

# Mulock Property Master Plan Engagement Summary Report – Phase 1B Appendix



Prepared by PROCESS



# Mulock Vision - Local Residents Workshop

## What We Heard Summary

February 5, 2020, 6:30 - 9:00  
Old Town Hall, Newmarket

### Introduction

#### Overview

On February 5, 2020, Plant Architects Inc., PROCESS, and the Town of Newmarket conducted a visioning session with local residents regarding the future of the Mulock Property. The conversation focused on the five (5) priorities that will guide the creation of the Mulock Master Plan.

The event included a drop-in and a workshop held at the Old Newmarket Town Hall, 460 Botsford Street with approximately 100 people in attendance. The objectives of the workshop were to:

- Introduce the project and educate members of the public on the site history and context;
- Share initial findings and thoughts on the site;
- Collect feedback on a vision for the site and understand top concerns/considerations;
- Generate excitement, energy, community buy-in and ownership of the project and process.

#### **Drop-In Activities**

The event started with a 30-minute drop-in open house that allowed participants to engage with three stations: Past, Present, and Future. The Past Station was an opportunity for residents to learn and ask questions about the history of Newmarket and the Mulock Property. The Present Station included information of when the Town of Newmarket bought the site, a slideshow from the fall picnic event at the Mulock Property, and information on the Mulock Master Plan project schedule and process. The Future Station had two activities that provided an opportunity for residents to envision what they wanted to see for the future of Mulock. The first activity invited

residents to draw or write their future visions for the property on images of the site. The second pop-up had an aerial map that allowed participants to begin collaboratively building their vision for the property using clay, stickers, and images.

At the entrance of the event, participants were asked two questions:

- 1) How long have you been in Newmarket?
  - a) *Are you a long-term resident (over 10 years?)*
  - b) *Newly settled (under 10 years?)*
  - c) *Visitor?*
- 2) Where do you live?
  - a) *I'm a neighbour (live within a 3km distance)*
  - b) *I'm a bit further (3km plus)*
  - c) *I don't live in Newmarket but come often.*

The majority of the participants who responded have been living in Newmarket for over 10 years. Few have been in Newmarket for 10 years or less, and no one was a visitor. Most people were neighbours to the Mulock Property. Some lived a bit further and no one lived outside of Newmarket.

### **Facilitated Workshop**

After the drop-in, the facilitated workshop began with an introduction for Mayor John Taylor and the project Town Staff. A land acknowledgment was given, followed by a smudging ceremony by Trina Moyan Bell.

After the smudging ceremony, Lisa Rapoport from PLANT Architect, Trina Moyan Bell and Sara Udow from PROCESS facilitated an interactive presentation, including:

- **History of the Site:**
  - **Indigenous History:** Trina Moyan Bell shared information about the Indigenous history (both nationally and locally), the present and future opportunities to incorporate Indigenous historical and present spaces on the Mulock site. We believe this is important as a way for the municipality to move toward Truth and Reconciliation, through city-building and parks planning efforts.
  - **Site Architectural History:** Lisa Rapoport shared the architectural history of the site as well as site observations and key considerations and expanded on the key principles and priorities with examples, and site testing.
- **Site Considerations and Priorities:**
  - Sara Udow from PROCESS summarized key messages from the consultations to date including priorities. Lisa discussed some of the key observations and considerations.

Participants were asked to share their perspectives on the site context and visions for the future, including the priorities presented..

## Key Takeaways

### **Priority 1: Rooted in History and Forward Looking**

- Participants were interested in incorporating the diverse and layered histories of the site through educational opportunities, the landscape, programming, public art and other site interventions. .
- Specifically, there were recommendations for interventions that reflect the history of the site, such as diverse gardens and community gathering.

### **Priority 2: A Destination**

- Participants indicated that the property should be a destination, and specifically discussed opportunities for passive experiences and interaction with nature.
- There were mixed perspectives when asked specifically about skating. Overwhelmingly, participants favoured a skating trail (that could be used as a multi-purpose trail in the summer) over a skating rink. Some indicated there was no need for skating on the site at all and instead, other winter activities could be considered.
- There were other recommendations for programming, including space for music and performances, community events, workshops and festivals.
- Ideas for affordable food/dining and public art/art galleries were also discussed.

### **Priority 3: Inclusive and Accessible**

- Many participants believe the property should be accessible (both physically and financially) to all residents. This includes activities and programming that attract people of all ages and abilities.
- When discussing the possibility of a covered pavilion on-site, there was a mix of feedback. Some felt that there was no need for a pavillion and instead there should be flexible and temporary spaces for events that are not as obtrusive to the land. Others felt that if a pavilion would be developed, that it should be closer to Yonge Street (away from the neighbourhood and not as obtrusive to the natural heritage).

### **Priority 4: Natural Features**

- Most participants recommended preserving and enhancing the natural landscape by planting more trees and incorporating diverse gardens that are native species and low maintenance. They also indicate opportunities to engage with nature and environmental stewardship through walking trails, tree identification and Indigenous herbal education.

### **Priority 5: Connected**

- Participants were interested in encouraging active transportation or alternative transit options to provide access to the site rather than reliance predominantly on automobiles.
- There was a diversity of perspectives on parking. For the most part, participants explored different alternatives to parking on-site and provided creative

recommendations, such as parking at local schools, the vacant lot to the south, nearby plazas. There were further discussions on having a shuttle bus.

- Most participants support connecting Jim Bond to the property. Few participants suggested keeping the park separate. Some local neighbours discussed concern about noise and traffic but ultimately suggested these issues could likely be solved through thoughtful design.

## Detailed Summary of Feedback

The site - present and future:

Participants were asked to describe the current property and area. Below is a summary of words used to describe the area in no particular order:

- Natural
- Woodsy
- Urban
- Central
- Homey
- Majestic
- Fluid
- In transition
- Oasis
- Peaceful
- To be preserved
- Community
- Elegant
- Small-town-feel
- Potential

Participants were asked to discuss 5 priorities for the site and answer the following questions (comments from Topic 1: The history of the Site are included below in the summary of the first priority):

- 1) **Rooted in History and Forward Looking:** How can we integrate multiple layers of history while bringing new uses and activities to the site?
- 2) **A Destination:** What would make the site a significant place in Newmarket? (Consider public art, culture, etc.)
- 3) **Inclusive and Accessible:** How can we create an inclusive and accessible site for all residents and visitors?
- 4) **Natural:** What are the opportunities to maintain and enhance the natural features of the landscape?
- 5) **Connected:** How can the site be integrated within the neighbouring areas (including Jim Bond Park next door)? Where should parking be located? How much parking is necessary?

Comments collected from the tables who engaged at the community meeting were categorized by themes, outlined below. The level of frequency of a comment was documented. The scaled used for frequency is:

- Few (comment documented 1-3 times)
- Some (comment documented 4-6 times)
- Many (comment documented 7-12 times)
- Most (comment documented 13+ times)

## **Priority 1: Rooted in History and Forward Looking**

*How can we integrate multiple layers of history while bringing new uses and activities to the site?*

Detailed feedback is provided below and organized by major themes:

**Educational Opportunities:** For the most part, participants discussed educational opportunities to share the history of the site. Specifically, some ideas are included below:

- Many participants suggested showcasing the many layers of history of the property and Newmarket - including the Mulock family, Rogers family, Quakers and Indigenous Peoples. Many participants suggested having an outdoor learning space or teaching garden for classes about the history of the area.
- Many participants recommended creating an Indigenous medicine garden to honour Indigenous culture and be used as an educational tool for local residents to learn about Indigenous practices.
- Few participants mentioned making the site a learning destination for school classes.
- Few suggested showcasing the stories through a museum.
- One person suggested a "Pioneer Village" to display artifacts.

*"The Mulock Property can be a learning space."*

**Gardens:** Most participants also discussed the opportunities to display the history of Mulock through a series of gardens that allow people to experience the layered histories of the property (including Indigenous medicine, walnut groves, apple trees, and peonies).

**Natural Features:** In addition to the historical significance of gardens, some were interested in incorporating the historical features of the natural environments:

- Few participants indicated representing historic trails such as the Toronto Carrying Place trail or the Trading Tree and trail.
- Few participants recommended highlighting the history of water on the site by exposing underground water and adding water features.
- Few participants suggested documenting and mapping the historical landscape.

*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."*

*"The property needs to reflect Indigenous culture through medicine gardens..."*

*"The Mulock Property is an oasis and should remain an oasis"*

*"More walnut trees should be planted to show the history of the trees."*

**Preserve/Restore:** Some participants indicated a desire to retain the historic feel of the area by maintaining the style of the architecture on the site (i.e. nothing built in a modern/contemporary style). This included ideas to restore the house and repurpose it for educational opportunities, events, or galleries. Some participants specifically discussed the need to preserve the site as an "oasis." Few participants suggested restoring the original fountain.

*"Treat the house like the Grange House at the AGO in Toronto by rehabilitating the space for events or tea."*

### **Programming**

- Some participants recommended hosting events that commemorate the diverse histories - some examples shared were to have temporary art events that display different times/eras or performances that explore and celebrate history.
- Some participants recommended creating events that bring the community together - some ideas shared were to host picnics, festivals, and community walks.
- Few participants recommended representing the historic use of the veranda by hosting afternoon tea.

*"Create a story garden for performative and communal exploration and celebration of history"*

*"There needs to be a story space or performance space where people share their stories - a 'living story' space that can move/change with people (Ex. amphitheatre)"*

### **Public Art**

- Many participants suggested having art installations that are natural and represent both the history of Sir. William Mulock and Indigenous histories.

*"Make art earth-friendly and incorporate Indigenous art that represents the layered history"*

*"Use art as a history pathway"*

### **Memorials**

- Some participants indicated using sculptures or monuments to honour historical figures and Indigenous people.
- Few participants recommended using historical signage and plaques throughout the property that tell the story of the layers of history.

### **Experimental (Tech and Other)**

- Few participants suggested incorporating new technology such as robots, artificial intelligence, or holographs into the property to share the history..
- Few participants suggested creating experimental farms/community gardens to get young people involved (related to Mulock's history as an innovator and farmer).

### **Priority 2: A Destination:**

*What would make the site a significant place in Newmarket?*

Detailed feedback is provided below and organized by major themes:

**Passive Use:** There were many ideas about passive opportunities, including:

- Many participants suggested creating relaxing spaces for mediation, including a number of ideas for mazes/labyrinths.
- Some participants indicated installing a fire pit that could be used year-round.
- Some participants desired relaxing areas with benches, bird feeders/houses, butterfly gardens houses, gardens that can be used for reflection, meditation or yoga.
- Some participants suggested incorporating opportunities for trails, picnic areas, grass lawns.
- Few participants suggested incorporating Town walks through the site property.
- Few participants suggested creating a "natural" playground (ex. Bienenstock in Hamilton).
- One participant suggested creating an off-leash dog park, however few others specifically requested no off-leash dog areas.

*"The property should remain a passive park but with trails"*

*"The design should create intimate nooks/reflection spaces"*

**Active Recreation:** Most participants supported some form of active recreation. As skating was posited specifically by the team for exploration, much of the discussion focused on skating:

- **Skating:** There were lengthy discussions at many of the tables about skating. Most participants present supported creating a skating trail, 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. An overwhelming majority did not support having a skating rink on site.
- **Other Winter Activities:** Some participants suggested that instead of skating, there could be opportunities for cross-country skiing or snowshoeing. One table of participants recommended designing a new winter sport for the Property! Other opportunities identified included fire pits for the winter.

- **Summer-related:** Few participants recommended building a pool with an adults-only area and splash pad. Other participants were against having a water feature.

*"Create a skating trail that can be used as a walking trail in the summer."*

*"No arena - Build a skating trail instead!"*

*"How much skating does the Town need!?"*

**Programming:** There were lengthy discussions about different ideas for programming, captured below:

- **Music and Performance Spaces:** Many participants suggested the site would be a great space to host performances (art, music, etc.) While some ideas included creating a covered outdoor event space or amphitheatre, many suggested smaller or more temporary interventions such as a platform or flexible event/ performance spaces. Few were against music on the site altogether, voicing concerns over noise and parking.
- **Additional ideas:**
  - Some participants suggested hosting art classes or demonstrations that are free or low-cost.
  - Some participants recommended building a creative/cultural hub or Indigenous cultural centre.
  - Some participants suggested having educational opportunities available - for example having learning opportunities for different cultures such as Indigenous.
  - Few participants suggested having programming within the building to preserve green space or if outdoors it should be located near Yonge Street.
  - Few participants indicated planning futuristic/experimental programming.

*"I would like to see decade music events hosted that have performances, costumes, cocktails and food (ex. The '20s)"*

*"Turn the house into a working space for visiting artists and workshops for all ages"*

*"Use the topography of the land to create a music venue or outdoor performances"*

**Affordable Food:** Many participants suggested incorporating an affordable cafe, tea room, restaurant or dining facility that uses the porch in the summer. Emphasis was placed on affordability. Few participants recommended hosting cooking classes.

*"Include a tea room that is affordable, where tea and snacks can be served on the porch in the summer."*

*"Yes to a restaurant - But make sure it's not posh!"*

*"Could some profits from the restaurant go to the property or to the community?"*

**Artist and public art:** After the consultant team showed some precedents of public art, there were many discussions that followed. Specifically, most were supportive of public art with different ideas of how it could be incorporated on the site:

- Many participants recommended having both permanent and temporary public art year-round. Examples discussed included the Beaches in Toronto or ice sculptures in the winter.
- Some participants recommended having Indigenous art or hosting indigenous festivals/exhibits.
- Some participants suggested having artist residences or spaces for artists to create.
- Few participants suggested having art that is outdoors that uses nature and landscapes. One comment suggested the site should not include public art but should instead be focused on nature; that the “art should be in the vegetation.”
- Few participants proposed using the house as a gallery space and having rotating exhibits.
- Few participants suggested having sculptures and installations.

*“Create outdoor art that is temporary and permanent”*

*“Create an art gallery with rotating exhibitions”*

*“The art should be in the vegetation.”*

### **Natural Features as Destination**

- Many participants suggested creating diverse and interesting gardens.
- Some participants recommended creating a community garden that is free to use. However, few participants argued that community gardens are “too much” and hard to maintain.
- Some participants suggested having educational opportunities for agriculture, herbal medicine - creating a “living museum”.
- Some participants indicated having a water feature or fountain.
- Few participants suggested the property be a leader in eco-friendly design and sustainable energy.

*“Create different gardens - ie. rose garden, tulip garden, Indigenous garden.”*

*“Allow the outside to be a living museum.”*

### **Other**

- Many indicated the property should be a landmark for Newmarket residents - like Central Park in New York.
- Many indicated having representation of Newmarket’s past, present and future.
- Some participants recommended having activities that are year-round.

*“Mulock should be our Central Park!”*

### **Priority 3: Inclusive and Accessible:**

*How can we create an inclusive and accessible site for all residents and visitors?*

Detailed feedback is provided below and organized by major themes:

#### **Affordability**

- Some participants indicated that activities, retail, and commercial activities should be affordable to attract diverse people.
- *See affordable food comments above in 'Destination'.*

*"The property has to be affordable for the end user."*

### **Programming for Diversity**

- Many participants recommended having activities that attract a diversity of people such as movie nights, escape rooms, virtual reality, classes and workshops, school tours
- Many participants suggested creating a place for seniors to be active by having programs for seniors, different lengths of trails and creating partnerships with local senior groups.
- Some participants recommended the property be family-friendly by having an Early Years Centre.
- Few participants proposed having justice and reconciliation events as well as opportunities for Indigenous people to program and operate the property.

*"Have activities that attract kids (8 years old) all the way 80 years old and up."*

### **Multi-use Pavilion:**

- There were mixed responses to the presentation which showed opportunities for a multi-use pavilion. Some participants did not feel a pavillion or multi-purpose event space was necessary/good for the site.
- Some participants suggested creating a covered multi-purpose pavilion for events and programs located away from the house near Yonge Street.
- Some participants suggested a non-permanent, open-air structure that is a natural space for concerts. *See responses in regarding Music and Performance Spaces above in 'Destination'.*

*"Create a covered concert area by the east/west of the lawn that projects towards Yonge and protects neighbours from sound"*

*"If there is a pavilion - it should be natural and add to the greenery"*

*"A pavilion should not be built as it would take away from the natural beauty"*

### **Operation**

- Some participants suggested having the property open to the public 24/7, 365 days a year but restricted vehicle access and night (ex. Fairy Lakes)
- Few participants indicated needing flexibility through unprogrammed areas and not needing a booking to use a space.

**Accessible Design and Infrastructure:** There were many discussions about accessible design. Ideas are captured below:

- Some participants recommended ensuring wheelchair and stroller accessibility for parking, pathways, and buildings.
- Few participants suggested creating Information signs that have audio, different languages, and brail.

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- Few participants indicated having lots of seating, benches and picnic areas
- Few participants suggested having lighting at night that is interesting and has different colours.
- Few participants recommended considering ways to mitigate noise.

## **Priority 4: Natural Features**

*What are the opportunities to maintain and enhance the natural features of the landscape?*

Detailed feedback is provided below and organized by major themes:

**Landscape:** Overwhelmingly, participants want to preserve and enhance the natural features of the landscape, as illustrated below:

- Most participants recommended preserving and enhancing tree coverage by creating an arboretum and planting more trees to create a “woody” feel.
- Many participants recommended planting native species, perennials, and low-maintenance vegetation.
- Many participants suggested restoring the swamp and creating a presence of water - however, few said to fill in the swamp.
- Some participants indicated staying away from hard-scaping and keeping lawns and natural areas intact.
- Some indicated the importance of considering sustainability and the effects of climate change.
- Few participants recommended creating an edible landscape or herb garden to be used by visitors and/or a cafe or restaurant on the property.
- Few participants suggested creating a conservatory or botanical garden with butterflies and flowers for year-round opportunities to connect with nature.
- Few participants indicated preserving or restoring vegetation that was present when Sir. William Mulock operated the property black walnut trees, apple trees and peonies
- Few participants recommended vegetation that attracts wildlife like birds, butterflies, and bees.

*“Keep everything natural - no hard-scaping!”*

*“Save the trees!”*

*“The trees speak and the design should honour them and connect them to property”*

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

### **Passive Recreation**

- Some participants suggested creating forest and nature trails.
- Few participants suggested having wine/food walks.
- Some participants recommended having hidden spaces and opportunities for exploration and adventure or “forest bathing”.
- Few participants recommended running volunteer programs such as earth managers or the York Region Nature Collaborative.

*“Having hidden spaces for adventure to find and explore”*

### **Environmental and Indigenous Education**

- Some participants suggested creating identification labels for trees.

- Some participants recommended having Indigenous herbal medicine education incorporated in trails or a medicine wheel.

*"Have tree identification in the forest"*

## **Priority 5: Connected**

*How can the site be integrated within the neighbouring areas (including Jim Bond Park next door)? Where should parking be located? How much parking is necessary?*

### **Integration with Jim Bond Park**

- Most participants suggested integrating Jim Bond Park by removing the fence. Few participants suggested keeping the park separate.
- Some participants who are neighbours of Jim Bond Park indicated that they support connecting the park with the Property but hoped that some issues (parking, traffic, noise) could be mitigated through design. Suggestions included putting entrances on both Mulock Drive and Yonge Street. Few participants suggested an entrance on Mulock Drive with traffic lights to slow down traffic or an entrance on Yonge from the current driveway.
- Few participants indicated maintaining the name Jim Bond park even if it is integrated into the property.
- Few participants suggested creative ways to access the site such as gondolas, golf carts or pedestrian bridges.

**Parking:** There were many diverse perspectives regarding parking and access to the site.

- Most participants suggested there should be no/minimal parking onsite (with exception to people with accessibility needs). Some indicated there should be a drop-off area.
- Many participants recommended off-site parking, including: parking at local schools, nearby businesses, the vacant lot to the south, nearby plazas or the hydro corridor. Few participants suggested other alternatives such as encouraging new developments to provide additional public parking or providing parking at nearby local businesses/high schools.
- When looking at options for onsite parking, some participants suggested parking along Mulock Drive and few participants suggested parking at the south-west corner of the property. Few participants suggested including paid parking.
- Few participants had concerns about how a lack of parking on site would affect nearby neighbours and local businesses. There were also few concerns that it would be more difficult for people to visit without parking onsite (or at the very least, nearby).

*"Keep the property natural by having less parking and investigating other options."*

*"Parking depends on the size of events planned for the site. There needs to be enough that people don't park on residential streets."*

*"Parking along Mulock makes the most sense."*

*"Yonge St. developments should have incentives for providing additional public parking."*

**Transit or Shuttle:** At some tables, there was much discussion on whether parking was essential or whether a shuttle bus could accommodate people.

- Some indicated a desire for a shuttle bus or nature walkway providing access to the site. Others suggested the Viva Bus would suffice. Many participants suggested planning a shuttle from Ray Twinney Recreation Complex or Go Station. Some participants indicated the need to be considerate of the frequency of the shuttle -daily, weekends, or during events.
- Some participants indicated encouraging public transit by creating connections to VIVA, Go Stations, and building a new bus stop at Mulock.

### **Active Transportation**

- Many participants recommended encouraging cycling with bike paths, racks, and bike-share depots.
- Some participants suggested connecting the park through nature trails to encourage walking, especially with future density in the area.
- Few participants indicated controlling vehicle access to decrease reliance on cars.

*"Mulock will be a "place to get to" and therefore it needs safe walking and cycling options (bike paths)"*

### **Other Priorities:**

What considerations are missing? Are there other priorities to include?

Detailed feedback is provided below:

- Many participants indicated keeping the design for the site simple. "Less is best."
- Many participants indicated considering sustainable funding such as revenue-generating sources or federal funding. Few participants indicated they were against corporate sponsorship (ex. Tim Hortons).
- Few participants suggested renaming the site to reflect current residents.

*"Less is best."*

### **Examples for inspiration noted:**

- Stewart Hall, Pointe-Claire
- River Rock Commons West
- Kirb Museum, Phoenix
- Fanton
- Jeff McCann Mount Pleasant Cemetery Tree Arboretum
- Bienenstock, Hamilton

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*"Not like Fairy Lakes"*

# Mulock Property Master Plan

## Online Public Survey Summary

### Overview

The consultant team, PLANT architect and PROCESS, created an online survey to be provided to Newmarket residents and visitors. The objective of the survey was to:

- Reach a large number of Newmarket residents and visitors; and
- Provide opportunity for those unable to participate in in-person conversations to share ideas and perspectives.

The survey ran from January 31 to February 19, 2020. There were 1,109 respondents with an 84% completion rate. The survey consisted of 18 questions that had the following breakdown:

- Four questions focus on current experiences of the area and the site;
- Three questions about the five priorities for the Master Plan, including a question that asked participants to rank the priorities and provide further comments or what was missing;
- Four questions about the future of the Mulock property and house; and
- Six questions about the demographics of respondents, to understand who is providing feedback.

### Who Engaged

- Of the survey respondents, 27% have lived in Newmarket “forever”, 16% have lived in Newmarket for 10-15 years, 11% have lived in Newmarket between 5-10 years, 11% have lived in Newmarket for less than 5 years and 15% do not live in Newmarket.
- The majority of respondents were 40-59 years old (46%) followed by 25-39 (28%), and 60-74 (18%) and less than 1% were under 18 or older than 75.
- Most respondents were female (76%).
- Overwhelming, respondents were white or of European descent (75%), with 1-5% of respondents representing other ethnic or racial groups.
- Annual household incomes varied among respondents and some preferred not to answer.

## Detailed Summary of Feedback

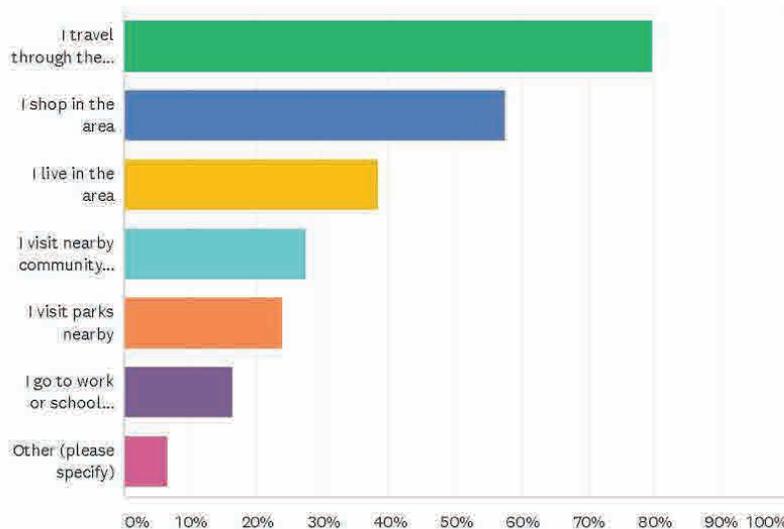
Below is a detailed summary of key findings from the Online Survey.

### Current Experiences of the Area and the Site

Based on the online survey, the most common experiences with the area around the Mullock Property include:

- 80% of respondents travel through the area
- 58% of respondents shop in the area
- 38% of respondents live nearby
- 27% of respondents visit nearby community spaces
- 27% of respondents visit parks nearby
- 15% of respondents go to work or school nearby
- 5% of respondents have other experiences

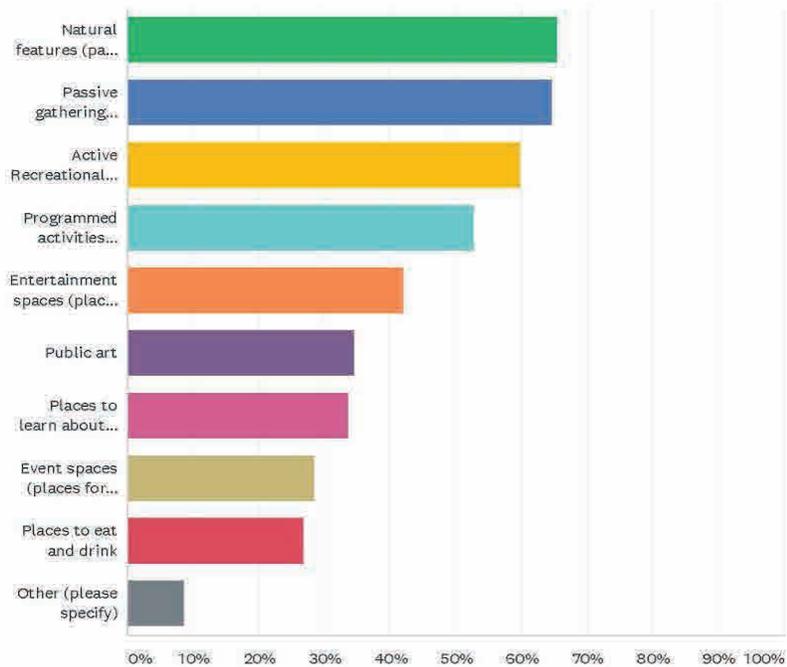
**Figure 1: Respondents Experiences in the Area**



When asked what community amenities are missing in the area, the following were identified:

- 65% of respondents indicated natural features and passive gathering spaces;
- 60% of respondents reported active recreation;
- 52% of respondents reported programmed activities;
- Out of the 1,108 respondents who answered the question, 95 respondents left addition comments:
  - Some respondents expanded on the natural features missing, including botanical gardens, greenhouses, community gardens, wildlife sanctuaries, nature trails;
  - Some respondents suggested passive opportunities such as quiet places for meditation/yoga, picnic areas, dog parks and places for seniors to relax;
  - Some respondents suggested active recreation that is currently missing includes organized sports facilities/fields, outdoor exercise opportunities, walking trails, and a skateboard park;
  - Few respondents suggested public amenities such as libraries and daycares;
  - Few respondents suggested places for art classes and spaces for local artists;
  - Few respondents indicated community and family gatherings spaces;
  - Few respondents indicated farmers markets.

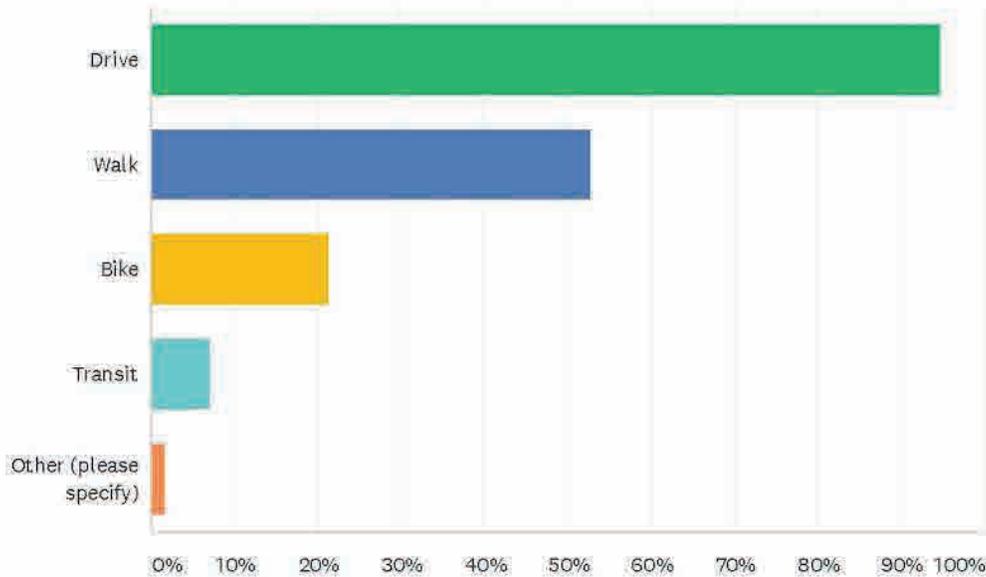
**Figure 2: Community Amenities that are Missing in the Area**



When asked how they travel to destinations in Newmarket, respondents indicated the following::

- 95% drive;
- 53% walk;
- 21% bike; and
- 7% take transit.
- 19 respondents provided additional comments:
  - Few respondents mentioned ride-hailing services, carpool services, rollerblading, or taking Town shuttle buses;
  - Few respondents mentioned their mode of transportation depends on the weather/season.

**Figure 3: How Respondents Travel to Destinations in Newmarket**



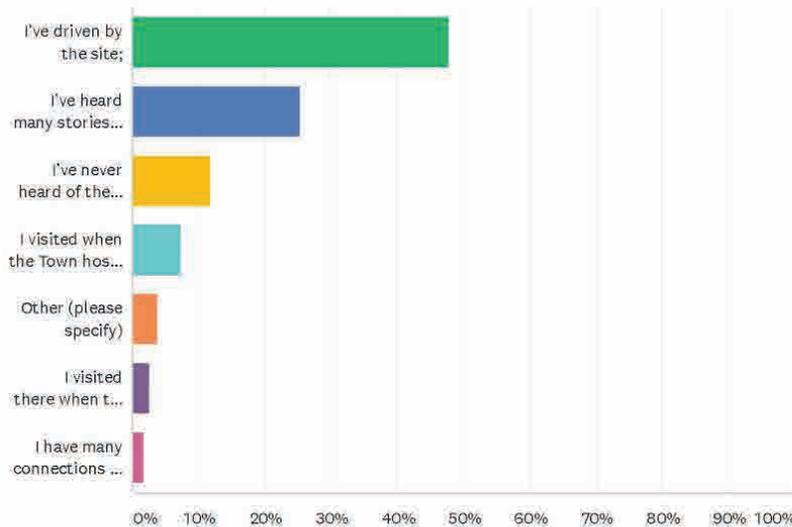
When asked how they experience/understand the Mulock Property:

- 47% of respondents have driven past the site;
- 25% have heard many stories but have yet to visit the site;
- 11% have never heard of the site;
- 7% attended the picnic hosted by the Town in fall of 2019;
- Less than 5% had visited when the Mulock family lived at the property and/or had many connections to the site;
- Out of the 953 respondents who answered the question, 38 provided additional comments:
  - Few respondents mentioned having a historical connection to the site from a family member;
  - Few mentioned visiting the site on a private tour or as a youth trying to explore the property.

*“When I was a kid, we were told that if we tried to visit the property, we would get in trouble for trespassing. So, instead, my friends and I would try to get a peek of the house/property through the trees as best as we could.”*

*“A Family member used to deliver milk/eggs to property owners over 30-40 years ago...maybe longer.”*

**Figure 4: Current experiences/understanding of the property**

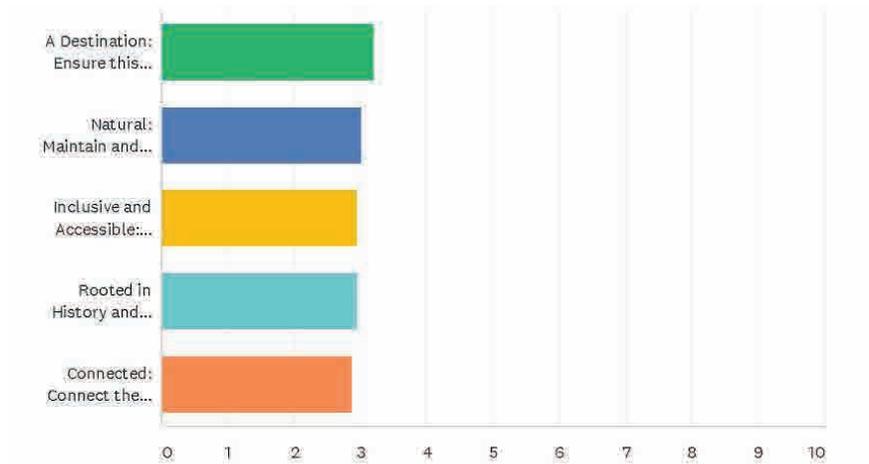


## Master Plan Priorities

Survey respondents had an opportunity to rank the following master plan priorities for the site from 1 to 5:

- **A Destination:** Ensure this site becomes a significant place to visit in Newmarket;
- **Natural:** Maintain and enhance the natural features of the landscape.
- **Inclusive and Accessible:** Create an inclusive and accessible site for all residents and visitors;
- **Rooted in History and forward looking:** Share the multiple layers of history and evolution of the Town on the site; and
- **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;

On average, survey respondents ranked each of the priorities roughly the same with “A destination” marginally more important out of the five and “Connected” marginally less important out of the five. When asked if anything was missing from the above priorities, some respondents felt that there wasn’t.

**Figure 5: Mulock Priorities Ranked**

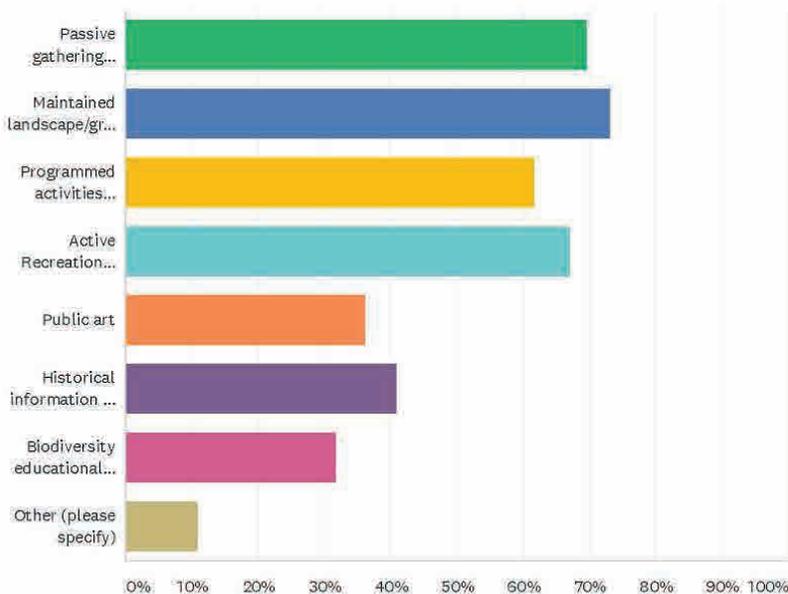
## The Future of the Property and House

Respondents felt that the following would make the Mulock Property a place to visit:

- 73% of respondents said maintained landscape/green spaces
- 70% of respondents said passive gathering spaces
- 67% said active recreation
- 61% said programmed activities would make them want to visit the property.
- Our of the 953 respondents who answered the question, 104 provided additional comments:
  - Some respondents recommended types of recreation such as basketball, bocce ball, skating, skatepark, a pool, biking and walking trails
  - Some respondents indicated the property should be pet-friendly but recommended it be an on-leash
  - Some respondents suggested having opportunities such as art classes/workshops, an art gallery, and public art
  - Some respondents suggested offering food by incorporating a restaurant, cafe, or food truck
  - Some respondents suggested having opportunities to experience nature by incorporating gardens and naturalized areas for wildlife
  - Some respondents suggested incorporating passive opportunities such as picnics, places to sit, fire pits, opportunities for relaxation/meditation
  - Respondents felt mixed about having a playground or not, and few mentioned if a playground were built it should be with natural materials.

- Few respondents mentioned having music performance spaces for local artists
- Few respondents recommended having education opportunities to learn about the history of the site/area, especially opportunities for children
- Few respondents suggested having opportunities for rental space for weddings
- Few respondents suggested having community events such as festivals or concerts

**Figure 6: What Would Make Respondents Want to Visit the Mulock Property**



When asked about what recreational activities respondent were most interested in, they indicated the following:

- 83% of respondents said walking trails;
- 51% of respondents said skating;
- 40% of respondents said a playground/play area and a splash pad/playable water feature;
- Of the ppl 896 respondents who answered the question, 113 left additional comments:
  - Fifteen (15) survey respondents indicated a preference for a skating trail and a few suggested it could be used as a walking/active trail in summer months. Four (4) respondents preferred a skating rink and one mentioned it could be used as a pool/splash pad in summer months. Three (3) respondents did not want skating on the property

- Some respondents recommended types of active recreation, including bike trails, skate parks and formalized recreational sports such as tennis, volleyball, and basketball
- Some survey respondents suggested that if there are opportunities for rental space, it should be small and not take away from the public’s use of the site
- Few respondents indicated the need areas/activities for seniors
- Few respondents mentioned the playground should be made with natural material and consider children on the Autism Spectrum
- Few participants recommended exercise stations/circuits

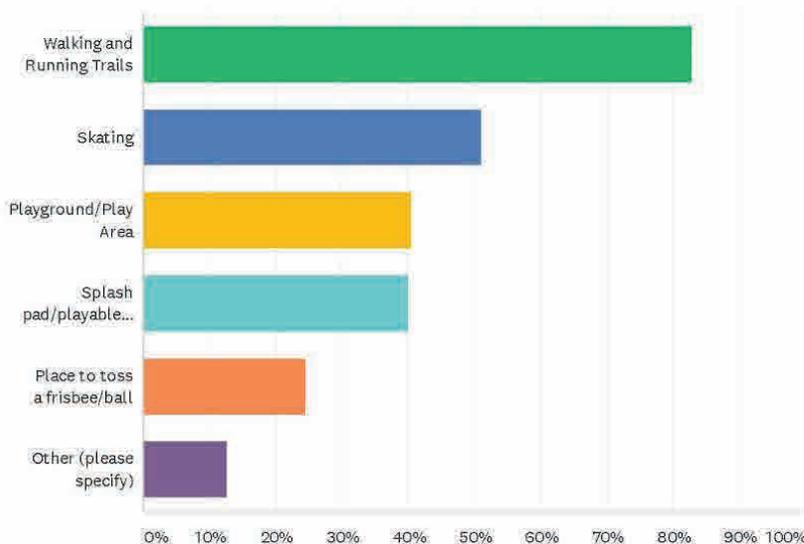
*“Public Art should be integrated to respect the grandeur of the site. Not just plunking public art onto the site for public art’s sake unless it is used as a launch and then transportable to be a landmark in other locations of Town.”*

*“Quiet area to meditate, fire pit area in the winter.”*

*“Quiet place to walk and just sit and read etc. among lots of flower gardens.”*

*“Make sure we make the space pet-friendly (not off-leash) with access to water, disposal containers for waste...etc.”*

**Figure 7: Recreational Activities that Respondents are Interested in**



Respondents felt that the following would make the Mulock House a place to visit:

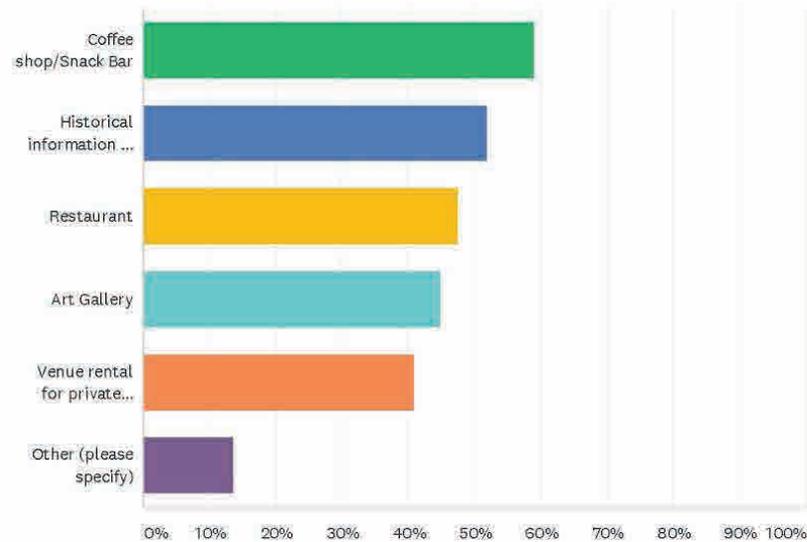
- 59% of respondents said coffee shop/snack bar
- 51% of respondents said historical information

- 47% of respondents said a restaurant
- 45% of respondents said venue rental for private events
- Out of the 953 respondents who answered the question, 130 provided additional comments:
  - Survey respondents were mixed about what type of food opportunities should be on the site, with some suggesting a cafe or coffee/tea house and some suggesting a formal restaurant. Few respondents had other suggested such as temporary vendors or food trucks, microbreweries, or a chalet-style restaurant
  - Some survey respondents indicated preserving and restoring the house and highlighting Mullocks and Newmarket's history. Few indicated a museum or exhibition space could showcase the layered histories.
  - Some participants recommended events that could take place in the house, such as paint nights, cooking classes, movies, or yoga/wellness workshops.
  - Some participants recommended an art gallery/exhibition for local artists as well as a gift shop with local art.
  - Few respondents suggested opportunities for Indigenous education, art, and celebrations.
  - Few participants suggested a library should be incorporated.
  - Few participants suggested that the house should use green infrastructure and be environmentally sustainable.

*"Gallery shop featuring handmade items and original art by local artists."*

*"Make sure the snack bar or restaurant is environmentally friendly. All waste to be either composted or recycled. No single-use plastic."*

*"Host events like paint nites, cooking classes, geocaching, etc"*

**Figure 8: What Would Make Respondents Want to Visit the Mulock House**

Additional comments for the house and property include:

- Some participants indicated preserving and enhancing the natural environment and creating opportunities to engage nature;
- Some survey respondents want to have opportunities that are free or affordable for all (i.e. access/entry, art exhibits, events, tours, food...etc.);
- Some respondents indicated preserving the historical value of the property by preserving and restoring the grounds and house;
- Some respondents indicated opportunities to display and celebrate Newmarket's and the property's history;
- Survey respondents suggested to incorporate art through the following:
  - Some respondents recommended having opportunities for local artists to showcase their work or have a gift shop that includes art from local artists
  - Some suggested opportunities for performance art or music
  - Some suggested having classes/workshops
  - Few respondents suggested creating an art hub like Riverwalk Commons
  - Few suggested public art being incorporated in a variety of ways around the site
- Some respondents were concerned about parking. However, there was a mix between some respondents wanting ample parking available and some wanting none and the site to be kept natural.

- Some participants indicated that space should be family-friendly and many suggested have activities both for children and for seniors.
- Few respondents were concerned over noise/hours of the property.
- Few respondents recommended having tours of the property and house.

*“An environmental green space accessible to all”*

*“Preservation and promotion of the history of the space”*

*“Beautiful scenery, places for kids and adults to play and local art on display.”*

*“It should be refurbished to its former glory, exemplifying its elegance and beauty. The grounds should be green, lush and full of flower gardens. There should be public art pieces throughout the property, a Victorian tea house and a gift shop.”*

*“A place to enjoy the outdoors with family and friends. Activities should be geared to all ages and interests. There should be a mix of open spaces and trails and maintained gardens. The house should be a meeting point (a place to grab coffee or lunch or a glass of wine on a patio) Maybe a greenhouse, where you can learn about gardening and perhaps have a community garden that people can contribute to.”*

**Other comments** included:

- Some respondents were concerned over the cost of the project and effects on tax-payers;
- Few respondents wanted to Incorporate support and services for people facing homelessness.



# Mulock Property Master Plan

## Pop-Ups Summary

### Overview

In January and February 2020, Town of Newmarket staff engaged over 700 residents in conversations about the Mulock property, through pop-up activities designed by PROCESS.

The majority of respondents were under 17 years old, with the next largest demographic from 40-59 years of age. Many of the respondents were long term residents of Newmarket, with very few visitors.

### Key Takeaways

The main themes from the pop ups were that people wanted to preserve or add more greenery and trees to Mulock, to make it a family friendly space, to add more community art, to have a skating and walking trail, and to preserve the heritage of the Mulock house.

### Themes

#### *Greenery, Trees and Gardens*

- Many of the respondents indicated that they wanted to preserve the trees and general greenery of Mulock. There were also many people who asked for more trees and forested areas throughout the property.
- There were many suggestions for community gardens in general.
- Some identified the desire for an Indigenous themed garden or Indigenous education more broadly in the park.

#### *Mulock House and History*

- There was a great amount of interest in preserving the Mulock house historical heritage, with many saying they wanted an interactive way to interact with the history of the site.
- Some said that they would like a restaurant or pub in the house, but many said they preferred if there were family focussed activities available.



Some said they wanted a statue of Sir William Mulock, or plaques commemorating him around the park or property. There were some who asked for more sculptures around Mulock.

*Active Recreation - Walking, Skating and Play Areas*

- Many of the respondents indicated they wanted a walking or skating trail.
- From the 17 and under demographic, there was an emphasis on a play area for children, with many drawing elaborate pictures of possible playgrounds. Swings and monkey bars were the mostly requested, but some indicated that a splash pad would be preferred as well.

*Programming - Food, Art, Music and Dog-Friendly Areas*

- There were many calling for food vendors, with many requesting a cafe, and some asking for a restaurant and a few calling for food trucks to come into Mulock.
- There were many drawings and comments supporting places for artists to showcase their work, with spaces for community art galleries, and spaces for musicians to perform live music.
- There were also some people asking to make Mulock dog friendly, with a few asking for a dog park to be available.



# Mulock Estate Master Plan

## Diverse Thinkers Focus Group

February 5, 2020

### Attendees:

Name	Organization
Paul Bailey	Shining Hill
Erin Cerenzia	Neighbourhood Network Newmarket Historical Society
Pauline Jones	Newmarket African Caribbean Canadian Association
Jason Wighton	Jason Wighton Photography
Beric Farmer	Creator of XE Currency
Art Weis	Newmarket Cycling Association and Newmarket Group of Artists
Darryl Gray	Toronto and Region Conservation (TRCA)
Anne Marie Million	Millions of Mouthfuls Catering Company Cardinal Golf Club
Patty Keele	The Arts Music Store
Ganesh Thavarajah	York Region Arts Council
Josh Campbell	Knowledge Broker Real Estate
Tracy Walter	Newmarket Chamber of Commerce
Matt Haggerty	Southlake Regional Health Centre
Dr. Ron Owston	Faculty of Education, York University
Juliane Goyette	HollisWealth

### Consultant Team

- PLANT Architect: Lisa Rapoport
- PROCESS: Sara Udow, Trina Moyan

### Newmarket Staff:

- Wanda Bennett, Director, Corporate Communications (Lead, Communications Working Group)
- Amber Blackburn, Communications
- Amber Chard, Communications
- Colin Service, Director, Recreation and Culture

## Overview

On February 5th, 2020, the consultant team led a facilitated focus groups meeting with a group of diverse thinkers working and/or living in Newmarket. The objectives were to:

- 1) Introduce the Mulock Property project to a group of diverse thinkers and share the work to date, including the historical research, what we've heard through consultations and site considerations;
- 2) Brainstorm ideas for the site.

## Key Takeaways

### Be visionary:

- "We need to think 50 years into the future."
- "What do we want for our children?"
- "We need to have a good long term vision."
- Embody the slogan: "Well beyond the ordinary."
- Include a "flagship use" with a strong message; "An institution to stand for something"

### Priorities

- **Rooted in History and Forward Looking:**
  - Incorporate aspects of Newmarket's diverse history on the site, including Indigenous history, quaker history, Mulock history as well as African history (slavery in Canada), a story often not told.
- **Destination:**
  - **Be ambitious!** Include a flagship opportunity on site. A hub for 'experimentation' resonated with many people (whether that is through the arts, creativity etc). Consider partnerships and revenue generating opportunities but don't make the site only for weddings and avoid loud concerts (for neighbours).
- **Inclusive and Accessible:**
  - **All ages:** Make sure the area is enticing for all ages, especially children.
  - **Food:** There is a need for food on site to attract and keep people. Consider the Armoury Culinary School (in Niagara Region). Are there opportunities for culinary kitchen and education?  
**Public Vs. Private Access:** There is a strong desire for the site to be accessible and inclusive while also generating revenue. There is a desire to help figure out how to do this (through events, partnerships, etc.)
- **Natural Features**



- **Keep it as is:** Many feel that the site is beautiful as is and not much change is needed.
- Some feel there is not enough focus on environmental sustainability and stewardship on site.
- **Connected:**
  - **Parking Vs. Shuttle:** There were diverging perspectives on the importance of parking on/near the site and a shuttle to the site. Some believe there needs to be creative approaches to secure parking nearby.
  - **Jim Bond:** There was an overall sense that the site should be connected to Jim Bond Park.
  - **Broader Context:** Some suggested the need to integrate with the adjacent areas and ensure the design of the built form in the surrounding areas is also important to make this place truly special.

#### **Other Considerations:**

- **Process:** There were serious questions about how to create an inclusive and accessible place while generating money. There were questions about opportunities for phasing and interim uses (so as to not plan one final 'master plan' idea).
- **Revenue Generation:** A large question was how the Town will raise funds for this property and who are potential partners.
- **Precedents to look at:**
  - Aurora Cultural Centre has history and events/ programming
  - Luxembourg Gardens ( in terms of how garden relates to building
  - Canadian Film Centre (institute in an old house)

#### **Partnerships: Postsecondary**

- Pickering College and Quakerism
- King City Seneca College
- Guelph Jokers Hill
- Town of Aurora Niagara College
- Trent university and seven first nations

#### **Next Steps:**

There is a desire from some members to come back together and ideate/comment on the direction for the master plan (as an advisory committee). This will be discussed with the Town.



## Detailed Feedback

### Overview of the Focus Group Session

At the start of this meeting, Trina Moyan led a smudging ceremony for the diverse thinkers. Participants introduced themselves, by explaining who they are (not what they do).

Colin Service, Director Recreation and Culture from Newmarket, led the diverse thinkers on a tour of the house. PROCESS team member Sara Udow then asked the group three questions about the site context, history and future, included in **Table 1** on **Page 2**. These three questions are being asked to a diversity of folks in order to understand the different perspectives and perceptions of the Mulock Property, knowledge of the site history, context and visions for its future. This input gained in the meeting will inform a final report summarizing the various perspectives, to identify where views align and diverge.

### Table 1 - Diverse Thinkers Comments

Questions and responses are included below. Questions were asked prior to the presentations.

Question	Response
Context: <i>The area that Mulock is situated in</i>	There didn't seem to be a strong connection to the area that Mulock Property is located in. Some key aspects of the area that came to mind for participants include: <ul style="list-style-type: none"> <li>● Nature's Emporium plaza;</li> <li>● The adjacent Summerhill neighbourhood;</li> <li>● Unorganized area with offices, plazas, hydro, drainage</li> <li>● Disturbed wetlands</li> </ul> Some mentioned they pass through/drive through the area (without much reason to stay. But there is a sense of curiosity of the Mulock property and how it can fit into the area.  There is also a sense that the area is changing.
The Site today	Many mentioned a sense of isolation: <ul style="list-style-type: none"> <li>● Isolated</li> <li>● "Private but not in a good way"</li> <li>● An "Oasis prison"</li> </ul>



	<ul style="list-style-type: none"> <li>● No access/private</li> <li>● Surrounded by trees and fences</li> </ul> <p>There was also reference to the historical significance of the site but also it is not well known or understood:</p> <ul style="list-style-type: none"> <li>● Profound sense of history - one participant's grandfather used to pick berries on the Mulock farm;</li> <li>● [The property] is a survivor; a place that has survived change and development in Newmarket;</li> <li>● It is unknown and secret;</li> <li>● Rumours that a band member from Rush lived on the property.</li> <li>● Feels like Royal Botanical Gardens in Hamilton or Montgomery Inn in Etobicoke</li> <li>● The country</li> </ul>
<p>The Future of the Site</p>	<p>For the most part, participants identified the following key principles for the future of the site:</p> <ul style="list-style-type: none"> <li>● Accessible;</li> <li>● Inclusive;</li> <li>● Destination;</li> <li>● Approachable;</li> <li>● Welcoming;</li> <li>● Connected;</li> <li>● Connection to history.</li> </ul>

**Indigenous Cultural Training:** After the initial questions and responses, Trina led the diverse thinkers through a 10 minute cultural competency training, sharing information about the Indigenous history (both nationally and locally), the present and future opportunities to incorporate Indigenous historical and present spaces on the Mulock site. We believe this is important as a way for the municipality to move toward Truth and Reconciliation, through city-building and parks planning efforts. The presentation is included in Appendix X.

**Site Considerations and Priorities:**

- After the cultural training, Lisa Rapoport presented the architectural history of the site as well as site observations and key considerations and expanded on the key principles and priorities with examples, and site testing.



- Sara Udow from PROCESS summarized key messages from the consultations to date including priorities.

After the presentation, we asked for feedback on the key priorities presented. Feedback is summarized below:

Priority	Responses
Rooted in History and Forward Looking	<p><b>Indigenous History representations:</b> Many participants appreciated the Indigenous education at the start of the presentation and recognized the need to incorporate this history on site:</p> <ul style="list-style-type: none"> <li>- “Sometimes we forget there is a deep history in Canada [speaking to the Indigenous history]. We just aren't aware of it.”</li> <li>- This history can be incorporated by showcasing Indigenous innovations, including a medicine garden and other features on site.</li> </ul> <p><b>There is a need to consider diverse histories</b> including Quaker history as well as African history. Many African Canadians came to the Newmarket area to escape slavery (specifically Gwillimbury).</p> <ul style="list-style-type: none"> <li>- “Remember we have a much wider history”</li> </ul> <p><b>Avoid static exhibits about history.</b></p>
A Destination	<p>Consider the Newmarket slogan: “Well beyond the ordinary”</p> <p><b>Be ambitious:</b> Consider flagship opportunities, including a site for innovation/experimentation, arts and creativity, education, etc.</p> <p><b>Phasing and interim uses:</b> While it is important to think of a large vision for a destination, it is also important to think what is possible now and incorporate interim uses as needed.</p> <p><b>Potential Themes for the Property:</b></p> <ul style="list-style-type: none"> <li>- Environment (environmental education; outdoor education);</li> <li>- Innovation and experimentation (tech hub);</li> <li>- Education/Indigenous education;</li> </ul>

	<ul style="list-style-type: none"><li>- History;</li><li>- Art and creativity;</li><li>- Meditative: “I pay money to take a break from my phone... Can this be a place to disconnect?”</li><li>- “Can we use the site to address future social issues?”</li></ul> <p><b>Potential Uses for the Property:</b></p> <ul style="list-style-type: none"><li>- <b>Skating:</b> While many like the idea of the skating trail, others did not love it. Considering climate change (and flux in weather), there were discussions of other winter activities that could work.</li><li>- <b>Events:</b> There were divergent ideas of what types of event spaces are needed.<ul style="list-style-type: none"><li>- There is a recognition that revenue generation is needed (like at Riverwalk Commons).</li><li>- Some were opposed to having weddings (or primarily weddings) on site. If there were going to be weddings they could be in a separate building, not only in the house.</li><li>- Others suggested loud concerts would be problematic for neighbours.</li><li>- Event spaces on site were also seen to be accompanied by parking concerns, which many people thought would be the hardest issue to solve.</li></ul></li><li>- <b>Creative community spaces</b><ul style="list-style-type: none"><li>- Make room for creative spaces: “Dynamic space to ensure York Region is more vibrant and creative.”<ul style="list-style-type: none"><li>- “Even just a meeting room is helpful.”</li><li>- Check out the York Region Arts Council Creative Space Feasibility Study.</li></ul></li></ul></li><li>- <b>Art/Public Art</b><ul style="list-style-type: none"><li>- Could there be an artist residency on site?</li><li>- Could there be an art gallery with opportunity for “local talent to use the walls.”</li><li>- Consider an Arts Hub, including professional development.</li></ul></li><li>- <b>Incorporate flexible, active and passive spaces.</b></li></ul>
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<p>Inclusive and Accessible</p>	<p><b>All ages:</b> Ensure the site is children friendly.  <b>Public v. Private:</b> While participants prioritize an accessible and inclusive space, when talking about funding, there were mixed opinions on how public vs. private the property should be.</p>
<p>Natural Features</p>	<p>Maintain the natural features (including a multi-use lawn).              - Is it possible to include a welcome centre on the lawn?              - Push lawn all the way to Yonge Street to give transition to the property.              Some would like to see a stronger focus on environmental issues.</p>
<p>Connected</p>	<p><b>Parking vs. Shuttle:</b> There was an extensive discussion on whether parking is required on site, nearby or whether a shuttle bus could suffice. There was an understanding that this is a complex issue and that there are cost-benefit considerations:</p> <ul style="list-style-type: none"> <li>● Shuttle:             <ul style="list-style-type: none"> <li>○ During Mulock picnic, people enjoyed taking the shuttle. It's part of the experience.</li> <li>○ It's like going to Toronto Island?</li> <li>○ Ex. Milne Dam Conservation Park in Markham - there is a shuttle from a mall to a park. It's well used and helps businesses in the mall because people shop there. There are also bikes available.</li> <li>○ This is Newmarket, people don't shuttle.</li> <li>○ People enjoyed the shuttle from Ray Twinney for the picnic.</li> <li>○ "Don't plan a site just around parking when we might not be driving in 50 years"</li> </ul> </li> <li>● Parking on-site or nearby is non-negotiable. It is a must if this is used as an event space.</li> <li>● Not much room leftover – can't include parking and still do something significant or ambitious.</li> <li>● Parking location suggestions:             <ul style="list-style-type: none"> <li>○ Can the southeast plaza work for parking?</li> <li>○ Can you use the hydro corridor for parking?</li> <li>○ Use high schools to park on weekends.</li> </ul> </li> <li>● Other parking related comments:             <ul style="list-style-type: none"> <li>○ "Don't design to peak use, design to average use."</li> </ul> </li> </ul> <p><b>Jim Bond Park:</b> Most identified the need for Mulock Property to</p>

	<p>connect to Jim Bond.</p> <p><b>Broader Context:</b> Create grand ceremonial entrance on Yonge Consider neighbouring developments - ensure pedestrian scale. This will affect the entrance and connection and how it is viewed as a destination.</p>
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### **Additional Email/Correspondence:**

After the meeting, some members emailed additional thoughts, included verbatim below:

- Reminds me of England and an English Garden
- Brickworks
- High Tea
- Bed n Breakfast
- Bring Back Red Brick?
- Casa Loma
- Names: split in two - Rogers House and Mulock House?
- Bring back outbuildings - for multiple groups
- Indigenous history - perhaps the skate path could be an Indigenous nature history path/river in the summer that would look like the land around Newmarket once did?
- Music concerts on lawn
- Keep the envelope
- Buy land to the north for parking off Yonge
- House is different from the land - don't need joint purpose
- Food was obviously important to the family with 3-4 kitchens - potential here to bring back food in some way
- Is it open at night? Or does it close like central park?
- My mind keeps coming back to Children - need to have something here to bring youth in.



# Mulock Estate Master Plan

## Council Workshop

January 29, 2020

### Attendees:

#### Newmarket Town Council

- John Taylor, Mayor of Newmarket
- Tom Vegh, Deputy Mayor and Regional Councillor
- Victor Woodhouse, Councillor - Ward 2
- Jane Twinney, Councillor - Ward 3
- Trevor Morrison, Councillor - Ward 4
- Bob Kwapis, Councillor - Ward 5
- Kelly Broome, Councillor - Ward 6
- Grace Simon, Councillor - Ward 1
- *Absent: Christina Bisanz, Councillor - Ward 7*

#### Consultant Team

- PLANT Architect: Lisa Rapoport. Eric Klaver
- PROCESS: Sara Udow

### Overview:

On January 29th, 2020, the consultant team led a facilitated workshop with the Town Council. The objectives were to:

- 1) Introduce the Mulock Property project team to Town Council and share the work to date, including the historical research, what we've heard through consultations and site considerations;
- 2) Collect input from the Town Council on ideas for the site.

### Introductory Activity

At the start of the meeting, PROCESS team member Sara Udow asked Council three questions about the site context, history and future, included in **Table 1 on Page 2**. These three questions are being asked to a diversity of folks in order to understand the different perspectives and perceptions of the Mulock Property, knowledge of the site history, context and visions for its future. This input gained in the meeting will inform a



final report summarizing the various perspectives, to identify where views align and diverge.

**Table 1 - Town Council Comments**

Questions and responses are included below:

Question	Response
Context: <i>The area that Mulock is situated in</i>	Council members were asked how they would describe the area:: <ul style="list-style-type: none"> <li>● Yonge and Mulock: busy intersection</li> <li>● Urban</li> <li>● High traffic</li> <li>● Beautiful, undiscovered</li> <li>● Transportation hub (including active transportation)</li> <li>● Main corridor</li> <li>● Surrounded by neighbourhoods (residential) and commercial uses (strip mall)</li> <li>● Currently underdeveloped</li> </ul>
The Site today	<ul style="list-style-type: none"> <li>● Pristine, serene</li> <li>● Important</li> <li>● Gorgeous</li> <li>● Heritage and historic meaning                             <ul style="list-style-type: none"> <li>○ “Step back in time”</li> </ul> </li> <li>● “Full of trees”</li> <li>● Different from surrounding</li> <li>● Open</li> <li>● Natural beauty</li> <li>● Full of Potential</li> </ul>
The Future of the Site	<ul style="list-style-type: none"> <li>● In 50 years, Mulock will be Newmarket’s Central Park;</li> <li>● A beautiful Park in a dense area;</li> <li>● A place where our children’s children will enjoy;</li> <li>● Low Key;</li> <li>● Active (fitness, trails, events, skating);</li> <li>● Educational (Place to learn and study);</li> <li>● A place that connects people;</li> <li>● Reflects the heritage and history;</li> <li>● Includes events; concerts</li> <li>● “Future proof” the site;</li> <li>● Flexible uses;</li> <li>● Used daily;</li> </ul>



	<ul style="list-style-type: none"><li>● Open;</li><li>● “A place to create memories”;</li><li>● “Must be accessible to the public”;</li><li>● “Outdoor enjoyment”;</li><li>● A place tourists can enjoy;</li><li>● Award Winning;</li><li>● “Spectacular, not just good”;</li><li>● Cultural component</li><li>● “House is central”</li><li>● Gathering place</li></ul>
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### Presentation

PLANT Architect and PROCESS presented key learnings and research to date. This included:

- **Indigenous History:** Trina Moyan Bell’s presentation on Indigenous Cultural Competency, which included an introduction of the Truth and Reconciliation Commission, Indigenous history in Canada, research on the Indigenous history of Newmarket and the site; . We believe this research and education is important as a way for the municipality to move toward Truth and Reconciliation.
- **Site Considerations and Priorities:** After the cultural training, Lisa Rapoport presented the architectural history of the site as well as site observations and key considerations. Sara Udow from PROCESS summarized key messages from the consultations to date including priorities. The key considerations included:
  - Skating on the site;
  - Community hub uses on the site;
  - Parking; and
  - Connection to Jim Bond Park.

After the presentation, we asked for feedback on the key priorities presented. We asked what resonated based on the presentation. Feedback is summarized below:

### Overall Feedback:

- **Learnings:** Many Council members suggested they learned a lot from the presentation, specifically about the diverse histories, what the property currently looks like, how much is currently on the property while being somewhat limited in terms of what it can accommodate;



- **Engage the community in sharing their stories and experiences:**
  - There are many local connections and memories associated with the property. It would be great to find opportunities to share their own personal narratives, stories and thoughts about the history and future of the site;
    - Include an interactive storyboard on the site for members of the public to share their experiences and stories; ‘
    - Include a book/archive about the history;
  - Engage local schools, specifically Sir William Mulock High School;



### Council Summary

Priority	Responses
Rooted in History and Forward Looking	<p><b>Integrate history throughout the site:</b></p> <ul style="list-style-type: none"> <li>● First Nations history should be integrated into the site;</li> <li>● Showcase Dunington Grubb (landscape architectural firm);</li> <li>● Use plaques, self-guided tours, interactive methods to share history (Augmented reality);</li> <li>● <b>Make sure the history is not static;</b></li> <li>● <b>Connections to Mulock Family</b> <ul style="list-style-type: none"> <li>● Events (reminiscent to Mulock’s parties at the home);</li> <li>● Education: Sir William Mulock was a visionary. He was futuristic, experimental and innovative;</li> <li>● Mulock’s agricultural history: Consider community gardens or experimental gardens on site (orchards, farming, gardens);</li> <li>● “Mulock farm was centre of town”;</li> </ul> </li> <li>● Tell different stories of the site: how the land was used and where it might go;</li> </ul>
A Destination	<p>Make sure the property is an award-winning park; spectacular.</p> <p>Include multiple uses simultaneously.</p> <p><b>Skating:</b> The consultant team showed different concepts for skating on site, including skating rinks and trails. Responses below:</p> <ul style="list-style-type: none"> <li>● Skating would be great if possible;</li> <li>● Include a skate rental facility (the facility could be used for other features in the other seasons);</li> <li>● Some Councillors support the 1 km skating trail (500 m at the least). Many prefer the skating loop over a rink.</li> <li>● Response</li> <li>● If there is to be a rink, does it have to be NHL size? If so, could it be closer to Yonge Street? Could it just be shinny?</li> <li>● Can the skating trail be on Jim Bond Park?</li> </ul> <p><b>Community Hub; Amphitheatre; Covered Structure, Pavillion:</b></p> <p>The consultant team showed different configurations of community hubs on the site. Responses below:</p> <ul style="list-style-type: none"> <li>● Surprised how limiting the space is on site.</li> </ul>

	<ul style="list-style-type: none"> <li>● Amphitheatre: Is that needed? Loud music/events may negatively impact the area/community. No need for amphitheater but some sort of platform for a stage at the top of the lawn would be great</li> </ul> <p><b>Other suggestions/discussion:</b></p> <ul style="list-style-type: none"> <li>● Consider <b>partnerships:</b> <ul style="list-style-type: none"> <li>○ Universities: Pickering College, U of T (where Mulock was instrumental in creating the consolidated U of T, and was chancellor);</li> </ul> </li> <li>● <b>Views/Entrance:</b> <ul style="list-style-type: none"> <li>○ There was a discussion if the site should be opened or closed to the street. Should the site add/maintain dense trees? Keep a buffer to the site to ensure/enhance seclusion or incorporate a sense of entry? Should there be one grand entrance to the site? These questions were exploratory, with no consensus.</li> </ul> </li> <li>● <b>Gardens:</b> Newmarket is good at preserving natural features but there are currently no ambitious gardens. Gardens could reflect Mulock and Indigenous history;</li> <li>● <b>Food:</b> Include food and beverage (to allow people to stay longer)                     <ul style="list-style-type: none"> <li>○ The house could be used as a culinary school speaking to cultural changes, as innovation studies;</li> </ul> </li> <li>● <b>Nature:</b> Add trees to the site;</li> <li>● <b>Water features</b> could be used in the summer and as skating in winter;</li> <li>● <b>The house</b> could be used as a culinary school speaking to cultural changes, as innovation studies;</li> <li>● <b>Other community/event spaces:</b> Could the garage be a secondary space for events?</li> </ul>
<p>Inclusive and Accessible</p>	<p>How to make the site inclusive?</p> <ul style="list-style-type: none"> <li>● Include food and beverage (to allow people to stay longer)</li> </ul> <p>Views/Entrance:</p> <ul style="list-style-type: none"> <li>● Open or closed to the street? Should we include dense trees?</li> <li>● Maintain a buffer to the site to ensure/enhance seclusion or incorporate a sense of entry? Should there be one grand entrance?</li> </ul>



Natural Features	<ul style="list-style-type: none"> <li>• Connect to the watershed</li> </ul>
Connected	<p><b>Parking:</b> The consultant team showed options for parking on and offsite. Responses below:</p> <ul style="list-style-type: none"> <li>• Preferable to have parking along Mulock (not on the site) or as shown on a parallel access road;</li> <li>• Is it possible to have limited parking with great drop-offs?</li> <li>• Is it possible to use the hydro corridor?</li> <li>• Easy access for those who live lose by.</li> <li>• Consideration of a trolley (autonomous?) to take people to the site.</li> </ul> <p><b>Jim Bond Park:</b> The consultant team presented possible connections to Jim Bond Park. There were questions as to whether the property should be connected to the property? Some were concerned that if the property is connected, the adjacent residents will be negatively affected due to parking in the neighbourhood. However, as others mentioned, if the park and the property are not connected, the community wil lbe negatively impacted by having difficulty accessing the property.</p>

# Mulock Estate Master Plan

## Interview with Heritage

December 11, 2019

### Purpose

As part of the background research for the Mulock Estate Master Plan, we want to connect with individuals from different perspectives to learn about various perceptions of the Mulock Estate, knowledge of the site and context and visions for its future.

### Heritage Focus Group Members

- Erin Cerenzia, President of Newmarket Historical Society
- Jackie Playter, Chair, Elman W. Campbell Museum Board (also member of NHS)
- Billie Locke, Member, Elman W. Campbell Museum Board (also Chair of Heritage Newmarket)
- Michelle Clayton-Woods, Member, Friends of the Museum (also member of NHS)
- Janet Charpentier, Museum Staff (Outreach)
- Richard MacLeod [The History Hound] (also member of NHS & FOM)

### Key Takeaways

1. Recognition that the area is in transition and the site can help to serve the current and new communities;
2. This is a great opportunity to save a piece of history in Newmarket, but historical interpretation on site cannot be static. It must be interactive;
3. The house should be used as an event space of some sort (no capacity at Old Town Hall);
4. The site should appeal to everyone, including children. This includes affordable and accessible programming;
5. Parking is seen as necessary (not necessarily on the site, but close by).

Question	Response
<i>Current Uses</i>	
How do Newmarket residents currently experience the area that Mulock Estate is in?	Commercial area Schools, stores and restaurants. Rec 20 Transit lines Area in transition

<p>What are the community spaces and parks they use?</p>	<p>“It used to be more rural, with horses and farms. Then it became more commercial (but not in organized looking way).”.</p> <ul style="list-style-type: none"> <li>- In 1967, you came to buy apples here.</li> <li>- Sad it's all gone</li> <li>- What's left of their history (Boggart Town etc.)             <ul style="list-style-type: none"> <li>- Armitage Public School</li> <li>- Mulock High School</li> </ul> </li> </ul> <p>It is important to draw in the other communities that have become part of Newmarket</p>
<p>What destinations do people visit?</p>	
<p>What's currently missing in Newmarket?</p>	<ul style="list-style-type: none"> <li>- There is not much for people to do in this area</li> <li>- No dedicated heritage home (House Museum)             <ul style="list-style-type: none"> <li>- No artefacts. It would be nice to include some information about Mulock.</li> </ul> </li> <li>- Limited event space/conference space for large parties             <ul style="list-style-type: none"> <li>- No prestigious meeting conference space (for doctors and upscale conferences coming to the Town)</li> <li>- Old Town Hall (not one cohesive space) has lots of rooms but capacity is small, and sometimes overlap (like the art gallery)</li> <li>- The art gallery space also splits the event space into two with a corridor so not good for one big event</li> </ul> </li> <li>- Floor plan at Mulock house is more conducive to having people as it always did</li> <li>- Need dedicated parking linked to event space. People don't choose Old Town Hall because it is not convenient for parking</li> <li>- Capacity - Need 200 - 250 people. Old Town Hall capacity caps at 150</li> <li>- Nice to have something on the other side of town (ie, not just downtown) -- makes it more inclusive</li> </ul> <p>Towns in this area are prone to being bedroom communities. It would be great to get rid of the idea that you have to go to the City in order to experience everything.</p>

	<ul style="list-style-type: none"> <li>- River Town Commons is so good because people want to go out and experience the Town, where they can walk the trails and go to coffee shops and experience the site.</li> </ul> <p>Important to draw in communities from all around Armitridge.</p>
<p><i>Future Uses</i></p>	
<p>How do you envision the future of the area (with the Secondary Plan)?</p>	<p>Highrises along Yonge Street and Mulock (10 storeys)</p> <ul style="list-style-type: none"> <li>- This is good. Hope this will be geared to low income families. We need affordable housing badly.</li> </ul> <p>If the GO train goes ahead, it will make transportation easier. Then the Estate will be better situated for people without cars and for people with day trips.</p>
<p>How do you envision the Mulock Estate fitting into the evolving context of the area?</p>	<ul style="list-style-type: none"> <li>- It is so important to preserve the Estate because of the highrises that are coming. It will be seen as a huge park for people in the buildings. They will have places to go.</li> <li>- Otherwise, it is sO easy for all that land to get gobbled up</li> </ul>
<p><i>Perceptions of Mulock Estate</i></p>	
<p>What is your experience with the Mulock Estate?</p>	<p>Rick</p> <ul style="list-style-type: none"> <li>- Leads walking tours in the area outside of the Mulock Estate. Started doing presentations 10 years ago</li> <li>- Was able to go on to the property 3 times a while back.</li> <li>- Soon after the fire (barn fire in 1990s), Fire Department showed up but Mrs Mulock said the fire department was not allowed on the property.</li> <li>- She was very private.</li> <li>- People at parties were vetted</li> </ul>
<p>What is your understanding of the history of the site?</p>	<p><i>What's special about the place:</i></p> <p><b>The estate:</b></p> <ul style="list-style-type: none"> <li>- It is one of the few if not only property somewhat untouched from the original period, from the Rogers family. The other one is Crossland property, a Quaker</li> </ul>

<p><i>Mulock stories, indigenous, other stories?</i></p>	<p>meeting house (north of the site)</p> <ul style="list-style-type: none"> <li>- Physically, the large windows and veranda</li> <li>- Why the grand entrance was at the west? It was the oldest part of the bldg</li> <li>- Upstairs - big windows and natural light</li> <li>- Grand staircase</li> <li>- "It makes a statement"</li> </ul> <p><b>Mulock</b></p> <ul style="list-style-type: none"> <li>- Amazing man - lived over 100 years. So many different aspects to him.</li> <li>- Renaissance man/man ahead of his time.             <ul style="list-style-type: none"> <li>- Did almost every job in the government.</li> <li>- Involved in CRTC. regulating communications field</li> <li>- UofT</li> <li>- Judge</li> <li>- Well connected here, in US and Great Britain.</li> <li>- Grants from Federal Government to do traveling shows bc father of the postmaster.</li> <li>- Agriculture and experimental farm.</li> </ul> </li> <li>- Summer residence for the "Grand Old Man"</li> <li>- Continuity of one family's history over 100 years</li> <li>- Sir William Mulock funeral - 3 Prime Ministers at the funeral.</li> <li>- He was a people person. Would talk to people.</li> <li>- He was giving: At christmas, he would make sure people would have turkey and presents.</li> <li>- Everyone who used to visit (Royalty).</li> <li>- Used to have first editions of famous authors novels.</li> <li>- Framed letters from famous people (Banting and Best).</li> </ul> <p><b>Indigenous Peoples</b></p> <ul style="list-style-type: none"> <li>- Traded in Newmarket</li> <li>- "I don;t think they lived here."</li> <li>- They found lots of longhouses nearby.</li> <li>- There may be some things in diaries and books.</li> <li>- Artefact from 200 years ago on Prospect Street - Tomahawk peace pipe.</li> <li>- Agreement with Indigenous peoples</li> <li>- Mr Rogers and province - Carrying trail (Yonge St) - how it would be developed: 1798</li> <li>- Dr. Dawson's involved with Inidgenous people. Indigenous people taught him local use of herbs and</li> </ul>
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	<p>remedies. He patented or 'stole' the medicines.</p> <ul style="list-style-type: none"> <li>- Rebellion of 1837 - Indigenous people protected him</li> </ul> <p><b>Quaker history</b></p>
<p><i>Vision for the future of Mulock Estate</i></p>	
<p>Visions for the house</p>	<p>Recommendations: whatever we do with the property, we should consider grants from the government for exhibitions.</p> <p>So many different aspects - relationship with the museum about history and his life ---- tying the site to more than just the local.</p> <p>We are a miniscule group of people who care about history and heritage: For many new to this town, they may not even know there is a house here.</p> <p>Part of the task is how do we make this house and property and history relevant, accessible and exciting for people.</p> <ul style="list-style-type: none"> <li>- History should not be static. The house needs a long term active use that does not get consumed. Right now, we teach history passively by naming things - like naming the schools.</li> <li>- History needs to be exciting and connected. Many people don;t even know there is a museum, but they have made great strides by making the experience really interactive.</li> <li>- Heintzmann House in Thornhill - historic house in the memory. Don't use as an example but in some of the rooms, there are secret doors, and see the original wallpaper).</li> <li>- Bring in youth: Can we hide pieces of history to attract kids?</li> <li>- Scavenger hunt within the facility?</li> <li>- Bring in newcomers.</li> <li>- Old Town Hall wall system - don't replicate, but like the idea of the flexibility of it.</li> </ul> <p>Include everyone - this should be free and accessible.</p> <ul style="list-style-type: none"> <li>- The town should not dwell on trying to get the \$24M back</li> <li>- Food choices need to be affordable (like sandwich and</li> </ul>

	<p>tea - low \$)</p> <p>Spacious</p> <ul style="list-style-type: none"> <li>- Lots of different events to appeal to different segments of the community to generate revenue</li> <li>- Art gallery shows</li> <li>- Conferences</li> <li>- Prestige parties</li> <li>- Philanthropists</li> </ul> <p><i>Does the Newmarket Museum have other entities?</i></p> <ul style="list-style-type: none"> <li>- There are outreach programs (take them to nursing homes, schools, town office), displays</li> <li>- Exhibits in the library</li> <li>- NHS - has an archives room. Right now digitizing everything.</li> <li>- Small museum - multifunctional room (room for 45 ppl) its a bit cramped.</li> <li>- Not really dedicated parking.</li> </ul> <p><i>Would you want a museum in the Mulock house? Could the museum run it?</i></p> <ul style="list-style-type: none"> <li>- There could be cabinets on site that the museum manages.</li> <li>- If Mulock had a museum, it could just be one room.</li> <li>- Feel strongly that the current museum should stay on main street and not be moved - Timothy Rogers stood in 1801 and said, "this is where we should settle".</li> <li>- Main St is the heart of Newmarket and York Region</li> </ul> <p>Include more of a public space</p> <ul style="list-style-type: none"> <li>- Landmarks: giant trees, white picket fence, exterior elements.</li> </ul>
<p>Visions for the estate (park)</p>	<p>Keep the trees: Ontario Historical Society is concerned about the trees on the site.</p> <p><i>What are your thoughts on parking?</i></p> <ul style="list-style-type: none"> <li>- There needs to be parking on site, to ensure it is easy and convenient.             <ul style="list-style-type: none"> <li>- Integrate parking spaces?</li> <li>- Parking across the street?</li> </ul> </li> <li>- Related to event spaces</li> </ul>

	<ul style="list-style-type: none"><li>- People will not come if driving is difficult/parking not there. This is a driving community.</li><li>- People won't take public transit because this is a driving town.</li><li>- Maybe eventually people will take transit - this Town has great hopes of public transportation but people aren't engaging with it the way the Town would hope. Maybe in 20 years?</li></ul> <p>Access to site:</p> <ul style="list-style-type: none"><li>- Would want more access from other directions.</li><li>- Other access points?</li></ul> <p>Education about history</p> <ul style="list-style-type: none"><li>- School trips</li><li>- The Hillary House in Aurora (but want it to be better)</li></ul> <p>Mulock's Day</p> <ul style="list-style-type: none"><li>- All children/families could be invited for an annual picnic and old fun activities</li><li>- Teach the children part of the history but create Mulock house as warm and inviting</li><li>- Working activities - churn butter, tap maple syrup</li></ul> <p>Farmers Market: Was used to revitalize the downtown</p> <p>Pop up events - food trucks</p> <p>Doors Open?</p> <ul style="list-style-type: none"><li>- Committee used to run this but got tired.</li></ul> <p>Culture Days</p> <p>Pickering College Farm Tour</p> <p>Concerts in the park</p> <p>Need great AV equipment built into event space</p> <p>Outdoor events (amphitheatre)</p> <p>Entice people to stay longer (cafe?)</p> <p>Work with mainstream restaurant owners as pop-ups</p> <p>Public garden for people to plant vegetables (community garden)</p> <ul style="list-style-type: none"><li>- Tie into the experimental farm</li><li>- Good for school groups</li><li>- Sharon Temple - chickens and garden --- everything goes to food bank</li><li>- CHICKENS!</li></ul> <p>Murder mystery events</p> <p>Elevator for accessibility?</p>
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	<p>NOT a Boutique restaurant because it is town property - "there are enough places to eat in Newmarket"</p> <p>Step onto the property, and step back in time Need parkland - don't gobble up the site with buildings Something grand An ice rink is too much</p> <p>DONT REINVENT THE WHEEL AND MAKE IT TOO MUCH WORK</p>
Are you interested in exploring partnerships? If so, what kinds?	<p>So many small groups of people who have done great work protecting history - love that bringing everyone together!</p> <ul style="list-style-type: none"><li>- Great to all be around the table</li></ul>
Who should we talk to?	Ontario Historical Society



