



**P L A N T**

PLANT ARCHITECT INC.

**PROCESS**

**GBCA**

**WALTERFEDY**

DEW Inc.

MBL

A.W. Hooker

Custom Ice Inc.

Trina Moyan Bell

Eric Beck Rubin

**MULOCK  
PROPERTY**

**Special Council  
Meeting**

# WHERE WE HAVE BEEN

- **Council Meeting May 25, 2020: Presentation of Technical Memo**
- **Final Technical Report issued June 11, 2020**
- **Meeting with York Region July 6, 2020**
- **Meeting with Mulock Neighbourhood July 29, 2020**
- **Development of 3 concepts June – Sept, 2020**

# GUIDING PRINCIPLES

<b>A Destination</b>	<i>Ensure this site becomes a significant place to visit in Newmarket.</i>
<b>Rooted in History &amp; Forward Looking</b>	<i>Share the multiple layers of history on site.</i>
<b>Connected</b>	<i>Connect the site with the neighbouring areas (such as Jim Bond Park), to ensure it is integrated within the Town of Newmarket.</i>
<b>Natural</b>	<i>Maintain and enhance the natural features of the landscape.</i>
<b>Inclusive and Accessible</b>	<i>Create an inclusive and accessible site for all residents and visitors.</i>

# NEIGHBOURHOOD CONSULTATION

## Jim Bond Integration:

- Range of opinions with many in support

## Opportunities:

- Suggested activities to maintain include passive uses like dog walking, exercise in the park, child-friendly activities
- Mitigate potential negative impacts: **parking and traffic, noise and privacy**

# NEIGHBOURHOOD CONSULTATION

## Privacy and Noise:

### Top concerns:

- Noise at night, overlooks

### Opportunities:

- Locate activities further from adjacent houses and/or include noise buffers;
- Concentrate more activity at the centre of the of the Mulock Property or closer to Yonge St.
- Prioritize quiet and passive uses for the site

# NEIGHBOURHOOD CONSULTATION

## Traffic and Parking:

### Top concerns:

- Speed and volume on Jordanray Blvd
- People hunting for parking in adjacent streets
- Taking up park with parking

### Opportunities:

- Include speed bumps, restricted parking for visitors and no access signage
- Alternative parking areas especially outside the property/Hydro Corridor
- Parking along Mulock Dr. is appropriate, though some concerned it may cause back ups

# NEIGHBOURHOOD CONSULTATION

## **Safety and Security:**

### Top concerns:

- Some neighbours identified unsafe behaviour in Jim Bond Park, while others noted the park is highly under utilized.

### Opportunities:

- While some proposed security and policing, others discussed increasing “eyes on the street/park” – bringing much more activity as more people animating the park will prevent unwanted behaviour

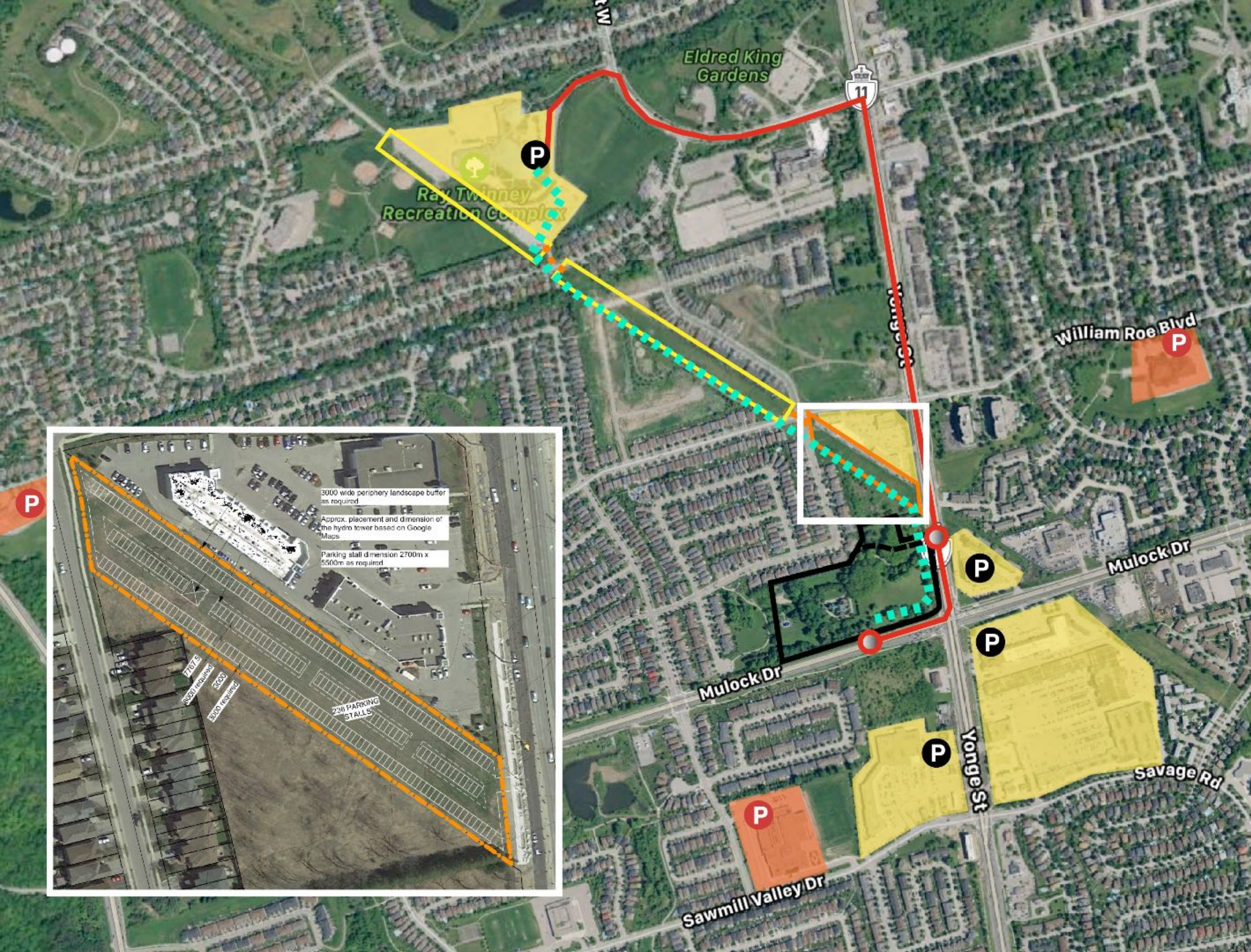
# NEIGHBOURHOOD CONSULTATION

## Other:

- Preserve Trees
- Process updates – Many residents would like to continue to be involved

# YORK REGION CONSULTATION<sup>9</sup>

- Strongly discourage any parking on the site in favour of alternative transportation/locations
- Strongly support Hydro Corridor parking option
- Suggested alternative access from the neighbourhood or parking in Jim Bond Park or Osler Court [Rejected by Team/Town]
- One access only off Mulock Drive is acceptable
- Aligning to future Joe Persechini Drive is not necessary or desired
- Concern the Mulock Drive parking will kill a lot of tree canopy and natural screening



Solar Array / Shade Canopy Structure



Solar Shade Canopy over Parking Lot

## LEGEND

- P Shared Parking Lots (Weekends Only)
  - P Shared Parking Lots (All Week)
  - Biking (6-8 Mins) & Walking (15-20Mins)
  - Driving Shuttle Services (5-7Min)
  - Shuttle Drop-off/ Pick-up
  - Existing Hydro Easement
  - Proposed Easement/ Connection
- References: Google Maps

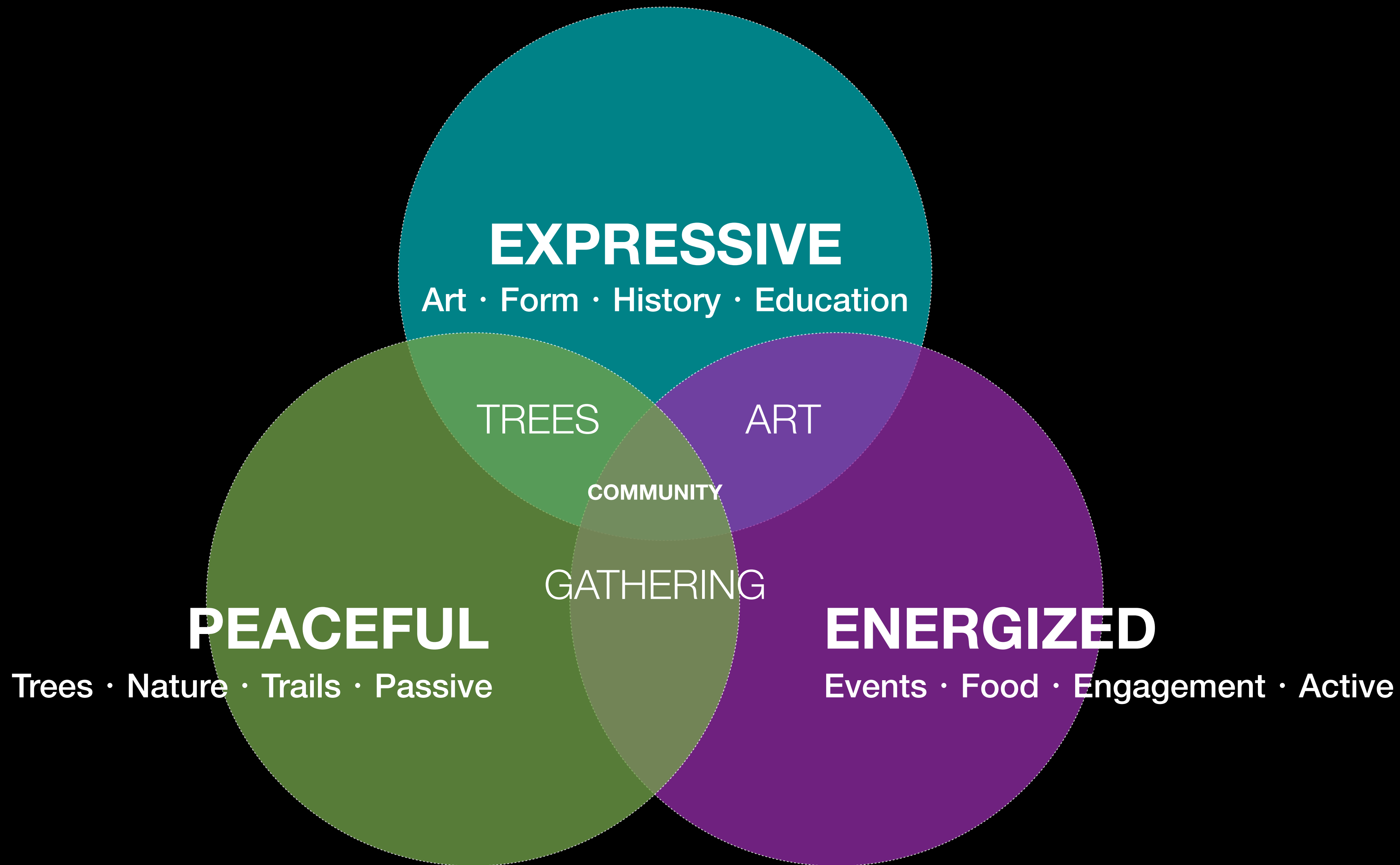
# TRANSPORTATION

# 3 CONCEPTS

**Energized**, where #mymulock is full of excitement and activity

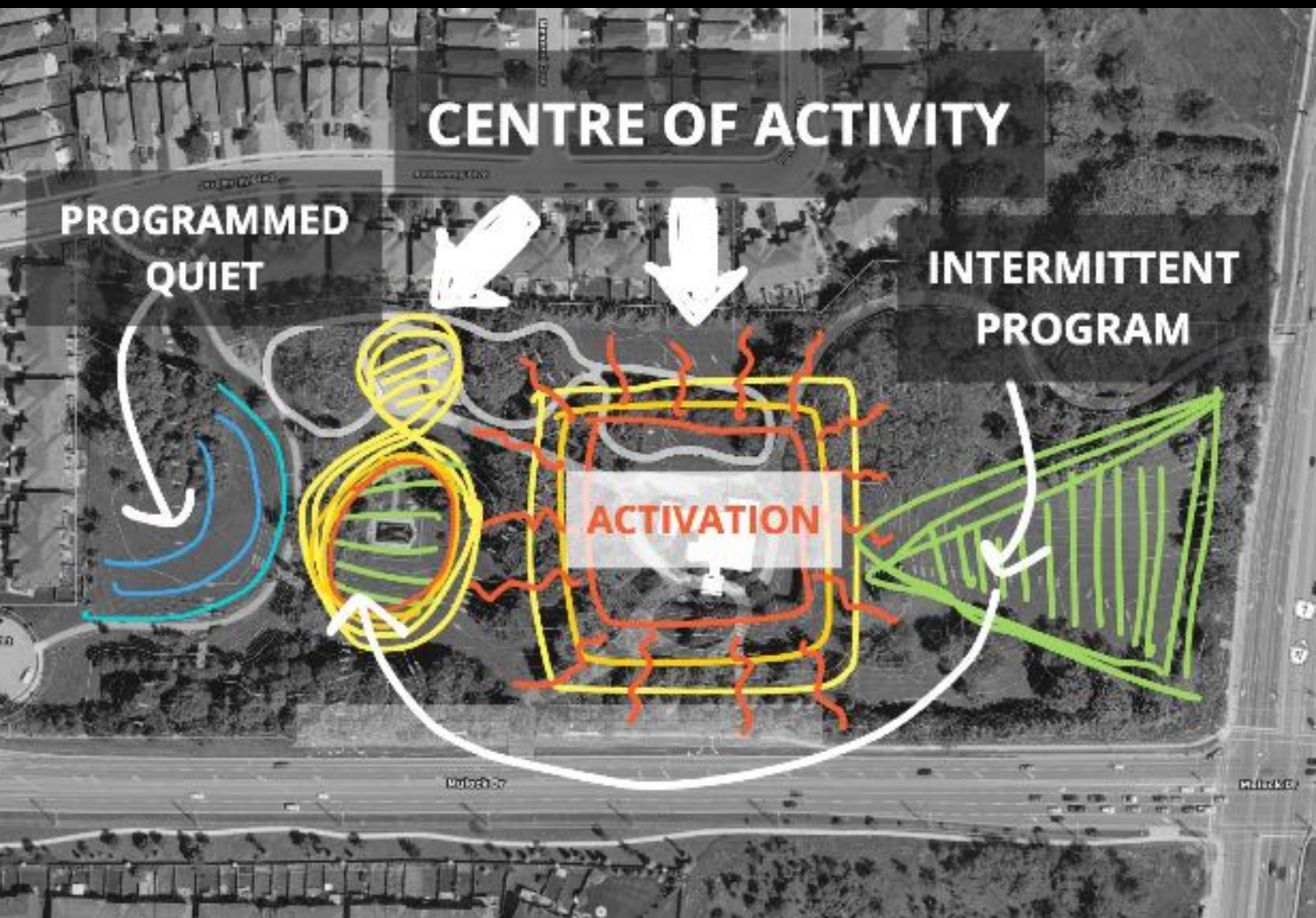
- **Expressive**, where #mymulock is a place to create and be inspired
- **Peaceful**, where #mymulock is a place to relax and recharge

Preferred elements from all 3 concepts will be consolidated into one master plan that is **expressive, peaceful and energized**.



**MASTERPLAN CONCEPTS**

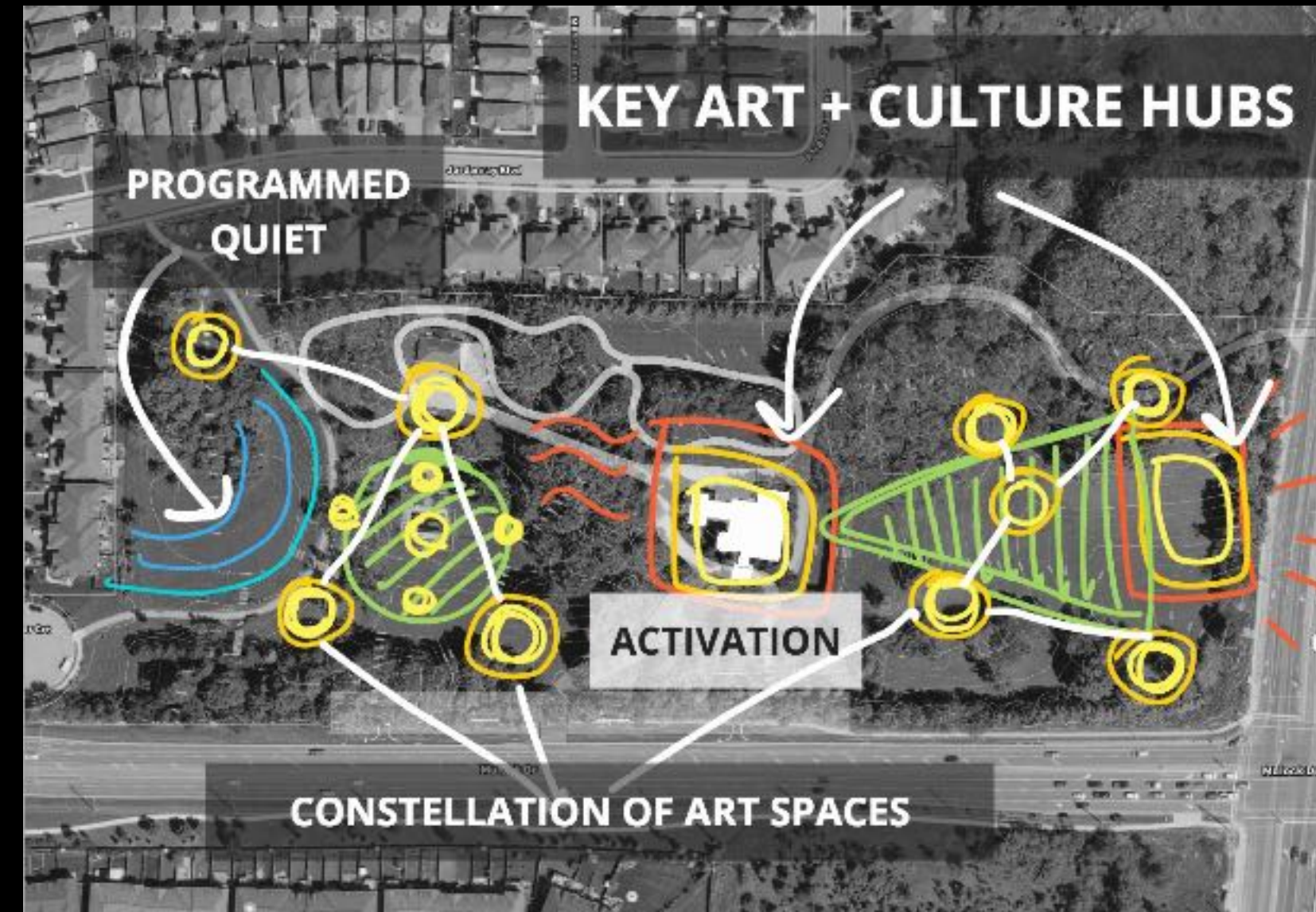
# ENERGIZED



## Village Green

- Health
- Activity
- Gather

# EXPRESSIVE



## Cultural Hub

- Art
- History
- Culture
- Performance

# PEACEFUL

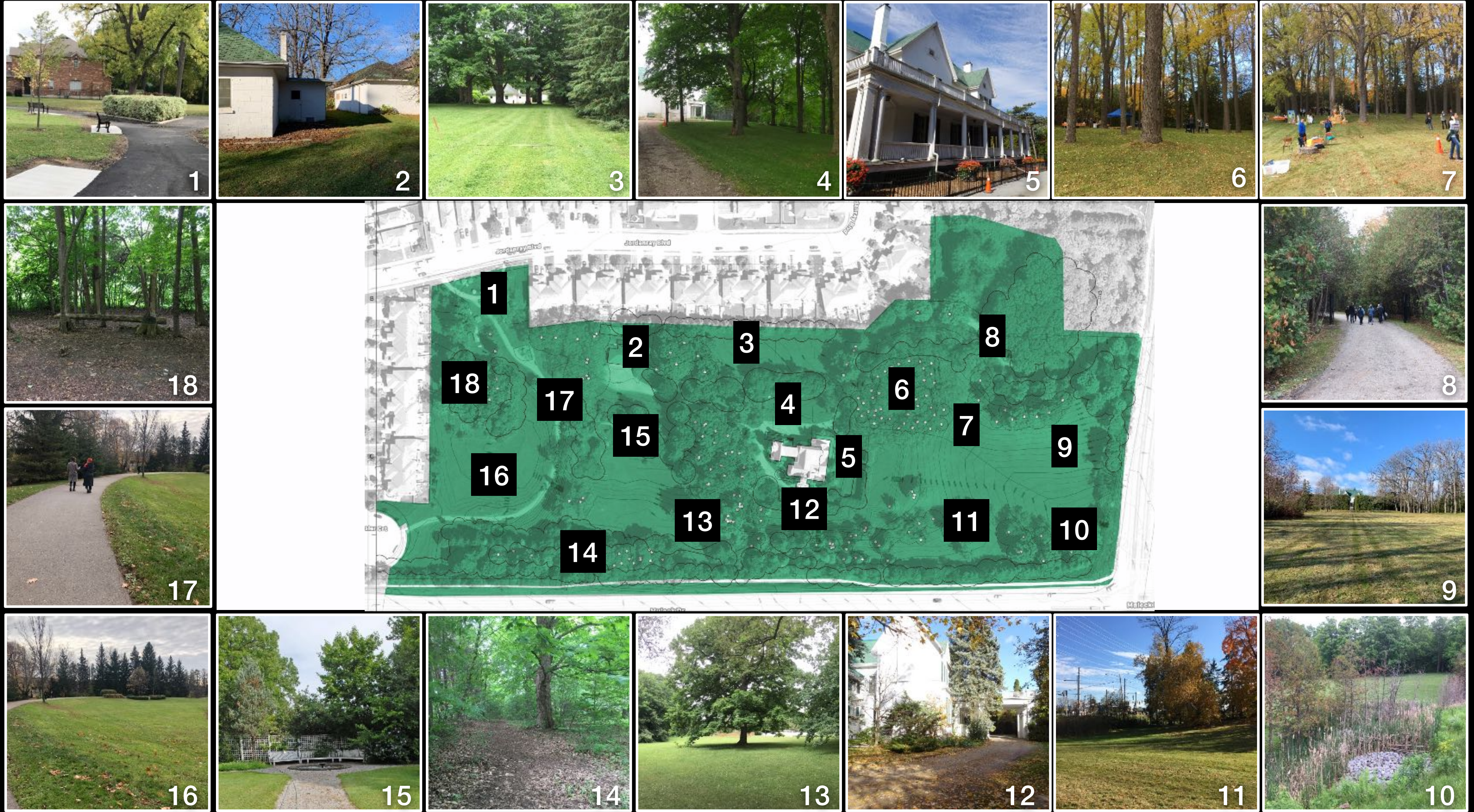
13



## Mulock Arboretum

- Nature
- Ecology
- Forest
- Retreat

# THE MULOCK PROPERTY: EXISTING <sup>14</sup>



# ENERGIZED: VILLAGE GREEN

15



## OVERARCHING STRATEGIES:

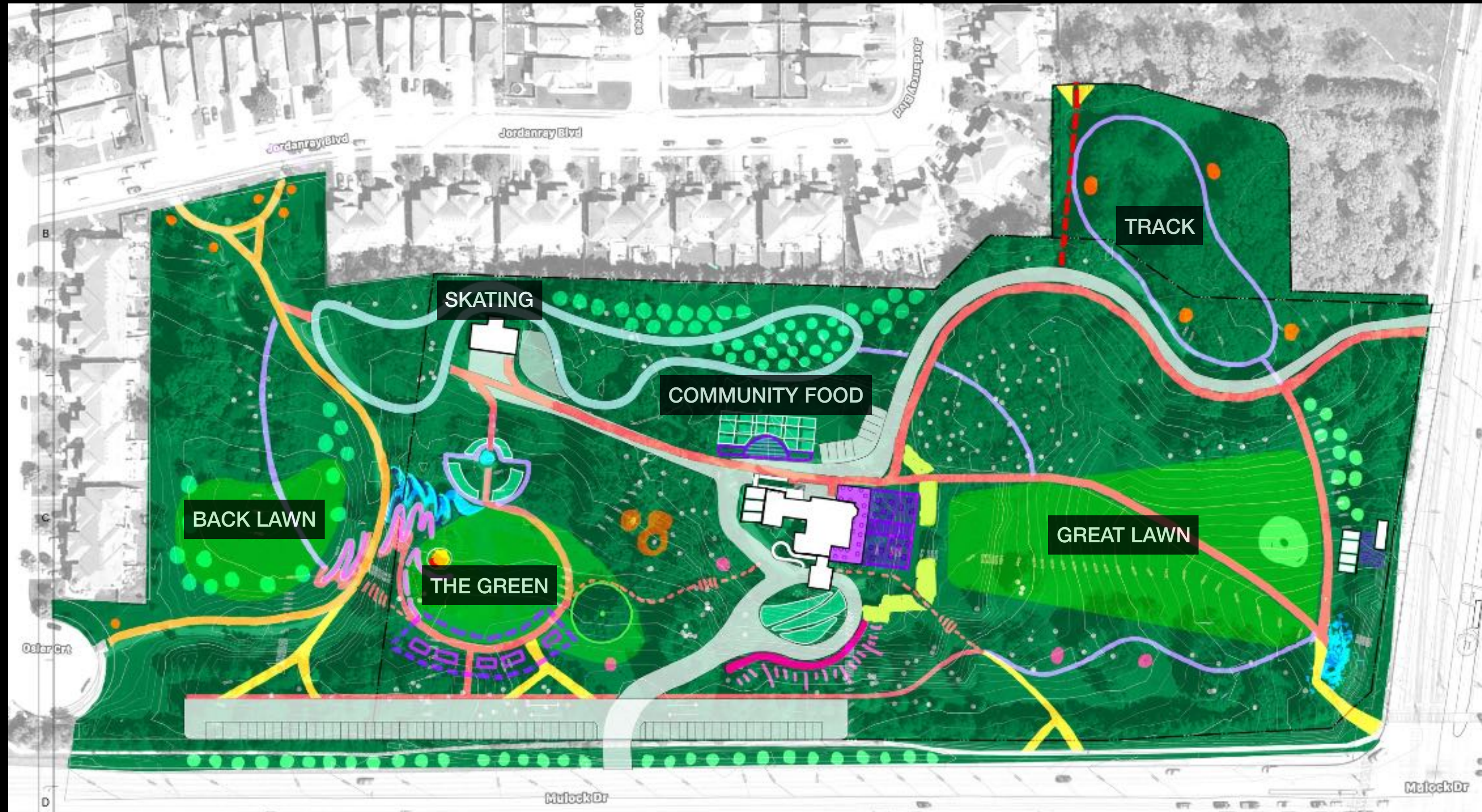
- Health, Food, Community Oriented / Dynamic /Active
- Food Market and Restaurant Pop-ups ('Foodstock'), Community Gardens, and Cafe
- Permanent Cafe / Dining in House

## LEGEND

Entrance	Water	Building-enclosed
Trail	Art	Building-covered exterior
Garden	Play	Lawn
Tree	Fire	

# ENERGIZED: VILLAGE GREEN

16



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## PLANTING / LANDSCAPE STRATEGY:

- Two Large Lawns, and Jim Bond as Quiet Space
- Conservatory plant nursery / social enterprise at house
- Dunnington Grub Restored, Reforestation

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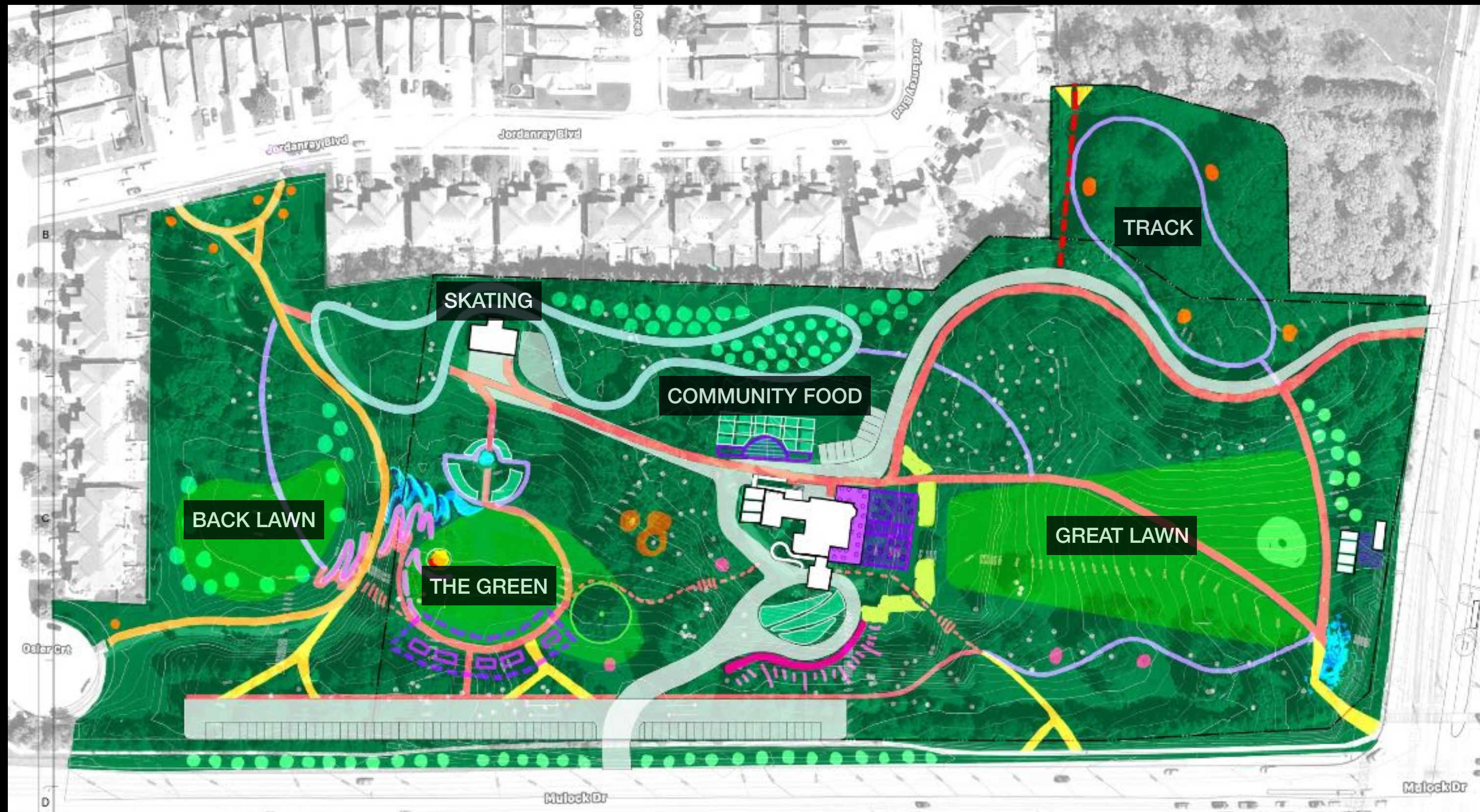
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## RECREATION STRATEGY:

- Dynamic, Active Restorative All-ages Recreation
- Active trails including Skating Trail Option 1 (connects Mulock to Jim Bond)

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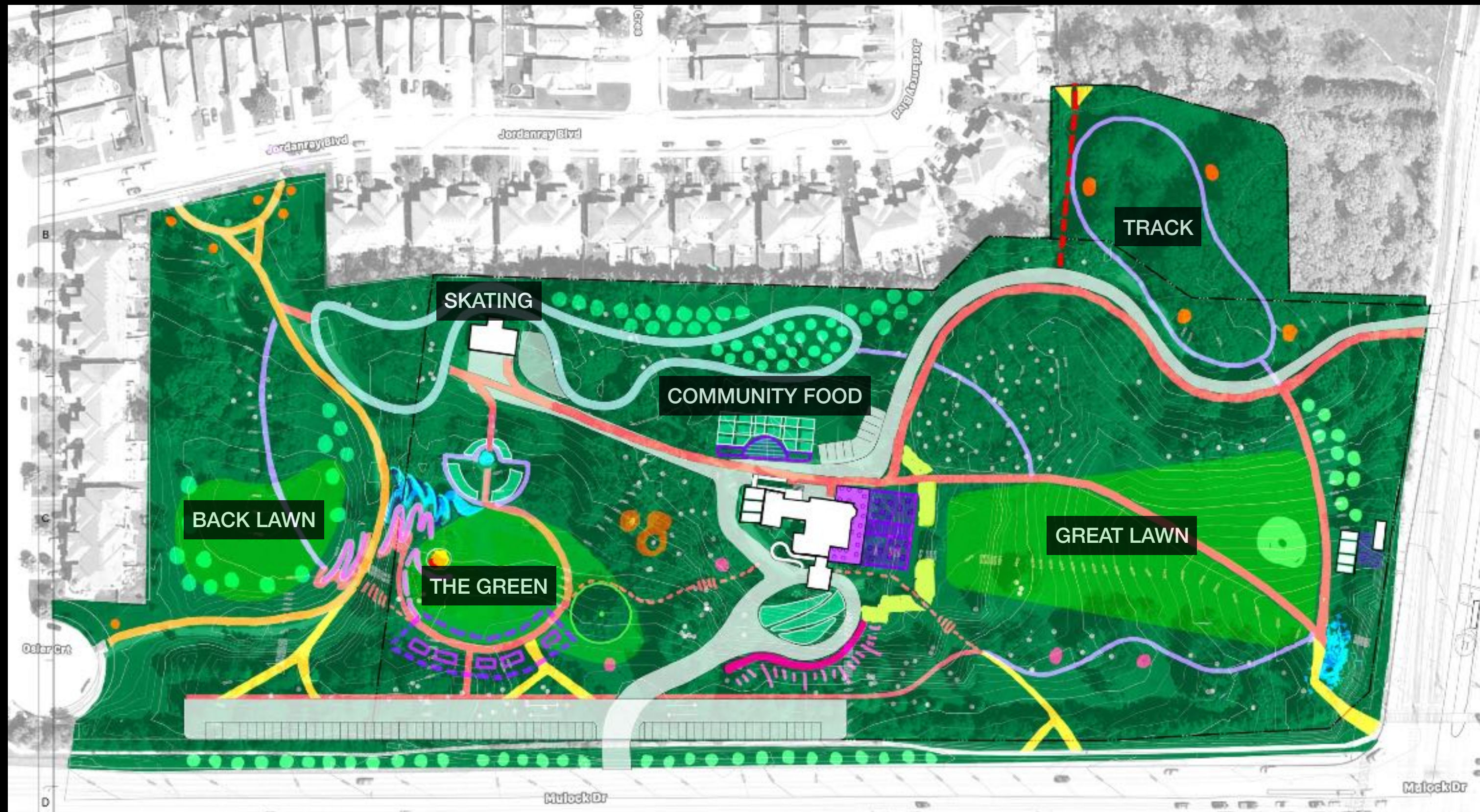
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## ART STRATEGY:

- Seasonal Festivals, Program Oriented Art
- South Art Trail

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## WATER FEATURE:

- Interactive Dynamic Water Feature and Community Bench Intertwine on Dike

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20



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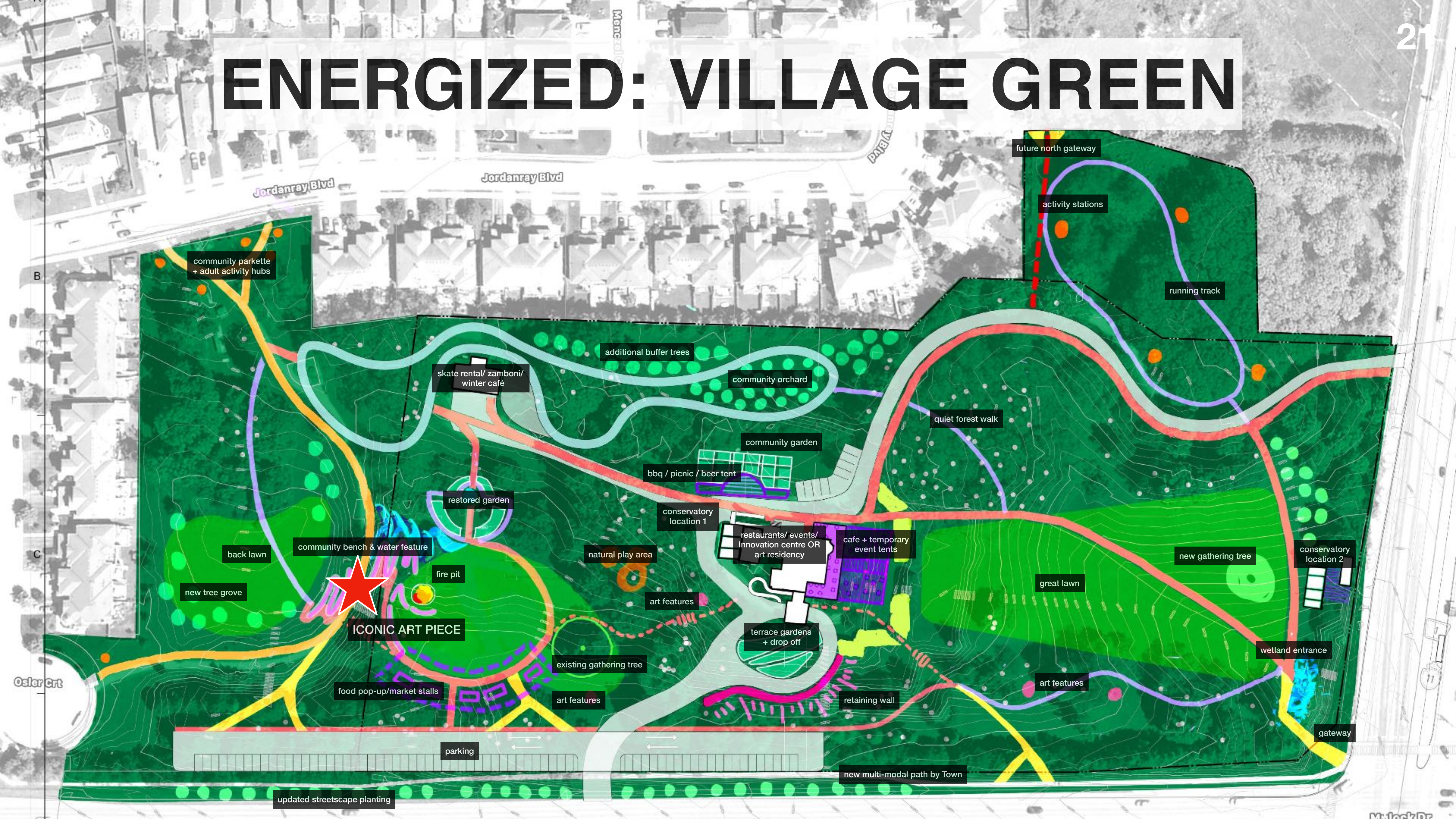
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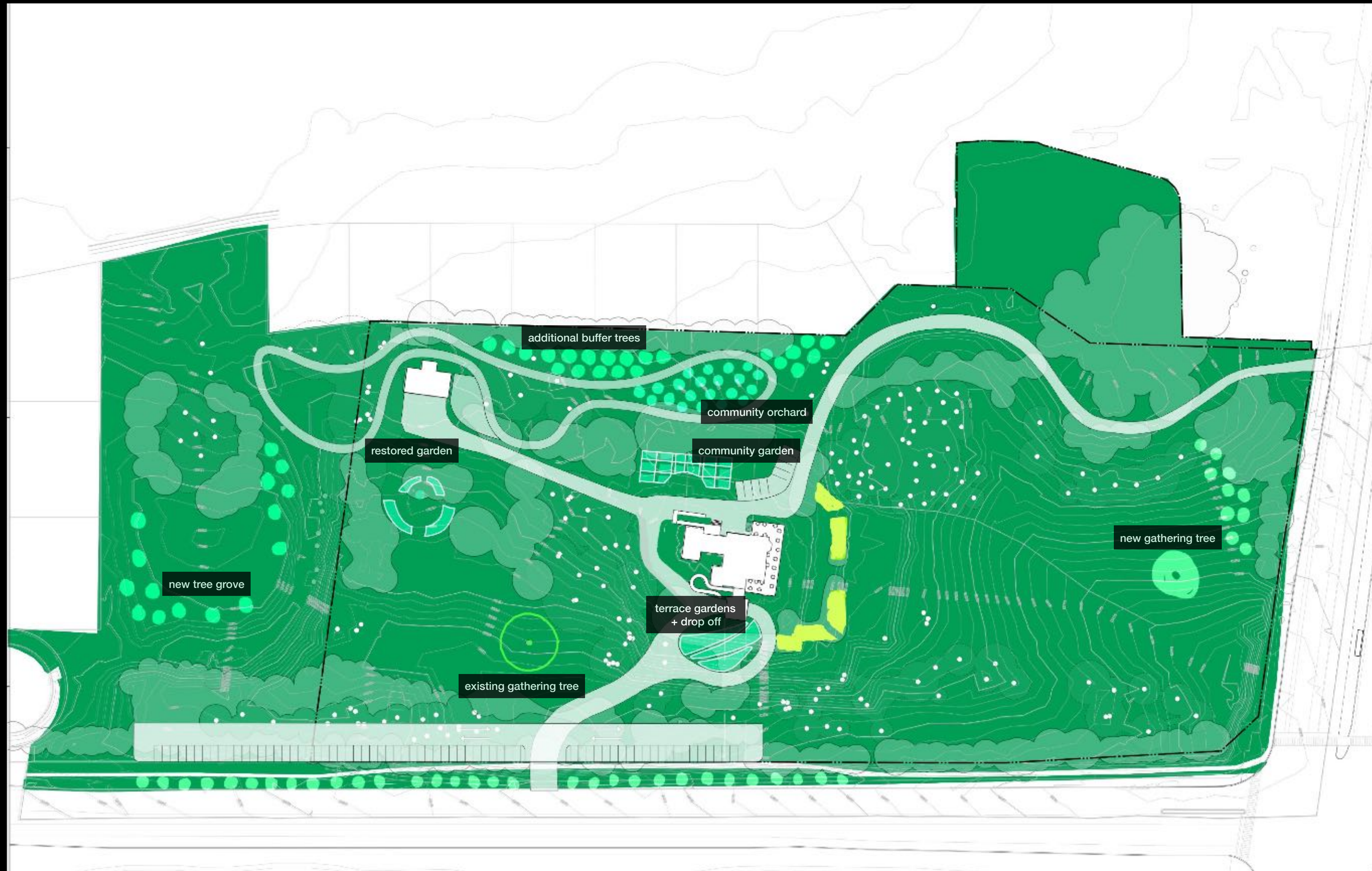
OPTION:  
REDUCED PARKING

# ENERGIZED: VILLAGE GREEN



# LANDSCAPE + PLANTING

22



# TRAIL STRATEGY

23



## Legend

- Main Trail Paved 3m
- Secondary Trail
- Light Trail Infrastructure
- Existing Jim Bond Trail 3m
- Entrance
- Skating Trail
- Road/Parking
- \*Future Hydro Connection Trail

# TRAILS: EXISTING + PROPOSED

24



## Legend

- Existing Path
- Proposed Path

# ROAD + PARKING

25



# RECREATION



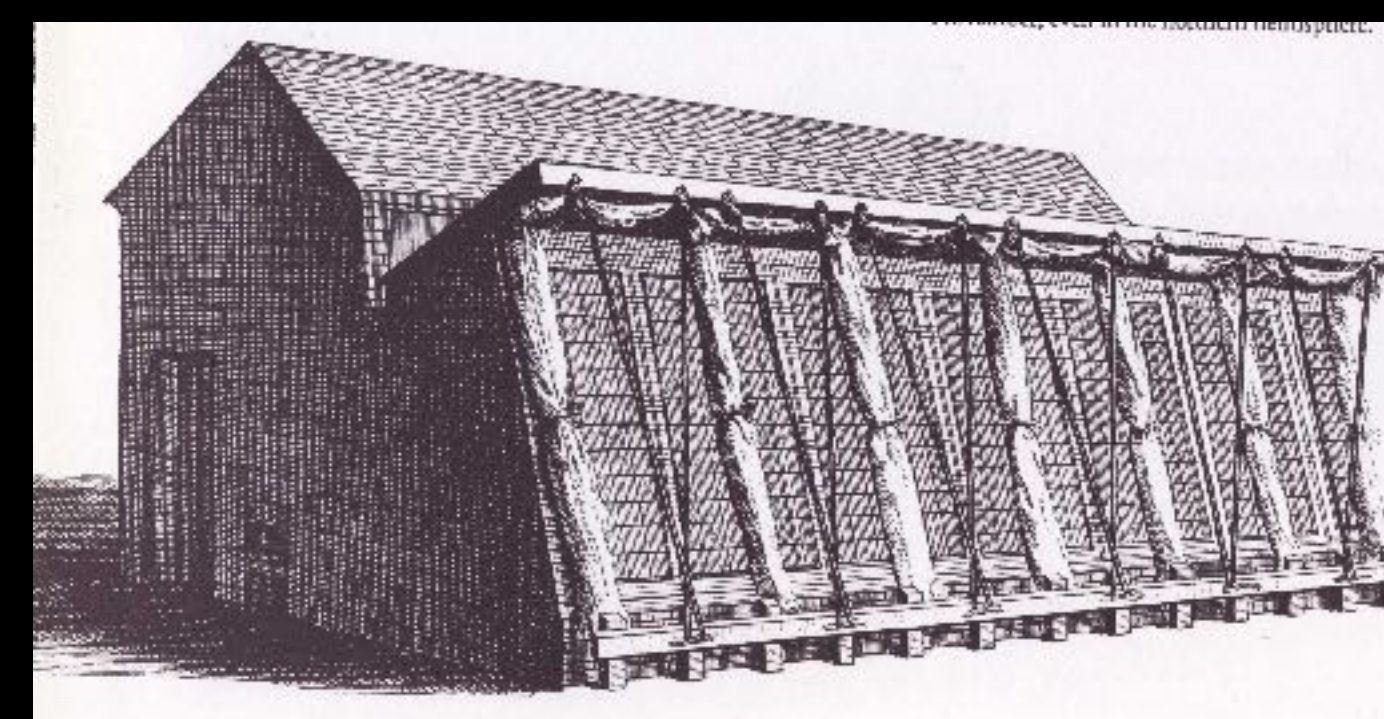
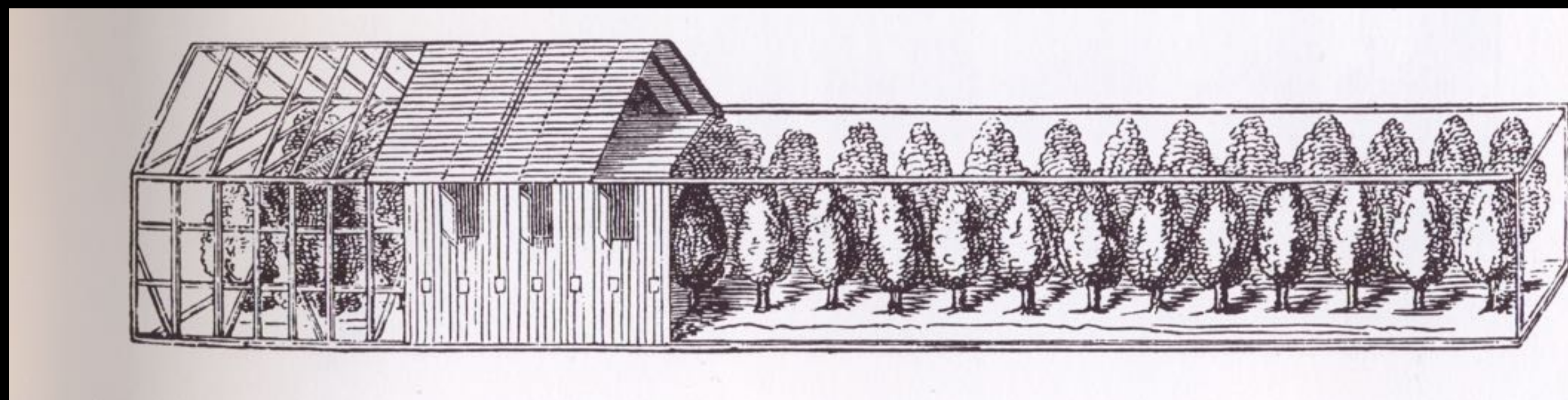
**ACTIVE + PASSIVE, ALL-AGES**

# PLANT/LANDSCAPE



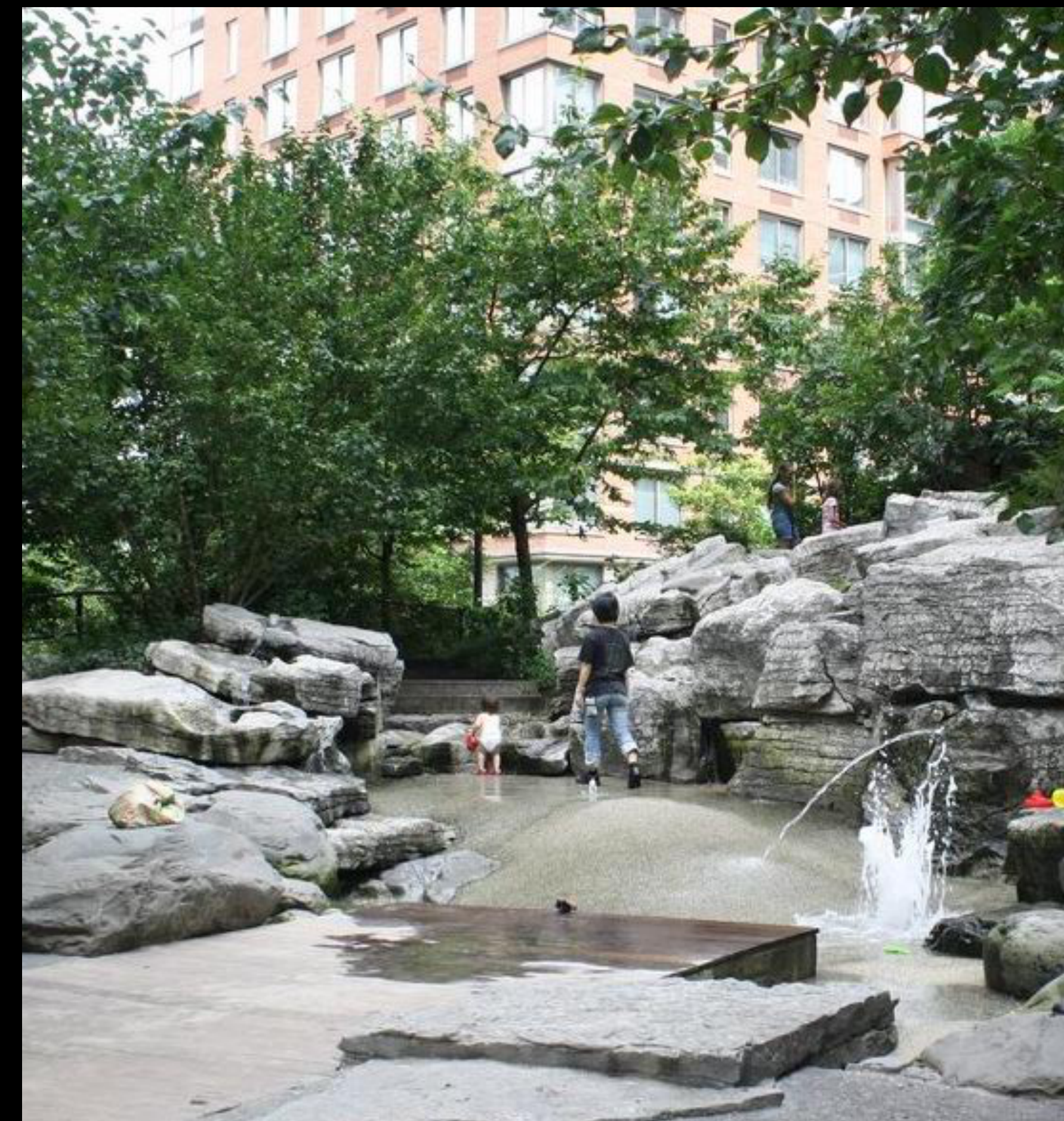
**DIVERSITY, FOOD, COMMUNITY**

# CONSERVATORY



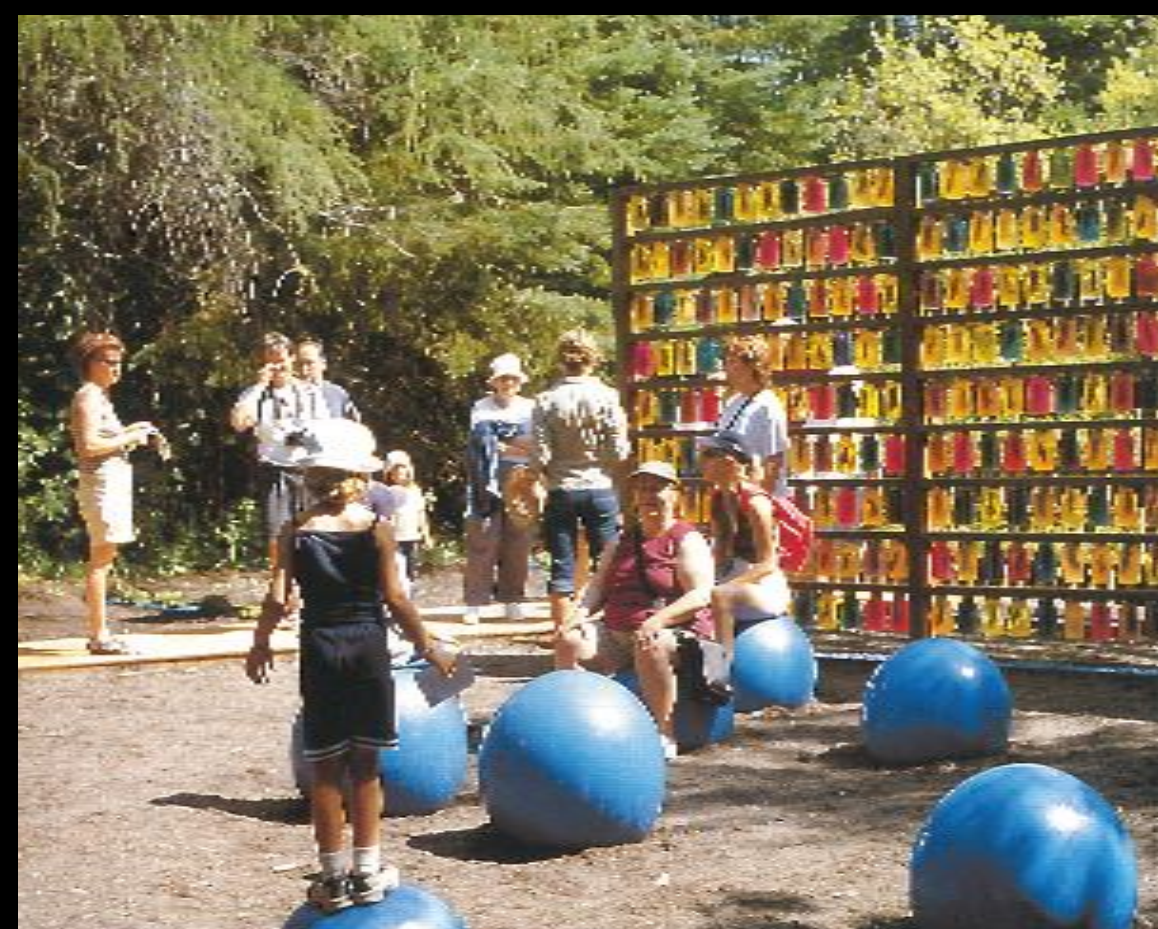
MODEST, VERNACULAR, 'ORANGERIE'

# WATER FEATURE



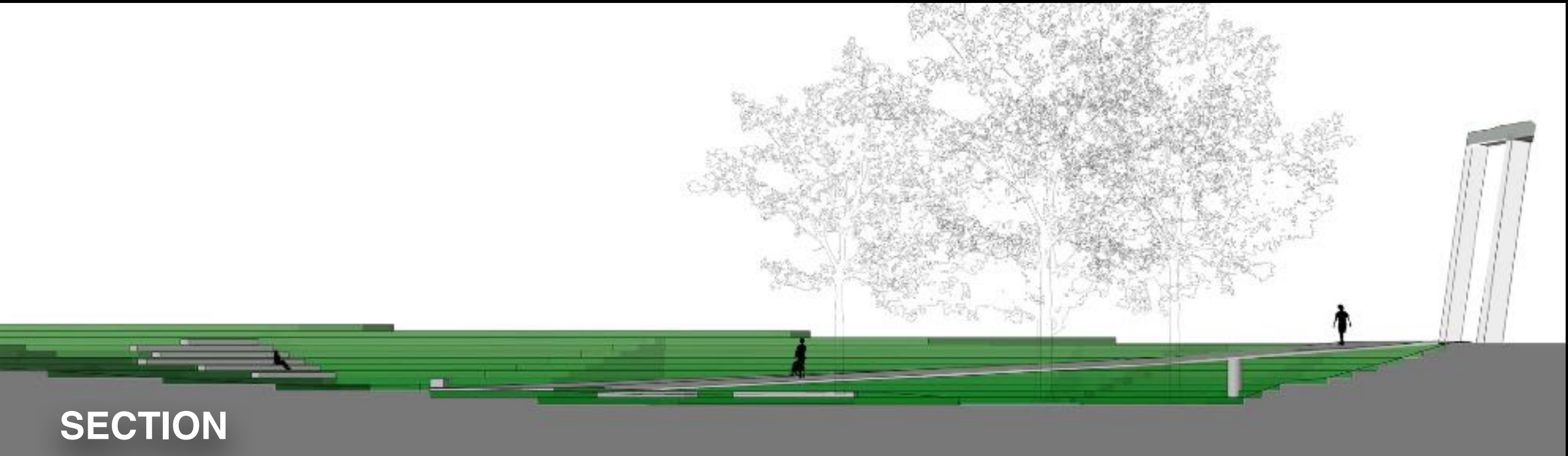
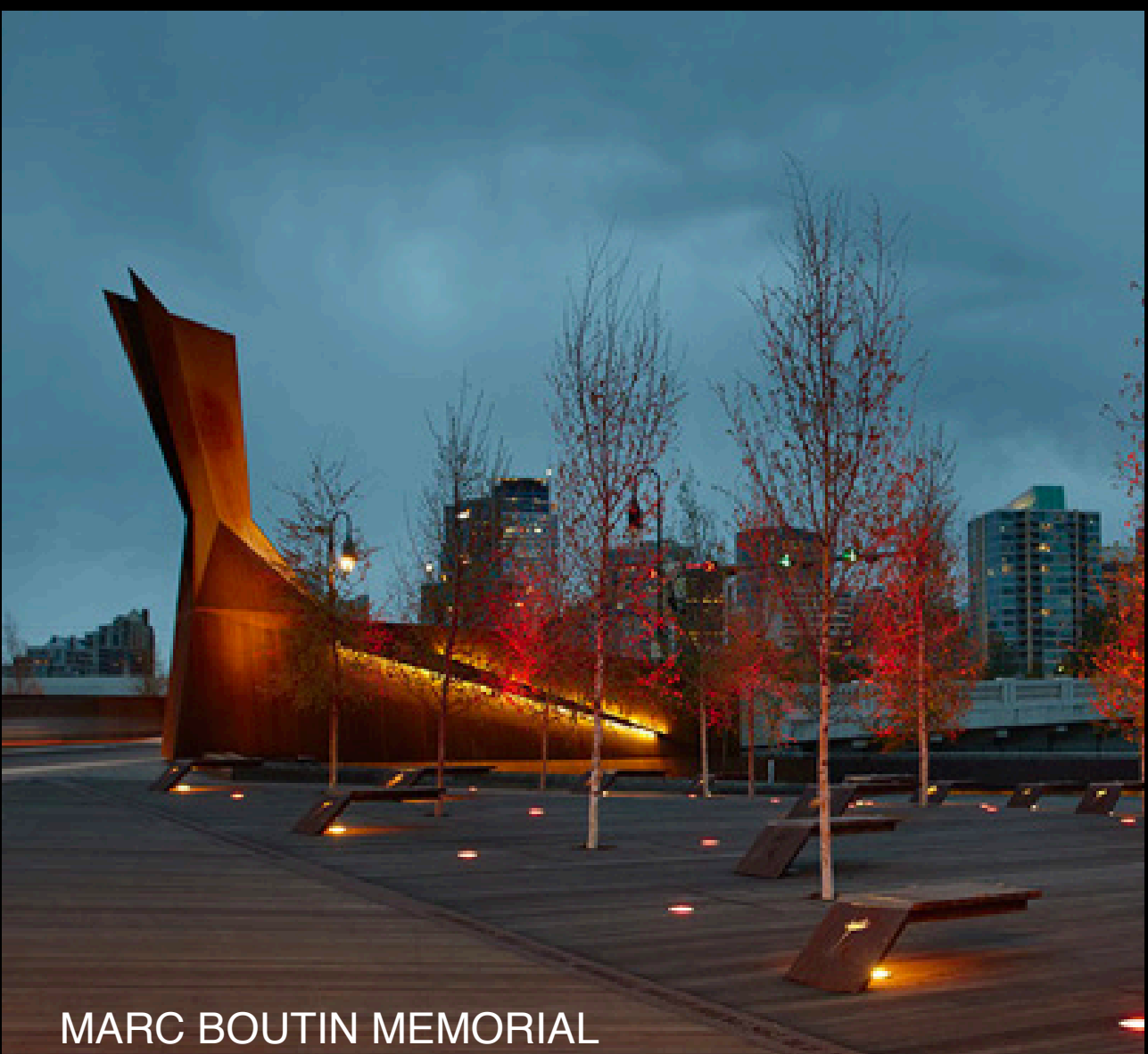
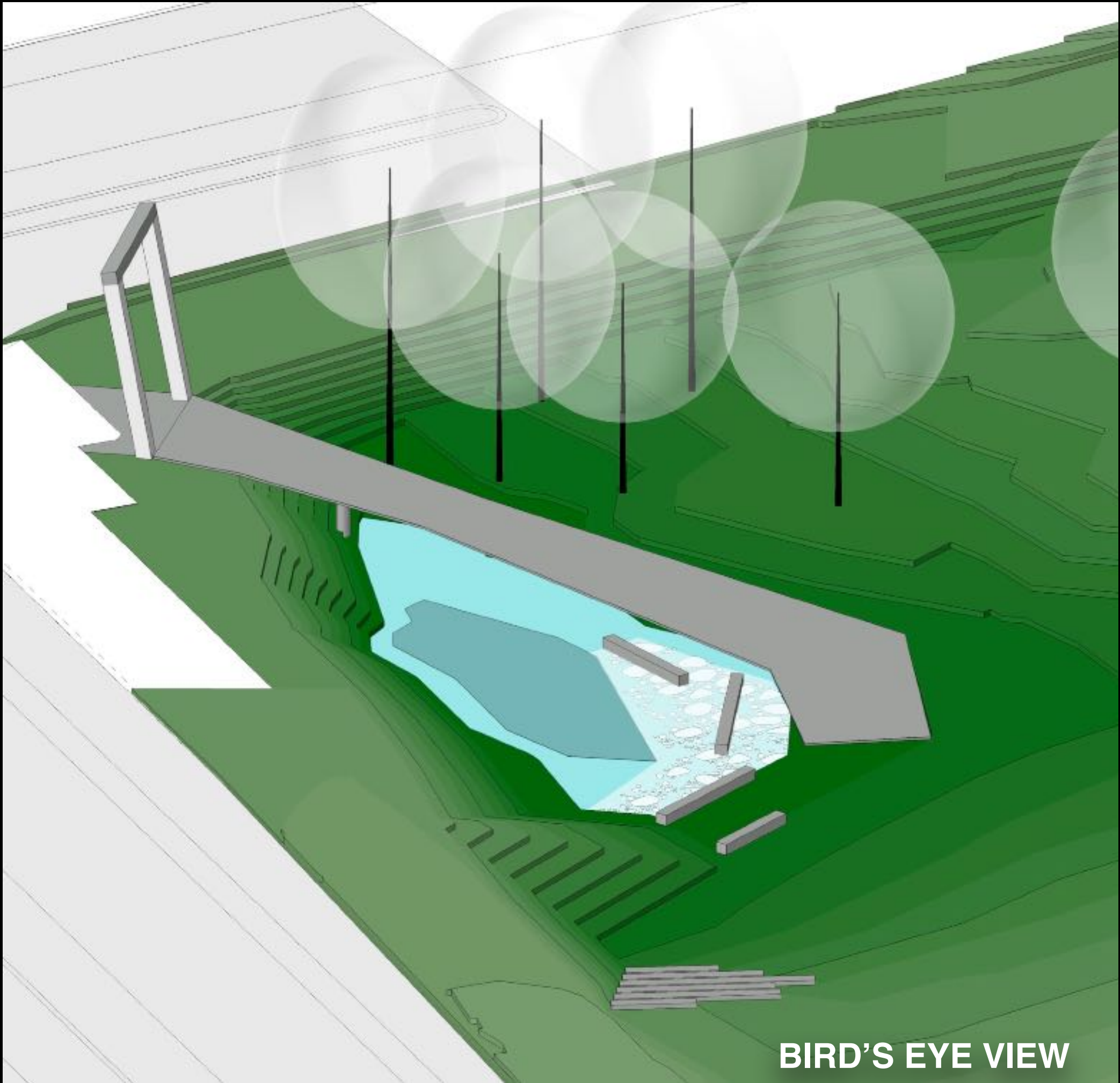
INTERACTIVE, CULTURAL HUB

# ART



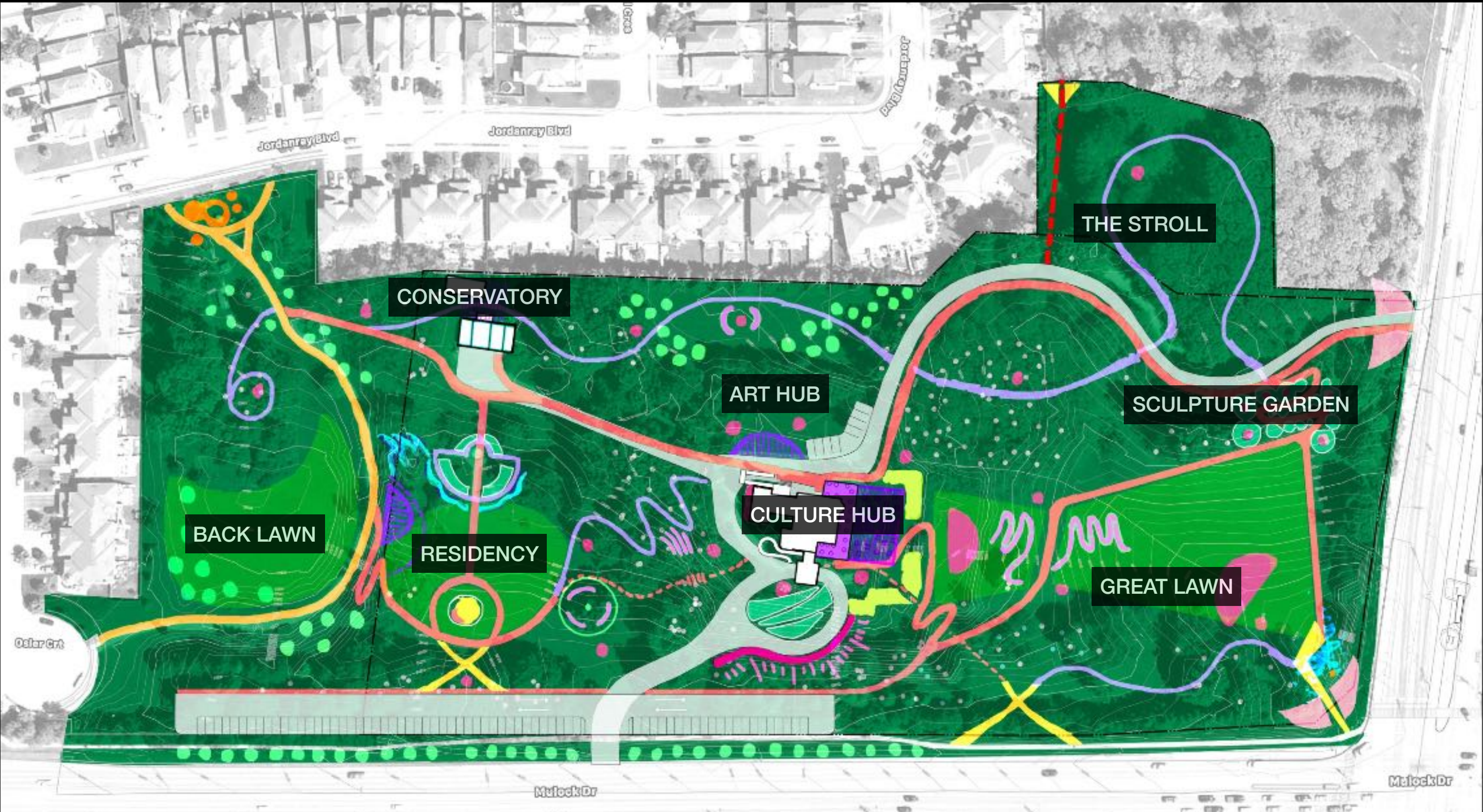
SEASONAL, TEMPORARY PROGRAM

# GATEWAY/BEACON ENTRY-ENERGIZED 31














# EXPRESSIVE: CULTURE HUB

32



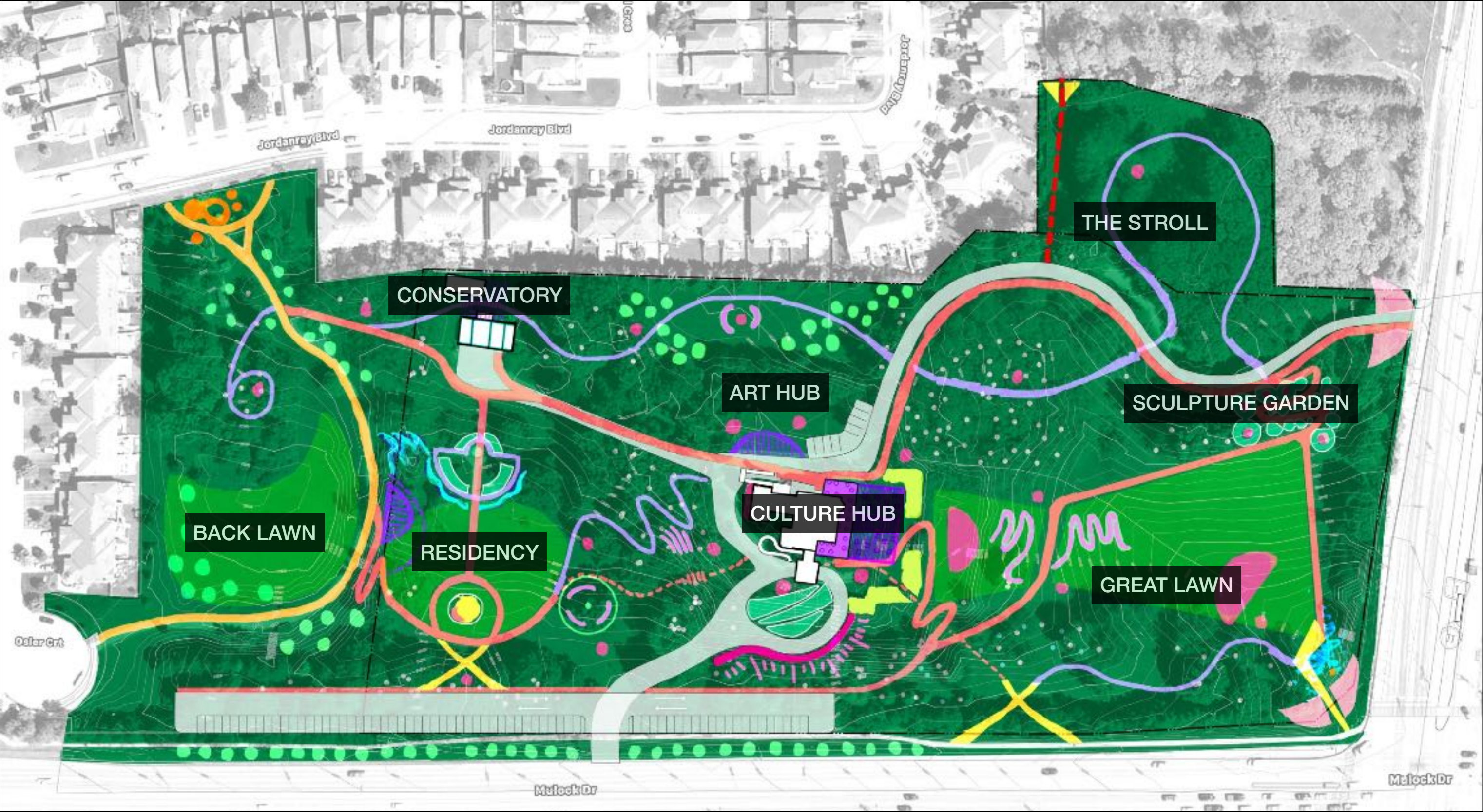
## LEGEND

 Entrance	 Water	 Building-enclosed
 Trail	 Art	 Building-covered exterior
 Garden	 Play	 Lawn
 Tree	 Fire	

## OVERARCHING STRATEGIES:

- Art, Performance, and Culture-Oriented /creativity
- Multiple Permanent and Ephemeral Art Features Scattered Around Site
- Permanent Cafe / Dining in House

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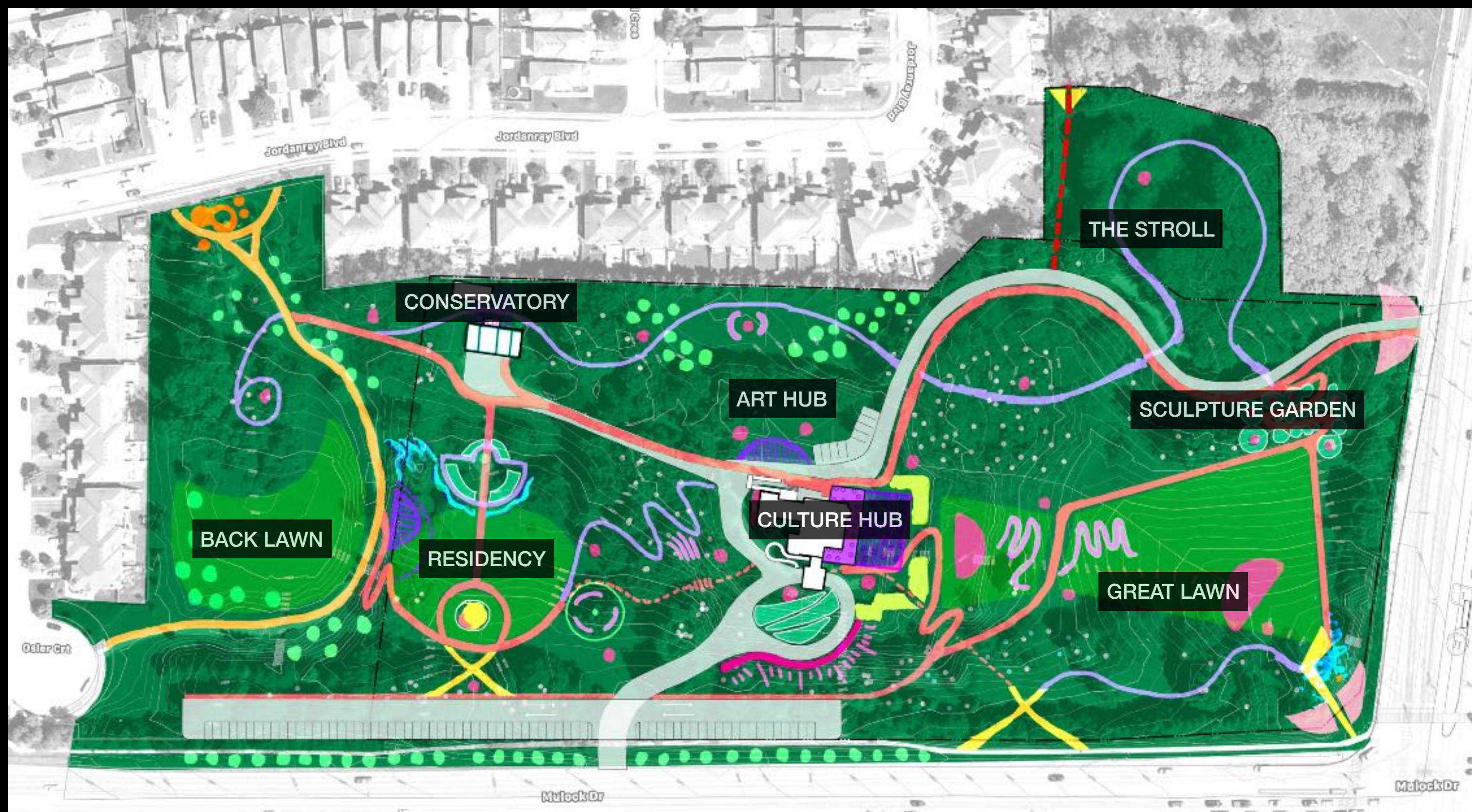
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## LEGEND

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# EXPRESSIVE: CULTURE HUB

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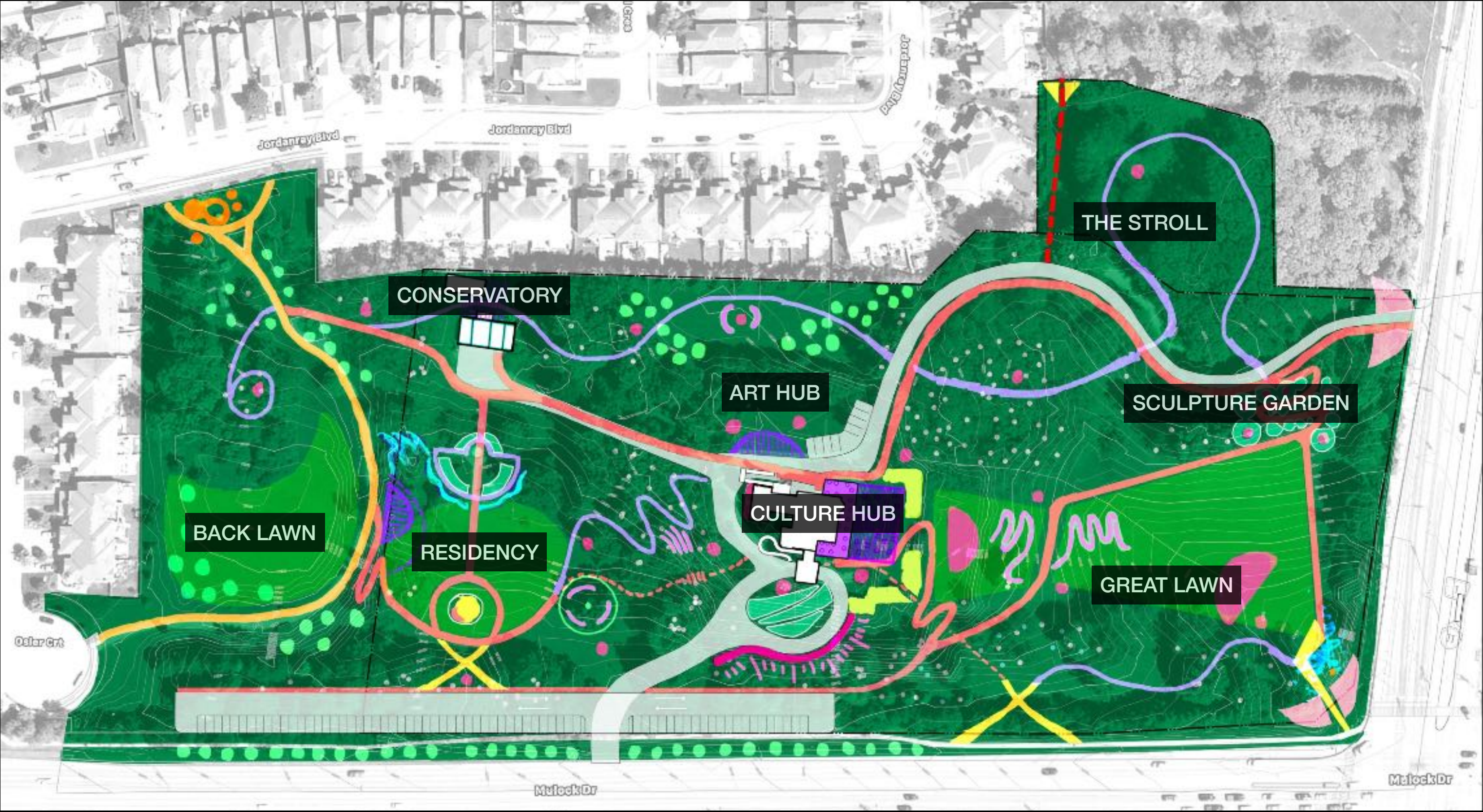
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## RECREATION STRATEGY:

- Gentle meandering Walking Circuits with art to explore
- No Skating
- Sculptural play areas

# EXPRESSIVE: CULTURE HUB



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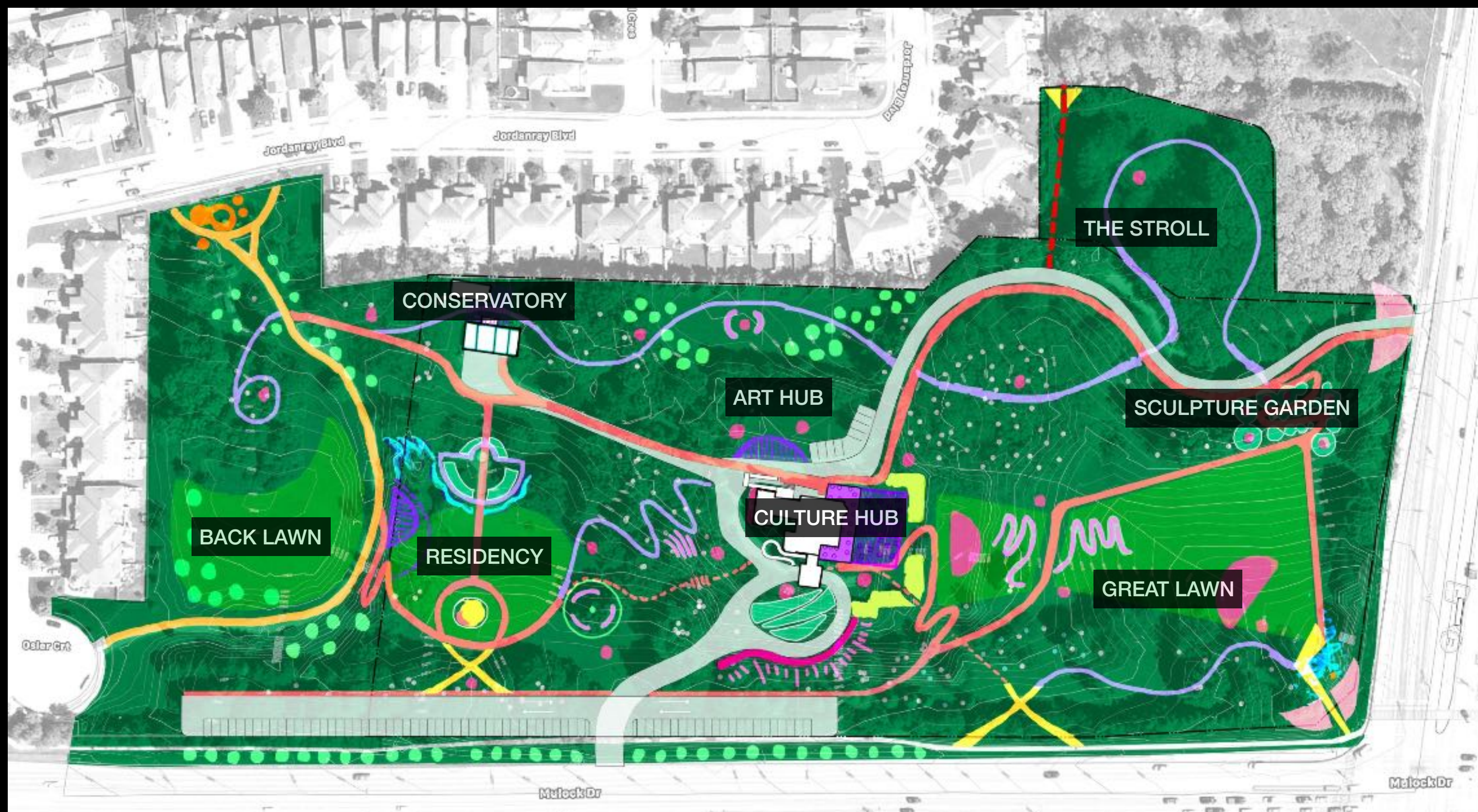
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## ART STRATEGY:

- Garden festival, artist residency centred on historic garden - conservatory axis
- Sculpture Garden

# EXPRESSIVE: CULTURE HUB

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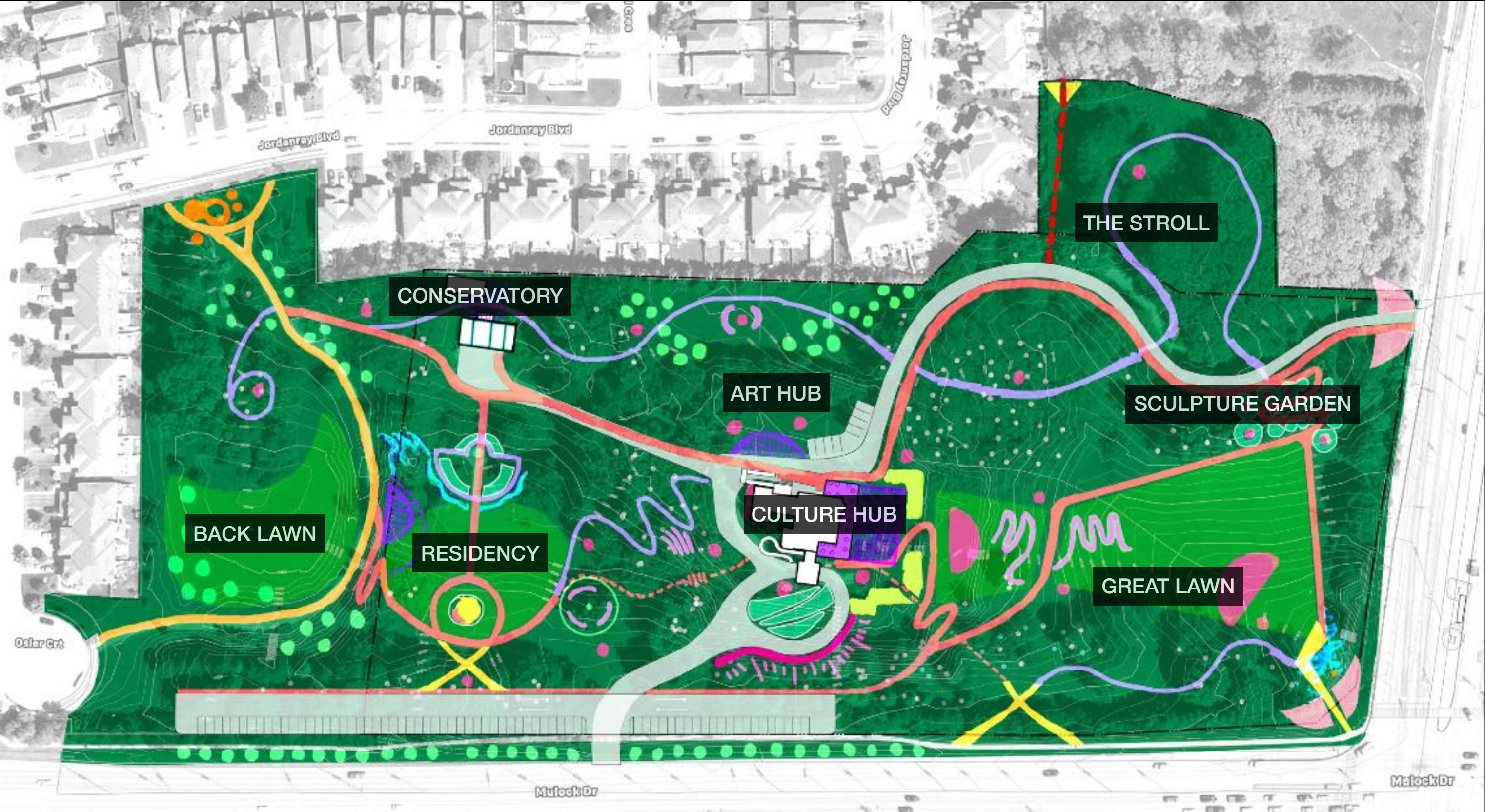
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## WATER FEATURE:

- Interactive Expressive Water focussed on Historic Garden

# EXPRESSIVE: CULTURE HUB



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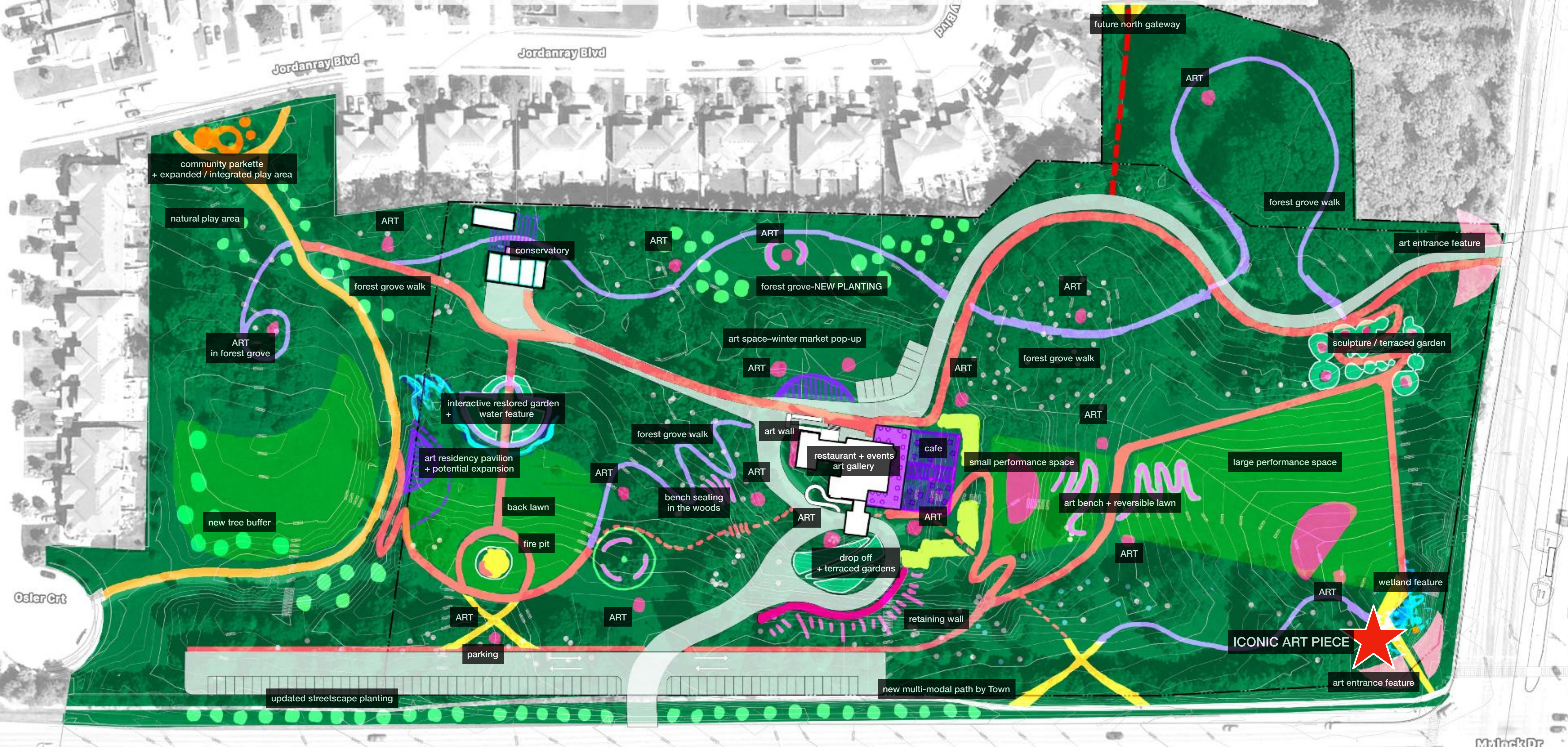
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OPTION:  
REDUCED PARKING



# LANDSCAPE + PLANTING

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# TRAIL STRATEGY

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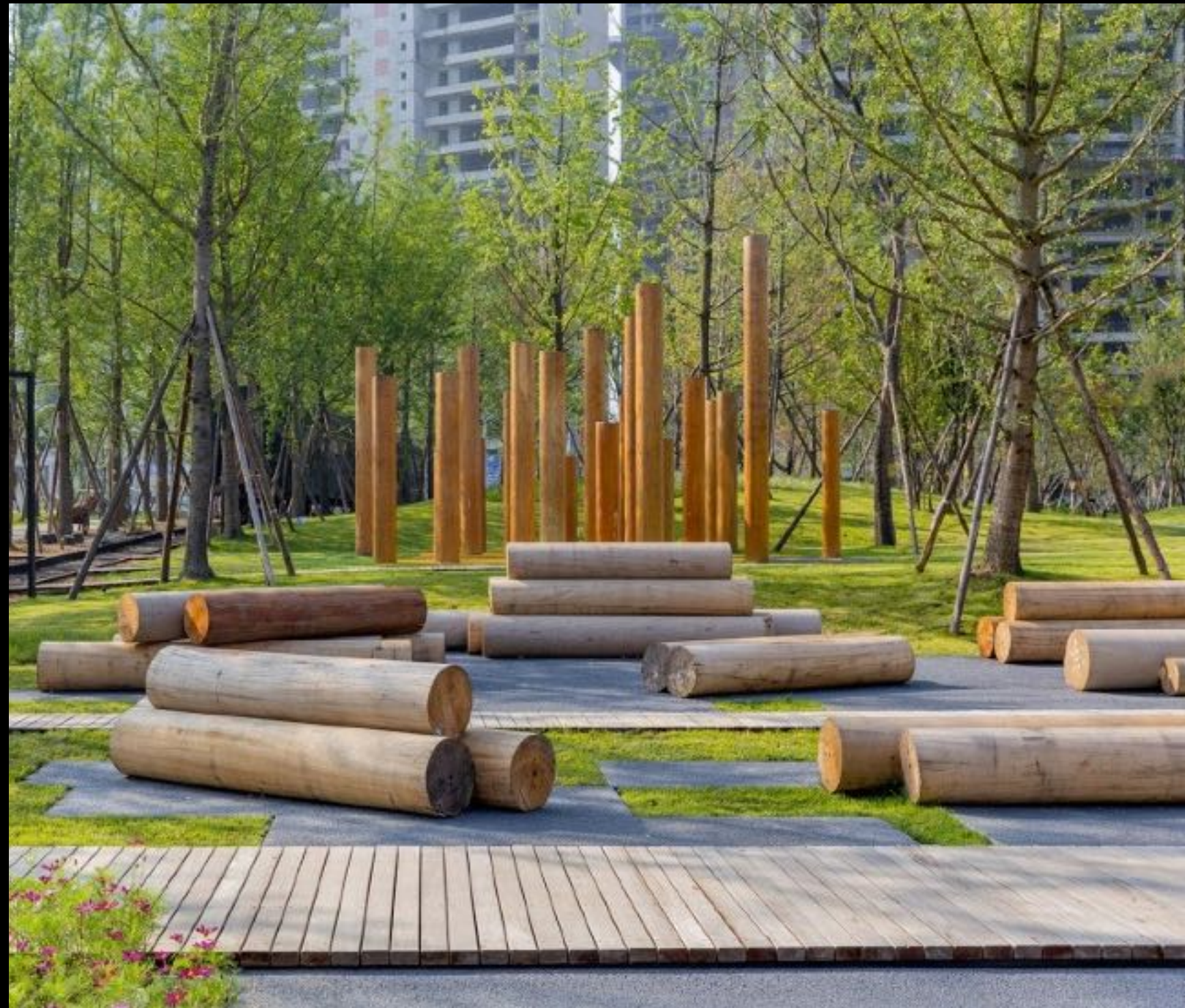
# TRAILS: EXISTING + PROPOSED

41





# RECREATION



**ENGAGING, CREATIVE PLAY (PLAYFUL ART)**

# PLANT/ LANDSCAPE



INTERACTIVE, COLOURFUL, ENGAGING

# CONSERVATORY



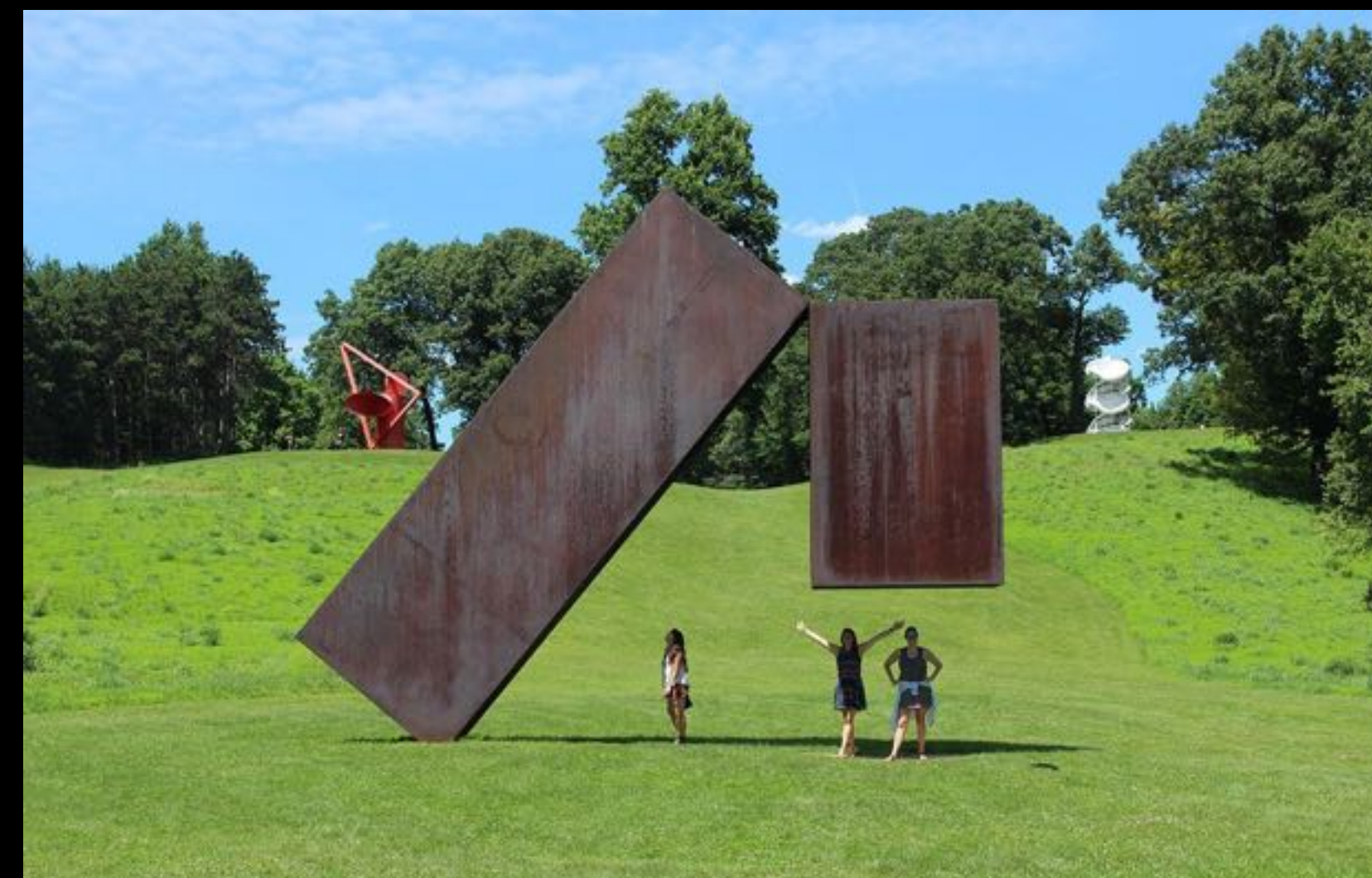
**SMALL, EXPERIMENTAL, ADAPTIVE RE-USE**

# WATER FEATURE



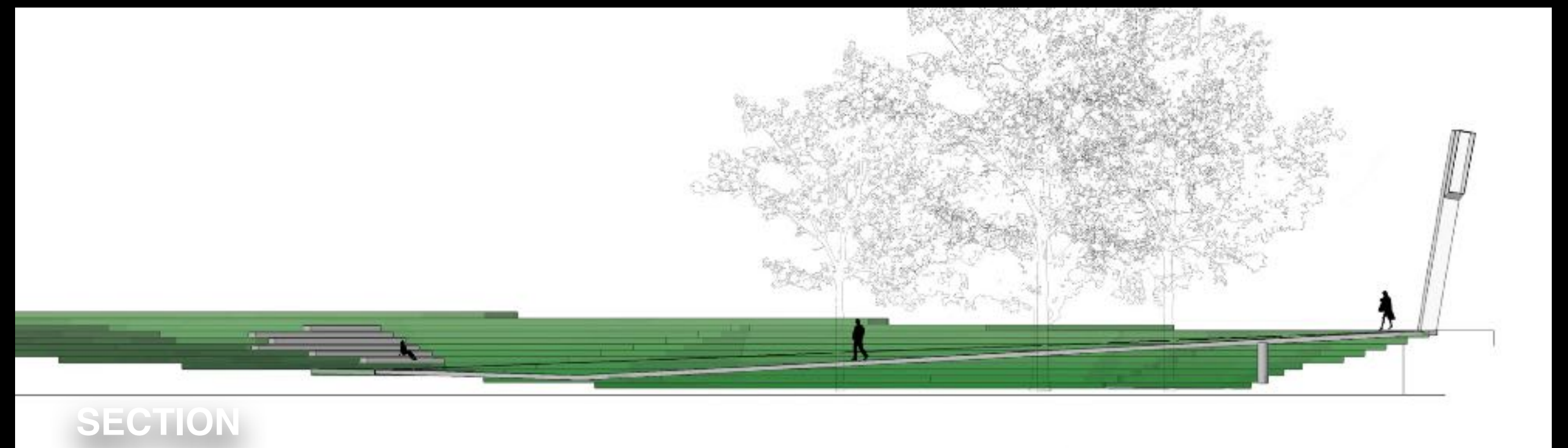
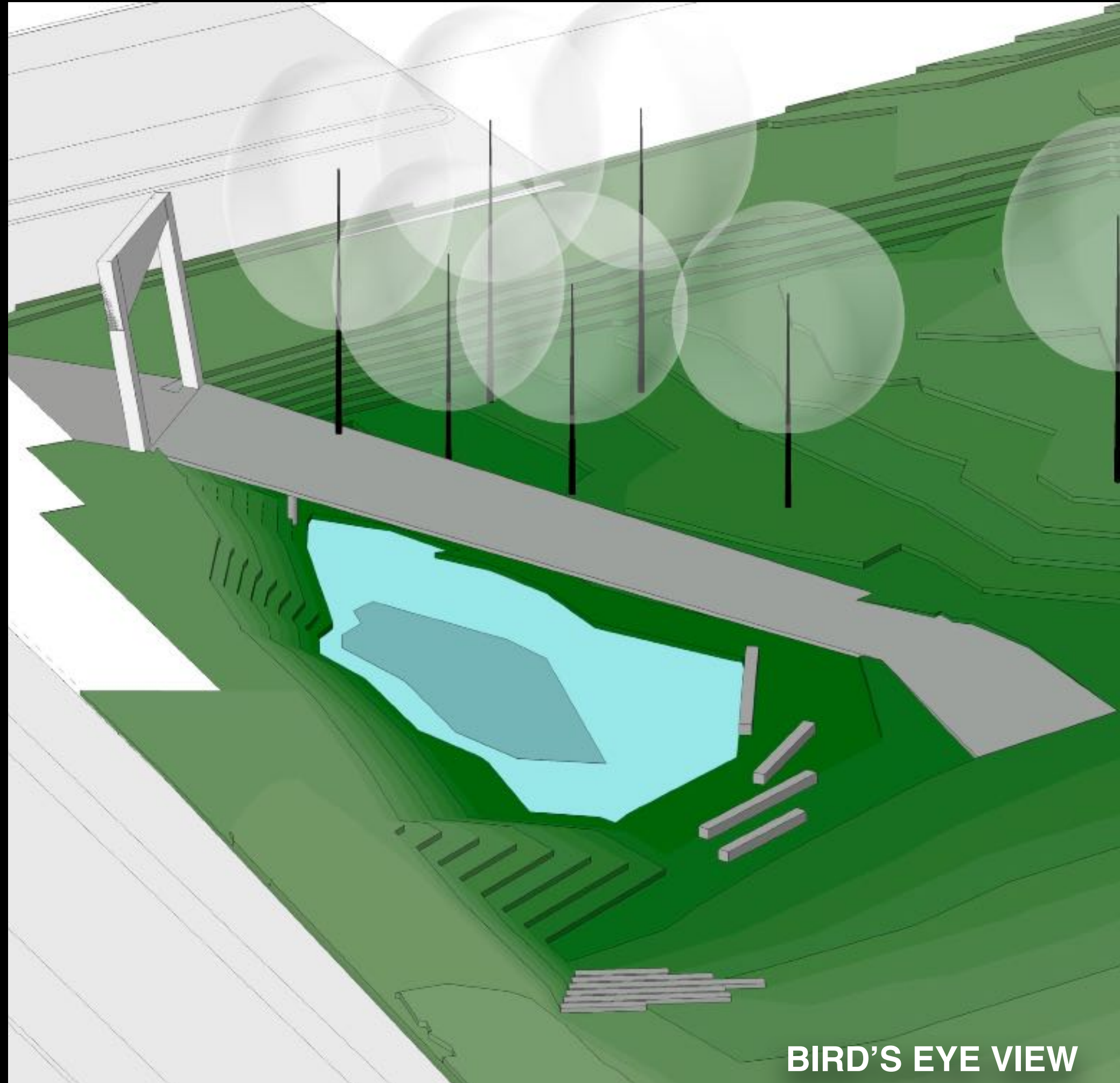
**PASSIVE, COOLING, ARTFUL**

# ART



**PERMANENT + EPHEMERAL, SOCIAL**












# GATEWAY/BEACON ENTRY-EXPRESSIVE 48



# PEACEFUL: MULOCK ARBORETUM 49



## LEGEND

 Entrance	 Water	 Building-enclosed
 Trail	 Art	 Building-covered exterior
 Garden	 Play	 Lawn
 Tree	 Fire	

## OVERARCHING STRATEGIES:

- Nature, Ecology, Forest-focused—a Feeling of Retreat or Secret Garden
- Permanent Cafe / Dining in House with Single Pop-Up Seasonal (RAW ALMOND)

# PEACEFUL: MULOCK ARBORETUM



## LEGEND

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## PLANTING / LANDSCAPE STRATEGY:

- Large Front Lawn, Quiet Back Lawn with Firepit and Gathering Tree
- Dunnington Grub Reconceived as Medicine Garden
- Jim Bond Enhanced with Forest Grove
- Reforestation, eco and native plant based
- Conservatory tied to arboretum, experimental

# PEACEFUL: MULOCK ARBORETUM 51



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## RECREATION STRATEGY:

- Recreation Focused on Forest Walks and Nature Hikes, Natural Playspace, Skating Option 2 (Meander in the Woods)

# PEACEFUL: MULOCK ARBORETUM



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## ART STRATEGY:

- Ephemeral nature based Art Pieces Scattered Through the Woods

# PEACEFUL: MULOCK ARBORETUM



## LEGEND

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





- Ephemeral nature based Art Pieces Scattered Through the Woods

## WATER FEATURE:

- Terraced Garden and Interactive Riverine Water Feature and noise Buffer Against Yonge Street

# PEACEFUL: MULOCK ARBORETUM 54



LEGEND		
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 Trail	 Art	 Building-covered exterior
 Garden	 Play	 Lawn
 Tree	 Fire	

- OVERARCHING STRATEGIES:**
- Nature, Ecology, Forest-focused—a Feeling of Retreat or Secret Garden
  - Permanent Cafe / Dining in House with Single Pop-Up Seasonal (RAW ALMOND)

- PLANTING / LANDSCAPE STRATEGY:**
- Large Front Lawn, Quiet Back Lawn with Firepit and Gathering Tree
  - Dunnington Grub Reconceived as Medicine Garden
  - Jim Bond Enhanced with Forest Grove
  - Reforestation, eco and native plant based
  - Conservatory tied to arboretum, experimental

- RECREATION STRATEGY:**
- Recreation Focused on Forest Walks and Nature Hikes, Natural Playspace, Skating Option 2 (Meander in the Woods)

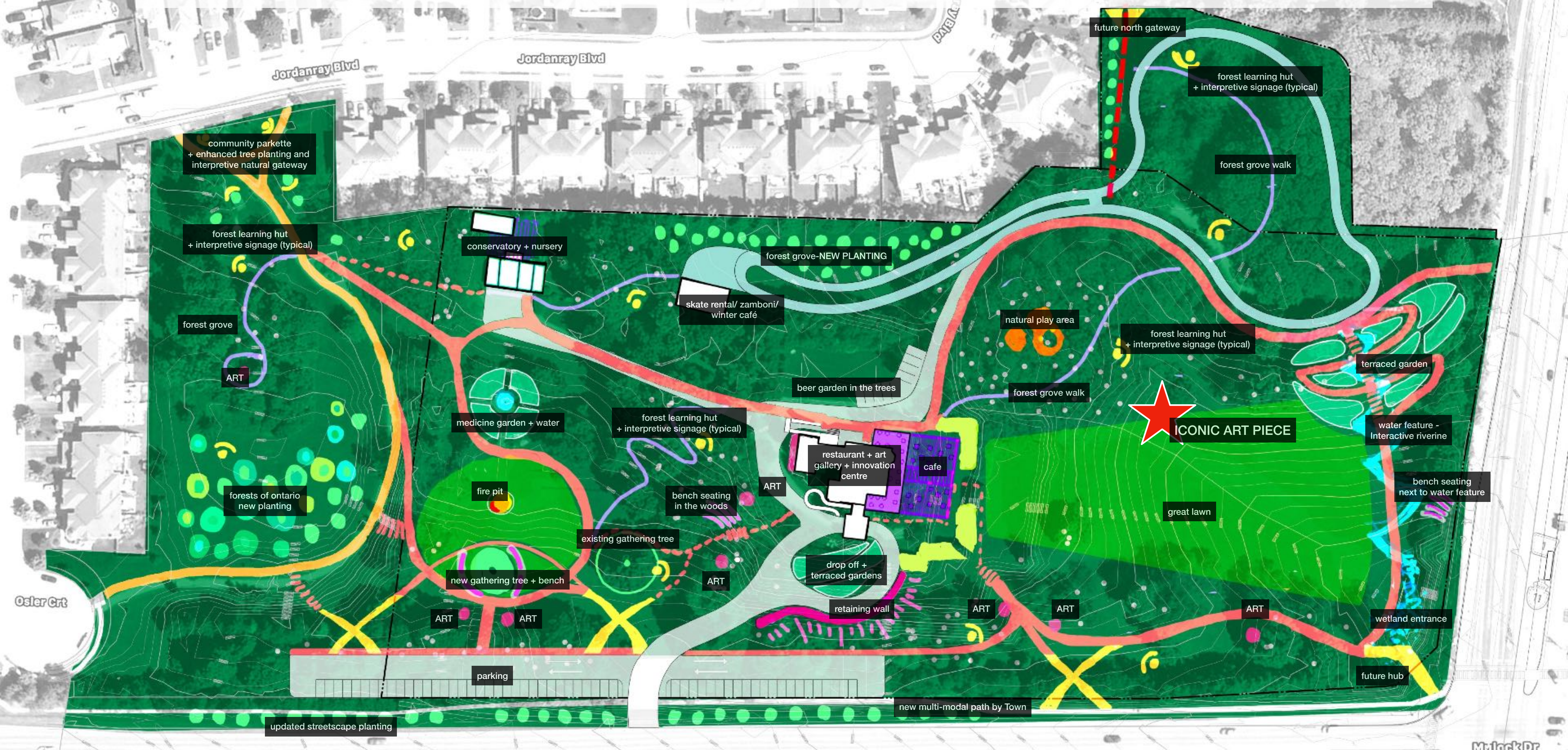
- ART STRATEGY:**
- Ephemeral nature based Art Pieces Scattered Through the Woods

- WATER FEATURE:**
- Terraced Garden and Interactive Riverine Water Feature and noise Buffer Against Yonge Street



OPTION:  
REDUCED PARKING

# PEACEFUL: MULOCK ARBORETUM



# LANDSCAPE + PLANTING

56



# TRAIL STRATEGY

57

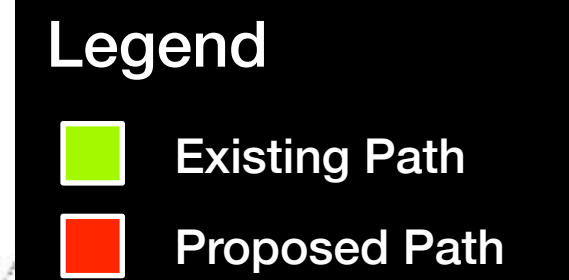


## Legend

- Main Trail Paved 3m
- Secondary Trail
- Light Trail Infrastructure
- Existing Jim Bond Trail 3m
- Entrance
- Skating Trail
- Road/Parking
- \*Future Hydro Connection Trail

# TRAIL STRATEGY

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# ROAD + PARKING

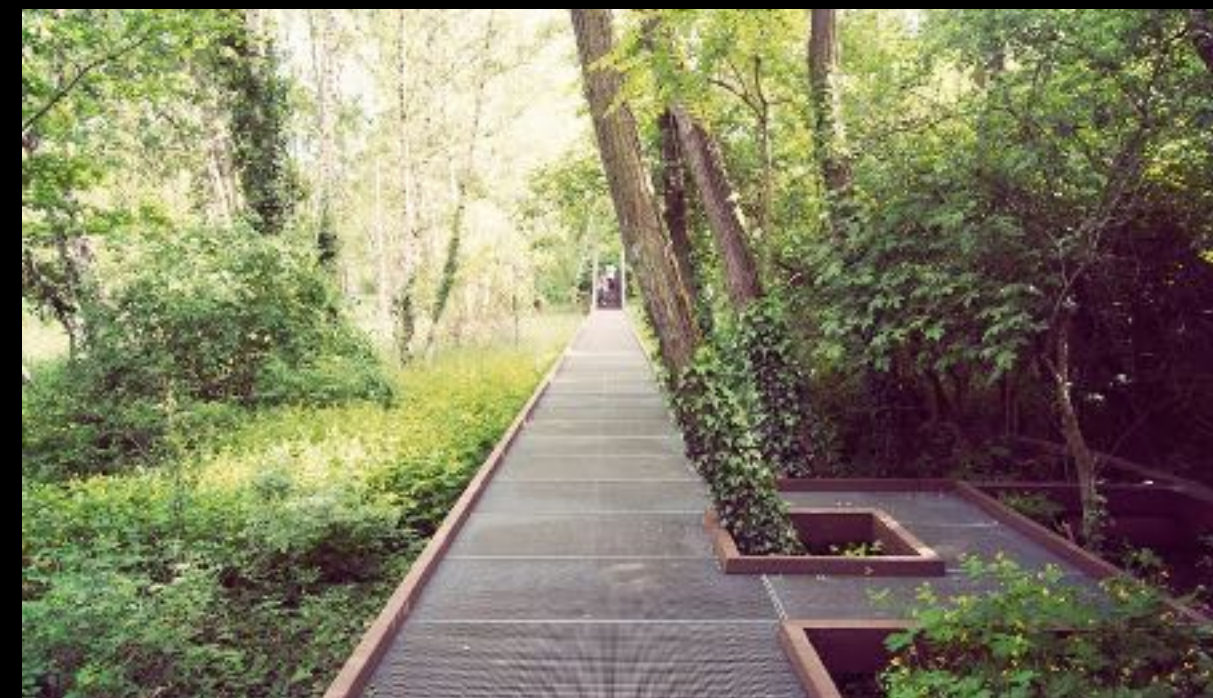


# RECREATION



**WALK, HIKE, SKATE IN NATURE**

# PLANT/ LANDSCAPE



**FOREST, SUBTLE, TREAD LIGHTLY**

# CONSERVATORY



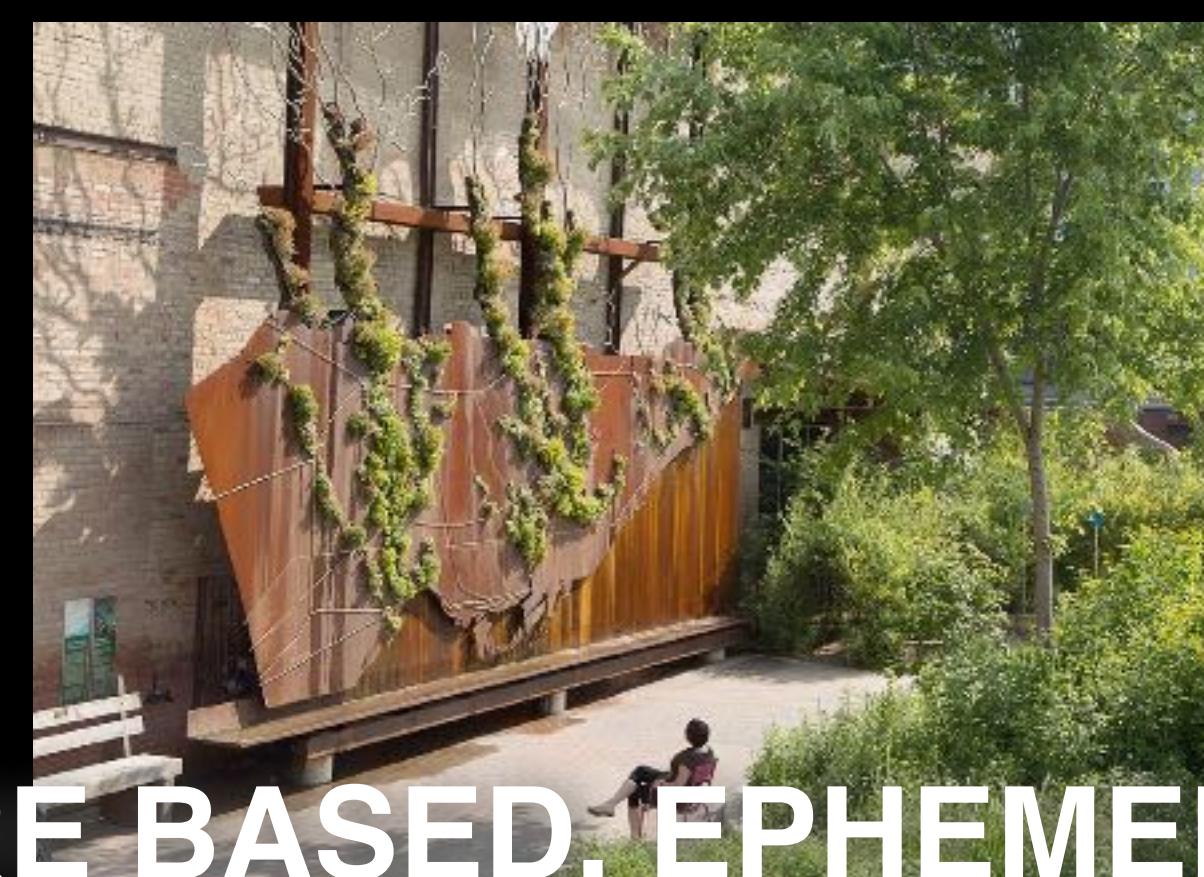
**FORMAL, TRADITIONAL, SPECIMEN**

# WATER FEATURE



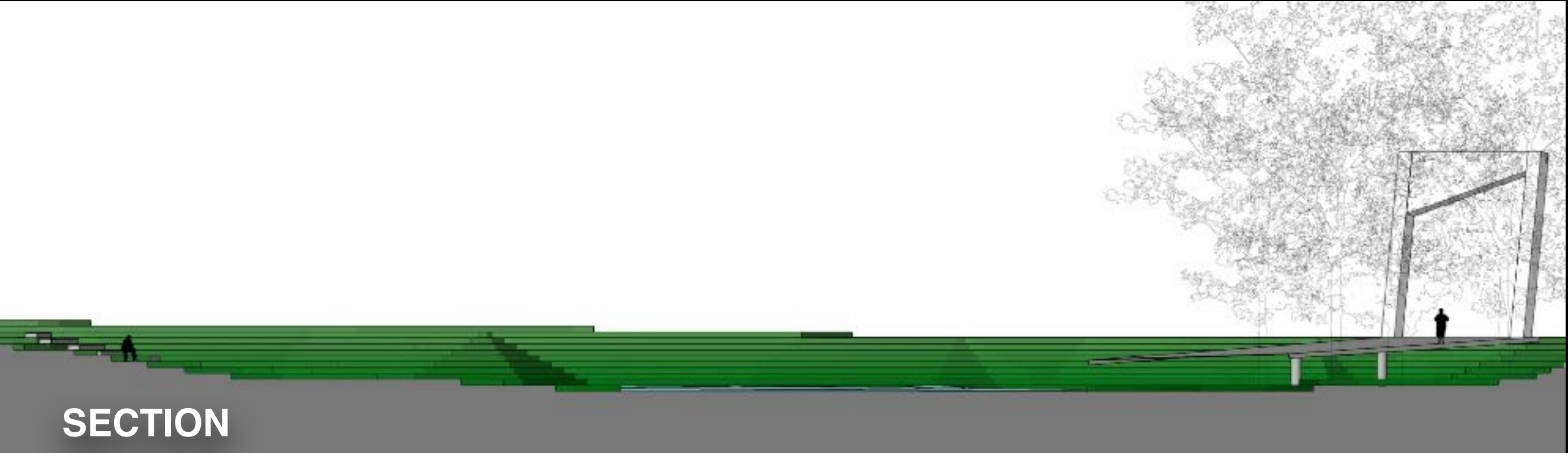
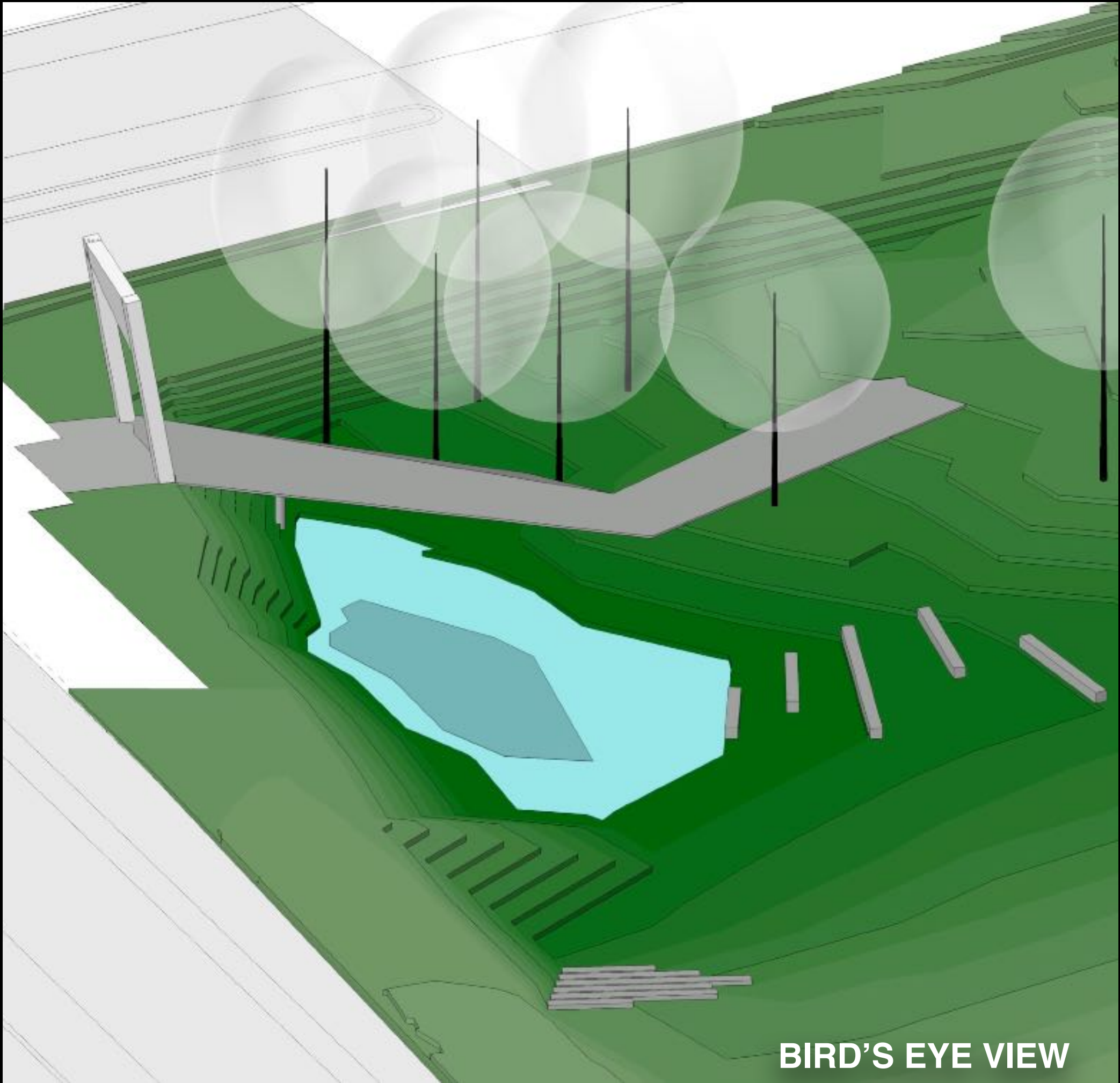
MEANDERING, RIVERINE, WATER TRAIL

# ART



NATURE BASED, EPHEMERAL

# GATEWAY/BEACON ENTRY-PEACEFUL



# ALTERNATE ROAD + PARKING

66



# ENERGIZED: VILLAGE GREEN



# EXPRESSIVE: CULTURE HUB



# PEACEFUL: ARBORETUM



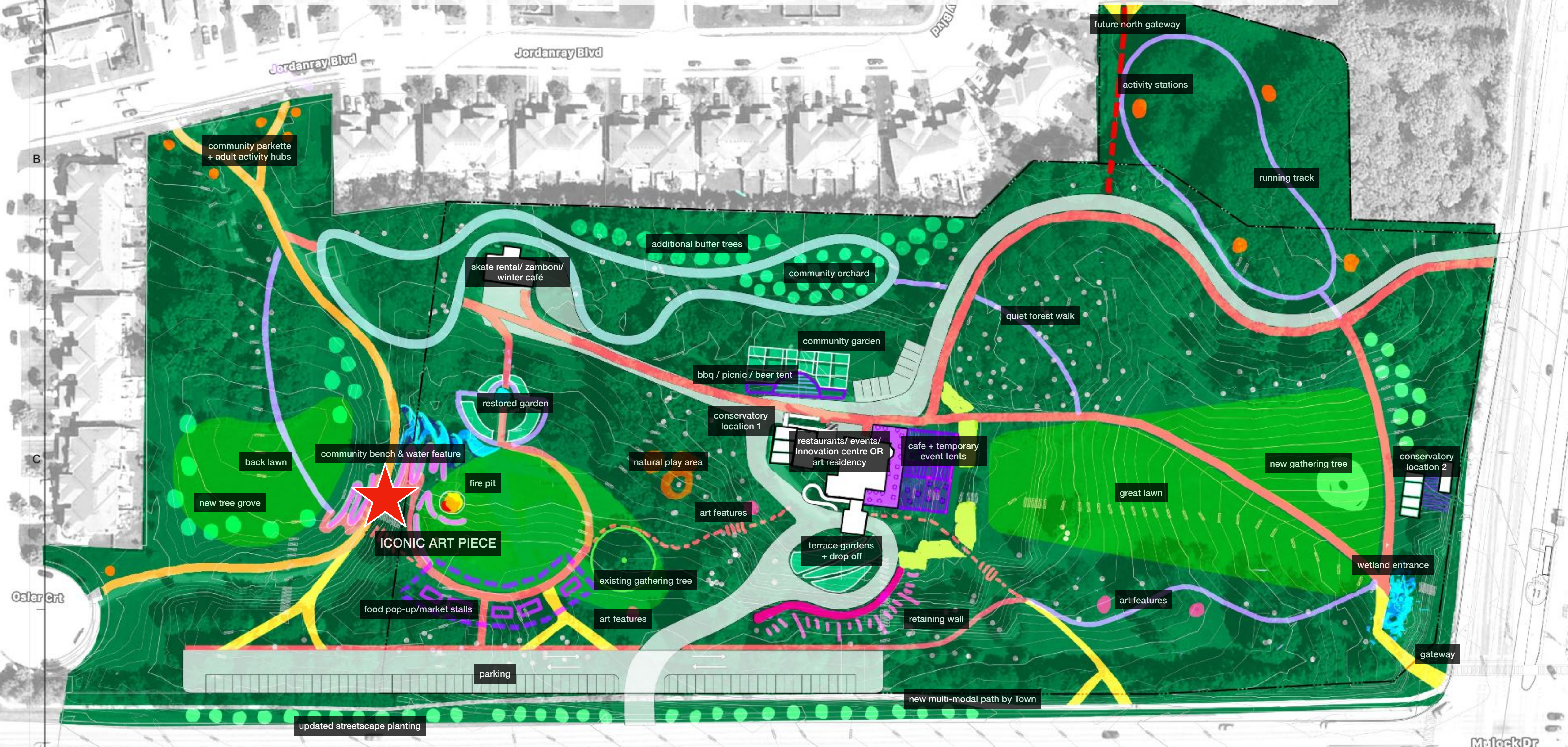
# NEXT STEPS

## **Next Steps:**

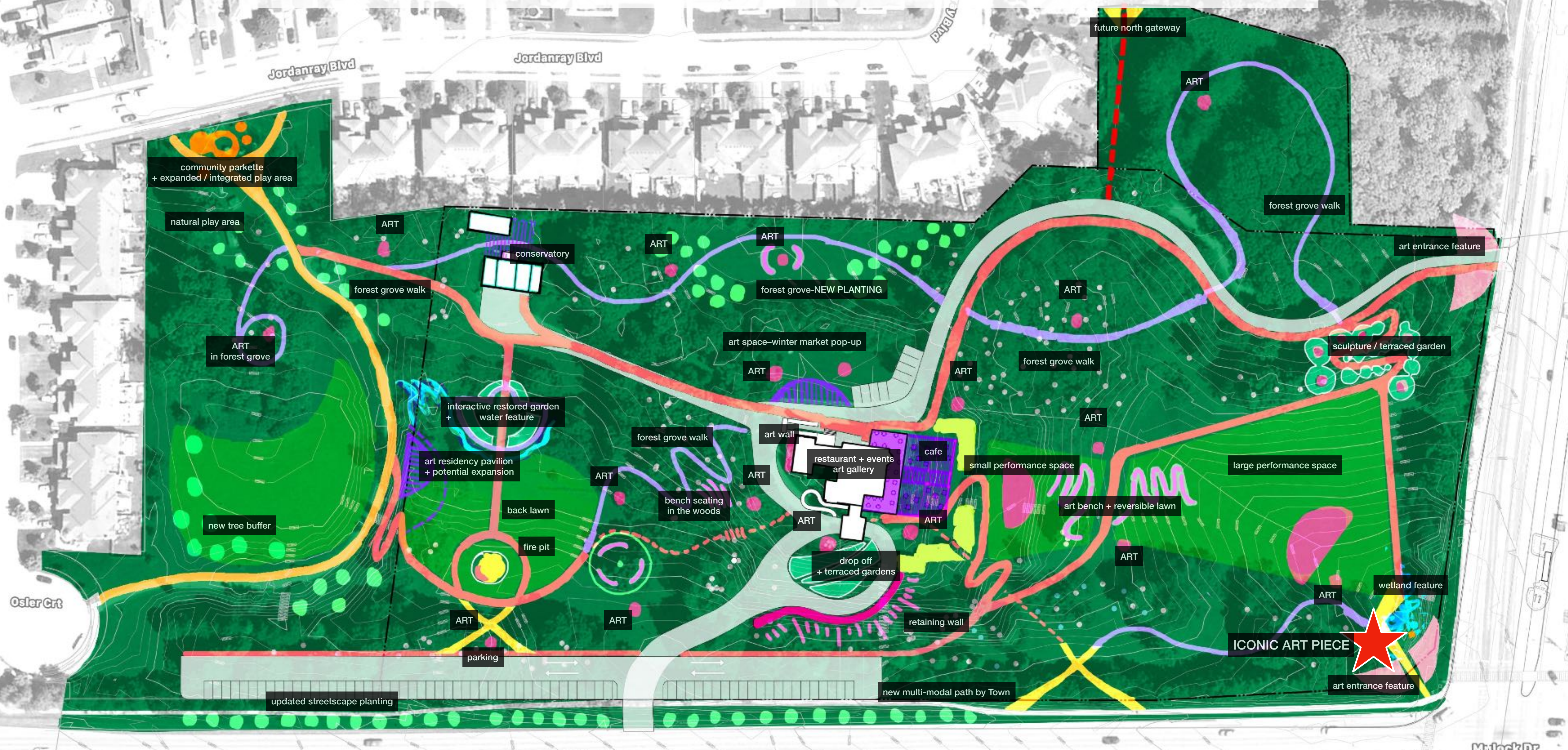
- **Public/ PIC and online survey for 3 concepts leading to a consolidated hybrid**

## **After Selection of Scheme elements:**

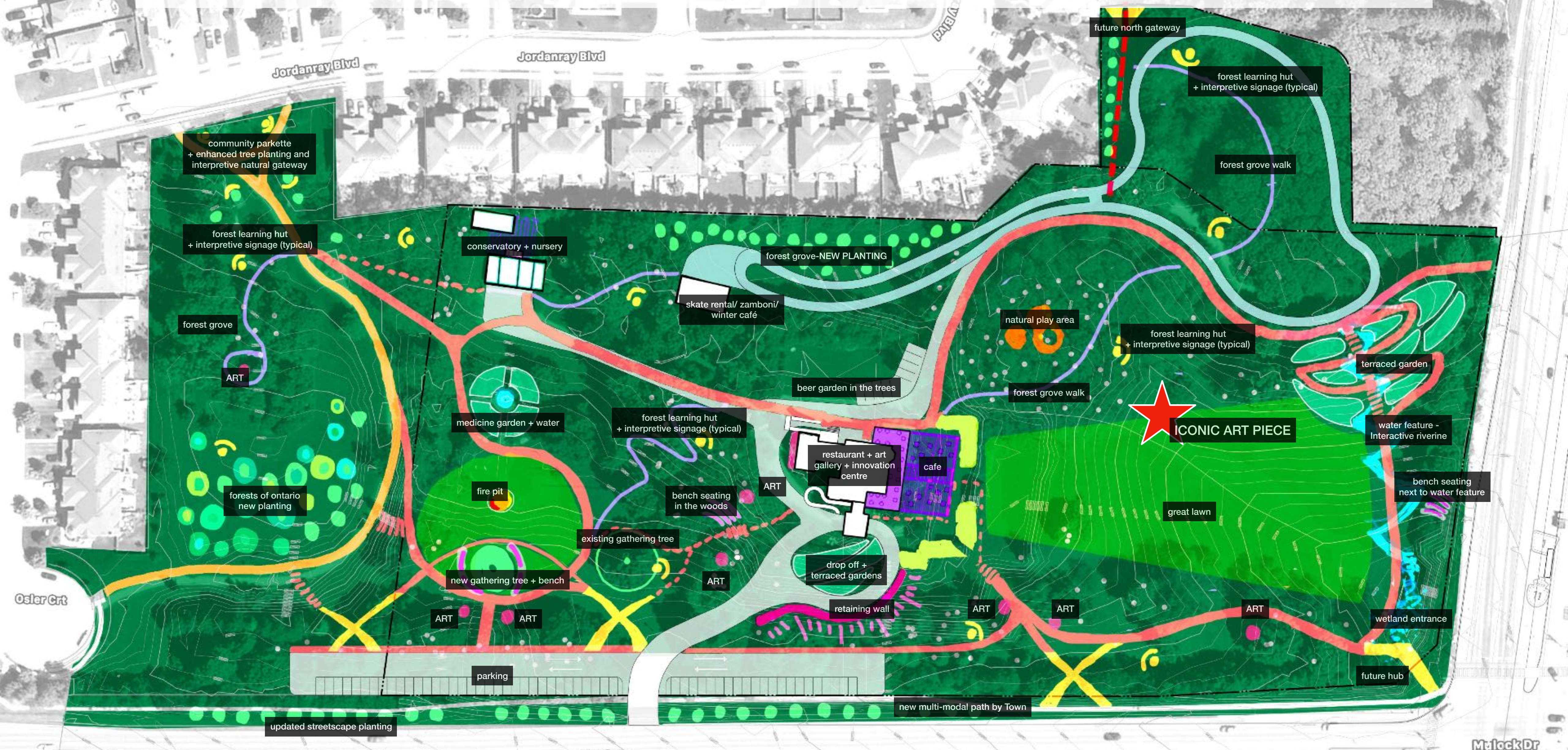
- **Creation of 1 consolidated scheme**
- **Development including lighting, fountain, building elements, historical, recreation and natural elements...**



# EXPRESSIVE: CULTURE HUB



# PEACEFUL: MULOCK ARBORETUM



# QUESTIONS

**P L A N T**