

P L A N T

PLANT ARCHITECT INC.

PROCESS

GBCA

WALTERFEDY

DEW Inc.

MBL

A.W. Hooker

Custom Ice Inc.

Trina Moyan Bell

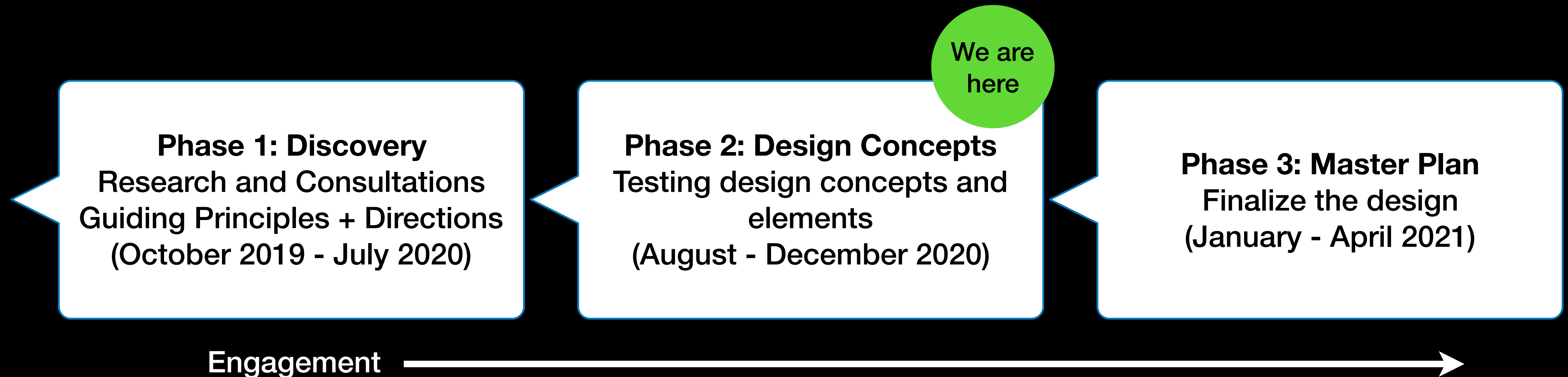
Eric Beck Rubin

MULOCK PROPERTY

Council Update
December 1, 2020

WHAT WE HEARD

PROCESS TO DATE



PHASE 1 RESEARCH AND CONSULTATION



Mulock Picnic October 2019



Community Focus Groups 2019-20



Public Meeting February 2020



Town Engagement December 2019



Pop-Ups Across Town Winter 2020





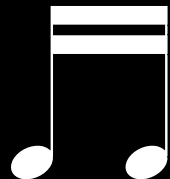
Neighbour Consultation July 2020

PHASE 1 SUMMARY

	Group	# of participants
Internal	Task Force	12
	York Region + LSCRA	8
	Council + Mayor	9
	Employee Survey	60
Public	Harvest Picnic	Approx. 1000
	Heritage Focus Group	6
	Diverse Thinkers	15
	Public Meeting	Approx. 100
	Survey	1,109
	Schools	Approx. 50
	Pop-ups	Approx. 700
	Neighbour Consultation	Approx. 30
Total	Approx. 3,000	

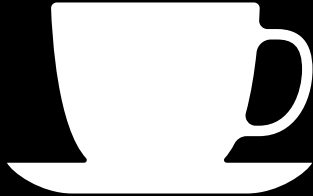


GUIDING PRINCIPLES APPLIED⁶

Make it a destination

	WHAT WE HEARD	DESIGN CONCEPT RESPONSE
	<ul style="list-style-type: none">• Offer activities for daily use and for larger-scale events	<ul style="list-style-type: none">• All concepts include recreational and cultural spaces as well as quiet areas (for walking and relaxing).
	<ul style="list-style-type: none">• Mixed perspectives on skating	<ul style="list-style-type: none">• Two concepts include skating trails, one only offers a walking trail.
	<ul style="list-style-type: none">• Incorporate art	<ul style="list-style-type: none">• All concepts include art, some more than others.

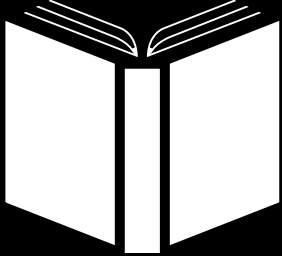
GUIDING PRINCIPLES APPLIED⁷

Create inclusive and accessible spaces

	WHAT WE HEARD	DESIGN CONCEPT RESPONSE
	<ul style="list-style-type: none">• Include accessible and affordable programming and food	<ul style="list-style-type: none">• All concepts include diverse programming opportunities and food options in the house. Revenue generation vs. Public opportunities to be discussed at later date.
	<ul style="list-style-type: none">• Prioritize accessibility for people with accessibility needs	<ul style="list-style-type: none">• To be considered in all design concepts.
	<ul style="list-style-type: none">• Prioritize safety	<ul style="list-style-type: none">• Promote activity.

GUIDING PRINCIPLES APPLIED⁸

Root it in diverse histories and look forward

	WHAT WE HEARD	DESIGN CONCEPT RESPONSE
	<ul style="list-style-type: none">• Recognize diverse histories (Mulock, Indigenous, Quaker, African history) in creative ways, while looking to the future	<ul style="list-style-type: none">• High level concepts, with reference to Sir William Mulock. Element (murals, gardens, trails, etc.) can incorporate diverse histories.

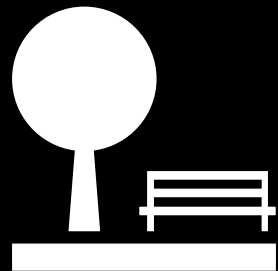

GUIDING PRINCIPLES APPLIED⁹

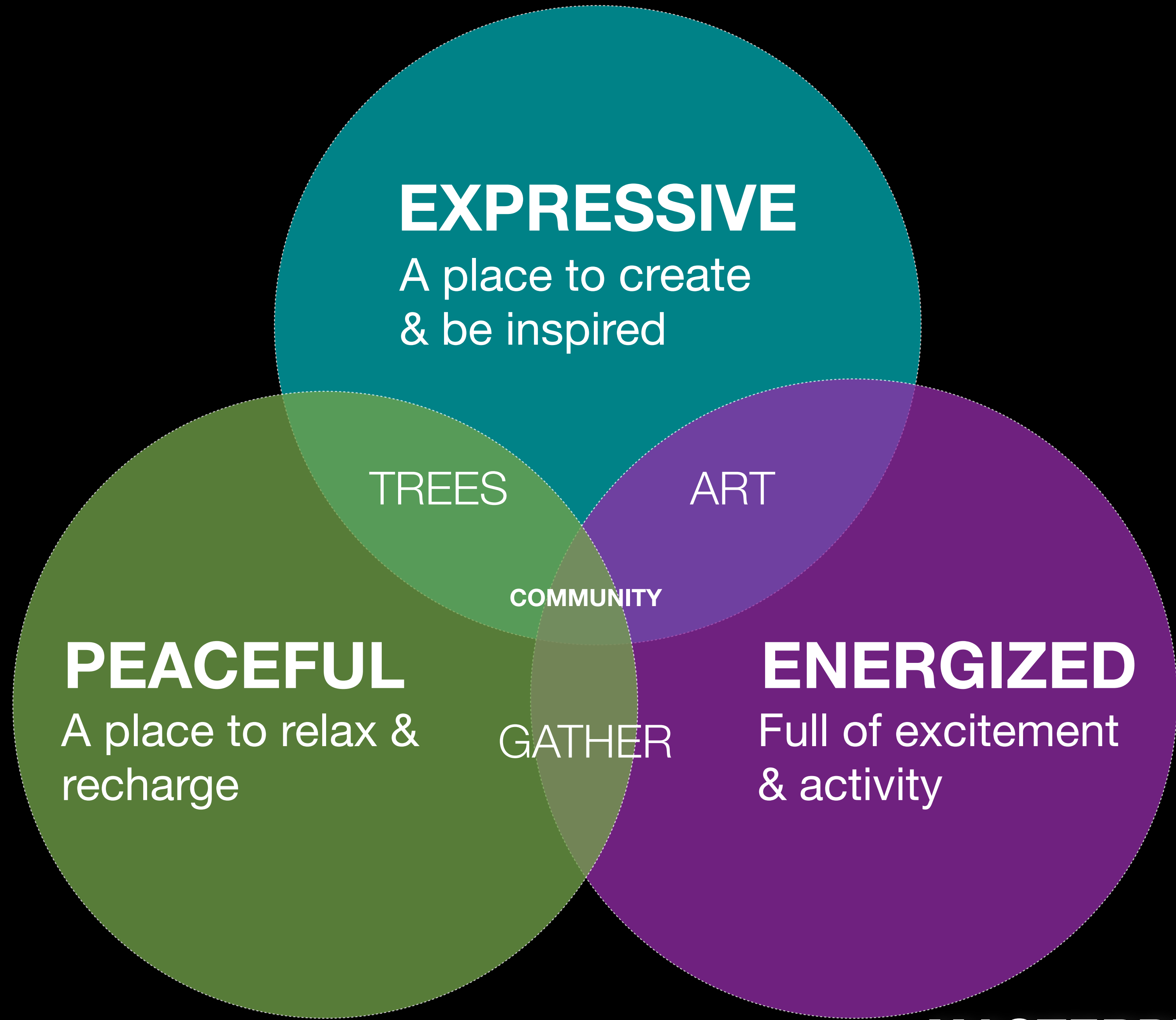
Keep it Natural

	WHAT WE HEARD	DESIGN CONCEPT RESPONSE
	<ul style="list-style-type: none">• Preserve natural features, including trees and landscaping• Incorporate environmental sustainability	<ul style="list-style-type: none">• Trees and landscaping maintained as much as possible with minimal variation.• Skating and running trails are through trees.

GUIDING PRINCIPLES APPLIED¹⁰

Connect it to the Town

	WHAT WE HEARD	DESIGN CONCEPT RESPONSE
	<ul style="list-style-type: none">• Ensure thoughtful connections to Jim Bond Park (address parking, traffic, etc.)	<ul style="list-style-type: none">• Jim Bond Park maintained as mostly quiet space with minimal activity• Parking is reserved for Mulock Drive with more studies/options underway
	<ul style="list-style-type: none">• Consider alternative and innovative parking solutions	<ul style="list-style-type: none">• Parking along Mulock with other solutions being considered.



PHASE 2 SUMMARY

12

Group		# of participants
Internal	Task Force	12
	Council + Mayor	9
Public	Diverse Thinkers	8
	Facebook Live	Approx. 150
	Survey	235
	Emails and Comments	12
Total	Approx. 400	

PLANTING AND LANDSCAPE



PLANTING AND LANDSCAPE

Keep it as natural as possible

“The greener the better!”

Support for diversity of gardens, including biodiversity

- 51% of survey respondents listed community garden as first or second choice. Partnerships and logistics were discussed.
- Many were in support of diverse gardens, medicine garden (or other Indigenous elements on site), peonies, etc.

“Given the current situation we are all in re. climate change and biodiversity loss, I think that we could ... increase tree canopy and plant as many native species as possible....”

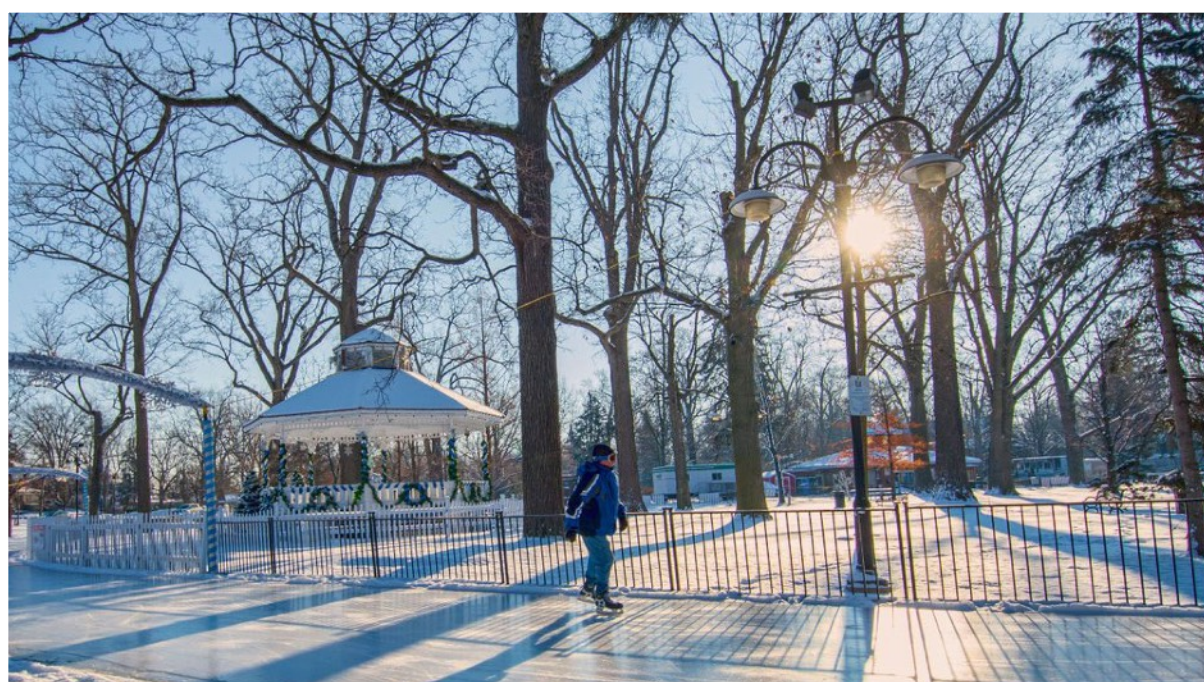
Landscape buffer

“... include a proper landscape buffer wherever the park meets private property to ensure our privacy.”

Re. Medicine Garden:

“I think it’s less about what we like and more about what [they] feels is best representative...”

RECREATION



SKATING TRAIL AT CENTRE OF SITE



WALKING TRAIL; NO SKATING



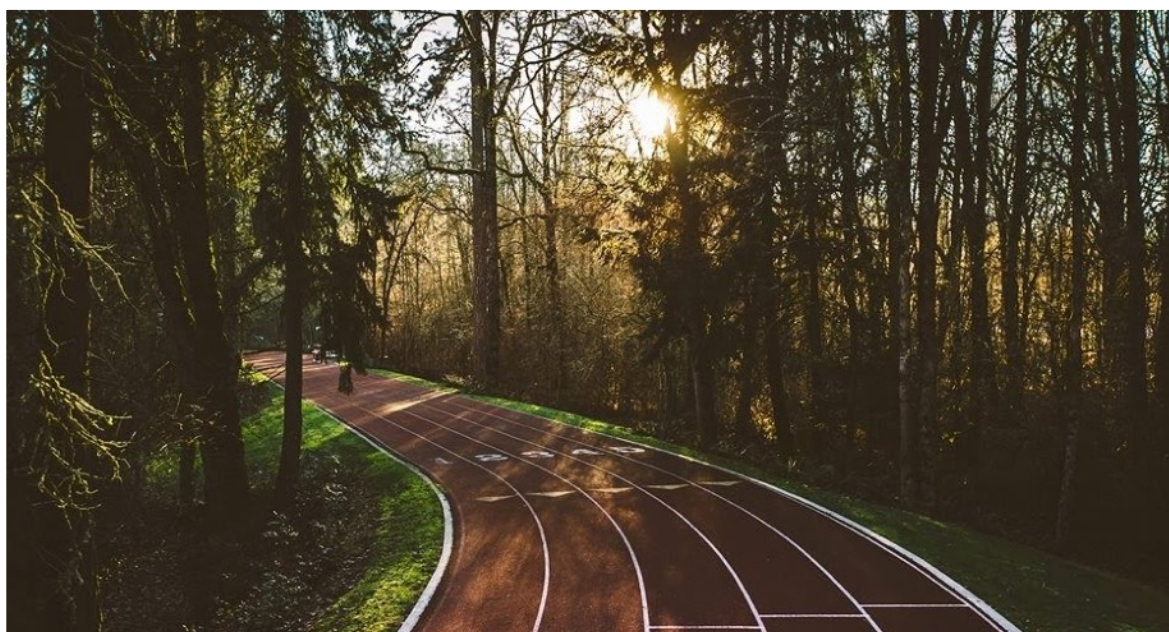
SKATING/WALKING TRAIL IN THE WOODS



ACTIVITY STATIONS



NATURAL PLAY



RUNNING TRACK

RECREATION

Skating, Trails and Four Season Activation

- 66% of online survey respondents prefer “a skating and walking trail through the woods” that is all season. 18% prefer only a walking trail.
- Many were supportive of the running track (over 400m).
- Requests for other four season activities.

Other Ideas

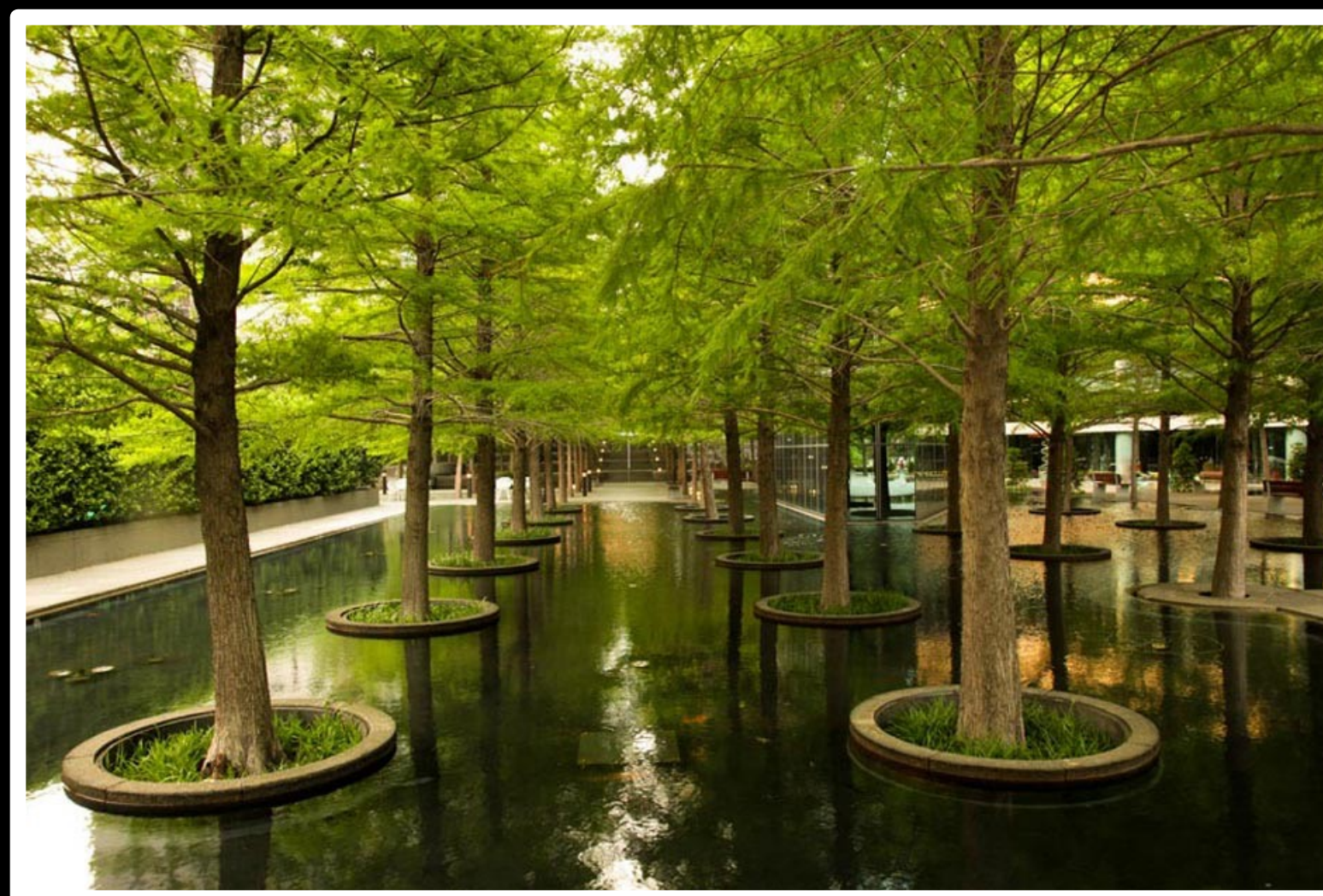
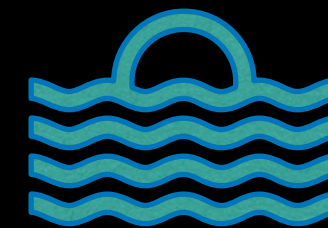
- Support for Natural Play.
- Also physically distant activities (frisbee golf, crokinole).

“The skate trail is very appealing to the youth I have spoken with about these plans.”

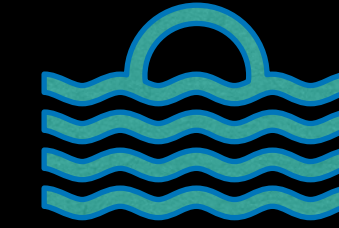
“I like the feel of skating through the woods and think it would be a draw for the community. In the summer it becomes an accessible walking trail.”

“A better vision for winter and warmer weather activities and availability needs to be considered as well as a combination of activity and quiet areas for all personality types and ages.”

WATER



WATER



Interactive and Passive Water Feature

- Preference for peaceful and natural features
- Divergent opinions on interactive feature: 60% of online votes (18) prefer an interactive water feature. 33% (10) prefer non-interactive.
- Only a few said 'no water feature.'

"I love the idea of the water moving and making sound."

"Can use biomimicry...aim to use natural ways to filter; maybe encourage it as it's own ecosystem with trees/plants etc."

"Water is lovely for families in hot summer."

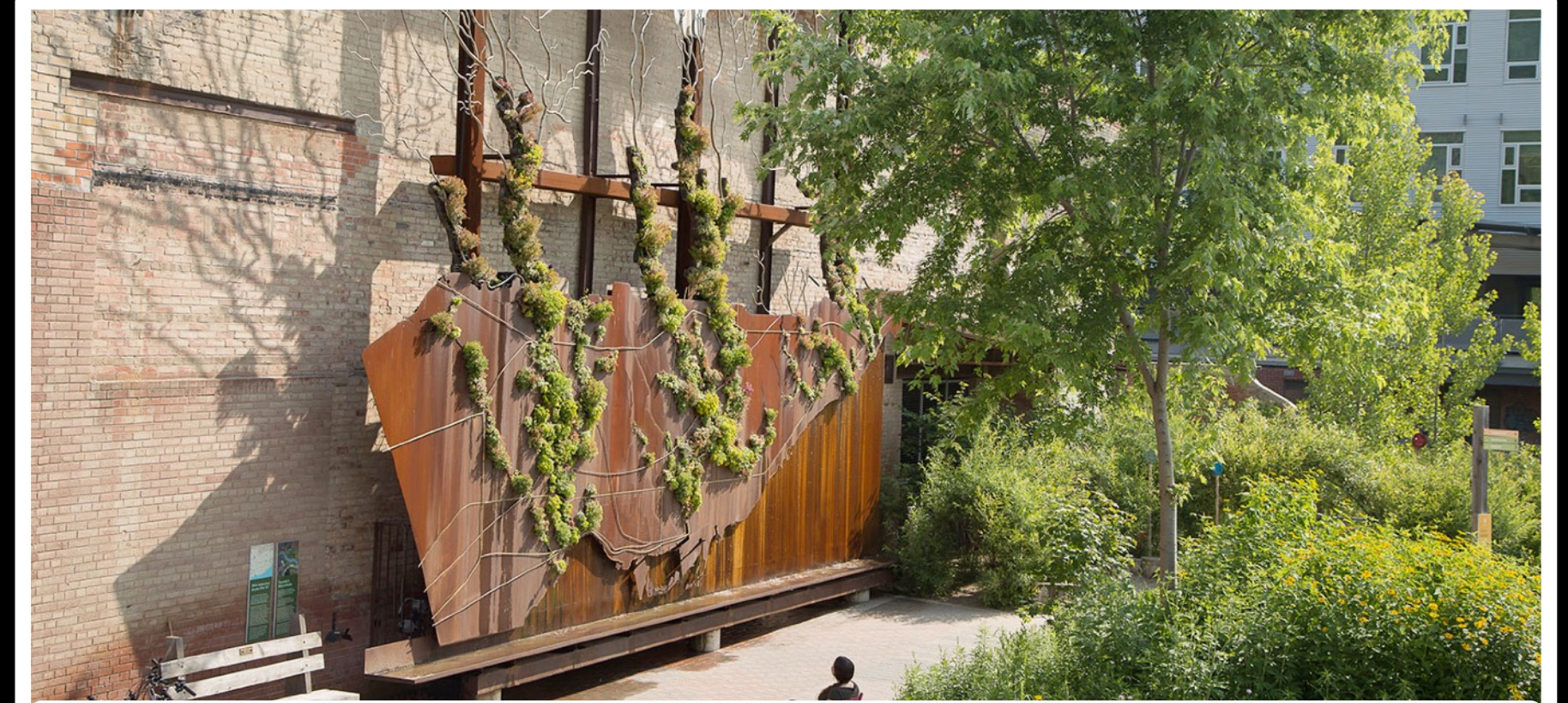
ART



PROGRAMMED ART



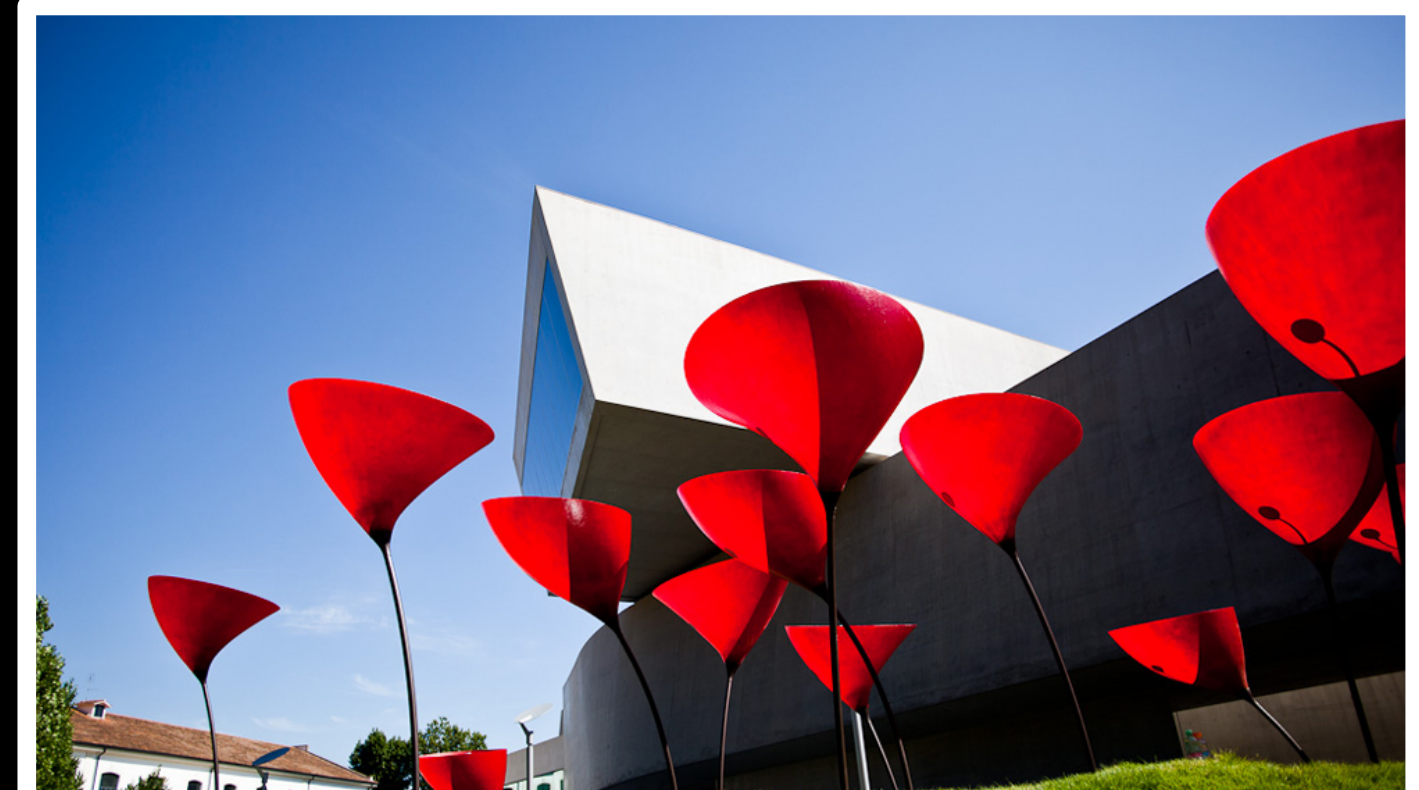
ART BENCH (INTEGRATED ART)



ART WALL



ARTIST RESIDENCY



ICONIC ART

ART

Iconic and Participatory Art

- Participants prefer art at the entrance as a 'gateway' (corner of Yonge and Mulock)
- Few comments prefer no iconic art (keep it natural or fear of vandals)
- Some support of artist residency
- Most support a mix of iconic art and temporary, participatory art, including performances and programs and that can be integrated with other elements (water, food, etc.). Much support for performances on the lawn

Anywhere and everywhere that is possible

I don't think there is a need for this. I love art, but is it necessary in a park?

"This end of town could use a central performance venue for summer concerts and community events."

"I believe art that engages people socially is the most important element for a community."

BUILDINGS AND AMENITIES



BEER GARDEN



CONSERVATORY



FIREPIT



CAFE

BUILDINGS AND AMENITIES

House and conservatory

- Excitement about the house and conservatory
- 60% of online survey (15 respondents) prefer transforming the garage as a conservatory

Cafe and Beer Garden

- Support for cafe but divergent perspectives on beer garden

Fire Pit

- Support but questions about safety and maintenance logistics

“Fire pits create community, family, recreation, energy and peace. Beer gardens create problems.”

“I'm most excited about the conservatory! An indoor green space that can be used year-round sounds wonderful!”

“There wasn't any talk of the restoration of the house, but something I am passionate about and would welcome the opportunity to participate, when the time comes.”

OTHER

- **Equity, Diversity and Inclusion, including Indigenous history showcased**
- **Accessibility**
- **Parking and Traffic**
- **Process and Cost**

“Seeing all of these details really fills me joy and excitement for our community.”

Ensure opportunities is offered to Black and Indigenous peoples first. Moving towards more equitable space rather than equal is an opportunity in this space.

There needs to be ample parking. I am a person with a disability and I need that or I will not be able to enjoy this treasure that you are creating in our community.

“Parking parallel to Mulock Drive is an excellent idea. Local people will walk or cycle ... Have bicycle stands...”

WHO'S MISSING?

SO, WHAT'S THE PLAN?

HOW WILL PEOPLE EXPERIENCE MULOCK?

1. Family with young kids skating for the day (driving)

2. Senior with a disability on fixed income grabs a coffee, walks around the park and checks out a performance on the lawn

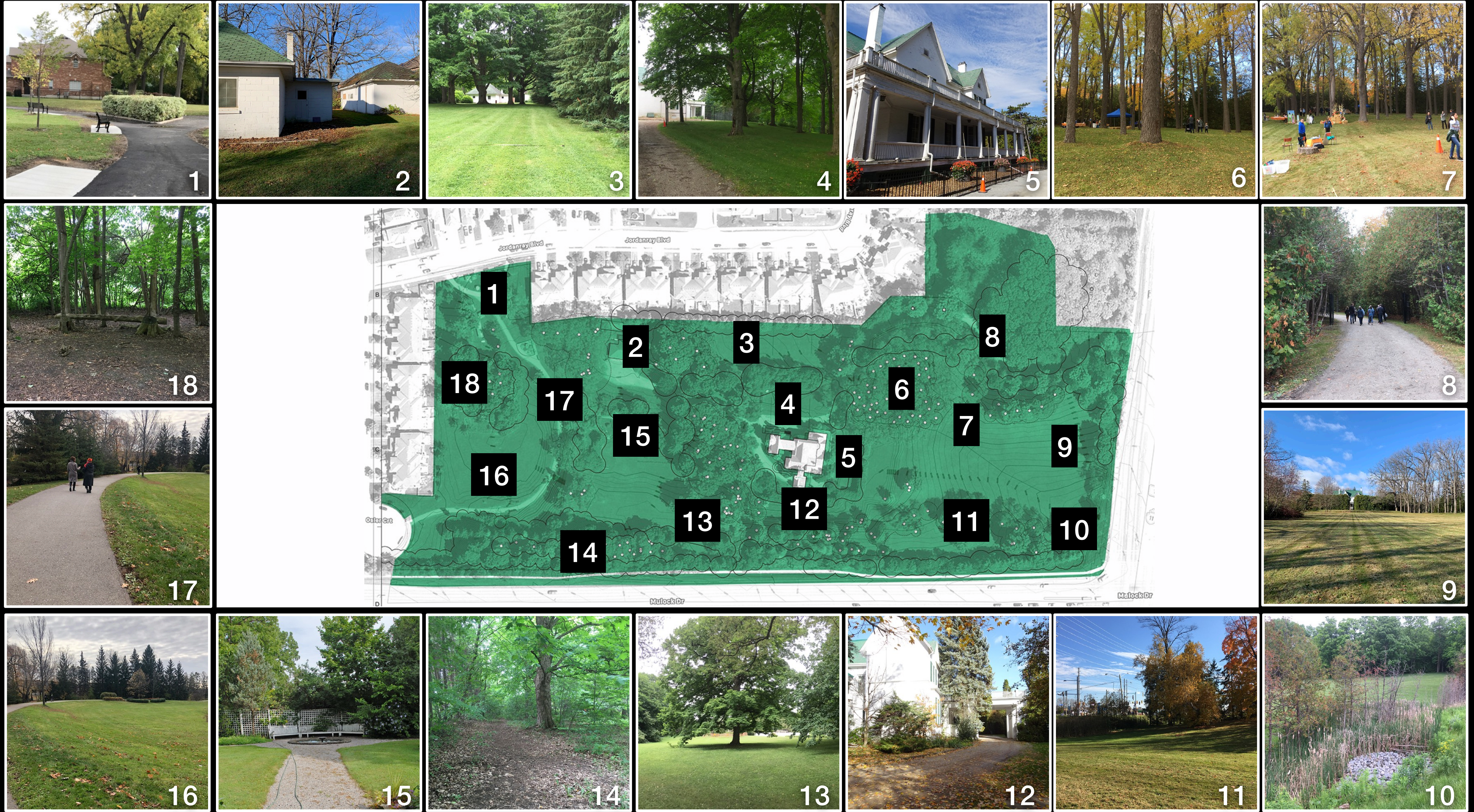
3. Teenagers from the local high school visits Mulock a few times a week after school

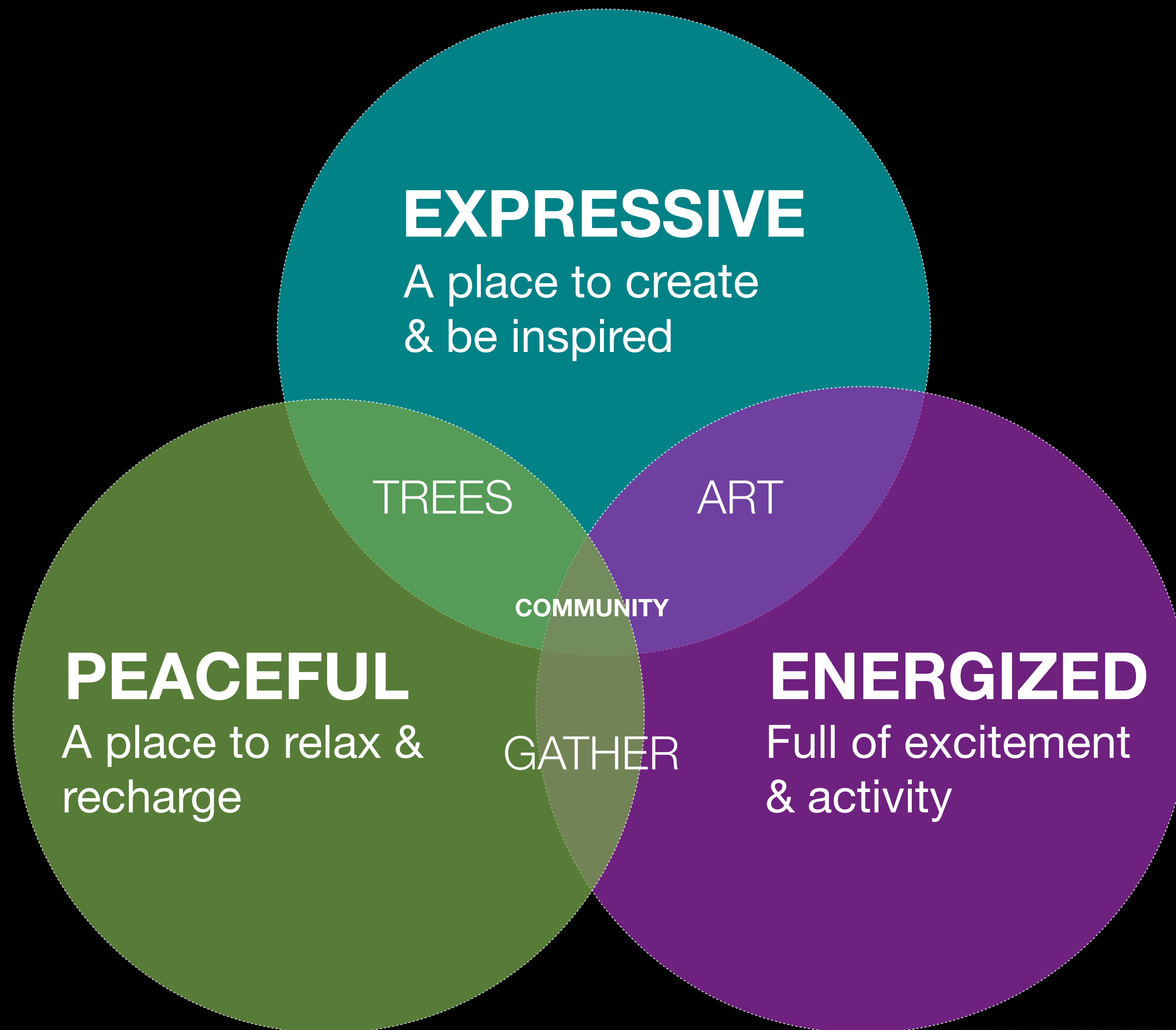
4. Condo resident across the street visits for a daily walk / activity

5. Multi-generational family (single dad with 2 kids and his parents) comes to the park daily for various activities.

THE MULOCK PROPERTY: EXISTING

26





THREE MASTERPLAN CONCEPTS

ENERGIZED: VILLAGE GREEN

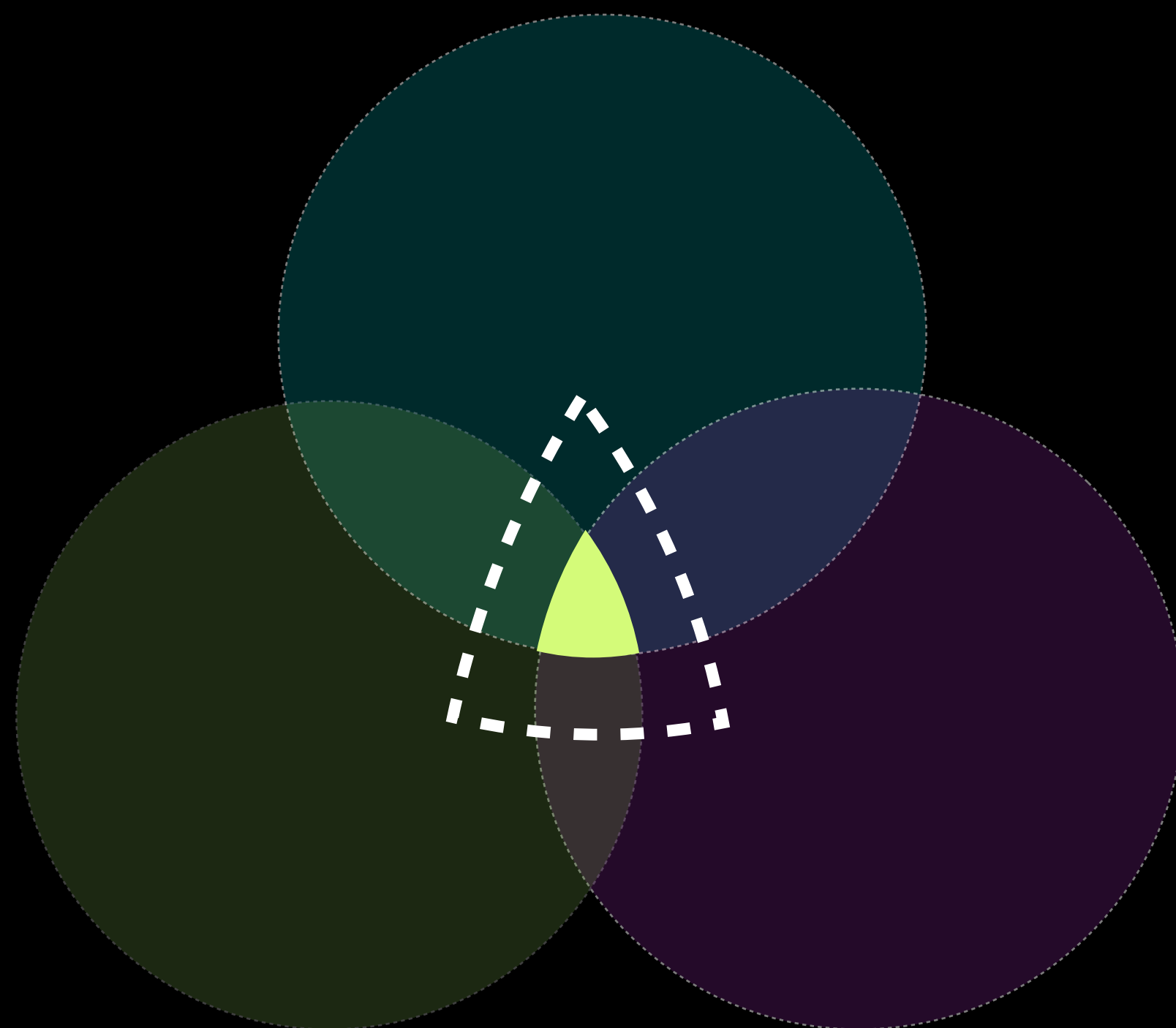


EXPRESSIVE: CULTURE HUB



PEACEFUL: ARBORETUM

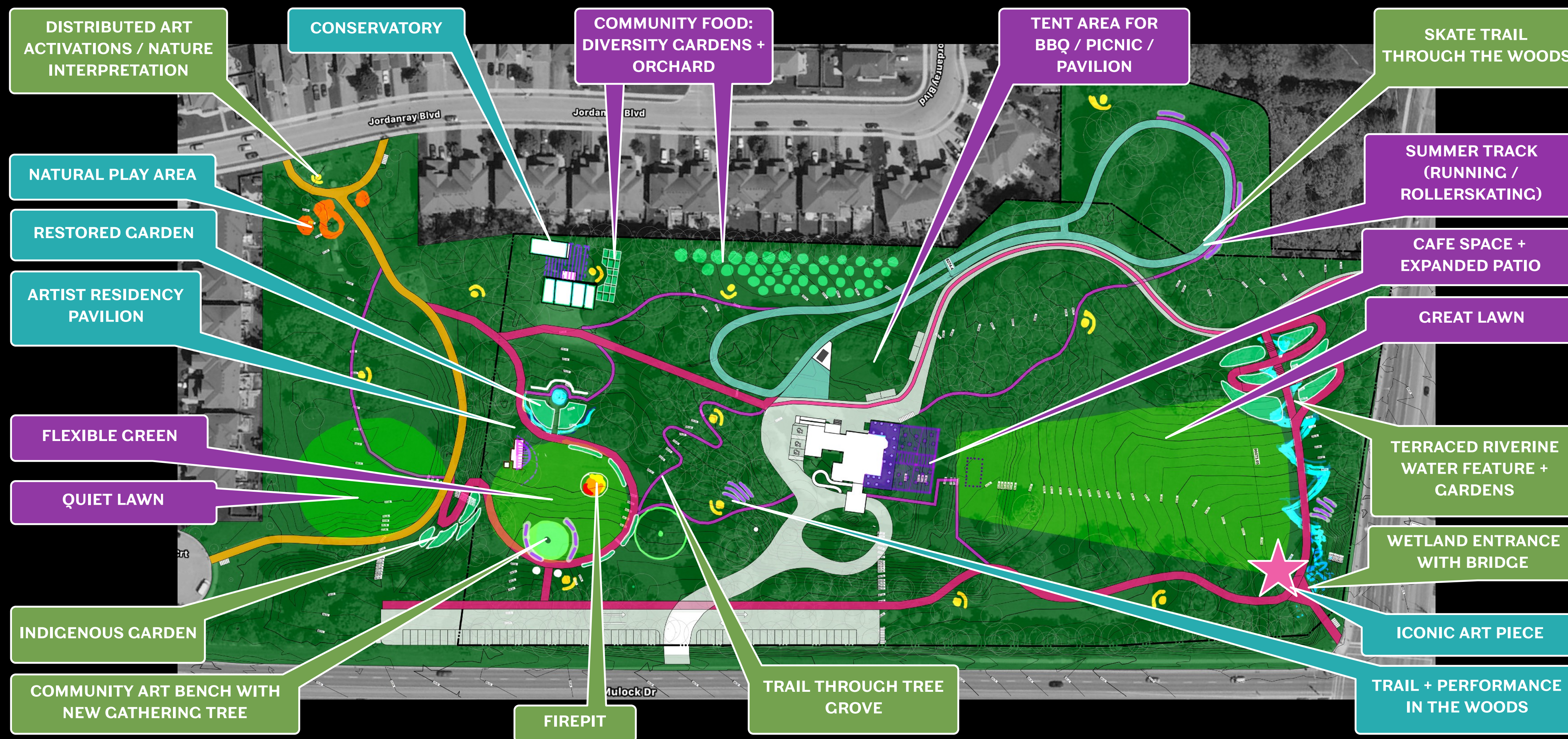




INTEGRATED DESIGN

Consolidated Masterplan DRAFT
Reflecting Preferences for Nature-
forward, Peaceful, Inclusive
Community Park

ENERGIZED | EXPRESSIVE | PEACEFUL



MULOCK ARBORETUM

Nature • History • Ecology • Retreat • Community • Art • Education • Food



MULOCK ARBORETUM

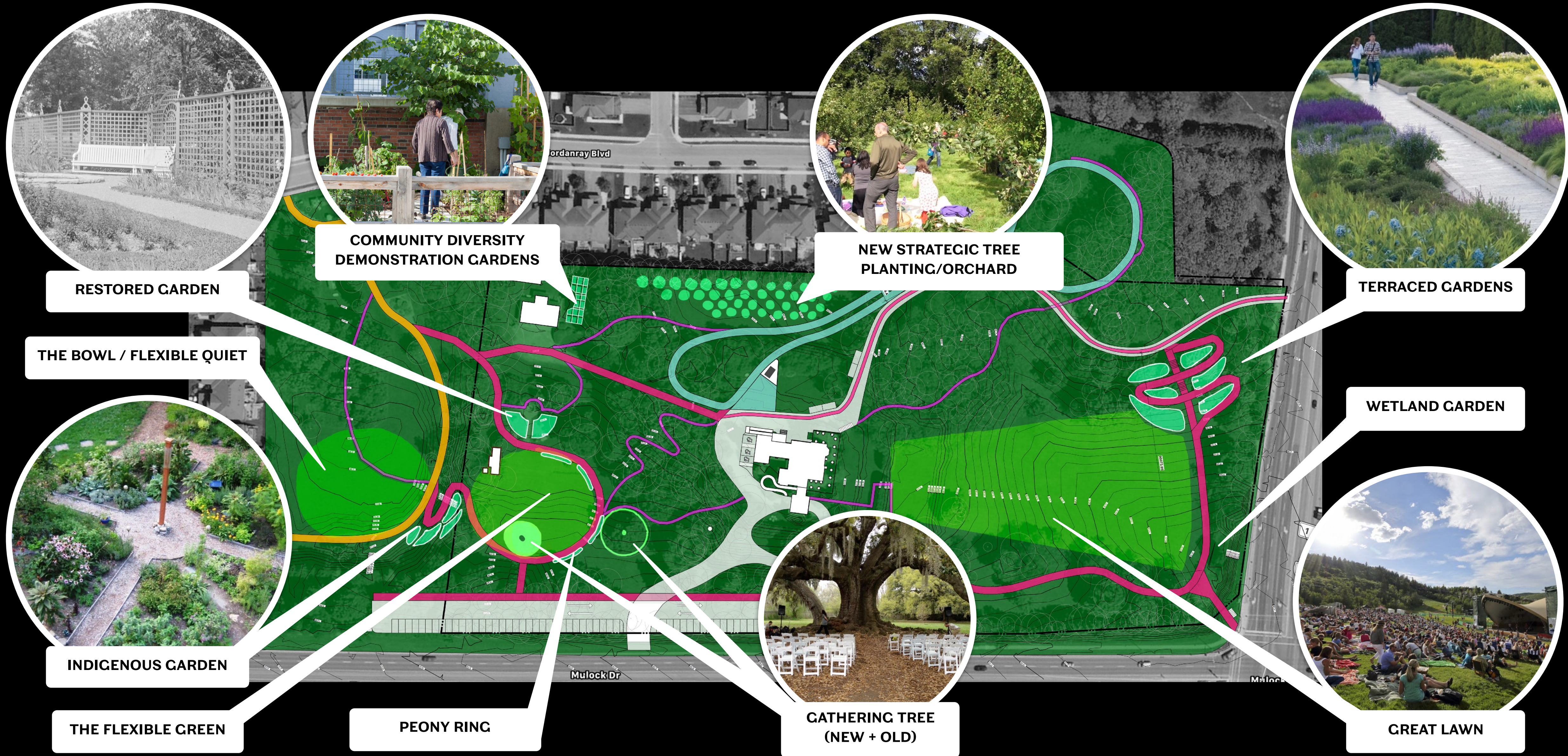
Nature • History • Ecology • Retreat • Community • Art • Education • Food



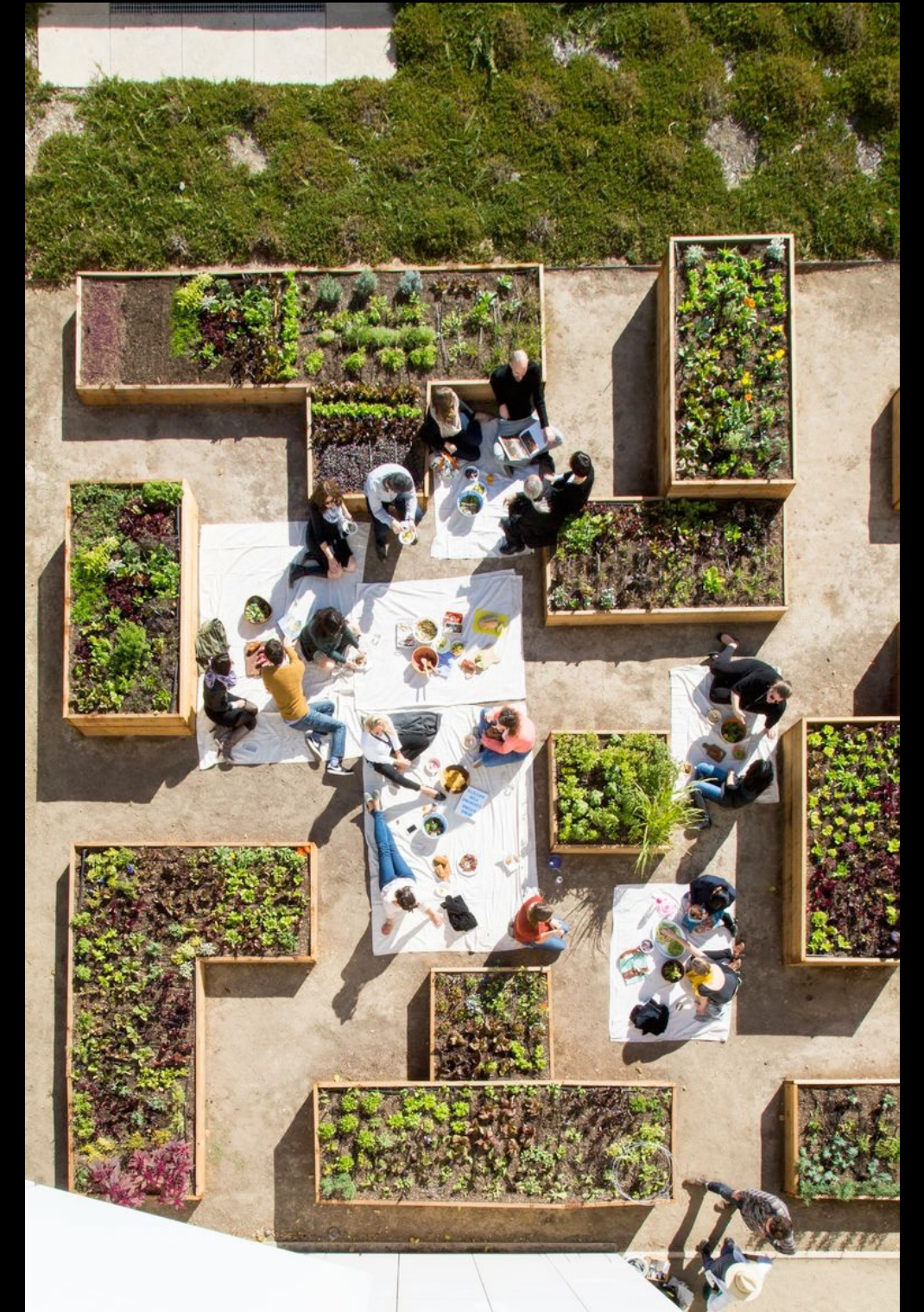
OVERARCHING STRATEGIES:

- Tree replanting + planting enhancement strategy.
- Buffer plantings to the north of the property
- New streetscaping along Mulock
- Relocation of historic peony bed
- Repurpose trees removed for construction on site as furnishings or play equipment
- Bicycle parking at all entrances
- Mulock fountain restoration
- House restoration
- Seating along paths
- Supplementary parking in the Hydro Corridor
- Dynamic parking spot vacancy signage

LANDSCAPE + PLANTING



LANDSCAPE + PLANTING



FOREST, NATURAL, BIODIVERSE, EDUCATIONAL, COLOURFUL

RECREATION



NATURAL PLAY AREA



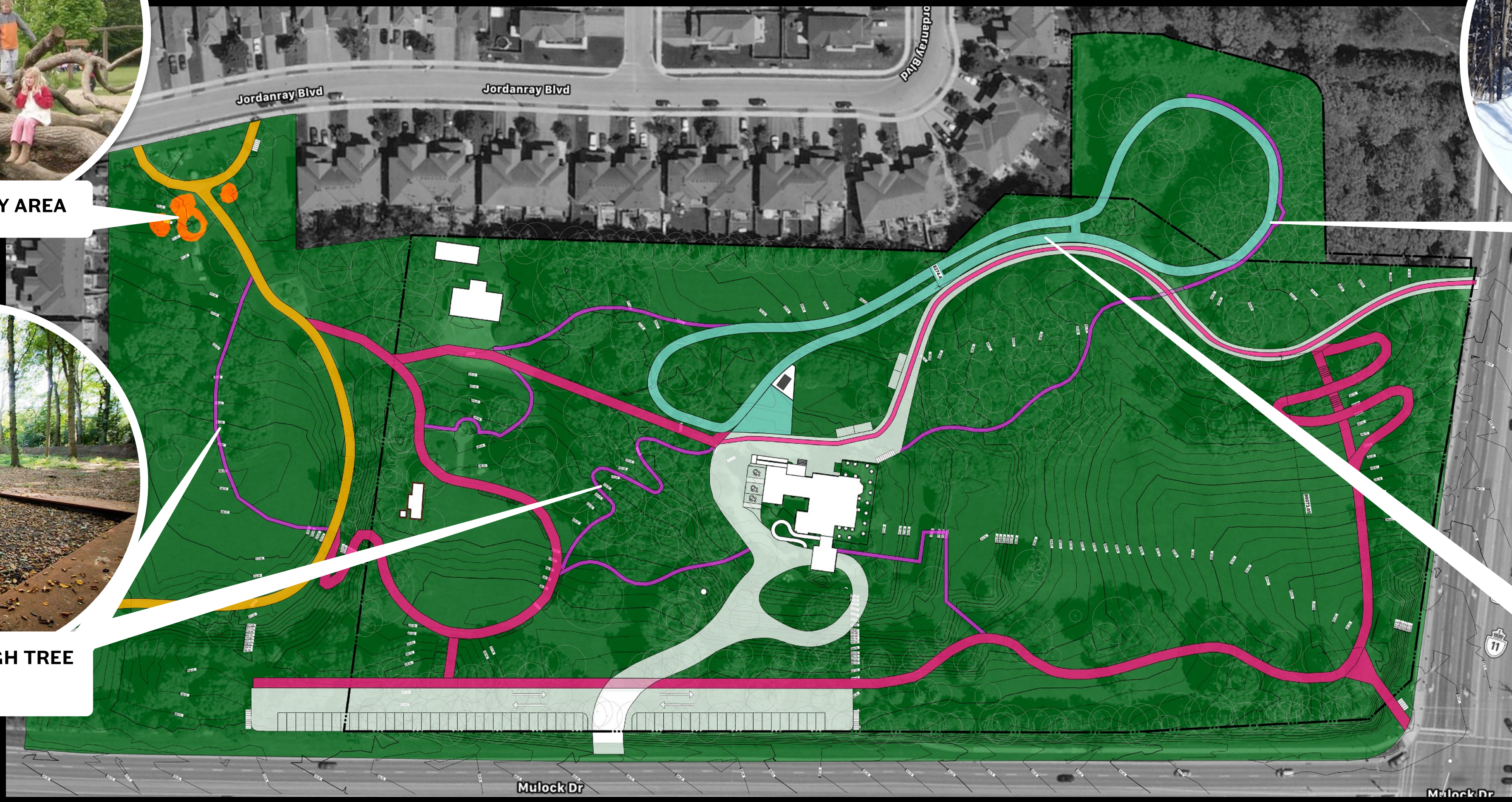
**SKATE TRAIL
THROUGH THE
WOODS**



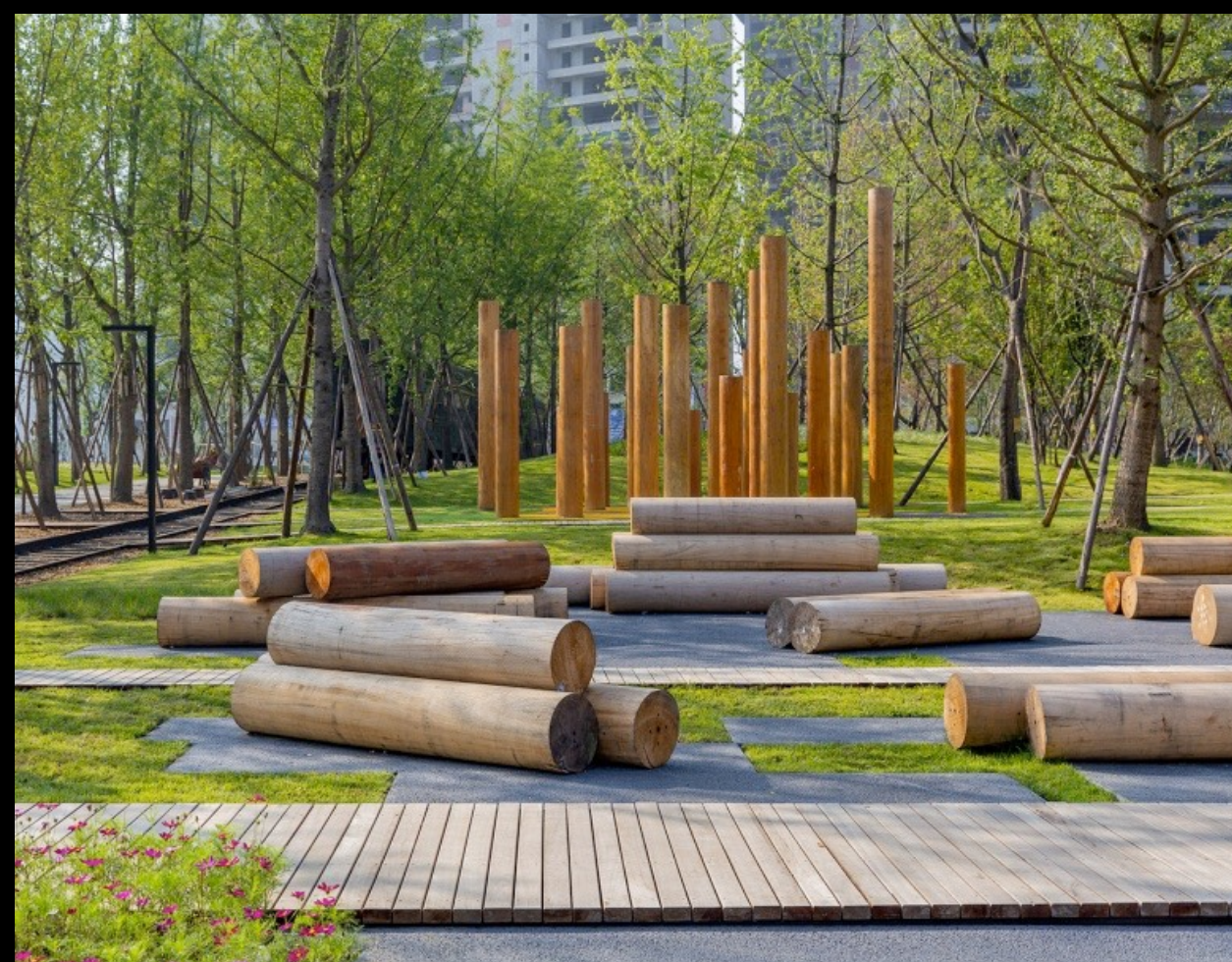
**TRAIL THROUGH TREE
GROVE**



**SUMMER USES:
TRACK / ROLLER
RINK**



RECREATION

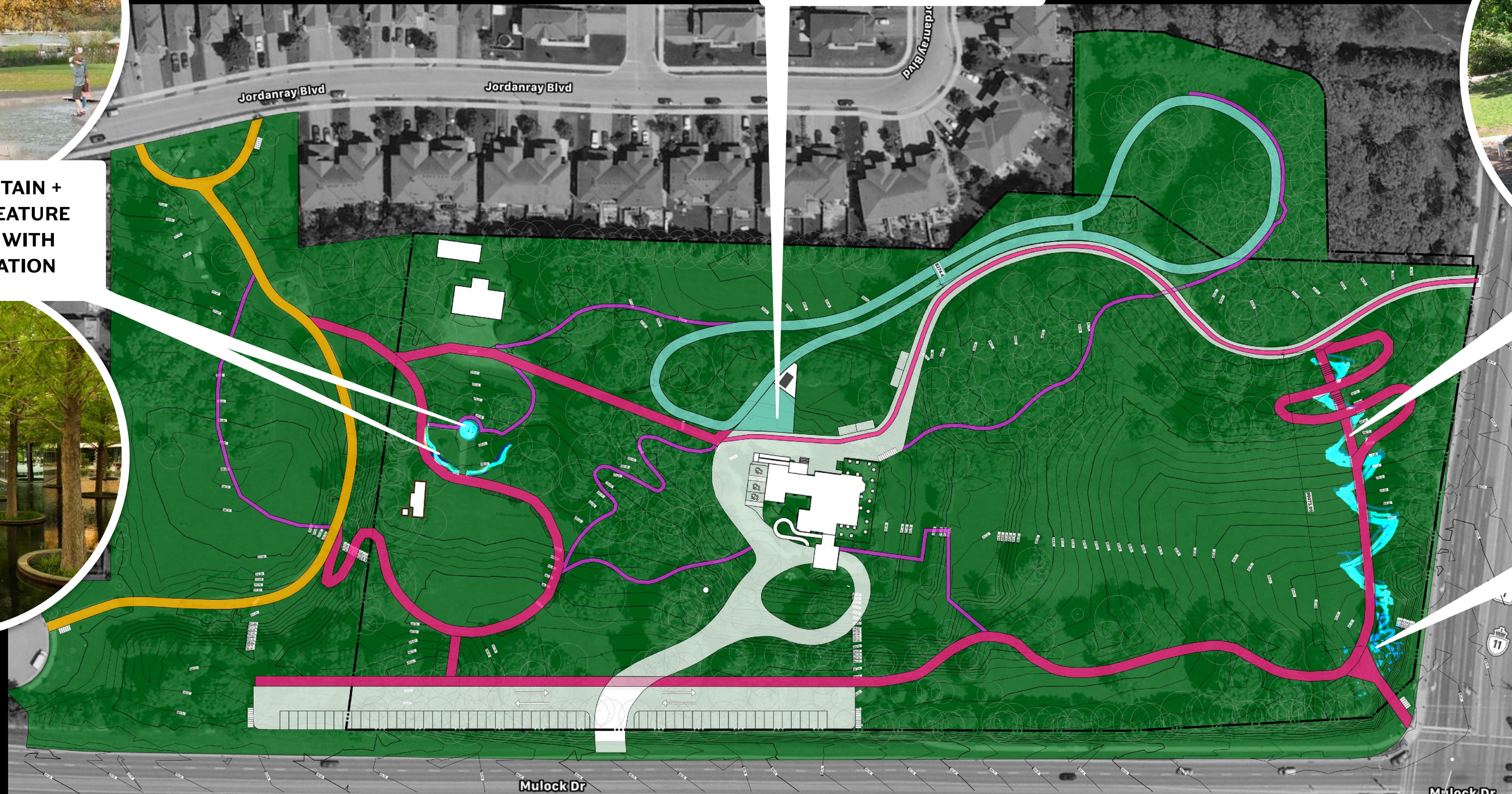


WALK, HIKE, SKATE IN NATURE, ACTIVE + PASSIVE, ALL-AGES

WATER



RESTORED FOUNTAIN +
SERENE WATER FEATURE
INCORPORATED WITH
GARDEN RENOVATION



POSSIBLE WATER FEATURE
/ IN-GROUND JETS



TERRACED RIVERINE
WATER FEATURE

WETLAND ENTRANCE
WITH BRIDGE

WATER



MEANDERING, RIVERINE, PASSIVE, COOLING, INTERACTIVE

ART



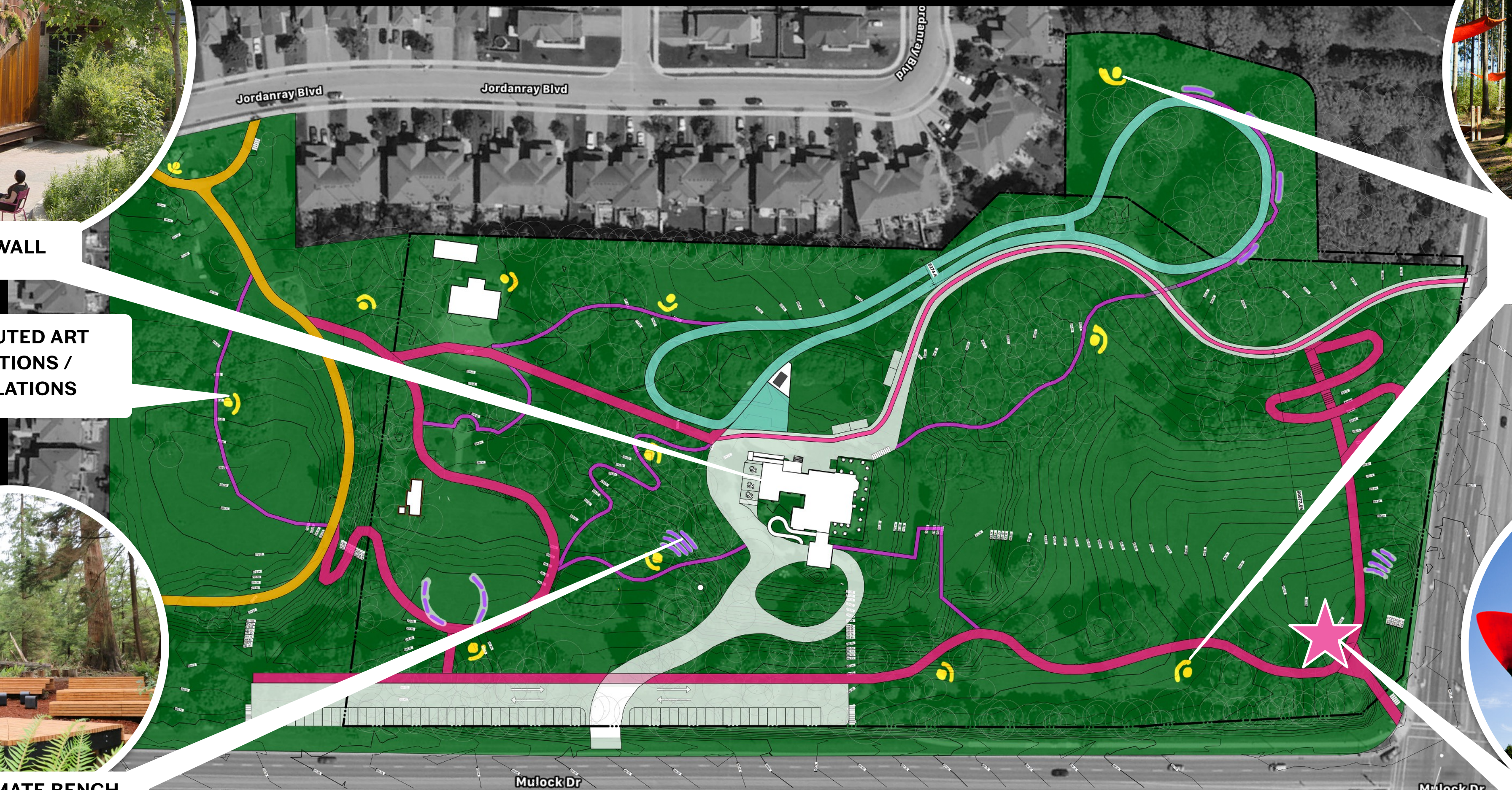
ART WALL



DISTRIBUTED ART
ACTIVATIONS /
INSTALLATIONS



SMALL INTIMATE BENCH
SEATING / PERFORMANCE
SPACE



ICONIC ART PIECE

ART



NATURE BASED, EPHEMERAL, LIGHT ON THE LAND

BUILDING + AMENITIES

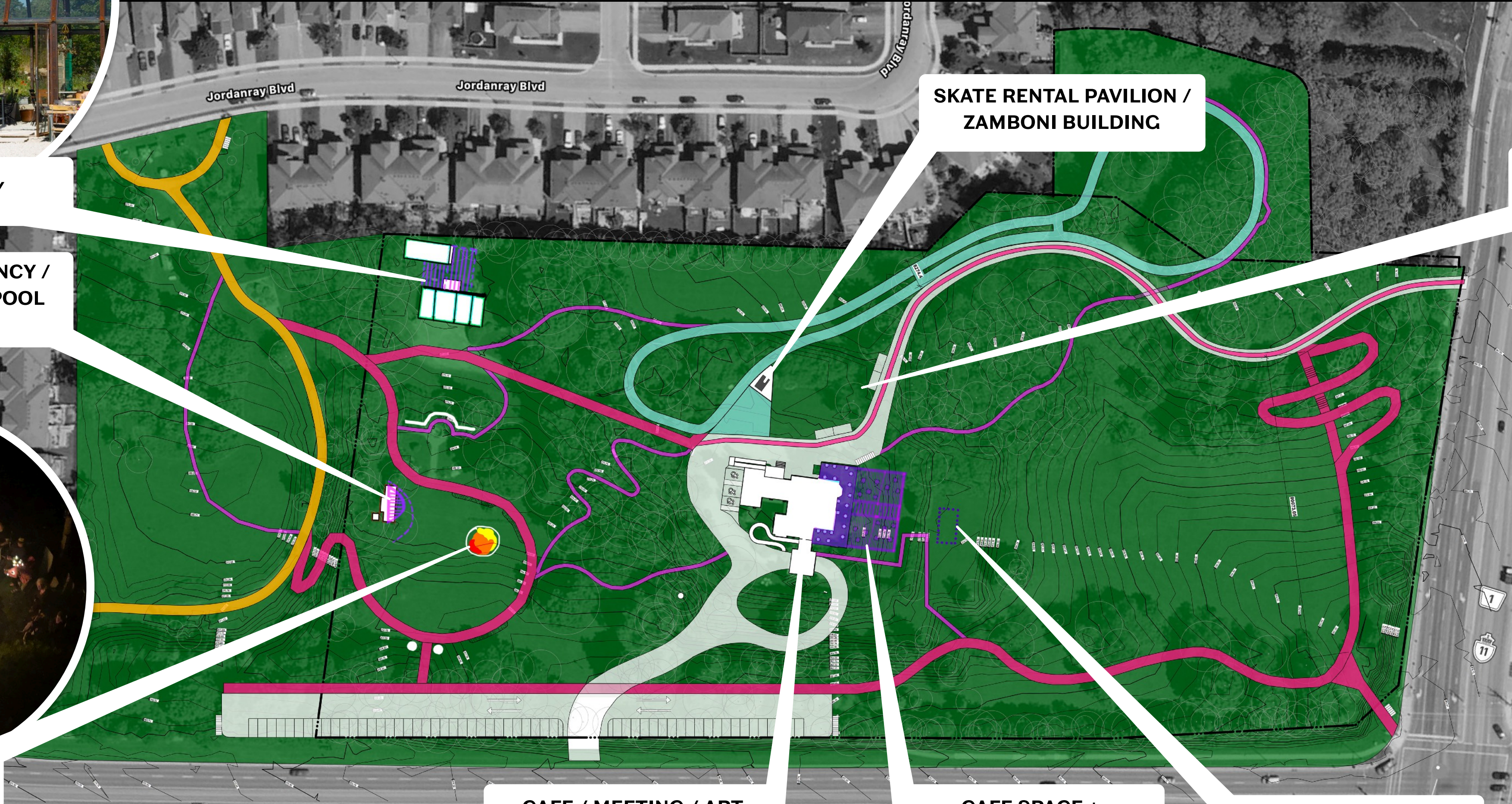


CONSERVATORY

POSSIBLE ART RESIDENCY /
FLEXIBLE PAVILION / POOL
HOUSE REUSE



FIRE PIT



SKATE RENTAL PAVILION /
ZAMBONI BUILDING

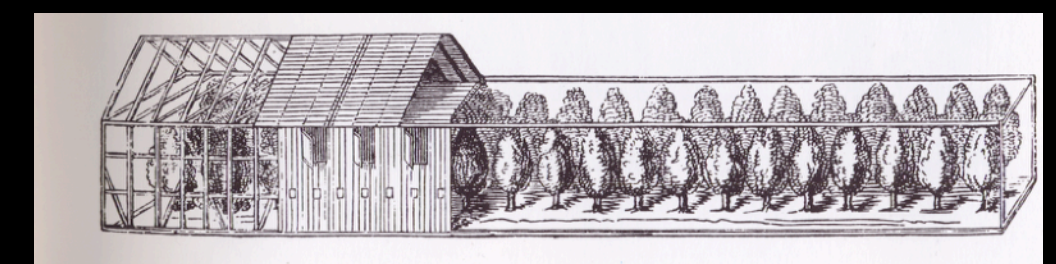
SUMMER PATIO /
TENT AREA

CAFE / MEETING / ART
ACTIVITIES (GALLERY)

CAFE SPACE +
EXPANDED PATIO

STAGE

CONSERVATORY



MODEST, VERNACULAR, SMALL, ADAPTIVE-REUSE, SIZED FOR SCHOOL GROUP

HOUSE + FOOD



EXTENSION OF HOUSE, CAFE, POP-UPS

IMPACTS SUMMARY



MULOCK ARBORETUM

Nature • History • Ecology • Retreat • Community • Art • Education • Food







LEGEND

- Trail - MAIN
- Trail - SECONDARY
- Trail - EXISTING
- 📍 Nature Interpretation / Art
- Play
- Fire
- Water
- Building—enclosed
- Building—open covered
- Seating
- Lawn
- Garden
- Tree

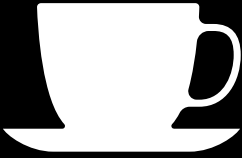

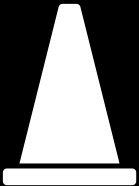

GUIDING PRINCIPLES APPLIED⁴⁶

Make it a destination

	WHAT WE HEARD	DESIGN CONCEPT RESPONSE
	<ul style="list-style-type: none">• Offer activities for daily use and for larger-scale events	<ul style="list-style-type: none">• Includes recreational and cultural spaces as well as quiet areas (for walking and relaxing), and 3 scales of gathering spaces
	<ul style="list-style-type: none">• Mixed perspectives on skating	<ul style="list-style-type: none">• Skate trail in the woods which doubles as roller skate and/or walking/running trail in off-season.
	<ul style="list-style-type: none">• Incorporate art	<ul style="list-style-type: none">• Permanent iconic piece at Mulock-Yonge access• Ephemeral, nature-based art and programming dispersed through site• Artist residency and gallery
	<ul style="list-style-type: none">• 4-season interest	<ul style="list-style-type: none">• Riverine interactive fountain; Skate trail, year-round walking trails; Natural play; Cultural programming outside and inside (house, conservatory, pool house)


GUIDING PRINCIPLES APPLIED⁴⁷

Create inclusive and accessible spaces

	WHAT WE HEARD	DESIGN CONCEPT RESPONSE
	<ul style="list-style-type: none">• Include accessible and affordable programming and food	<ul style="list-style-type: none">• Includes diverse programming opportunities and food options in the house (cafe) and around site (pop-ups, markets, etc).• Revenue generation vs. Public opportunities to be discussed at later date.
	<ul style="list-style-type: none">• Prioritize accessibility for people with accessibility needs	<ul style="list-style-type: none">• Concept addresses accessibility in a variety of ways, for example accessible path circumnavigates entire site.
	<ul style="list-style-type: none">• Prioritize safety	<ul style="list-style-type: none">• Promote some activity everywhere.
	<ul style="list-style-type: none">• All-ages, diverse interests	<ul style="list-style-type: none">• Active and passive activities for young + old (play / walk / fire pit)

GUIDING PRINCIPLES APPLIED⁴⁸

Root it in diverse histories and look forward

	WHAT WE HEARD	DESIGN CONCEPT RESPONSE
	<ul style="list-style-type: none">• Recognize diverse histories (Mulock, Indigenous, Quaker, African history) in creative ways, while looking to the future	<ul style="list-style-type: none">• High level concepts reference Sir W. Mulock: culture, preservation and new art, social gathering and innovation, agriculture (orchard, gardens, conservatory), and more.• Indigenous medicine garden; other site elements (murals, gardens, trails, signage and interpretation stop) can incorporate diverse histories.

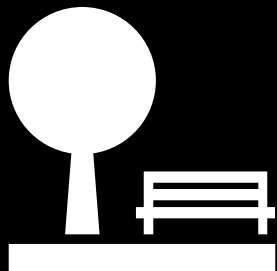

GUIDING PRINCIPLES APPLIED⁴⁹

Keep it Natural

	WHAT WE HEARD	DESIGN CONCEPT RESPONSE
	<ul style="list-style-type: none">• Preserve natural features, including trees and landscaping	<ul style="list-style-type: none">• Trees and landscaping maintained as much as possible• Skating, enhanced walking, and running trails are woven through trees• Highlight/preserve/enhance existing features (gathering tree and peonies)• Distribute uses across site to keep quiet and minimize impacts• Maximize educational opportunities• Conservatory with special gardens
	<ul style="list-style-type: none">• Incorporate environmental sustainability	<ul style="list-style-type: none">• Emphasis on diverse, native plantings; tree succession / replanting strategy priority and wetland enhancement• Adaptive re-use of house and outbuildings• Consider alternate energy sources

GUIDING PRINCIPLES APPLIED⁵⁰

Connect it to the Town

	WHAT WE HEARD	DESIGN CONCEPT RESPONSE
	<ul style="list-style-type: none">• Ensure thoughtful connections to Jim Bond Park (address parking, traffic, etc.)	<ul style="list-style-type: none">• Jim Bond Park maintained as mostly quiet space with quiet activities• Parking is reserved for Mulock Drive with drop off capabilities
	<ul style="list-style-type: none">• Consider alternative and innovative parking solutions	<ul style="list-style-type: none">• Parking along Mulock with other solutions being considered.• Connection to hydro corridor parking• Bike parking and manage parking / pedestrian conflict• Celebrate pedestrian connection to Yonge/Mulock with art

TASK FORCE COMMENTS



LIGHTING:

- Animate key elements
- Respect dark sky/spillage
- Skate trail as an art destination
- Smart lighting/solar lighting

ACCESSIBILITY:

- Trail grades
- Signage/way-finding devices for people with sensory impairments
- Possible bike rental at Ray Twinney

TASK FORCE COMMENTS



POWER:

- Include planning for wi-fi
- Power access for events

SEATING:

- Around the skating trail (and trails generally)
- Consider covered seating in some places

ART:

- Indicate how art will be procured (local/national/international)

NEXT STEPS

- December to February: Development of Plan
 - Landscape
 - Lighting
 - Fountain
 - Civil
 - Out-building Concept
- March: PIC

MULOCK ARBORETUM

Nature · History · Ecology · Retreat · Community · Art · Education · Food



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- Trail - MAIN
- Trail - SECONDARY
- Trail - EXISTING
- 👤 Nature Interpretation / Art
- Play
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- Water
- Building-enclosed
- Building-open covered
- Seating
- Lawn
- Garden
- Tree

QUESTIONS

P L A N T