

PLANT

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

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

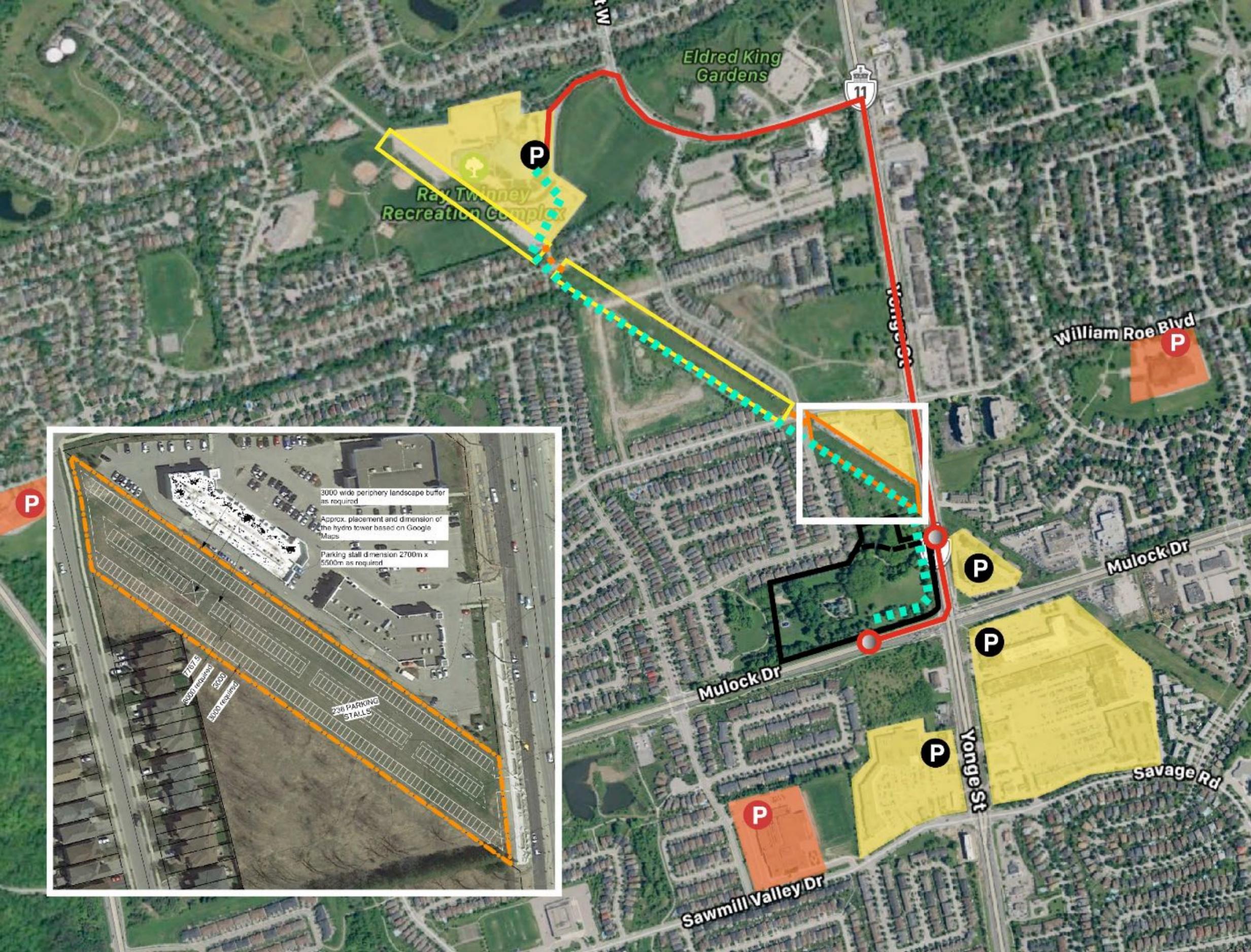
NEIGHBOURHOOD CONSULTATION

Other:

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

YORK REGION CONSULTATION ⁹

- 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

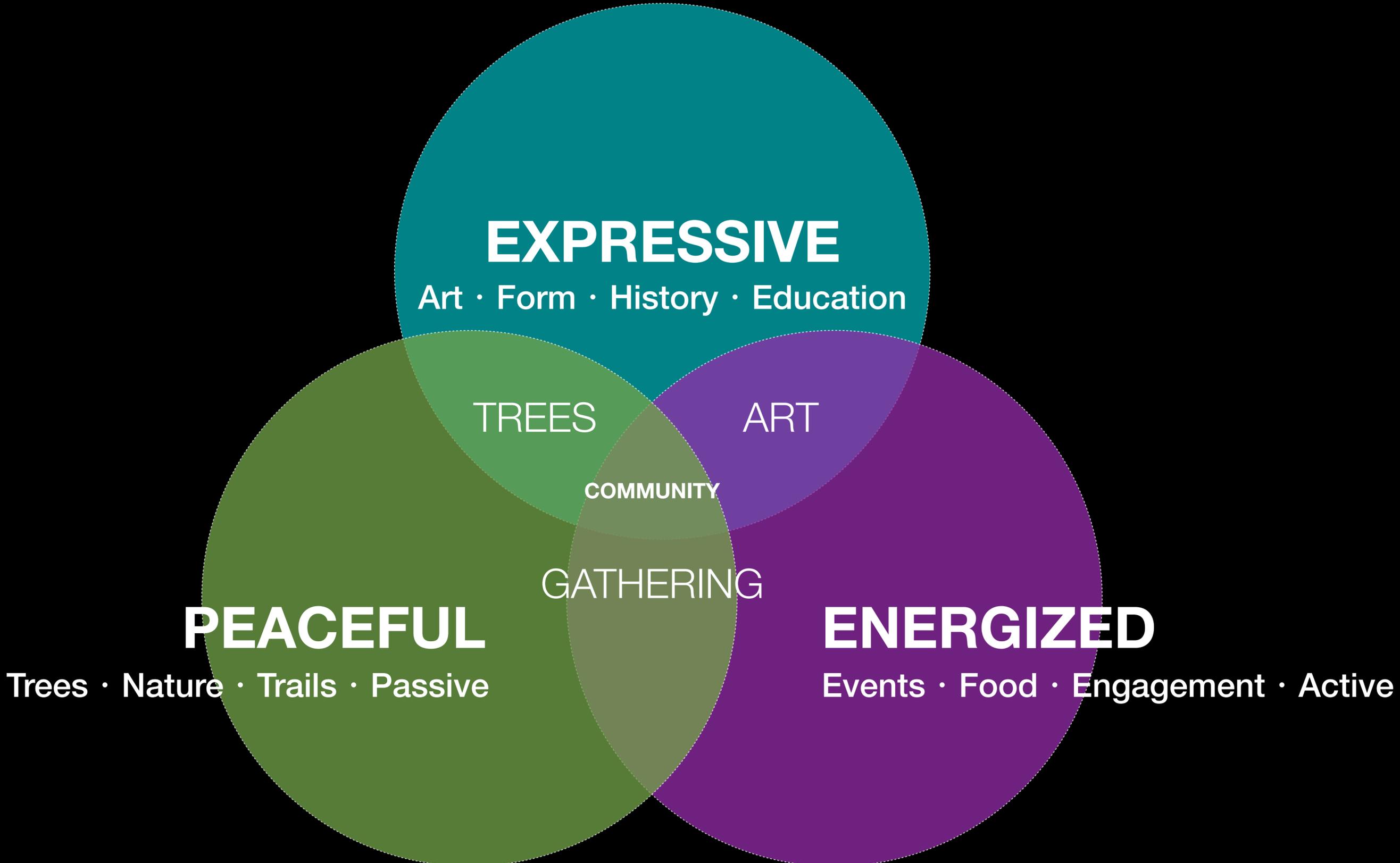
TRANSPORTATION

3 CONCEPTS

Energized, where #mymulock is full of excitement and activity

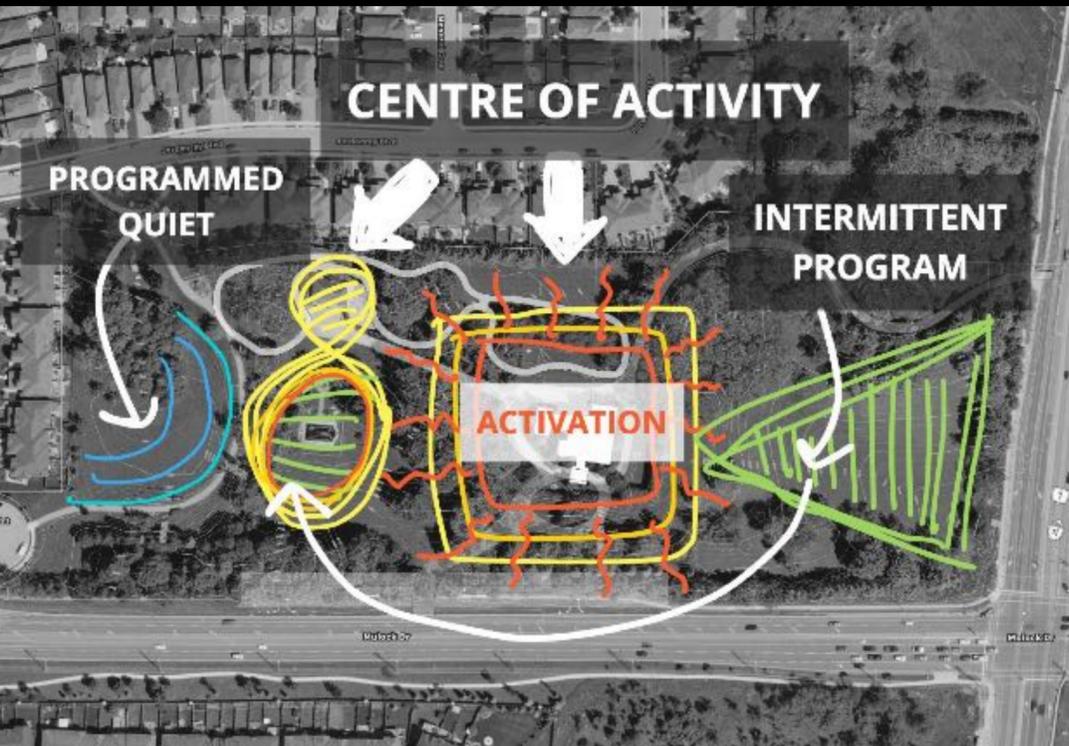
- **Expressive**, where #mymulock is a place to create and be inspired
- **Peaceful**, where #mymulock is a place to relax and recharge

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



MASTERPLAN CONCEPTS

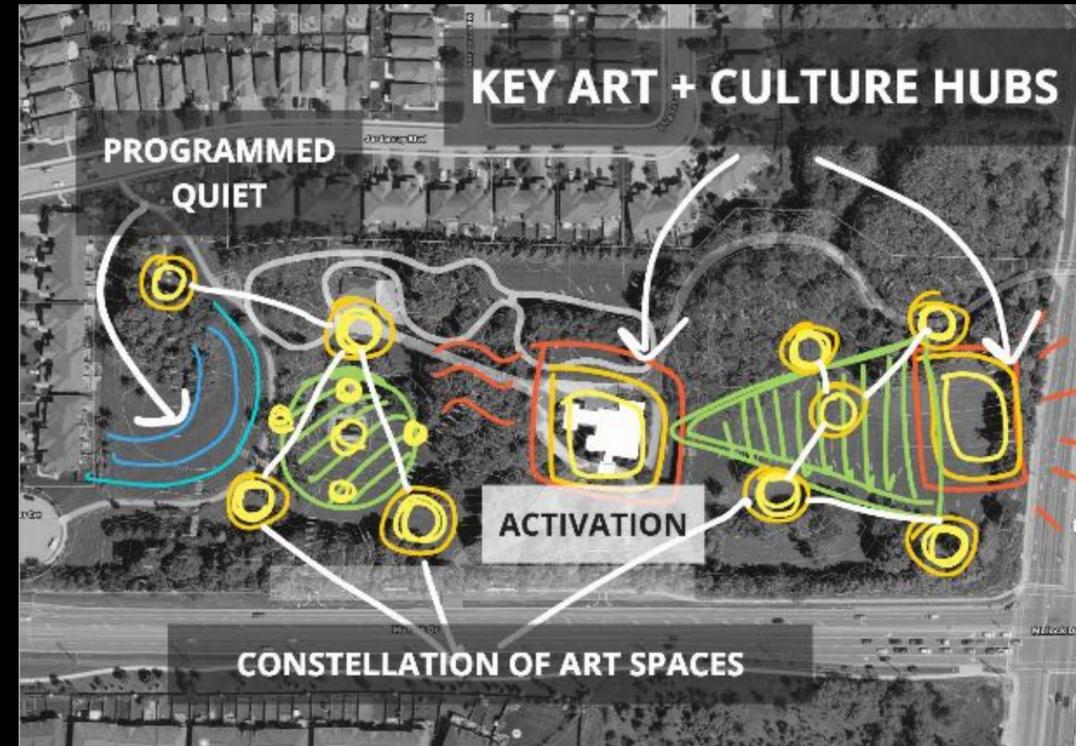
ENERGIZED



Village Green

- Health
- Activity
- Gather

EXPRESSIVE



Cultural Hub

- Art
- History
- Culture
- Performance

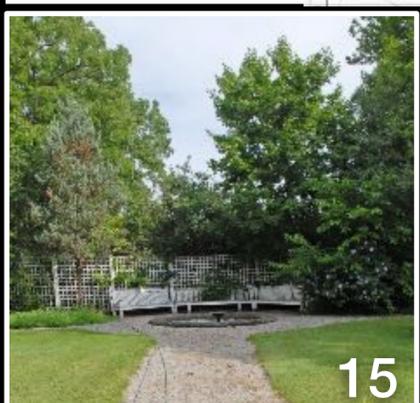
PEACEFUL



Mulock Arboretum

- Nature
- Ecology
- Forest
- Retreat

THE MULOCK PROPERTY: EXISTING ¹⁴



ENERGIZED: VILLAGE GREEN



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

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

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

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- 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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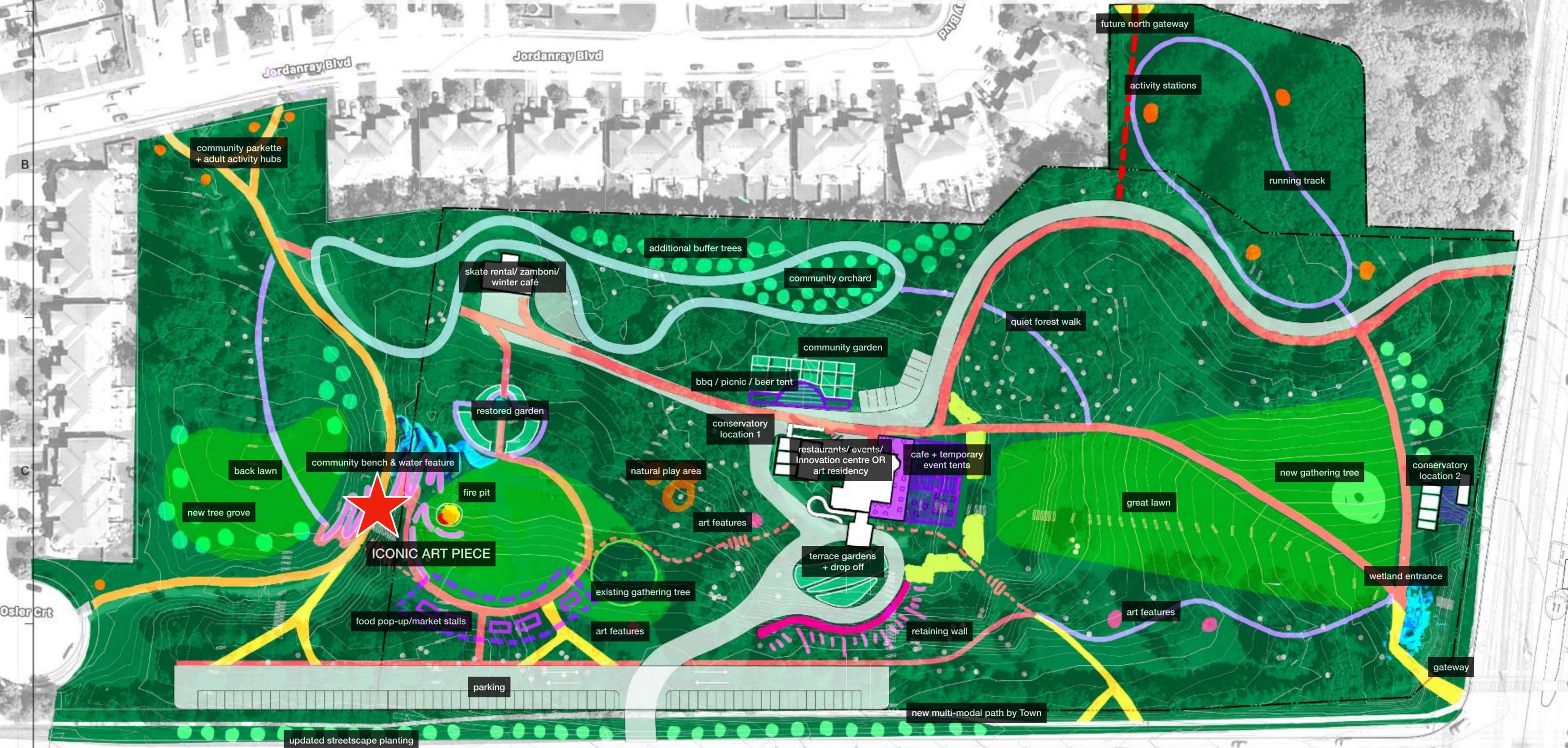
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OPTION:
REDUCED PARKING

ENERGIZED: VILLAGE GREEN



community parkette + adult activity hubs

back lawn

new tree grove

community bench & water feature

ICONIC ART PIECE

food pop-up/market stalls

fire pit

parking

updated streetscape planting

restored garden

natural play area

existing gathering tree

art features

additional buffer trees

skate rental/ zamboni/ winter café

community orchard

bbq / picnic / beer tent

conservatory location 1

restaurants/ events/ Innovation centre OR art residency

terrace gardens + drop off

new multi-modal path by Town

retaining wall

community garden

quiet forest walk

great lawn

future north gateway

activity stations

running track

new gathering tree

wetland entrance

conservatory location 2

gateway

Jordanray Blvd

Jordanray Blvd

Osler Crt

Mencall

PARADEWAY

LANDSCAPE + PLANTING



updated streetscape planting

TRAIL STRATEGY



- 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



Legend

- Existing Path
- Proposed Path

ROAD + PARKING

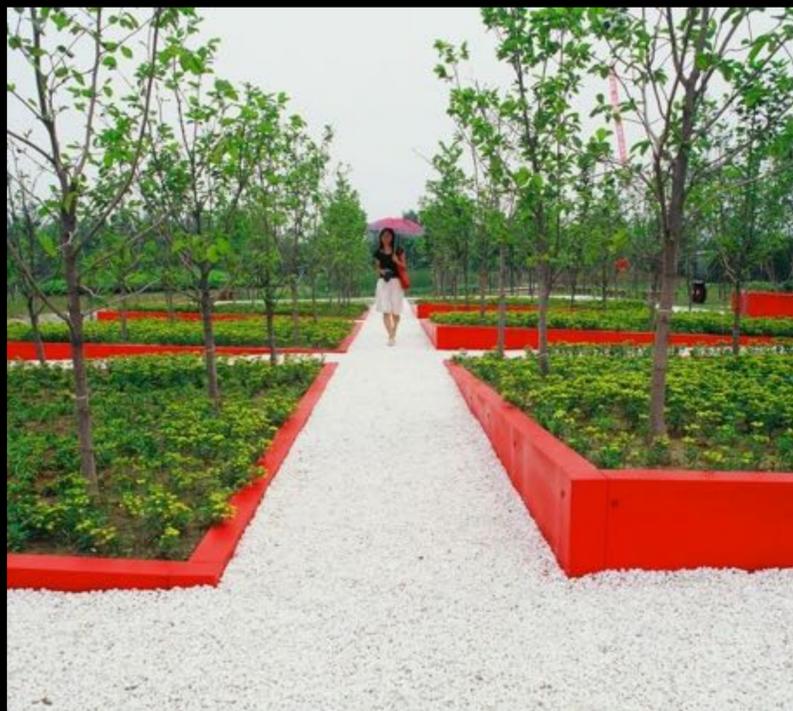


RECREATION



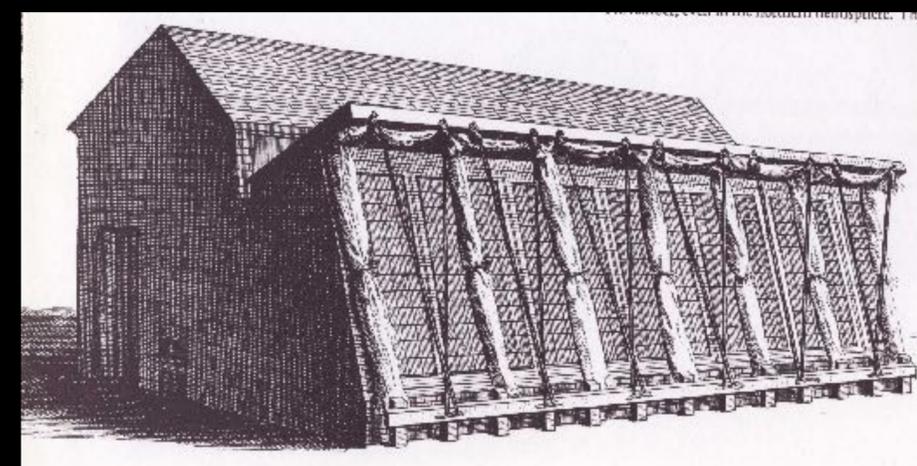
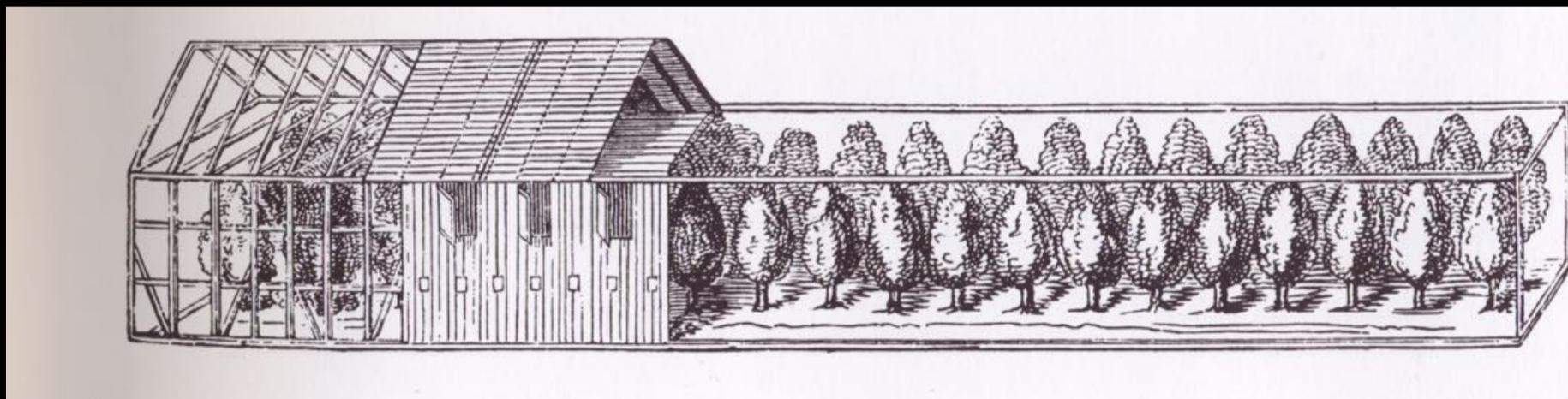
ACTIVE + PASSIVE, ALL-AGES

PLANT/LANDSCAPE



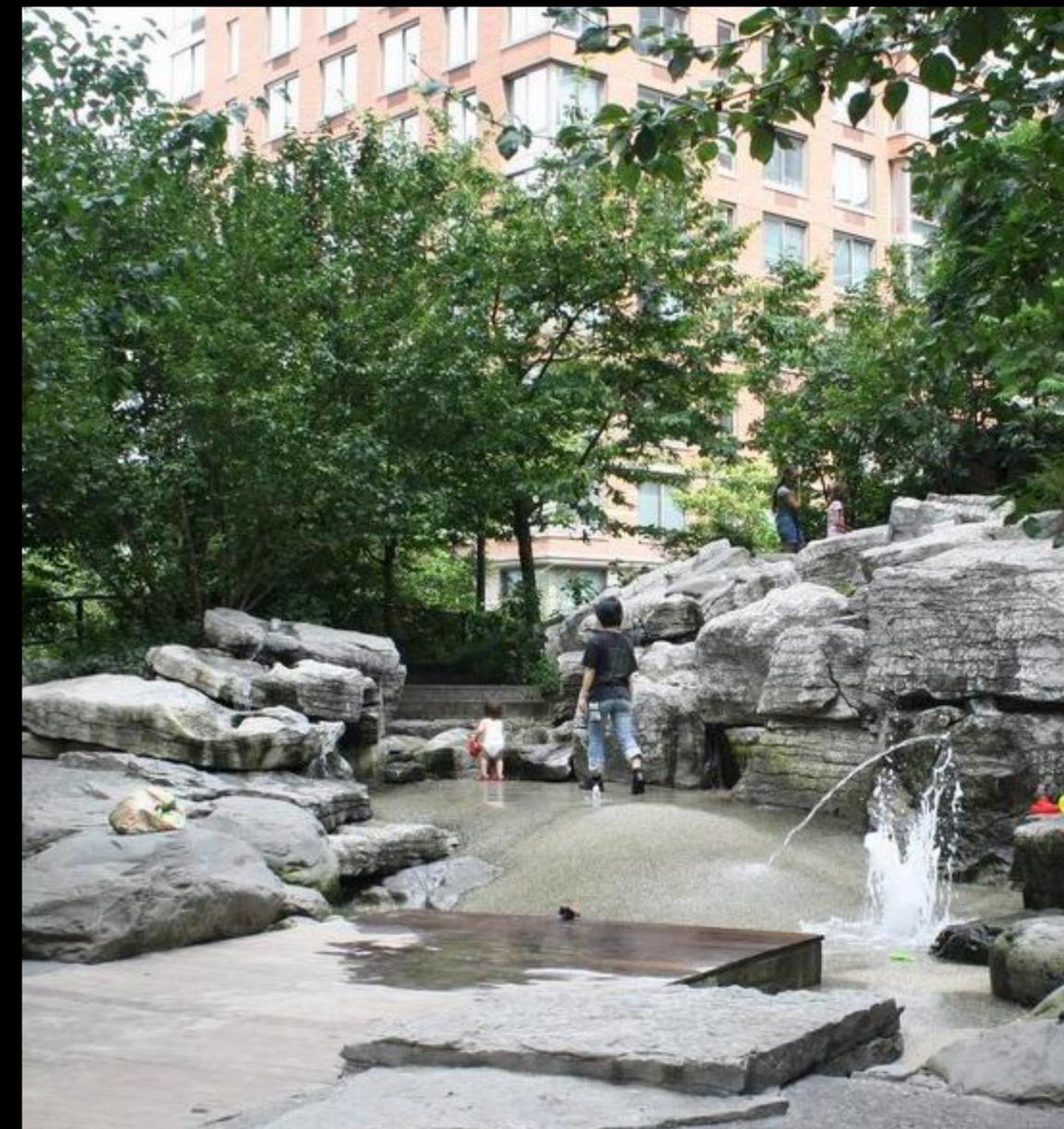
DIVERSITY, FOOD, COMMUNITY

CONSERVATORY



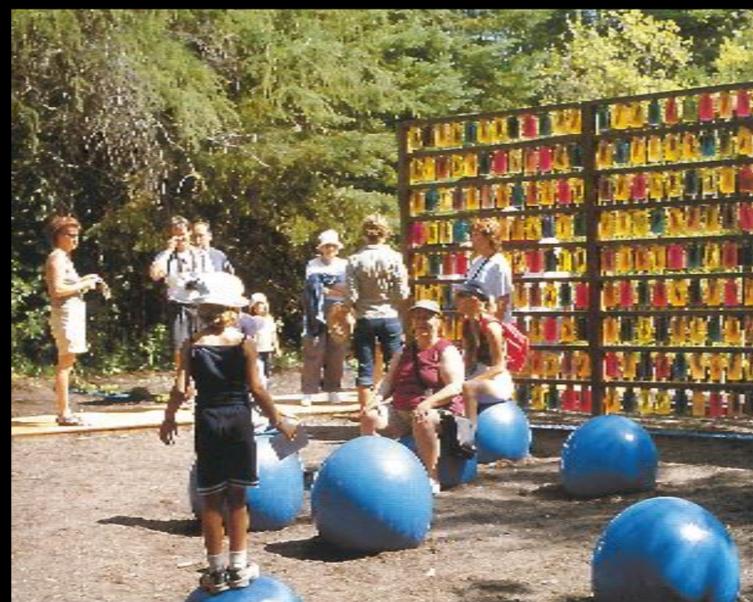
MODEST, VERNACULAR, 'ORANGERIE'

WATER FEATURE



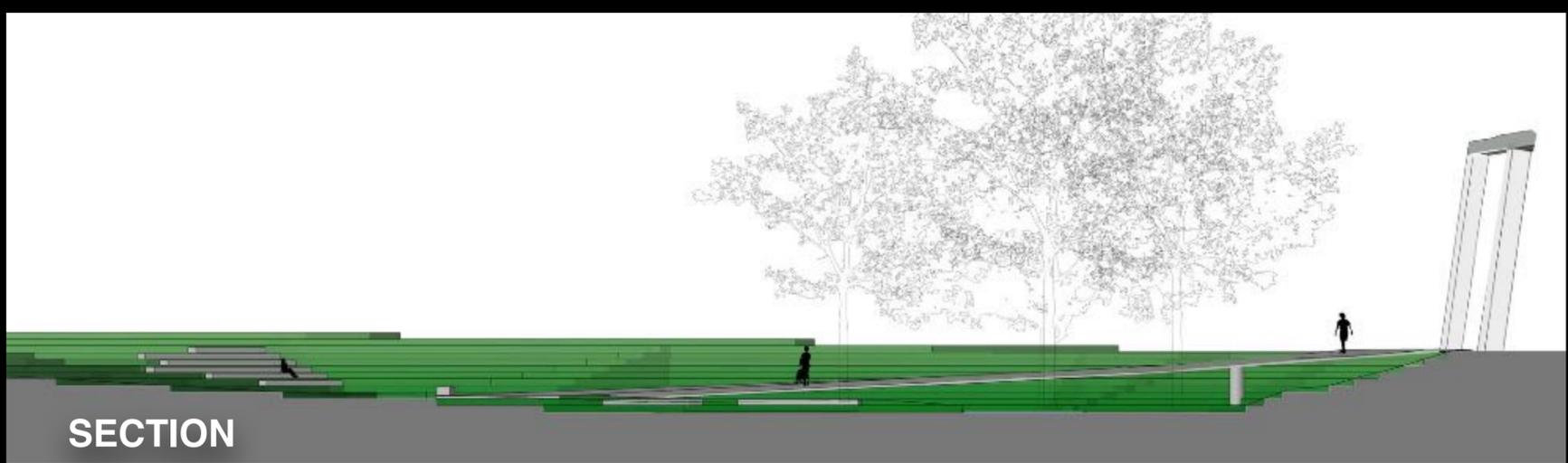
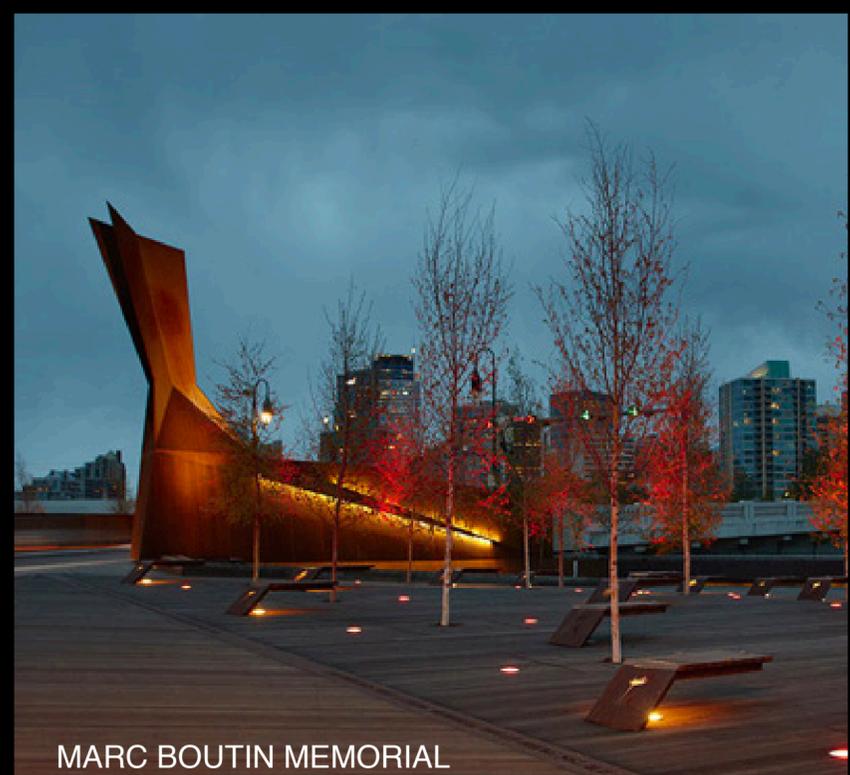
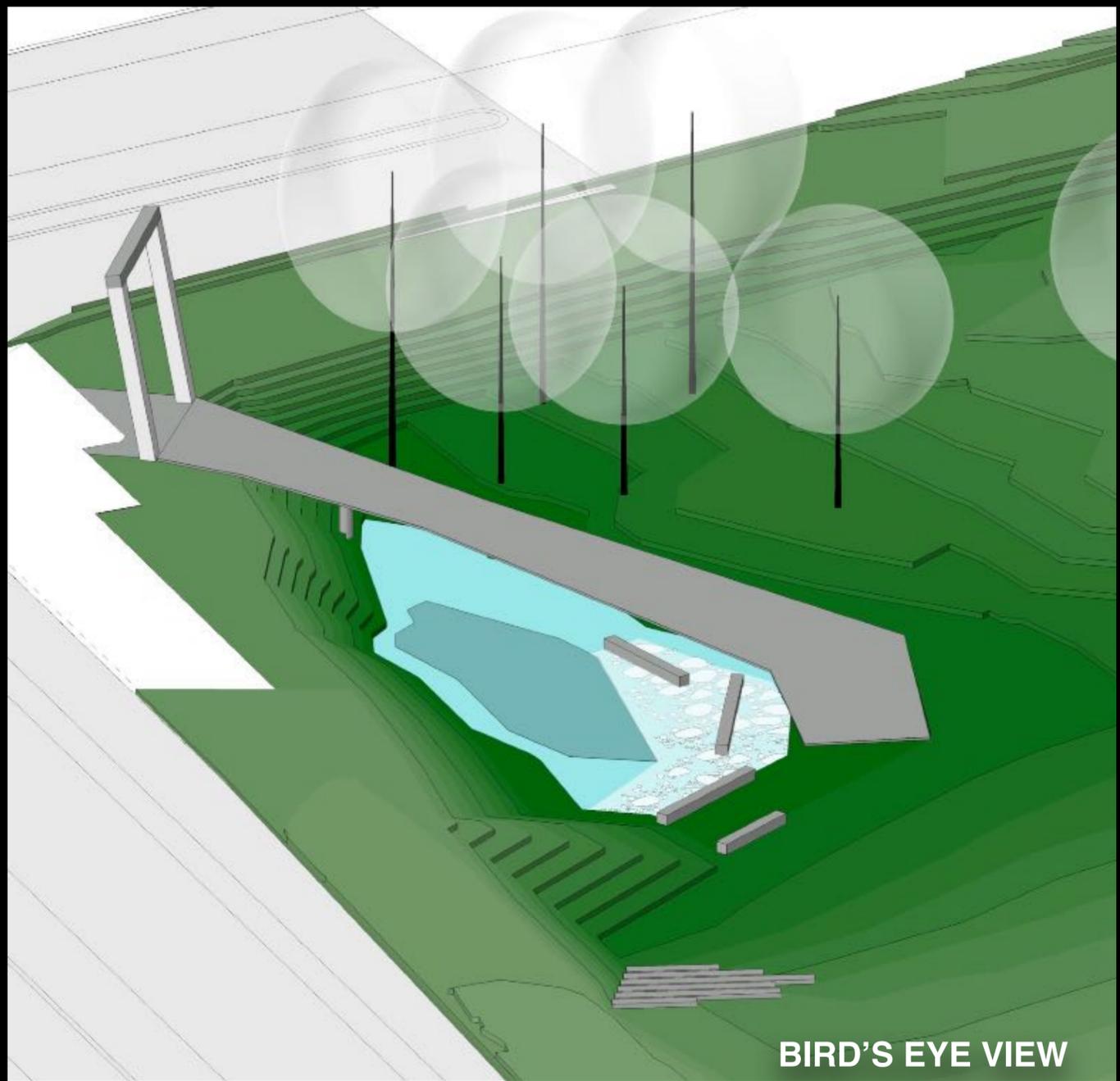
INTERACTIVE, CULTURAL HUB

ART

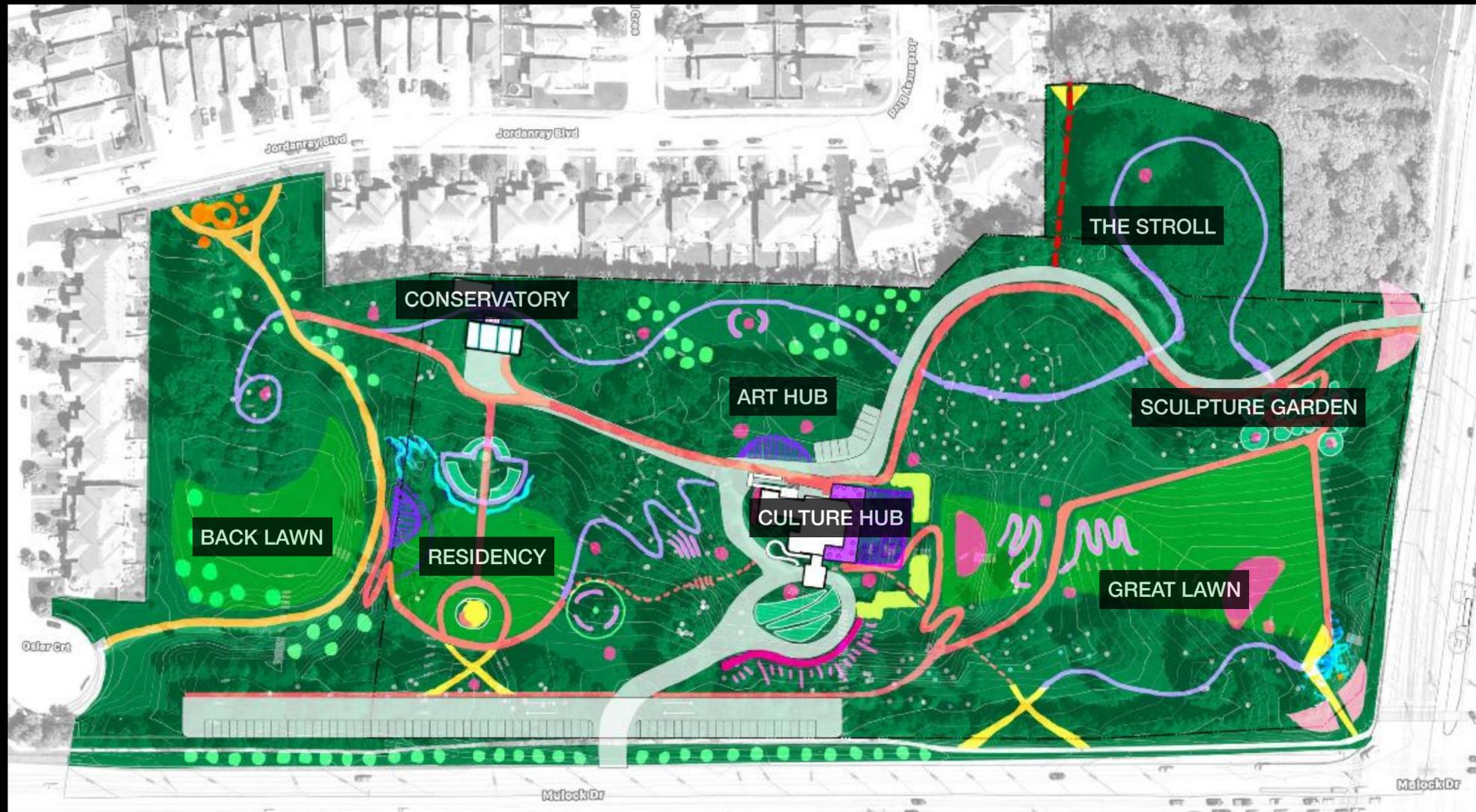


SEASONAL, TEMPORARY PROGRAM

GATEWAY/BEACON ENTRY-ENERGIZED



EXPRESSIVE: CULTURE HUB



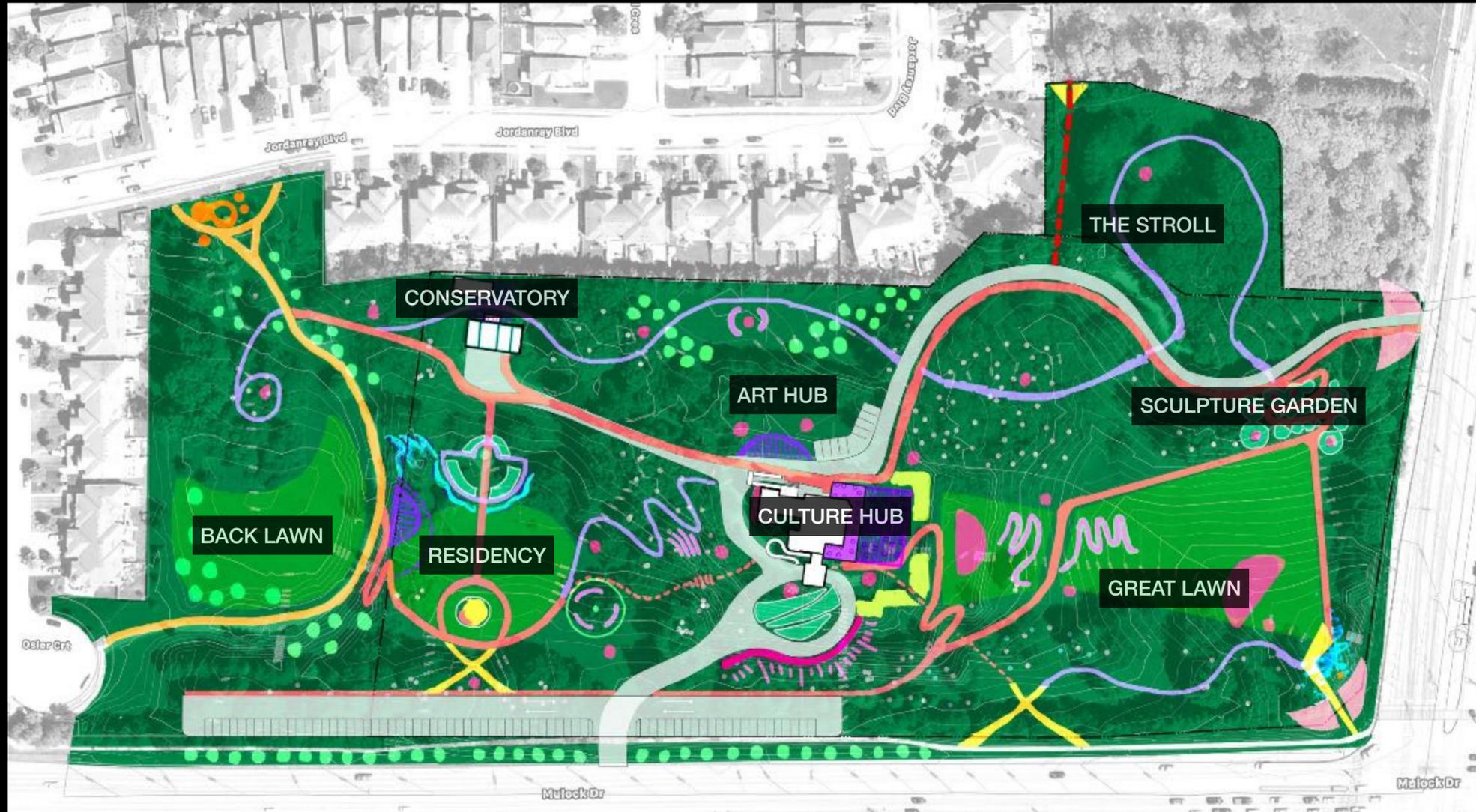
OVERARCHING STRATEGIES:

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

LEGEND

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| Trail | Art | Building-covered exterior |
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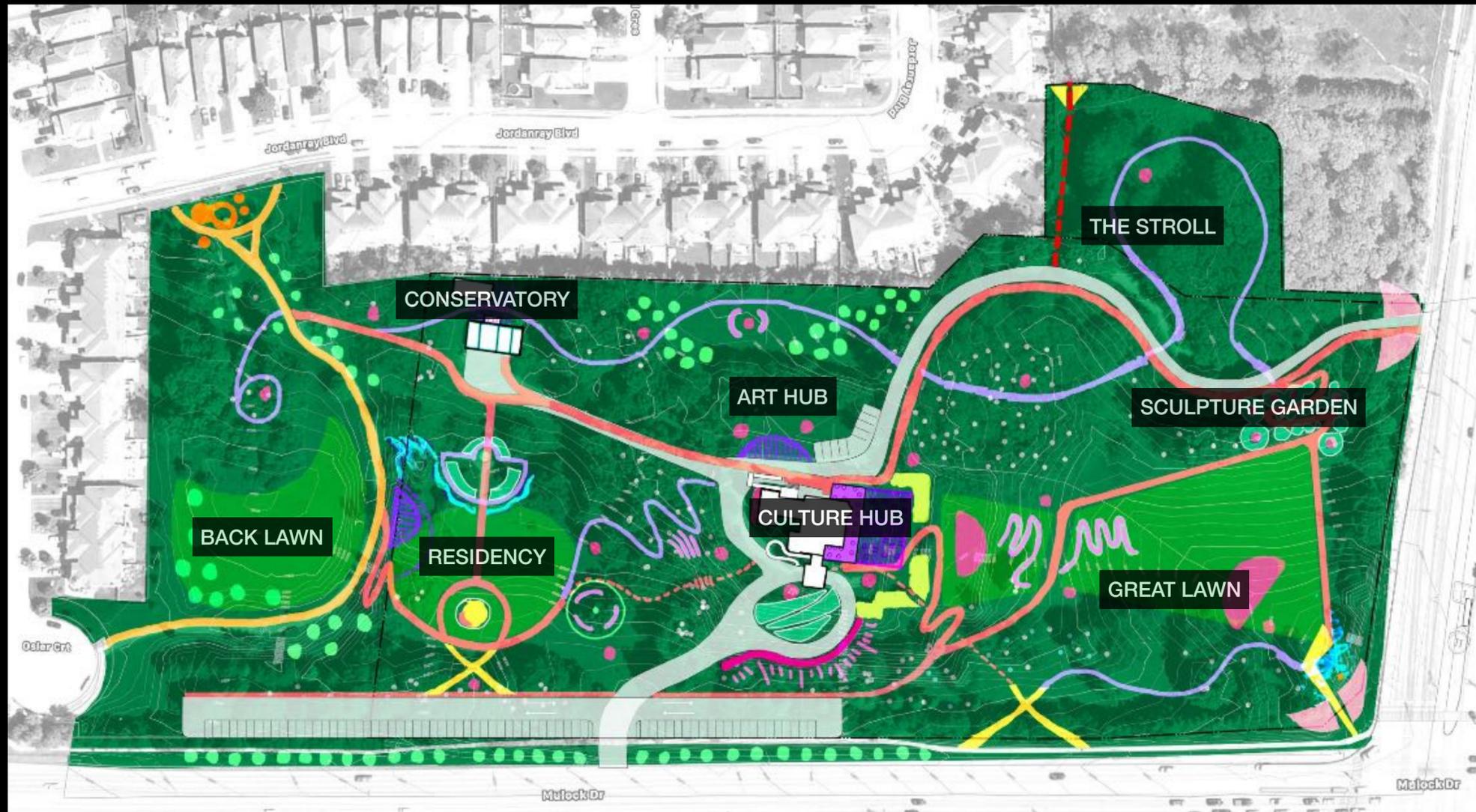
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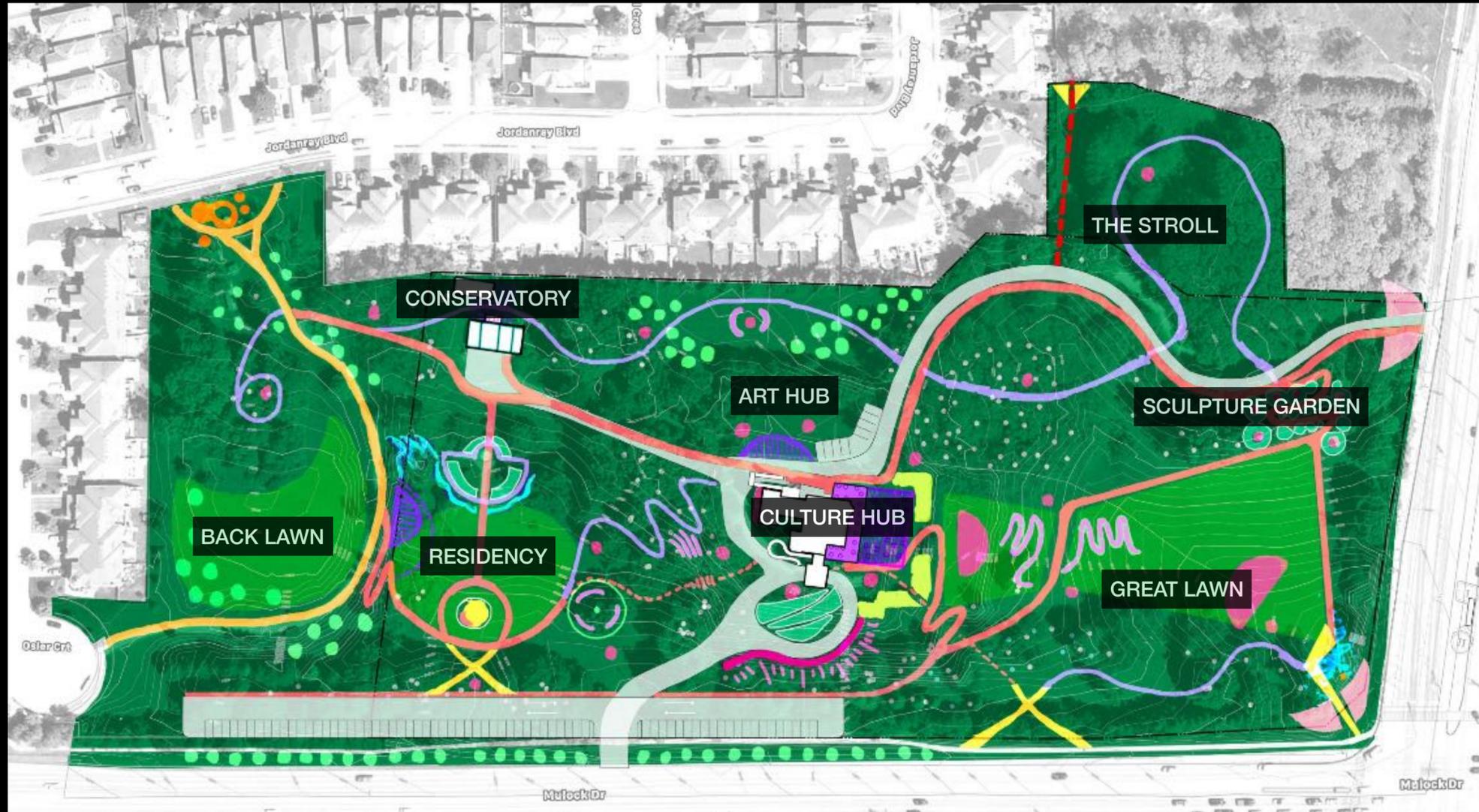
RECREATION STRATEGY:

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

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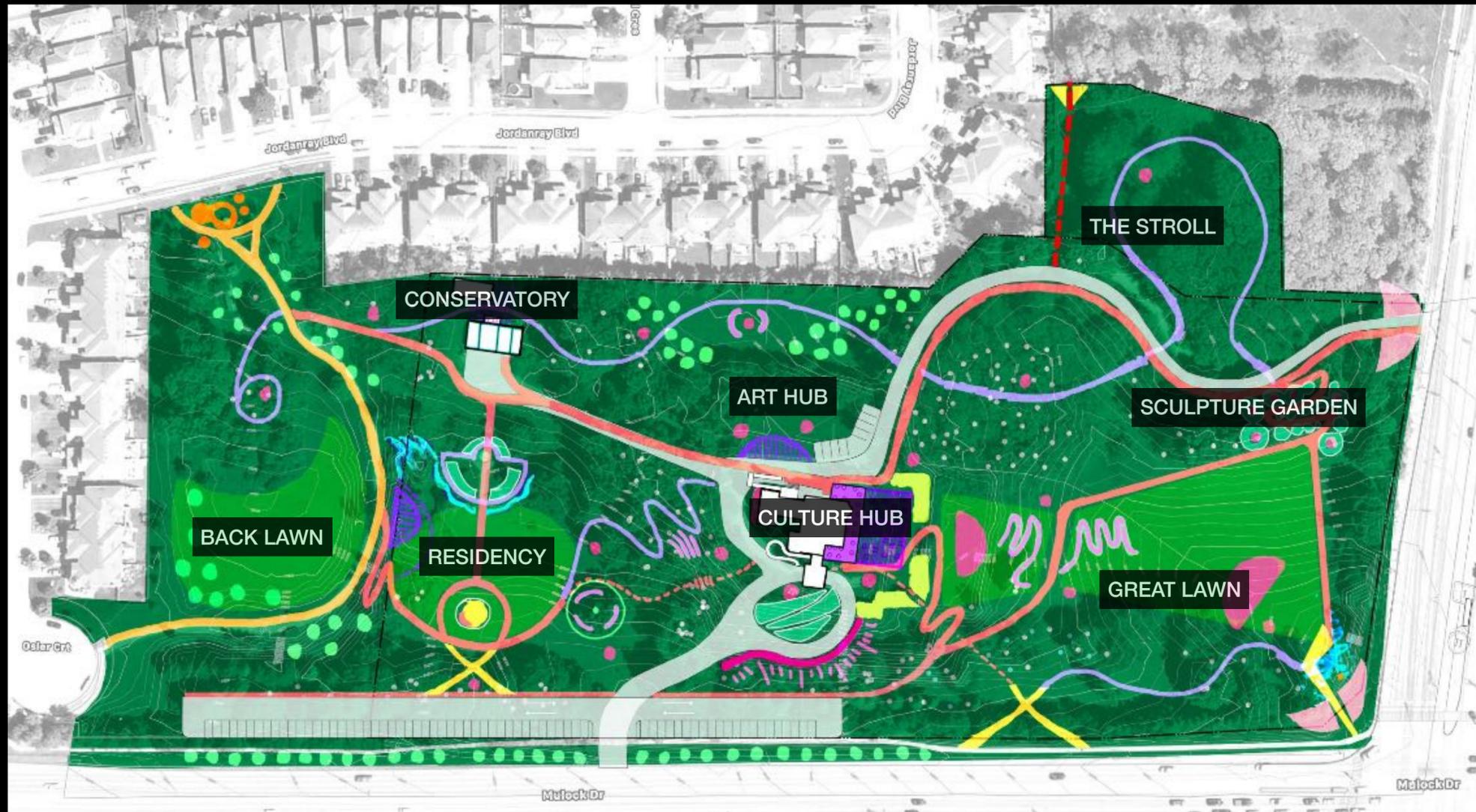
ART STRATEGY:

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

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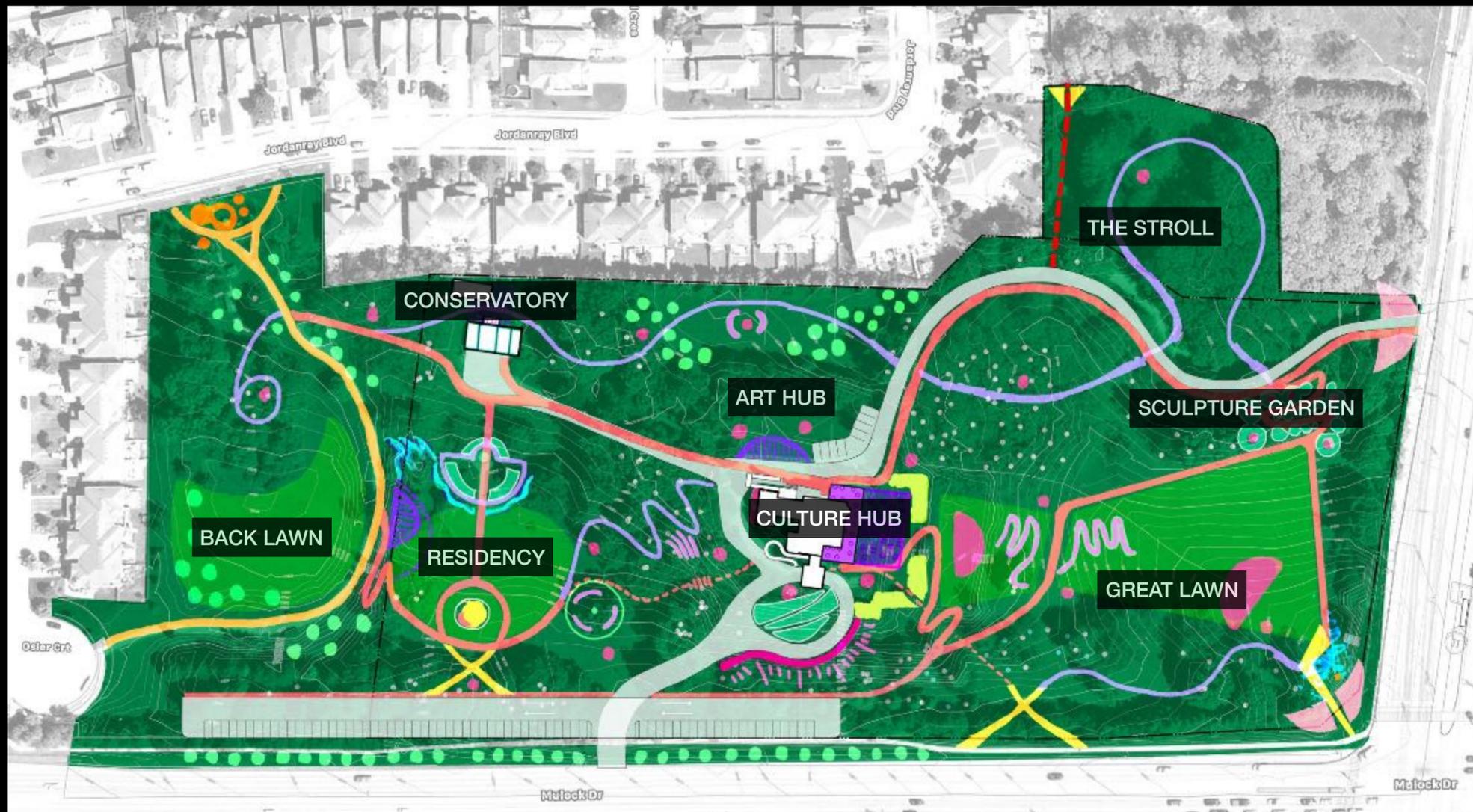
WATER FEATURE:

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EXPRESSIVE: CULTURE HUB



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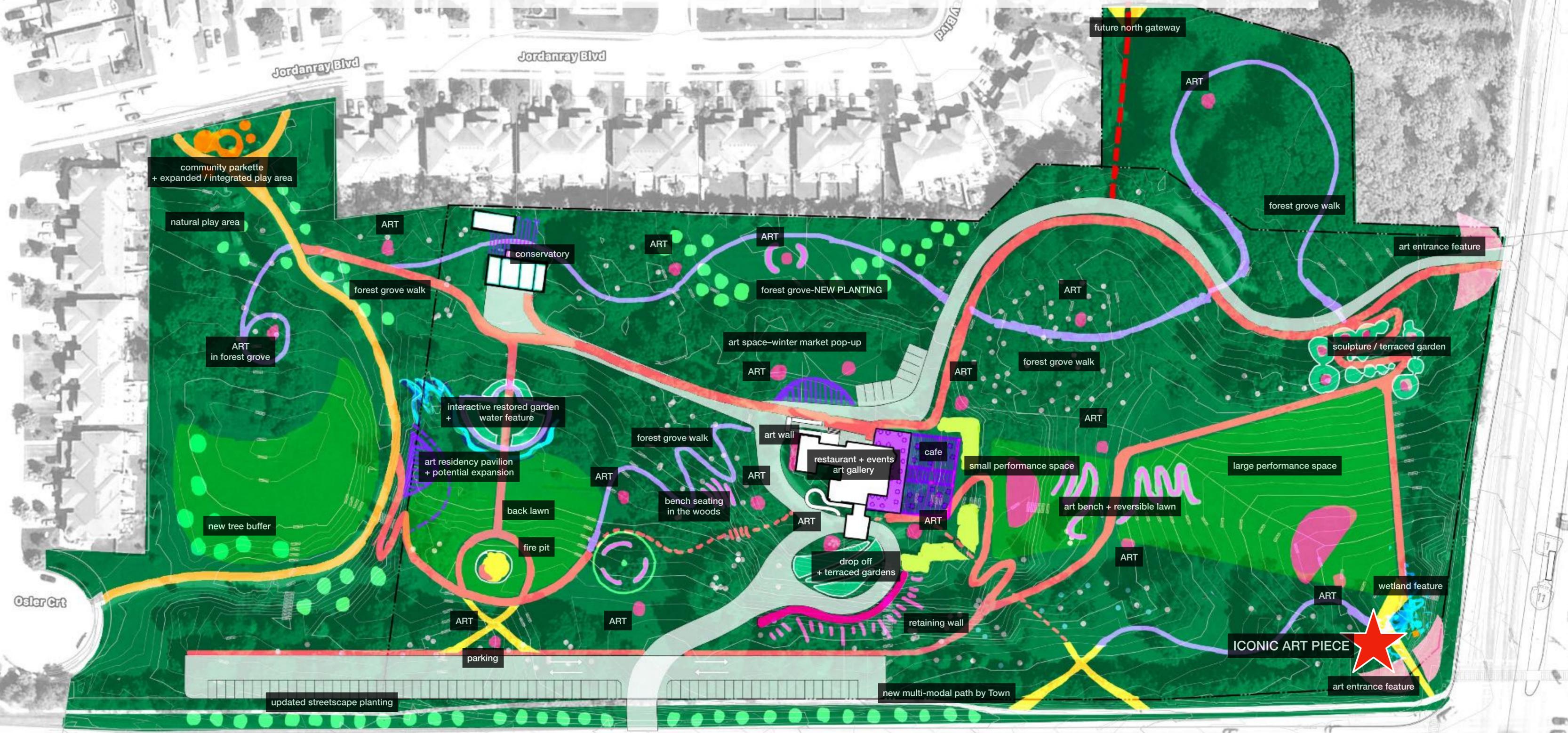
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OPTION:
REDUCED PARKING

EXPRESSIVE: CULTURE HUB



LANDSCAPE + PLANTING



TRAIL STRATEGY



Legend

- Main Trail Paved 3m
- Secondary Trail
- Light Trail Infrastructure
- Existing Jim Bond Trail 3m
- Entrance
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- Road/Parking
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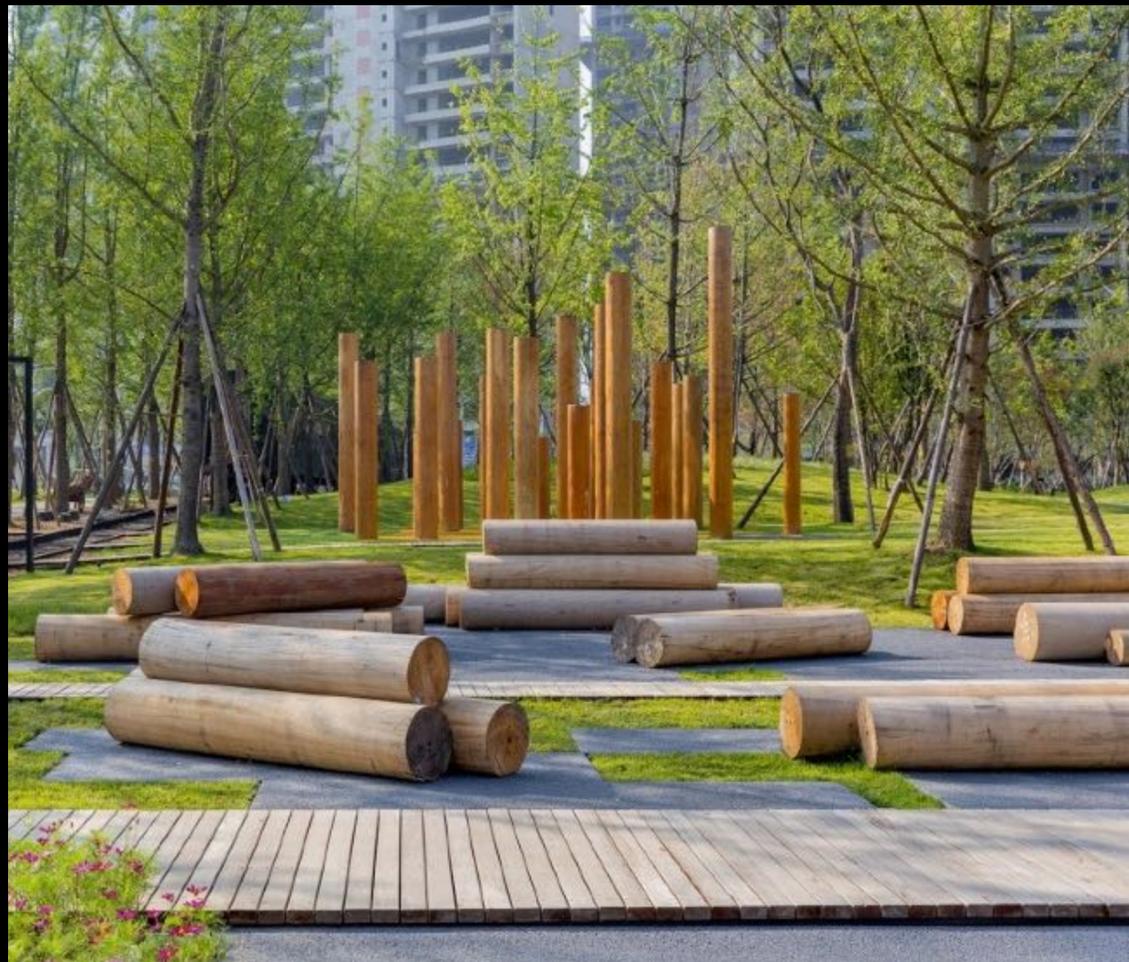
TRAILS: EXISTING + PROPOSED



ROAD + PARKING



RECREATION



ENGAGING, CREATIVE PLAY (PLAYFUL ART)

PLANT/ LANDSCAPE



INTERACTIVE, COLOURFUL, ENGAGING

CONSERVATORY



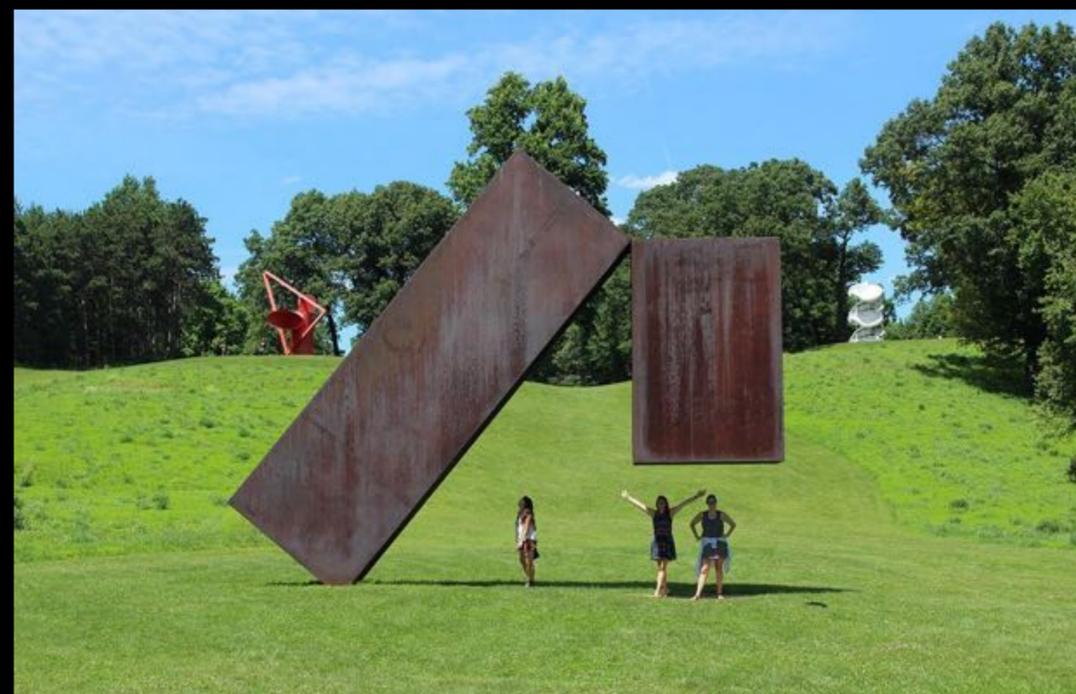
SMALL, EXPERIMENTAL, ADAPTIVE RE-USE

WATER FEATURE



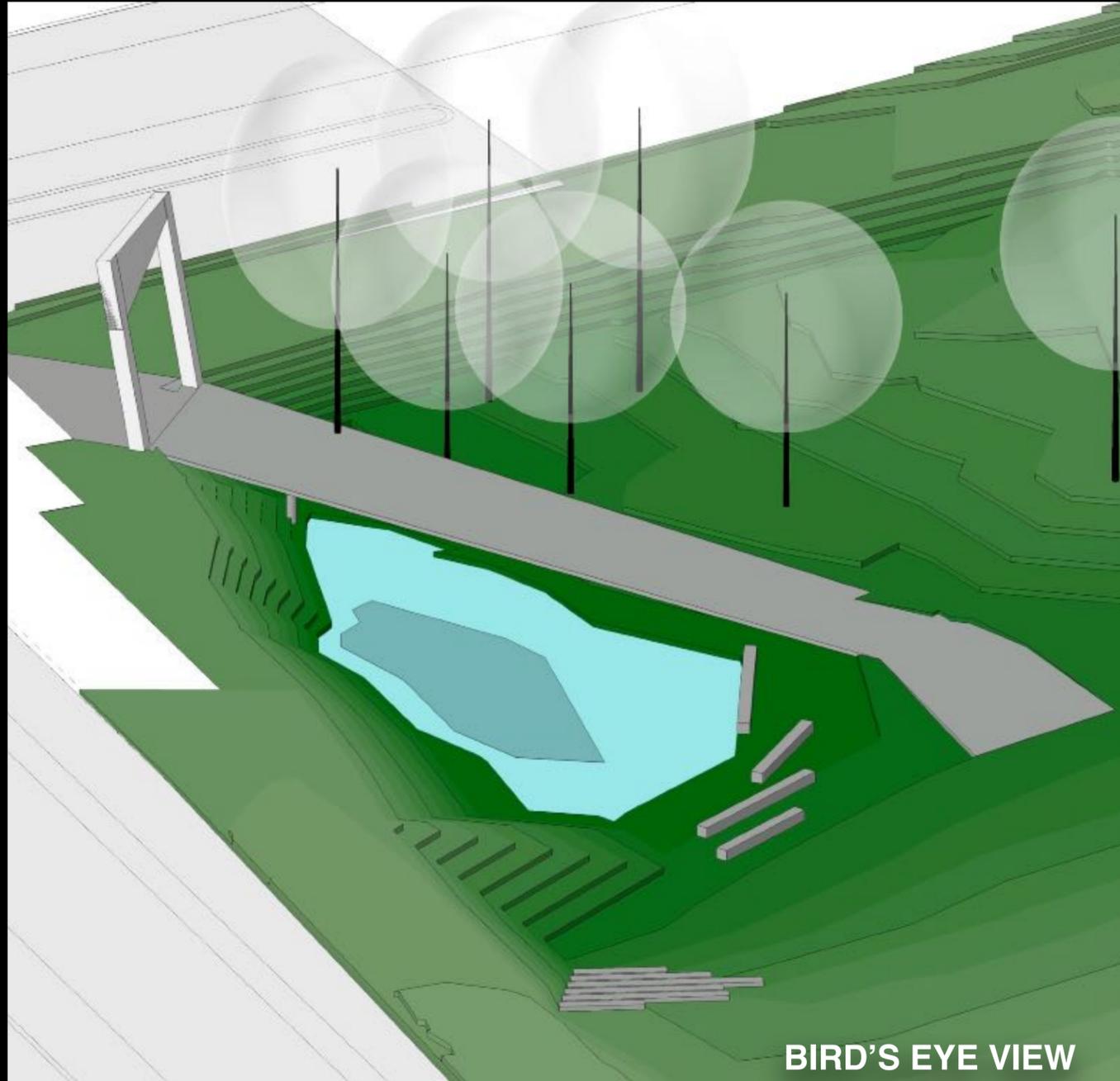
PASSIVE, COOLING, ARTFUL

ART



PERMANENT + EPHEMERAL, SOCIAL

GATEWAY/BEACON ENTRY-EXPRESSIVE 48



PEACEFUL: MULOCK ARBORETUM



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)

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

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ART STRATEGY:

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OPTION:
REDUCED PARKING

LANDSCAPE + PLANTING



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- Skating Trail
- Road/Parking
- *Future Hydro Connection Trail

TRAIL STRATEGY



- Legend
- Existing Path
 - Proposed Path

ROAD + PARKING



RECREATION



WALK, HIKE, SKATE IN NATURE

PLANT/ LANDSCAPE



FOREST, SUBTLE, TREAD LIGHTLY

CONSERVATORY



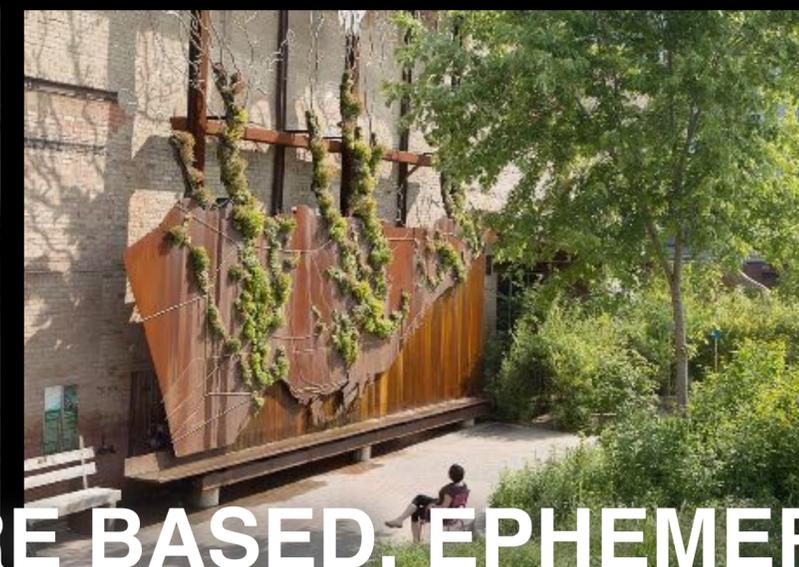
FORMAL, TRADITIONAL, SPECIMEN

WATER FEATURE



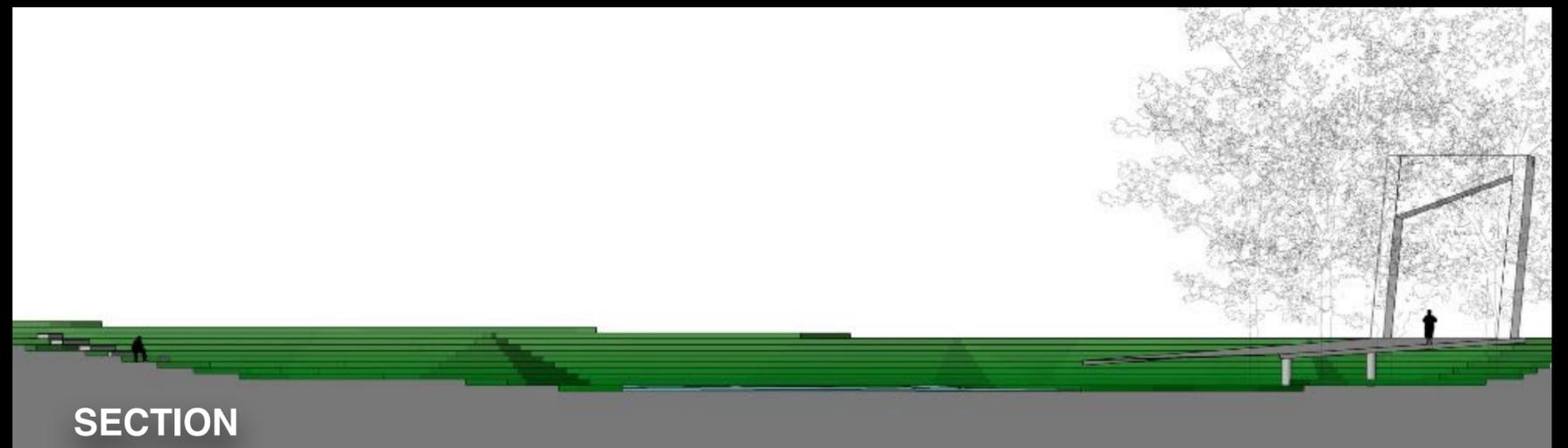
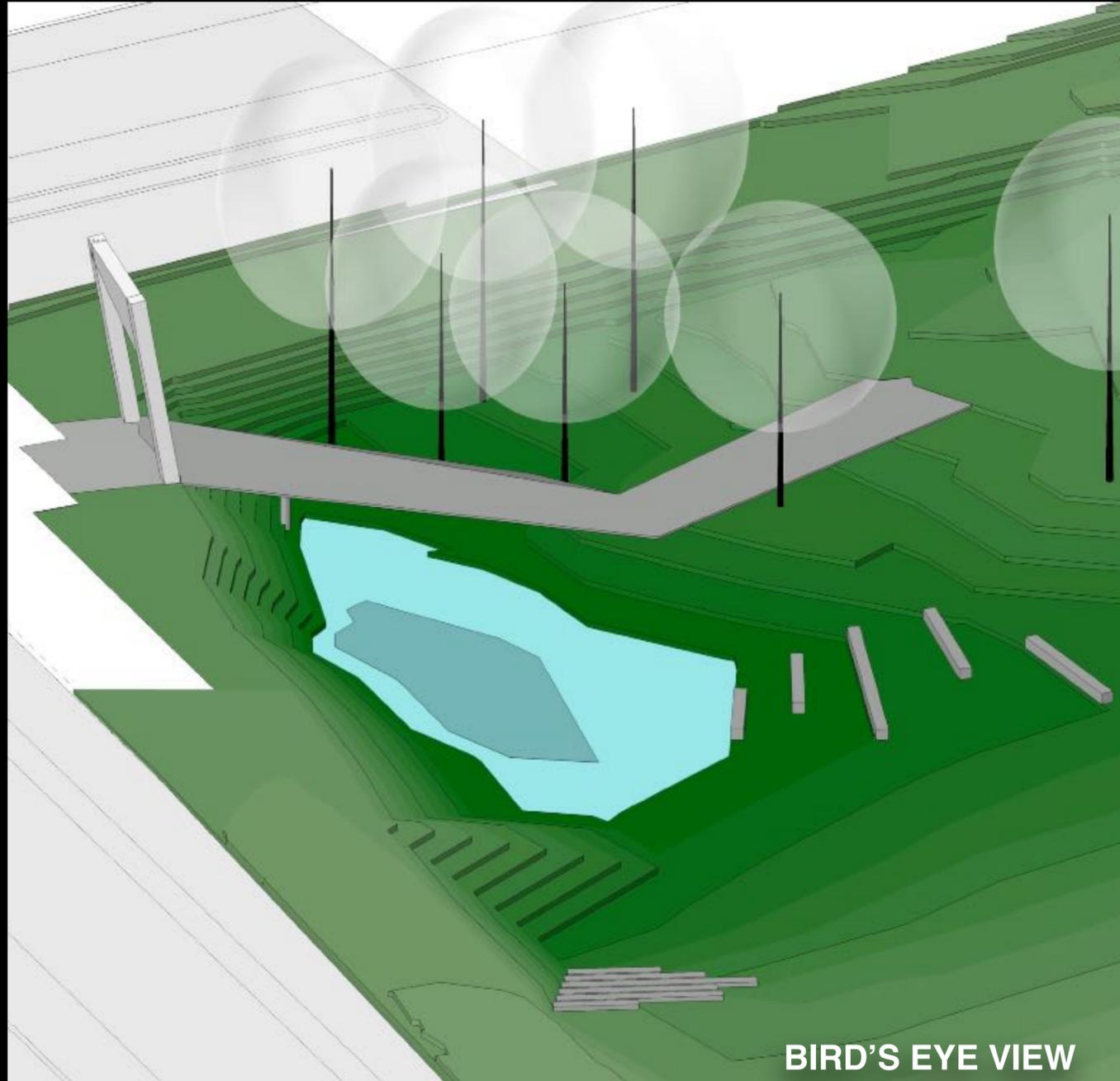
MEANDERING, RIVERINE, WATER TRAIL

ART



NATURE BASED, EPHEMERAL

GATEWAY/BEACON ENTRY-PEACEFUL



ALTERNATE ROAD + PARKING



ENERGIZED: VILLAGE GREEN

EXPRESSIVE: CULTURE HUB

PEACEFUL: ARBORETUM



NEXT STEPS

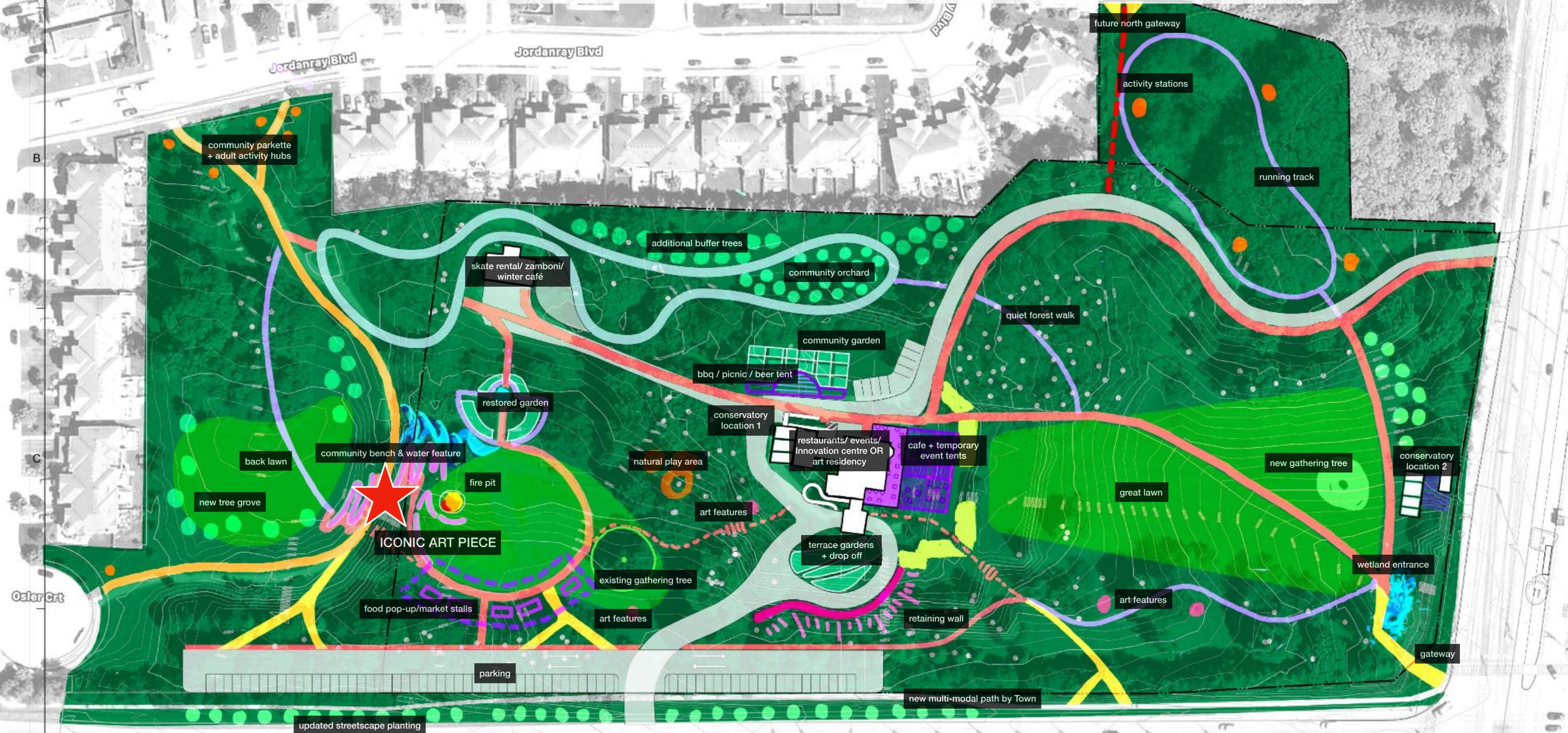
Next Steps:

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

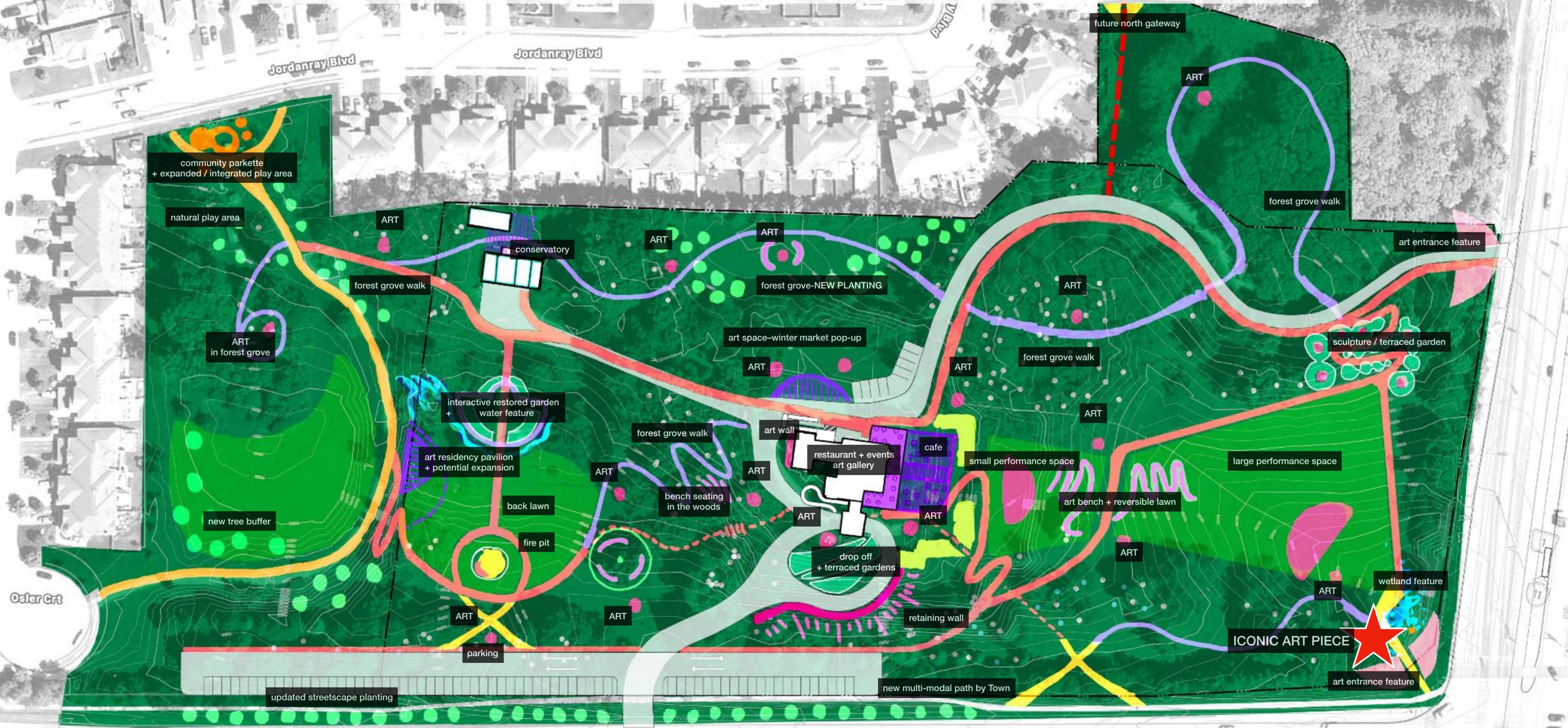
After Selection of Scheme elements:

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

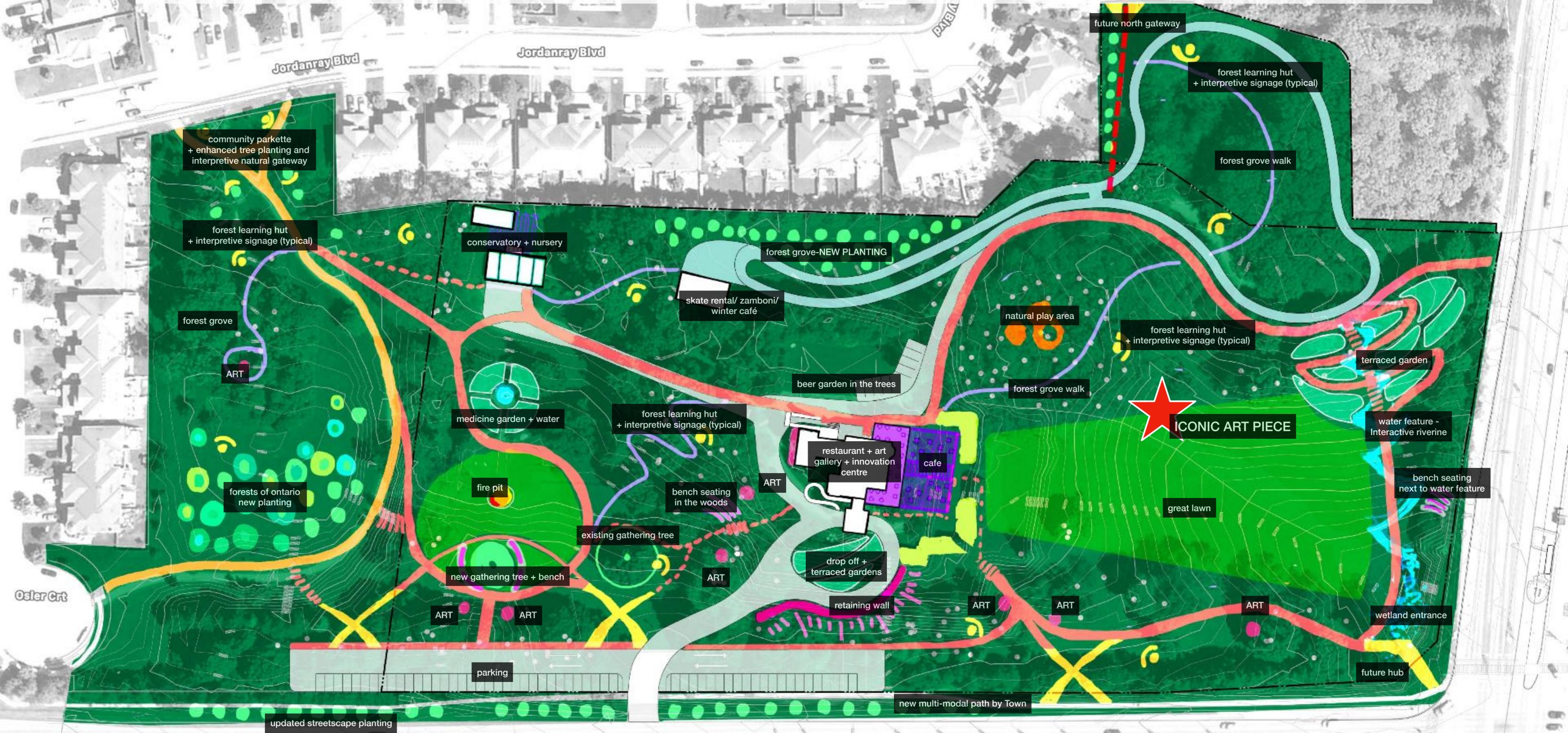
ENERGIZED: VILLAGE GREEN



EXPRESSIVE: CULTURE HUB



PEACEFUL: MULOCK ARBORETUM



community parkette
+ enhanced tree planting and
interpretive natural gateway

forest learning hut
+ interpretive signage (typical)

forest grove

ART

forests of ontario
new planting

conservatory + nursery

medicine garden + water

fire pit

new gathering tree + bench

ART

ART

parking

updated streetscape planting

skate rental/ zamboni/
winter café

forest learning hut
+ interpretive signage (typical)

bench seating
in the woods

existing gathering tree

ART

restaurant + art
gallery + innovation
centre

cafe

ART

drop off +
terraced gardens

retaining wall

ART

ART

ART

forest grove-NEW PLANTING

beer garden in the trees

natural play area

forest grove walk

forest learning hut
+ interpretive signage (typical)

ICONIC ART PIECE

great lawn

water feature -
Interactive riverine

bench seating
next to water feature

wetland entrance

future hub

future north gateway

forest learning hut
+ interpretive signage (typical)

forest grove walk

terraced garden

QUESTIONS

P L A N T