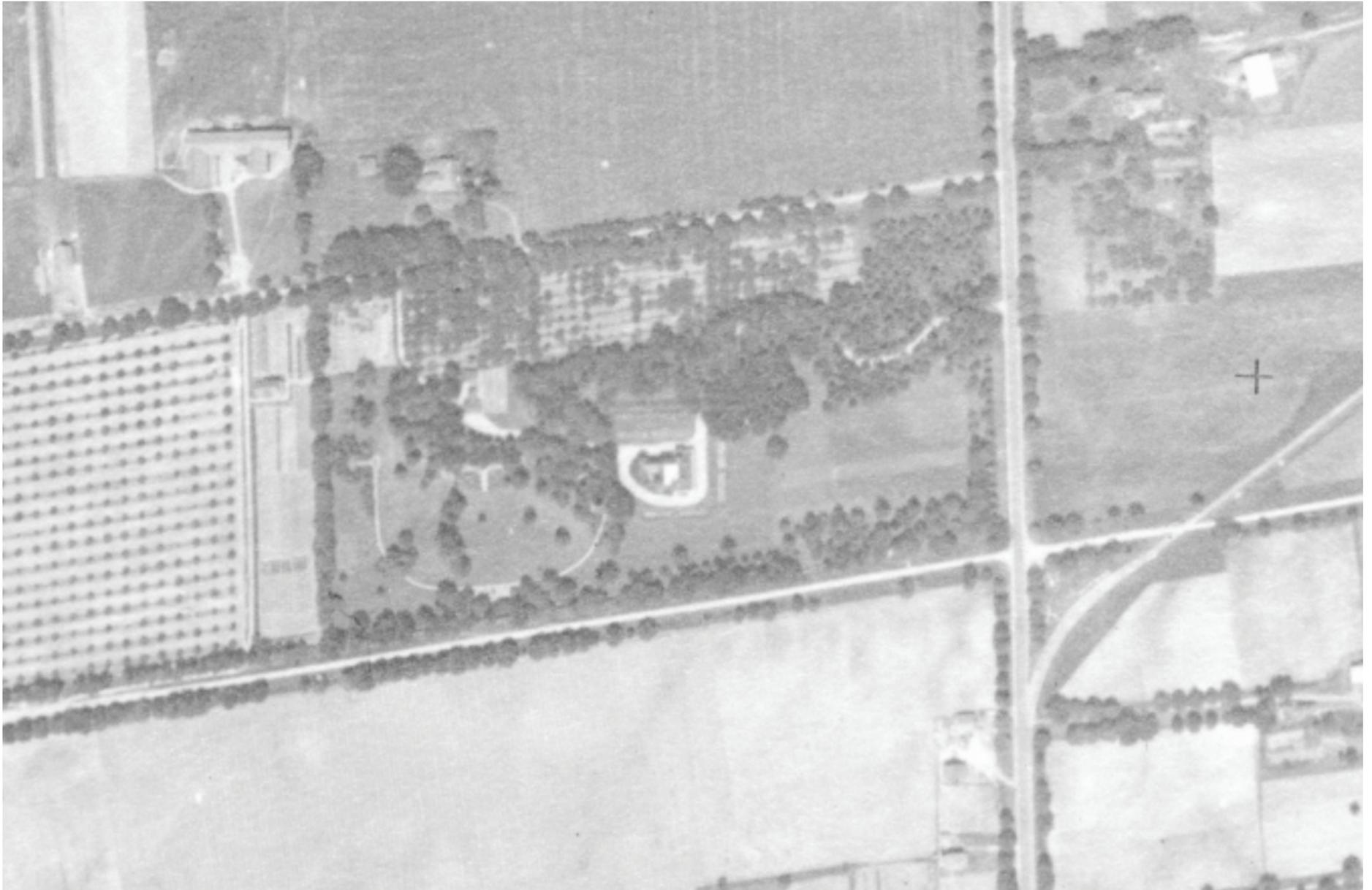


ROUR and SEAT for Sir William Mulock

Scale 1/2" = 1 foot.



Sketch Design for Garden House for Sir William Mulock, Dunnington-Grubb 1928 Dunnington-Grubb and Stensson Collection, University of Guelph, McLaughlin Archives (Item XL3 MS A001085)



1929 Aerial

through to cleared lands for Quaker farming settlements, to a summer retreat (and subsequent family home) for the Mulock family.

Historical value – Much of the value of the property comes from its association to its famed owner, Sir William Mulock (1843–1944) and his descendants, including William Pate Mulock who was deeded the property by his grandfather in 1929. The property is a large remnant of one of the original farm Lots laid out in King Township in 1800. Originally granted to and farmed by the Quaker settler, Rufus Rogers, in 1804, William Mulock purchased the south half of the Lot in 1881 and the north half in 1884. While Mulock was not a full-time farmer, he continued the farming function (making this a model farm for others) while also using the property as a summer retreat, far from his primary place of residence in downtown Toronto. It is also well documented that Mulock planted the black walnuts on site in a much lauded attempt to “reforest” the site – the reforestation of the province with black walnuts was considered “an important item in Canadian development” in the early twentieth century.

The majority of the Mulock farm property (that once spanned from Yonge to Bathurst Streets) was severed and sold off leaving only a fraction of the original today – that being primarily the non-working, residential portion.

Design value – The design value of the property lies in the main farmhouse and the purposely-designed landscape features that correspond to the Mulock occupation. The rambling nature of the

house is a factor of its construction over time and provides evidence of the historical evolution of the site – the older two-storey farmhouse (western portions) likely dates to the 1870s, while the eastern portion, likely dates to the 1880s following the purchase of the property by Sir William Mulock, at which time the farmhouse was turned into an impressive summer home, eventually with all of the modern amenities generally found in a city home. Other twentieth-century renovations add to the eclectic styling of the building.

While the architects/designers of the various portions of the house have not been determined, the building (specifically the eastern portion) is an excellent example of High Victorian architecture, while the additions (such as the wrap-around veranda on the east façade) are indicative of the Edwardian era. Various other out-buildings on the property (including farm related buildings and additional residences), which have almost all been demolished, generally stood on lands that are no longer part of the current property.

Concerted design considerations were also given to the overall landscape, especially in relation to the property immediately adjacent to the house (as opposed to the orchard and farmlands further north and west of the current property). A 1931 article called it “one of the most beautiful estates in this section of Canada,” akin to an English estate with trees, shrubs and lawns, and many of these features remain. One of the remaining landscape features (the fountain and semi-circular planting beds) represents the design work of Dun-



1883



1912



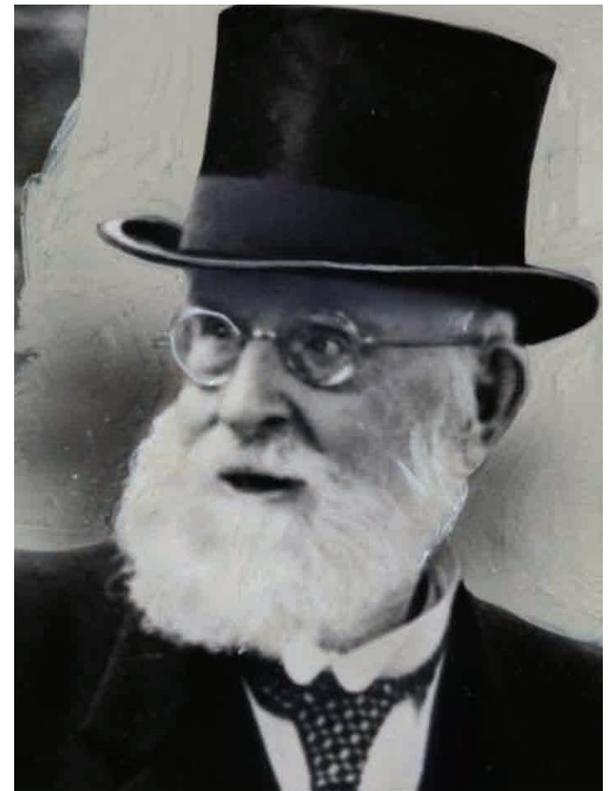
1939



1970 Aerial with future Summerhill and Summerhill South Developments



1968 View of House



Sir William Mulock

ington-Grubb, a nationally recognized landscape firm.

Contextual value – The property has contextual value as it is a tangible reminder of the rural farm lots, defined by the major concession roads, that once dominated the area. The Town of Newmarket has developed over those former Lots and has incorporated the former pioneer village of Armitage (as the area at Mulock Road and Yonge Street was once known). The property's connection to Armitage, which was founded by Quaker Timothy Rogers and named after the important Armitage family, is supported by its relationship to the nearby Quaker meeting house at 17030 Yonge Street, which was built in 1810.

Character-defining features

Key elements that define the heritage character of the site include:

- The placement of the house set well back from Yonge and Mulock streets (which speaks to the former size of the entire property), with driveway curving from Yonge Street, up through a stand of purposefully planted black walnut trees
- Those landscape features related to the successive generations of Mulock occupation, including the formal “front lawn” facing Yonge street, the stands of black walnut trees, and the remnants of the Dunnington-Grubb designed garden feature, which includes a fountain and semi-circular planting beds/pathway

Key elements that define the heritage character of the **house exterior** include:

- The rambling nature of the brick house, which is a factor of its construction over time, under cross-gable roofs, with a variety of pitched gables and brick chimneys
- The variety of sizes of windows which speaks to the various building periods of the distinct portions of the house and also varies between first and second floor on the later, westerly Victorian portion
- The asymmetrical nature of the design features on the later, westerly Victorian portion of the house with varied pitched gables, projecting bay windows, and chimney breasts
- The limited architectural details that feature on the later, westerly Victorian portion of the house, including the brick work (with projections, patterns and soldier coursing), and the two monogrammed stone plaques in east facing gables
- The wooden veranda that was added in the early-twentieth century running along the entire east façade and turning onto portions of the south and north elevations, including the piers and columns, railings, ceiling, entablature, and upper balustrade (which continues out onto the 1940s Porte-cochere) (on the north façade the upper portion of the veranda, the “sleeping porch” has been enclosed)
- While not original, the brick Porte-cochere that was added in the 1940s has become a recognizable feature, covering the principal



Edward VIII Visiting the Estate 1924



2019



1939

entrance on the south façade facing Mulock Road

Key elements that define the heritage character of the **house interior** include:

- The volumes of the original interior rooms on the ground floor that reflect the lifestyle of the Mulock family in the early twentieth century, including the grand front hall and wooden staircase
- Original architectural features such as wood trim, hardware, along with features added during the 1940s renovations, including fireplaces, built in bookshelves and cabinet

Next Steps

Any proposed development, including change of use, on the site as part of the Master Plan needs to be considered in the context of the heritage considerations listed here. The Heritage Permit process, which engages the Municipal Heritage Committee/Heritage Newmarket, will ensure that the Town is meeting its legislative and planning requirements as related to conserving its cultural heritage resources.



2019



2019



2019



2019



2019

GROUND FLOOR (2019/2020)



View to Music Room



Living Room



Library



Main Stair



Back Stair



Front Hall



Library



Pantry



Hall



Dining Room



Back Stair



Dining Room

SECOND FLOOR (2019/2020)



Bedroom



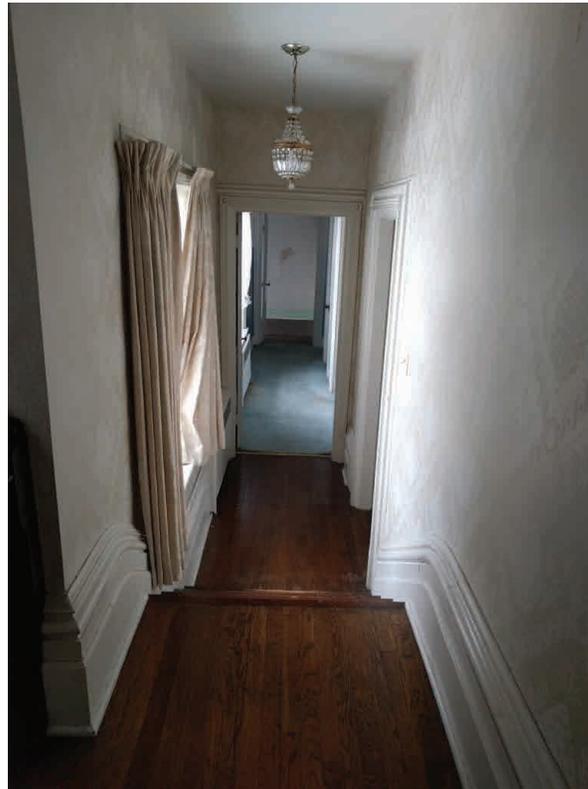
Bedroom



Bedroom



Hall to Main



Hall to Staff



Sun Porch



Dressing Room



Dressing Room



Hall to Main

BASEMENT (2019/2020)



Bar



Bar (Before Windows Boarded)



Bar



Bar



Safe



Fridge



Laundry



Storage



Hall

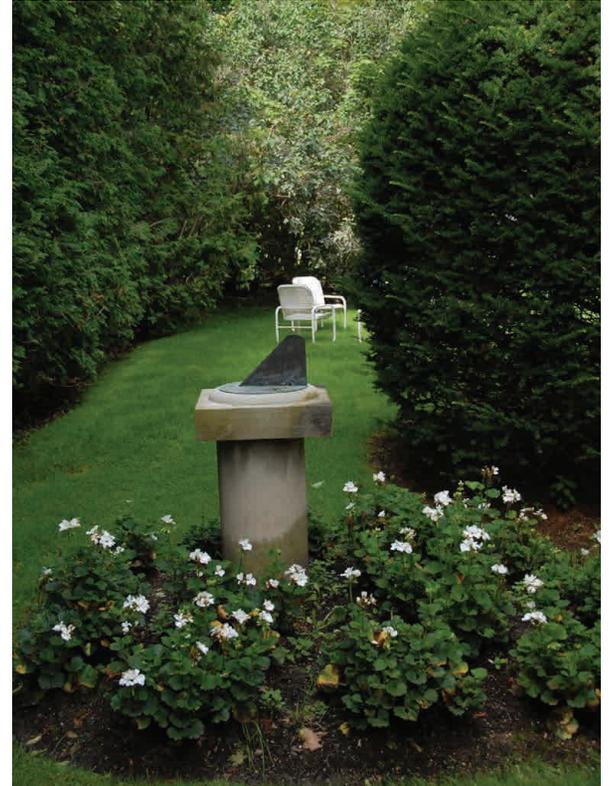


Storage

EXTERIOR IMAGES (2019/2020)



Upper Balcony South 2019



Sundial 2018



Main Porch 1960's



Main Porch 2019



Main Porch 2019



Upper Balcony East 2019



View from Lawn 2019



Main Porch 2019



Drive to House 2019

INDIGENOUS ENGAGEMENT - TRC ACTIONS

Excerpt from Engagement Summary Report Phase 1B
prepared by PROCESS



Town of Newmarket Task Force Workshop with Cultural Competency Training led by Trina Moyan Bell

In 2008, Canada's Truth and Reconciliation Commission was created to inform Canadians about what happened in Indian Residential schools and document the truth of survivors, families, communities and anyone affected by their experience with residential schools. Released in 2015, the TRC recommends 94 Calls to Action aimed at federal, provincial, municipal and community levels and are intended to create and renew relationships between Indigenous and non-Indigenous peoples.

Reconciliation is more than a word. It's a process of relationship building. It is an ongoing learning process for both non-Indigenous and Indigenous people. The first step of Reconciliation is to speak about the truth and learn about the history of the Indigenous peoples because local histories of the land have not been widely taught, for both Indigenous and non-Indigenous peoples.

Settler histories and experiences dominate decision-making and narratives about municipalities in Ontario, and Canada, rendering Indigenous communities' deep cultural connections to the

land largely invisible. Bringing Indigenous education into the consultation process helps for Newmarket residents and participants to think more broadly about what stories should be told in their municipalities through landscape, programming and design.

The PROCESS team brought collaborator and Indigenous consultant Trina Moyan Bell onto the project team to raise awareness of Indigenous history and knowledge of the Mulock Property and the land Newmarket sits on. This is an important step as the municipality continues to address Truth and Reconciliation, especially for a project that is rooted in history.

What we've learned

The Town of Newmarket is situated within the traditional homelands of the Michi Saagiig (Mississauga Anishnabeg) Nation that encompass a vast area of what is now known as Southern Ontario. The Michi Saagiig are known as “the people of the big river mouths” and were also known as the “Salmon people” who occupied and fished the north shore of Lake Ontario where the various tributaries emptied into the lake.¹

The Michi Saagiig Nation are also part of eighteen treaties first signed between 1781 and 1923 that allowed the growing number of Europeans to settle in Ontario. The relationships created through these treaties are collectively known as the Williams Treaties. The First Nations communities within the Williams Treaties include Alderville First Nation, Chippewas of Beausoleil First Nation, Chippewas of Georgina Island First Nation, Chippewas of Rama First Nation, Curve Lake First Nation, Hiawatha First Nation and Mississaugas

of Scugog Island First Nation. Chippewas of Georgina Island First Nation is the closest in proximity to Newmarket.

Unfortunately, many key aspects of the agreed upon treaties between 1781-1923 were not honoured by the European settlers and the Canadian government. In 2018, after years of legal dispute, the Williams Treaties First Nations were compensated 1.1 billion for loss of land and harvesting rights. At that time, in 2018, the Government of Canada apologized for the negative impacts of the 1923 Williams Treaties on the Williams Treaties First Nations in Rama, Ontario.

Next Steps

Moving forward, the Town will consider how to engage the local First Nations communities and local Indigenous communities within the Town of Newmarket, to learn about their history on the land and how to pay tribute to their history and stories moving into the future. Some ideas suggested through the consultations and workshops to date have included traditional medicine gardens, Indigenous art galleries, Indigenous education centres, Indigenous public art. Engagement with Indigenous communities is essential before making decisions about how to bring awareness to the stories and celebrate the culture on the property.



Town of Newmarket Task Force Workshop with Cultural Competency Training led by Trina Moyan Bell

¹ <https://www.peterboroughutilities.ca/AssetFactory.aspx?did=42481>

INDIGENOUS HISTORY

The following text has been adapted from the verbal presentation by PROCESS/Trina Moyan Bell (The Power Point presentation is in Appendix M). This adapted text is an excerpt of the larger workshop.

Research on Indigenous culture and history in Canada and in this area was presented to expand and educate about wider concepts of cultural history tied to this place: Mulock's history here is 160 years old, Indigenous history is far longer. There is a record of continuous habitation in Canada by Indigenous peoples since 14,000 BCE, but exactly which groups and where is still under study. Indigenous history has not been continuously documented in the same manner as European history, and there are many details still unknown, and ripe for discovery. Any documentation of history, even as short as this one should be considered as a tip of the iceberg, and may include details which will be shown to be incorrect in the future, as many attributions, and stories have not been fully corroborated or are disputed.

The workshop intertwined national significant historical events for settlers and their impact on Indigenous peoples, with specific historical events for Newmarket to give a more fulsome understanding of the diverse histories here. This is critical as we unfortunately are not as well educated in Indigenous history as we are in settler history. We need this basis of understanding to understand how broader historical events and future developments affect Indigenous First Nations in the Williams Treaties, where Newmarket

Indigenous objects found on the former Mulock State during archaeological testing, are currently being held at ASI's office as per provincial guidelines. What are the opportunities for reconnecting it to the Mulock site?

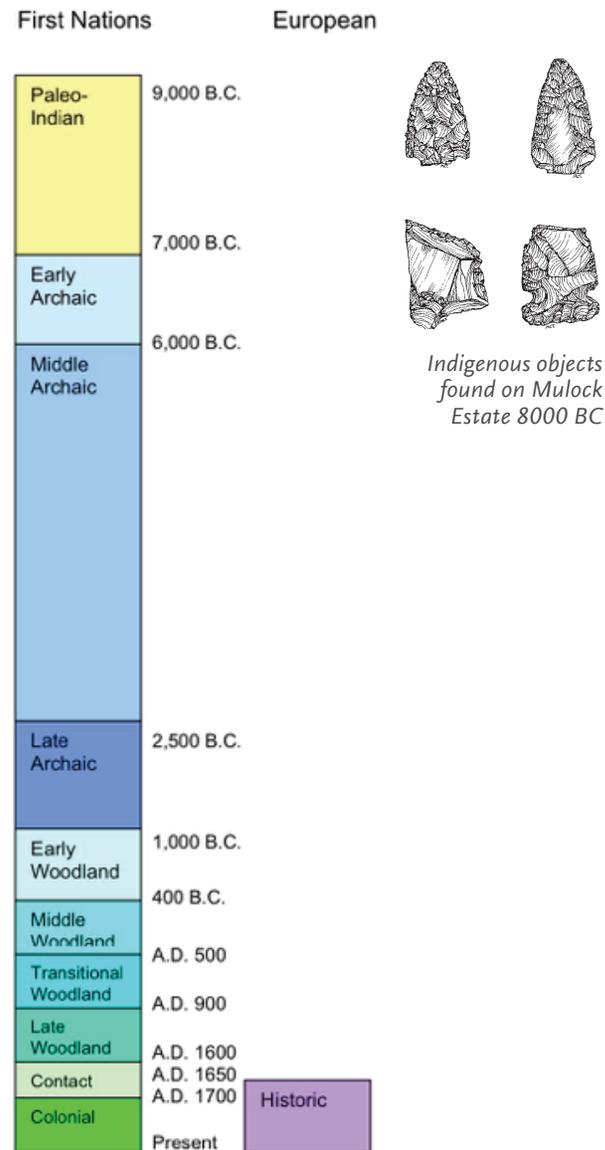
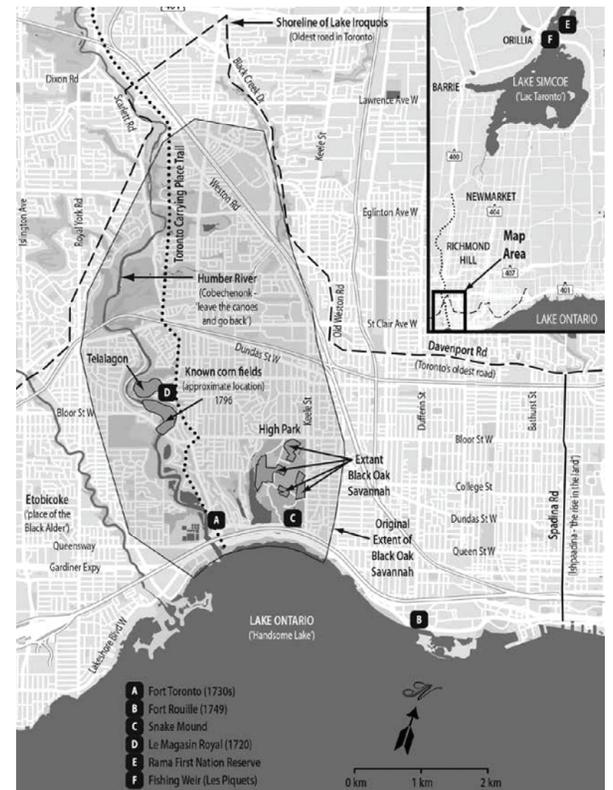


Figure 1 – Timeline of Human Habitation

from *Planning for the Conservation of Archaeological Resources in York Region Report*, February 2014, p.15.



Longhouse



Johnson, Jon . (2013). *The Indigenous Environmental History of Toronto, "The Meeting Place"*.



Anishnabek Villages



Map of Lake Ontario, Ca. 1680, City of Toronto Archives

is located, and provide a common understanding to build the future together.

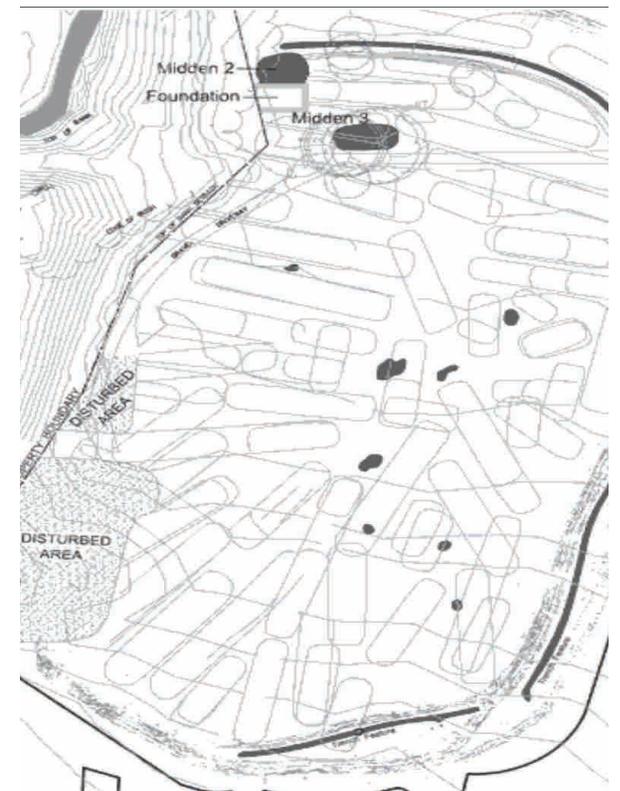
Although we are looking at the Indigenous history of this particular region and area of Newmarket, keep in mind that it is estimated that millions of First Nations and Inuit peoples lived in pre-contact North America. Williams Treaties First Nations are currently working on researching and correcting the documented history, with old treaties records and documents. There are archaeologists studying and identifying remains to try to assemble more documentation about who lived here how they lived and when.

Who was here on these lands?

Archaeological sites have uncovered clear evidence of abundant inhabitation. At Stouffville (20 minutes from New Market) there is evidence of a three-hectare village. The settlement is from AD 1500 to 1530 and contains 98 longhouses, has multi-row perimeter palisades and a central “plaza” area. Discovered here were middens and upward of 200,000 cultural artifacts. The corn fields stretched 1km in each direction. The hunting and harvesting area for this village would have included the land Newmarket sits on. There are four other sites nearby in Whitchurch-Stouffville, Vaughan and Richmond Hill.

The newly arrived Europeans survival and commerce depended on Indigenous friendship and knowledge. They followed traditional trade routes, helped the Europeans travel, taught them about traditional methods of growing, healing and man-

aging the harsh summers and winters. Unfortunately, the Jesuits arrival introduced disease that within twenty years killed off 80% of the Indigenous population in the area.



Largest Wendat Village 20 Minutes form Newmarket
<http://hillsofheritage.com/tag/mantle-site/>

Where is New Market – Toronto Carrying Place?

New Market is within the Toronto Carrying Place Trail. The Carrying Place Trail/Pathway was a long portage along the eastern shore of the Humber River. It was the most important First Nations trail in Southern Ontario because it was a key route of the fur trade in the area. New Market was named the “New” market because it became the second largest trading post after Toronto – because of the use of the Carrying Place route way. There was abundant commerce here: between 1625 and 1649 the annual flotilla (60 canoes with 200 men) would bring fur from southern Ontario and Quebec.

War

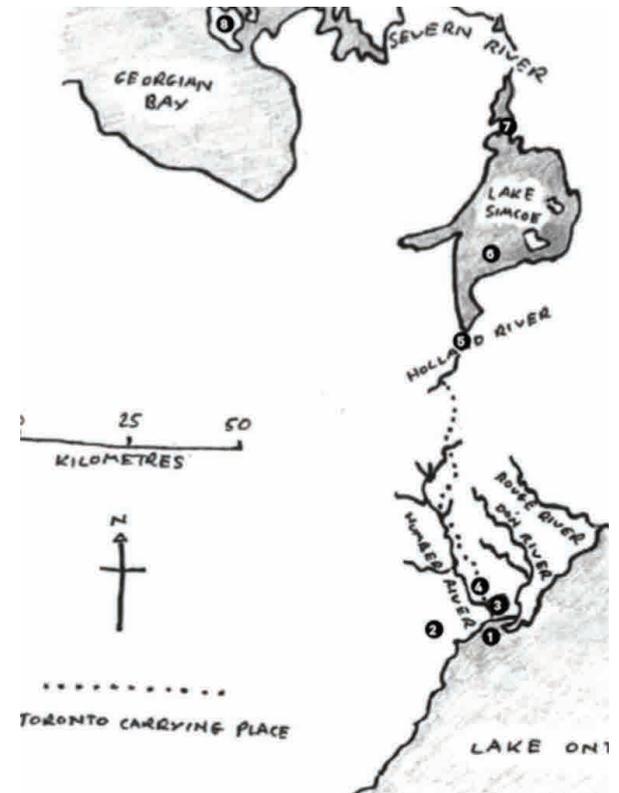
Throughout the European wars – the Monopoly wars (1640s–1763) including the Seven Years’ War (1756–63), The American Revolution (1775), War of 1812, Indigenous peoples lands were encroached on. First Nations people were pushed out and forced to surrender their lands and traditional ways were severely impacted. Nevertheless, both the Iroquois (Haudenosaunee) & Anishnabek fought to ward off the Americans in The War of 1812. In Newmarket in particular there were Indigenous peoples that protected a doctors home when attacked in the 1837 Rebellion.



Europeans depended on First Nations for Their Survival – Fur Trade https://en.wikipedia.org/wiki/Fur_trade

They are all nature physicians apothecaries and doctors, by virtue of the knowledge and experience they have of certain herbs which they use successfully to cure ills that seem to us incurable

— Recollet missionary Chrestien Le Clercq while in Acadia in 1675.



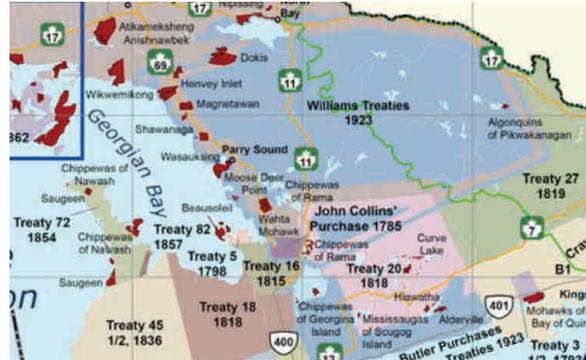
Toronto Carrying Place <https://www.torontocarryingplace.ca/about-the-trail>



Shooting the Rapids, 1871 by Frances Anne Hopkins



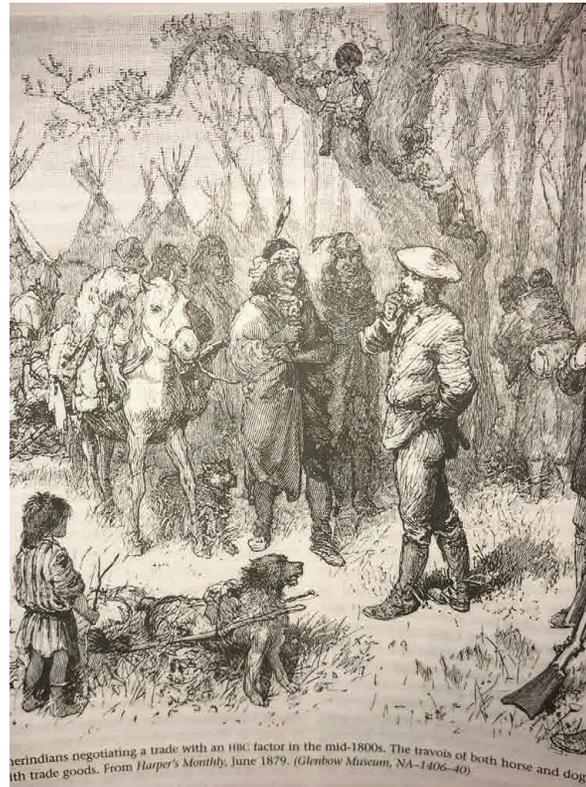
Hill Trading Post, Main and Water Streets 1801



New Market sits upon the lands of the Williams Treaties 1923



Newmarket Trading Tree



Indians negotiating a trade with an HBC factor in the mid-1800s. The travois of both horse and dog are used to transport trade goods. From Harper's Monthly, June 1879. (Glenbow Museum, NA-1406-40)

Trading Trees

Newmarket

With this backdrop, Newmarket is established. In 1801 Augustus Rogers, leading several Quaker families, left their homes in Vermont and Pennsylvania and secured land grants of 8,000 acres located at the east end of lots 93–95 along Yonge Street in the former Townships of Whitechurch and King. It was easy for them to see the potential in these fertile rolling lands, through which flowed the Holland River, an important trading artery for both aboriginals and fur traders. Fur traders and First Nations people met at Newmarket's first trading post. It is believed that the Trading Tree – a giant elm – is where fur traders would gather to barter with the First Nations people.⁹ Historically Indigenous peoples used marker trees to map trail ways indicating portage crossings, ceremonial sites, medicinal areas and meeting points.

Between 1764 and 1862, a number of the land surrender treaties with the regional Aboriginal groups were settled, but many agreed conditions within the treaties were ignored and not honoured, not conforming to the Royal Proclamation. The 1763 Royal Proclamation stated *“that Aboriginal title has existed and continues to exist, and that all land would be considered Aboriginal land until ceded by treaty.”* The parcels that Rogers bought were not legally allowed to be sold as not all of the lands had in fact been surrendered, including the lands that Newmarket sits upon. This eventually led to the Williams Treaties of 1923.

9- <https://www.newmarketchamber.ca/chamber-history>

WILLIAMS TREATIES

Who are the Williams Treaties First Nations?



<https://www.rcaanc-cirnac.gc.ca>

Who are the Williams Treaties First Nations?

The Williams Treaties First Nations are:

- Chippewas of Beausoleil, Georgina Island and Rama
- Mississaugas of Alderville, Curve Lake, Hiawatha, Scugog Island
- These seven First Nations are signatories to various 18th and 19th century treaties that covered lands in different parks of the south centre Ontario.

Around the time that William Mulock was born (1843), and during his life, the Government began to develop policies to assimilate Indigenous people. The Indian Residential School System, established in the 1830s lasted until 1996. The Truth and Reconciliation Commission was specifically established to tell the truth of this history with a specific focus on the stories of residential school survivors.

Looking back: the Williams Treaties

1700s to 1800s

Treaties made for southern part of First Nations' traditional lands that protect their harvesting rights

Mid-1800s

First Nations first petition Crown about settlers on northern part of their traditional lands who are interfering with their harvesting

1923

Williams Treaties signed to try to deal with First Nations' complaints, but lead to longstanding disputes about compensation, land and harvesting

1992

First Nations file litigation seeking justice and fair compensation



The claim

Crown did not act honourably when making and implementing Williams Treaties:

- proper compensation and additional lands not provided in 1923
- First Nations' harvesting rights unjustly denied

The negotiated Settlement Agreement

Recognition of pre-existing treaty harvesting rights

for First Nations members in certain treaty areas

Federal and provincial apologies

for negative impacts of the Williams Treaties on First Nations

Financial compensation

\$666 million from Canada and \$444 million from Ontario

Additional reserve lands

each First Nation can acquire and apply to add up to 11,000 acres to their reserve land base

Statement of Apology for the Impacts of the 1923 Williams Treaties

“Instead of protecting harvesting rights in your pre-Confederation treaty areas, the Williams Treaties were viewed as extinguishing.... This led to many challenges, injustices, and indignities... mothers and fathers were unable to provide for their families as they had before. This, along with other colonial policies and practices, led to hardship and increased dependence on government. Other members who continued to hunt, fish, trap and gather off reserve or out of season were prosecuted under the law for harvesting. In some cases, these members had their nets, traps, or fishing lines taken from them, while others were fined or imprisoned. Still others were compelled to pursue traditional activities secretly – trapping and catching frogs at night or ice fishing under white blankets – so as not to attract the attention of authorities.... At times, only those who could outrun, outskate, or outmaneuver the authorities through the islands and shallows were able to escape prosecution.”

— Honourable Carolyn Bennett

The historic use of this site is just one short story. There are many opportunities to learn about the Mulock family in Newmarket, and Sir William Mulock throughout the Town. There is a special opportunity here to learn about the much longer history of inhabitation here by Indigenous peoples.

There are many ways that First Nations can be recognized and contribute to the cultural exchange on the Mulock site:

- Indigenous memory and story telling – telling the missing stories including: Indigenous history of the area and history of the treaties. These stories can be told by members of the Williams Treaties First Nations.
- Incorporating artwork and medicine gardens (see “Rooted in History” and “Nature” sections).
- Celebrating Indigenous Authors & Artists from the Seven First Nations including
 - Drew Hayden Taylor, playwright and author, Curve Lake First Nation
 - Arthur Shilling, internationally acclaimed portrait artist, Rama First Nation
 - Leanne Betasamosake Simpson, writer, musician, academic and author, Alderville First Nation

Moving forward, it is recommended that the Town engage in a fulsome conversation with the First Nation closest to the site (Georgina Island and Scugog) to help expand the possibilities and procedures for inclusion of Indigenous culture.



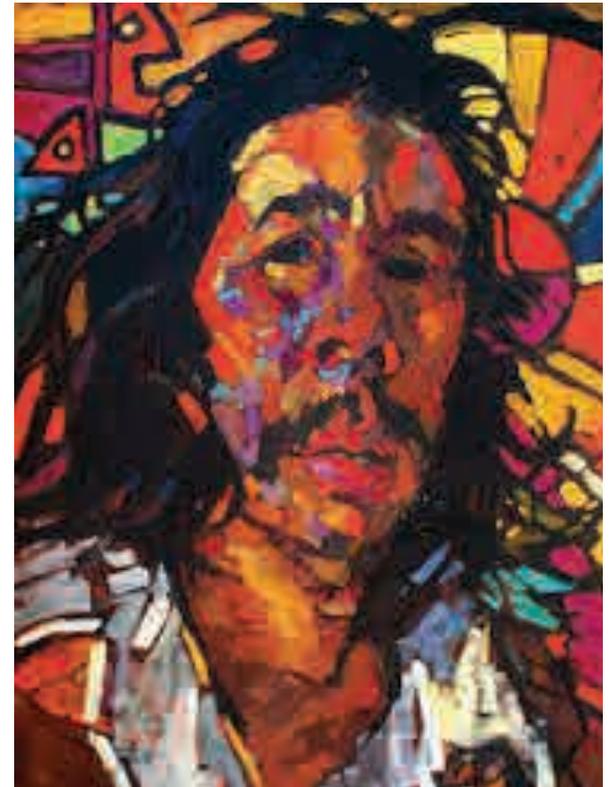
*Moccasin Identifier Project Former Chief Carolyn King
MCFN*



Indigenous Medicine, Teaching or Story Gardens



Life on Georgina Island began in the early 1800's. The Department of Upper Canada wanted to separate the Indians from the white settlements, putting them on reservations was a way of accomplishing this.



*Arthur Shilling Internationally Acclaimed Portrait Artist –
Rama First Nation*



**PUBLIC CONSULTATION
PRIORITIES AND THEMES**

Over the course of the consultations five priorities and themes emerged for the site from the participant feedback. The team explored these themes with diagrams and precedents which were refined at each successive consultation. The five directional issues were explored in relation to these themes. On the following pages we have included excerpts [pages with coloured background] from the Public Consultation Report PHASE 1B for each theme, followed by commentary, diagrams and precedents. These themes are not isolated, but interact with each other to create a rich, diverse and interconnected set of ideas for the site.

A DESTINATION

Ensure this site becomes a significant place to visit in Newmarket.

ROOTED IN HISTORY AND FORWARD LOOKING

Share the multiple layers of history and evolution of the Town on the site.

NATURAL

Maintain and enhance the natural features of the landscape.

CONNECTED

Connect the site with the neighbouring areas (Jim Bond Park, the hydro corridor) through pedestrian walkways, trails and cycling routes, to ensure it is integrated within the Town of Newmarket.

INCLUSIVE AND ACCESSIBLE

Create an inclusive and accessible site for all residents and visitors.

A DESTINATION — WHAT WE HEARD

There were many ideas shared about how to make the property a destination:

Make the property ambitious, unique yet also a place for daily use:

- The majority of participants see the property as accessible, inclusive and welcoming. While most envision it as an extraordinary destination park, many of the local neighbours and youth who participated also hope it can be a place to visit on a daily basis.
- Many interested folks (diverse thinkers) specifically were interested in developing something ambitious, unique and “well beyond the ordinary.”
- Many of the local neighbours and nearby school group participants, specifically indicated that the site should be used daily.

“Embody the slogan ‘Well beyond the Ordinary.’” – Diverse Thinkers Focus Group member

“A place for everyday enjoyment, weaved into your weekly routine and not simply a place to visit on special occasions.” – Residents Workshop Participant

“The town should encourage supporting businesses to work there. Food trucks, coffee shops, restaurants. It would be amazing if there was a way to get there by bike. My family frequently bikes from Bayview and Mullock to downtown Newmarket for ice cream or lunch. It makes for a great, active,

screen-free afternoon. :)” – Online Survey Respondent

Potential themes to incorporate as part of the Property prioritized through the consultations include:

- Environment (ex. environmental/outdoor education and programming);
- Innovation and experimentation (ex. a tech or innovation hub);
- Education/Indigenous education (ex. Medicine garden);
- History (ex. Dynamic and interactive historical features);
- Art and creativity (ex. Public art, gallery, etc.)

Programmed Activities and Art

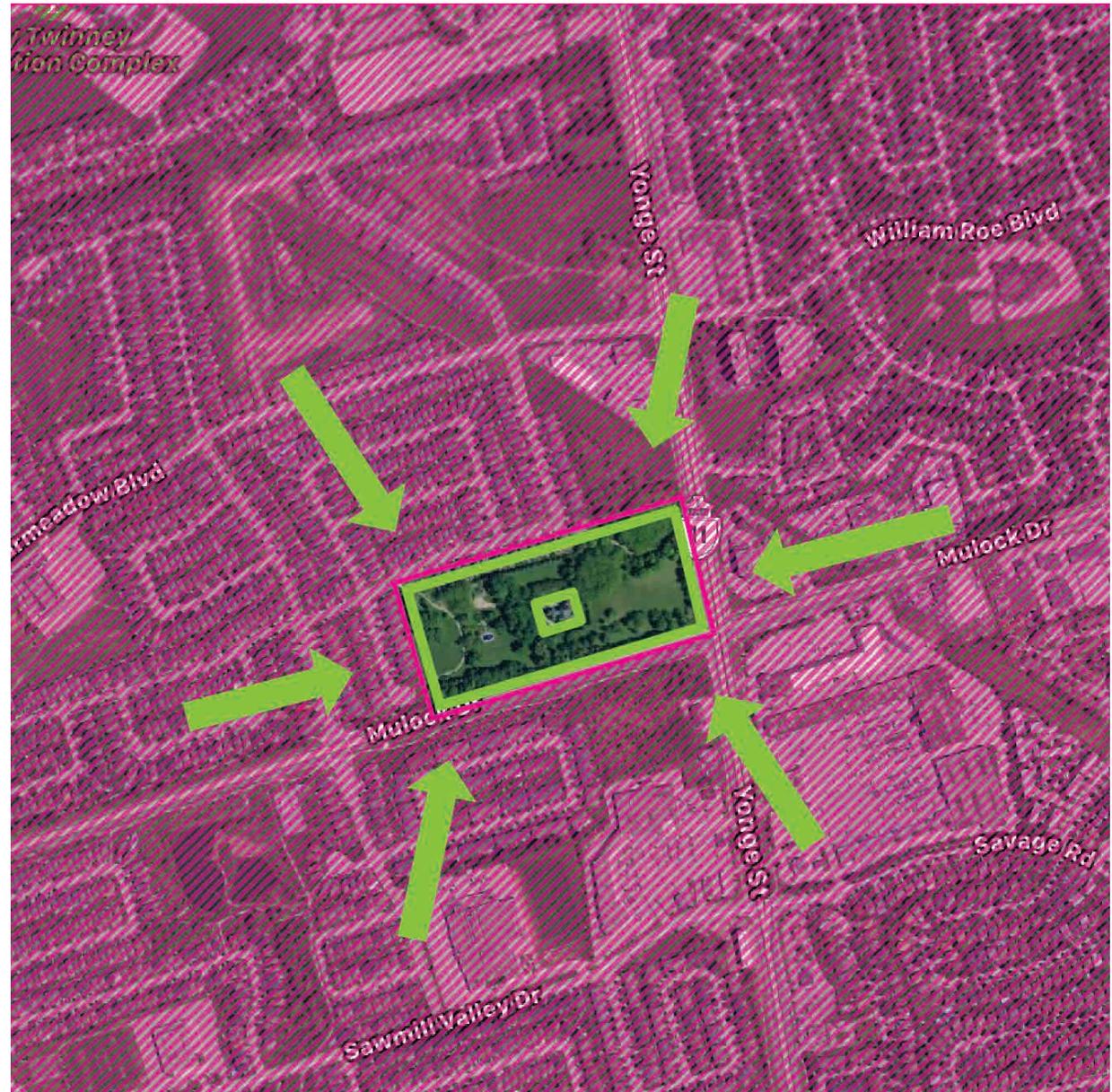
Many participants want to see programmed activities and art on site. In particular, there were a number of artists and diverse thinkers who particularly discussed opportunities for an arts hub, art gallery and/or public art on the site (either temporary or permanent). According to the online survey, 62% want to see programmed activities on site (markets, festivals, community events) and 36% specifically indicate they would like to see public art on the site.

A DESTINATION

When asked what would make the site a significant place in Newmarket, we heard a number of possibilities relating to art, culture, community gathering, skating, and ecology. Parks in the area are local parks – mainly playgrounds and sports fields – not many are gathering spaces for picnics, etc. This is a prime location for a Living Community Centre.

- It should include leisure spaces (including passive and active – breathing spaces, places to meditate, skating and walking trails)
- Culture/Art Hub
- Include open/covered programmable space with destination programming
- Piazzas for the public, open air events
- A prime place for community gathering (explored in the Inclusive theme)
- Strong ecology emphasis (explored in the Nature theme)
- It should be a community landmark

- *Newmarket is missing an iconic place to take photos*
- *Make sure the property is an award-winning park; spectacular attractive to tourists.*
- *Include multiple uses simultaneously.*



Hubs + Park Themes/Uses: Nature, History, Art, Recreation and Education

SUMMER DESTINATION

The site needs to be attractive in all seasons, and season extenders should always be incorporated. Places for performance and picnics/sunbathing can be provided in the existing spaces.

Food service is critical as it allows people to spend extended time in the park. Ottawa's Tavern on the Hill is an outdoor only venue that runs three seasons (extended with fireplaces) and sits in the centre of a park. It is one of the most popular places to be in Ottawa.

These functions could be complemented by an all-age water element to help cool in summer. A water feature could also be an artwork (Crown Fountain stands on its own as an artwork when the water is turned off), or disappearing fountains (Boston Necklace) that provide plazas in other seasons.

The discussion of a water feature emerged from the fact that there was one here, as well as a pool. Rethinking water as a community interactive/art feature is a possibility which combines history and the present. Water feature precedents were presented at the Public and Diverse Thinkers Consultations and were not overwhelmingly endorsed, however if it can be demonstrated to have low impact on the site and seen in the context of a broader master plan scheme it may be favoured, and should be tested in Phase 2.



Tavern on the Hill, Ottawa



Millennium Park



Boston Necklace Water Plaza



Crown Fountain (art piece)

ART HUB

There is a lot of land here that could accommodate public art. The site envisioned as an Art Hub could substantially link the house and park and strongly contribute to its destination status.

In addition to site performances, the site can provide:

- Permanent art
- Winter art festivals
- Summer art festivals
- Residencies
- Nature and history inspired art

Refer to Mulock House Adaptation Section for more on art possibilities in the house.

In all cases, outstanding curation is key. How ambitious the curation is – how local vs national/ international will determine what kind of audience it will attract.

Permanent art could be large or small. It could be solid, kinetic or just audio (Janet Cardiff audio walk) and could be very light on the land.



Tree Museum



Louisiana Museum



Janet Cardiff + George Bures Miller Audio Walk



MAXXI Museum

ART FESTIVALS



Entre les Rangs, Lumiere London, London



Deer Valley Performances, Utah

Art festivals bring repeating audiences and can draw people from a great distance depending on the curation and calibre of the work. The Winter Stations (Toronto Beaches) and Warming Huts (Winnipeg) are good examples of annual Canadian winter festival activators that ask artists to engage with a site. Performance series can be either a summer or winter activity.

The following pages have examples/precedents of temporary art and festivals, which are narrowly themed to make them unique destinations.



Patrick Doherty, annual Birds in Art Exhibit, Wisconsin



Winter Stations, Toronto



Winter Stations, Toronto



Warming Huts, Winnipeg

ART PARKS

Although the site has the capacity to have many finds of art, in order to be as light on the land as possible, many suggested nature based art. An art park based on nature inspired art could be considered. There are several good examples:

- The Tree Museum, Muskoka
- Halliburton Sculpture Forest
- Guild Park, Toronto (old heritage building artifacts in a park)



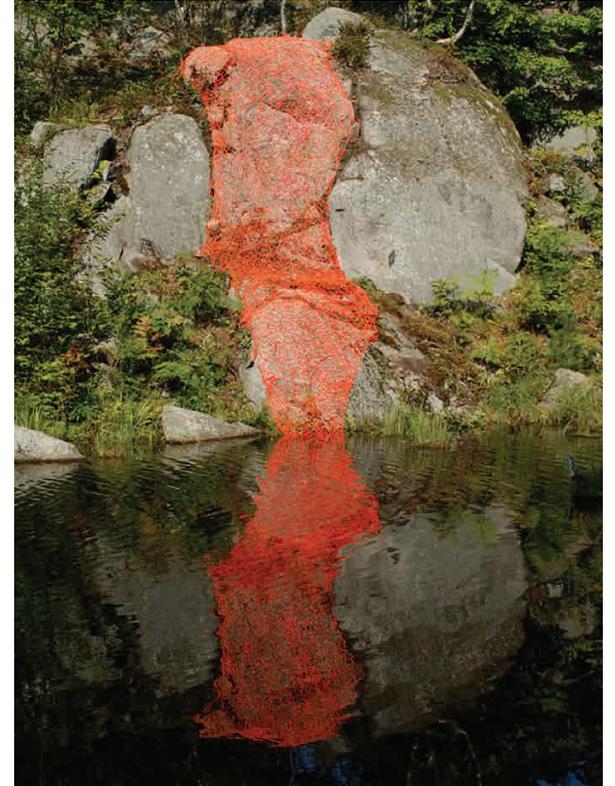
Ed Pien, Tree Museum



Bev Hogg, Tree Museum



E.J. Lightman, Tree Museum



Ed Pien, Tree Museum

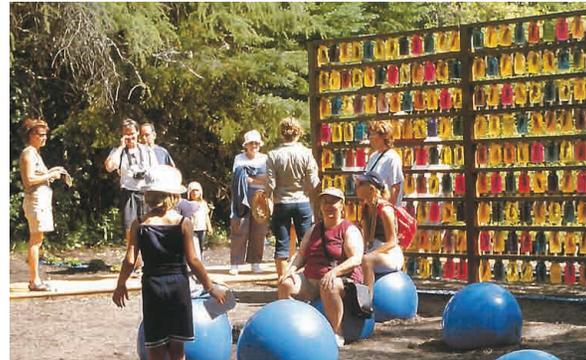


Catherine Widgery, Tree Museum

CONTEMPORARY GARDEN FESTIVAL



PLANT Architect Inc.



BGL



Villa Estevan Lodge 2009



Comouflage by Aranda\Lasch



Making Circles in the Water by Balmoi Assoc.



Making Waves by Reesha, Cornel, Thevishka, Anton and Ted

Annual Festivals can draw a national or international crowd. There is an opportunity to showcase locals and rub shoulders/mentor with national artists, with an opportunity to connect to the community. This needs a rock solid curatorial vision and curation. Le Jardin de Métis/Reford Gardens International Garden Festival for instance selected the first round of 8 contemporary gardens in their inaugural year (2000) to ensure there would be predictable success (with national and international media), and then followed up with an open competition in the following years. Currently there are over 30 garden/garden elements as they grew the project slowly with their successes over 20 years. The festival is very ambitious and is heavily sponsored. It is a must-see tourist destination on the east coast and the only contemporary international garden festival in North America. Their success rubs back on their sponsors in international exposure.

Reford Gardens has a central historical house (Estevan House) that is part restaurant, gift shop, event space, and museum.

All photos festival gardens at Le Jardin De Metis and Annual International Garden Festival

PAVILION FESTIVAL

The Serpentine Museum runs a yearly competition for the Serpentine Pavilion. The pavilion is in the middle of a park. There is only one each year, and it operates as the covered cafe/gathering space for the summer. The calibre is international and attracts the top tier architects (by commission, not competition). It is an international destination for tourists and culture hounds. There is a very small (smaller than Mulock house) museum, as the contemporary pavilions are THE attraction. These are sponsored pavilions.



The Serpentine Museum & Annual Temporary Pavilion, UK



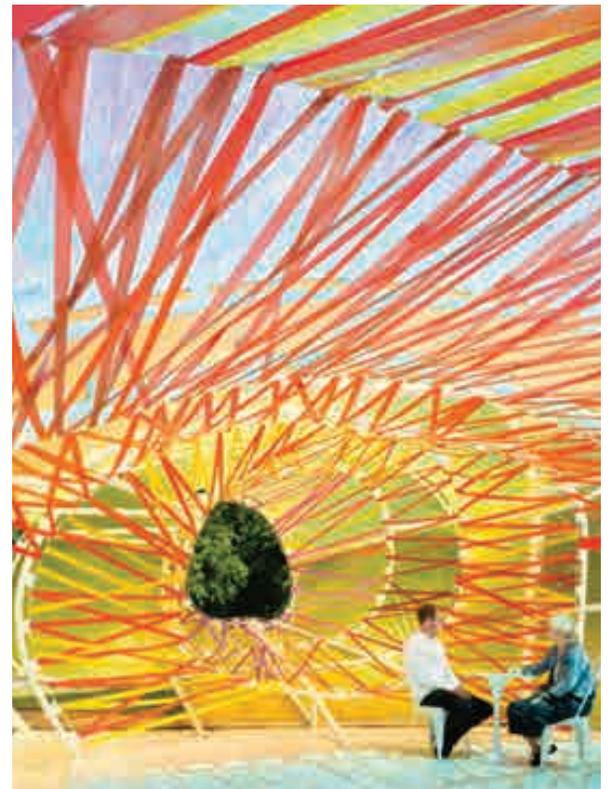
SANAA



Barkow Leibinger



Peter Zumthor



Selgascano

All photos are of pavilions at The Serpentine Museum and Annual Temporary Pavilion, UK

ARTIST RESIDENCIES

Critical Mass Artist-in-Residence Program 2020: Environment PROGRAM OVERVIEW



Submission Deadline
Residencies Announced
of Residencies Awarded
Residency Period
Honorarium
Location

Friday, February 28, 2020 by 11:59 p.m.
Friday, March 13, 2020
up to four, 4-week residencies (or equivalent)
between Apr 15, 2020 - Oct 15, 2020
\$3,875 (4 weeks) or \$2,125 (2 weeks)
Port Hope, Ontario. *Not a live-in residency.*



Macro Museum Project Rooms – Interact w/ Artist while working, Rome



Gibraltar Point Centre (Artscape)– Studio Space for production



Harbourfront Studio – Community Overlooks

There are many different kinds of residencies:

- Local/national/international
- Short term/long term
- Project in the landscape
- Project rooms

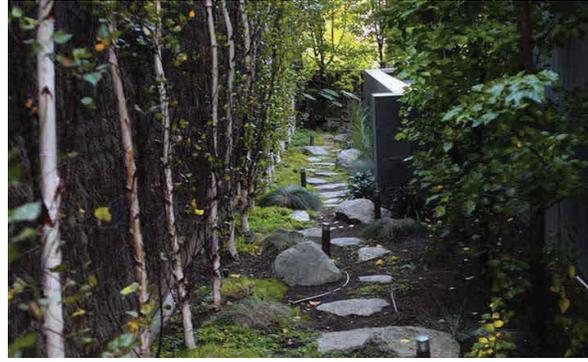
What is critical is that all of them have strong interactions with the community. Residencies do not have to be live-in, and usually require a final product which engages with the community – by installing public work, engaging with school groups, or bringing the community into the process of making.

There are many shapes and sizes but most offer a space and stipend. Because they are on a rotation/seasonal/changing, there is always something new and exciting. There is a special opportunity here for making art in relation to the house and landscape.

APPRECIATING NATURE



Schoneberger Sudgelände Nature Park



Stepping Stones



Kat Winding path by Matt Pearce



Duck Decoy by MvD



Tanghe River Park

The existing landscape provides unique and beautiful woods and open spaces that will provide a nature experience on the site. As the site will now be open for more people, preserving the bucolic nature is critical, and will need intervention/ types of paths to ensure the landscape – especially tree roots – are protected.

The balance between the site being a hidden gem versus opened up to Yonge St. will impact the treatment of vegetation along Yonge Street – lifting the veil a bit, without undermining the sense of oasis.



Amphitheatre in the Woods

WINTER DESTINATION

The house uses will contribute tremendously to the winter uses on the site. In addition to winter art activities (festivals, etc.), winter markets could happen in the house and in the landscape or in a separate covered hub pavilion. Fire pits allow for community gathering for storytelling and other events. Walking trails can provide seasonal appreciation of the landscape.

Skating in various shapes and sizes has been suggested to bring an active recreation element. In keeping with seeing the site as distinct from other offerings in Newmarket, skating here is most favourable (per consultations) when in conjunction with enjoyment of nature, with a skate trail (see Testing Key Issues)



Arrowhead Skating Trail – 1.3 km



Christmas Market



Fire Circle



Devonian Pond, Ryerson University



Don Valley Guided Walks, Toronto

SKATING — WHAT WE HEARD

Testing Key Issues

Skating: There were mixed perspectives on skating, with the majority of participants not wanting or mentioning a skating rink on site. The idea of a skating rink or skating trail was included in the Town's original vision for the property based on early consultations and presentations by the Town just after the purchase of the property. The Town specifically requested that through the engagement process, our team would look specifically for feedback on this topic. Here is what we heard:

Online Survey Responses: Of those who want to see active recreation on site, when asked about skating, only 50% of respondents want to see skating. This is in relation to 89% of respondents wanting to see walking and running trails.

In-Person Responses: In the in-person engagement sessions, our team specifically introduced visual diagrams to demonstrate impacts and opportunities of providing skating (either as a trail or rink) on site. These diagrams showed that:

- An NHL sized skating rink is large, and would dominate any of the available open spaces, especially if it was covered, which was part of the early Town vision.
- Smaller skating rinks or rinks of different shape and size could be accommodated in different locations ;
- A skating trail could be accommodated on site but would likely be 250-500 m, which is significantly shorter than the 2km Arrowhead Skate Trail originally presented on the website.

Skating Rink: Through in-person consultations, when asked, an overwhelming majority did not support having a skating rink on site, especially an NHL sized rink. Participants would prefer to maintain the natural features, including open landscape areas and trees on site.

Skating Trail: Most participants support a skating trail if it makes sense, and does not overwhelm the site, indicating that the trail could be used in the summer as a walking path or multi-purpose trail for cycling that could connect to city-wide trail networks. However, some participants did not think a skate trail was necessary and few participants did not want any skating activities at all, given the emerging weather/climate change, or lack of interest.

SKATING

Three skating paths were explored to understand impacts and opportunities on the site. All 3 paths are conceptually viable, but have different levels of impact, occupy different areas of the site and will have different conflicts and opportunities with other desired uses of the site. All three paths should be explored in the Phase 2 master plan stage optional plans in combination with other site uses.”

Three skate path concept options were proposed and refined as shown on the following pages. Locations and configurations of skate paths were explored and modified due to feedback from consultants and further examination of viability. Locations were selected that minimize tree removals, and minimize topographic changes (a skate path must be 100% level), though all options have both impacts. Each option shown includes a high level impact diagram. As you cannot cross a skate path when in operation, consideration was also given to ensure the path does not impede other potential winter activities. Although a 4m path is more ideal for 2 way traffic, a 3m path is indicated (one-way) to minimize tree loss and more intimacy with nature. In all cases the skate path would be a paved summer walking trail.

The rough budget for 250m/500m trails (assuming 3m width) \$562,500-\$1,275,00 respectively. These high level budgets are for construction of the trail only.

Technical points provided by Custom Ice Inc:

Cost Considerations

- As the size of the skating path changes the construction costs change at a similar rate.
- Costs are about the same (\$750-\$850 /m²) regardless of the configuration or length. Important thing is that it is consistently 4m wide (or 3m) and that the width does not change. 4m is also a good width for maintenance because it fits well with two passes of the Zamboni.
- Cost of \$750-\$850m² includes: Skating path construction c/w fine grading, insulation, reinforcing steel and wire chairs, all piping, forming, concrete supply, placement and finishing, curing. AND includes Refrigeration system c/w all piping pumps, refrigeration chiller, ethylene glycol, startup, all gauges fittings and controls.
- Cost does not include: Site excavation and rough grading and 5-6” stone, retaining walls or landscaping, electrical service and all electrical work, lighting, Zamboni, water supply, trenching/excavation and backfilling, landscaping, Zamboni building.
- As the size doubles the Zamboni and Zamboni space remains the same. Zamboni capital cost is approx. \$100k and needs to be stored in an indoor heated space with drain and hot and cold water. Same size of machine is fine for either size skating path.
- Prefer a 4m wide path because it represents

exactly 2 passes of the Zamboni. You could go to 3 m or 3.5 m (if skating in one direction) but 4 m is very common.

Maintenance Considerations

- As the size and area of the path changes the maintenance changes with it.
- Snow removal doubles as the size doubles
- Electrical energy cost doubles as the size doubles and depends a lot on the ice season. For example in cold months the refrigeration will operate less. In warmer months it will operate warm. Once an ice size is determined, energy projections can be calculated.
- Ice resurfacing will also take longer but costs won't be that much more based on the sizes (250-500m), both configurations can be resurfaced by a single full size Zamboni
- Water costs will double as the ice size doubles.

Geothermal Heat Pump Considerations

- Custom ICE has ground source heat pump chillers for ice rinks but the choice to do that depends heavily on being able to reuse the heat that is rejected to the ground. If there is no need to use the heat, a geothermal system is extremely expensive and will not save any energy. Main reason is that in winter it is easier to reject heat to ambient air which is usually colder (-15C to +10C) than ground temperatures in winter (+8C to + 10C). So refrigeration in winter is already more energy efficient.

General Skating Path Considerations

- Each skater typically needs 1.2m in width to account for their striding. Skaters also often skate in pairs thereby taking up 2.4 m. Skaters also tend to stay away from the edges (to prevent falling off) so in general a 4m width is better than 3m. Either way 3m will work if flow is only in one direction but it will still be somewhat difficult for a faster skater to pass when a pair is side by side.
- The path should be flat and level over its entirety. It should not be sloped.
- There is always a greater risk of injury when skaters skate in opposite directions or cross paths however the risks of crossing can be reduced if skaters are forced to slow down to do so. This type of short cut is also worthwhile for skaters preferring to take a shorter route.
- Skaters and their parents will not like to carry their things too far to change skates etc. The skate change area near the ice and as near as possible to parking etc
- Ice collections areas should be at least 150m² so younger toddlers can still skate without going too far along the path away from parents. This area also allows people to enter and exit the main more safely.
- When a site has a lot of trees the ice season would likely start only once all the leaves have fallen. The start of the ice season should be planned around this time each year.
- If possible it is helpful to be able to see all areas

of the path from the main skate change area. This is because parents who are not skating will feel comfortable because they are still able to see and supervise the younger skaters.

Comments on the Three Layouts

- All three are viable
- Option #1:
 - I would not recommend the second collection/cross over area. This will be more expensive and difficult to refrigerate because of its irregular shape.
 - This layout presents a greater chance for skaters to collide with one another.
 - The concentric circle layout might be considered a bit boring – especially compared to the other two options.
 - Easiest to construct with entire path in close proximity.
- Option #2:
 - The numbers of turns will help slow skaters and reduce risk of injury.
 - The layout makes it easier to see the entire path from one location.
 - The layout is slightly easier to construct because it is not spread out as much.
- Option #3:
 - It will be difficult to see the entire path from the common skate change

location.

- Cross over area is good because it allows a short cut for skaters to return before committing to entire path.
- Cross over area also forces skaters to slow down before crossing over.

TRAIL PRECEDENTS

TRAIL NAME	LOCATION	TRAIL LENGTH
Hanna Park Skating Trail	Port Carling, ON	200 m
Gage Park	Brampton, ON	200 m
Cranberry Ice Trail	Bala, ON	1.2 km
Arrowhead Trail	Huntsville, ON	1.3 km
The Bentway	Toronto, ON	220 m
Woodview Mountaintop Ice Trail	The Blue Mountains, ON	1.1 km
Chinguacousy Park Skate Trail	Brampton, ON	120 m
Richmond Green	Richmond Hill, ON	250 m

SKATE PATH 1

Skate Path 1 centres on the historical axis in the predominantly open area at the west. The garage is re-purposed/replaced as a skate support and the pool house removed.



SKATE PATH 1 IMPACTS



SKATE PATH 2

Skate Path 2 is tucked to the northwest corner of the site wandering in and out of open garden rooms and tree groups. The garage is re-purposed/replaced as skate support, and the stables are removed.



SKATE PATH 2 IMPACTS

Note – Shown dotted, expanding the path into Jim Bond Park has not been deeply explored, as it would require significant change to the civil storm water concept for the neighbourhood. All of these options can be explored in Phase 2 master plan options.



SKATE PATH 3

Skate Path 3 re-purposes part of the driveway and explores the possibility of extending into the landscape buffer to the north that is not currently owned by the town, (and would require easements). Car access to the site would rely on new access options. A new skate support building is required.



SKATE PATH 3 IMPACTS



ROOTED IN HISTORY AND FORWARD LOOKING — WHAT WE HEARD

For the most part, participants are interested in recognizing diverse histories in creative ways. This includes the histories of the Indigenous peoples, Quakers (including the Rogers family), the Mulock family (and specifically Sir William Mulock) as well as other histories less often told, such as the African Canadian history within York Region.

“Sometimes we forget there is a deep history in Canada [speaking to the Indigenous history]. We just aren’t aware of it.” – Diverse Thinkers Focus Group Member

There are specific aspects of Mulock’s history that participants are interested to see incorporated into the site, including Mulock’s experience as:

- An innovator/experimenter;
- A naturalist, farmer and gardener;
- A ‘man of the trees’; and
- The social convener, community gatherer and storyteller.

Participants are interested in incorporating educational opportunities to share and learn about the history. These opportunities can be incorporated into the landscape (such as various types of gardens), through the architecture, public art (through artworks and performances) or programs (such as interactive exhibits or augmented reality). The majority of participants want to avoid static exhibits or museums. Only a few online survey respondents mention the desire for a museum. The members who participated in the

Heritage Focus Group workshop did not support a museum but instead suggested there could be some elements in the house that speak to the history, in conjunction with other uses. Ultimately, there is a desire to ensure the past is connected to the present and the future and that the site is not “frozen in time.”

“The property should include layered gardens of peonies, Indigenous medicine, and food so that people can experience the layers of history in a shared garden space.” – Visioning Workshop Attendee

“What about tours for schools to learn about all the rich history of the location and the historical figures who visited this site and their contributions to Canada and the world? It would also make a great beekeeping site.” – Online Survey Respondent

34% of online survey respondents said they want places to learn about history included on the property.

Many of the youth who participated in the school workshop recommended incorporating history through murals, signage, heritage trails, water features, gardens or experimental farms and healing gardens. They indicated having an interactive experience with augmented reality, 3D projections and other digital technologies. The youth also indicated the desire for more social gatherings such as annual festivals or community programming like Yoga in the Park, which speaks to the history of the property.

Excerpt from Engagement Summary Report Phase 1B prepared by PROCESS



Image from Residents Visioning Workshop

ROOTED IN HISTORY AND FORWARD LOOKING



PAST AND FUTURE

Historically this was a place to ‘hide away for the weekend’. It is an oasis, a retreat, and a magical “*Time capsule*”; “*You are not in Newmarket anymore*” as soon as you get onto the driveway.

The site has the opportunity to recognize diverse histories in creative ways: Indigenous, Quaker, Rogers, Mulock, African Canadian, etc. Indigenous history can be embedded in many of the historical concepts and will require closer local engagement.

Mulock and his family history have the capacity to bridge many of these histories to new uses

Mulock the...

- The social convener – community gathering, story telling, events
- The innovator – a place for testing, possible think tank, artist residency or business incubator (in the house). It should be a place for curiosity.
- The naturalist – arboretum, elaborate the watery aspects of the site (marsh and storm water), natural trails, pollinators, beekeeping
- The farmer – teaching gardens, community gardens, medicine gardens
- The gardener – experimental gardens and spectacular peony displays, medicine gardens

There are many memories associated with the property. There are many anecdotal local connections for people and their descendants who worked on the site, who were friends, participated in social events, or who bought their apples (which they were famous for). Opportunities should be made to share their own personal narratives, stories and thoughts about the history

and future of the site. Suggestions include:

- An interactive storyboard on the site for members of the public to share their experiences and stories;
- A book/archive about the history;
- A website;

In terms of elements on the site, the park can showcase a restored Dunington-Grubb landscape, and the house/old tree assets in a new contemporary guise. The existing character is diminished from what the history suggests – the garden parterre is only half of what it once was, and one wonders how big the Mulock’s collection of peonies actually was. How much is restored versus transformed is to be explored.

The great thing about the house is that it is not pickled in time, but has adapted to each of the generations. It is a living historical structure, as is the site. The interaction of heritage architecture and contemporary architecture can be really exciting as it creates a dialogue, one framing the other. Small house additions, new out buildings or pavilions will be required on this property. The visitor pavilion at Frank Lloyd Wrights Martin House is an excellent example of a contemporary building dialogue, framing and respecting the historical artifacts.



Visitor Centre, Martin House, Frank Lloyd Wright, Buffalo

THE SOCIAL CONVENER

Like the house which was set to entertain guests, the property also has well developed social spaces. The parties here were big affairs. The parties of the future will be community gatherings bringing all diverse communities together. It is exciting to think about how to bring the spirit of those parties into the contemporary use in a park.

Antonio Gaudi's plaza length bench (about 1/4 of it is showing in the image) provides a vast number of people with intimate seating within a larger whole and with its extensive mosaics. It is an art piece in its own right. The bench shapes the gathering area (where there are performances) and its a major tourist attraction.

Social gatherings on the site can be enabled by a flexible covered community hub (see Inclusive Section for Pavilion testing), fire pits, and temporary or permanent furniture. Winnipeg's dinner for 1201 in 2015 created the social event of the year. Everyone bought tickets and did their own table decorations (prizes given for best decorations).

For new uses for the house, see Mulock House Adaptation.



Park Guell Bench, Barcelona Antoni Gaudi

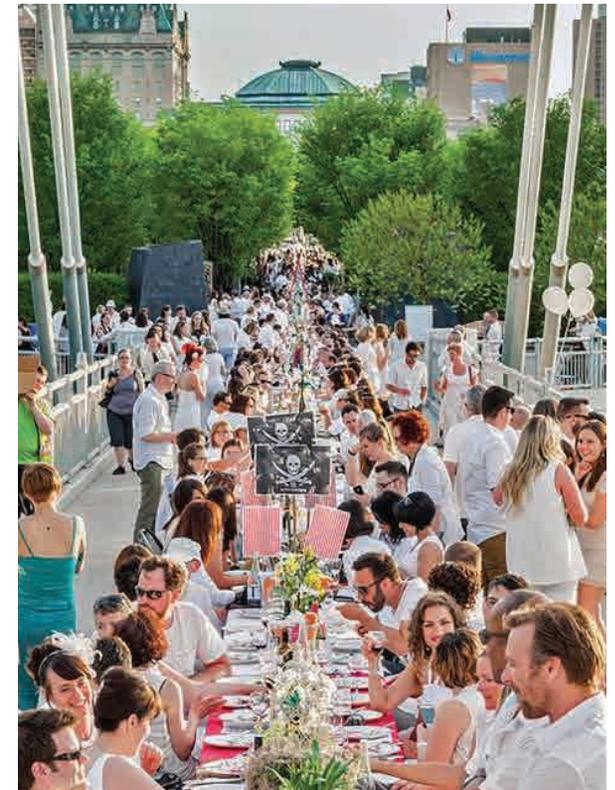


Table for 1201, Winnipeg



Family Fire

THE FARMER



Gary Comer Youth Centre, Hoerr Schaudt



Gary Comer Youth Centre, Hoerr Schaudt



Medicine Garden

Recalling that the farm had extensive orchards and other crops, was considered an experimental farm, and had extensive gardens, the garden renewal here could include interactive teaching gardens that focus on agriculture – current and indigenous, and medicine gardens whose symmetry share form with the Dunington-Grubb plans. Food security is a current and future issue and requires a knowledgeable community to innovate future solutions. Youth are especially interested as their “urban” knowledge often can keep them detached from food sources. Newmarket is good at preserving natural features but there are currently no ambitious gardens.

ART TO BRIDGE HISTORIES

Artworks can help build paths between past and present and between diverse histories. The engravings at the Dundas Roncesvalles Peace Garden were based on drawings by indigenous and non indigenous school kids comparing objects across cultures. It was a collaboration between indigenous and non indigenous artists. The Moccasin Identifier project is a land marking project in southern Ontario – linking a whole series of sites. Rachel Whiteread and Melvin Charney artworks demonstrate how artists can explore contemporary forms with historical artifacts.



Dundas Roncesvalles Peace Garden



Rachel Whiteread Bookcase



Moccasin Identifier Project (Former Chief Carolyn King)



Melvin Charney, CCA

NATURAL — WHAT WE HEARD

Overwhelmingly, the majority of participants indicated that preserving natural features on site is a top priority. Natural features (parks and green spaces) were indicated as the key community amenity online survey respondents want to see on the property (65% of respondents):

- This includes maintaining and enhancing tree coverage and using the existing landscape for programming. Many youth suggested creating natural play areas (that do not impact the landscape and wildlife).
- Many suggested developing a series of gardens (community, botanical, Indigenous, medicine, pollinator, teaching, etc.) across the site.
- Some recommended that there should be a strong focus on environmental

education, sustainability and stewardship. Many youth specifically recommended environmentally progressive methods for waste management.

- There were references to incorporating water and wetlands onto the site (and sharing the story of water on the site).
- Few indicated a desire to enhance natural features for wildlife in the area. Youth from the school workshop specifically indicated having a wildlife sanctuary.

“Keep everything natural – no hard-scaping!”

“Save the trees!”

“The swamp should be built into a natural water feature”

“We need a natural place for our young people to go and spend quality time!”

“Most are obvious “givens” like inclusion and joining neighbouring parks.”

- Visioning Workshop Attendees



NATURAL

Consultations stressed to keep the site as natural as possible to allow for passive recreation in nature. The intimacy of the forest spaces were especially valued *“It is a green gem nestled into the residential context”*

Art work about nature can cohabit with the nature experience, and the site should meet strong sustainability goals.

The LSRCA recommends maintaining natural features on the property as much as possible, and focus on native species for planting.



Planting Types

NATURAL ENHANCEMENT

Suggestions for natural enhancement include adding community gardens and pollinator gardens – an urgent need in the world right now and the future. Beekeeping could also be possible, and educational.

As the forest areas are already wonderful, providing labelling and identifiers can add an educative component to the experience. LSRCA currently does nature programming only on their own properties, but could be a partner to provide signage wording.

As many of the garden areas have diminished new perennial borders can be added.

The wet area at the southeast could be re-conceived with paths to bridge over This will be necessary for a new pedestrian entry. Other low areas (Jim Bond Park and south of the pool,) could be re-conceived as rain gardens.



Community Garden



Arboretum



Lurie Garden, Millennium Park

RAIN GARDENS & MARSH



The Brooklyn Naval Cemetery Landscape



Creil Urban Ramp by Espace Libre



Velsen Wijkeroogpark by Bureau



Edinburgh Gardens Raingarden by GHD Pty Ltd



Corten Steel Walking Path

CONNECTED — WHAT WE HEARD

Getting to the site

Participants had a diversity of perspectives on the best ways to access the site. Ultimately, participants felt the site should be accessible using a diversity of transportation methods.

Ideas include:

- **Encourage active transportation or alternative transit options** to provide access to the site rather than reliance on automobiles.
- **Parking:** Most recommend limited parking on-site and prefer creative solutions (parking at local schools, the vacant lot to the south, nearby plazas).
- **Shuttle:** Many interested folks recommended a shuttle (similar to the one from the picnic), which could leave

from Town Hall, the Ray Twinny Recreation Complex, GO Station or elsewhere. Many suggested that a shuttle could specifically be considered during peak event times.

- **Accessibility:** Many discussed the need to ensure wheelchair and stroller access (for parking, pathways and buildings).

“Keep it natural and green please. Don’t pave over the entire property for parking/skating/splash pad.” – Online Survey Respondent

“Ensure there is ample parking spaces available as a large majority of residents drive.” – Online Survey Respondent

Transportation in Newmarket: Shifting the norm?

The online survey responses indicate that 95% of participants drive to destinations in Newmarket. In-person consultations suggest that many participants want options for safe active transportation or suggest a shuttle operate at the site, with a desire to rely less on cars.

CONNECTING TO BROADER AREAS

In addition to getting to the property, many participants discussed opportunities for the site to be connected to the neighbouring areas.

- **Jim Bond Park:** Overwhelmingly, there is a desire to connect the property with Jim Bond Park. Few opposed the idea (with fear of parking in the neighbourhood). Many thought that concerns could be mitigated through thoughtful design.
- **Connections to broader areas (Yonge-Mulock):** Many mentioned desire to enter the site along Mulock, especially at the corner of Yonge. As well as the need to consider design of adjacent sites (new developments) as they progress so that there are appropriate connections and good design.

“I would like [Mulock Property] to be connected to Jim Bond but then something needs to be done with Jordanray blvd, including no parking signs and speed bumps – it’s already a way too busy and too fast of a street.” – Online Survey Respondent

“[The Yonge-Mulock] intersection could be the gateway to Newmarket.” – York Region Focus Group

Testing Key Issues

Parking: There were mixed opinions on parking. Some local neighbours voiced concerns about people parking in their neighbourhood. However, for the most part, they felt this problem could be solved with smart design solutions. In the in-person engagement sessions, our team specifically introduced visual diagrams to demonstrate impacts and opportunities for a small amount of parking on the site. Participants requested the options with the least damage possible to the natural areas, and preferred parking along Mulock as the best option. Ultimately, there is an understanding that creative solutions for access to the site are necessary (including off-site parking, shuttle buses and other active transportation networks).

Jim Bond Park: Our team specifically asked participants at in-person engagements if connecting Mulock property to the neighbouring Jim Bond park would be appropriate or beneficial for the park and adjacent neighbourhood. For the most part, participants saw the connection to be essential. Few neighbours voiced opposition to the connection, raising concern it could increase traffic in the adjacent neighbourhood. Through the online survey, there were five mentions of Jim Bond Park. One person specifically voiced opposition to connecting the property to Jim Bond Park, one person indicated they would like to see the connection but worried about traffic. The others requested integrating the two properties.



Jim Bond Park

Excerpt from Engagement Summary Report Phase 1B
prepared by PROCESS

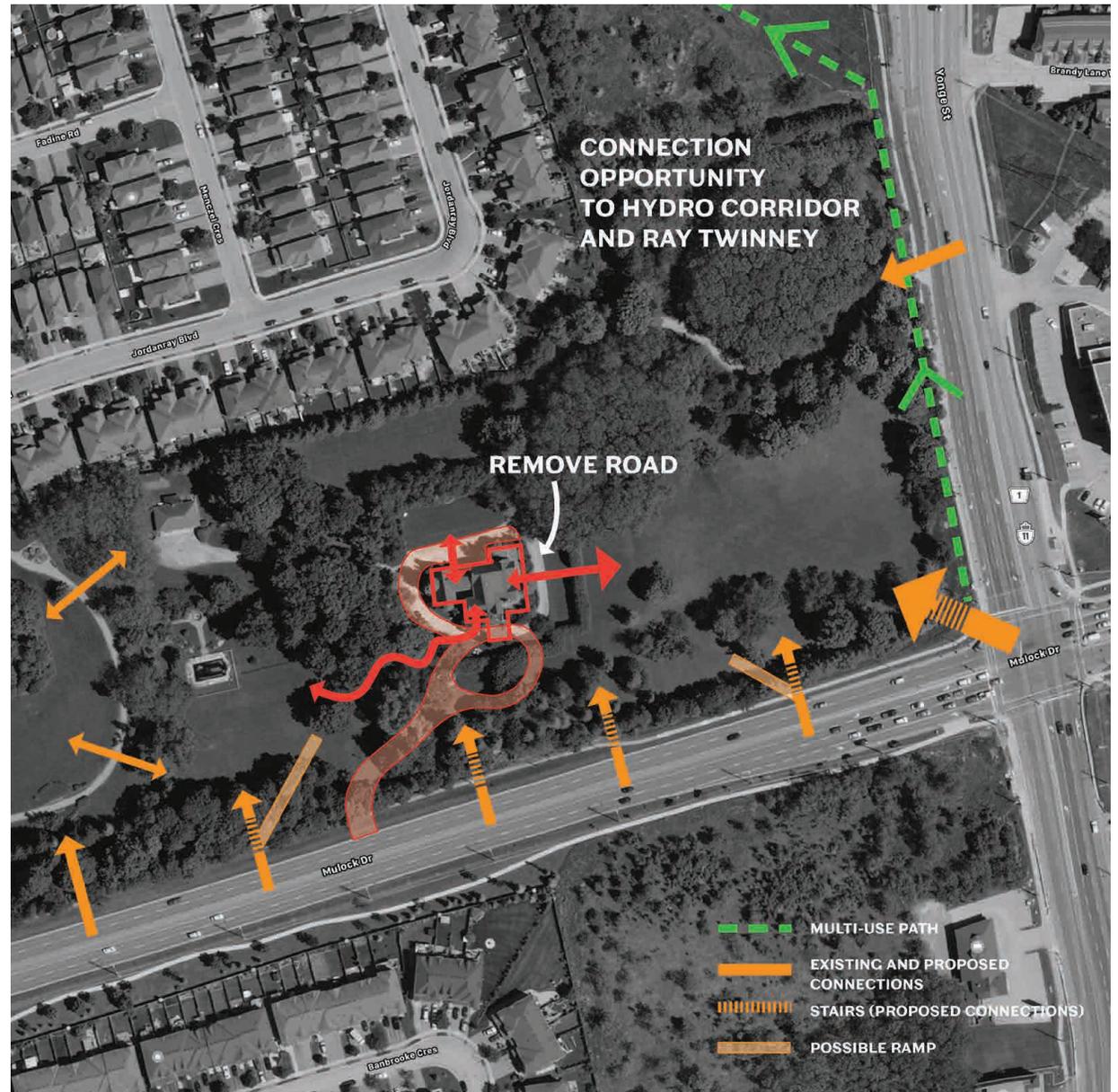
CONNECTED

Although the site is valued for its' oasis quality – its' separateness – there is a strong desire to connect it to the neighbourhood, making it as accessible as possible. This includes connecting it all along Mulock Drive and at the corner of Yonge St. Due to grade changes this will require stairs/ramps.

Connection to the broader community includes access to the Hydro Corridor (if an easement can be obtained), and connecting with Jim Bond Park. Rethinking the opportunity of the dike from a connectedness point of view focuses not on how it divides, but instead how as a high point it can provide panoramic views and connect the two spaces.

A major gateway is proposed at the southeast corner.

Connecting it to the broader community means expanding transit options, providing access for drop-offs and considering parking options.



GATEWAY BEACON

A desire for a signature entry at the Yonge St./Mullock Dr. corner was expressed a number of times in the consultations. *“It is a mysterious corner – dark and SCARY.”* It needs a new sense of entry that replaces the “dark and uninviting” to “open and light” – a gateway to Newmarket. This could be a signature artwork, light element, covered area providing seating/place to pause. It could be a strong social area and give a new “address” to the site. Given the grade change, it will also need to include a bridge.



Houtan Park



SANAA Grace Farm



Stargate



SANAA Serpentine Pavilion



Marc Boutin Memorial



PLANT, Kew Gardens, Toronto

CREATIVE ACCESS SOLUTIONS

Stakeholders overwhelmingly wanted to minimize surface parking, recognizing that some parking would be required for service. There was some concern that an event venue or restaurant would trigger more parking needs.

Parking at adjacent sites has been discussed (in Context Section). Shuttles are another solution, and their possibilities are expanding as driver-less vehicles come on line. Toronto and Calgary are both piloting autonomous shuttles for key destinations (the Meadoway and Zoo), but they do not need to be automated to be successful. The Rouge Bus (sponsored by TD) makes it special to go to the Rouge Valley – being on the bus is part of the experience. Visitors to Toronto Island count the ferry as one of the best parts of the experience.

The Hydro Corridor provides great potential for not only a pathway for cyclists and pedestrians between the Ray Twinney Recreation Complex (RTRC) and the Mulock Property, but it could also serve to provide surface parking or a people mover route with RTRC as the shuttle hub. The Town has made preliminary inquiries with Hydro One and will require further plans/drawings to articulate a proposal for agreement to use the property.

The connection between a people mover and the property will be crucial. Passengers would have to walk along the Yonge Street sidewalk to get to the property if the people mover only ran along the Hydro Corridor. Bringing the vehicle close via the Hydro corridor may not be good enough for some functions (weddings, etc.) but may be fine for casual use. A shuttle bus service from RTRC

for special events would provide the most capacity and avoid large parking supply on site; it would require a very well laid out and convenient drop off location on site. This should be considered in the Phase 2 Master Plan Options.

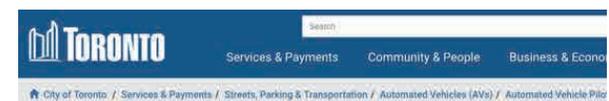
Newmarket Shuttle Precedent – Harvest Picnic, :

- The Town of Newmarket used York Region Transit for the Picnic shuttle that ran from the Ray Twinney Recreation Complex to the Mulock Property.
- The route from RTRC went along Eagle, down Yonge, across Mulock and looped back to RTRC.
- It went all day continuously without any set times of arrival and departure.
- The shuttle ran from 12-5pm and it cost \$750.
- In the past, the Town has supplemented this kind of shuttle with school buses, mostly near the beginning or end of particular events where they need to move large groups of people. Throughout the event, to move people, they will use YRT The Town exclusively uses YRT for their Wheeltrans accessibility. (The town has a contract with Stock Transport).
- It is roughly \$200 an hour to perform a shuttle service for an event depending on the nature of the event.
- Ray Twinney has over 1000 parking spots that are rarely all used.

Refer to <https://www.parkbus.ca> and <https://www.ridewithela.ca> for shuttle pilots in Toronto and Calgary.



Calgary Zoo Shuttle



Automated Shuttle Trial



Toronto Meadoway Automated Shuttle



Rouge Shuttle

JIM BOND PARK

PARKING AND NEW ACCESS

Per the consultations, we recommend re-joining the park to the site and for the following reasons:

- Provides best access for the residential neighbourhood (connecting is a two-way street).
- It was originally part of the social garden area (not working farm) designed by Dunington-Grubb
- Consolidates parks management
- Provides better access for the residential neighbourhood (connectivity is a two-way street)

Design/policy solutions required:

- Offer many viable options to get to the site to minimize parking on Jordanray Blvd. and Osler Court
- Add no parking signs/speed-bumps and other traffic deterrents on Jordanray Blvd.
- Minimize noise/privacy breaches conflicts with resident's backyard uses
- Storm water management redesign if form/topography changed
- How to transfer Jim Bond commemoration
- Ensure the overall park provides modest and intimate places, not just larger more communal ones
- Consider the uses for the dike – as it is a high point for providing overlooks between the two areas. It could be a gathering area that helps join the two parts of the park.

Parking has been explored in three areas on the site based on occupying existing open areas minimizing tree harm, hard surface, and new road-works. A drop off is proposed from Mulock Drive to minimize the number of cars on the site amidst programmed and natural spaces. Access from Mulock Drive to the house front must navigate a large change in elevation. Options 1-3 on the following pages indicate the least impactful link. Option 4 indicates a link that aligns with the future road extension at the south. It is not recommended based on the site impact/circuitousness of the route with Options 1 and 3, but may be accommodated in Option 2. This will required further investigation in Phase 2.

The existing site areas could provide 24-44 spots in the site and 60 along Mulock Drive (on the property, not on the street), with varying degrees of impact. The number of required parking spots will depend on what other access options are provided. Current by-laws provide these requirements:

- Art Gallery – 9 Parking Spots Required
- Office – 17 Parking Spots Required
- Community Centre – 29 Parking Spots Required
- Banquet Facility – 90 Parking Spots Required

Options 1 and 2 use existing open areas on the site and the existing driveway. A new access off Mulock Dr. is indicated and optional in Options 1 and 2 but required in 3 if skating Option 3 is

adopted, which re-purposes the driveway for the skate path. Options 2 or 3 car access would be required to be compatible with Option 1 and 2 skating, which re-purpose the garage area. In stakeholder consultations, the parking/access solution on Mulock is most favourable. Note, due to the high ground water table underground parking was not considered.

A pick-up/drop-off route will be important for regular cars/trucks and a shuttle bus to bring people to the site and avoid large supply of parking

CAR ACCESS OPTION 1



CAR ACCESS - IMPACTS OPTION 1



CAR ACCESS OPTION 2



CAR ACCESS - IMPACTS OPTION 2



CAR ACCESS OPTION 3



CAR ACCESS - IMPACTS OPTION 3



CAR ACCESS OPTION 4 TO ALIGN WITH FUTURE ROAD EXTENSION



CAR ACCESS - IMPACTS

OPTION 4 TO ALIGN WITH FUTURE ROAD EXTENSION



INCLUSIVE AND ACCESSIBLE — WHAT WE HEARD

Overwhelmingly, participants want the site to be welcoming to all. This includes:

- Providing spaces and programming for all ages, people of different abilities, and of diverse demographics;
- Accessible and affordable food (cafe and/or restaurant in the house or one of the out buildings. Some mentioned food trucks onsite as well.
- Accessible gathering and event areas (for markets, concerts and performances and other programming). This could include covered event spaces or open natural spaces for gathering.

Some raised concerns regarding how to ensure the site is open to everyone while also being revenue generating. There were questions about how the property can serve private venue rentals while including the public? These are key considerations

the team will be reviewing through the design options.

“Have activities that attract kids (8 years old) all the way 80 years old and up.” – Residents Workshop Attendee

“It might be a beautiful place for weddings & Conferences, however I wouldn’t want that revenue making aspect of it to take over all other utilization of the property.” – Online Survey Respondent

“If there is a pavilion, it should be natural and add to the greenery.” – Visioning Workshop Attendee

Testing Key Issues

Covered Amenity Space/Amphitheatre:

One consideration raised through the process was the desire for a covered amenity space (in conjunction with skating or not), or an amphitheatre. There was little support for a built amphitheatre, with preference to a natural one using existing topography. Youth specifically requested an open-air pavilion.

In the in-person engagement sessions, our team specifically introduced visual diagrams to demonstrate impacts and opportunities of a new covered amenity space on the site. The topic of a covered amenity space received mixed opinions. If there is to be a covered amenity space, participants felt it should be located closer to Yonge or Mulock (not near neighbours or on the large, open lawn). However, ultimately, there were no strong opinion that a covered amenity space is required on site. Many who commented on this topic, indicated that the house or other existing structures would suffice. There were two comments from the online survey that requested a covered amenity space.

INCLUSIVE AND ACCESSIBLE

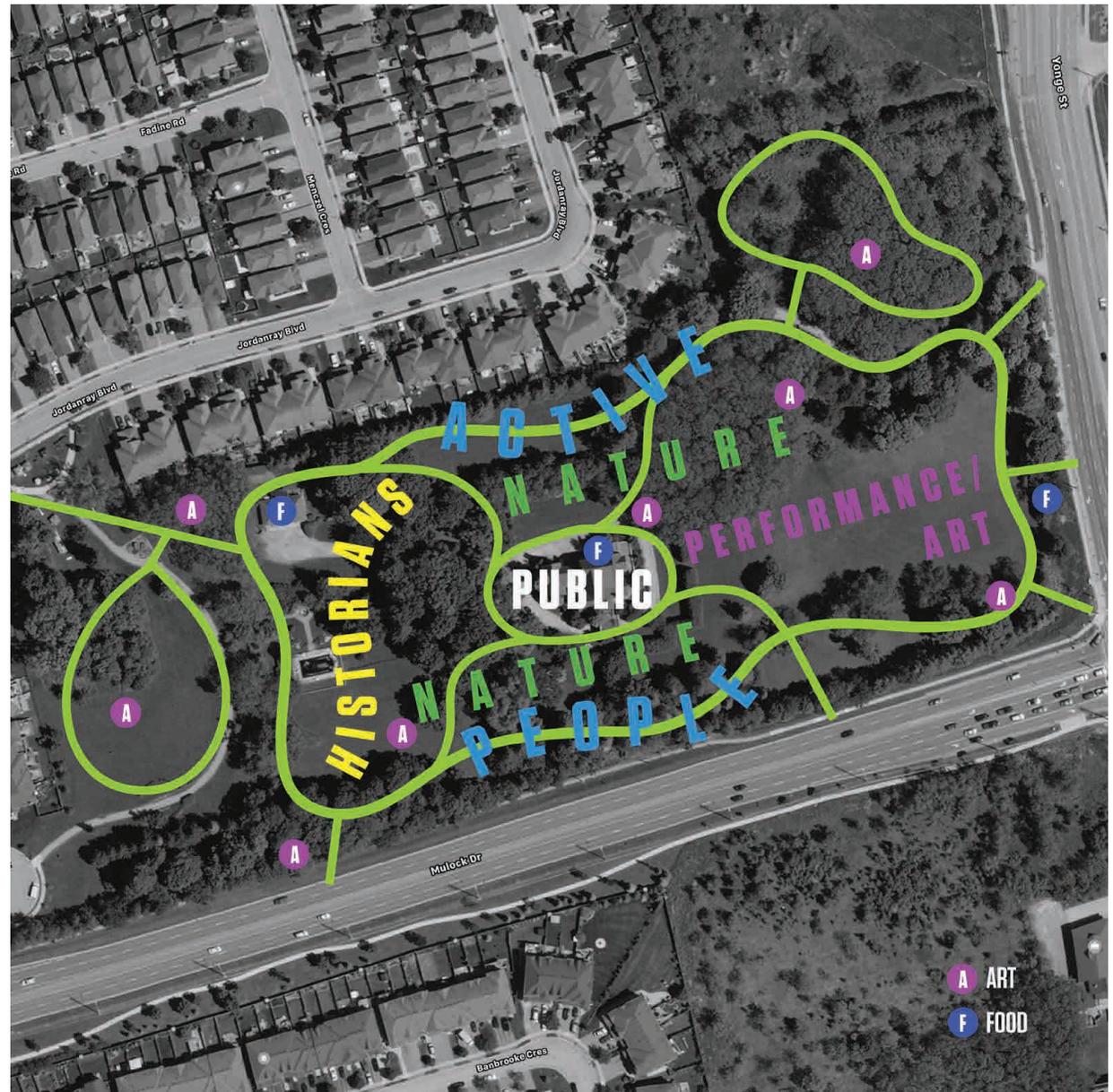
The multivalent aspects of the property (historical and natural) together with its cultural/art potential position it well as a place that can foster the coming together of diverse communities, demographics, ages (8-80), and people with diverse interests. In the phase 2 master plan explorations of how to overlap and intersect these visitor interests will be explored:

- History buffs
- Nature buffs
- Exercise seekers
- Art and performances seekers
- Community socializers
- Foodies

Accessible food is critical, and there are many options for providing this including:

- The house
- The out-buildings
- Temporary Market
- Food events in the park

A covered flexible community hub that can accommodate events like markets, concerts and other programs, seasonal food offerings, or a small cafe was explored. Although there was not a consensus on whether there should be a permanent pavilion, there is a desire for a number of activities which would benefit from a covered open air space.



Overlapping Experience "Concept"

ACTIVE RECREATION FOR ALL AGES



Natural Playscape



Natural Playscape, Shaheyuan Park by AOBO

Each use on the site will need to be evaluated against different abilities and ages. Yoga in the park was mentioned several times. The examples shown here all take advantage of their natural settings to be discrete and yet provide active recreation for all ages, with minimal physical intervention. Some like the Copenhagen equipment also provide crossover with cultural elements (artwork action station).



Tai Chi in the Park



Adult Exercise and Artwork Station, Copenhagen



Adult Exercise Stations

FLEXIBLE COMMUNITY HUB



Beer Garden



College Park Dallas



Lefrak Centre



Crosby, Arboretum, Mississippi



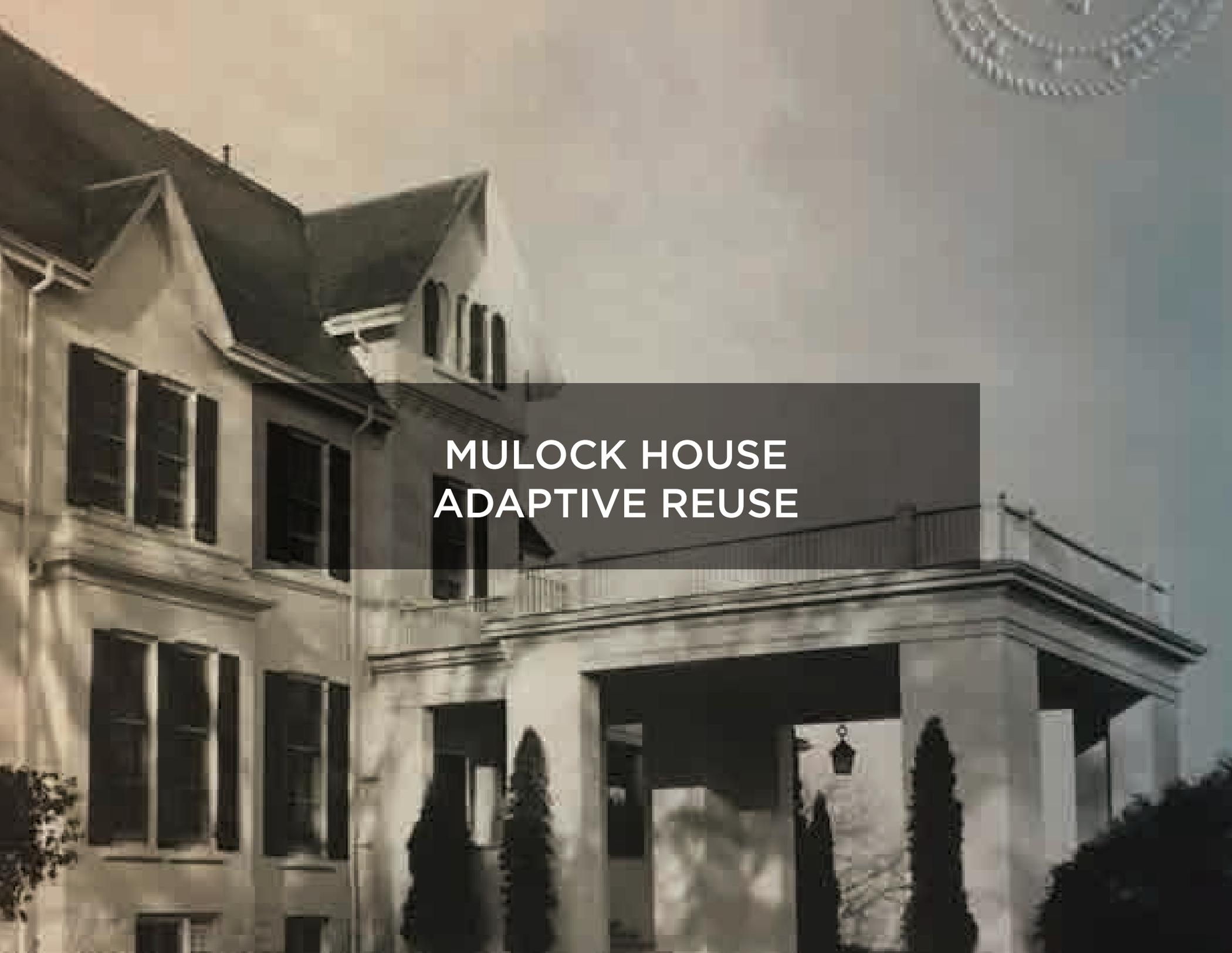
Pavilion Testing Plan

Five locations for the covered pavilion were explored. Two were rejected due to feedback from the stakeholders (too close to residents). The three remaining locations are shown in the Pavilion Testing Plan. Each are conceived for at least 200 people (seated at tables - shown in red) plus a substantial additional area, and are located in the areas with least impact on the natural site:

- Along Yonge St. – could be a gateway pavilion that transitions from the busy street to the big lawn, gives sense of enclosure, and brings activity to the street address. Access from sidewalk.
- At the south – could be part of the framing of the great lawn with potential access from adjacent parking (Parking Option 3).
- At the west – could be at the centre of the social area with potential access from adjacent parking (Parking Option 3).

In general, these three sites were considered acceptable, with the Yonge St. one being more favoured. Other sites may be considered in Phase 2 as long as they respect the privacy of the residential yards.

An architecturally significant building can draw people to the site, but has to be carefully considered to balance with the house. There had been discussion about this covered area being convertible to a leisure skating rink with rain protection for the winter season. However, this was not supported especially if it was a regulation sized rink. The desire for more use flexibility was stronger.



**MULOCK HOUSE
ADAPTIVE REUSE**

PLANNING FOR RESILIENCE

There is a lot of interest in suggesting occupational possibilities for the house, but during the consultations, no entity suggested occupying and investing in the house tomorrow. We anticipate this will change as the house and park themes are honed. Proposing a use and then hoping for a partner can lead to unsuccessful projects, which is not uncommon for heritage adaptations. There is not a perfect use until there is an understanding of the operational limitations and possibilities – whether the town, or an other entity operates it.

We recommend a plan for resiliency: Having tested the building's capacity, the rooms are of sufficient size and proportion, and relationship with each other that no single use would significantly change the plan, assuming the intention is to maintain the integrity of the house, and adequate kitchen facilities are provided. We recommend renovating the building in the most adaptable way possible – allowing it to be many possible things now and in the future, recognizing that it may have many uses over its lifetime.

No matter what it becomes, it will need to be brought up to code for Assembly uses (see Appendix C for code evaluation), provide accessibility, and air conditioning – all requiring substantial investments. Contribution to the themes that have emerged (Destination, Nature, History, Art, Meditative, Innovation, Education); a need for it to have strong public interaction and connectivity to the park; and the associated or perceived parking needs/use, provides a framework or measuring stick for judging potential partners, and for going

out to seek partners. This means it could have interim uses that are both public and providing revenue, but does not preclude that changing in the long term. This future-proofs the building by treating it like a flexible pavilion. In Phase 2 of the Master plan, the 3 options should indicate which mix of uses would be the most ideal in relation to the landscape options.

On the following page three options outline accessibility concepts as well as internal zoning for providing infrastructure of an “assembly use” building. The options assumes each of the public rooms in the house maintain their integrity and are classified as programmable space. Their particular programming would not change the proposed infrastructure for these public rooms (kitchen, washrooms, storage, etc.), allowing the house to have total flexibility. This is followed by an examination of possible uses and limitations, and their potential implementation within the floor plans. In all cases, we have assumed the removal of all of the en-suite bathrooms at the upper floors to provide larger, more flexible rooms. Decorative wall panelling at the second floor may need to be removed to provide art surfaces – these are not seen as critical from a heritage point of view.

In order to provide building accessibility, ramps need to be provided at both entrances. As the house ground floor is quite high, these ramps are long and in each case are shown as 5% (sloped walks – not requiring handrails) and there is the possibility of integrating gardens.

An elevator is required to access the second

“The house must be public for the project to be a success.”

“The house must have some return on investment.”

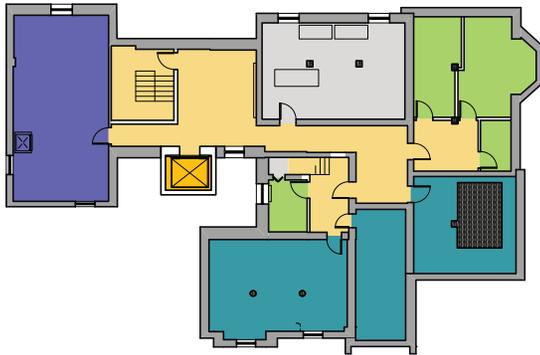
floor and basement, and is shown in three optional locations that each minimize impact on the heritage interior and exterior, as they are in service spaces.

Two of the schemes indicate a small addition in the courtyard of the house for the elevator or kitchen. The courtyard is hidden and unused, not connected to any public spaces, so although the most desirable location for the elevator is at the interior, these are also acceptable locations.

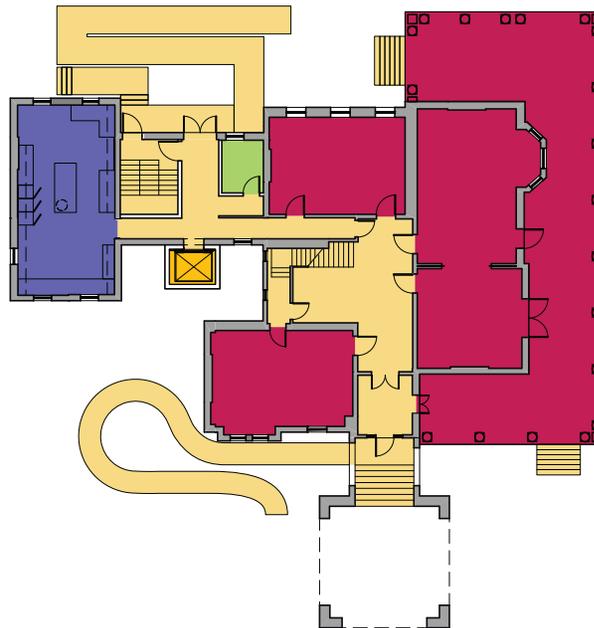
The bar and prohibition liquor storage is retained for historical interest – the bar may be used for bar purposes and will require significant restoration and care. The remainder of the basement is for washrooms serving the whole house (a single universal washroom is also provided on each floor), storage and additional kitchen space (see Appendix D for kitchen capacities).

ELEVATOR OPTION 1

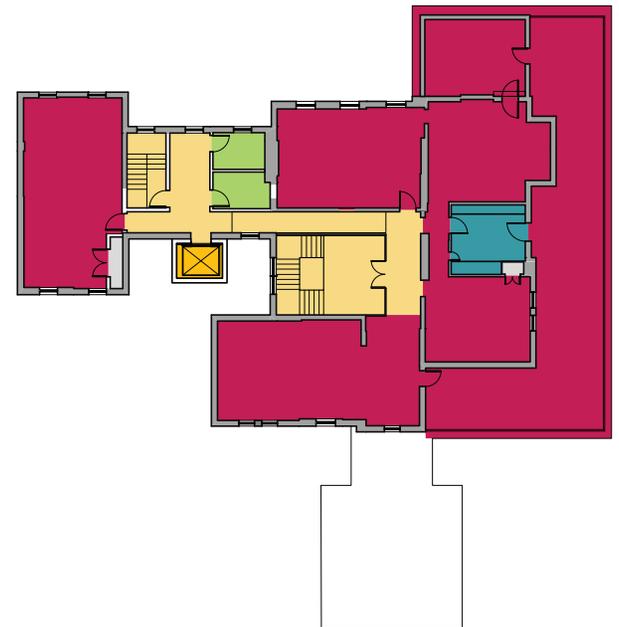
BASEMENT



GROUND FLOOR



SECOND FLOOR



LEGEND

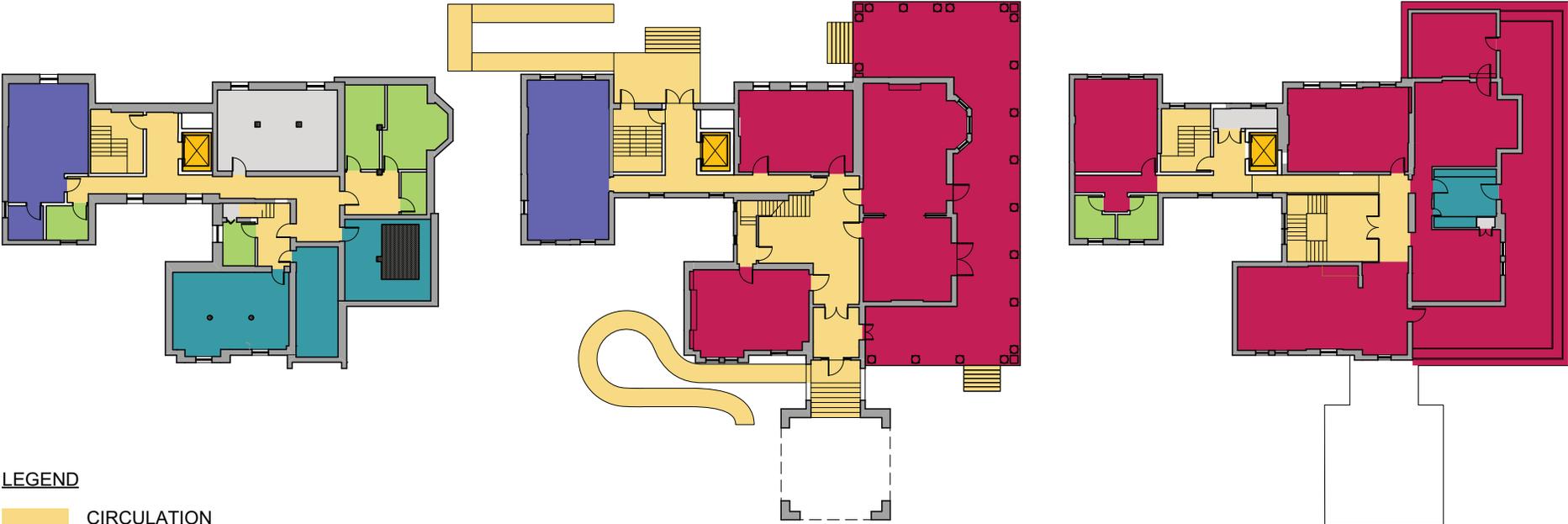
-  CIRCULATION
-  ELEVATOR
-  HISTORIC ARTIFACT FOR VIEWING
-  KITCHEN/PANTRY
-  PROGRAMMABLE SPACE
-  STORAGE
-  WASHROOM

ELEVATOR OPTION 2

BASEMENT

GROUND FLOOR

SECOND FLOOR

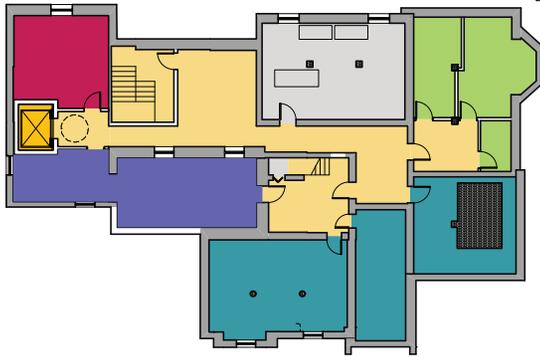


LEGEND

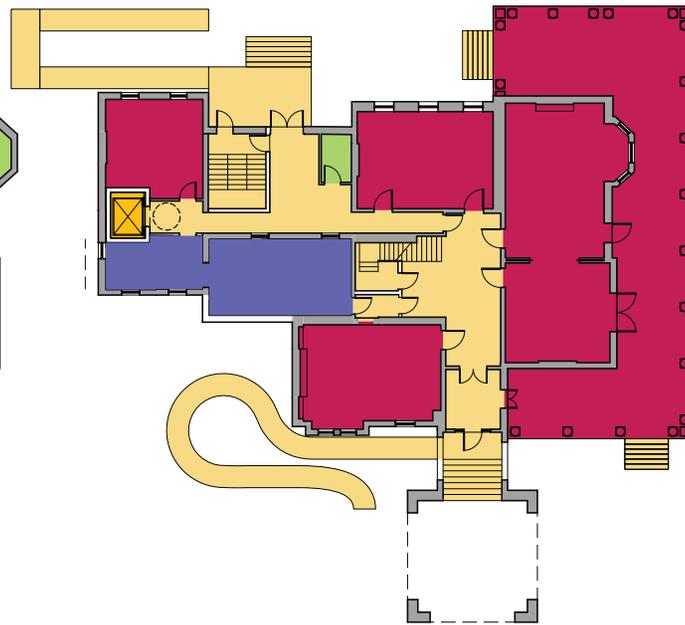
- CIRCULATION
- ELEVATOR
- HISTORIC ARTIFACT FOR VIEWING
- KITCHEN/PANTRY
- PROGRAMMABLE SPACE
- STORAGE
- WASHROOM

ELEVATOR OPTION 3

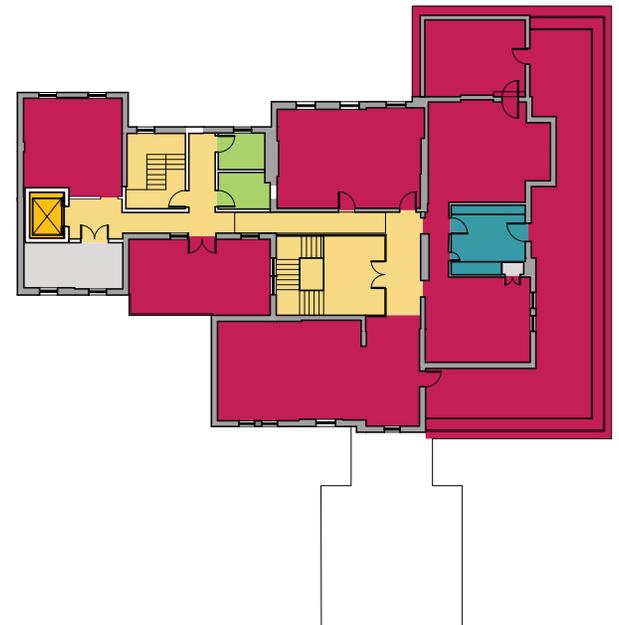
BASEMENT



GROUND FLOOR



SECOND FLOOR



LEGEND

- CIRCULATION
- ELEVATOR
- HISTORIC ARTIFACT FOR VIEWING
- KITCHEN/PANTRY
- PROGRAMMABLE SPACE
- STORAGE
- WASHROOM

Possible Uses and Combinations

The following uses have been proposed for the house. None of these options need to run solo – any of these options can cohabit in the house on different floors or in combination with different exterior uses. Refer to Plans following for combinations of the following.

Arts Hub – Local, Indigenous, National/ International (or combination)

The house could work in conjunction with the park as an Arts Hub. It could be a BIG destination, putting a contemporary stamp on a historical backdrop. People seek out new art experiences much further afield than for park-like recreation experiences, so it is an opportunity to widen the audience for the park.

- All seasons, could have day and night uses that put more eyes on the park for security.

Operational possibilities:

- Operated by the Town (and possibly sharing resources including curator) with leased out space to various art groups including music/art production for offices, studios or exhibits, who then extend their practice to the park, or operated by a local arts group. Are there enough players in Newmarket?
- Leased to an institution – e.g. AGO or McMichael or other name brand. They operate art galleries, bring their own

curation, and operate events to support the project (or lease upstairs only). Name brand could open up the audience much farther than Newmarket.

- Supporting/adjunct to a major temporary or permanent landscape related arts focus (see Destination: Art Hub).
- Residency – live in or not. Curation/selection by competition/juried would distinguish whether this is primarily supporting local artists, or becoming a much bigger destination, or a combination of both supporting mentorship of local artists. Work would need to be displayed in the house, be observable, or have some clear interaction with the public, and/or be something in the landscape. (see links to residencies below)
- Could have art classes in the park or in the house.
- Gift shop – Gift shops need a lot of foot traffic, might be difficult to be self-sustaining, would need support with food venues, lots of activity. Could be very small. (e.g. like at the new MOCCA in Toronto – about 70sf but very effective). Could be pop up for events instead, in the house or one of the outbuildings.
- Full use of building, or operated on second floor only, first floor for events or food services to support activities upstairs.

Limitations

- Wear and tear on the building interior depending on the art endeavour. Would need constant repainting etc. Upstairs walls and floor surface are less ‘precious’ than downstairs.
- Hard to measure art revenue, but statistically spawns tourism, local use which has secondary revenue e.g. to local food venues, future developments value of being adjacent to it – this is good financial reward for the town in increasing land value/taxes.
- Live-in presents difficulties as an entire apartment would need to be provided (and associated code issues), but is possible. Currently artists are billeted for an international 10-minute performance festival, so similarly, this could be combined with a working space in the house.
- Small requirement for parking.

Key precedents

Heritage building in the park, arts destination with big bang –

- Le Jardin de Metis/Reford Gardens
- The Serpentine pavilions UK

Ontario Heritage buildings with art focus or component:

- Refer to Precedent chart of heritage buildings attached

Art parks based on art in nature (with no central building)

- The Tree Museum
- Halliburton Sculpture Forest
- Guild Park, Toronto (old heritage building artifacts in a park)

Artist's Residencies:

- Residencies – Harbourfront crafts, Artscape Gibraltar Point, Project rooms at the Macro Roma
- The Mattress Factory, Pittsburgh <https://www.mattress.org>
- <https://sparkboxstudio.com>
- <http://criticalmassart.com>
- <https://ago.ca/artist-in-residence>
- <https://www.heritagetrust.on.ca/en/pages/programs/doris-mccarthy-artist-in-residence-program>
- <https://openstudio.ca/studio/>
- <https://www.artscape.ca/portfolio-item/artscape-distillery-studios/>
- <https://www.livingartscentre.ca/gallery/resident-artist-program>
- <https://www.hamiltonartscouncil.ca/artist-in-residence>
- <https://riverrun.ca/outreach-programs/artist-residency/>
- <https://www.hallsisland.ca>
- <https://www.thesteelyard.org>

Winter themed art festivals

- Warming Huts, Winnipeg
- Winter Stations, Beaches

Summer Themed festivals

- Nuit Blanche
- Art in the Open in Charlottetown – small town version, made in PEI <https://artintheopenpei.com>

Temporary/interim art activators

- Leona Drive Project 2009 – Art exhibition set in vacant bungalows addressing the shifting space of the suburbs (before they were torn down)
- In/Future – A Festival of Art and Music at Ontario Place

Food Service/Tea House/Restaurant/Microbrewery

Many people desire affordable food service as it brings life to the park, and provides food choices on site – there are currently limited food and coffee choices within walking distance. This situation will likely change as developments surrounding the site move forward to implementation, however it is still desirable in the long term to keep people on site. Kitchen facilities shown in the plans (ground and basement levels) provide food service (cooked on site) for 75 to 225 people: although a dumbwaiter can be used, there will be some use of the basement stair and elevator by kitchen staff between the prep kitchen and serving

kitchen. Some catering tents still may be desired outside for events (see Appendix D for kitchen capacities).

- All seasons, could have day and night uses that puts more eyes on the park for security.

Operational possibilities:

- Food service in the house leased by an operator. Although some proposed a destination restaurant, overwhelmingly, diverse and affordable food choices were seen as being more public and appropriate.
- Ground floor use could be separate from upstairs use.
- The porch is perfect for outdoor eating and could be served separately from the exterior, along with seating in the landscape. It makes you feel like you are one of the Mullocks overlooking the park.
- The landscaped plateau that the house is on is perfect for outdoor dining on all sides.
- The food venue for the park could also be primarily directed to outside and spill onto terraces all around the house, with extended seasons provided with heaters, fireplaces. E.g. Tavern on the Hill in Ottawa operates three seasons (with cosy fireplaces) only with food services from a tiny heritage building with a step up counter only
- Food can be provided out of one of the

smaller buildings – pool house or garage and use the landscape as a primary space to eat (e.g. Bryant Park in New York), as opposed to the main building.

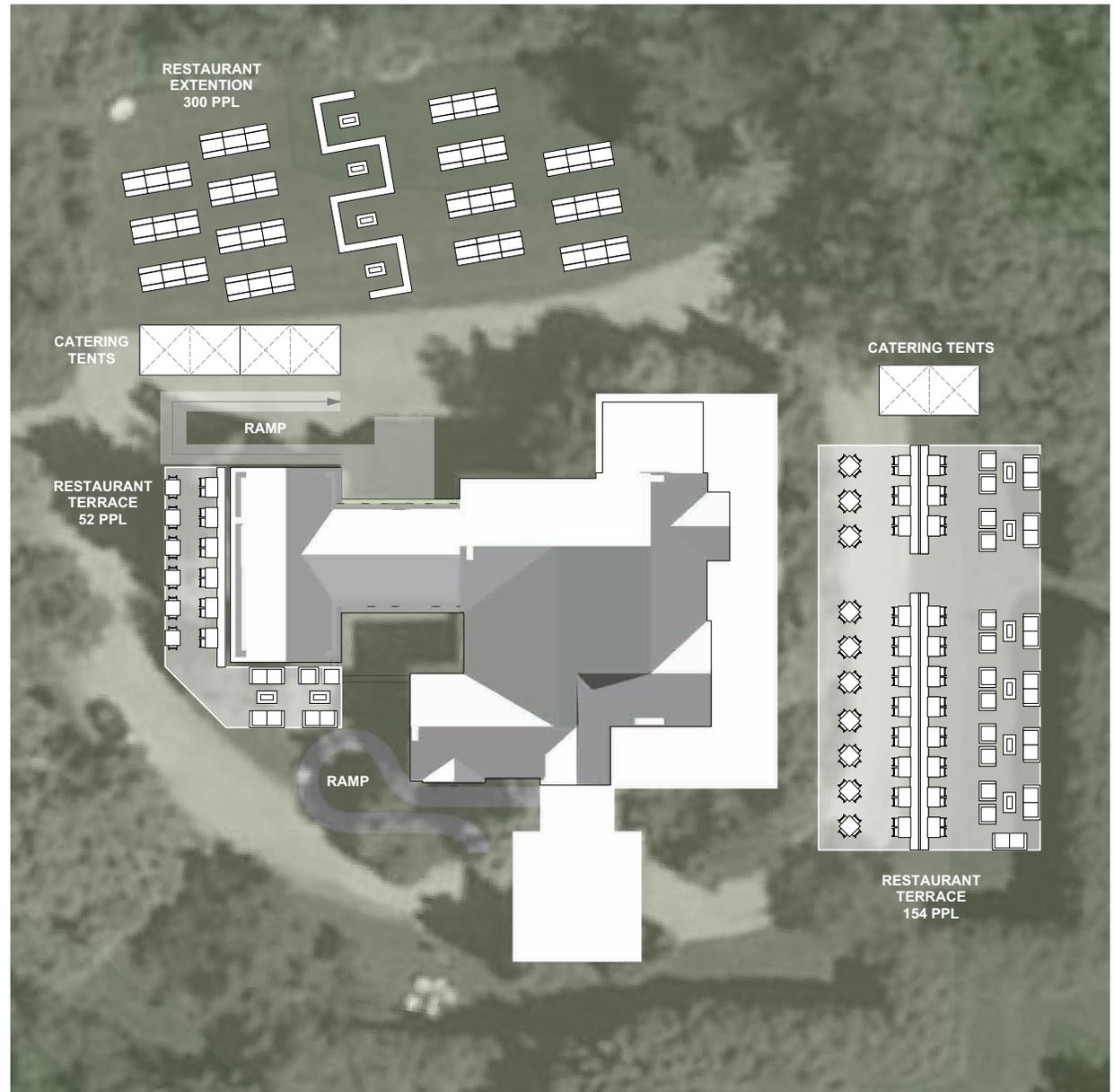
Limitations:

- All restaurant services will need an area for food delivery/loading.
- The kitchen location means waiters crossing the front hall – although not ideal, is acceptable. Option 3 reduces this conflict. Easy access to the exterior for outdoor serving.
- Amount of parking required/desired would vary depending on whether it is a destination, or primarily serving the park.
- Microbrewery has more infrastructure including waste and potential odours.
- Outdoor dining on the landscape needs to avoid conflict with roadways.
- Serving liquor outside requires enclosures.
- Night use may have some impact on neighbours.

Key Precedents

- Small food buildings that serve large parks
- Bryant Park (New York),
 - Tavern on the Hill in Major’s Hill park– Ottawa – counter pick up only, 3-season, and ‘hottest’ outdoor place in Ottawa.

Restaurants in the middle of parks



Outdoor Dining

*Food Service/Tea House/Restaurant/Microbrew
(continued)*

- Estevan House at Le Jardin de Métis/ Reford Gardens used as a destination in itself, and as part of the visit to the gardens. The house operates 2 restaurants – one more formal in the original social rooms of the house, and a more casual counter service that serves a separate interior, and associated outdoor space.
- Beaver Lake Pavilion – Montreal on the Mountain.

Event Venue

The house has the capacity for approximately 350 total number of people in rooms housing maximum 44 people, without any additions (except for the kitchen). This could supplement the Old Town Hall, providing different types of capacities, and with access to the park for extension of events – with tents, or open air.

All seasons, could have day and night uses that puts more eyes on the park for security – as it depends on programming rather than continuous use like food services, there could be times when it is not active.

Operational possibilities:

- Primary use operated by the Town (similar to Old Town Hall, and possibly sharing resources and staff), or by a private operator leasing from the town.
- This can be operated as a secondary use by the primary user – Upstairs primary uses, downstairs events uses.



Event Tents

*Food Service/Tea House/Restaurant/Microbrew
(continued)*

Limitations:

- There is a strong desire for permanent food services on the site, so it would need to be seriously considered which is more important or what the balance would be – permanent food services ground floor all restaurant/cafe, or event services in the house. If the food services would be much more modest they could be in an out building (existing or new).
- Events for larger crowds like 200 (mentioned as a need not currently being served in Newmarket) would need to be in a separate building or tent. The size of the spaces here is not substantially different in scale than other possibilities in the town, except, the extensive spill out possibilities into the landscape.
- Heaviest requirement for parking – perhaps shuttle costs to Ray Twinney can be built into event costs? Shuttle costs were \$200/hour during the picnic.
- If it is the town operating, it can control the public to private ratio. If a private operator, are there areas reserved for public use – or times for public use? We heard that non-stop private events like weddings do not make it feel public especially in the summer, where it is easily possible to have a wedding every day of the weekend for every weekend of the spring, summer and fall. Public programming could provide the

public component even if operations are by a separate company.

- Is porch always public or always part of events?
- Night use may have some impact on neighbours

Key Precedents:

- Refer to Precedent chart of heritage buildings attached – nearly all of them have some capacity for event functions.

**Innovation Centre – Think tank,
University residency or branch
programme**

This would promote the innovation themes of the park (Agriculture/gardening, sustainability, ecology climate change, indigenous thinking) by being a place for and dissemination of innovation/innovative thinking.

Programme would primarily be offices, meeting rooms, and space to disseminate/share information/lectures with other academics and with the public.

Programme could include experiments out in the landscape, interacting with the public.

- All seasons

Operational possibilities:

- Affiliated with a University who lease the space and provide a focused office and meeting spaces, etc. for a small group. University name brand could open up the

audience much farther.

- Head location for a research group involved in one of the themes, leased.
- Operated by the Town as a centre for innovation with leased out space to various groups like an incubator to encourage entrepreneurs or innovators here in Newmarket. Are there enough players or need in Newmarket?
- Use could be separate from upstairs or downstairs use.
- Amount of parking depends on the number of meeting rooms.

Limitations

- Difficult to get these things going with Universities, and their funding is often not stable (e.g. University of Guelph owned Cruickston houses for Agricultural studies, but eventually could not pay for their upkeep and sold the houses to 'rare').
- As it is primarily offices and meeting rooms, it could be leased as offices in the short term.
- More restricted to day uses – does not necessarily activate the park at night.
- Would need to have a very strong public component or it will feel like the centre of the park has been cut off.

Key Precedents

- Think Tank: CIGI (Waterloo) Centre for International Governance Innovation, started off in a large house, now grown into the old Seagram Museum.
- Nature Advocate: rare Charitable Research Reserve – Langdon Hall was one of 3 houses that were part of the original 1000 acre Cruickston property in Cambridge. Langdon Hall was sold off long ago to become a high end spa/inn/restaurant, the remaining heritage buildings – houses and barn were transformed into the Resource House and Slit Barn used for school group education, programming, with residencies upstairs for researchers, and for events to raise money for rare's nature reserve.

Historical Museum

There is no need/appetite for expansion of the current Newmarket historical museum, and historic house museums are on the decline. A historical display (interactive) and some heritage programming in the house and park is more manageable, and adaptable to any of the house programs. The quirky rooms in the basement have been identified as possible places to visit, but the remainder of the house is inhabited as a living historic structure – a continuity of the succession of changes the family made.

The indigenous artifacts from the original property are available in Toronto and could also be re-

located here for display.

Library

There has been no stakeholder support offered for a new branch, however, this could be a use in the far future when the area is developed more densely. The house could have a tiny outdoor library (like at Riverwalk Commons) a library in one of the out buildings, or be a room in the house (like the library as it is separate).

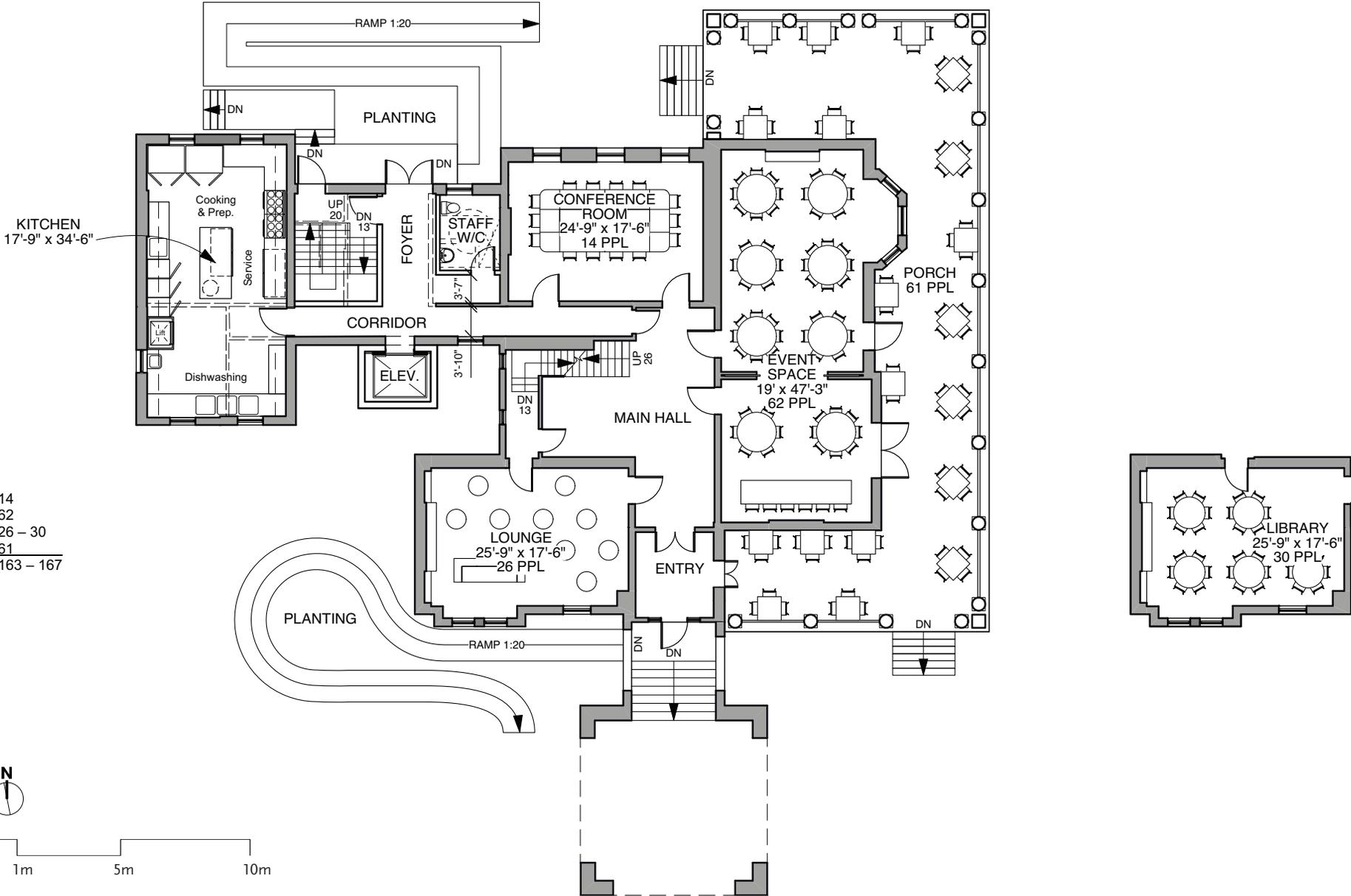
Inn/B B

Although suggested, there is no particular reason for this to be in this park, is a commercial application that privatizes the site, would make connectivity between house and park difficult, and does not promote any of the themes/priorities.

Culinary School

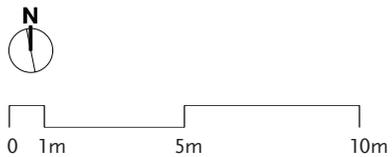
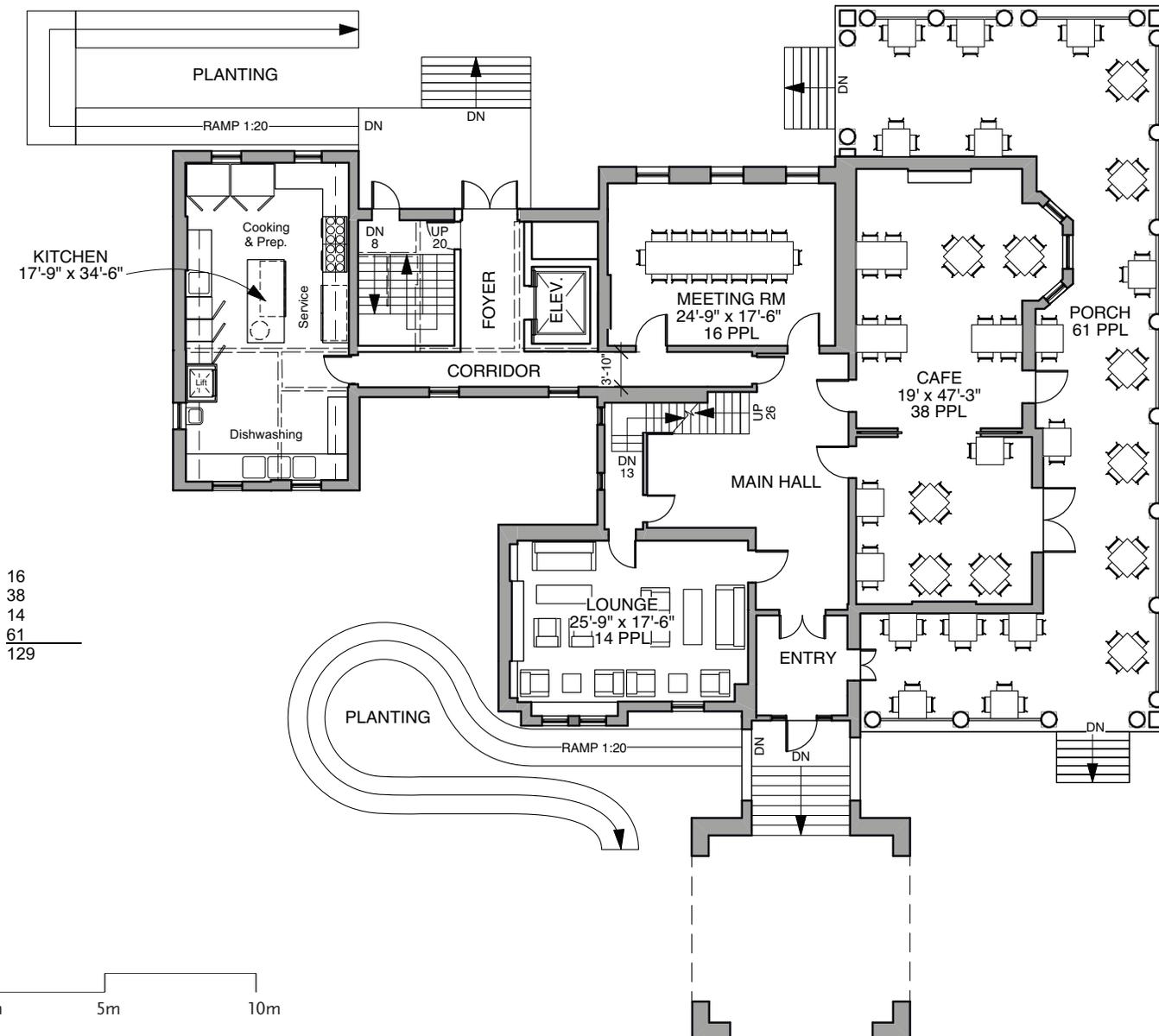
This use was mentioned by a few people to connect with the idea of agriculture and local place. This would require significantly more infrastructure in the house in the kitchen area, and is not as flexible as the other uses.

HOUSE: GROUND FLOOR FOOD, EVENTS, MEETING



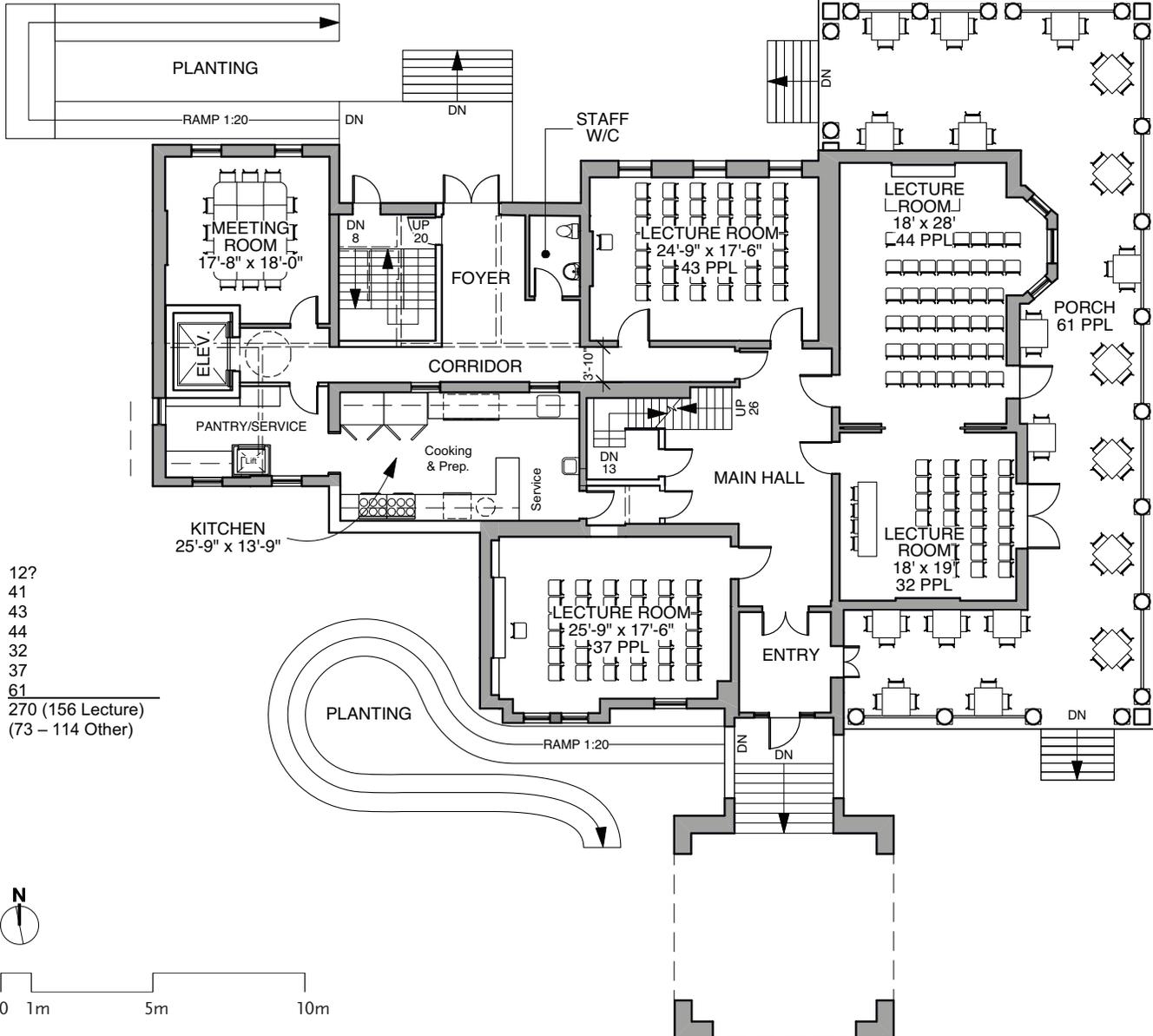
Ground Floor Option 1

HOUSE: GROUND FLOOR FOOD, EVENTS, MEETING

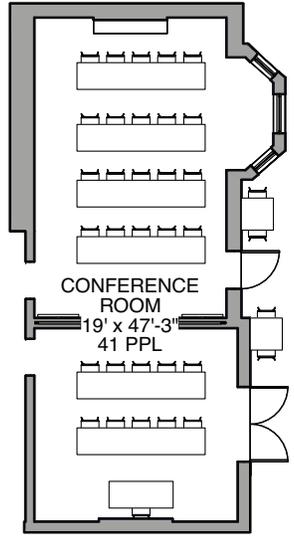
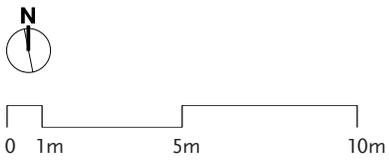


Ground Floor Option 2

HOUSE: GROUND FLOOR FOOD, EVENTS, MEETING

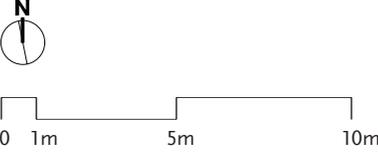
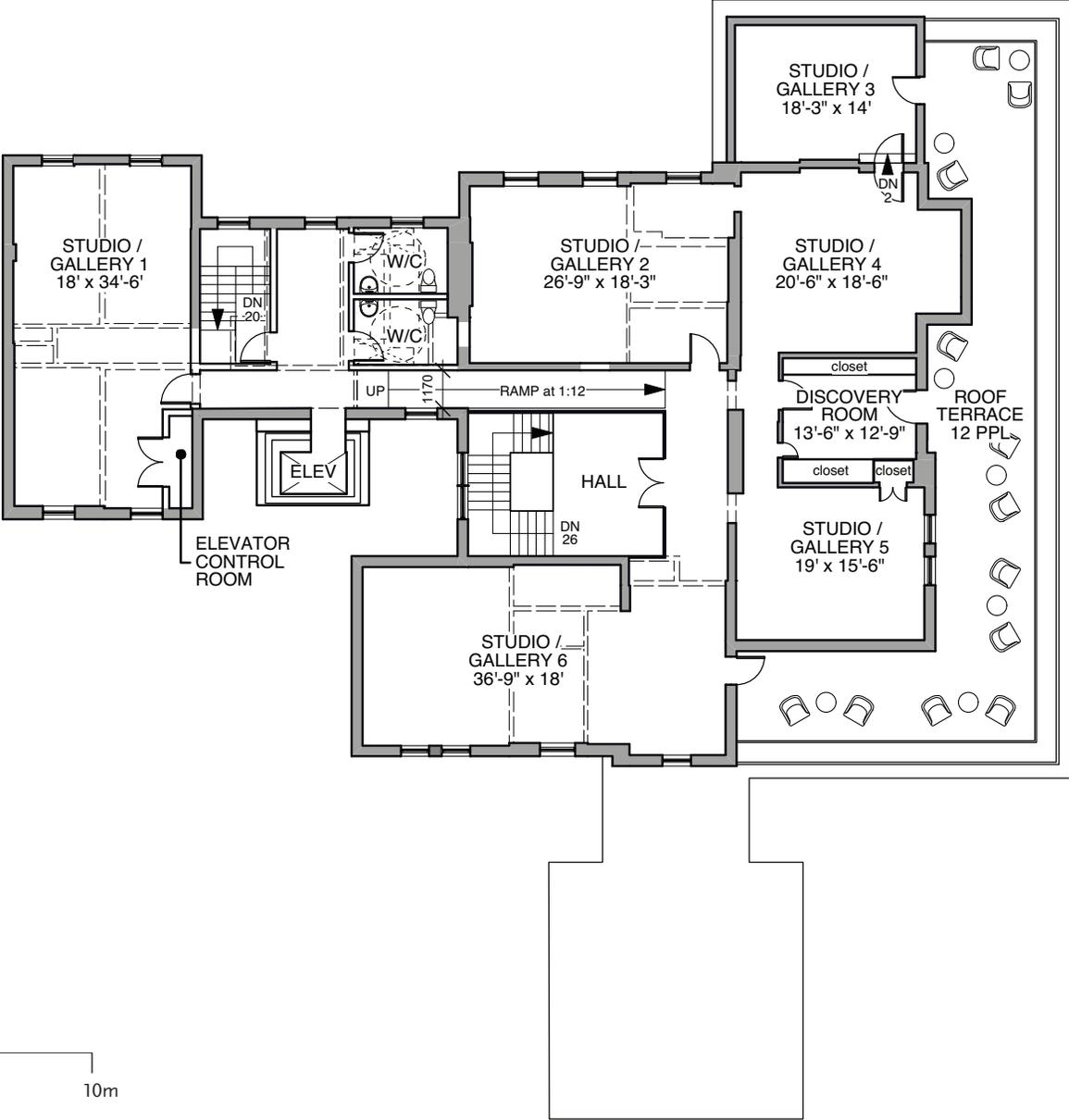


- 12?
- 41
- 43
- 44
- 32
- 37
- 61
- 270 (156 Lecture)
- (73 - 114 Other)



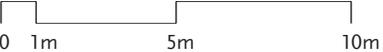
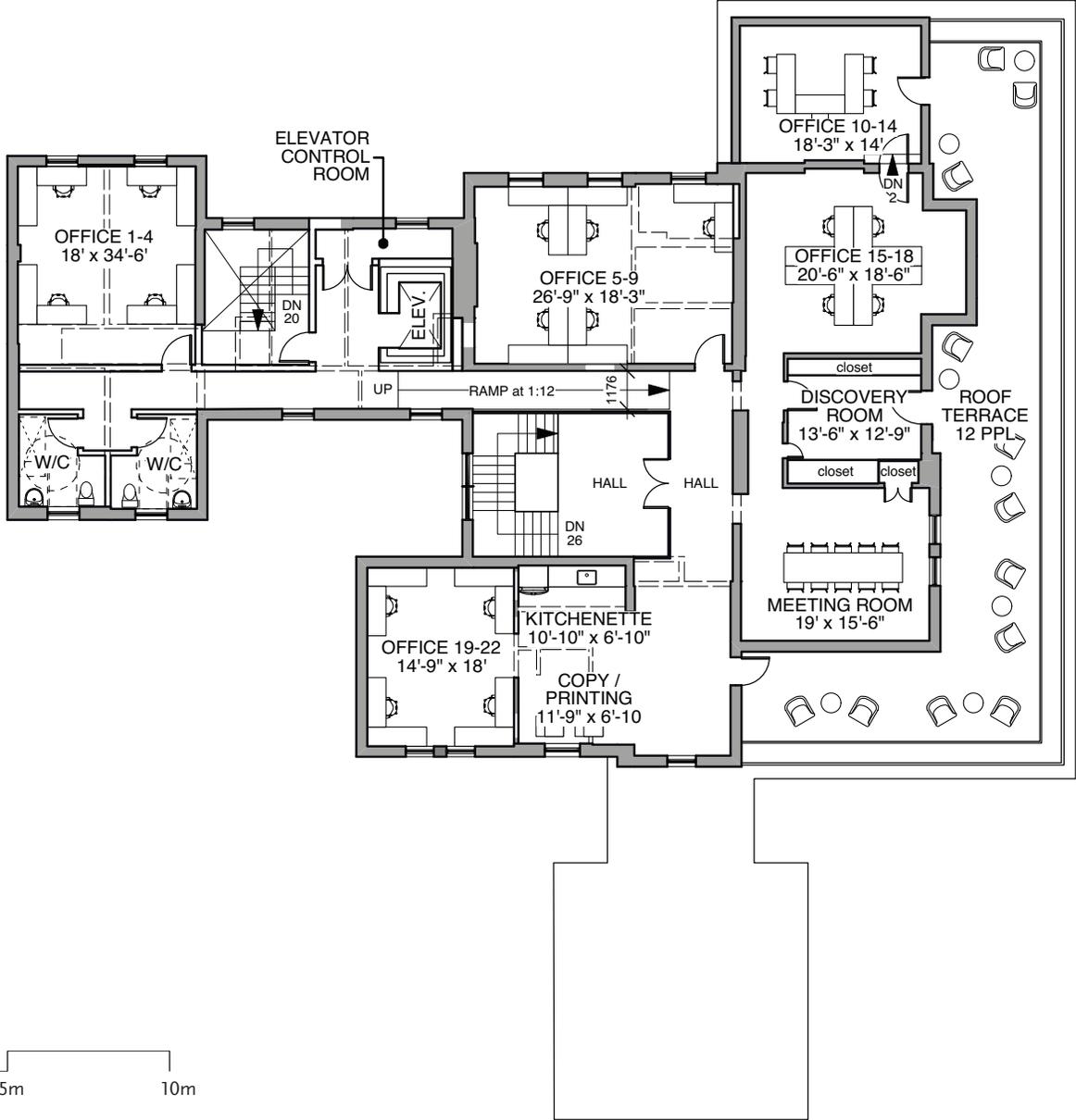
Ground Floor Option 3

HOUSE: SECOND FLOOR ART GALLERY/RESIDENCIES



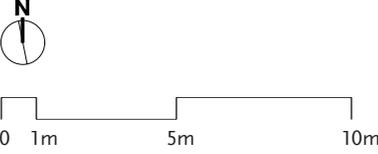
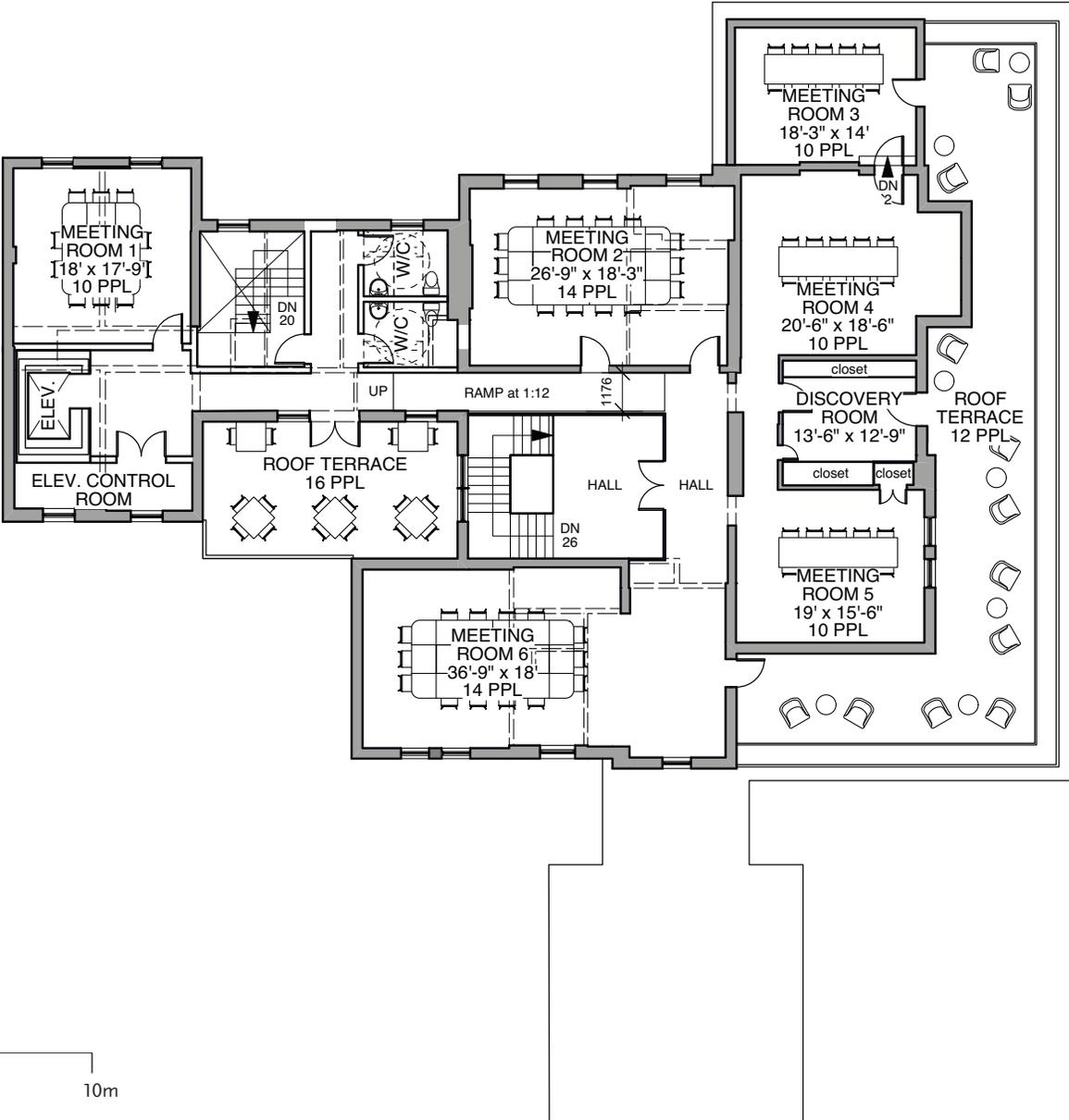
Second Floor Option 1

HOUSE: SECOND FLOOR OFFICES



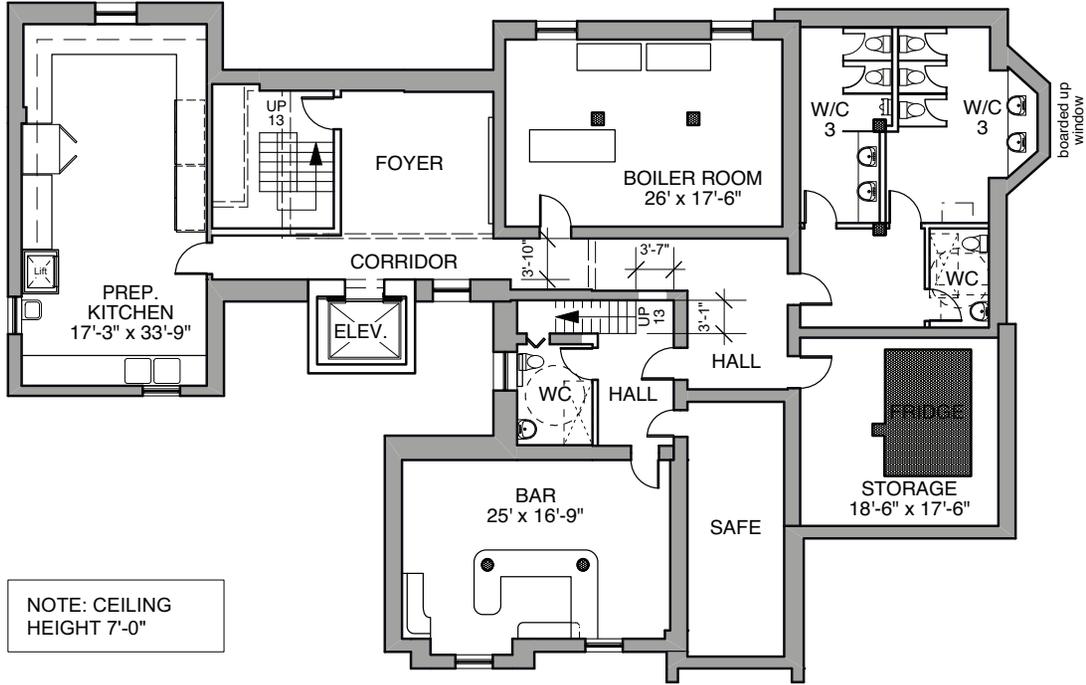
Second Floor Option 2

HOUSE: SECOND FLOOR MEETINGS

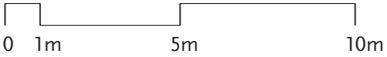


Second Floor Option 3

HOUSE: BASEMENT

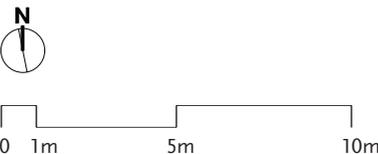
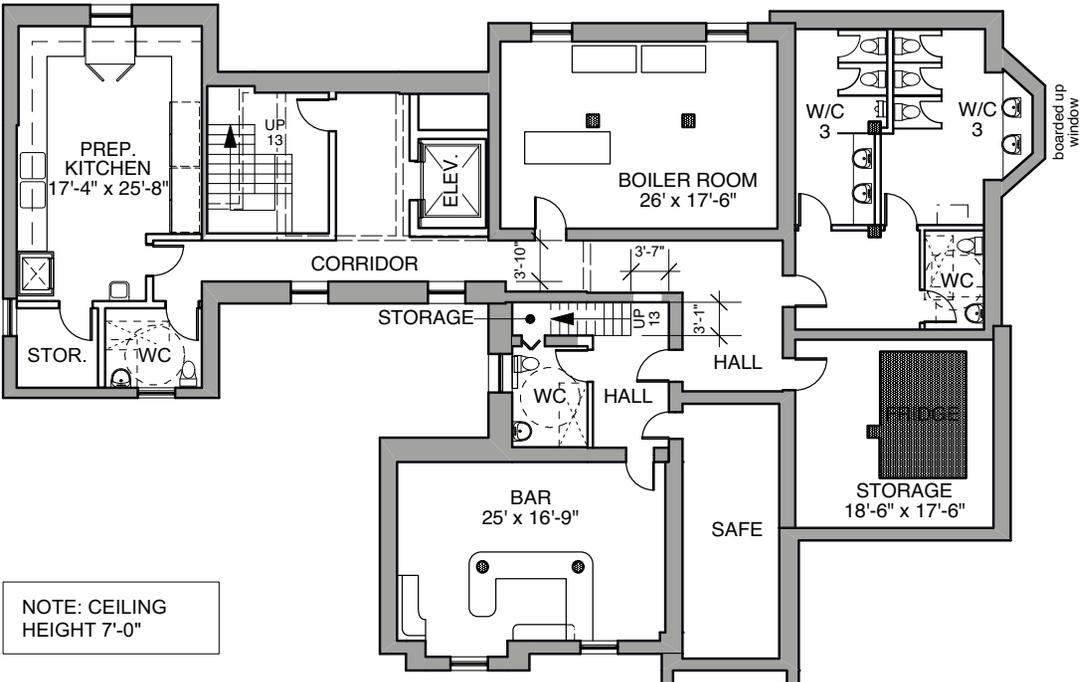


NOTE: CEILING HEIGHT 7'-0"

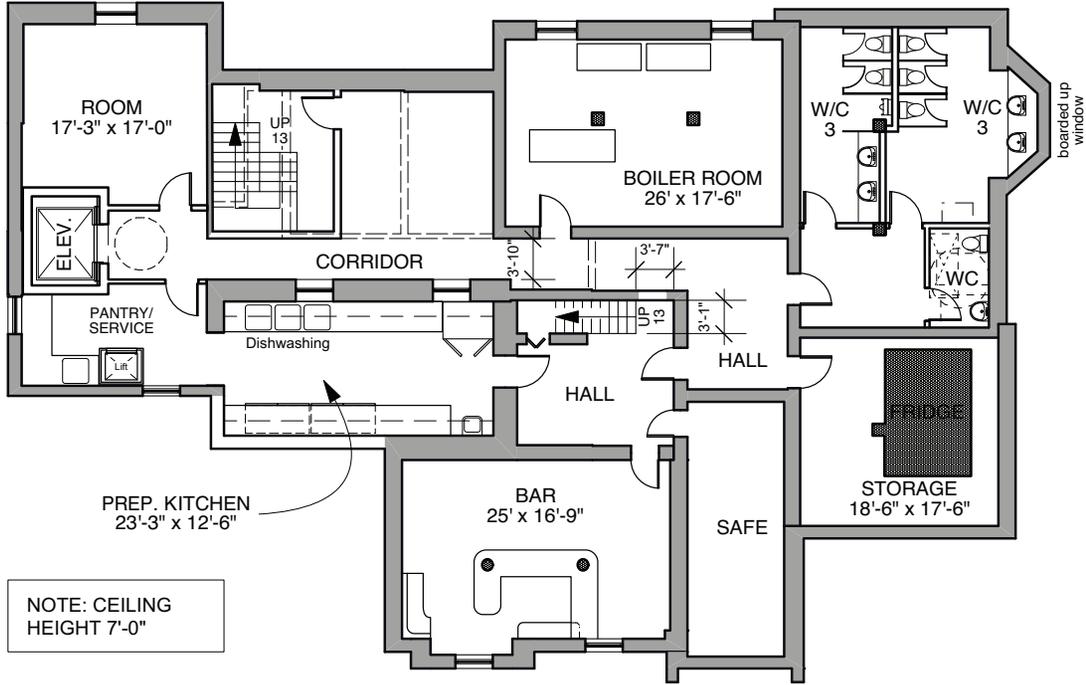


Basement Option 1

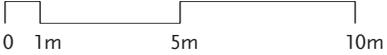
HOUSE: BASEMENT



HOUSE: BASEMENT



NOTE: CEILING HEIGHT 7'-0"



Basement Option 3

