



MULOCK PROPERTY

2021-04-09

MASTER PLAN PHASE II

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INTRODUCTION

This report presents the Final Master Plan for the Mulock Property, and provides guidance for the implementation of the park. This report should be read in conjunction with the Final Phase 1 Report “MULOCK PROPERTY Master Plan Phase 1A – Technical Memo” (2020.06.09) and its appendices, which include extensive background information.

Phase 1A and Phase 2 Process

In 2018, the Town of Newmarket purchased approximately 11.4 acres of land originally known as the Mulock Farm, and more recently, the Mulock Property, located at the northwest corner of the Yonge Street and Mulock Drive intersection. The property was once part of a larger 250 acre property that stretched to Bathurst Street. The property purchased by the Town is the last part owned by the Mulock family, and was the family's social landscape, as the rest was devoted to agriculture.

Over the course of 2019 and 2020, PLANT Architect Inc. and their team of consultants laid the groundwork for the development of the Master Plan to transform this property into a public park. This phase of work was documented in the “MULOCK PROPERTY Master Plan Phase 1A – Technical Memo” and its appendices. This document includes site analysis and observations, analysis of the building assets on the site, historical research and photographic documentation on the house and property, and a summary of indigenous engagement, all to inform the development of the master plan. This phase included a robust public

engagement process, through which five priorities and themes were developed as the foundation for master plan development.

Phase 1A was intended to make conclusions on several key questions concerning the site prior to moving forward with the master plan development, including whether to include Jim Bond Park, a full size skating rink, or, a skate path, to consider parking size and location, and to consider the adaptive re-use options for the heritage residence. Based on the recommendations in that report, the following directives were made and adopted by Council. Following each directive is a summary of actions and conclusions taken during Phase 2 on these directives:

Directive 1: Jim Bond Park

"That Jim Bond Park be included in the design options for the Mullock Property along with developing a focused consultation process for nearby neighbours to help shape uses and mitigations at this end of the park;"

The team engaged the local Summerhill neighbourhood directly in a focus group to address the particular concerns of those living nearby, and additionally responded to letters and email feedback directed to the Town. Their feedback has been incorporated in the development of the plan. Refer to Appendix G for the “Mulock Consultation with Neighbours” meeting notes. We recommend continuing this focused dialogue during implementation.

Directive 2: Ice Rink

“That the Mulock Property no longer be considered as a potential location for a full-size outdoor ice rink;”

An ice rink is not included in the master plan development. The development of the skate path includes a small “ice pond” for beginners.

Directive 3: Master Plan Design Options

“That Staff and the Consultants be directed to proceed with Phase 2 of the Mulock Property Master Plan to prepare three (3) design options based on combinations of the five (5) design principles described herein; “

Three plan proposals were developed based on the 5 Guiding Principles. Based on public and stakeholder feedback, these were synthesized into the Final Master Plan. The Final Consultation Report “Mulock Property Phase 2 Design Concepts Consultation Summary” (2020.10.26) in Appendix I outlines the public engagement programme and summary of feedback received that formed the basis of the Final Master Plan selection, and consolidation.

The 5 Guiding Principles that formed the basis for all three of the design options are:

A Destination

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

Rooted in History and Forward Looking

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

Natural

Maintain and enhance the natural features of the landscape.

Connected

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

Inclusive and Accessible

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

Council gave further direction for the development of the master plan options:

- Carefully consider the manner in which Jim Bond Park is incorporated into the overall plan while respecting the privacy of the adjacent residents. Consider buffering, and carefully consider uses that will be less impactful.
- Include a skating path in two of three master plan concepts (which may be considered as a phased approach). The Option 1 skating path was least favoured, and trails should be at least 500m [note this length was not feasible in the final plan].
- Include a strong art focus but it should not be THE central focus overwhelming others.
- Include a water element in all 3 options, but explore different types/scopes in each – e.g. more or less active, a walking/river piece etc.
- Consider a conservatory as one of the

elements to consider on the site as a year round landscape/garden element.

- One option should really intensely focus on natural experiences of the site.
- In conjunction with the site uses, the master plan options should consider a range of options from no parking to maximum parking (more than 60), with/without Mulock Drive drop-off, and parking solutions along Mulock Drive only, except for possible service parking.
- A separate community covered hub is not considered necessary, but may be useful in the future so will be considered in a phased plan. Look at opportunities within existing building stock or out-buildings for the near future, or in conjunction with other architectural elements.
- Although the house work is now complete, consider which mix of uses would be most ideal for each of the master plan options.

Although Council approved the parking plan limiting parking to approximately 60 cars with access off Mulock, Council also recommended further study by Town staff on parking, shuttle and multi-modal access options to supplement this parking lot.

The three master plan options were developed based on three Themes/Actions/Experiences and were presented to the public on September 29th, 2020:

- Peaceful: Mulock Arboretum
- Expressive : Culture Hub
- Energized: Village Green

The preferred plan hybrid was presented to Council on December 1st, 2020. That plan was modified based on Council feedback, feedback from the Town’s task force and internal stakeholders, and, feedback from the following committees:

- York Region
- Accessibility Advisory Committee
- Heritage Committee
- LSRCA

Refer to Appendix F, K, L and M for meeting notes/feedback from presentations to these stakeholders.

Directive 4: House Adaptive Reuse

“That the proposed re-use for the house consider a range of options as described herein to allow the design of the property to move forward.”

In Phase 1, a Resilient Adaptive Reuse Strategy was proposed for the house to offer flexibility and a range of options and criteria for judging potential partners.

The report proposed how the manor house should be renovated and upgraded in the short term to support a range of possible uses that will be determined at a later date. It recommended state of good repair upgrades, upgrading the house and porch for assembly uses, accessibility to meet code, and energy saving/comfort (air conditioning, replacing windows etc.), while largely preserving the existing rooms and room divisions. The conclusion was that the sizes and proportions of the manor house’s rooms and the relationships between these spaces will support many different

potential uses once the building has been brought up to code for Assembly uses. With a commercial kitchen capacity and a modified entrance to the north to make a more substantial public entrance, the building can serve a variety of interior functions which may change over time, while being an asset to the park.

Although the house is being developed separately from the master plan from this point, the master plan development has helped narrow the focus for that development, and has provided a more detailed context to guide that development:

In Phase 1, proposed uses included Arts Hub, Food Services (cafe, tea house, restaurant), Event venue, and Innovation Centre. Over the course of the development of the master plan, we continued to hear a strong desire for access to affordable food while people are at the park. It is therefore recommended that a cafe/restaurant be one of the fixed uses in the house and could be supplemented by the other uses.

In the Phase 1 Technical Memo food service options included full-on restaurant to a more modest service primarily directed to the outside with counter/take out, or a combination of the two. This may be in conjunction with temporary food events (see Food Opportunities page 52).

The possibility of a café in one of the other existing smaller buildings was also proposed for consideration. A café at the garage was included in two of the master plan options. The local neighbours expressed concern about noisy activities like a café at the garage, and the café option was re-

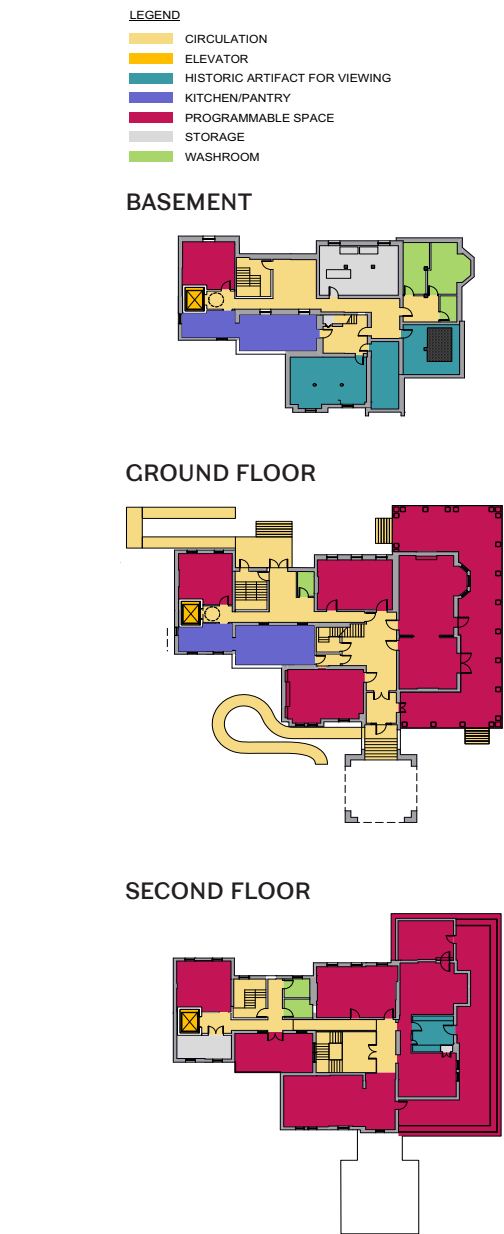
moved from this location. The pool house was not considered for food service as it was cramped, is not easy to supply, and to maintain relative quiet near the historic gardens.

As the final master plan developed active public spaces close to the house with areas designed for picnicking and outdoor eating, and with its built in services like bathrooms, the house is recommended as the food venue for the site. It should be affordable, but per above could take over the whole ground floor, or be more modest and work with interior events uses.

The final master plan has a strong arts emphasis which would be well supported by art gallery functions. The house can provide rotating displays either as a background to other activities (café, events), or with dedicated space on the second floor.

Constructed in multiple phases between the 1870s and the 1940s, the house contains intact heritage features such as fireplaces and the main stair which form the heritage back drop for the new uses for the house. Some areas in the basement and second floor are proposed to be reserved specifically as historic artifacts for viewing, and may be augmented with additional historical information.

The more detailed development around the house includes accessibility parking; bicycle, pedestrian, fire truck and other large vehicle access and servicing; the relationship between the house, hedge and Great Lawn; and the development of the skating and wet plaza area to the north. Ramp



Mullock House plans from Phase I

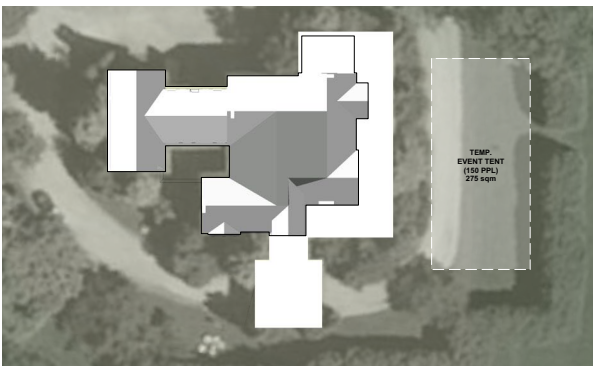
entries at the north and south have been modified to suit these changes and are indicated in the master plan.

Outdoor temporary tent areas close to the house have also been modified due to the development of the skating to the north of the house. Some changes to the basement washrooms in the house have been recommended by the Accessibility Advisory Committee. See Appendix K.

Final Master Plan

The final draft master plan was presented at a Public Information Centre (PIC) on March 10, 2021 and to Council on April 20, 2021.

The majority of the community engagement indicated that preserving natural features is a top priority. Although the final master plan is a hybrid of the three plan options, keeping the site peaceful and natural is the most prominent. The park combines preserving the essence of the natural features with a series of “episodes” of activity with art, recreation, education, community gathering, and garden/



Event tent location adjacent to Mullock House

landscape experiences. Activities and cultural/expressive functions have been geared towards this over arching desire, with smaller activities and art/culture distributed in small pockets across the entire site. The final plan was presented as the Mullock Arboretum acknowledging this primary essence of the park. This title has not been approved, and should be discussed as the project develops.

The site has multiple new destinations including an entry bridge over a constructed wetland and riverine water feature along the Yonge Street edge; a looping skate trail through the woods; a skate pond/wet plaza; a conservatory and artist residency studio; Indigenous and Diversity Gardens; and a natural playground. The site has many existing destinations including the house, beautiful woods, shaped open lawns and the historic garden. Trails linking these zones will encourage people to explore different parts of the site on each visit.

Outlined on the following pages are the highlights of the proposed master plan, plan organization and themes, a site tour with detailed descriptions of each main area, site servicing and systems concepts, and phasing and budgeting.

The proposed master plan starts with an outline of the alignment of the proposed design elements with the Guiding Principles in chart form, and is followed by a photographic overview of the site’s existing riches in the section Mullock Property Now to understand the rich context that contains this master plan.

MULOCK PARK MASTER PLAN





LEGEND





- | | | | | | |
|--------------------------|-----------------------------------|----------------------------|---------------------------------------|--|------------------------------------|
| 1 Bridge + Art Entry | 6 Café + Events + Art + Heritage | 11 Public Drop-off | 16 Conservatory + Diversity Gardens | 20 Firepit | 24 Seating + Boulders in the woods |
| 2 Constructed Wetland | 7 Interactive Art | 12 Public Parking | 17 Historic Garden + Reflecting Pool | 21 Terraced Gardens + Indigenous Gardens | 25 Tree-Lined Path |
| 3 Riverine Water Feature | 8 Skate Trail | 13 Original Gathering Tree | 14 New Gathering Tree + Peony Gardens | 22 Service Building | |
| 4 Service Road Only | 9 Zamboni + Skate Rental Pavilion | 15 Small Performance Area | 18 Artist Studio | 23 Community Park + Natural Playground | |
| 5 The Great Lawn | 10 Orchard + Picnic Area | | 19 The Green | | |






Mullock Masterplan



GUIDING PRINCIPLES APPLIED

Make it a Destination		
	WHAT WE HEARD	DESIGN CONCEPT RESPONSE
	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 three scales of gathering spaces (Jim Bond Park, the Green and the Great Lawn)
	Mixed perspectives on skating	<ul style="list-style-type: none">Skate trail in the woods which doubles as walking/running/rollerblade trail 3-season
	Incorporate art	<ul style="list-style-type: none">Permanent iconic piece at Mulock-Yonge accessEphemeral, nature-based art and programming dispersed through siteArtist studio residency and gallery
	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)

Create Inclusive and Accessible Spaces		
	WHAT WE HEARD	DESIGN CONCEPT RESPONSE
	Include accessible and affordable programming and food	<ul style="list-style-type: none">Includes diverse programming opportunities and food options in the house (café) and around site (pop-ups, markets, etc)Revenue generation vs. public opportunities to be discussed at later date
	Prioritize accessibility for people with accessibility needs	<ul style="list-style-type: none">Concept addresses accessibility in a variety of ways, including accessible paths, washrooms, signage, sledge rental, access to house
	Prioritize safety	<ul style="list-style-type: none">Promote some activity everywhere to keep eyes on the park
	All-ages, diverse interests	<ul style="list-style-type: none">Active and passive activities for young + old (play/exercise/walk/socialize/fire pit)

Root it in Diverse Histories and Look Forward		
	WHAT WE HEARD	DESIGN CONCEPT RESPONSE
	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 the Social Convener, Innovator, Farmer, Naturalist/Tree Man: Culture, preservation and new art, social gathering and innovation, agriculture (orchard, gardens, conservatory), and moreIndigenous garden and diversity gardens; other site elements (murals, gardens, trails, signage and interpretation stops) can incorporate diverse historiesHeritage education opportunities in house and gardens, and natural areasPlaces for storytelling - house, events, art/interpretive stops, woodsy amphitheatre, fire pit, conservatory

Keep it Natural		
	WHAT WE HEARD	DESIGN CONCEPT RESPONSE
	Preserve natural features, including trees and landscaping	<ul style="list-style-type: none">Trees and landscaping maintained as much as possibleSkating, enhanced walking, and running trails are woven through treesHighlight/preserve/enhance existing features (gathering tree, heritage gardens, forests and peonies)Distribute uses across site to keep site quiet and minimize impactsMaximize educational opportunitiesConservatory with special gardens
	Incorporate environmental sustainability	<ul style="list-style-type: none">Emphasis on diverse, native plantings; tree succession/replanting strategy priority, and wetland enhancementAdaptive re-use of house, garage and partial pool houseConsider alternate energy sources and energy saving techniquesWater saving and storm resiliencyAlign with emerging environmental goals of the Town

Connect it to the Town		
	WHAT WE HEARD	DESIGN CONCEPT RESPONSE
	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 activitiesParking is reserved for Mulock Drive with drop off capabilities
	Consider alternative and innovative parking solutions	<ul style="list-style-type: none">Parking along Mulock with other solutions being consideredConnection to Hydro corridor parking/future shuttle from Ray TwinneyConnect to future multi-use trail on MulockBike parking and manage parking/pedestrian conflictCelebrate pedestrian connection to Yonge/Mulock with art



MULOCK PROPERTY TODAY

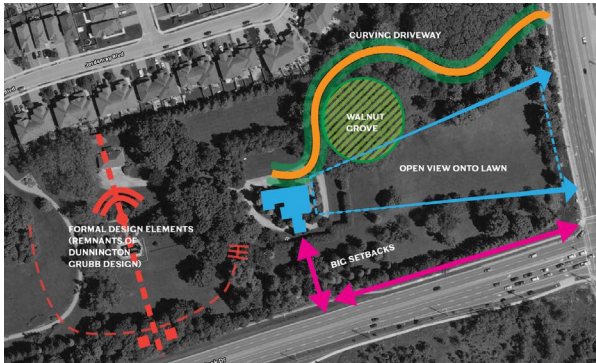
MULOCK GARDENS TODAY



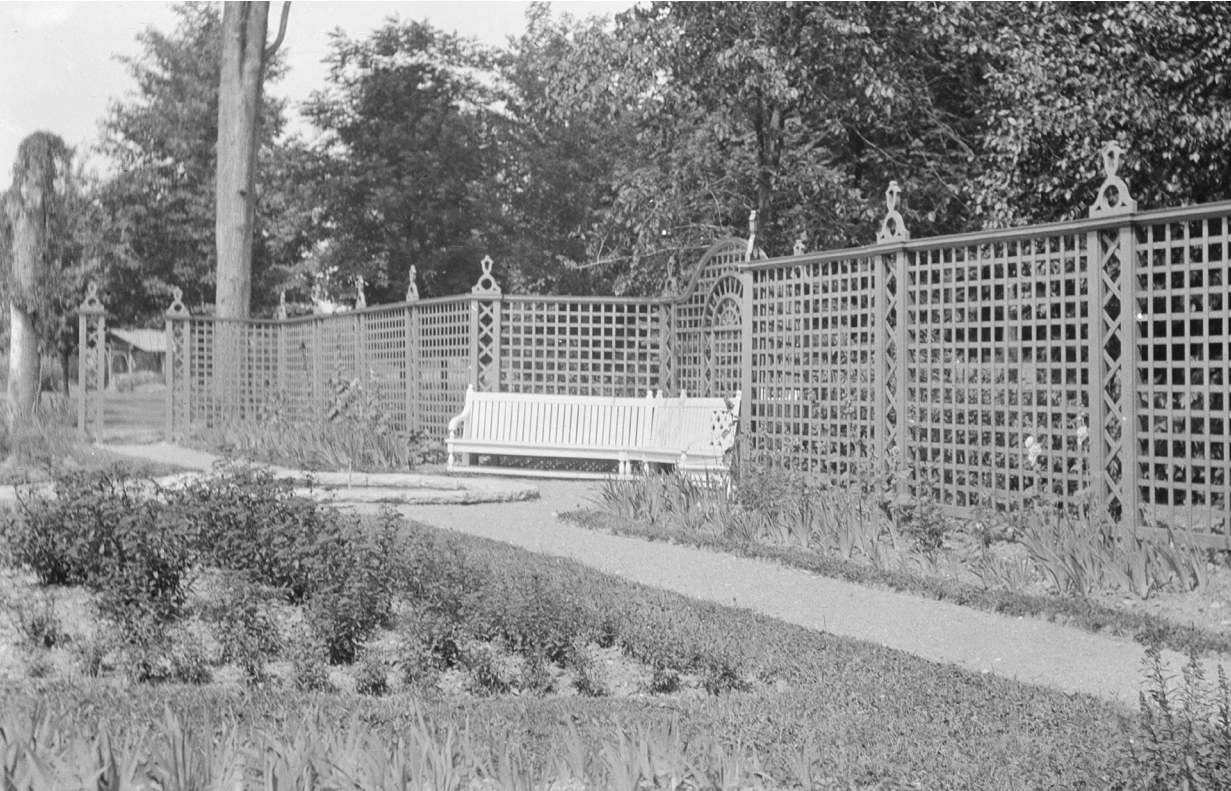
Dunington-Grubb element (in need of restoration)



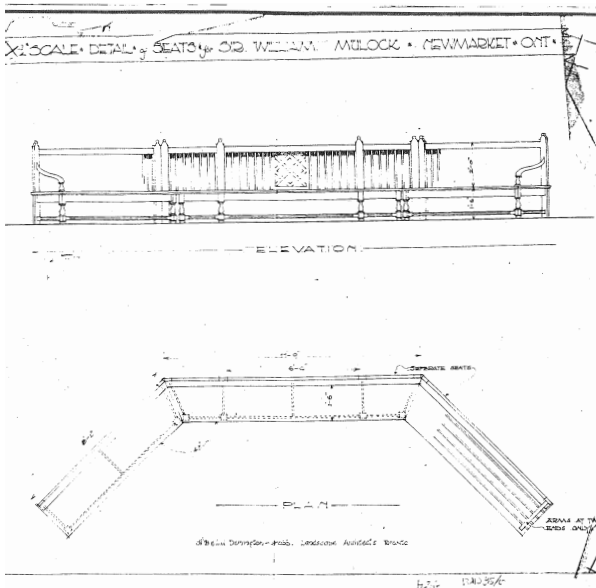
Dunington-Grubb element (in need of restoration)



Heritage Defining Features



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



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

MULOCK HOUSE TODAY



East view of house (historic)



View north from west of house



Southwest view of house (historic)



Main porch 1960's



2019

MULOCK PROPERTY TODAY



Front hall



Dining room



Basement bar



View from music room



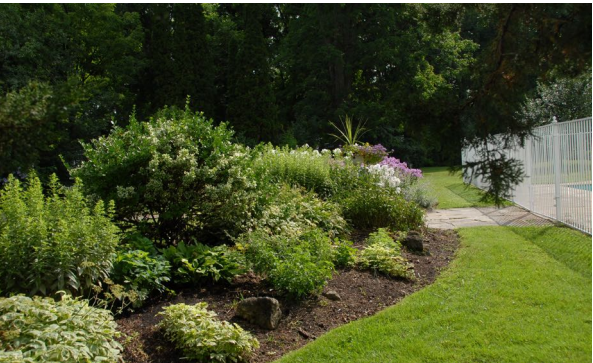
Library



Dining room



Existing path



Historic garden



West of the house



North of the house



The Great Lawn



Existing driveway



Walnut grove



Winter west of the house



MASTER PLAN OVERVIEW

YONGE & MULOCK ENTRY

Connecting to the rest of the Town, the main pedestrian entry at Yonge Street and Mulock Drive includes a landmark gateway entrance art feature. A raised walkway/bridge would pass over an engineered wetland and create an entrance point to draw people into the landmark property.



Entry at Mulock Drive and Yonge Street with house beyond

THE GREAT LAWN

The Great Lawn is a very large wide-open space in the centre of the property, surrounded by trees, including the “walnut grove”. This would remain a natural area for walking, picnicking and other passive recreation opportunities as well as a place for performances.



Entry at Mulock Drive and Yonge Street with night performance beyond

RIVERINE FOUNTAIN

The Riverine Fountain recalls the geological history of the moraine with braided streams and shallow pools. Combining turbulent water and stop points together with naturalized planting, the fountain winds its way on the hill along Yonge Street providing cooling, interaction, and background noise .



Cool stopping points along the Riverine fountain

HISTORIC HOUSE

The house and front lawn can serve food, and support community events, arts and heritage experiences. The house main floor could be an event space and cafe, while upstairs could be an art display/gallery/artist studios or innovation offices.



The restored house and adjacent lawn separated from the Great Lawn by a low hedge

SKATE POND, WET PLAZA & PAVILION

A small “skating pond” can convert to a “wet plaza” for summer cooling , splashing and water play. Off skating season it provides a hard surface for events. The pavilion includes skate rental, washrooms and skate pond and trail infrastructure. Picnic tables, seating and art further animate this four-season space.



Summer wet plaza and winter skating

SKATING TRAIL

An artificially cooled skate trail would run through the forest at the north end of the site, and would become a walking path/roller blade trail in other seasons. The trail could support temporary light art spectacles – Art walks.



Skate Trail in the woods

CONSERVATORY & DIVERSITY GARDENS

The conservatory would create an indoor/outdoor landscape experience with views of the sky and tree canopy. This would transform the original garage and stable and create a space for four season greenery and education. The diversity gardens showcase the diversity of Newmarket and its history.



Conservatory and Diversity Gardens

HISTORIC GARDENS, THE GREEN & ARTIST STUDIO

The historic garden will be restored and enhanced with new water features. The Green is ringed by the historic gardens, artist residency studio, community firepit, indigenous gardens and peonies bringing together artists, history and community to share stories of the past and engage in the future.



The Green with the Historic Gardens at the north, artist studio at west, and the peonies along the walk at the east

TREE PLAYGROUND

A natural playground is included in the existing Jim Bond Park area which will connect with the

Mulock Property. The playground would use natural wood from trees that were removed from the

Mulock site to mimic a large tree fallen on its side with roots and branches.



Natural Playground Concept Rendering



CONNECTING – TRANSPORTATION MODES



Transportation/site movement

Connecting the Town and the Park

Connecting the park to the broader community means expanding transit options and active transportation options, providing access for drop-offs and considering parking options off site.

In Phase 1, the opportunities to get to the site in a multitude of ways was pointed out as a strong asset of the site location. Newmarket's comprehensive transit system is operated by York Region Transit and VIVA Next and the Province of Ontario (GO Bus and Train services), along with the future plans for a GO Station along Mulock Drive, provide local and regional mass transit access to the site. The Town's growing bike system including an emphasis on active transportation will be better connecting bikes to the site shortly, and the encouragement of pedestrian connectivity, recreation, and sidewalk development should help bring people to the site in many more modes than just cars.

Although other modes of transportation are encouraged, the intention is to supplement on site parking in the surrounding area, including potential parking in the Hydro corridor to the North, a shuttle and multi modal trail from Ray Twinney, and partnering with low use parking lots surrounding the site or future developers for below grade parking as discussed in Phase 1 – see Alternative Access/Parking Map. Following up on these alternatives, in Phase 2 a test parking plan for the Hydro Corridor was developed, and the Town has entered into a discussion with Hydro about the potential use of the corridor.

On site mobility

In order to preserve a safe, minimal-vehicle-on-the-site environment, the service, public access and fire access have been carefully considered to minimize their impact on the site with the goal of balancing service and access needs with site impact and potential pedestrian/bike impacts and pedestrian/car impacts.

Cars

Parking is provided for 55 cars in a linear parking lot along Mulock Drive, with a single access. The single access was at the request of York Region (Mulock Drive is a regional road). The access leads to a looped drop off at the south side of the house, reusing the existing porte-cochère, and provides access to three accessible parking spots at the west of the house. There is no access to the existing driveway as this will be one way, and for service only. The topography is steep here and this driveway must be a maximum of 8% to provide fire truck access, and the west side cannot exceed 5% to provide a barrier free sidewalk.

The porte-cochère drop off can accommodate cars, shuttle vans and wheel/trans type vehicles. The height and radius prohibit a fire truck. Refer to the Appendix E for vehicle access layouts.

The existing driveway would be preserved for pedestrian and bike use, and as a one way low use service road, so that it can maintain its existing width as much as possible. A signalled gate would restrict car access at Yonge Street, and at the west end of the house in order to prevent people from



Parking study: Hydro Corridor



Alternative access and parking

driving past the accessible parking to access this driveway.

The parking lot should have a dynamic sign indicating availability of parking spots to direct people elsewhere to park when the parking lot is full, rather than create congestion in the parking lot.

Designated parking for car share/carpooling to be provided.

Solar panel shade structures are proposed as a possible way to generate electricity and reduce heat island effect in the lot. Refer to Sustainability Section.

Staff parking

Consideration should be made for staff parking as part of the Mulock Drive parking lot.

Pedestrians

The main pedestrian “gateway” entry to the site is at Yonge Street and Mulock Drive providing easiest access from public transit at the VIVA stop. Secondary pedestrian access is provided at the existing entry driveway (changed to low-use service road only), from the parking lot at the south, and, as it is now joined to Jim Bond Park, at the existing access points at Jordanray Blvd. and Osler Court.

Bicycles

Bike access is provided from Jordanray, Osler Court, Mulock Drive and the existing driveway providing a through connection between the neighbourhood and regional roads. Encouragement to dismount is considered for the other entrances in order to preserve the quiet and peaceful aspect of the site. Bike parking is provided both at en-

trances, and near buildings and activities within the site. If possible they should be under cover. Covered bike storage is desired at the parking lot.

A feasibility study for a multi use path along Mulock Drive is currently underway, and connections into the park are being incorporated into that study in coordination with this master plan.

Fire Access routes

The house and conservatory (as it is designed as a gathering space) are classified as Part 3 buildings in the Ontario Building Code and require a fire access route within 3m-15m of the main entrance. The skate pavilion is a service building, and is thus a Part 9 building requiring a fire route within 45m of the main entrance. The artist studio is a Part 9 building, and if sprinklered, would require an alternate solution submission to allow 90m to the fire truck. The alternate solution method provision proposes to treat the artist studio as an accessory structure behind the house, and is based on a similar laneway house provision. The alternate method will require approval.

Fire access routes are required to be 6m wide by code. Fire truck access to the house and skate pavilion are provided by the route from Mulock Drive with a 3 point turn to the west of the house. (The loop radii and porte-cochère height will not accommodate the truck).

Fire truck access to the conservatory is via the pedestrian path from Jordanray rebuilt to suit heavy loading. The existing 3m width can remain, with an added 1.5m grasscrete band on both sides to provide the full 6m width for emergencies. This

is an alternate method that would need to be approved, but has been successful in the past.

Fire fighting for the artist studio would be provided by the firetruck from the west side of the house. A hydrant would be required in this area. Refer to Fire Routes Plan.

For further study/inclusion in implementation

Access from Mulock Drive

In Phase 1, York Region provided high-level parameters for one access only along Mulock Drive. Due to the limitations of the drive loop and height of the porte-cochère, the driveway can accept cars, vans, service vehicles up to a maximum length of 8.1m wheeltrans (Orion van) type vehicle. This limitation means that buses cannot use this drop off without performing a 3-point turn which is inconvenient. (Although this is the path of travel for a fire truck, that is assumed to be for low use occasions.) If the parking lot had an access in and out at the ends, a bus could make an easy drop off. This should be further discussed with York Region.

The driveway

The existing gravel driveway is an iconic aspect of the landscape with its slow twists and turns lined by trees. Though not natural, it provides a porous surface which contributes to the health of the tree roots. This driveway will continue to have some vehicle traffic on it, and will have bike and pedestrian traffic. Although it may be desirable to maintain this driveway in gravel, the Town does not own a grader, and there is concern about pot holes and dust in the summer. In order to alleviate

these concerns, the road should be paved. This will need to be carefully designed to minimize the damage to the trees, which are its main asset. Porous asphalt is recommended to allow water to percolate to the tree roots.

Snow ploughing and storage

Snow ploughing and snow storage need to be considered in the parking lot, along the road, trails and driveway, and at the accessible parking. Ideally there should be 3m between the road and the skating trail – this may not be possible in all locations especially at the pinch point. All of the roads have trees in close proximity with many species not very tolerant of salt. All alternatives should be considered. Not all trails will be maintained – refer to Paths Plan.

Bike parking locations need to be coordinated with snow storage/piling.

Street calming in the neighbourhood

In the focused consultation with the local neighbourhood, they emphasized the need for traffic calming measures and signage along Mulock Drive to indicate that there is no car access to the park from these other roads.

Newmarket resident suggestions

A resident suggested that parking passes for Newmarket residents might be considered given the limited parking on site. The merits of this would need to be discussed

Enabling shuttle use would be very important including making an online shuttle reservation system.

FIRE ROUTES



Fire route

CYCLING



Cycling

PATH SYSTEMS

- LEGEND
- Skate Rink/Walking Path
 - Primary Path
 - Secondary Path (No Winter Maintenance)



Path hierarchy

PATH PRECEDENTS

Except for the skate trail which is concrete, all main trails would be 3m wide asphalt to match the Newmarket standard. Ideally asphalt would be porous. All paths to be maximum 5% to allow for full accessibility. Ramps are provided where this slope is exceeded. Secondary paths are primarily through wooded areas and are stabilized aggregate to preserve tree root health, and would not be maintained in winter. Providing paths in these areas helps to preserve all of the trees in the area by reducing the extent of foot traffic on tree roots. There may be some areas where tree roots may need to be “bridged” with a path to prevent damage.

For further study/inclusion in implementation

Consider the possibility of a sensory pathway. This is to be coordinated with the Town’s Inclusion Supervisor and Programmer.



Duck Decoy by MvD – path bridging tree roots



Schoneberger Sudgelände Nature Park – path bridging tree roots



Path at edge of wetland



Path bridging storm channel



Garden of the Five Senses, Boothbay Maine – sensory pathway



Stabilized Aggregate Path, Fairy Lake, Newmarket



Typical Path, Fairy Lake, Newmarket

ECOLOGY & GARDENS



Ecology and gardens

The majority of the community engagement indicated that preserving natural features is a top priority. Though naturalistic, the existing site on a whole can be considered more a formal garden than natural area, where each plant has been selected and placed primarily for aesthetic (or in the case of the walnuts, fiscal) purposes. This master plan proposes to reintroduce an ecological layer to the park to be interwoven with this highly aestheticized landscape. Many of the new garden/landscape elements promote the benefits of natural systems, and simultaneously explore a more culturally diverse landscape narrative.

The primary landscapes visitors are drawn to on site are ones that already exist, including large and small lawns, and distinct forest groves or copses that surround these open areas, and special trees like the Sugar Maple we have designated “The Gathering Tree”.

Proposed tree planting takes into consideration tree succession, new landscape buffers, replacement compensation for trees lost to development, and enhancement/shaping of various open spaces by contrast. Species should be primarily native, with a focus on diversity which speaks to the concept of “the arboretum”. Invasive species should be avoided.

The gardens

Special gardens areas are outlined here with some guidance to aid in development of their themes or character. Each typology will also provide a multitude of educational opportunities:

Naturalized terraced gardens at the Riverine

Fountain – connecting geological stories of glaciation and moraine formation with naturalized, pollinator friendly plantings that reflect the meadow/tall grass prairie plains historically found on the oak ridges moraine.

Engineered Wetland – enhanced wetland planting features with native species, habitat creation, as well as stormwater treatment and management. This area also includes informal seating.

Community Orchard – recalling Sir William’s experimental farm, these should provide fruit trees, with enough spacing to ensure grass will grow below to allow for casual park use. Fruit produced could be for on site/community use.

Diversity Gardens – these gardens provide opportunities for local horticultural groups with diverse backgrounds and an interest in garden based cultural expression. Plantings may not be native here, but also mindful of avoiding invasives.

Historic Gardens – the formal garden by Dunnington-Grubb is to be restored and enhanced. There is very little horticultural information on the original garden (except the peonies), so restoration should start with existing material on site, and typical gardens by these landscape architects.

Indigenous Gardens – the intent is to partner with the local indigenous group to bring appropriate themes to this garden. The garden is on the east embankment next to Jim Bond Park. Although a medicine garden was mentioned as one option, many other garden types are possible.

Rain gardens – stormwater runoff source points from roof drainage provide opportunities for small

rain gardens.

Green Roofs – green roofs are proposed for all of the outbuildings and should be considered as part of the overall ecosystem. The green roofs on the artist studio and skate pavilion can be seen from above from the house, and from the path down from the house at the west.

The Playground may have some additional planting but is considered here primarily for its capacity as an educational area within the narrative of trees and site ecology; it’s layout is based on the life of a tree and will include reuse of fallen/removed trees.

The Conservatory – this building provides capacity for growing year-round which could include horticultural displays, and act as a nursery for plants on the site. It is an indoor place for nature education on the site.

Tree succession

Trees are the backbone of the landscape at the Mulock property. The age, structure, and species distribution of the canopy is beautiful, robust, and a well-understood community asset. In transitioning from a private estate to a public, urban park, there are certain strategic urban forest management principles that should be applied. Given that a portion of the trees on the site are in poor health, and there will be significant removals to improve site amenities and access, an appropriate replacement and succession plan is necessary. The guiding principles of the succession plan should be as follows: (1) species selection should be regionally appropriate, native trees adapted to



High level impact diagram

urban park conditions, unless for otherwise stated cultural purposes (i.e. orchard plantings) and no invasive species should be used; (2) initial replacement rate of removed trees should be a minimum of 1:1 or ideally greater than 2:1 to mitigate the impacts on the overall canopy from the loss of mature, large-canopy trees; (3) after project completion, maintenance and monitoring of older trees per arborists instructions, and planning for replacement ahead of removal is recommended.

Species that are recommended for replanting as part of succession and enhancement plan for the “forest trees of Mulock” include: white birch for uniform clusters; sugar maple, butternut hickory, pin oak, red oak, or white oak for feature trees; replacement of black walnuts with like; introduce smaller understory native trees for canopy diversity and succession such as ironwood, blue beech, black cherry; replacement of evergreens as required with more native species such as white spruce, white or red pine. The planned replacement for the Gathering Tree should be replaced with a like specimen in its new location. Existing tree inventory are as follows:

- 12 dead
- 7 poor condition
- 93 fair condition
- 323 good condition
- 1 excellent

Of approximately 450 trees, about 5% are on their way out quickly. Another 21% are struggling, many of which may require replacement in the not-so distant future.

The plan currently proposes the removal of about 100-110 trees for all the park development proposals. The good news is many of these are along the south border where there are a lot of invasive Norway maples and struggling trees already. Prime for replacement.

Education:

The amphitheatre tucked in the woods to the west of the house provides an outdoor gathering space for native indigenous education. Art/interpretation points throughout the site provide places for conveying native and indigenous and cultural information.

For further study/inclusion in implementation

In addition to developing the themes and opportunities above, the following should be considered:

Currently most of the tree groves are manicured with little to no undergrowth. In order to provide for a more diverse ecosystem, as well as to promote healthy tree succession, some areas should be considered for multi-storey growth. Areas could also be identified where it is acceptable for fallen trees to remain, rot and provide nurture at the forest floor.

As this is no longer a private garden, CPTED principles need to be considered for all planting design.

The development and curation of the Diversity Gardens and Indigenous Garden should be based on partnerships with community groups and the Town. Partnerships may also be extended to the care and curation of plantings in the conservatory and formal garden.



Small engineered wetland



Arboretum identifier

The Getty Salad Garden



Medicine garden

ECOLOGY & GARDENING PRECEDENTS



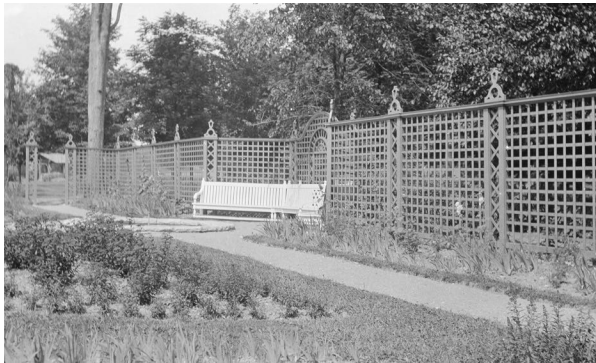
Gathering tree at Washington Oaks Gardens State Park, Florida



Community gardens and orchards



Gary Comer Youth Centre Teaching Garden, Hoerr Schaudt



Mulock Property Heritage Garden by Dunington Grubb



Pollinator gardens

RECREATION – PASSIVE/ACTIVE

- LEGEND
- Gathering
 - - - Walking
 - Skating



Recreation

RECREATION – PASSIVE/ACTIVE – PRECEDENTS

The majority of the community engagement indicated that preserving natural features is a top priority, so recreation on the site is largely passive with walks to enjoy, while preserving the natural and garden landscapes.

Passive

The three flexible lawns – The Great Lawn, The Green and Jim Bond each provide open turf areas for a variety of typical uses like picnicking, etc. Based on the public feedback, the noisiest activities should be concentrated on the east in the Great Lawn, with The Green and Jim Bond supporting more quiet recreation like yoga classes/stretching.

Active

Throughout the public process, three active uses were supported:

The skate trail – providing an experience that winds through the existing woods at the north end of the site and adjacent to the new orchard group. Part of the trail is on the bed of an abandoned road on the adjacent Criterion property landscape buffer. This layout is conditional upon the Town acquiring the adjoining woodlot and/or acquiring use through either a development application for the property or otherwise. The skate trail is artificially cooled and provides a concrete walkway for three season walks. The main entry to the trail is to the north of the house where there is a service pavilion to support the use, and a skate mustering area the skate pond. The trail is tucked into the ‘back’ of the site as a skate trail cannot be crossed by foot in the

winter, so cannot interrupt other walking paths.

The skate trail could act as a running trail in the summer, though the perfect 400m length cannot be met. The priority for the trail path is to create a special bucolic experience while minimizing the tree loss, and maximizing the continued tree health of the adjacent trees. The route should waver as needed to achieve this, while being serviceable by the Zamboni.

There is a second access to the trail and small mustering area adjacent to the driveway off Yonge Street.

Interactive water features – the mustering rink (skate pond) transforms into a wet plaza with jets in the summer to provide cooling for children and adult play. As there is no splash pad equipment, when the water is turned off, this area provides a small plaza for events. The riverine water feature provides wet puddles for more quiet children and adult play. It is not a wading pool.

The Playground provides a multi-functional play area for small and large motor skills, and play acting opportunities, as well as the opportunity for educational aspects.

For further study/inclusion in implementation

In addition to developing the themes and opportunities above, the following should be considered:

See Skate Pond, Wet Plaza and Pavilion section for more detail.

Considerations of long term maintenance of the playground: natural playgrounds do not use pressure treated wood, however, natural preser-

vation solutions (like boron plugs) significantly extend the life of natural wood elements. Regular inspection is required to identify replacement needs.



Don Valley Guided Walks, Toronto



Tai Chi in the Park



Skate Trail in the Woods, Arrowhead Provincial Park



Public roller rink in summertime, Houston, Texas



Interactive log elements, Shaheyuan Park by AOBO



Natural log play structures

CULTURE – ART, PERFORMANCE, HISTORY



The Mulock family historical features include the house, and aspects of the landscape including the lawns, forests, and historical gardens to the west (see Tech Memo for full documentation). A trip to the park however includes the possibility of a broader cultural feast which includes and preserves the Mulock family narratives, while adding more contemporary cultural production, and connects the pre-Mulock cultural histories of this landscape.

The house, formal garden, diversity garden and indigenous gardens support cultural narratives across the site.

Performances and events here should complement and be distinct from Riverwalk, and not draw Riverwalk’s popularity away. Consider partnering with diverse groups for performances to broaden the cultural offerings on the site.

Contemporary Visual Arts

Visual arts are supported in three ways: permanent visual art commissions; support for temporary art display in the house and park; and with the inclusion of space for an artist residency on site (not live in).

Permanent commissions include the gateway entry, the skate pond floor, and possible art points/interpretation points throughout the site. There is also potential on the west blank wall of the house as well as the acoustic wall at the skate trail to the neighbours.

The house can provide rotating display either as a background to other activities (café, events),

and with the possible use of the second floor as an art gallery.

Temporary art in the landscape is supported by the art points, can be supported in the larger lawn areas (Great Lawn, Green and Jim Bond), and along the skate path with Light walks. Both the skate path and Great Lawn are supported with electrical/wifi infrastructure to support a broad range of art types including art light spectacles. See Lighting section.

The artist studio provides a platform for an artist residency as a rotating art space for interaction with the public. The feasibility study for the house (in Tech Memo 1A) use also included a possible extension of this function to an upstairs art gallery.

Performing Arts

The Great Lawn is the natural place for performances for a large crowd in terms of capacity, visibility from Yonge Street and connectivity with the house. It also keeps noisy events as far from the neighbours as possible. The lawn is supported by electrical infrastructure at both ends.

Smaller storytelling places provide for more interactive performance and community cultural sharing at different scales and include the small amphitheatre, the fire pit, and the gathering tree.

For further study/inclusion in implementation

In addition to developing the themes and opportunities above, the following should be considered: Development of an art program with an arts professional including designing the public art pro-

gram structure and implementation methods – how commissions should be structured, and who is the target – local regional and beyond, and to create a structure for the artist residency.

CULTURE – ART PERFORMANCE PRECEDENTS



Performance and gathering – Deer Valley Performances, Utah



Temporary art – MAXXI Museum



Permanent art – Watershed Consciousness by Ferruccio Sardella



Seasonal Art/Festivals



Performance and gathering – Fircom Amphitheatre, Gambier Island, British Columbia



Permanent art – Modified Social Benches, Venice by Jeppe Hein



Permanent art – Moccasin Identifier Project Former Chief Carolyn King MCFN



Seasonal Art/Festivals – Patrick Doherty, annual Birds in Art Exhibit, Wisconsin



Seasonal Art/Festivals – Ed Pien, Tree Museum



Seasonal Art/Festivals – Catherine Widgery, Tree Museum



Storytelling and gathering



Permanent art – Suspended by Menashe Kadishman



Permanent art – Janet Cardiff and George Bures Miller Audio Walk



Seasonal Art/Festivals – Warming Huts, Winnipeg



Seasonal Art/Festivals – Winter Stations, Toronto



Artist Residency – Spark Box Studio, Picton, Ontario

BUILDING AMENITY & SERVICE AREAS

In addition to the house, there are five buildings: Skate pavilion, conservatory, artist studio with-below grade pump house, maintenance garage and below grade pump house for the riverine fountain. Refer to Site Tour chapters for more information about each of these buildings. Although each of the buildings serves a particular function, they also provide general amenities for the site. In general, it is the intention of the master plan to keep all of the buildings as small as possible in order to reduce their overall impact on the land-

scape. Any facilities/services that can be shared, or services that can be considered more remotely (Ray Twinney for instance) should be considered, to reduce the impact of these buildings on the site.

Washrooms

Washrooms in the skate pavilion and conservatory are both accessed directly from the park, and therefore serve the park even if the facility is closed. This is also important from a phasing point of view, as the house renovations will likely

lag behind the park renovations. Access from the park to the washrooms in the house is primarily from the north entrance which provides access to the basement washrooms without disrupting the use at the front of the house (event, meeting, food).

The bathroom for the artist studio is for the artist use only.

Bathroom numbers for the conservatory, and artist studio are calculated using OBC requirements based on size and occupancy type. One

bathroom is required at the skate pavilion for the rental staff, however additional bathrooms are provided at this location as the skate and splash pad use will generate immediate local needs. The number of the bathrooms could vary.

All bathroom locations include barrier free washrooms. Both the house and the skate pavilion provide a universal washroom with an adult change table and lift which can also double as a family washroom. Public washrooms are all designed as genderless, shared washrooms and

therefore all toilet areas must be full height rooms, not bathroom stalls. As there is already plumbing in these locations, they offer the opportunity for water fountains and bottle fillers as well. Each bathroom should have a baby change table.

Storage and Maintenance space

Some storage is provided in all of the buildings. Public Works Services requested a maintenance garage for use by maintenance staff on the site. A garage and storage yard have been provided with

access off of Osler Court in order to minimize any pedestrian cross over with maintenance vehicles.

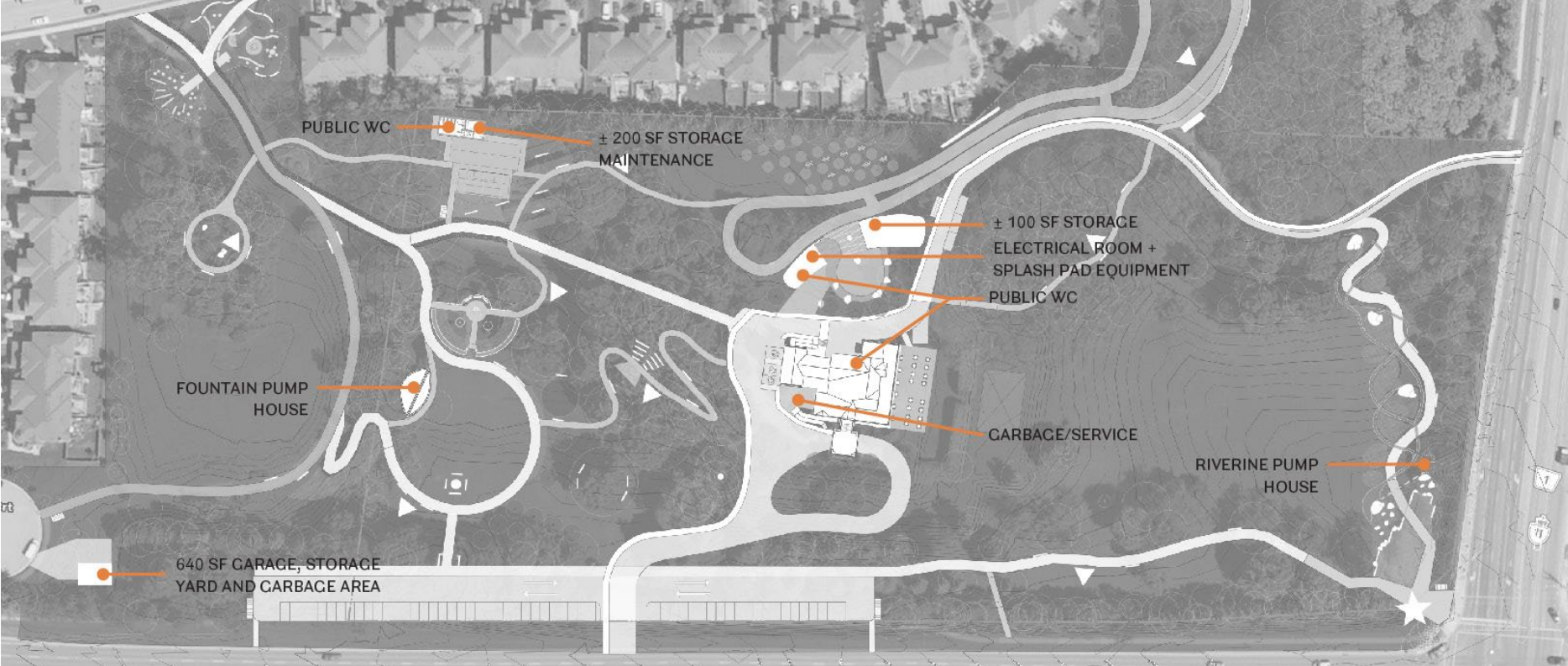
Maintenance pick-ups can access the site from Jordanray Boulevard or Yonge Street for limited use/with gate.

Garbage

Though each of the buildings and park in general will generate garbage, this should be consolidated on a regular basis in a central garbage pick up location. In order to provide the least disruption,



Amenity locations



Services and maintenance

MAINTENANCE GARAGE

the best location from an access point of view is the storage yard at the maintenance building. In-ground EarthBin receptacles currently piloting in downtown Newmarket, or Molok waste containers should be considered (the way the vehicles access and empty the receptacles is different and require different kinds of space and headroom). Trash compactors to be considered. Refer to Appendix E for garbage truck manoeuvre path.

An area has been designated at the SW corner of the house for a fenced area for garbage/service space. This could be accessed directly from the kitchen or hall over the course of the day [not currently shown in Phase I plans].

Maintenance Garage

PWS requested a maintenance garage that is 32'-0" by 20'-0" with an interior ceiling height of 18'-0" with outdoor storage. This is located as far as possible from all of the other activities on the site to minimize pedestrian/bike/service cross over. The central waste collection/removal will be here. See Service and Amenities Section. Refer to Traffic drawings in the Appendix E for garbage truck manoeuvring.

The building and yard wall are conceived with the same shingle cladding materials as the other park buildings, and includes a green roof [see concept for out-buildings on pages 86-103]. The building is proposed with a Kalwall or glass clerestory to maximize use of daylighting to reduce electrical loads. The yard should be porous paving, and be surrounded by solid fencing to match the building

facade.

For further study/inclusion in implementation

In addition to developing the opportunities above, the following should be considered:

Janitors closets:

The Town is to consider whether these are required at every single building, or is there some synergy/sharing possible?

Maintenance Garage:

The garage is to be developed to include a room to store supplies/chemicals, and staff space. PWS has requested a heated Staff room with computer(s), washroom and shower, and lockers therefore electrical, plumbing and heat is required in the building. There is a significant cost to bringing plumbing to this part of the site, so other alternatives and synergies should be considered if possible. No parking is currently provided in the spirit of providing the least amount of paving. Further consideration of parking spots associated with the garage and shed area and the impacts on the park and neighbours will need to be considered.

Site Services:

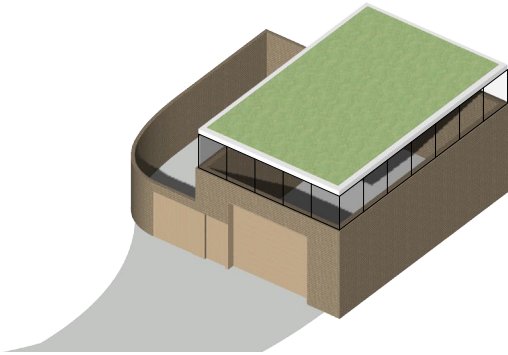
- Include structure for a ceiling lift and adult change table in the skate building universal washroom.
- Provide a generator back up for Conservatory.
- Coordinate irrigation system for some gardens, although naturalized gardens should be designed without it.
- Storage for summer, winter, night use furniture like umbrellas, chairs and tables.

- Try to create back entrances to buildings for maintenance to eliminate cross over with users.
- Try to reduce, limit or eliminate large services vehicles on the site through careful scheduling.

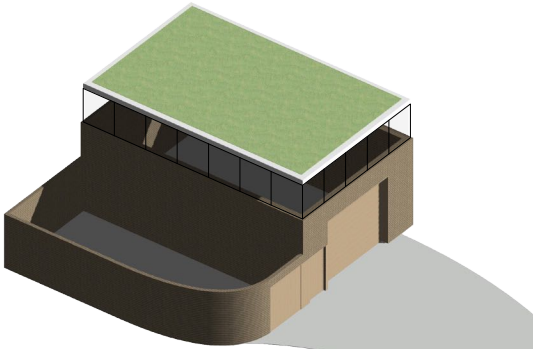
- Consider refuse pick up schedules

Additional things to add to the house development:

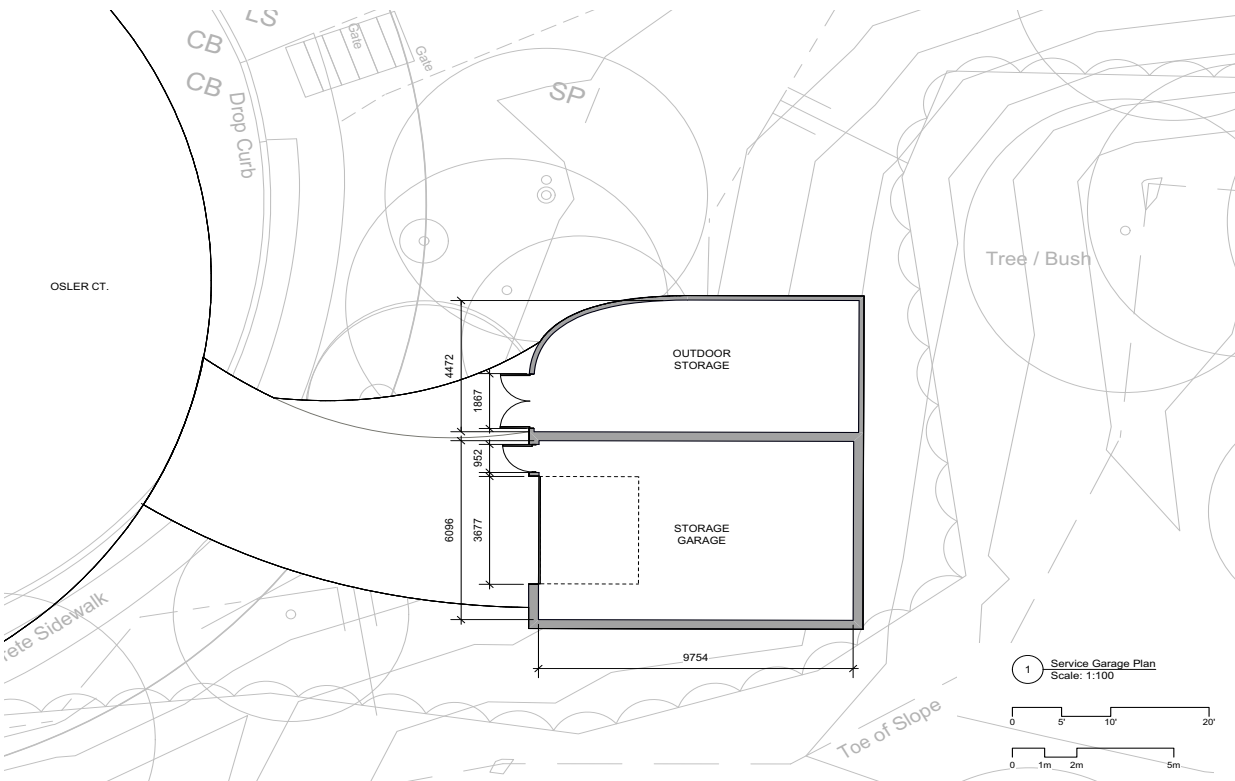
- Revise the basement washrooms to include a universal washroom with an adult change table and structure for a future ceiling lift.
- Flip south entry door and revise existing landing to be accessible. Consider a lift in lieu of a long ramp.
- Ensure adequate side clearances for accessible parking spots to allow for wheel chair access, strollers, ramps, etc.



Maintenance garage and fenced yard



Maintenance garage and fenced yard



Maintenance garage plan

FOOD OPPORTUNITIES – PRECEDENTS & CONCEPT

Food Opportunities

The strategies around food in this master plan centre around three opportunities. The first is practical access to food at the house in the form of a café – refer to the Introduction for food uses at the house. The porch is a great place to eat and look over the park. The adjacent lawn can provide three season dining. The second opportunity is the celebration of agricultural production on the land, past–present–future, through orchards. The third is highlighting cultural diversity of food options in both production (in Diversity Gardens) and consumption, by supporting local restaurants and other food service businesses in Newmarket. These supports could be in the form of pop-ups and other events-based programming, similar to Foodstock in Melancthon, Ontario or the Wychwood Barns farmers market in Toronto. The community orchard and diversity gardens in particular are lynch pin elements in connecting the history of the Mulock property as a landscape of agricultural production and innovation, to the future vision of the park as an inclusive public space that celebrates the rich cultural diversity of the Town of Newmarket through shared food experiences and knowledge exchanges.



The Tallinn Christmas market



Three season outdoor dining – Tavern on the Hill, Ottawa



The Algonquin Resort Porch – St. Andrew New Brunswick



Porch and garden event space, Columns Hotel NOLA



Pop-up gourmet food event – Foodstock



Pop-up dining pavilion – Raw Almond



SITE TOUR

MULOCK ARBORETUM – DETAILED SITE TOUR



Mulock Park Master Plan

The majority of the community engagement indicated that preserving natural features is a top priority. The master plan for the park combines the natural and heritage features with a series of “episodes” of activity with art, recreation, education, community gathering, and garden/landscape experiences. On the following pages we look at each of these episodes in more detail as a Site Tour. It is important to remember that each of these episodes are on the periphery of, or in between existing forest and lawn landscapes that are to be preserved, and the activities and developments are concentrated in small pockets. Refer to “Mulock Property Now” at the beginning of this document and “MULOCK PROPERTY Master Plan Phase 1A – Technical Memo” for more information on the existing spaces.

As discussed in Phase 1 of this master plan process, there is a well-loved 150-year history of the site and its artifacts – the house, gardens and landscape, and, there are older Indigenous as well as geological histories, and more diverse cultural histories to draw from including the Rogers Family, the Quakers, African Americans and newcomers to Newmarket. These are all opportunities for new narratives to be revealed on the site with interpretation and programming. How to relate and create a dialogue with the existing physical elements of the site as we see it today – house, gardens, and forest landscapes, is critical to the design exercise. To this end, the master plan first defines a material strategy and character for the landscapes, and for new building elements to cre-

ate a vital dialogue with these existing elements, while carefully respecting their particular qualities. The aim is to both make a contemporary mark on the park to highlight this dialogue, while also expanding the dialogue to a much-longer time line that reaches before Sir William Mulock’s time.

Heritage

In 2003, following the advice of the Newmarket Municipal Heritage Committee (Heritage Newmarket), the Town Council Designated the Mulock property under Part IV of the Ontario Heritage Act (By-law 2003-168). Formal designation of heritage properties is one way of publicly acknowledging a property’s heritage value to a community. At the same time, designation helps to ensure the conservation of these important places for the benefit and enjoyment of present and future generations. Any changes proposed to the site, as part of this Master Plan, would need to be approved through a Heritage Permit. Designation under the Ontario Heritage Act does not prevent changes to a property, but rather, it allows for the site to be managed/guided through change, striking a balance between protecting what is important and enabling appropriate change. One of the goals of the Master Plan is to find a sustainable and workable reuse for the house and landscape. Protecting and evolving are not mutually exclusive objectives.

As part of this Master Plan exercise, the heritage considerations have been carefully considered during the development of the recommendations about both the existing house (and its possible adaptive reuse) and the entire landscaped site

(and its possible development).

The master plan has been developed with the cultural heritage value of the existing property in mind. This will allow for the implementation of the master plan scheme, while ensuring long term conservation of the cultural heritage site.

The proposed uses for the house have been devised in a manner that respects the existing building form and condition. Very few alterations will be required to press the house into an active use and the alterations can be made in consistency with the Standards and Guidelines for the Conservation of Historic Places in Canada.

Similarly, the proposed additions to the site have been developed to be distinct from, yet compatible with the site. They have been located in areas with limited cultural heritage features and have been designed to be integrated into the existing landscape.

The master plan and plans for the house, were presented to the Heritage Committee in February 2021. Refer to notes from the meeting in the Appendix L.

The following pages outline the strategic attitude to materials, and to new outbuildings and other landscape elements in dialogue with the existing house as a preface to the site tour. The material language is intended to reveal layers of culture and natural history and is respectful of the heritage assets of the site.

ENJOY THE TOUR!

MODERN RUSTIC – CONCEPT FOR OUT BUILDINGS

The master plan process identified the need for a number of small buildings throughout the site. The aesthetic of these new building elements were developed from, and in dialogue with an understanding of the existing and former buildings on the site.

The existing house as it now stands with its later editions is an excellent example of High Victorian architecture, while the additions (such as the wrap-around veranda on the east façade) are indicative of the Edwardian era.

The house is characterized by its asymmetrical elements, and its painted white brick and wood trim. Although this is not original, it is one of the strongest images of the house over the past century. In addition to a number of other farmhouse

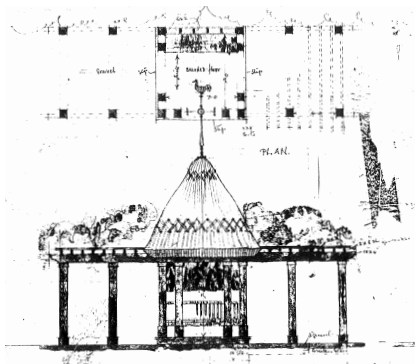
and barn buildings to the north of the current site that supported families working on the larger farm (now destroyed), there were a few garden folly buildings typical of early 20th century estate gardens. In contrast to the house, these were symmetrical, rustic huts acting as tea houses and shaded sitting places. These were in the spirit of similar “rustic” Victorian *Shingle Style* country-houses and cottages which were popular in the early 20th century, using primarily wood shingles on simple, primary forms.

This provides the model for new buildings on the site in contrast to the complex asymmetry of the main house – simpler forms, highly textured, in the woods – the country leisure as opposed to the city.

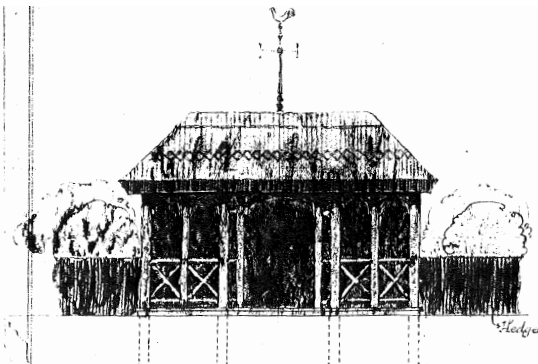
Three key attributes have been distilled to guide the design of the out-buildings:

- Texture – wood shingle, highly textured, woodsy, shows off texture of wood,
- Form – simple, strong profile, simple forms with high texture and shadow,
- Openness – strong sense of connection to the landscape. Porches, overhangs, inside outside spaces and many front doors mark them as garden buildings always engaged with the landscape. The main house porch demonstrates this well, with its strong inside/outside porosity.

The following pages show visual precedents for these concepts and their contemporary expression.



Sketch Design for Garden House for Sir William Mulock, Dunington-Grubb 1928, Dunington-Grubb and Stensson Collection, University of Guelph, McLaughlin Architects (Items XL3 MS A001085



Mulock Farm

VICTORIAN – SHINGLE STYLE BUILDINGS



Wychwood Park, Toronto



“Covenhoven” Van Horne Estate, Ministers Island, N.B.



William Low House, Bristol RI by Mckim, Mead and White

MODERN RUSTIC – TEXTURE

Small scale wood, highly textured



Building courtyard



Camouflage House, WI Johnsen Schmaling Architects



Liyuan Library by Li Xiaodong



House in Espoo by Olavi Kopose



Dilworth House by PLANT Architect Inc.

MODERN RUSTIC – FORM & OPENNESS

Simple, clean, legible form, inside/outside



Point House by MacKay-Lyons Sweetapple Architects Limited



Hilltop Arboretum by Lake Flato Architecture



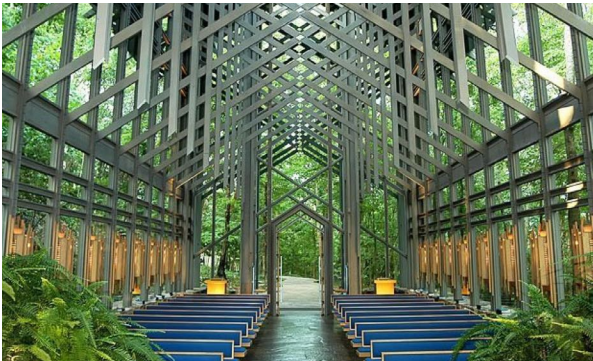
Ballard Library, Sean Bohlin Cywinski Jackson



Shigeru Ban – Serpentine Pavilion



Edwards Residence, WA by Cutter Anderson



Crosby Arboretum Pavilion



Service buildings in Grange Park, Toronto by Hariri Pontarini Architects



Messenger House by MacKay-Lyons Sweetapple Architects Limited

MATERIAL THEMES – WOOD & STONE

The material language of the master plan is founded in the use and expression of wood and stone to reveal layers of material history, both natural and cultural.

Focusing on wood comes naturally on the site as it calls to Sir William Mulock’s love of trees, anchoring to the history of the site. Focusing on stone recalls the deeper geology of the site.

WOOD

The forest and the trees were a major focus of Sir William Mulock’s interest, and the legacy is clear on the site. The existing treed areas provide buffers to neighbours and to the road, and provide cathedral – like spaces in groves with little underbrush. Certain trees and groupings have been grown as specimens, and others have a strong role in shaping the open spaces.

The homage to the trees, and their wood could take many forms in the implementation of the master plan.

Arboretum

The master plan proposed the site as an arboretum. This means recognizing the mix of trees on the site, and developing a succession plan that not only replaces end of life trees, but also curates the trees to maximize ecological diversity, ecosystem support, and education.

Products of the forest

Trees that will need to be removed for the park construction, or come to the natural end of their lives should be repurposed on the site wherever

possible – left felled (for wildlife habitat), reconfigured for play in the playground, or milled and dried for use on the site for furniture, building structure and cladding. If cured on site, this can form part of an educational program and demonstration project for how to reduce the carbon footprint for material supply for construction, see Sustainability Chapter.

As there are different species of trees, reuse must be species appropriate – hardwoods for interiors, softwoods for exteriors. Throughout the

master plan, elements like park furniture, and small buildings are made of, or clad in wood. As the examples here show, the intention is to use these opportunities to celebrate wood by making elements that revel in tree forms – branches and trunks, or shows the capacity of the wood.



Crosby Arboretum Pavilion



Wood trunk furniture filled with resin



Existing trees on the Mulock Estate



Live edge wood bench



Section of tree



Existing trees on the Mulock Estate

STONE

Existing stoneworks on the site reflect typical early 20th century uses: Elegantly using local flagstones for domestic gardens in pathways, bed edging, fountain coping, pedestals and urns, as well as a few key elements on the house – the insignias of the Cawthra and Mulock families. These elements will be mostly preserved/restored. New stone elements in contrast will bring a new stone dialogue to the site referencing the geological history of the moraine.

Although the site is not in the Oak Ridges Moraine official conservation area, it is nearby, and is part of the Moraine ecosystem and geology. This narrative provides a deep history for the site that predates indigenous and settler peoples, and forms the basis for the hydrology and soils of the site. Recalling the geological history on the site allows this narrative to unfold, connecting current Newmarket to its origins. In addition to considering soft landscape and the movement of water on the site, the use of stone should figure prominently – especially stone which highlights this moraine connection with it’s characteristics of the moraines glaciation: kettle lakes, scraped surfaces, and erratics (randomly found boulders in the landscape).

Recognizing that the entire site is designed – whether naturalistic or not, the new boulder elements should be carefully composed with partial shaping, celebrating the sculptural, irregular, singular nature of the stone being shaped for use, or for art.



Existing Mulock historic garden steps



Glacial forms



Glacial erratics–random boulders



Glacial erratic –found throughout the Oak Ridges Moraine



Raw, geologic form and energy – Levitated Mass, M. Heizer



Quiet stone art piece – Isamu Noguchi



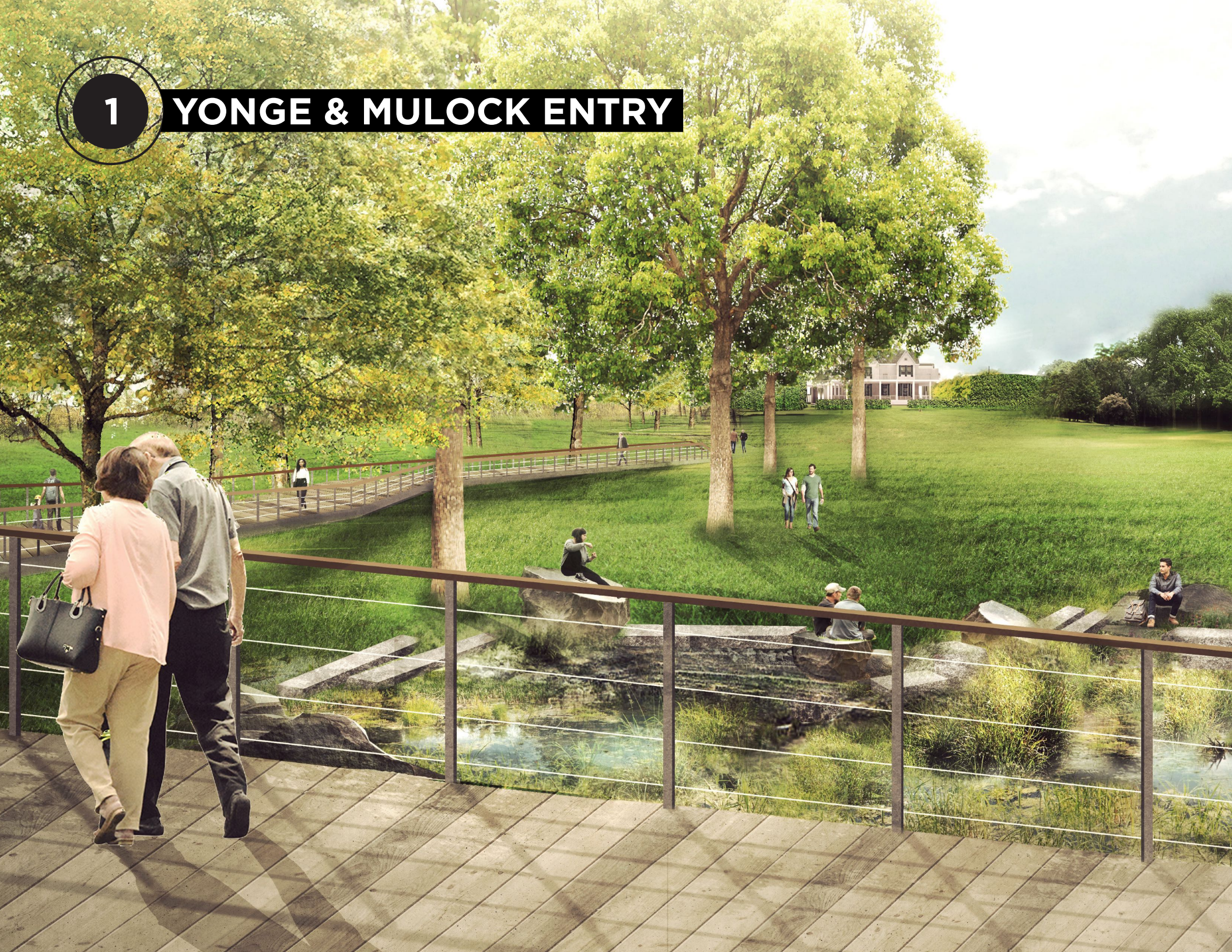
Smoulder by Michael Belmore



Copenhagen – Isamu Noguchi at Louisiana Museum

1

YONGE & MULOCK ENTRY



The main pedestrian entry at Yonge Street and Mulock Drive includes a landmark gateway entrance art feature. A raised walkway/bridge would pass over an engineered wetland and create an entrance point to draw people into the landmark property. The Great Lawn is a very large wide-open space in the centre of the property, surrounded by trees, including the “walnut grove”. This would remain a natural area for walking, picnicking and other passive recreation opportunities, as well as a place for performances.

The corner of Yonge St. and Mulock Dr. is the most prominent connection to the Town. Although you can enter the site from the parking lot, from the neighbourhood, and at the existing driveway, Yonge and Mulock provides a prominent position to pedestrians, and to cars, buses and bikes going by. Throughout the public consultations we heard that this site should be a destination, and be connected to the rest of the Town. This corner makes that important visual connection introducing the

visitor to two of the site’s most prominent features – the Great Lawn and the House.

Bridge

The pedestrian entrance at Yonge and Mulock is facilitated by a Y-shaped raised walkway/bridge, as there is an 2.25m drop in elevation at this corner. The Y-shape allows pathways to lead either westbound toward the house, or, northbound through the riverine water feature after skirting the engineered wetland. Both provide overlooks



The Great Lawn and House



Existing Wet Area – Yonge Street and Mulock Drive



Corner of Yonge Street and Mulock Drive

to the Great Lawn beyond. The bridges are sloped at less than 5% to provide accessibility.

The pathways leading from the bridge circumnavigate the lawn so that the lawn is as uninterrupted as possible. The bridge/walkways allow the landscape, including the engineered wetland to flow below, and provide continuity for wildlife. The bridge should be as light and airy as possible to really put the focus on the view, and to impact the least on the adjacent landscapes, especially the wetland. From the point of view of the wetland plants, the ideal material for the decking over the wetland would be open grilles to allow sunlight to penetrate to the landscape below, however in winter this could allow salty boots to drip into the wetland increasing its salinity. There may be a combination of materials for the decking that makes sense for each leg of the bridge. Slip resistance and winter maintenance need to be carefully considered.

The top landing of the bridge will need to be detailed in conjunction with the new streetscape that was installed in 2020, as well as providing an area for bike parking.

Gateway Art

The Yonge and Mulock corner was selected for a significant piece of landmark art to act as the sign post for the park. This piece of art should be at the upper level of the corner so that it can be seen from the road and public transit, but could also extend to the lower level, and could additionally be embedded in bridge elements (railings for instance).

Wetland

The existing wet area at this entry will be re-imagined as an engineered wetland to improve water quality and quantity of storm water leaving the site. Refer to Site Servicing Chapter for more information. The wetland is small and water levels will vary from dry to wet over the course of the seasons. Though small, this is a significant educational opportunity to tell the story of why the water comes to a head here (raising of roads with impact on the estate), how plants and engineered planning can clean water, storm water statistics and resiliency. Seating at the edge of this wetland brings park visitors close to this feature, and allows interaction with people on the bridge.

Riverine Water Feature

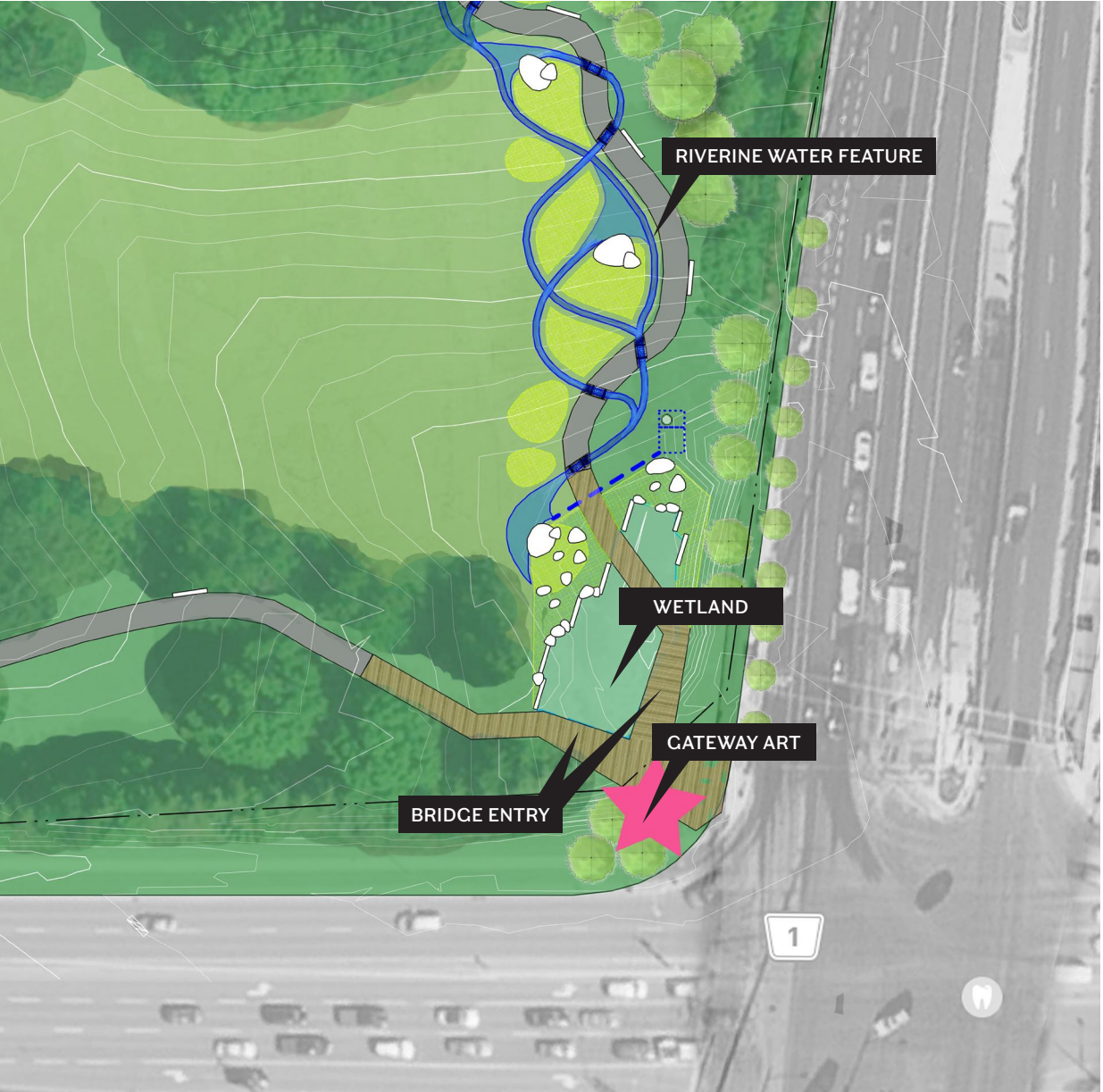
Refer to next chapter – Riverine Water Feature.

For further study/inclusion in implementation

In addition to developing the themes and opportunities above, the following should be further considered:

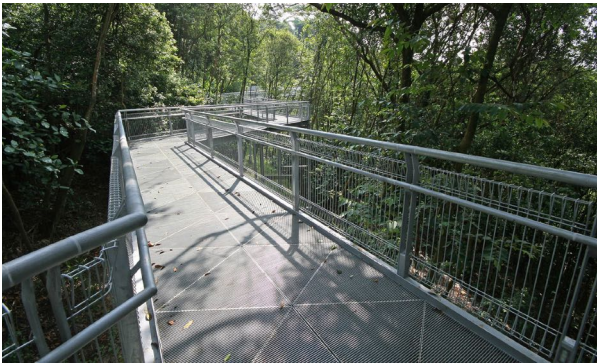
Bridge decking material and structure – winter maintenance, including snow removal, slip resistance and the ecology of the wetland all need to be considered in concert. The deck structure needs to take into account snow removal equipment/techniques, and where the snow will go. Slip resistance in winter, with potential of the bridge freezing, and in rainfall, need to be considered.

Embedded art is fabricated at the same time as the element, so embedded art timing would need to align with this phase.



Detailed plan – Yonge Street and Mulock Drive

WALKWAY/BRIDGE AND WETLAND – PRECEDENTS



Alexandra Arch & Forest Walk, Singapore by Look Architects



Small engineered wetland in a naturalized environment



Alexandra Arch & Forest Walk, Singapore by Look Architects



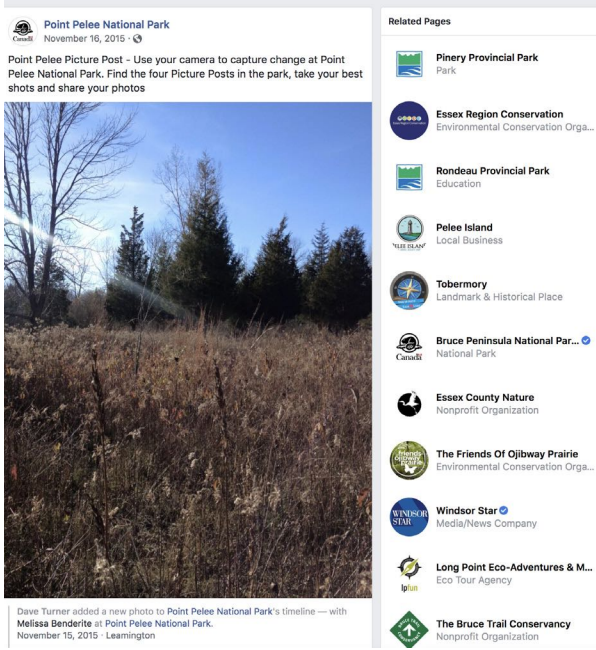
Small engineered wetland in lawn



Lookout platform



Educational signage – importance of wetlands (both natural and engineered)

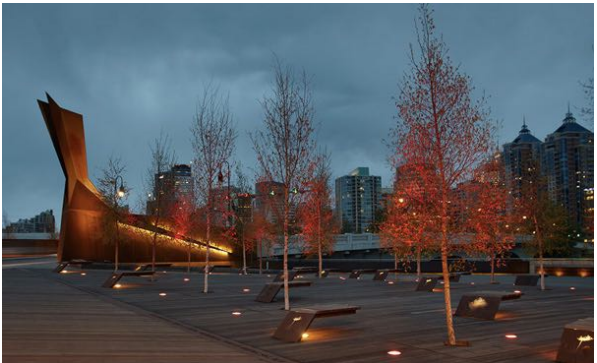


Point Pelee Park – Facebook page

LANDMARK ART/GATEWAY – PRECEDENTS



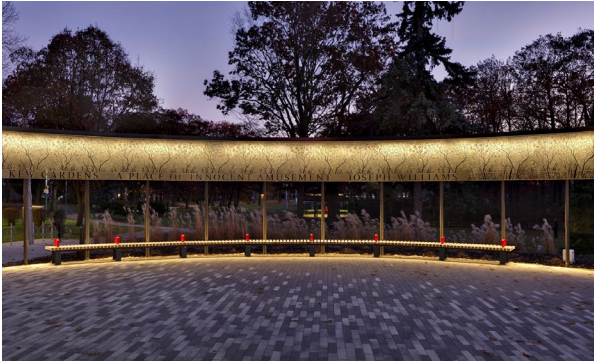
Stargate by David Barr, Hart Plaza, Detroit, Michigan



Marc Boutin Memorial



SANAA Serpentine Pavilion



PLANT, Kew Gardens, Toronto

2

RIVERINE WATER FEATURE

The Riverine fountain recalls the geological history of the moraine with braided streams and shallow pools. Combining turbulent water and stop points together with naturalized planting, the fountain winds its way on the hill along Yonge Street providing cooling interaction, and background noise.

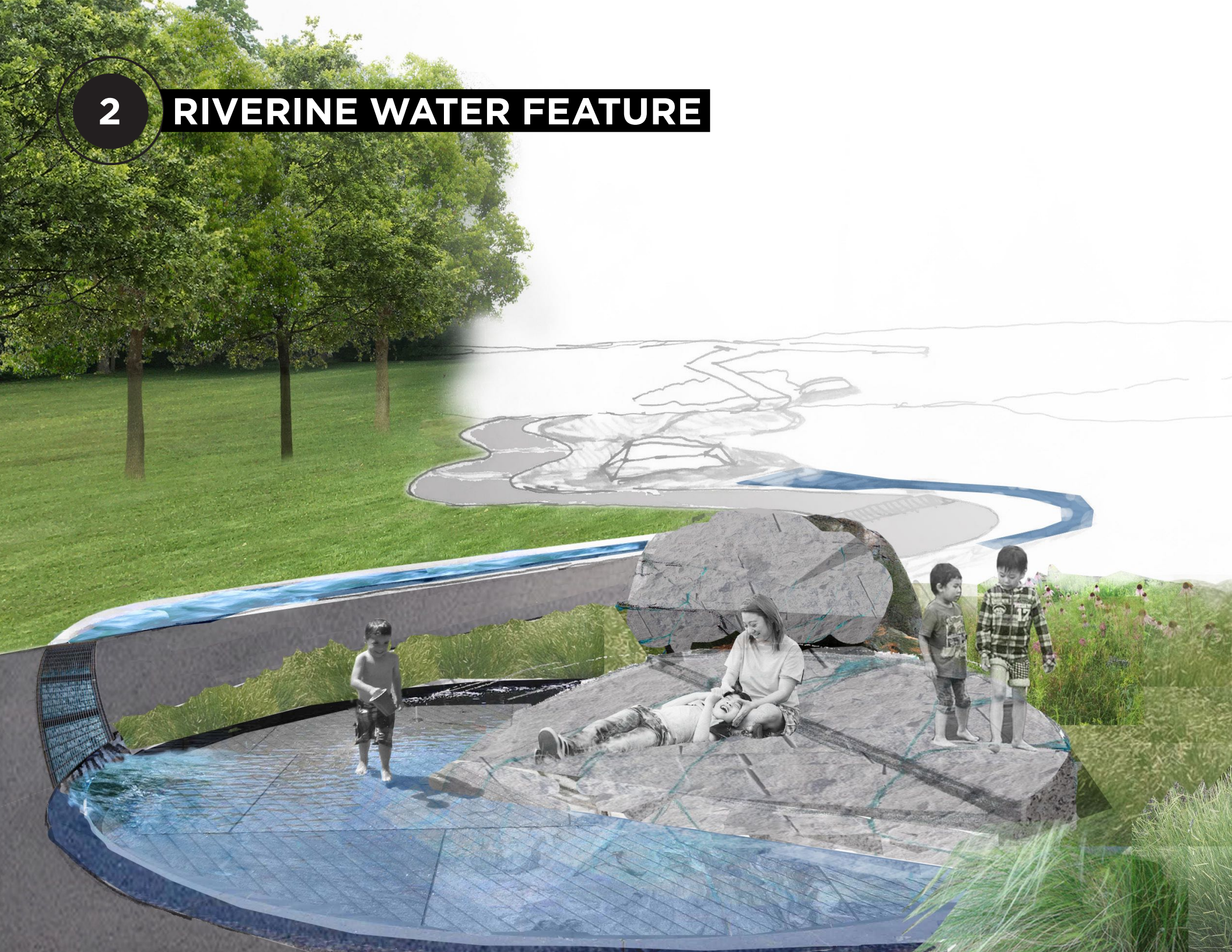
The Riverine fountain form and materials recall the ancient moraine which is characterized by braided streams, glacial rivers, scraped stone, and erratic boulders. Itself a winding strand, the path criss-crosses the braided water channels as it winds up from the bridge at the south and lowest

end of the property up to the existing driveway. The path winds to keep at a maximum slope of 5% to maintain accessibility. Where it crosses the water channels there are small areas of grille exposing the moving water below.

The fountain is part of a strategy to create activated spaces along the Yonge Street border both to provide interaction with pedestrians on Yonge Street, and to keep new elements on the periphery of the lawn. With the significant fall of the land, the fountain with its falling water-noise will be able to help offset traffic noise from Yonge Street.

Although interaction with Yonge Street is desired, this must be balanced with too much exposure to noisy and increasingly urban Yonge Street, breaking the natural mood of the park. A thicker tree buffer is indicated along Yonge Street to provide more sound and view buffer, while still maintaining views into the park.

The fountain is composed of turbulent channels alternating with “pools” – areas where the water is puddle like ($\pm 1''$) with adjacent rocks to bask on. These areas could have cracks and scrapes designed into the rock to provide water sources for



The riverine site looking east to Yonge Street.

RIVERINE WATER SITE - PRECEDENTS



Glacial river, braided stream



Glacial formation



Glacial formation, reference to origins of Oak Ridges Moraine



Glacial river, braided stream

rivulets, or drip falls which can be fitted with melt-ers to provide winter interest. These should be in areas prominently seen from the path in winter use. The fountain is made of concrete and granite with boulders positioned like erratics at each of the stopping points.

The naturalized landscape gardens help separate these pools from the lawn area, and provide a changing natural garden to explore as you walk up or down the path. Nearly connecting with the wetland, these gardens focus on more upland species of the moraine.

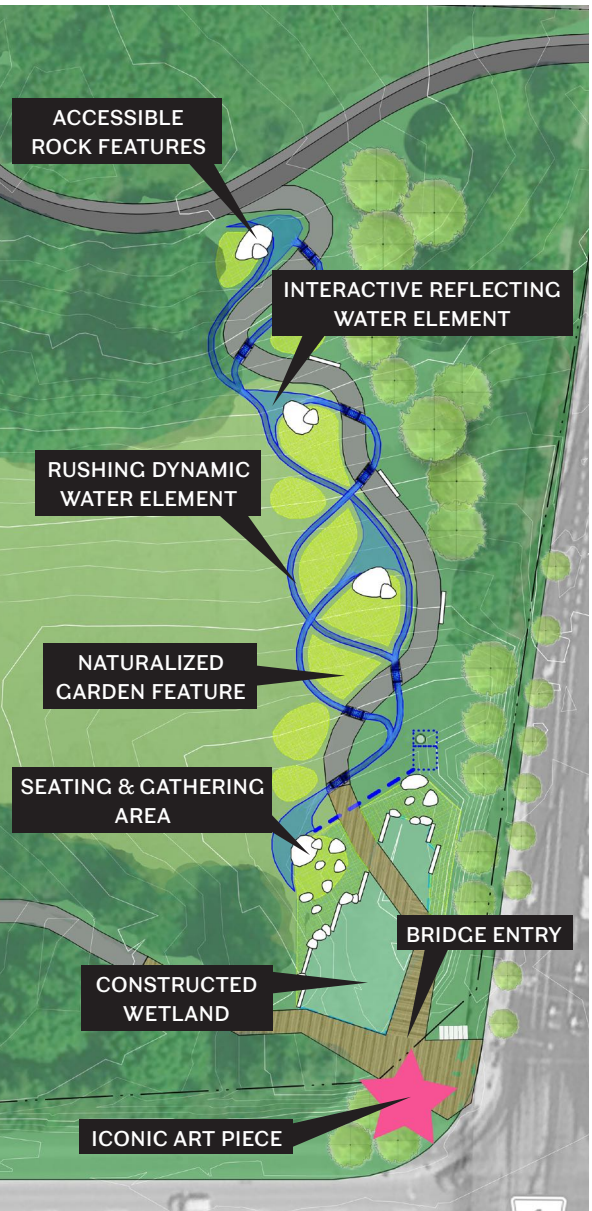
The water in this interactive fountain is recirculating, and therefore does not connect with the water of the wetland. A below grade pump house is located at the south end of the fountain at the junction with the wetland. Refer to the Fountain Section for detailed technical information.

For further study/inclusion in implementation

In addition to developing the themes and opportunities above, the following should be considered:

The species and placement of trees along the Yonge Street buffer must be considered very carefully to balance desire for enclosure, desire for exposed views from Yonge, and sound buffering.

Consider other seating along the path that is not in the water feature.



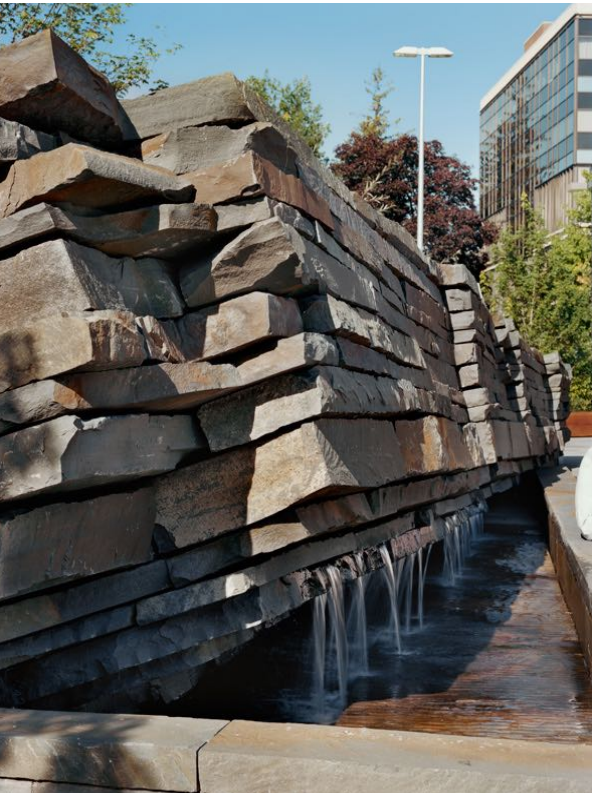
Riverine Water Feature – detail plan



Diana Fountain – turbulent



Diana Fountain – turbulent



Fountain in Bailey Plaza, Cornell University by MUAA (sound, cascades, rugged/elegance)



Fountain in Teardrop Park, New York by MUAA (winter fountain)

3 HOUSE & GREAT LAWN



The house and front lawn can serve food, and support community events, art and heritage experiences. It is proposed that the usage for the main floor could be an event space and cafe, while upstairs could be used for art display/gallery/art studios or innovation offices. The majority of community engagement found that accessible and affordable food is a priority.

The Phase 1 Technical Report itemized feasible and compatible uses for the house. The master plan looks at how the house interacts with its immediate landscape surroundings. Activated areas are provided at the north and east to strongly connect the house and park activities, and to make the house a center of attention radiating out activities to the park.

At the south side of the house, the porte-cochère will continue to be used as the main and formal entrance to the house, although it will be approached from the south via the new driveway and drop off loop rather than the north as it currently does. This new driveway allows for the removal of the east portion of the current driveway in order to forge a new connection with the Great Lawn. This portion of driveway is re-purposed as a public space, and an extension of the porch uses for café, lounging, and events. Restoration of the upper and lower balconies of the house will facilitate a better connection to activities in the park.

The current hedge, which the later Mulock family purposely grew much higher than originally planned to shield the privacy of the estate from

the rapid urban change of Yonge Street, cuts off the house from the Great Lawn. Although the narrow gap peak of the house is interesting, it reinforces the private nature of the estate, rather than the new role as a public building.

To facilitate a more vital connection between the house, porch and re-purposed space to the east of the porch, and the Great Lawn, the central part of the hedge will be removed and replaced with a hedge similar to historical height, and expose the grandeur of the house to the lawn.

The lawn would be left as is – a very large wide-open space in the centre of the property, surrounded by trees. This would remain a natural area for walking, picnicking and other passive recreation opportunities.

At the north side of the house, the existing service entrance is proposed to be a second main entrance – treating the house like a pavilion in the park that has many entries. The north entry provides the most convenient house accessibility with close proximity to the accessible parking and elevator to access to all floors of the house. With the main entrance to the skate/walk trail, wet plaza and picnic area positioned here, there is synergy with the house uses including buying food to eat in the picnic area, and use of wet plaza area for temporary events when dry/off season. The west side of the house with its blank facade provides a backdrop for some service uses including accessible parking, house service/garbage area, and also provides a blank canvas potential for permanent art.



2019 view of main house through hedge from great lawn



1960's – the porch enclosed from Yonge Street



1950's – the porch and hedge

For further study/inclusion in implementation

In addition to developing the themes and opportunities above, the following should be considered.

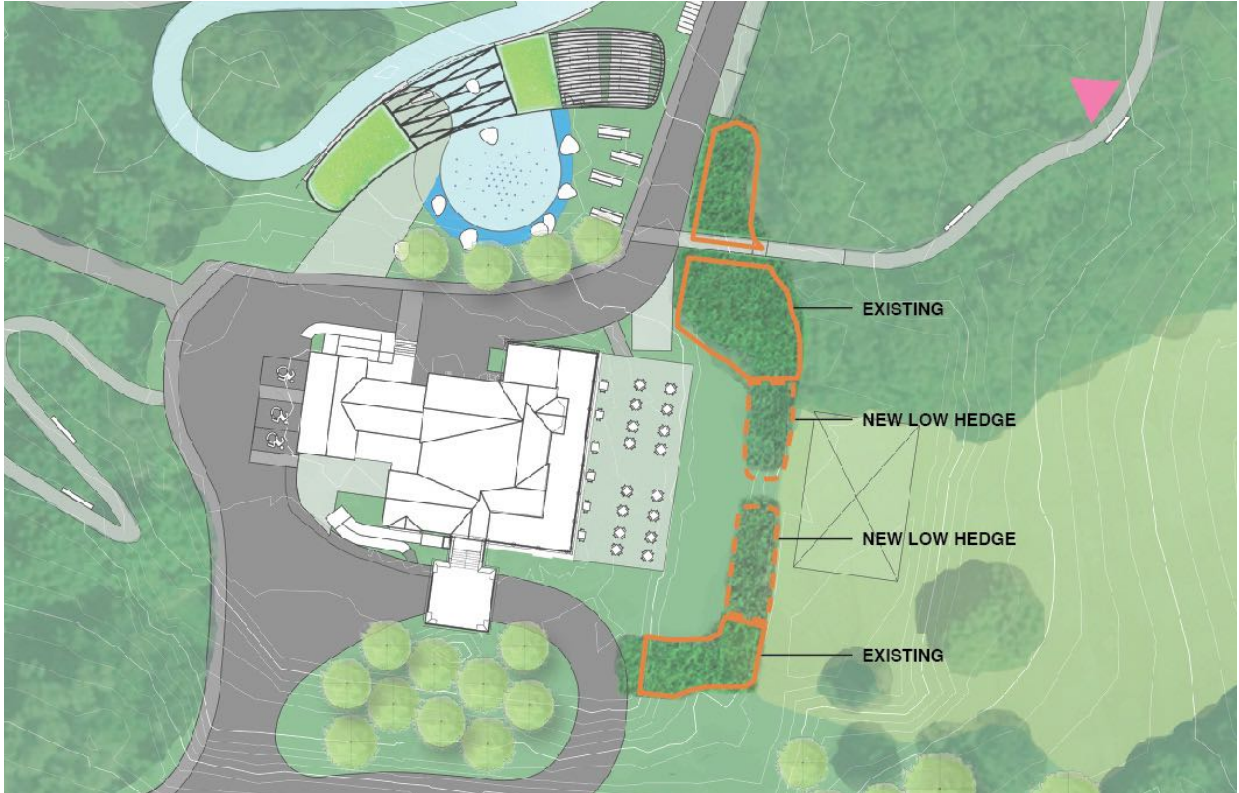
Circulation around the house includes pedestrians, vehicles and cyclists in close proximity and will require careful management throughout the design. At the south entry, the location of the drop-off for wheelchair users needs to be carefully coordinated with ramp/lift to minimize or eliminate revisions to the porte-cochère.



2019 view of main house through hedge from great lawn



View of proposed hedge looking across the Great Lawn



Hedge – detail plan

4 SKATE TRAIL



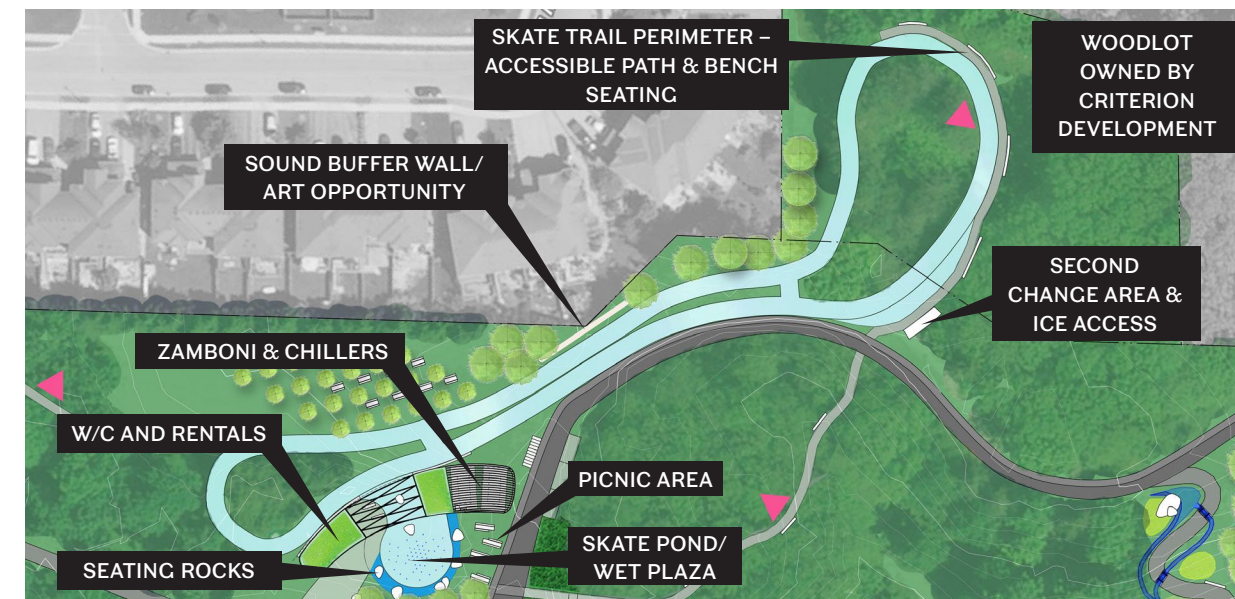
An artificially cooled skate trail would run through the forest at the north end of the site, and would become a walking path/roller blade trail in other seasons. The trail could support temporary light art spectacles/light walks.

The skate trail winds through the woods at the north side of the site. The route tries as much as possible to avoid healthy trees by following edges of copses, and following an old road that serviced farm buildings to the north (refer to introduction on assumptions made about the adjacent woodlot). The location of the old road has not been verified by survey, so the current configuration is based on 1970s aerial photograph overlays. The shape has also been guided by a recent tree survey prepared for Criterion that has been shared with the Town. The design of the skate trail should be around the user experience, meandering amongst the trees. The overall final form will need close detailed layout to further achieve these goals.

Skate Trail

The skate trail will be 3.5 m wide, and approximately 385m long including two cross over short cuts. This width is sufficient for faster skaters to pass slower skaters while maintaining a safe passing distance on a one-way route. This width also permits the entire surface to be resurfaced with a Zamboni style ice resurfacer in two complete passes around the path (except at the east muster area). The cross over short cuts are at 90° so that the skaters slow to a stop, and do not use these as short fast loop routes.

The entire skate surface will be constructed with



Skate trail detail plan

1" pipes spaced at 3.5" centres and encased in a 5-6" concrete floor. There are two skate mustering areas – at the east of the driveway, with a covered bench and the skate pond.

For further study/inclusion in implementation

In addition to developing the themes and opportunities above, the following should be considered:

Snow ploughing of the skate trail: After a snow fall, the snow needs to be cleared prior to the Zamboni finishing the ice surface. Snow storage needs to be coordinated with the adjacency of trees, and benches to ensure there is enough room for the snow, while still providing an intimate experience, and preserving trees. From a snow storage point of view, a 2m fall/buffer zone around the whole trail is ideal, with no shrubs. This may

not be achievable everywhere due to proximity of the driveway and houses at the pinch point, and due to the position of particular trees. Some bracketing or temporary fencing may be required.

Controlled access to the trail for snow removal is required to control where snow is pushed. Snow storage is required along the trail.

Proximity to the neighbours at the pinch point and ways of managing acoustics and views are critical for neighbours. Currently an acoustic wall and landscape buffer are proposed – this could have an art work incorporated into it, and needs to provide an aesthetic backdrop for the neighbours.

The position of the ice access will need to be coordinated with any future links considered from the north.



A small skating rink “skate pond” can convert to a “wet plaza” for the summer for cooling, splashing and water play. Picnic tables, seating and art further animate the space. Off skating season it provides a hard surface for events.

The skate pavilion includes skate rentals, washrooms and ice trail infrastructure. There is the potential for a wide range of activities across all four seasons.

Skate Pond/Wet Plaza

The skate trail experience and ice skating surface also includes a 230 sqm skating pond to enter and exit the main trail. It is an enlarged mustering area (ice collection area), and also provides an area for beginners to use the ice without having to travel far, while staying close to parents. This area is adjacent to the rental/change areas.

This rink should be as small as possible, as the main event is the skate trail, and there are a significant number of space constraints that need to be considered – the pavilion, the road, the trees and the proximity to the heritage house. It is critical that this area not get congested with too much development. The size is currently based on a 16’ turning radius for the Zamboni. The skate pond also provides a suitable means for the ice resurfacer (Zamboni) to enter and exit the ice.

The skate pond is surrounded by boulders with cut faces to provide seating and edging summer and winter. In the winter, these boulders are situated outside the ice zone, and no ice surfacing is required around or between them. It is expected that snow could pile up between the rocks. The area to the west at the washrooms and skate rental

SKATE PAVILION – SITE & PRECEDENTS



Guelph Market Square skate pavilion, RDH Architecture



Nathan Phillips Square skate pavilion, PLANT Architect Inc.



Existing driveway and lawn north of house



Area for skate pond and building at right

SKATE POND, WET PLAZA & PAVILION

would always be kept open and snow cleared, and be provided with winter only rubber matting to be stored off season in the Zamboni Garage.

Two boulders are shown inside the skate pond/wet plaza, one to provide a place for structural support for the roof to reduce the extent of the clear span and make it more economical, and the other further south to create a no ice surfacing zone and to give a pre-warning of this interruption in the ice surface in the skate pond. Refer to the winter plan to see the extent of ice surfacing. In summer both would act as seats as they are seat height only to not obstruct views. Boulders in the ice rink also provide some interest and stopping moments for poor skaters – as can be seen in the Ryerson Devonian precedent shown. However, they can contribute to Zamboni blind spots, which also must be considered.

In the summer, the skate pond acts as a wet plaza – with puddle depth water (under 1”) and jets. This area is meant for children and adults so jets should be concentrated in one area to allow adults to cool off with street clothes on. Water play is by jet only (no play equipment) to keep this space flexible for other uses. Some of the jets may be button operated by users. The concrete surface of the skate pond can have an embedded artwork as long as it is flat to not impede ice surface, or cause tripping.

The extent of the summer wet plaza area goes to the outside perimeter of the boulders so that the boulders are part of the play/cooling area – see precedents on the following pages.



Community Skate Rink, Devonian Pond Ryerson University

Skate pavilion

The pavilion provides washrooms, skate rental, the central electrical room for the park, Zamboni garage, enclosure for ice refrigeration, and a room for spray pad equipment. The overall building form arcs to embrace the space of the skate pond, effectively creating a small active plaza between the pavilion and the house. The pavilion is pushed as far back from the house as possible, and maintains the lowest profile possible with ceiling heights graduating by need – from the lowest at the bathrooms to the highest at the Zamboni room. The pavilion is in two parts joined by an open pergola providing a ceremonious gateway to the skate trail, linking the two parts to make a long low profile, and to provide a shaded sitting/picnic area for the summer. It can also support catenary lighting, and vines.

The current configuration does not provide a fully covered or enclosed area for getting skates on/off, as the visitor is engaging in an outdoor

activity, and other buildings on site provide shelter for inclement weather. As noted elsewhere, it is critical that this pavilion be as small as possible to reduce congestion and proximity to the house.

The building has a green low slope roof with no overhanging eaves to prevent potential dripping/ice drop all around.

The building is held back from the edge of the skate trail by 457 mm, which allows for a continuous bench space along the north side of the building along the trail for skaters to stop, rest, watch other skaters, and provides physical separation of the building from the trail.

The skate rental should include sledges, and could also include roller blades in summer. A temporary hard surface path over the rubber should be provided for sledge access from the rental to the ice.

Refrigeration

Two 98 ton outdoor packaged air cooled chillers are used for the ice refrigeration. These chillers are perfectly suited for an outdoor ice surface because they utilize air cooled condensers which use the cool outdoor air to cool the refrigeration condenser. As such, any built up indoor refrigeration plant would not be necessary.

The two chillers provide a combined refrigeration tonnage of 196 tons. With a total ice area of approx. 1644 sqm (17,700 sqft) this results in approximately 90 sqft/ton cooling coverage. This level of refrigeration will provide an ice season of 4.5-5 months under typical weather conditions.

The chillers will be located outdoors and en-

WET PLAZA – PRECEDENTS



Boston Necklace wet plaza with jets and fog



Boston Necklace wet plaza



Boston Necklace wet plaza with jets



Plaza surface as an art piece with boulders that can be play things when no water, Foot of Lonsdale Plaza in North Vancouver by Hapa Collaborative Landscape Architecture and Urban Design



Stepping stones, First Avenue Water Plaza, New York by SCAPE



Boulder play, Foot of Lonsdale Plaza by Hapa Collaborative Landscape Architecture and Urban Design

SKATE POND, WET PLAZA & PAVILION

closed by a solid wall to prevent noise from traveling to the rest of the park. With a solid wall noise can only travel vertically upward. The chiller height is 8'-0". In order to keep the profile of the building as low as possible, consideration may be made to recess into the ground a foot or so. As this area is open to the weather, ideally the floor would be granular, to maximize porosity of the ground.

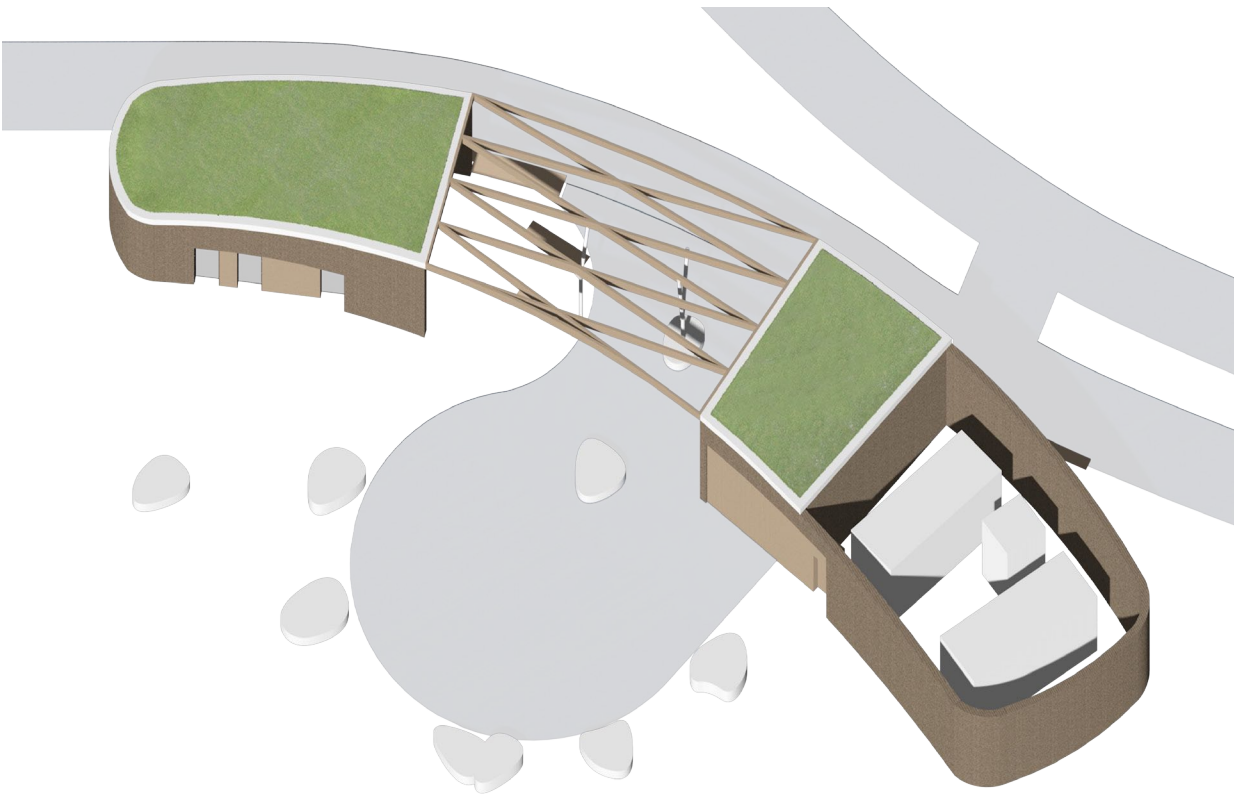
Ice Maintenance

The Zamboni garage is situated in an area that permits easy access onto and off of the ice rink for ice maintenance. It is often typical to have the access right adjacent to the ice, but care must be taken to ensure the ice is cleared of park users prior to use.

The skate pond is of a dimension that just permits the ice resurfacer to adequately make turns to do the resurfacing. It's size is the minimum dimension for the turning radius of the Zamboni. A different configuration of pond may be considered to make it easier for the operators, but should not increase in size.

A signalling system is recommended to notify skaters that the trail is temporarily closed while the ice is being resurfaced. Such a system would need to inform skaters at 3-4 locations around the skating trail. Lighting signals are to be used to minimize noise to surrounding residences, and be visible to trail users.

The ice resurfacer will be housed in a heated Zamboni room that includes hot and cold water, drainage, as well as a snow melt pit. The pit would be heated sufficiently to melt all snow from one



Skate pavilion



Skate pavilion south elevation

pass of the skating path in under 1 hour.

Although a front dump ice resurfacer is recommended because of easier availability, the current configuration incorporates a side dump machine and a snow melt pit beside the resurfacer. If the room configuration can be altered, a front dump machine will be selected.

The room is designed for the Zamboni model 526 (Refer to Appendix B for specifications of the Zamboni Garage). It requires a minimum 15'x20' room and height when dumping of 12'-2". The current configuration is 18'x20' to allow for storage, and provides a clear head space of 14' high. Access is provided by an automatic garage door and a manual door.

Accessibility

Ideally parking would be closer to the skating facility to make it easier for users to walk and carry skates and other accessories from the parking area to and from the ice trail. Due to the position of the trail, that is not possible, and the general experience of the site is intended to be an experience in nature, which may take some walking to get to. The current drop off at the south side of the house can be used for dropping skaters/equipment though. This may limit some users.

For further study/inclusion in implementation

In addition to developing the themes and opportunities above, the following should be considered

Zamboni Garage:

Although the Zamboni can enter directly to the skate pond, the Town would prefer some distance

from this area. In addition, the room needs access by maintenance vehicles for repairs, servicing and towing. Consideration should be made to switching the Zamboni room and chillers to bring the Zamboni closer to the service road, and provide access directly to the skate trail. Some re-jigging of the trail shape may be required to accommodate this. A preliminary revised layout has been included above as a starting point for discussion.

Pergola link/shade:
PWS/Parks would like further study as to whether to create a fully sheltered/covered area at the link in lieu of a pergola, in order to create a place away from inclement weather. This area was originally considered for a possible glass roof, however the Town has had considerable ice slide damage from glass roofs. In addition there is a concern that a glass roof might have a magnifying effect on snow in the winter and heat in summer. A fully solid roof would significantly increase the bulkiness of the building, especially with significant areas of shade at this point. Consideration of all of the above should be within the context of an evaluation of how much coverage is actually needed given the shelter offerings in the rest of the park, and in what season, as the pergola, trees and its position on the north side of the house provide summer shade.

Edging the wet plaza:

It is absolutely critical that the grading around the edge of the wet area be flush with adjacent surfaces or be more than a single step. Single steps and small lips and deviations cause tripping haz-

ards and have been a source of tripping accidents at Riverwalk and cannot be tolerated.

Boulders:

Exact positioning of boulder islands in the skate pond need to be carefully considered with respect to potential Zamboni blind spots, skating patterns and snow removal, and the economical span of the pergola.

Size, height, and finish of all of the boulders needs to be considered to minimize falling/accidents.

Staff services:

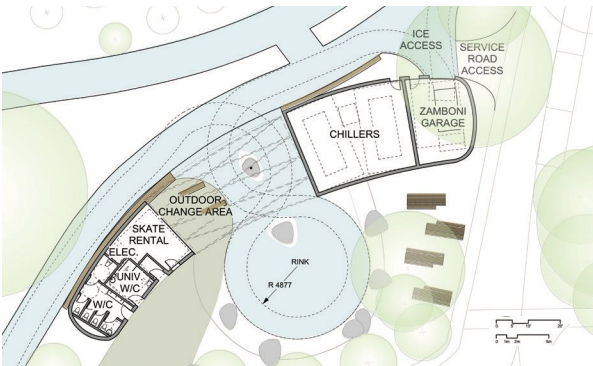
Consider locker space.

Shoulder season uses

Some outdoor heating options like a fire pit and heating lamps could be considered to extend seasonal uses.

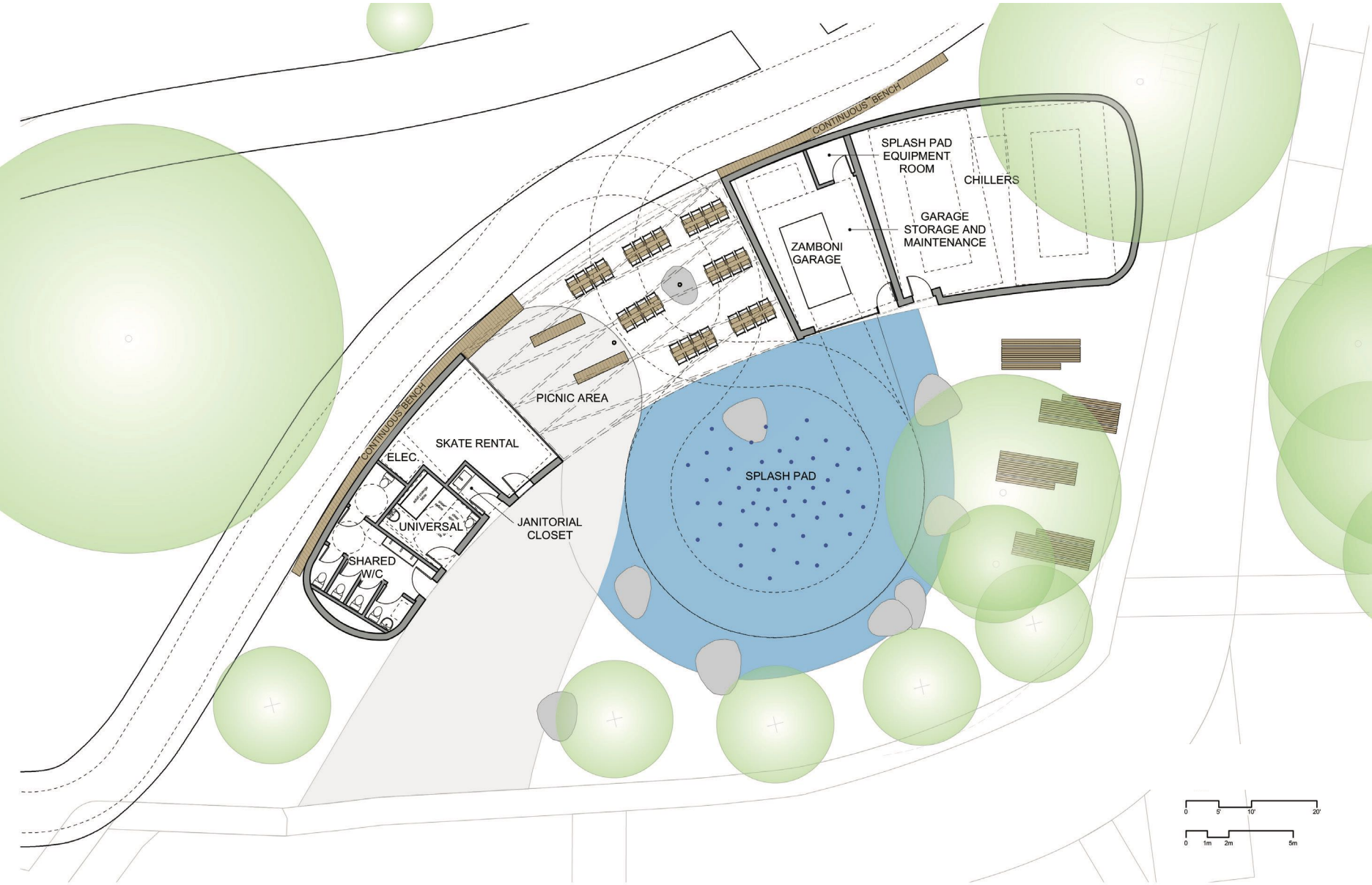
Lockers/cubbies:

Consider whether there should be an area for cubbies/boots.

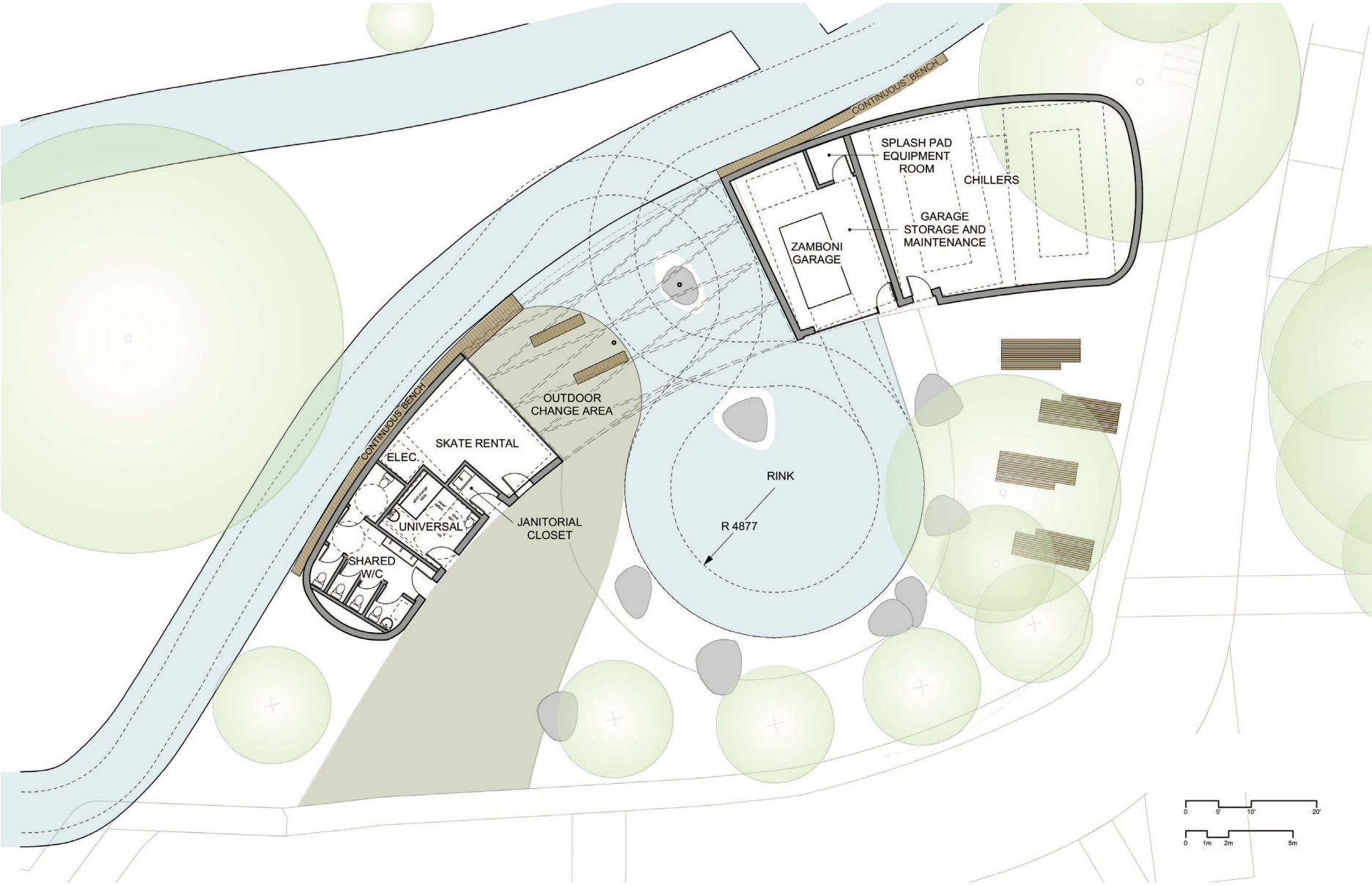


Alternate layout for skate pavilion

WET PLAZA & PAVILION: SUMMER PLAN



ICE POND/TRAIL & PAVILION: WINTER PLAN



6 CONSERVATORY & DIVERSITY GARDENS

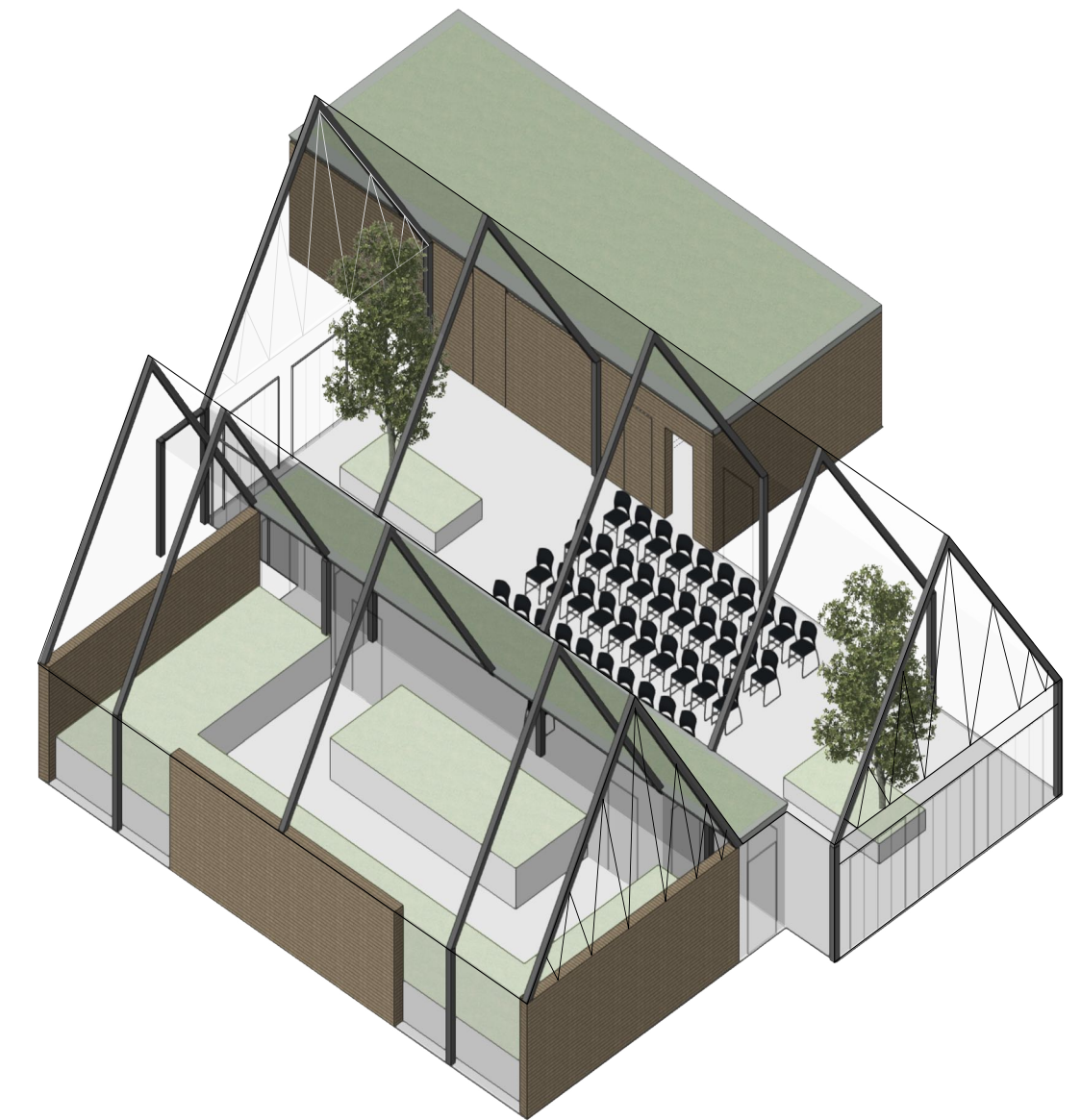


The conservatory (greenhouse) would create an indoor/outdoor landscape experience with views of the sky and tree canopy. This would transform the original garage and stable area, and create a space for four season greenery and education. Nearby diversity gardens could showcase the diversity of Newmarket and its history.

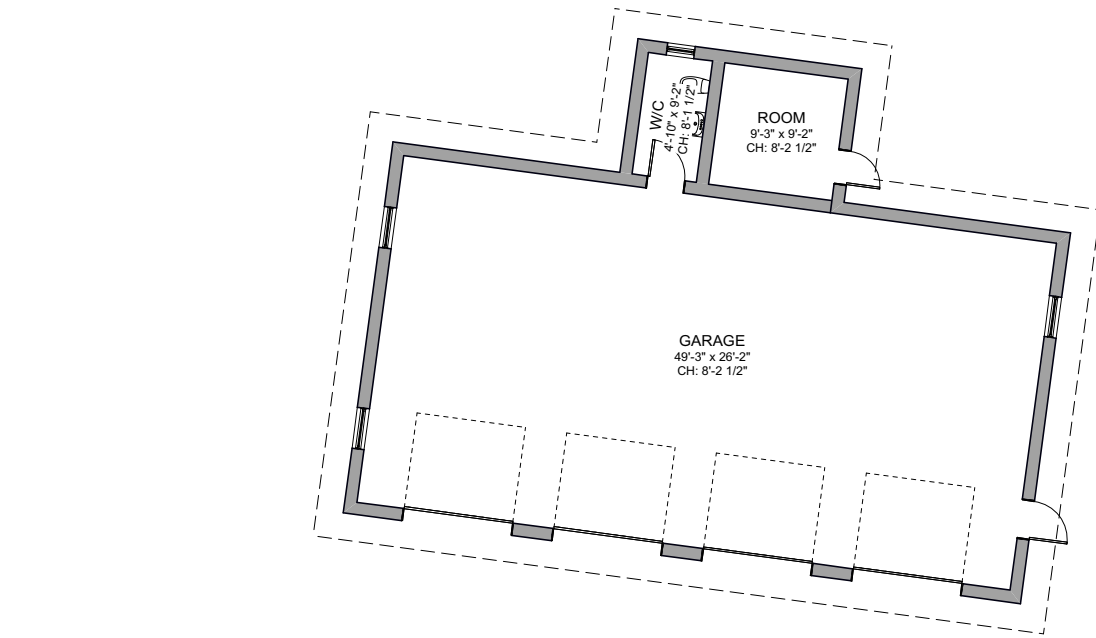
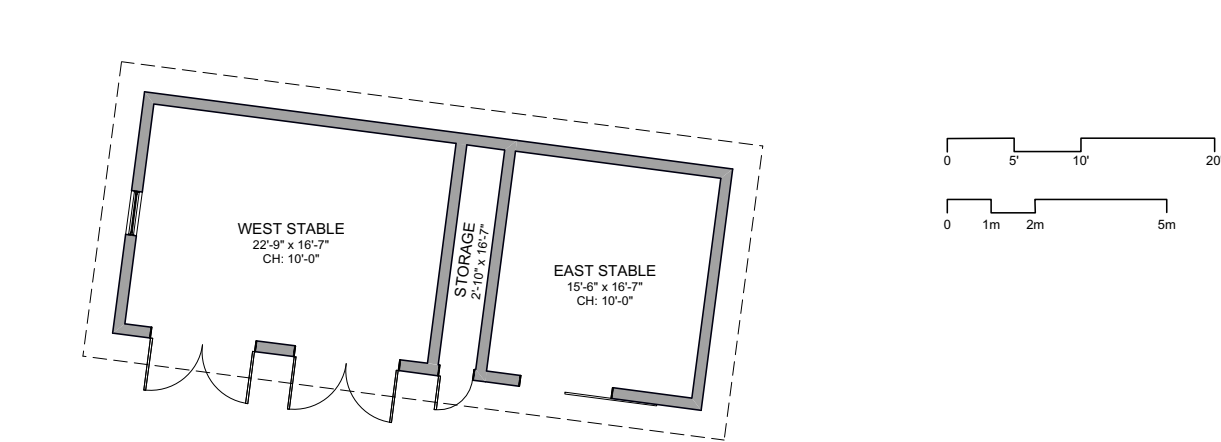
Three possible locations were tested with the public for a conservatory – a place to provide a green landscape year round. This location was favoured as it is well positioned as a place to discover in a not-so-obvious part of the site, and considered the re-purposing of the garage and stable. This area turns a service border between Mulock Estate and Jim Bond Park into a place of linkage, with lovely open spaces, with tall trees on either side. The building is roughly centered on the historic north/south garden axis.

The overall building retains the footprint of the garage and stable, and inserts a glass house between. Although there are tall trees to west and east, the roof of the current garage and the space between the garage and stable is exposed to the sun, facing south. The current stable is overhung by a tree canopy.

The building has three components – the main greenhouse growing and demonstration area in the old garage at the south, the central glass shed for gathering/teaching and includes areas for planting at the centre, and a service zone in the stables footprint containing bathrooms and maintenance spaces. A breezeway between the garage



CONSERVATORY & DIVERSITY GARDENS – EXISTING SITE



Existing plans



Garage



Space between garage and stable



Stable

CONSERVATORY – PRECEDENTS

and glass house provides a glass separation so that the entire east and west glass walls of the central glass house can be fully open in warmer weather, and still maintain the closed plant area if desired. It acts as a glass corridor for visitors to pass through the building and can also be opened up to either space. Though these roofs are small, this is a prime opportunity to design an ambitious, compelling, and expressive structure for the ventilating glass roof showcasing wood as a major component.

As much as possible the existing foundation and concrete block walls of the garage should be maintained as structure, but will be insulated and clad to serve new uses. The roof is to be replaced with a glass roof. This building currently has plumbing and electricity services.

The service wing is in the footprint of the stable, and will preserve any part of the existing structure that is useful. Direct access to the maintenance area is provided directly from the outside. Washrooms are accessible both from the inside and the outside if the building is closed. The combined building size can accommodate up to 140 people by Ontario Building Code standards however, actual occupancy rate will depend on how much planting there is. Washrooms have been provided to suit.

Neither of these buildings have notable historic features, although there is a story that can be told here of the changing modes of transportation over the time of the Mulock family use.

During the public consultations, residents who backed onto this part of the site specifically asked

that there not be a café here which could spark excessive noise. The aim is to use this space primarily for education as opposed to an event space, and therefore it is not fitted out with food services.

Green roofs are proposed for the service wing and the breezeway between the two glass houses.

A variety of loose furniture types should be considered here – stackable chairs for formal gathering, or loosely arranged for lounging.

Indoor/outdoor experience, views of the sky and tree canopy, wood and metal structure tree like



Crosby Arboretum Pavilion – tree-like wood trusses



Uppgrena Naturhus by Tailor Made Arkitekter – simple glass form



Conservatory – reuse of existing structures

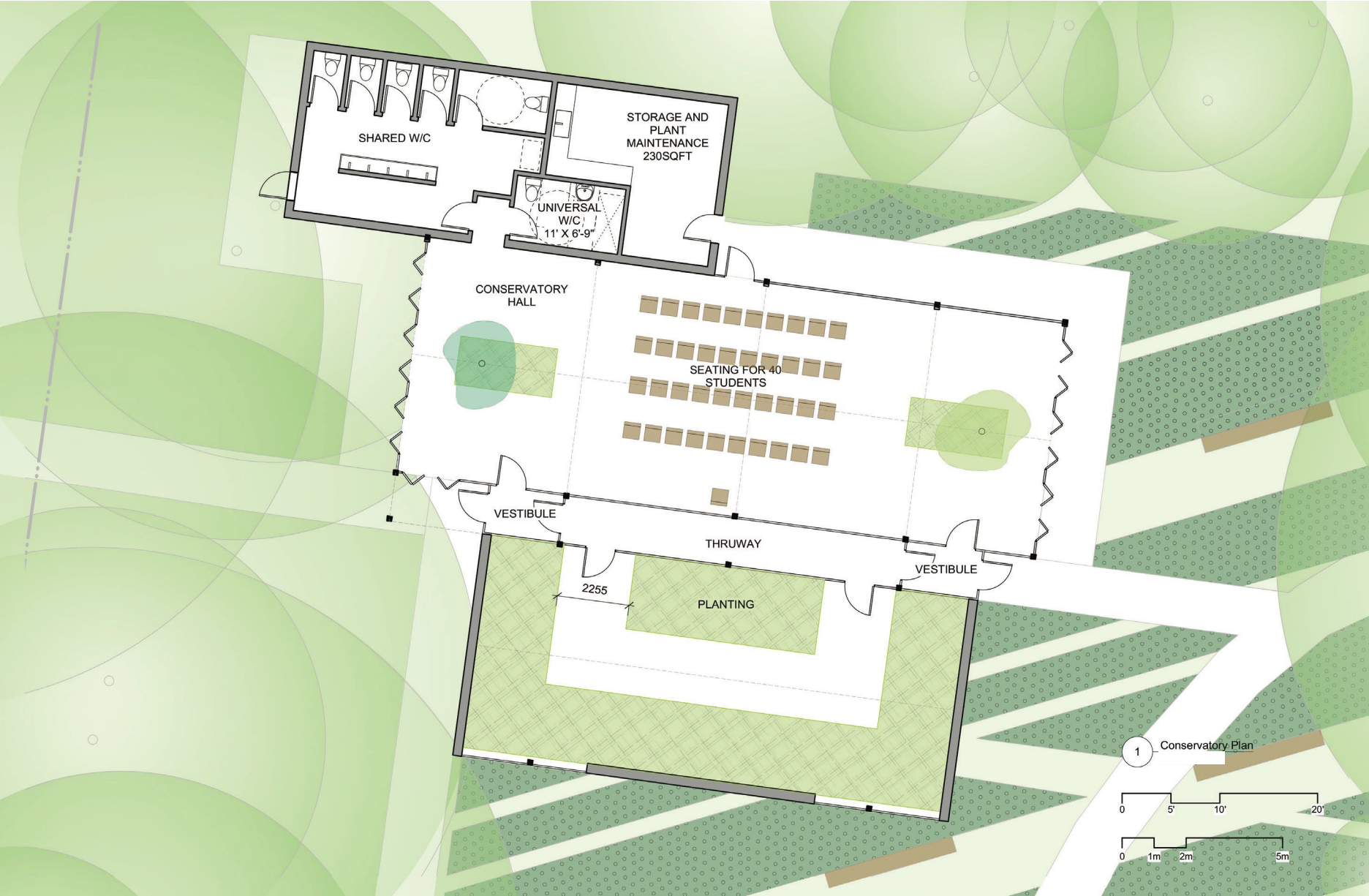


Rideau Hall Greenhouse, Ottawa – shading



Greenhouse as Home by BIAS Architects – multiple forms

CONSERVATORY & DIVERSITY GARDENS



Conservatory and Diversity Garden plan

CONSERVATORY & DIVERSITY GARDENS

Both the interior and diversity gardens will need irrigation, and rain water collection here could contribute to that, refer to Site Servicing Section. Refer to Ecology and Gardening Section for more detail on the Diversity Garden themes and partnering.

Fire truck access will be from the west from Jordanray Boulevard.

For further study/inclusion in implementation

In addition to developing the themes and opportunities above, the following should be considered:

It may be possible to build the conservatory in phases starting with the garage, as funds become available. If it is just a greenhouse, it would be a service building that does not require washrooms. This requires further exploration to understand other code implications.

Careful design of the glass roofs to minimize ice fall and locations of paths to keep visitors out of ice danger.

The north face of the glass roof should be shaded to prevent light spillage toward the neighbours.

The glass will require flexible shading ideally on the outside, ventilation and other considerations to ensure health of the indoor plants and people.

The maintenance and storage room should accommodate a janitors closet with slop sink, plant maintenance area, a desk for bookings and storage for loose furniture.

Consider a temperature sensor warning in the conservatory to protect plants in case of heating/power failure and a generator for these occasions.



Conservatory east elevation with wood shingles and glass

7 HISTORIC GARDEN & ARTIST STUDIO



HISTORIC GARDEN – EXISTING SITE

The Green is ringed by the historic gardens, artist studio, community firepit, indigenous gardens, peonies and gathering tree bringing together artists, history and community to share stories of the past and engage in the future. Historic garden elements including fencing, stonework, seating and plantings will be restored and enhanced with new water features. Peony beds that still exist on the property will be relocated to the perimeter of the Green.

In the public consultations we heard interest in representing Newmarket's diverse histories and possible futures. The series of elements around the Green connect Mulock family history, current art/cultural practice, Indigenous culture, and provides a place for sharing all of these stories at the firepit and the gathering tree. Seating near the water features and around the Green provide places for personal reflection, meditation and social interaction.

Historic gardens

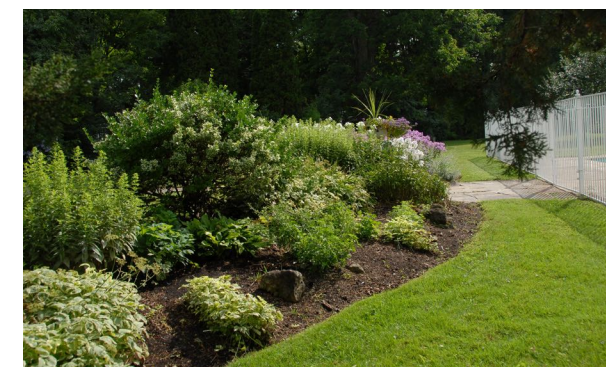
Historically, the Mulock property was renowned for its gardens and especially its peonies which were celebrated with yearly parties. The plan is to restore many elements of the historic gardens including the trellis fencing, seating, stone steps and urns (including the urns that are currently hidden at the south end of the lawn), plantings and fountain. The singular long peony hedge in the lawn to the east of the existing formal gardens will be relocated to ring the new circular lawn of the Green.



Historic Garden panorama



Fountain pool



Garden edge

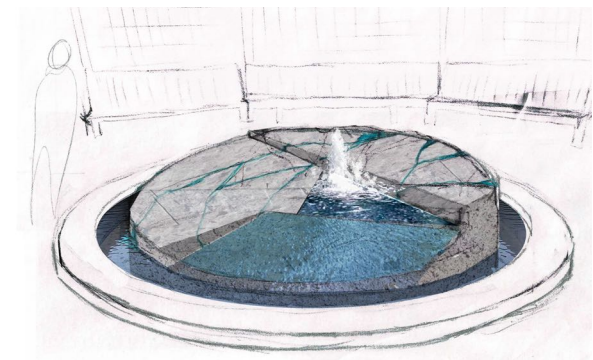


Streps and urns

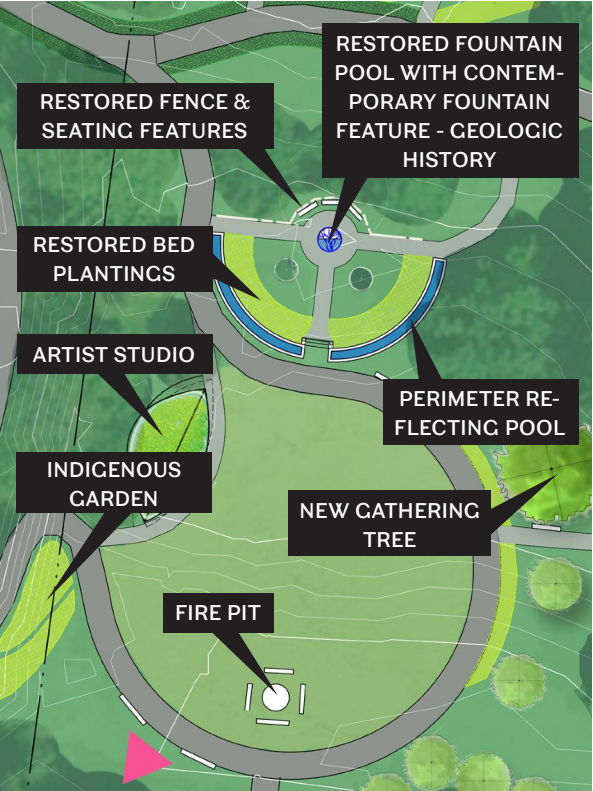


Trellis and seat

HISTORIC GARDEN – PRECEDENTS AND CONCEPT



Calm, elegant, reflecting, rippling with glacial stone sculpture



The Green detail plan



Reflecting – Naturalistic Rill Garden in Bristol, Reino Unido by Artisan Landscapes



Low, zero-edge, overflow plinth with bubbler jet – rippling



Cawdor Castle Fountain, Nairn, Scotland



Infinity edge – Milwaukee Art Museum, Wisconsin

ARTIST STUDIO – EXISTING SITE

The Green

The Green is round, and is centered on the historic garden axis reinforcing the symmetry of the formal garden elements. New tree plantings are to occur outside the green to continuously reinforce the shape and intimacy of this lawn area. It is ringed by seating and peonies.

Water Features

There are two water features at the historic garden – the existing round fountain, and, a new linear reflecting pool that surrounds the semicircular formal gardens.

The stone edge and basin of the existing round pool is to be restored and a new stone sculptural element added. The water sculpture recalls the moraine with scraped stone, relating across the site to the Riverine fountain. There is an opportunity for a vital dialogue between geologic and historical time, and contemporary interpretation here. Rippling water sound will return intimacy to this area.

The narrow reflecting pool that surrounds the edge of the garden will give a new crisp edge to the garden which is currently lacking. This long pool aligns with the path from Jim Bond Park, and would be raised so that the edge can be sat on. The pool is primarily for reflecting, but could include some small ripples or bubblers. Both water features would be less than 6” depth, recirculating, and biologically treated, as they are not considered to be interactive. The existing pump room below the existing pool house will be reused for these

water features. The room is currently accessed from the rear of the pool house, and requires some remedial work and water protection.

Refer to the Fountain section for more detail on the performance of these water features.

Firepit

The firepit provides a small area for a controlled fire and can be used in all seasons. It would be surrounded by permanent seating.

The Gathering Tree

The current giant sugar maple specimen to the south east of the Green is to be designated as the gathering tree. This is a place that could be programmed for small events. A new tree is to be planted just outside The Green to the northeast, which will eventually replace this one when it has reached the end of its life.

Indigenous Gardens

The community expressed interested in recognizing diverse histories in creative ways, including proposed Indigenous gardens as a tribute to the Indigenous roots of the property and the first stewards of this land. Refer to Ecology and Gardens for more details on themes and partnering.

The Artist Studio

The proposed artist studio provides temporary art space for day-use artist residencies to support the arts community. The building contains a 55 sqm artist studio space with work counter/sink, accessible washroom and locker. The room has two distinct areas – one more open to the public, and



Peony hedge line



Pool house entry to below grade pump house



Pool house

ARTIST RESIDENCY – PRECEDENTS



Artist Residency – Spark Box Studio, Picton, Ontario



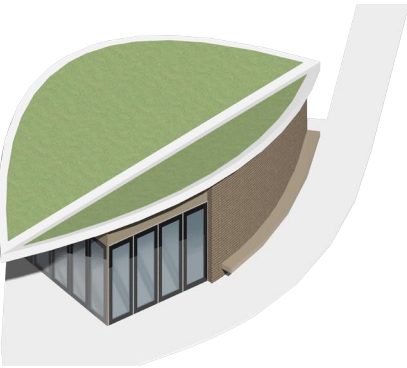
Lakeside Container Cottage in San Diego County, CA by Christopher Bittner



Transparent garage door façade

one with a long pin up wall. Although roughly in the same location as the existing pool house, the footprint is larger, and twists west and south to provide more space between the building and the historical garden to prevent crowding of forms. The current pool house nearly pinches the edge of the garden, it does not have any notable historic features, and with a 7'-0" ceiling is not suitable for reuse with this function.

The position, shape, size, roof slope and wall detail are all considered in relation to the historic garden with the aim to provide a pavilion-like building which respects the space and quiet experience of the garden. The building is primarily solid toward the garden and the green, opening up to a covered porch at the south. This puts the activity – the interaction between artist and the public further south to leave the garden in peace and quiet. The long solid wall provides a place for a long bench under the roof overhang. Opening to the south with large glass folding doors, the



Artist Studio

artist's work invites the public upon entering the Green from the parking lot.

The building roof slopes from high to low with a central heavy timber structure. The new building profile is kept relatively low so that it does not overwhelm the Green, with its low end toward the historic garden. The roof slopes toward a central metal lined trough which is sloped at 1.5 degrees to provide drainage. The green roof will slow the conveyance of that water. The water will drain to a small rain garden to the north of the building demonstrating LID design (see Site Servicing Section).

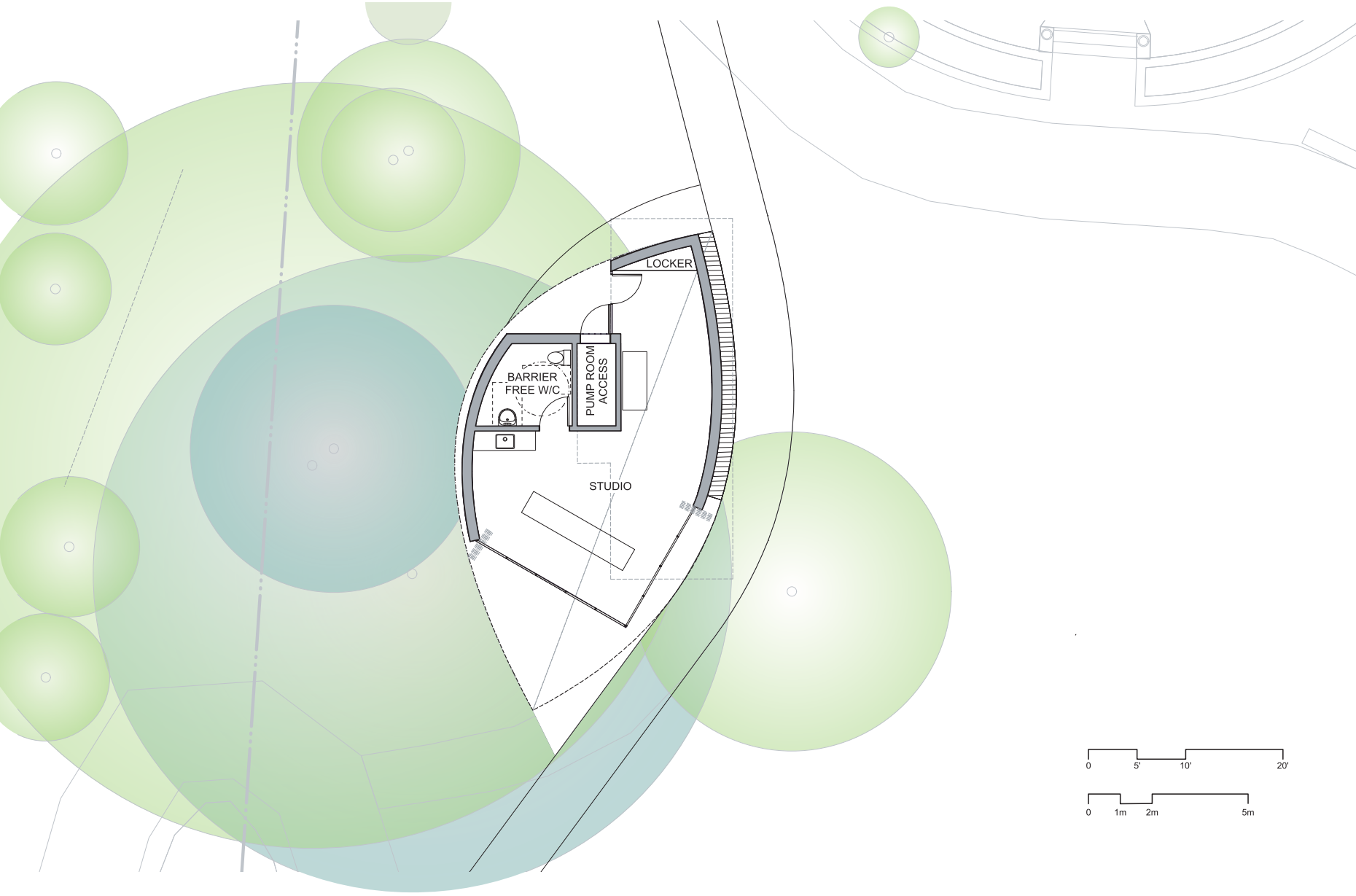
For further study/inclusion in implementation

In addition to developing the themes and opportunities above, the following should be considered: Many members of the public liked the idea of the firepit but were unclear on how it would be managed. The Town will need to define the use and permit protocols.

Design of the water features should consider safety in off season, and ways to avoid need for fencing or wood covers if possible.

Further discussions about roof maintenance will be required.

ARTIST STUDIO – PLAN



Artist Studio plan

ARTIST STUDIO



East elevation with the back entrance for the artist

ARTIST STUDIO



South elevation – the building opens up



West elevation toward The Green.



North elevation with drain to water garden



The design concept introduces a natural playground into the existing Jim Bond Park area, which will connect with the Mulock Property. The playground would use natural wood from trees that were removed or fallen from the Mulock site to mimic a large tree fallen on its side, with roots and branches.

Reconnecting to Jim Bond Park includes removing the fencing, and extending paths at the north and south to connect to the existing path. The park remains largely the same except for the inclusion of a new playground near Jordanray Blvd. an informal path to the existing copse of trees, and the introduction of a maintenance garage at the south west corner with access off of Osler Court. The playground provides a more intimate community-oriented activity here, and is in the spirit of spreading smaller activities across the site.

Playground

The overall theme of the playground is The Tree, with the Roots – lower, embedded wood elements the Trunk – a tunnel element, and the branches – with nest like elements. Wood would be dressed and carved in different ways. The tunnel element would be constructed to provide a big enough space to crawl through.

There are a myriad of educational opportunities here from the reuse of trees; the story of tree birth, life and death; the forms and functions of different parts of trees.

The ground should be engineered mulch to allow for a rustic, but natural porous surface and



Jim Bond Park – existing path and sloped lawn

NATURAL PLAYGROUND – PRECEDENTS & CONCEPT

wheelchair accessibility. Carefully consider which activities and areas are best suited for children in wheelchairs to share the experiences of this unique playground.

For further study/inclusion in implementation

In addition to developing the themes and opportunities above, the following should be considered.

Playground

The Town will need to maintain a maintenance budget for replacement – ideally with wood from the site, or Newmarket, and a programme to save and reuse removed trees. Natural treatments such as boron plugs should be used to preserve trees in their natural state. Natural playgrounds can be built for 25+ years.



Log steps, Tumbling Bay Playground



Interactive log features, Shaheyuan Park



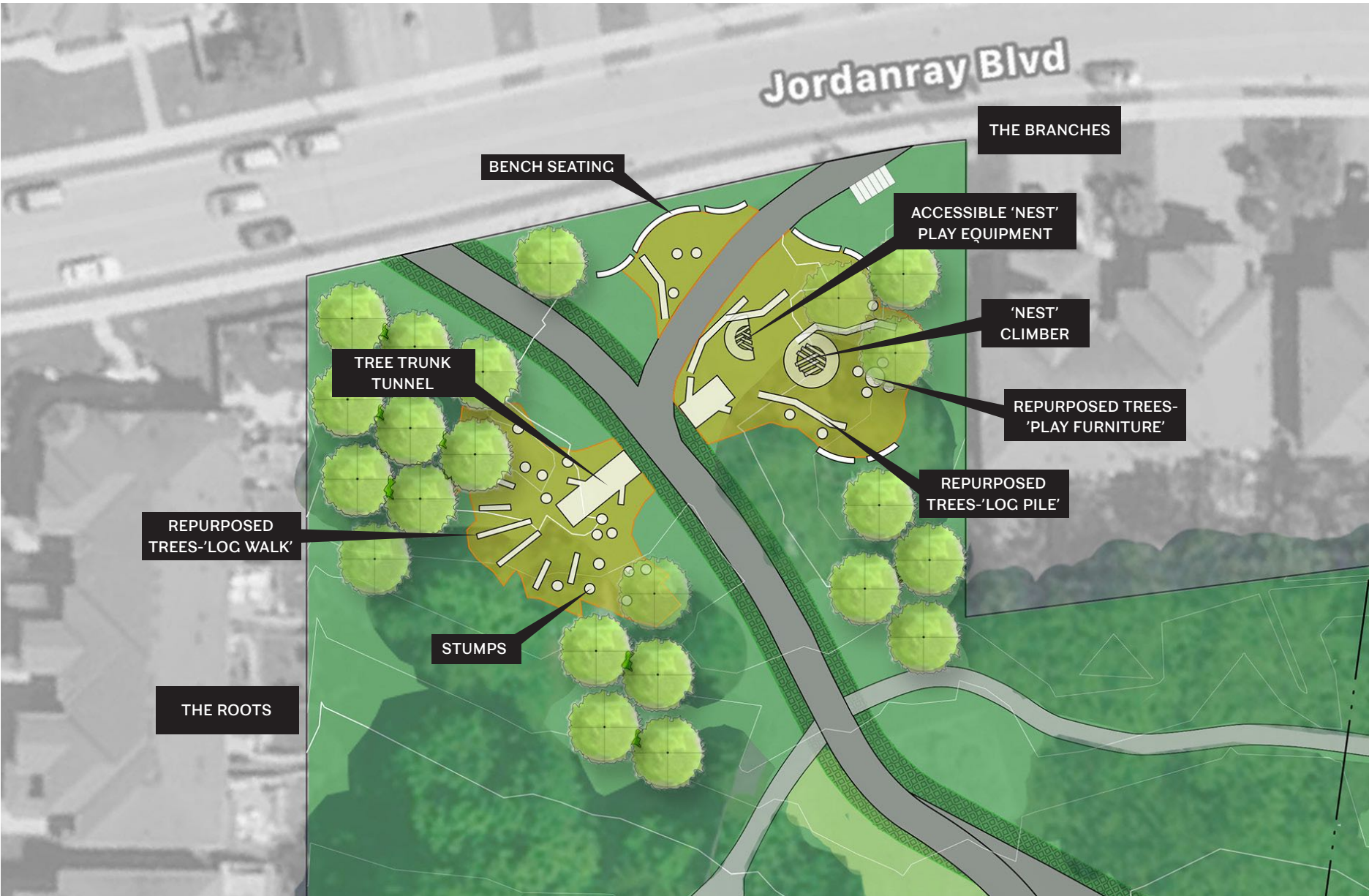
Earthscape Gord Weeden Woodlot



Interactive log lements, Westmoreland Learning Play Area



'Nest' climbers, Morialta Playspace



Natural Playground detail plan

FURNITURE & WAYFINDING

Seating is provided on wood benches, edge of fountains features where noted, and on boulders. The use of boulders has been described above. For the wood seating there could be a variety across the site from strong solid slab-like benches, to more sculptural responses including ones incorporating branches, or analogies to branches and trees including canopies (like on the skate trail), and showing off the form of trees with “live edges”. Some of these could be art commissions. This contributes to the goal of revealing layers of cultural and natural history across the site.

Site furniture needs to be placed and configured to allow for people to be on their own for personal reflection, in small conversations, and in larger groups. For accessibility, wheelchair needs are to be considered in all seating settings including providing paved areas beside most benches, and picnic tables with shorter benches or ends that are accessible by wheelchair. Space between boulders need to allow for wheelchairs.

A combination of fixed and movable furniture including tables, chairs and umbrellas is to be provided in areas close to buildings, and convenient storage will be required for this loose furniture.

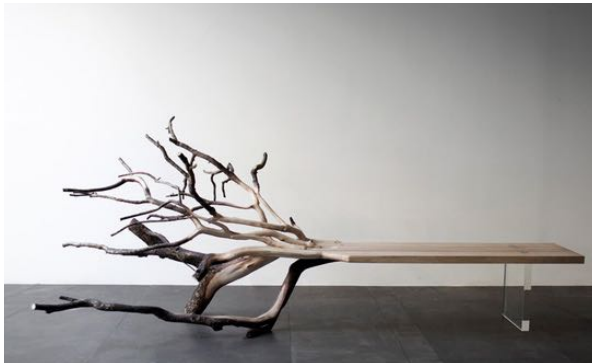
Wood seating is provided around the skate trail as it is warm in winter. Consideration is needed for how to manage the wear and tear of skates on the front and on top of the seat.



Live edge wood bench



Wood Furniture with Resin (Bloom Table, MTH Woodworks)



Fallen Tree Bench, Benjamin Graindorge



Tree-Chair Sculpture, Gladstone Hotel

Conventional signage is to be kept to a minimum. Interpretive/arts points will provide orientation moments, and cultural and ecological information. Phone/GPS can be used for orientation and additional information with QR codes to enhance analog learning. Consider a wide range of accessibility needs with respect to wayfinding. A cast site model for the blind should be considered.



Glencoe Visitors Centre – Model wayfinding for the blind



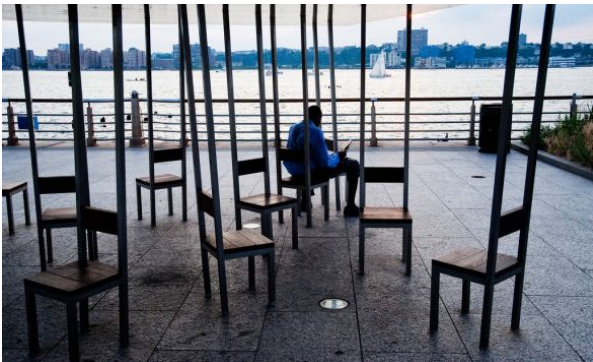
Trapezio Bench (Slab Yellow Cedar), Santa + Cole Design



Lourissaali Villa – Model wayfinding for the blind



Restored Bench by Severn Seating, England



Chairs as column art



SITE SYSTEMS



LIGHTING: GUIDING PRINCIPLES & TOOLS

The lighting design aligns with the five guiding principals for the project:

DESTINATION

- The specific lighting should showcase and highlight all 4 seasons throughout the year.
- Mulock Drive and Yonge Street will become an attractive and welcoming place to meet family and friends.
- Enhanced opportunities for Art Works, and Light Walks, plus available electrical infrastructure for temporary events.

ROOTED IN HISTORY AND FORWARD LOOKING

- Lighting design should reflect the natural setting of Mulock Estate and exhibit various layers of lighting moods.
- Lighting fixtures should be specified with subtle natural looking elements and the materials will blend in with the landscape.
- Highlighting the house façade will centralize the focus of it as a central beacon, and connect all of the unique elements of the park together.

NATURAL

- Paths, and trellises to be highlighted to enhance the natural feel of the park.
- Lighting fixtures to be specified with focused optical distributions to eliminate sky glow to preserve night sky.
- Lighting levels kept at a minimum and avoid

lighting tree branches in respect for the circadian rhythms of wildlife.

CONNECTED

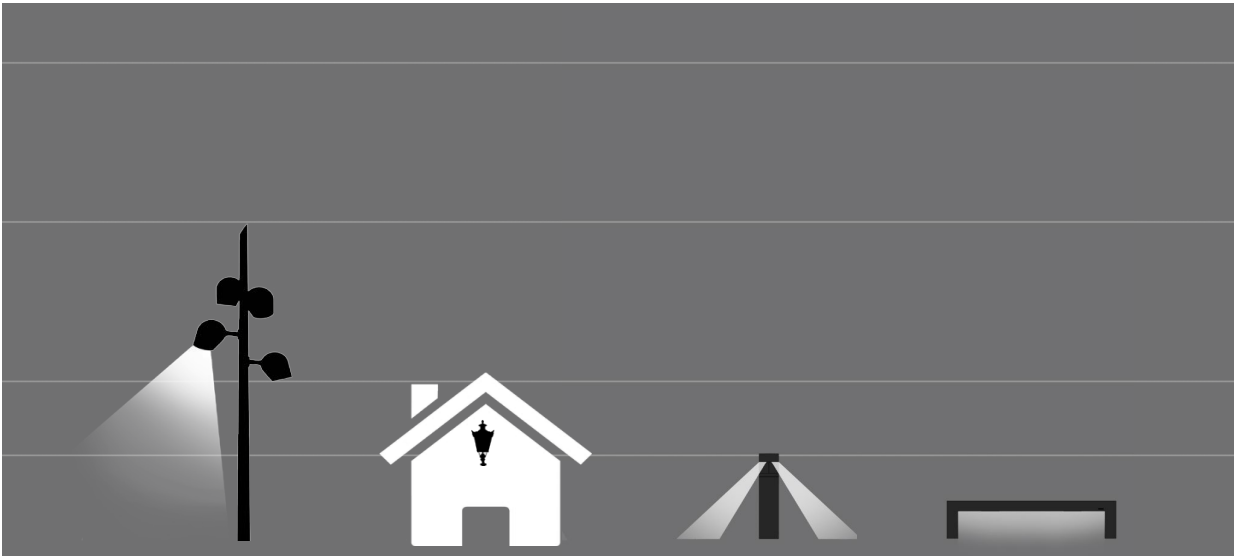
- A sense of hierarchy to be designed through various layers of light in combination with outbuildings as beacons.
- Smooth lighting transitions should be added to each area and path of the park.
- Lights should connect the neighbouring park -Jim Bond Park, and bring together local communities, and people.
- Lighting will highlight the park entries as beacons.

INCLUSIVE AND ACCESSIBLE

- Lighting will promote a safe, enjoyable and accessible atmosphere.
- Lighting design will create a comfortable atmosphere for public and private events.

There are 4 main lighting tools to be deployed to achieve the goals above:

- Pedestrian post lighting with multiple heads.
- Restoring existing heritage fixtures.
- High impact vandal proof light bollards.
- Integrated furniture lighting for benches.



Lighting hierarchy and scale

LIGHTING: SITE CONCEPTS



Highlighting hedge/vegetation



Integrated furniture lighting



Highlighting hedge/vegetation



Highlighting trellises



Façade lighting



Façade up-lighting

The lighting strategy is designed to enhance the visitor experience and site features in the evening. The goal is to make Mulock Park a place where families want to visit at night, creating an exciting atmosphere that also celebrates darkness. The following pages outline the overall concepts to be considered when developing the design. The intention is to keep light at a low, where-you-need-it level, to avoid over-lighting the site, as its current darkness is a great asset. Feature lighting to focus on:

- Highlighting feature landscapes and routes.
- Highlighting the house as the central beacon of the park.
- Up Lighting of select trees only (used VERY sparingly).
- Integrated Furniture Lighting that is vandal resistant.
- Lighting of outbuildings to provide orientation points in the park.

The concept includes providing for permanent and temporary light art and could include:

- Light walks – Lighting the winter skate trail and summer light walks.
- LED catenary lighting strung across the skate pond.
- Pole mounted fixtures with gobos to create stunning and magical light and shadow patterns on the ground or blank wall of the house.
- Robust infrastructure for temporary lighting possibilities for special events.

LIGHTING: LEVELS

Considering the whole site, the target light levels are based on the house being the Central beacon and is brightest in relation to surrounding features. The target levels are shown below in the table.

There should be zero up lighting and zero light trespassing into neighbour’s property – this is a critical issue for the neighbours, and includes landscape lighting, temporary art lighting, and lighting emanating from building interiors.

There should be a combination of light and dark areas, uniform lighting, and due to the natural set-

ting, as subtle as possible. The lighting tools focus the light to where activity is, or provide orientation – putting light where it is intended. It is important to eliminate up lighting and control glare to preserve night sky, and provide a comfortable night experience.

Lighting is deliberately omitted in the lawns to allow access to night sky. Infrastructure will be provided to install temporary lighting on an event by event basis.

- Vandal Resistant Bollards can be with or



Light levels

without integrated GFCI receptacles along paths.

- Multi-head post lights along back driveway provide focused light.

Light design needs to take into account that there is significant light spillage from Yonge Steet, and how this can be managed on the site.

Vandal Resistant Bollards:
Low level luminaries can be subject to vandalism in unsecured areas. Vandal resistant bollards are engineered to provide superior strength through extra thick components and bast-to-grade connections that withstand considerable force. IK10 is the highest rating possible for resistance to damage.



AVERAGE TARGETED LIGHT LEVELS

<div></div>	Nature Interpretation / Estate	15-20 Lux
<div></div>	Skate Trail	10-15 Lux
<div></div>	Vehicles Roads	10-15 Lux
<div></div>	Trail – Main	10 Lux
<div></div>	Trail – Secondary	5 Lux
<div></div>	No Light Zone	

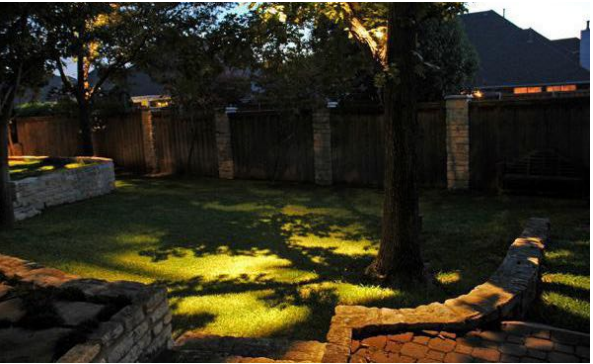
LIGHTING: ARTFUL



Lighting as art of vertical surfaces



Gobo pattern lighting



Gobo pattern lighting



Lighting as art of vertical surfaces



Magical projected lighting



Magical projected lighting



Quiet romantic lighting



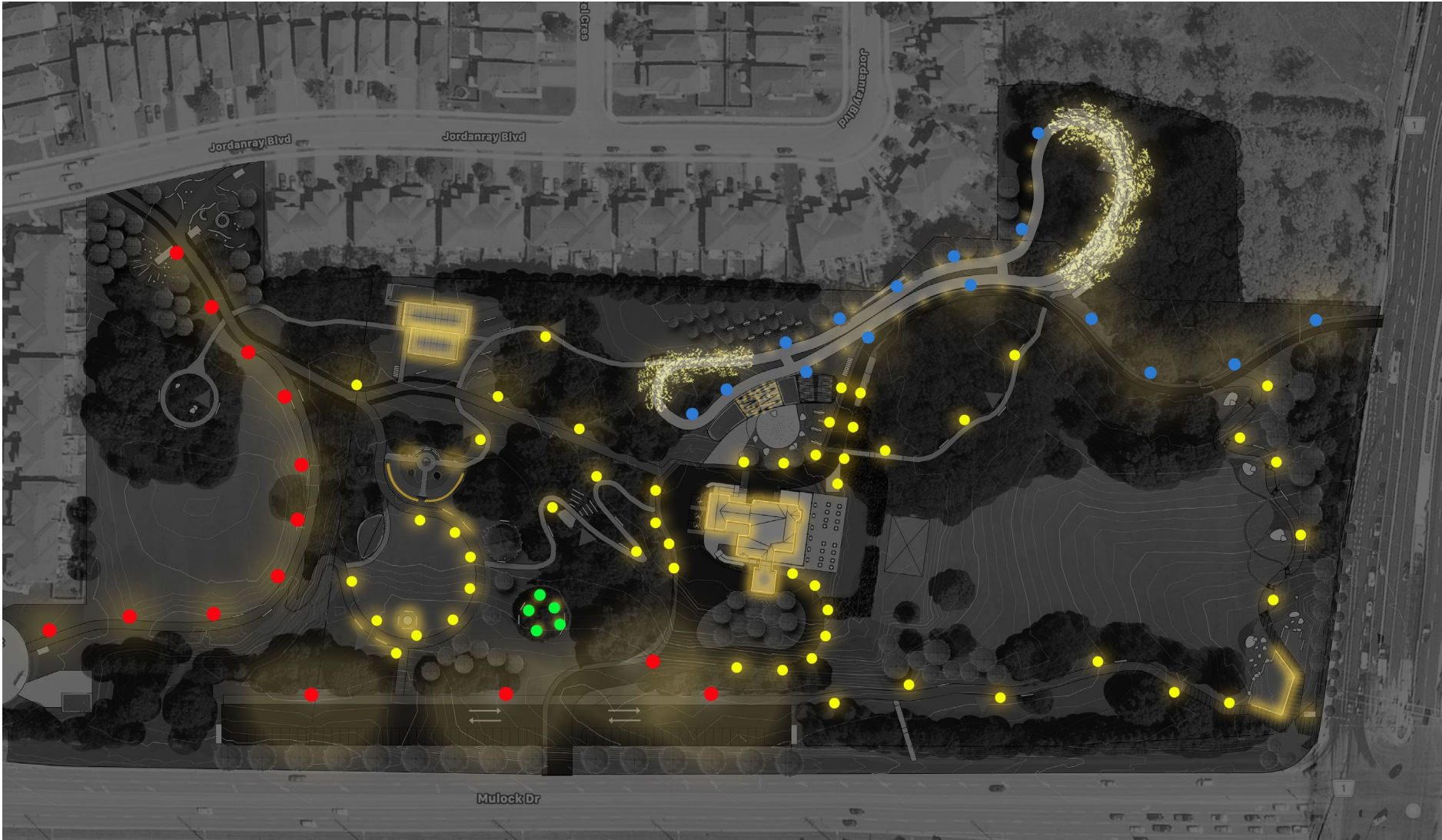
Glowing catenary lighting



Magical projected lighting

LIGHTING: OVERALL CONCEPT

LUMINAIRE TYPES					
● MULTI-HEAD POST	● CATENARY	● POST LIGHT	● GOBO LIGHT		
	● BOLLARD	● UP LIGHT	● FURNITURE LIGHTING		



Locations of lighting features from a bird's-eye view

The overall concept plan illustrates the location of the different light typologies and hierarchy (it is not representative of actual light fixture locations). The brightest glow comes from the center of the park.

Lighting Design Physical Requirements:

- All poles and bollards to be elevated from the ground on concrete pedestal bases.
- Bollards should not be used in any way in controlling the traffic.

Lighting Design Considerations:

- Exterior lighting basic requirements and criteria such as lighting levels, uniformity of light and balance of brightness should be well defined and follow IESNA requirements.
- Lighting standards to be in accordance with the Illuminating Engineering Society (IES) Lighting Handbook 10th edition.
- Lighting standards to be in accordance with the local municipality.
- Lighting specifications to carry high vandal resistant ratings.
- Lighting specification to be LED, with a minimum life of 50,000hrs.
- Exterior lighting shall be designed with zero up light, and spill light, eliminating any light trespassing into neighbouring properties.
- The base electrical infrastructure will be designed to supply power for temporary public, and private events.

- Programmable lighting using hard wired data connections throughout specific areas of the park.

Accessibility (Lighting):

- Lighting levels for different exterior spaces (i.e. ramps, stairs, sidewalks, entrances, etc.) shall be adequate and convenient for people with disabilities and special needs.
- Lighting bollards or posts should be mounted to the side(s) of walkways so as not to present an obstacle to people in wheelchairs or with sight impairment, and snow ploughing.

Safety (Lighting):

- Lighting levels at parking lots and pathways must be adequate to avoid contrast between light and shadow, to eliminate entrapment spots.
- Lighting fixtures and power infrastructure to be accessible for future maintenance.

Landscape design:

- Indirect lighting of important building facades and landscape features could be used to enhance the general night-time illumination level required for safety, security and visual amenity of the Mulock Estate.
- Lighting highlighting site specific architectural features such as the Estate, Skate Trail and main trail for Light Walks.
- Security lighting should be used for the park entrances, skate trail, main paths, and

secondary paths. In order to maximize the use of energy, the design of the light fixtures should direct the light to the areas where it is needed.

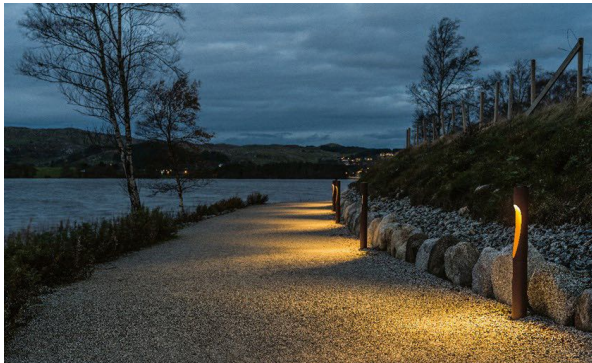
LIGHTING: BOLLARD, PATH AND PEDESTRIAN



Soft light bollards



Integrated furniture lighting



Romantic glow



Impact rated bollards



Discrete bollards with organic charm



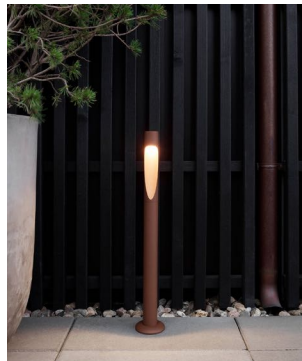
Adjustable multi-head post light



Adjustable multi-head post light



Organic looking multi-head post light



Accent bollards



Non-uniform pathway lighting

LIGHTING: FACADE LIGHTING

Lighting of the house should recognize the house as the central point of focus – the beacon at the heart of the park.

- The façade lighting from LED luminaries should have color changing programmability dynamics.
- There could also be surface mounted LED projector gobos to create light/shadow patterns on the ground and blank wall of the house – these can enhance the magical mood.

- Lighting should highlight the key architectural features of the house.
- There should be a combination of hard and soft light sources and diffused lighting with optical distribution.
- Take special notice of how to enhance light contrasts from interior/exterior lighting.
- Consider the view from far in the park, away from the house.



Light test to reveal contrast within the elements of the house



Facade lighting – house as beacon on the park



Lighting test revealing the contrast of the illuminated house against the night sky



Left: façade up-lighting
Right: lighting test revealing house in silhouette

LIGHTING: ENTRANCE AND MAIN TRAILS

Lighting to radiate from the main entrances of the park to welcome visitors.

- Low light bollards will lead visitors to the house, skate trail and path.
- Low level bollard lighting guides visitors to the park.
- Light along paths enhances visibility and security.
- Bollard lights to accent the landscape with soft pools of light.

- Warm Color LED source with soft light levels and diffused optical distribution.



Olivio Outdoor Pole Lighting



Lighting plan – entrance and main trails



Discreet bollard with charm

Sleek bollard



Bollard along path

Impact rated bollards

LIGHTING: SECONDARY TRAILS

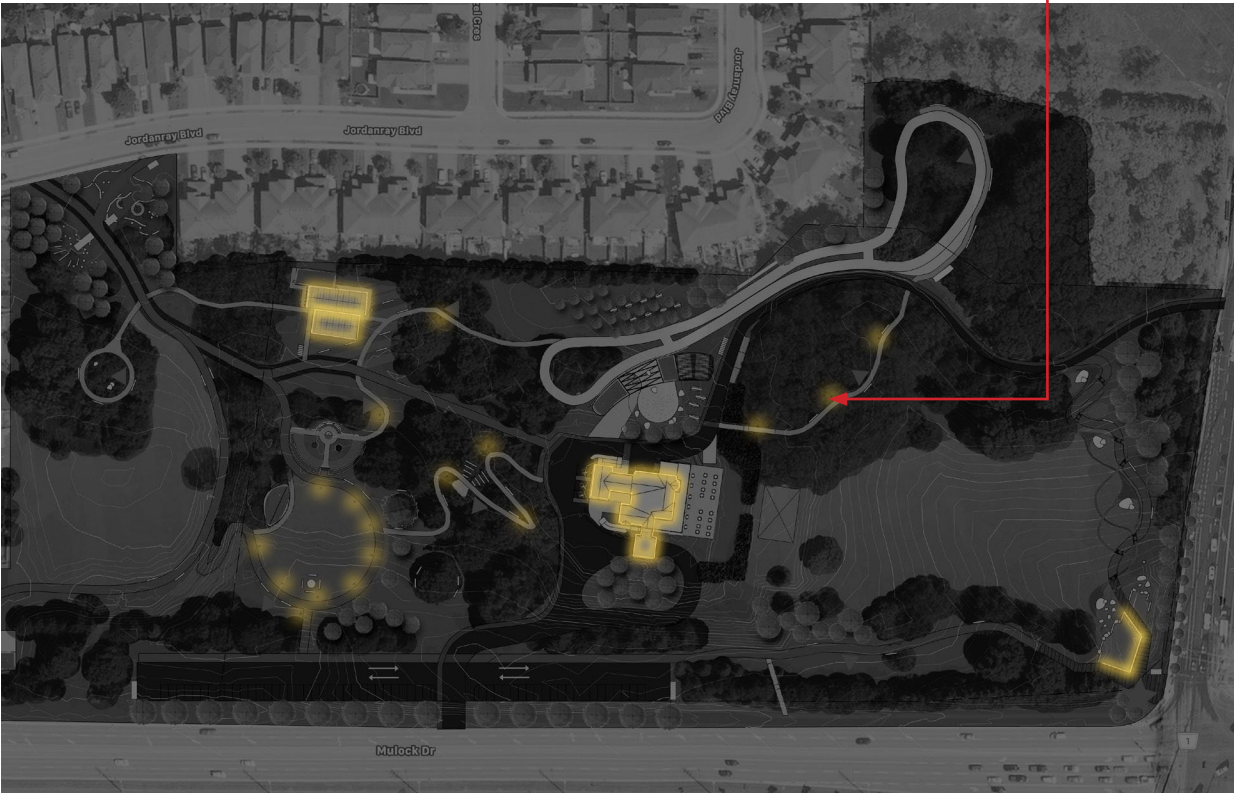
Low level bollard lighting leads visitors in and out of the main trails.

- Low level lighting helps to connect paths together.
- Soft pools of light in break out areas.
- Warm Color LED source with soft light levels and diffused optical distribution.



Sleek bollard

Lighting trees

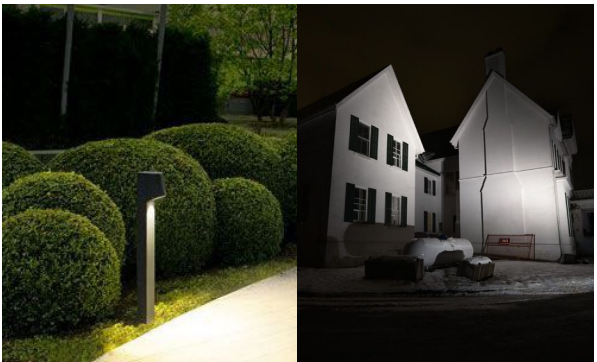


Lighting plan – secondary trails



Highlighting trellises

Non-uniform pathway lighting



Discreet bollard with charm

Slashes of white light contrasting with warm interior lighting

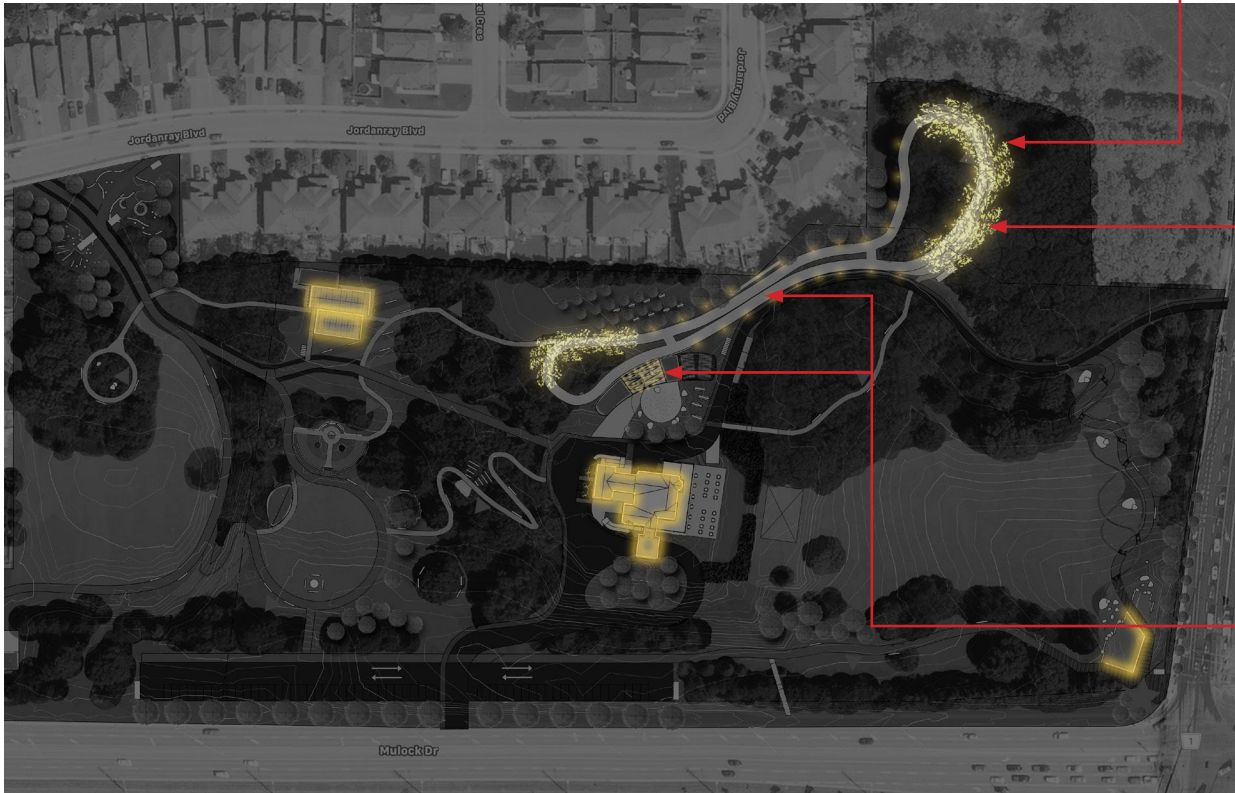
LIGHTING: SKATE TRAIL EXPERIENCE

Skate trail lighting must consider the three distinct areas – the skate pond, the gateway at the building, and the trail in the woods.

- Catenary Lighting over the skate pond and some parts of the trail could be considered to create a magical setting if light spillage can be controlled.
- Projector gobo lighting could be mounted on poles to create moving patterns on the trail. Fixed gobos can create a sense

of playfulness, using light and shadow patterns.

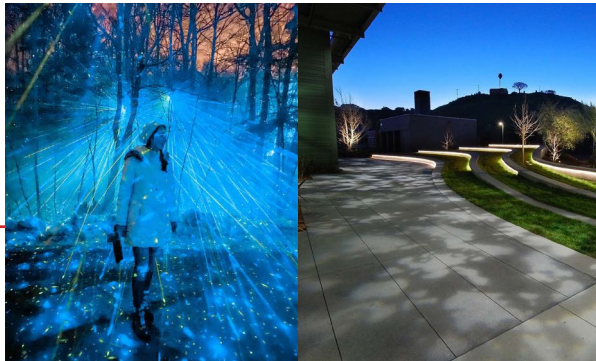
- Warm Color LED source with a combination of Hard and Soft lighting.
- The area needs to contain a robust infrastructure for future light walk events.



Lighting plan – skating



Magical projected lighting



Gobo patterns and glowing catenary systems



Glowing catenary lighting

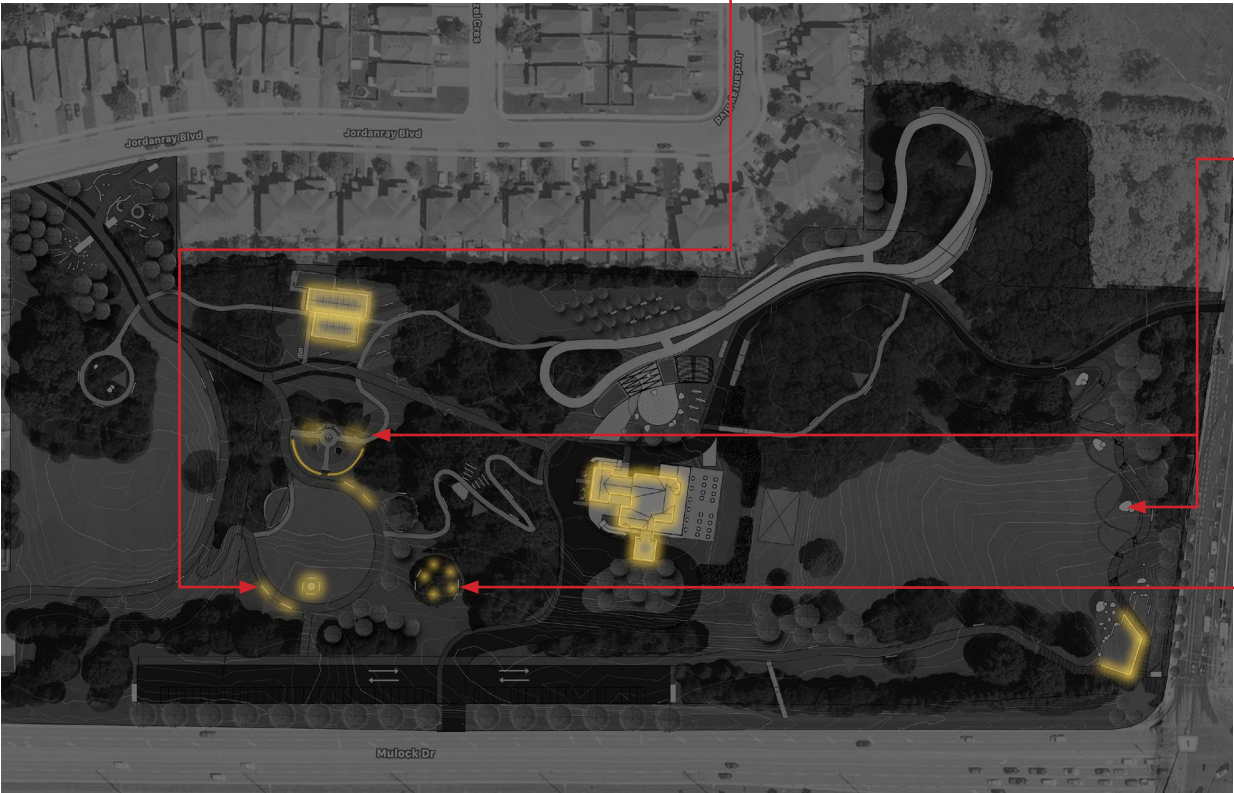
LIGHTING: FEATURE LIGHTING

Accent lighting should be provided to major features in the park like fountains and other water features.

Integrated lighting in furniture, edging or other low level features provides focus in break out spaces.

Lighting these elements provides orientation across the site. It is critical that it focus on features without being gaudy. The park is prized for it's natural setting, it is not a plaza.

These smaller features need to be seen in the context of other beacons on the site – the conservatory that will glow at night, and the bridge and landmark art piece at the main entry to the site at Yonge and Mulock.



Lighting plan – features



Integrated furniture lighting



Integrated feature lighting



Tree lighting

Lighting test at hedge

LIGHTING: ELECTRICAL INFRASTRUCTURE

The electrical room at the Skate Pavilion provides a central location for electrical and lighting controls and programming for the whole skate trail experience. The artist studio can be used as a central lighting and programming support for The Green lawn area. Power pedestals are provided at three locations around the Great Lawn to allow for distinct locations for a stage/for events.

These should be 3x 100amp service for audio, and a 200 amp service for lighting to provide suffi-

cient supply for a really large event. Request is for 2 separate services to reduce induced noise from one to the other. Provide single and three phase hydro connections for larger events.

As the existing use of the site is a house, the electrical service will need to be upgraded to the site. The Town is to confirm whether source to be 600V or 120/280V. Lighting is to be hard wired throughout the park.

All poles/wiring is to be underground on site to preserve uncluttered views.



- LEGEND
- Electrical room
 - Existing Power
 - Power Pedestals



Power infrastructure

Permanent power locations

LIGHTING: INFRASTRUCTURE FOR POWER

Lighting is to be programmable and able to change color via data cables and controls. Automatic controls for energy saving should be incorporated.

- The overall lighting and power considerations need to take into account establishing a base infrastructure, with power pedestals for private/public events.

Temporary Power Considerations

- Electricity is one of the most important components of any special event or show.
- Above-ground power boxes with outlets (pedestals) will be required, and need to be both conveniently located, and out of sight to reduce visual clutter.
- Pedestals for generators and electrical distribution boxes to be provided.
- As much as possible, Integrated GFCI receptacles are to be provided in poles and bollards.

There are a wide range of special events to be considered:

- Concerts
- Outdoor Weddings
- Movie Nights
- Festivals – performance, art and light
- Movie Productions



Movie nights



Festival installations



Special events



Concert nights



Power infrastructure



Private events

LIGHTING: ON SITE TESTING – CENTRAL BEACON

On site testing was performed to understand the light capacity of the site with respect to site lines, topography and light pollution from Yonge Street and Mulock Drive. The intention behind the lighting tests is to explore the characteristics of the property. As the testing was performed in the winter, longer views were possible. When developing the light design for implementation, these on site testing experiments should continue in other seasons to augment understanding of lighting capacity, opportunities and limitations of the site.

Here, the test was to understand the capacity to treat the house as a beacon at the heart of the park with views near the house and from afar. Highlighting the house allows visitors to view it from different parts of the park, and increases visitors’ sense of direction.

Lighting the architectural features of the house can provide spatial depth and emphasize the sculptural modelling of the house, especially the porch. As you move further away, the trees are silhouetted against the house.



Test lighting to reveal contrast with night sky



Light test to reveal contrast within the elements of the house



Test lighting to reveal contrast with sky in twilight



Exhibiting colour saturation



Light of Yonge Street visible – house in silhouette



View of the house seen from the fountain



View of the house seen from the west side of the park

LIGHTING: LIGHTING TESTS

Colour-changing flood lights were positioned at multiple angles to see how light plays off of the architectural surfaces of the house. The idea was to test highlighting the house using a combination of flood lights and discreet gobo projectors. Bouncing light off walls provides illumination to adjacent areas.

There is a/the potential for colour textures, and pattern play. Moving forward this should be considered but always in deference to the calm elegance of the house.



Up-lighting tree trunks and canopies



Playful patterns of light on vertical surfaces



Colour changing canopy



Colour changing canopy



Hedge lighting to size and texture

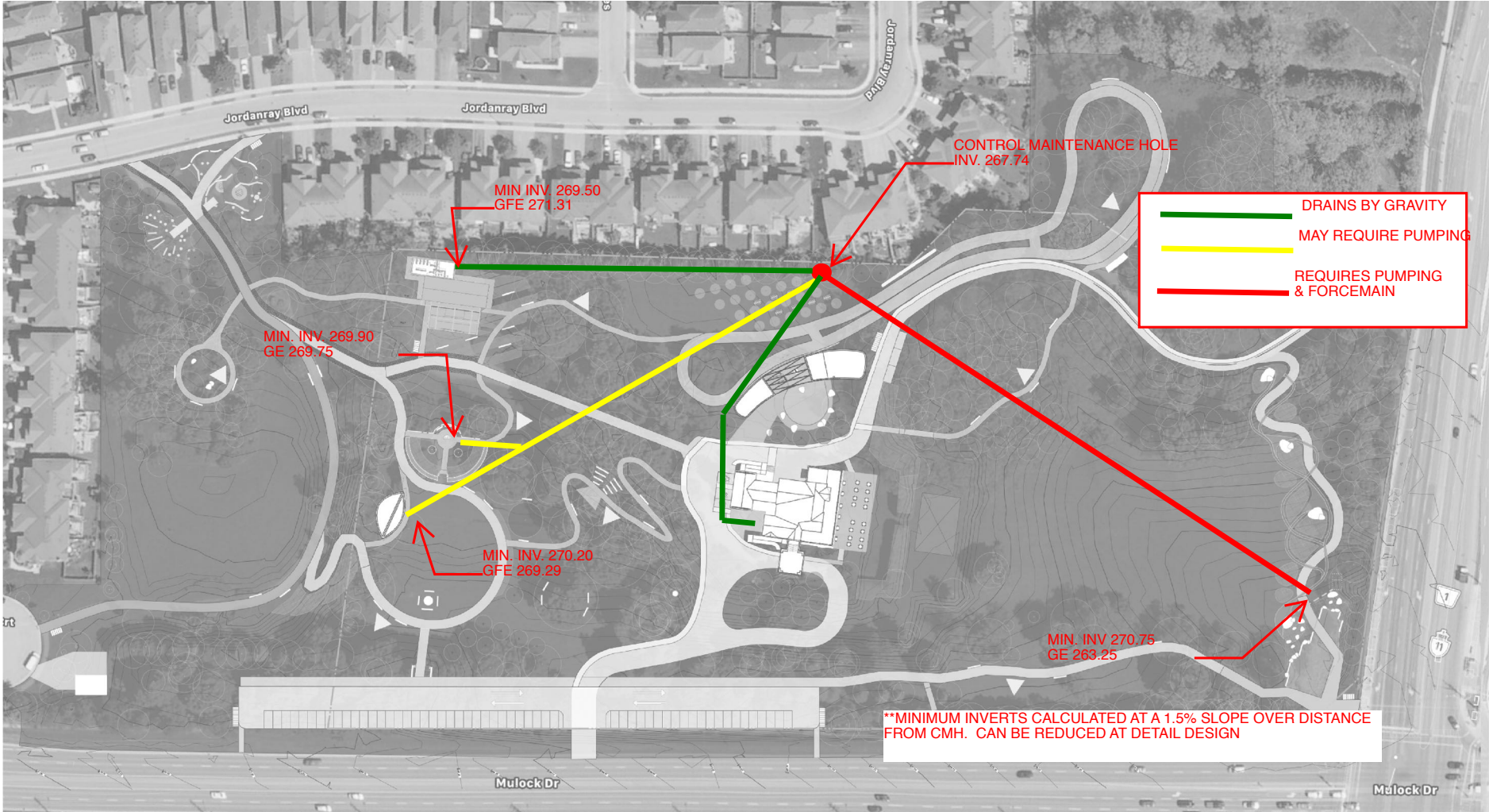


Slashes of white light contrasting with warm interior lighting



Colour changing canopy

SITE SERVICING DESIGN



Site servicing

The following is a brief summary of the existing site servicing and proposed future requirements for the proposed Mulock Park.

Sanitary Servicing

There is an existing septic tank bed to the south of the original house on the Mulock property that will need to be decommissioned and abandoned as part of the park development.

The existing sanitary sewer stub at Jordanray Blvd (between 100 and 104 Jordanray Blvd) is a 250mm PVC outlet at invert 267.74 MASL at a slope of 0.5% with a total capacity of 16.8L/s designated for property designated as the future Mulock Park. This capacity was included in the design of the Jordanray subdivision and sanitary sewer allocation.

The estimated future demand of the fully-constructed Mulock Park Master Plan (as calculated below by contributing sanitary sources) is conservatively calculated at 2.63 L/s with peak flow of 12.6L/s, well within the capacity allowance of the sanitary sewer system at Jordanray.

Contributing Sanitary Sources

Interactive Water Features:

Four water features are planned, a riverine feature at the east/southeast corner of the property, a centrally located wet plaza/splash pad, an update of the existing historical fountain, and an adjacent reflecting pool. The first two are planned to be fully interactive, while the second two are not intended for public interaction.

Average daily “base” water demands of these features, which are all recirculating and treated, are based on 10% of the total water volume being drained to the sanitary system daily (over 24 hours) – this contributes approximately 0.05 L/s to the daily flow.

Weekly peak flow – a weekly peak flow of 12.6L/s (based on backwash of separate systems and the requirement for full drainage 2-3 times per season).

Main House:

The main house sanitary sewage requirement was calculated based on the “worst case” planned uses included in the Master Plan Phase 1 (Tech Memo) – which includes the ground floor as an assembly space for 167 people with food service, plus the second floor occupied as 235 m2 of office space. This usage will contribute approximately 0.18 L/s to the peak daily flow.

Outbuildings/Skate Loop/Park Demand:

The outbuildings (skate pavilion, artists’ studio, conservatory and maintenance garage) were calculated very conservatively based on fixture unit demand (number of toilets and sinks) according to OBC Table 7.4.10.5, actual demand will be much lower depending on park usage and real occupancy. The total fixture unit demand of these buildings is calculated at 2.4L/s.

Sanitary Drainage Infrastructure Requirements

PVC sanitary sewers (150mm – 200mm based on municipal minimum sizes and velocities) are proposed to drain from each general point source to a

control manhole located at the stub to Jordanray Blvd. A general layout is shown on the attached plan.

The sanitary system was conservatively assumed to have an overall slope of 1.5%, and minimum inverts at each point source were calculated based on their distance to the control manhole. The conservatory, the main house, and the wet plaza/splash pad will likely have sufficient depth to the invert to drain by gravity.

The historical fountain and reflective pool are possibly able to drain by gravity to the control manhole, with some adjustment to the slope of the sanitary sewer servicing them. There is a possibility that a small local drop-in sump and pump system will be required for these features.

The artists’ studio may require a pump and forcemain system to the control manhole.

The riverine feature will require a forcemain from the proposed pump house to the control manhole in order to provide the required sanitary sewer connection.

Water Servicing

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

Water domestic supply demand is calculated as a function of occupancy to the main building, water demands of the interactive features, and

conservative overall fixture demand for the out-buildings.

An average domestic water supply demand of 2.63L/s as well as head losses throughout the system and large “peak” draws during summer months will require an upgrade of the existing 50mm servicing to a minimum 100mm water service.

Additionally, a new fire service is required to the property, as well as a fire hydrant, to be centrally located near the main house. The artist studio requires sprinklers due to distance from a fire access.

Storm Servicing

Historically, this property has been considered “uncontrolled” storm flow to the Yonge Street catchment (no quality or quantity treatment has ever been considered for the site). Most of the Mulock Homestead property has been diverted to stormwater management ponds (both the dry pond at Jim Bond Park which is the major storm overflow for the Criterion/Jordanray subdivision, and the quantity/quality treatment pond south of Mulock Drive and just west of Columbus Way).

The 4.8 ha of the Mulock Homestead property is separate from Jim Bond Park, and all surface flows drain entirely through a 600 mm outlet pipe at the southeastern corner of the site. The existing infrastructure downstream of the site is limited in capacity.

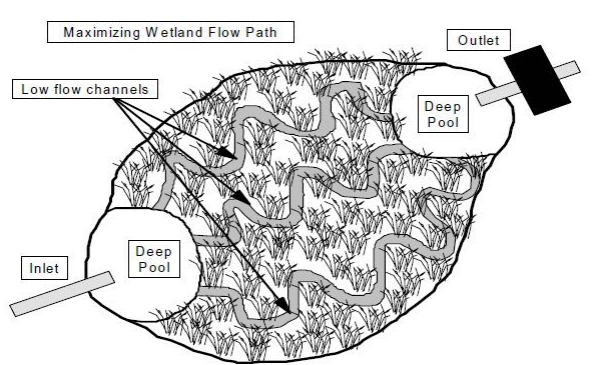
Quantity Requirements:
Based on the 1992 Stormwater Management Re-

port and the 2002 storm design drawings for the Criterion/Jordanray site, the required quantity flow from the site is fairly limited. As of the 2002 design, this allowable outflow was 0.43m3/s for the 100-year storm, but this will have to be updated to current modelling standards and may be adjusted slightly (either positively or negatively).

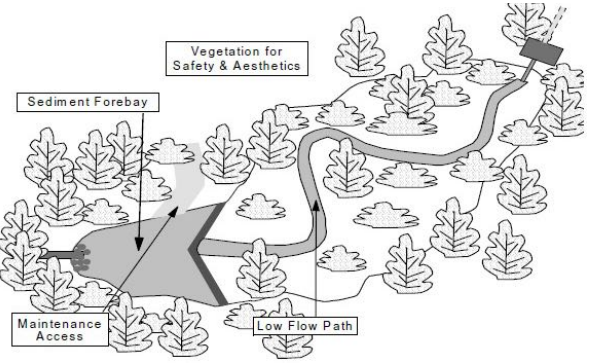
Any development on site will require controlling the outflow to this rate, through the use of quantity storage and attenuation (ponds, infiltration, rooftop storage, parking lot storage, rainwater reuse). Large quantities of infiltration is an unlikely solution for this site as the existing soils are clay with slow T-times. There is no “overland” outlet for the site, so all flows up to and including the 100-year storm must be considered.

Quality Requirements:
Quality treatment of the runoff from the site must be to Level 1 as the outflow from the site is ultimately a part of the Holland River drainage area. This will not be difficult to achieve with the planned use of the property. TSS removal from the outfall should be at minimum 80% and can be managed with consideration for alternate quality treatment.

Engineered wetland
Based on the quantity and quality control requirements, as well as the natural flow and grading of the proposed park, it is proposed that an engineered wetland be designed and constructed at the current outlet to Yonge Street, which will provide



MOECP schematic design for engineered wetlands



MOECP schematic design for engineered wetlands



Small engineered wetlands and how they fit with their environment

both the stormwater controls required as well as a feature for the park itself and it’s visitors.

Low Impact Development – Water Reuse Opportunities

In addition to the engineered wetland discussed in the previous section, low impact development opportunities have also been explored for this park, which can be used as an opportunity for both active stormwater management, as well as public education and information. These are “local”, small-system drainage and runoff control options:

- At the conservatory, there is an opportunity for a rainwater reuse/rain barrel system to be installed to supplement and reduce the municipal water demand for the plants. This will also provide a public education component to the conservatory.
- At the skate pavilion/splash pad, a local greywater reuse system could be installed – utilizing either roof runoff or splash pad drainage or a combination of both for the flush toilets.
- Rain gardens or infiltration basins (depending on local soil conditions)* can be utilized at stormwater runoff source points throughout the site – in particular, roof drainage at the artists’ studio and main house can be collected via downspout to these features, which will reduce overall peak flows and time to peak over the entire site.
- Active bioswales along the length of the

parking lot will provide immediate quality control and reduced time-to-peak quantity control of flow. Permeable pavements at the parking lot will provide quantity control.

- Green roofs at the skate pavilion/artist studio, conservatory and maintenance garage will provide minimal quality and quantity treatment.
- * Percolation tests should be performed at all desired areas for infiltration to assess viability.

We Proudly Harvest Rain Water, and YOU Can Too!

An educational sign for rain barrel technology. It features a red rain barrel and text explaining the benefits of rainwater harvesting, such as preventing pollutant transport, conserving water, and reducing flooding. It also includes a website link: www.PorterCountyRecycling.org.

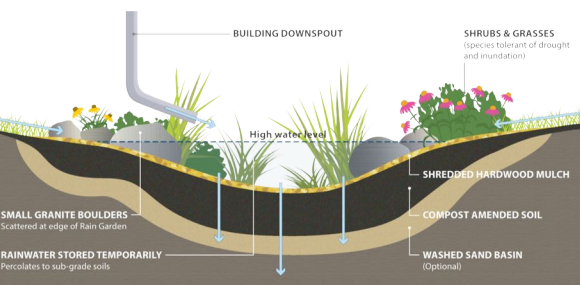
Educational signage – rain barrel technology/usage



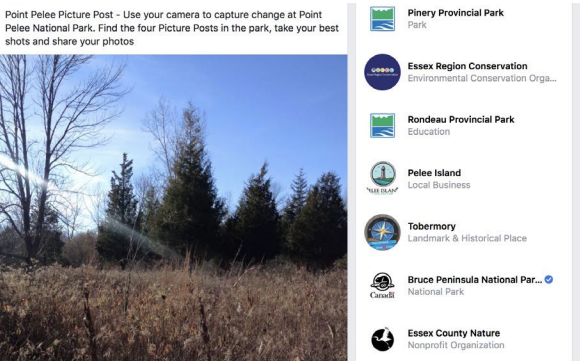
Educational signage – importance of wetlands (both natural and engineered)



Left: Rain garden showing aggregate surfaces for infiltration and plantings, Right: soakaway trench combined with a high downspout



Rain garden/soakaway design schematic at downspouts



Point Pelee – Facebook page – visitors sharing

WATER FEATURES



Water features

The following is a description of the general performance criteria for the various proposed water features at the Mullock park. It is understood that the various designed water displays and effects follow the desired patterns and performance as determined through working with the design team. In this process we make every effort to ensure that all water feature systems are as efficient as possible, with the intention for them to be generally self-draining for ease of maintenance. Generally, the performance of, and water quality of all water features and spray pad will meet the standards of operation as outlined below.

Historic Fountain & Curved Basins: Not intended for interaction

At the smaller scale, these features shall have close coupled centrifugal filtration and display pumps with high efficiency motors and filtration systems which are designed to be biological in nature. Filtration turn-over rates shall be appropriate to the scale of the water body and filtration systems shall include PH monitoring and control, automated water level control, UV sterilization and bio-filtration systems.

Each system shall have any display effect pumping separate from filtration pumping to enable a consistent aesthetic. Appropriate system alarms and controls shall be implemented to ensure that in the event of a systems or treatment failure other systems are protected, maintenance staff are alerted, and the impact minimized.

The water used to fill these systems shall be

provided from a rainwater or reclaimed water source tank when possible. When not possible, makeup water shall be from a municipal source.

Any associated water feature lighting, located in the features themselves, will be LED type lighting ip68 rated for continuous submersion and with options for controls to be tied into site-wide lighting control systems.

Excess water in these systems shall be removed to storm sewer or on-site infiltration beds.

The pumphouse for these systems will be in the existing below grade pump house for the existing historical fountain.

Spray Pad & Riverine Systems: Intended for interaction

Water features which are intended to be in intentional direct contact with park patrons shall have filtration systems which are designed to be in line best practices for systems of this kind. Filtration and display pumps shall be close coupled centrifugal pumps with high efficiency motors. The water volumes shall be sized as the systems require for their operation and for the anticipated bather load. The filtration turn-over rate shall meet the requirements of the MAHC (Model Aquatic Health Code), the Ontario Health Codes and those of the local health unit. The rate shall be approximately 0.5 hours per cycle and include: UV sterilization to a minimum standard exposure of 40mj/cm2, chemical treatment and control, PH monitoring and control, turbidity monitoring, automated water level control and sand filtration.

A wind sensor will also be provided for the spray pad.

Any associated water feature lighting, located in the features themselves, will be LED type pool lighting ip68 rated for continuous submersion and with options for controls to be tied into site-wide lighting control systems.

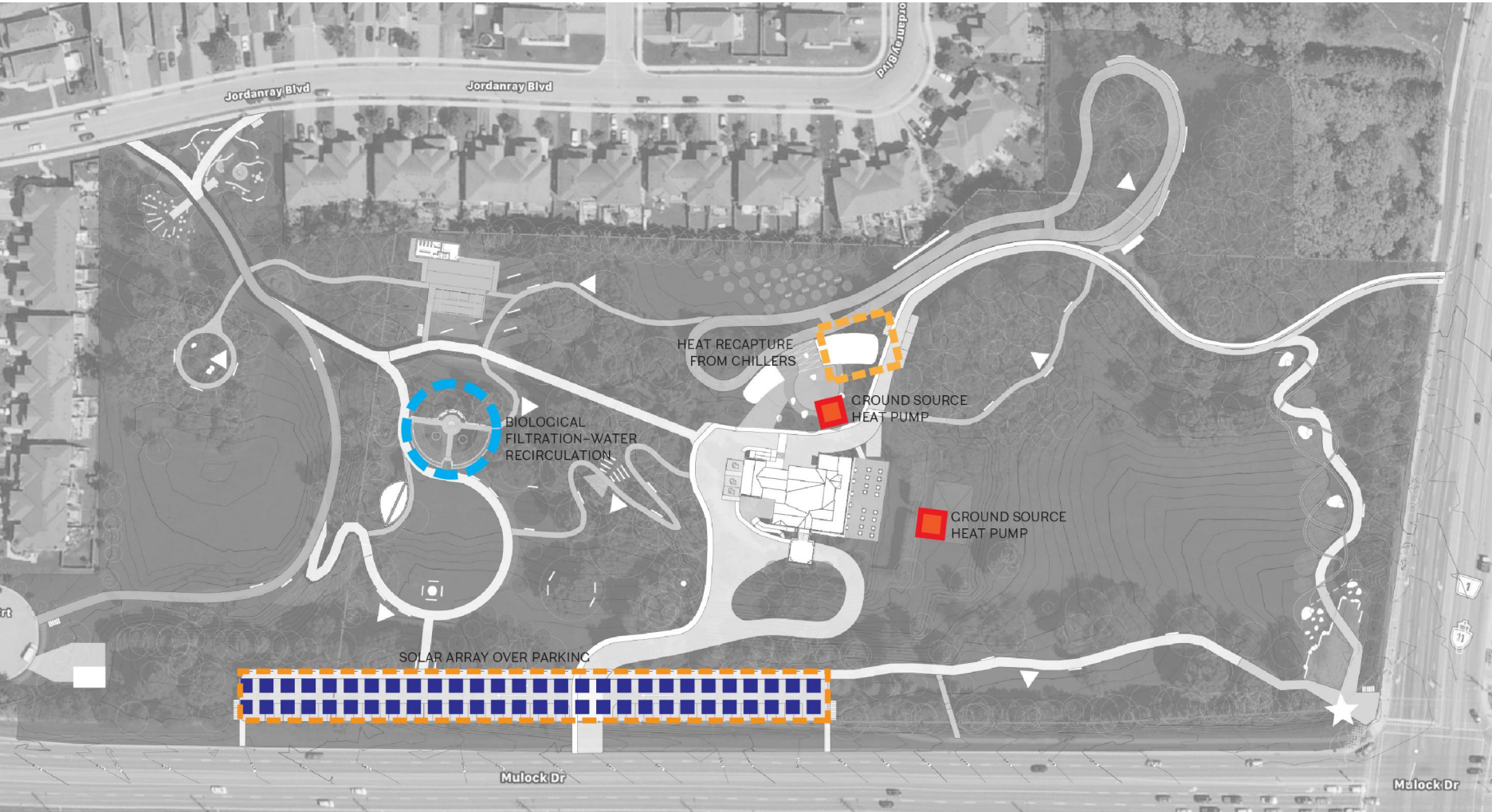
Each system shall have display pumping separate from filter pumping. Appropriate system alarms and controls shall be put in place to ensure that in the event of a systems or treatment failure other systems are protected, park patrons are protected from exposure to contaminated water, maintenance staff are alerted, and the impact minimized.

Excess water in these systems shall be removed to the sanitary sewer.

The pumphouse for the riverine system will be below grade at the south end of the system. Wet plaza/spray pad equipment to be in the skate pavilion.

Refer to Site Servicing Section for engineered wetland.

SUSTAINABILITY & RESILIENCY



Sustainability

Consideration of sustainability and resiliency have been considered and embedded throughout this plan. Here we outline additional goals and considerations for the future development of the design.

The Town is currently in the process of developing an energy strategy and targets, and the project can develop along with that, taking on the role of demonstration project. All opportunities for education should be considered. In addition to measures mentioned above in Lighting, Site Ser-



San Diego Zoo – Solar shade canopies



Solar panel shade structure

ving and Fountain sections, the following goals should be considered to maximize sustainability and resilience for the site. This is considered in four main areas:

Energy

Targeting should align with the Town’s emerging energy targets. The buildings are quite small and are likely not worth certifying with LEED/ Passivehaus or other certification process, however this should be evaluated in relation to an evalua-

tion of the overall energy needs and capacity for generation on the site.

Evaluate possible on-site energy generation – ground source heat pump and parking lot solar panels are possible, but consider them within an overall evaluation of energy use and needs on the site. At minimum, commit to a partnership with a green energy supplier (like BullFrog) which might be the most economical and sustainable approach when looked at overall, but has limited education-



Storm water/engineered wetland

al capacity. Consider all cradle to cradle aspects of each solution. Solar panels for instance have a material downside, and are not super efficient, but in their proposed location at the south parking lot can provide shading and reduce the heat island effect of the parking lot paving.

A high level investigation of the capacity for a Ground Source Heat Pump was included in the Phase 1 Technical Memo. GSHP and solar panels are included in the budget estimates.

Minimize energy uses for lighting and water features with programming and controls, and in the buildings by maximizing daylight and automation opportunities. The skating chillers give off excess heat intermittently as they are only used when the air is not cool enough to keep the ice naturally cool. As such, the heat does not provide a reliable source of energy. Uses for this intermittent energy should be explored.

Saving Water/Storm Water

The following outlines key elements in the Site Servicing and Fountain design chapters:

- Rainwater collection and reuse – irrigation or top up for biologically treated fountains. Reuse of rainwater and grey water requires a more detailed evaluation in implementation with respect to economies.
- All fountains are recirculating.
- Slow storm water impacts by incorporating green roofs and rainwater collection, rain gardens and infiltration basins.
- Improve stormwater quality and quantity

control in engineered wetland reducing overall peak flows/time to peak over the entire site.

- Minimize non permeable paving.
- Although the site is near the moraine, it is not in the conservation area governed by the LSRCA. However, the LSRCA sees great partnering and public education potential for the storm water initiatives on the site.

Material Strategy

- Reuse/adapt, and Buy Local wherever possible:
- The plan includes the adaptive reuse of the house, and partial reuse of the garage/stable, and pool house basement.
- Stone paving that is removed should be reused in paths elsewhere on the site.
- Nearly 100 trees will be damaged or removed to make the park. Many of these are in poor arboreal living condition, but may be in excellent condition for reuse as material on the site. The master plan indicates a number of possible uses including – outdoor seating (dressed and rough), wood cladding (shakes/shingles), heavy/light timber construction for building structures, the playground, as well as for artworks. The tree species variety is broad, and reuse should be wood appropriate. Not all species are suitable for the particular work. Hardwoods should be reserved for more finished needs including building interiors. Reuse of the wood reduces



Portable mill



Drying wood in original log form



Existing stone path to be re-used

the amount of material that must be trucked to site and the associated greenhouse gas burdens. This aspect of sustainability is not sophisticated – it is farmer mentality that we sometimes forget about – a mentality that Sir Mulock would have appreciated, having planted the walnut trees for use/sale. Given their relatively small quantities, there is an interesting opportunity here to consider milling, drying and storing the wood on site and using the occasion to provide an educational element about the simple things you can do. Wood remaining in log form can be reused without drying if used as benches etc. Other wood will need to be dried, and if done on site will set a slower pace for building wood elements.

- Stone should be procured from the region if possible.

Integrated Design Process/Construction Process

- The design process moving forward should follow an integrated design process to achieve the above goals.
- Careful consideration of sustainable practices during construction needs to be built into the design documents and strategies.



BUDGET & PHASING

LEGEND

- Phase 1
- Phase 1A
- Phase 2
- Phase 3



Phasing

Budget

The park budget has been evaluated by AW Hooker and itemized in the document 119482 Mulock Estate Master Plan - Class D Est (R.5) April 8, 2021 in the Appendix A. The budget is summarized here. Refer to the Appendix A for the full budget detailed information.

Construction Budget:	\$27,770,000.00
W/ provisional items:	\$29,899,000.00
Soft Costs:	\$7,349,000.00
TOTAL incl. Provisional	\$37,248,000.00

The Class D Construction Budget includes a 20% design contingency, 10% construction contingency, and 8.3% escalation contingency.

The work is assumed to be designed and drawn all at once, and executed in three phases, all over a 5-year time frame. Design/tender documents would take approximately 16 months, and the remainder would be for construction over 3 seasons. This work does not include the renovations to the house, but they could be done concurrently with coordination of phasing shown on the following pages.

Ideally the house would be renovated during Phase I, but could be renovated anytime during or after the driveway loop is constructed. Exterior work on the house that would impact new paving includes the entries and grading, which needs to be planned for at the outset to be built in Phase

I. House exterior cosmetic work – painting/windows/carpentry will require scaffolding – this will need to be coordinated with roadworks. All other work is interior, and therefore is self contained.

Phasing concept

The Phasing diagram indicates a preliminary phasing concept – starting the work at the centre, and radiating out, to preserve as much of completed work as possible from damage, and to provide early use of the park while other parts are fenced off. The contractor routes and public routes need to be carefully planned to be clearly distinct, safe and manageable from a construction point of view.

Phase 1

Phase 1 and 1A could occur at the same time, or be split in 2 as noted. The skate area could be completely fenced off including access from the existing driveway, as this drive is not needed for fire truck access.

- Access to the centre and all other phases radiate from here. Road drop off, parking and path connections to Jim Bond Park.
- Ideally the house exterior is done at same time, but not absolutely necessary, although new and revised entries will cause need for paving repairs if done later. Once the parking is built in the Hydro corridor the main access can be from the north if it is necessary to shut off the access to the south from the south during renovations.
- Hedge, soft landscape and stage

- Infrastructure at east of house.
- Bridge entry, engineered wetland and riverine pump room/infrastructure.
- Walkway to house from bridge. Walkway north to be temporary, pending Riverine full build, which could come later.
- The Green with tree, peonies, fire-pit, heritage garden and fountains, artist studio.
- Temporary fenced work yard off Osler Court pending full build out in later phase.
- Tree planting in touched areas.

Phase 1A

This work will require an agreement for the use of the adjacent woodlot and is therefore shown in Phase 1A.

- Skating trail, skate pond, and wet plaza/splash pad and pavilion.
- Tree planting in touched areas including orchard planting after skate trail.

Phase 2 or more phases

Each of these elements can be built independently of each other and minimizes disruption to Phase 1 as they are on the periphery, or low impact.

This allows time for curation/partnership building for the conservatory and indigenous gardens, and artwork and interpretive elements if commissioned. This phase allows time for curing of wood for reuse.

- Amphitheatre in the woods, secondary paths.
- Interpretive/art elements.
- Riverine fountain and reworked walkway.

- Conservatory and diversity gardens and upgrade to fire route: Construction access to the conservatory can be off Jordanray Boulevard. The fire route does not need to be built at the outset until the conservatory is built. The conservatory may be built in increments starting with the greenhouse at the garage.
- Terraced/indigenous gardens.
- Tree planting in touched area.

Phase 3

These are works on the periphery with access off existing roads and can happen any time after Phase 1 except where noted. Allows time for curing of wood for reuse and curation and fabrication of the major art commission.

- Playground (after conservatory).
- Artwork (after bridge entry if not integrated art).
- Artwork/interpretive elements.
- Maintenance Garage - and fenced area (could also be phase 2).
- Tree planting.



CONCLUSION & RECOMMENDATIONS

The Final Master Plan for Mulock Park is distilled from three options, and is anchored in the five Guiding Principles developed in Phase 1 of the master plan process: A Destination, Rooted in History and Forward Looking, Natural, Connected, and Inclusive and Accessible. Phase 2 of the master plan process continued the deep engagement with the community commenced in Phase I. The majority of the community engagement indicated that preserving natural features is a top priority.

The Final Master Plan combines preserving the essence of the natural features with a series of “episodes” of activity with art, recreation, education, community gathering, and garden/landscape experiences. Activities and cultural/expressive functions have been geared towards this overarching desire, with smaller activities and art/culture distributed in small pockets across the entire site.

The park includes the preservation and enhancement of the natural woods, large lawns, and historic gardens, while adding a new entry bridge over a constructed wetland and riverine water feature along the Yonge Street edge; a looping skate trail through the woods; a skate pond/wet plaza; a conservatory; artist residency studio, Indigenous and Diversity Gardens; and a natural playground. Trails linking these zones will encourage people to explore different parts of the site on each visit.

The Master Plan has made some assumptions with respect to the skating trail layout and presumed use of the adjoining woodlot to create the

skating trail through the woods experience. This is conditional upon the Town acquiring the adjoining woodlot and or/connections made through either a development application for the property or otherwise.

With the joining of Jim Bond Park, the final size of the park will be 14.8 acres and includes the 11 acre purchased property. The total budget cost to build out the whole project including soft costs was evaluated at \$37,248,000.00 not including the house. It is anticipated that the project would be further designed and built over the following 5 years, with construction in 3 phases.

Considerations for Implementation

Each chapter of the report includes notes for further study/inclusion in implementation. In addition the following should be considered:

Archaeology

The archaeological report Phase 1 has been entered into the Ontario Public Register of Archaeological Reports. A Phase 2 plan investigation should be executed as soon as possible to avoid possible delays due to the findings.

Surveying

More detailed surveys will be required of the adjacent woodlot for routing of the future skate trail.

Heritage

A draft Statement of Cultural Heritage Value and Description of Heritage Attributes recognizing the heritage value of the site was presented in the

Phase 1 Report, and to the Heritage Committee. They may be considering bringing an optional amendment of the designation by-law to Council.

Indigenous Engagement

Throughout the process, we heard about the importance of incorporating diverse histories on the site, starting with the First Nations history. As is often proclaimed, “nothing for us without us”. The Town must develop a strategy to engage the local/First Nations communities and local Indigenous communities to be active participants in the design process, especially with respect to the indigenous narratives.

Resident Engagement

Residents of Newmarket have participated widely in the formation of the park master plan, and are anxious to continue to be part of the process, and to see it come to fruition. Moving quickly into implementation along with an engagement plan, and allowing access onto the site as quickly as possible is important to not lose that excitement.

This could include the following ways to continue to engage:

- Establish a Mulock Property resident working group: This would include residents from the adjacent neighbourhood as well as diverse thinkers who are active in Newmarket.
- Continue to engage via heynewmarket.ca and the Mulock Property e-newsletter.
- Develop a call for artists to animate the site through public art in summer or fall 2021 to maintain excitement and interest in the

site and offer various artist interpretations of the Mulock Property guiding principles. If COVID-19 protocols remain stringent, artworks could be hosted on the Town’s website.

Stakeholder Engagement

The implementation process needs a robust meeting schedule to ensure all internal stakeholders provide feedback in a timely fashion throughout the design development, and that their feedback is fully integrated. Maintenance needs to be carefully planned and anticipated.

Jim Bond Commemoration

How Jim Bond will continue to be remembered either in the new park, or in another location needs to be established.



APPENDIX



APPENDIX A - A.W. HOOKER/BUDGET COSTING

Town of Newmarket Mulock Estate Master Plan

Class D Estimate (Rev.5)



Prepared for:
PLANT Architect Inc.
Suite 208 – 101 Spadina Avenue
Toronto ON M5V 2K2
1 416 979 2012

Prepared by:

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April 8, 2021

119482, Town of Newmarket Mulock Estate Master Plan

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THE PEOPLE | THE DIFFERENCE®

April 8, 2021

PLANT Architect Inc.
Suite 208 – 101 Spadina Avenue
Toronto ON M5V 2K2
1 416 979 2012 x223

Attn: Lisa Rapoport, FRAIC

Re: Town of Newmarket Mulock Estate Master Plan, Class D Estimate (Rev.5)

Dear Lisa,

Please find enclosed our Class D Estimate (Rev.5) for the above project. The estimate is based on design drawings and information provided by PLANT Architect Inc. received on March 01, 2021 and February 05, 2021.

This version of the report incorporates where necessary the comments provided by the design team received on March 01, 2021 through to April 08, 2021.


This estimate is meant to support the Owner with due diligence for the Mulock Estate Master Plan and provide information to help inform decisions related to the Master Plan and the annual construction budgets.

We recommend that the owner and/or the design team carefully review the cost estimate report, including line item descriptions, unit price clarifications, exclusions, inclusions and assumptions, contingencies, escalation, and mark-ups. This is to ensure that the design intent is captured within the content of the report.

Please refer to the preamble of our cost report for all exclusions, assumptions, and information pertaining to the estimate.

Requests for modifications of any apparent errors or omissions to this document must be made to A.W. Hooker Associates Ltd. within ten (10) business days of receipt of this estimate. Otherwise, it will be understood that the contents in this estimate have been concurred with and accepted as final version of the cost report.

We trust our work will assist in the decision making process and look forward to our continued involvement in this important project.

Sincerely,
A.W. Hooker Associates Ltd

Elvan Eryoner, PQS
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Encl. (Class D Estimate (Rev.5) – April 8, 2021)

119482, Town of Newmarket Mulock Estate Master Plan

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1. Introduction to the Estimate

1.1 Project Description

This project involves a concept master plan for the 4.6 ha Mulock Estate Property within the Town of Newmarket. The Concept Master Plan will incorporate, at a minimum, the following technical elements:

1. Location and layout of pathways, public spaces, structures, retaining walls, and amenities.
2. AODA compliancy beyond minimum standards to be all inclusive and cognitive of all abilities and needs.
3. Typical cross-sections and surface materials.
4. Landscape facilities and site furniture.
5. Wayfinding strategy.
6. Electrical utility strategy that supports acoustic, Wi-Fi and wireless capabilities.
7. Drainage designs and proposed green infrastructure elements including rain gardens, bio-swales and subsurface infiltration areas.
8. Connections and linkages to surrounding existing and planned active transportation infrastructure, neighborhoods, businesses and transit.
9. Lighting types and locations, with a focus on energy efficiency and sustainability.
10. General location of planting areas and vegetation types.
11. Clear design directions for major and minor public spaces and amenities.
12. Theming for the site and explanation of how all elements relate back to and/or strengthen the overall theme.
13. Custom designed iconic placemaking elements which strengthen and contribute to the overall theme

Refer to section 7.2 Gross Floor Areas (graphical representation) for area illustrations.

1.2 Type of Estimate

This Class D Estimate is intended to establish a realistic elemental estimate of the hard construction costs based on the level of design information provided. Detailed quantities have been measured from drawings where possible for the proposed building and associated site development. This estimate reflects our opinion as to the fair market value for the hard construction of this project.

The accuracy of the estimate is based on the documentation provided and design stage is intended to be **+/- 30%**. This accuracy is based on the definition for Estimate Classifications outlined in the "Guide to Cost Predictability in Construction prepared by the Joint Federal Government & an Industry Cost Predictability Taskforce. Contingencies are included to offset the accuracy risk, to the extent that the estimated amount represents the current opinion of the likely fair market value at the time of tender.

The intention of the estimate is meant to support the Owner with due diligence for the Mulock Estate Master Plan and provide information to help inform decisions related to the Master Plan and the annual construction budgets.

*Reference: http://www.cca-acc.com/pdfs/en/CCA/Guide_to_Cost_Predictability.pdf

2. Basis of the Estimate

2.1 General Information

From the design information provided, we have measured quantities where possible and applied typical unit rates for each of the specific elements based on the project specifications. Where specific design information has not been provided, unit rates are based on historical cost data for this type of project. In some instances where design information is limited, we have made reasonable assumptions based on our experience with projects of a similar scope and design. Estimates for mechanical and electrical systems are developed based on information prepared by the project engineers, historical projects and experience.

Significant changes to the basis of design will impact the estimate value; this is particularly critical where changes are made after the final estimate prior to tender. We recommend that all major design or scope changes be reviewed for their cost, time and constructability impact prior to incorporation in a finalized tender package.

2.2 Location Cost Base

The location cost base for this estimate is Newmarket, Ontario.

2.3 Unit Rates

The unit rates in the preparation of the elemental estimate include labour and material, equipment, and subcontractors overheads and profits. We have assumed for pricing purposes that non-union contractors would perform the work. We have assumed the fair wage policy would be in effect. The unit rates for each of the elements are based on typical mid-range costs for the type of design, construction, and materials proposed.

Unit rates in all estimates combine the material, labour, and equipment components for a single unit cost for ease of presentation. This estimate is not a prediction of low bid. Pricing assumes competitive bidding for every aspect of the work.

2.4 Taxes

Harmonized Sales Tax (HST) is excluded from our estimate.

2.5 Construction Schedule

The estimate has been prepared on the assumption that the work will be performed within the timelines of a normal construction schedule. The duration of the schedule would be based on the work being performed during regular daytime work hours. We have assumed the structural components of the building would be constructed in predominantly non-winter months. No allowances have been included for premium time and after hours work associated with an accelerated construction schedule.

2.6 General Requirements and Fees

The General Requirements for the General Contractor are included as a percentage of the hard construction cost. This estimate of the prime contractor's site overheads includes site supervision and labour, access to the site, site accommodations, site protection, temporary utilities, clean up, equipment, and other miscellaneous project requirements provided by the General Contractor.

The Fee element of the estimate is meant to cover the General Contractor's fee to perform the work. The fee would be based on the competitive nature of the bidding process and the market conditions at the time of tender.

2.7 Bonding and Insurance

We have included the median estimated costs for 50% Performance, 50% Labour and Materials, and 10% bid bonds. These are the traditional bonding requirements commonly requested by the owner. The actual final bonding costs will vary depending on the selected contractors' performance history.

The estimate includes an allowance for general liability and builder's risk insurance based on an average cost per \$1,000 of estimated hard construction costs. The actual insurance costs would be subject to the insurance requirements for the project.

2.8 Procurement

It was assumed for the preparation of this estimate that the project would be tendered to a prequalified list of bidders with a project specific lump sum contract. Pricing is based on competitive tender results with a minimum of four (preferably six tender submissions) at general contractor and major trade level. Pre-qualification with a restrictive list of contractors or subcontractors may result in a higher tendered cost due to the inherent reduction in competitiveness. Tenders receiving two or less submissions (occasionally three) historically tend to have a much higher risk of an overrun in cost when compared to the budget established in an estimate. Ensuring adequate bonafide bidders is a prerequisite for competitive bidding scenarios, on which the estimate is predicated.

2.9 Specifications

Where detailed and comprehensive specifications are unavailable, we have assumed that no onerous special requirements will be applicable to this project. It was assumed that all materials and equipment could be substituted with an alternative product to avoid sole-sourcing which results in a non-competitive market condition.

2.10 Soft Costs

The estimated soft costs have been included in this estimate.

These costs include items traditionally funded by the owner and separate from the hard construction costs which would be applicable to the contractor. The soft costs include items such as consultant fees; disbursements; project management fees; independent inspection and testing; third party commissioning; legal fees; permits and development charges; operational and moving expenses; financing and loan fees; owner supplied furnishings, fixtures, and equipment; land acquisition costs; and Harmonized Sales Tax.

3. Contingencies

3.1 Design and Pricing Contingency

A design and pricing contingency of **20%** has been included in the estimate as a percentage of the hard construction costs including the general requirements and fees. This contingency is meant to cover design and pricing unknowns in the preparation of this estimate and reflect the incomplete nature of the design information provided at the time the estimate is prepared.

The contingency where included in our estimate is not meant to cover significant additional program space or quality modifications, but rather to provide some flexibility as the design develops. The design contingency typically decreases as the design progresses and more definition and detail is available to refine the basis of the cost estimate. If the owner anticipates significant changes to the basis of design we recommend additional contingency be retained as a reserve for the scope modifications.

3.2 Escalation Contingency

The estimate includes an allowance for escalation understanding the project will be split into three (3) phases. This allowance of is meant to provide for increases in construction costs due to changes in market conditions between the time of the estimate and the potential construction commencement. For projects with a schedule in excess of 12 months, the contingency is based on a timeframe that takes escalation to the midpoint of the construction phase.

Escalation Contingency	
Assumed Tender Date	May (Q2) 2021
Mid-Point of Construction	Nov (Q4) 2023
Completion of Construction	May (Q2) 2026
Escalation % per annum	3.0%
Total % Escalation	8.3%

Escalation during construction is included in the unit rates; essentially this allowance is the risk carried by the general contractor and trades with a fixed price made years before the work is completed or carried out for some trades.

3.3 Construction Contingency (Post Contract Changes)

The estimate includes a contingency for the construction phase of the project. This contingency is meant to cover the potential cost of post contract changes that may occur after the project is tendered.

This allowance of **10%** is to provide for increases in construction costs due to Change Orders issued during construction.

This contingency excludes any major program or scope requests by the client; these should form part of an overall project management reserve or be reflected in increased funding.

4. General Liability

4.1 Statement of Probable Costs

A.W. Hooker Associates Ltd. (HOOKER) has no control over the cost of labour and materials, the general contractors or any subcontractors' methods of determining prices, or competitive bidding and market conditions. This opinion of probable cost of construction is based on the experience, qualifications, and best judgment of the professional consultant familiar with the construction industry. HOOKER does not warranty that proposals or actual construction costs will not vary from this or subsequent estimates.

4.2 Ongoing Cost Control

A.W. Hooker Associates Ltd. **recommends** that the owner and/or the design team carefully review the cost estimate report, including line item descriptions, unit price clarifications, exclusions, inclusions and assumptions, contingencies, escalation, and mark-ups. This is to ensure that the design intent is captured within the content of the report. This is especially important at early stage estimates which tend to be based on a lesser level of design completion.

If the project is over budget or there are unresolved budget issues, alternative systems or schemes should ideally be evaluated before proceeding with the design phase. We recommend that cost control be implemented throughout the various stages of the design process to ensure the proposed design remains within the overall budget. It is recommended that the final estimate be produced by HOOKER using Bid Documents to determine overall cost changes, which may have occurred since the preparation of this estimate. The final update estimate will address changes and additions to the documents as well as addenda issued during the bidding process. HOOKER cannot reconcile bid results to any estimate not produced from bid documents including all addenda.

5. Estimate Scope Clarifications

5.1 List of Exclusions

1. Harmonized Sales Tax (HST)
2. Furniture, furnishings, and equipment (except as noted in the estimate)
3. Premium time / after hours work
4. Accelerated construction schedule
5. Municipal Permits
6. Abatement and handling of asbestos and other hazardous materials
7. Special foundation systems such as caissons or pile foundations
8. Premium for construction management or alternate approaches to procurement
9. Sole sourced equipment or systems
10. Soil Cells
11. Security Equipment & Cabling;
12. Mulock House
13. Direct or indirect impacts of any COVID-19, or any other pandemic or epidemic, related events whether known or unknown at the time of the agreement

5.2 List of Assumptions

Architectural / Structural / Landscaping:

1. Skate trail, 150mm CIP concrete ice rink floor, assumed concrete paving heavy duty with 2 grid wire mesh reinforcing, excludes CO2 refrigeration system
2. Allowance for tree protection
3. Allowance for mudmat
4. Allowance for re-grading to parking lot and fire route area
5. Signature bridge entrance (south east) includes steel structure with artificial wood and galvanized grille
6. Playground, assumed engineered wood fibre playground surfacing
7. Paving around the splash pad and Outdoor change area, assumed unit paving
8. Allowance for historic fountain, iconic middle feature
9. Stage to East of the House, assumed wooden deck
10. Performance Space, stage: assumed wood framed structure with wood decking flush with grade
11. Performance Space, amphitheatre seating, assumed wood (log) seating
12. Allowance for "Parking Lot Occupancy System"
13. Allowance for art piece to Main Entrance
14. Allowance for Playground Equipment (Slide and Play Structures) + Circuit Structures
15. We have assumed seeding only to repair light impacted area.
16. Archaeology inspection allowance of \$9,000 included in Soft Costs
17. Sink to Park Storage Garage (water and sanitary service, heating (or heat tracing) / etc.)
18. An allowance has been included for handling and removal of contaminated soils

Mechanical:

19. Work will be conducted by fair wage contractors during regular working hours
20. Geothermal heat pumps with horizontal wells are included for each building
21. Standalone controls are provided
22. Assume storm drainage will be to softscape in immediate vicinity – buried storm drainage systems are not required
23. An allowance of \$100,000 has been included for a sanitary pumping station.
24. Allowances have been compiled for many unknown areas of scope – please refer to detailed backup estimate for further assumptions

Electrical:

25. A cash allowance of \$20,000.00 for Hydro incoming service is included in the estimate.
26. The existing equipment, such as the existing power kiosk, that is being reused is in good working order and does not require any maintenance work.
27. WP communications outlets and event power outlets have been included in the estimate at 3 locations.
28. An allowance for Code Blue Stations is included in the estimate.
29. Additional assumptions are included in the verbiage within the body of the estimate.
30. A separate price for a new natural gas generator for the conservatory is not included in the estimate.

General:

31. Various assumptions have been made based on the design information available and our experience with projects of a similar nature. Please refer to the specific items within the estimate for the detailed assumptions made.

6. Documentation Received

Drawings and design documentation were prepared by Plant Architect:

Pages	Documentation Received	Documentation Issued
1 drawing	Updated Conservatory Plan	March 25, 2021
1 drawing	19049_Conservatory Axo_2	March 25, 2021
3 pages	210201 Mulock Estate Master Plan Cost Categories	February 02, 2021
1 page	Artist Residency-Axo	February 02, 2021
1 page	Artist Residency-Elevation	February 02, 2021
1 page	Artist Residency-Plan	February 02, 2021
1 page	Conservatory-Axo	February 02, 2021
1 page	Conservatory-East-Elevation	February 02, 2021
1 page	Conservatory-Plan	February 02, 2021
1 page	Conservatory-South-Elevation	February 02, 2021
81 pages	Mulock Compiled design presentation 210201 Budget with notes	February 02, 2021
1 page	Mulock Entrance Wetland and bridge-Budget	February 02, 2021
23 pages	MULOCK ESTATES LANDSCAPE LIGHTING JAN 20, 2021 R1 copy	February 02, 2021
1 page	Mulock heritage fountain waterfeature 210201 budget	February 02, 2021
1 page	Mulock Masterplan Concept PLAN 210201 budget	February 02, 2021
6 pages	Mulock Outbuildings 210201R Budget	February 02, 2021
1 page	Mulock Park Plan 210201R Budget	February 02, 2021
1 page	Mulock Residency and Historic Garden budget	February 02, 2021
1 page	Mulock rock meander waterfeature_210201 budget	February 02, 2021
1 page	Mulock skate splash budget	February 02, 2021
1 image	Mulock Skate Trail	February 02, 2021
1 drawing	Mulock Survey Demo 210201 Budget	February 02, 2021
1 page	Zamboni-Axo	February 02, 2021
1 page	Zamboni-Elevation	February 02, 2021
1 page	Zamboni-Plan-Summer	February 02, 2021
1 page	Zamboni-Plan-Winter	February 02, 2021

7. Gross Floor Area Summary

The following gross floor areas of new construction have been measured from floor plan drawings. The areas were measured electronically with a digitizer and checked longhand by dimensioning and scaling. The gross area calculations were performed in accordance with the Standard Method of Measurement published by the Canadian Institute of Quantity Surveyors.

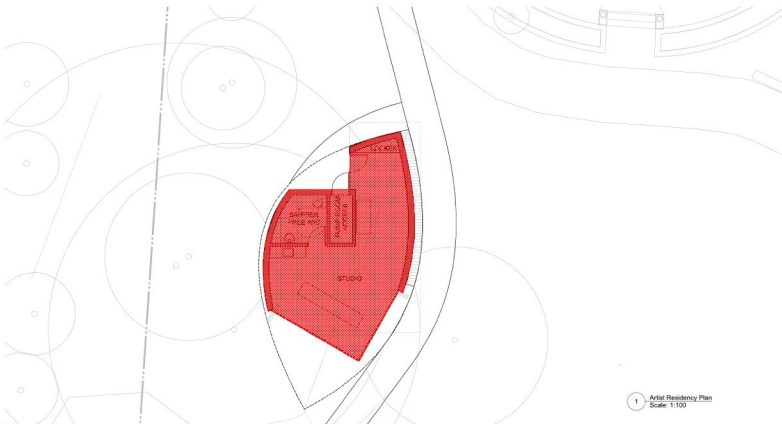
7.1 Summary of New Construction Area

Area Description	Gross Floor Area
Artist Residency	66
Conservatory	357
Skate Pavilion and Zamboni	237
Park Storage Garage	62
Mulock House	Excluded
Total Gross Floor Area (square meters)	722
Total Gross Floor Area (square feet)	12,055

Site Work Area 72,686m2

7.2 Gross Floor Areas (graphical representations)

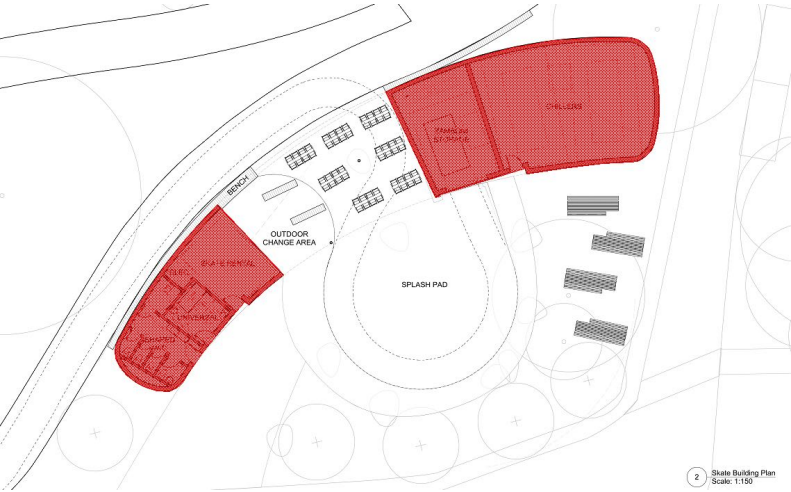
Artist Residency



Conservatory



Skate Pavilion and Zamboni



7.3 Site Work Area (graphical representation)



ESTIMATE SUMMARY
TOWN ON NEWMARKET MULOCK ESTATE
CLASS D ESTIMATE (Rev.5)
APRIL 08, 2021



No.	Description	Sub Total	Sub Total
Site Categories:			
<i>The amount identified for each item is inclusive of all mark ups on a prorated basis (General Requirements, Fee and Contingencies).</i>			
1	Removals		\$847,000
	- Removals and Site Preparation		
2	New hard surfaces		\$3,893,000
	- Replacement of existing gravel road with asphalt		
	- Asphalt paths - permeable (refer to coloured MP map, all pink paths)		
	- Limestone screenings (refer to coloured MP map, all purple paths except where noted as ramps to be concrete), café area in the front of the house		
	- Permeable paving surface parking lot		
	- Permeable driveway entrance with turnaround (with heavy duty asphalt to fire route) including retaining walls		
	- Signature Bridge entrance in South East corner consisting of decking and guard rails and major art piece commission		
	- New ramp entrance points (including hand/guard rail)		
	- Paving/gravel work yard at west end		
3	Softscape and gardens		\$824,000
	- Three new tree planting areas: approximately 100 new trees (incl. 30 orchard / fruit trees)		
	- One super large specimen tree: 30' tall		
	- Constructed wetland and naturalized planting		
	- Native plant terraced gardens on dyke		
	- Demonstration garden at conservatory		
	- Terrace gardens with stone intertwined with riverine fountain		
	- Heritage garden restoration—updated and restored planting beds,		
4	Walls/fences		\$1,027,000
	- Historic Garden stone paving, fountain edging, wood bench, trellis fence and urns		
	- Acoustic wall to neighbours at ice trail		
	- Miscellaneous fences at house, bollards, playground		
5	Site Furnishings		\$3,494,000
	- Natural playground area with play structures and seating		
	- Amphitheatre seating in woods next to house		
	- Bench seating throughout site (approx. 24)—custom design		
	- Picnic tables and umbrellas (approx. 16)—custom design		
	- Café tables and chairs (approx. 48)		
	- Interpretive wayfinding / art installation stations (approx. 12)		
6	Outbuildings		\$7,041,000
6.1	- New artist residency and revisions to basement pump room	\$940,000	
6.2	- Conservatory	\$4,115,000	
6.3	- Skate Pavilion	\$1,675,000	
6.4	- Park Storage Garage (unheated, provision for services included as separate price)	\$311,000	
7	Ice skate trail		\$2,850,000
	- Concrete path with embedded glycol cooling pipe system including chillers/mechanical		
8	Water features		\$1,613,000
	- Riverine water feature (including reservoir, treatment system + pump in new below grade pump room)		
	- Splash pad / water jet feature in skating area (includes extra over for art commission in water play area)		
	- Restored historic fountain water feature and new reflecting pool (including upgrade / replacement of existing pump)		
9	Electrical Power/ Communications/ Lighting		\$1,721,000
10	Civil (Earthwork, Site Services)		\$4,460,000
Sub Total of Base Estimate			\$27,770,000

ESTIMATE SUMMARY
TOWN ON NEWMARKET MULOCK ESTATE
CLASS D ESTIMATE (Rev.5)
APRIL 08, 2021



No.	Description	Sub Total	Sub Total
Provisional Estimates: (Not Included Above)			
<i>The Provisional Estimates listed below are INCLUDED in our estimate. The amount identified for each item is inclusive of all mark ups on a prorated basis (General Requirements, Fee and Contingencies).</i>			
1	Green Roofs to Outbuildings, assumed vegetated roof covering including membrane, soil and 150mm thick growing medium, permeable filter fabric, tapered insulation, root barrier and 2 ply modified bitumen roofing		\$196,000
2	Ground source heat pump	Included in the Estimate	
3	Solar panels in the parking lot, including the canopy, assumed 900m2 area		\$1,366,000
4	Garage heating/plumbing		\$131,000
5	Solid roof structure and green roof in lieu of trellis between Skate Pavilion and Zamboni Buildings		\$411,000
6	Supply and install a 8KW natural gas pad mounted generator for the conservatory		\$25,000
Sub Total of Provisional Estimates			\$2,129,000
Total Base and Provisional Estimates Cost			\$29,899,000

SOFT COST ESTIMATE
TOWN ON NEWMARKET MULOCK ESTATE
CLASS D ESTIMATE (Rev.5)
APRIL 08, 2021



Estimated Soft Costs	% of Hard Costs	Estimated Total	% of Total
1 Consultant Fees (Architect, Engineers, Speciality Consultants, Etc.)	10.5%	\$3,139,300	42.7%
2 Disbursements and Reimbursable Expenses (on item above)	9.65%	\$302,900	4.1%
3 Project Management Fees	7.45%	\$2,227,400	30.3%
4 Archaeological Inspection as per comment from PAI		\$9,000	0.1%
5 Independent inspection and testing for soils, concrete, asphalt all forms of paving		\$150,000	2.0%
6 Legal Fees, assumed nominal		\$25,000	0.3%
7 Municipal Permits		\$25,000	0.3%
8 Operational Expenses		Excluded	0.0%
9 Financing and Loan Fees		Excluded	0.0%
10 Owner Supplied Furnishings, Fixtures, and Equipment		Excluded	0.0%
11 Land Acquisition Costs		Excluded	0.0%
12 Harmonized Sales Tax		Excluded	0.0%
Soft Costs Sub Total		\$5,879,000	
13 Soft Cost/Owner Contingency	25.0%	\$1,469,800	20.0%
Total Estimated Soft Costs		\$7,349,000	

Estimated Construction Costs (Breakdown by Major Component)	GFA m2	Unit Cost/m2	Estimated Total	% of Total
1 Hard Construction Cost	722	\$41,411.36	\$29,899,000	80.3%
2 Soft Costs	722	\$10,178.67	\$7,349,000	19.7%
Total Estimated Hard and Soft Construction Costs		\$51,590.03	\$37,248,000	
Imperial Conversion	7,772	\$4,792.83	Per SF	

ELEMENTAL SUMMARY
TOWN ON NEWMARKET MULOCK ESTATE
CLASS D ESTIMATE (Rev.5)
APRIL 08, 2021



						Gross Floor Area	722	m2
Description Element/Sub-Element	Ratio	Quantity	Unit	Unit Rate	Sub Element	Element Total	\$ per m2 Sub Element	%
C. SERVICES								
C1 Mechanical						\$700,419	\$970.11	2.3%
C1.1 Plumbing & Drainage	1.00	722	m2	\$398.45	\$287,684		\$398.45	
C1.2 Fire Protection	1.00	722	m2	\$78.09	\$56,380		\$78.09	
C1.3 HVAC	1.00	722	m2	\$475.10	\$343,025		\$475.10	
C1.4 Controls	1.00	722	m2	\$18.46	\$13,330		\$18.46	
D. SITE & ANCILLARY WORK								
D1 Site Work						\$13,039,564	\$18,060.34	43.6%
D1.1 Site Development	100.67	72,686	m2	\$149.00	\$10,829,892		\$14,999.85	
D1.2 Mechanical Site Services	100.67	72,686	m2	\$16.36	\$1,189,100		\$1,646.95	
D1.3 Electrical Site Services	100.67	72,686	m2	\$14.04	\$1,020,572		\$1,413.54	
D2 Ancillary Work						\$3,971,730	\$5,501.01	13.3%
D2.2 Outbuildings	1.00	722	m2	\$5,501.01	\$3,971,730		\$5,501.01	
Z. GENERAL REQUIREMENTS & CONTINGENCIES								
Z1 General Requirements & Fees						\$3,202,867	\$4,436.10	10.7%
Z1.1 General Requirements	1.00	722	m2	\$3,056.60	\$2,206,867		\$3,056.60	
Z1.2 Fees	1.00	722	m2	\$1,379.50	\$996,000		\$1,379.50	
Z2 Allowances						\$8,984,100	\$12,443.35	30.0%
Z2.1 Design & Pricing Contingency	1.00	722	m2	\$5,793.49	\$4,182,900		\$5,793.49	
Z2.2 Escalation Contingency	1.00	722	m2	\$2,885.18	\$2,083,100		\$2,885.18	
Z2.3 Construction Contingency	1.00	722	m2	\$3,764.68	\$2,718,100		\$3,764.68	
TOTAL ESTIMATED CONSTRUCTION COST (nearest ,000)						\$29,899,000	\$41,410.91	100.0%

No.	Description	Quant.	Unit	Rate	Sub Total	Total
C1. SERVICES - MECHANICAL						
C1.1 Plumbing & Drainage						
C1.11 - Plumbing Fixtures						\$57,850
<u>Artist Residency Site</u>						
1	Commercial quality, water conserving fixtures and fittings c/w trap and waste fittings, carrier brackets and hardware as follows:					
1.1	- Water closets ADA compliant with electronic no touch flush valves	1	NO	\$1,150.00	\$1,150	
1.2	- Lavatories wall hung type ADA compliant with no touch faucets	1	NO	\$1,200.00	\$1,200	
1.3	- Kitchen sink	1	NO	\$750.00	\$750	
1.4	- Rough-ins for above fixtures	3	NO	\$500.00	\$1,500	
<u>Conservatory Site House,</u>						
2	Commercial quality, water conserving fixtures and fittings c/w trap and waste fittings, carrier brackets and hardware as follows:					
2.1	- Water closets ADA compliant with electronic no touch flush valves	8	NO	\$1,150.00	\$9,200	
2.2	- Lavatories wall hung type ADA compliant with no touch faucets	1	NO	\$1,200.00	\$1,200	
2.3	- Lavatories - 5 compartment - electronic faucet	1	NO	\$6,500.00	\$6,500	
2.4	- Miscellaneous sinks in store and plant maintenance	1	NO	\$850.00	\$850	
2.5	- Rough-ins for above fixtures	11	NO	\$500.00	\$5,500	
<u>Skate Pavilion and Zamboni</u>						
3	Commercial quality, water conserving fixtures and fittings c/w trap and waste fittings, carrier brackets and hardware as follows:					
3.1	- Water closets ADA compliant with electronic no touch flush valves	6	NO	\$1,150.00	\$6,900	
3.2	- Lavatories wall hung type ADA compliant with no touch faucets	2	NO	\$1,200.00	\$2,400	
3.3	- Lavatories - 3 compartment - electronic faucet	1	NO	\$4,500.00	\$4,500	
3.4	- Eyewash safety shower	1	NO	\$1,800.00	\$1,800	
3.5	- Miscellaneous sinks in store and plant maintenance	1	NO	\$750.00	\$750	
3.6	- Rough-ins for above fixtures	11	NO	\$500.00	\$5,500	
<u>Park Storage Garage</u>						
4	Commercial quality, water conserving fixtures and fittings c/w trap and waste fittings, carrier brackets and hardware as follows (Provisional Cost #4):	1	LS	\$8,150.00	\$8,150	
4.1	- Water closets ADA compliant with electronic no touch flush valves					
4.2	- Lavatories wall hung type ADA compliant with no touch faucets					
4.3	- Kitchen sink					
4.4	- Eyewash safety shower					
4.5	- Miscellaneous sinks in store and plant maintenance					
4.6	- Rough-ins for above fixtures					
C1.12 - Domestic Water						\$90,975
<u>Artist Residency Site</u>						
6	Allowance for domestic water for provision including water meter, backflow preventor, piping, insulation and all necessary equipment and accessories	66	m2	\$145.00	\$9,570	
6.1	- Connect to existing incoming water c/w check water meter and backflow preventor					
6.2	- Hot water storage tank - electric					
6.3	- Hot/cold water piping copper tubing with joints, fittings and supports					
6.4	- Thermal insulation for above piping					
6.5	- Exterior hose bib					
6.6	- Mechanical trap primer assembly					
6.7	- Isolation, check and other plumbing specialties					
<u>Conservatory Site House,</u>						
8	Allowance for domestic water for provision including water meter, backflow preventor, piping, insulation and all necessary equipment and accessories	397	m2	\$80.00	\$31,760	
8.1	- Connect to existing incoming water c/w check water meter and backflow preventor					
8.2	- Hot water storage tank - electric					
8.3	- Hot/cold water piping copper tubing with joints, fittings and supports					
8.4	- Thermal insulation for above piping					
8.5	- Exterior hose bib					
8.6	- Interior hose bibs					
8.7	- Mechanical trap primer assembly					

No.	Description	Quant.	Unit	Rate	Sub Total	Total
8.8	- Isolation, check and other plumbing specialties					
<u>Skate Pavilion and Zamboni</u>						
9	Allowance for domestic water for provision including water meter, backflow preventor, piping, insulation and all necessary equipment and accessories	237	m2	\$165.00	\$39,105	
9.1	- Connect to existing incoming water c/w water meter and backflow preventor					
9.2	- Electric water heaters (1 for washroom and 1 for Zamboni) - electric					
9.3	- Hot/cold water piping copper tubing with joints, fittings and supports					
9.4	- Thermal insulation for above piping					
9.5	- Zamboni water fill station & TMV					
9.6	- Exterior hose bibs					
9.7	- Interior hose bibs					
9.8	- Mechanical trap primer assembly					
9.9	- Isolation, check and other plumbing specialties					
<u>Park Storage Garage</u>						
10	Allowance for domestic water for provision including water meter, backflow preventor, piping, insulation and all necessary equipment and accessories (Provisional Cost #4)	1	LS	\$10,540.00	\$10,540	
10.1	- Connect to incoming water c/w check water meter and backflow preventor					
10.2	- Hot water storage tank - electric					
10.3	- Hot/cold water piping copper tubing with joints, fittings and supports					
10.4	- Thermal insulation for above piping					
10.5	- Exterior hose bib					
10.6	- Mechanical trap primer assembly					
10.7	- Isolation, check and other plumbing specialties					
C1.13 - Sanitary Waste & Vent						\$55,750
<u>Artist Residency Site</u>						
11	Allowance for sanitary drainage system serving the building	66	m2	\$50.00	\$3,300	
12	- Connection to outgoing sanitary sewer system c/w main clean out					
12.1	- Sanitary drainage piping below ground PVC solvent welded piping					
12.2	- Trenching, bedding and backfill for buried piping					
12.3	- Vent piping DVW copper piping and vents thru roof					
12.4	- Drains to wash rooms and services rooms c/w trap assembly					
12.5	- Cleanouts and line items					
12.6						
<u>Conservatory Site House,</u>						
13	Allowance for sanitary drainage system serving the building	397	m2	\$52.00	\$20,644	
14	- Connection to outgoing sanitary sewer system c/w main clean out					
14.1	- Sanitary drainage piping below ground PVC solvent welded piping					
14.2	- Trenching, bedding and backfill for buried piping					
14.3	- Vent piping DVW copper piping and vents thru roof					
14.4	- Drains to wash rooms, planters and services rooms c/w trap assembly					
14.5	- Cleanouts and line items					
14.6						
<u>Skate Pavilion and Zamboni</u>						
15	Allowance for sanitary drainage system serving the building	237	m2	\$95.00	\$22,515	
15.1	- Connection to outgoing sanitary sewer system c/w main clean out					
15.2	- Sanitary drainage piping below ground PVC solvent welded piping					
15.3	- Trenching, bedding and backfill for buried piping					
15.4	- Vent piping DVW copper piping and vents thru roof					
15.5	- Drains to wash rooms and services rooms c/w trap assembly					
15.6	- Trench drain in Zamboni room					
15.7	- Cleanouts and line items					
<u>Park Storage Garage</u>						
16	Allowance for sanitary drainage system serving the building (Provisional Cost #4)	1	LS	\$9,300.00	\$9,300	
16.1	- Connection to outgoing sanitary sewer system c/w main clean out					
16.2	- Sanitary drainage piping below ground PVC solvent welded piping					
16.3	- Trenching, bedding and backfill for buried piping					
16.4	- Vent piping DVW copper piping and vents thru roof					
16.5	- Drains to wash rooms and services rooms c/w trap assembly					
16.6	- Trench drain in Garage					
16.7	- Cleanouts and line items					

No.	Description	Quant.	Unit	Rate	Sub Total	Total
C1.14 - Storm						\$0
17	Drainage achieved via eavestrough and downspouts to grade by G.C.				Info Only	
C1.15 - Natural Gas						\$0
18	No work required - electric heating. Assume Zamboni does not require natural gas fuelmaker.					
C1.16 - Specialty Systems:						\$52,100
C1.16.1 - Grey Water Harvesting						\$50,000
19	Grey water re-use system from roof runoff and splash pad drainage					
19.1	- Cistern by G.C. built beneath building within foundation				By G.C.	
19.2	- Pumping and filtration system	1	LS	\$50,000.00	\$50,000	
19.3	- Connection to splash pad drain				Included with splash pad	
20	Rain barrel water collection from downspouts is excluded from mechanical scope				Info Only	
C1.16.8 - Selective / General Demolition						\$2,100
21	Demolish existing existing water closet and lavatory c/w plumbing piping and connections					
21.1	- Artist Residency Site	4	NO	\$350.00	\$1,400	
21.2	- Conservatory Site House.	2	NO	\$350.00	\$700	
21.3	- Skate Pavilion and Zamboni				No work required	
21.4	- Park Storage Garage				No work required	
C1.17 - Miscellaneous Works and General Accounts						\$31,000
22	Supervision, job set up, clean up, small tools, rentals, submittal, permits & inspections, site and office, overhead and profit, etc.					
22.1	- Artist Residency Site	1	NO	\$3,000.00	\$3,000	
22.2	- Conservatory Site House.	1	NO	\$11,000.00	\$11,000	
22.3	- Skate Pavilion and Zamboni	1	NO	\$13,000.00	\$13,000	
22.4	- Park Storage Garage (Provisional Cost #4)	1	LS	\$4,000.00	\$4,000	
TOTAL FOR MECHANICAL - Plumbing & Drainage						\$398.45
C1.2 Fire Protection						\$0
C1.21 - Standpipe						\$0
23	No work required					
C1.22 - Sprinklers						\$55,480
24	New sprinkler coverage system consisting of mains, branches, heads, sprigs and drops (black steel sch40 piping)					
24.1	- Artist Residency Site	1	LS	\$7,500.00	\$7,500	
24.2	- Conservatory Site House.	1	LS	\$20,000.00	\$20,000	
24.3	- Skate Pavilion and Zamboni	1	LS	\$18,000.00	\$18,000	
24.4	- Park Storage Garage (Provisional Cost #4)	1	LS	\$9,980.00	\$9,980	
C1.24 - Fire Extinguisher						\$900
25	Wall mounted fire extinguishers - multipurpose ABC type					
25.1	- Artist Residency Site	1	NO	\$150.00	\$150	
25.2	- Conservatory Site House.	2	NO	\$150.00	\$300	
25.3	- Skate Pavilion and Zamboni	2	NO	\$150.00	\$300	
25.4	- Park Storage Garage	1	NO	\$150.00	\$150	

No.	Description	Quant.	Unit	Rate	Sub Total	Total
C1.25 - Miscellaneous Works and General Accounts						\$0
26	Included in above rates					
TOTAL FOR MECHANICAL - Fire Protection						\$78.09
C1.3 Heating, Ventilation & Air Conditioning						\$328,025
<u>Artist Residency Site</u>						
27	Heating, ventilation and air conditioning works serving new Washroom, Garage and Mechanical Building including:	66	m2	\$400.00	\$26,400	
27.1	- Terminal heating devices (electric baseboard)					
27.2	- Heat pump A/C system including indoor evaporative unit, interior refrigerant to water condensing unit, and interconnecting refrigerant piping					
27.3	- Geothermal wells and interconnecting piping to condensing unit, c/w pumping, accessores, etc. - 2 tons					
27.4	- Exhaust systems serving washroom exhaust requirements					
27.5	- Ductwork, insulation and diffusion					
27.6	- Noise and vibration control					
27.7	- Balancing and commissioning					
27.8	- Miscellaneous works and general requirements					
<u>Conservatory Site House,</u>						
29	Heating, ventilation and air conditioning works serving new Washroom, Garage and Mechanical Building including:	397	m2	\$450.00	\$178,650	
29.1	- Terminal heating devices (electric baseboard)					
29.2	- Heat pump A/C system including indoor evaporative unit, interior refrigerant to water condensing unit, and interconnecting refrigerant piping					
29.3	- Geothermal wells and interconnecting piping to condensing unit, c/w pumping, accessores, etc. - 14 tons					
29.4	- Exhaust systems serving washroom exhaust requirements					
29.5	- Ductwork, insulation and diffusion					
29.6	- Noise and vibration control					
29.7	- Balancing and commissioning					
29.8	- Miscellaneous works and general requirements					
<u>Skate Pavilion and Zamboni</u>						
30	Heating, ventilation and air conditioning works serving new Washroom, Garage and Mechanical Building including:	237	m2	\$375.00	\$88,875	
30.1	- Terminal heating devices (electric baseboard)					
30.2	- Heat pump A/C system including indoor evaporative unit, interior refrigerant to water condensing unit, and interconnecting refrigerant piping					
30.3	- Geothermal wells and interconnecting piping to condensing unit, c/w pumping, accessores, etc. - 6 tons					
30.4	- Exhaust systems serving washroom exhaust requirements					
30.5	- Zamboni exhaust requirements c/w reverse acting thermostat					
30.6	- Electric heater for Zamboni 15kW					
30.7	- Ductwork, insulation and diffusion					
30.8	- Noise and vibration control					
30.9	- Balancing and commissioning					
30.10	- Miscellaneous works and general requirements					
<u>Park Storage Garage</u>						
31	Heating, ventilation and air conditioning works serving new Washroom, Garage and Mechanical Building including (Provisional Cost #4):	1	LS	\$34,100.00	\$34,100	
31.1	- Terminal heating devices (electric baseboard)					
31.2	- Heat pump A/C system including indoor evaporative unit, interior refrigerant to water condensing unit, and interconnecting refrigerant piping					
31.3	- Geothermal wells and interconnecting piping to condensing unit, c/w pumping, accessores, etc. - 6 tons					
31.4	- Exhaust requirements c/w reverse acting thermostat					
31.5	- Electric heater for Garage					
31.6	- Ductwork, insulation and diffusion					
31.7	- Noise and vibration control					
31.8	- Balancing and commissioning					

No.	Description	Quant.	Unit	Rate	Sub Total	Total
31.9	- Miscellaneous works and general requirements					
	C1.37 - Support Systems and Works					\$15,000
	C1.37.4 - LEED Sustainability / Well Building					\$15,000
32	Contractor premiums to meet LEED Platinum / Well Silver	1	NO	\$15,000.00	\$15,000	
	TOTAL FOR MECHANICAL - HVAC	1.00	722m2	\$475.10	\$343,025	
	C1.4 MECHANICAL - Controls					
	C1.41 - Controls and Automation					\$13,330
33	Allowance for thermostats and wiring for stand alone control					
33.1	- Artist Residency Site	66	m2	\$25.00	\$1,650	
33.2	- Conservatory Site House.	397	m2	\$15.00	\$5,955	
33.3	- Skate Pavilion and Zamboni	237	m2	\$15.00	\$3,555	
33.4	- Park Storage Garage (Provisional Cost #4)	1	LS	\$2,170.00	\$2,170	
	C1.42 - Miscellaneous Works and General Accounts					\$0
34	Included in above rates					
	TOTAL FOR MECHANICAL - Controls	1.00	722m2	\$18.46	\$13,330	
	Total Mech Unit Rate				\$970.11	
	D. SITE & ANCILLARY WORK					
	D1.1 SITEWORK - Site Development					
	D1.11 - Preparation					\$2,419,016
35	Allowance for temporary fast fence to perimeter, assumed required	1,382	m	\$30.00	\$41,460	
36	Allowance for tree protection, assumed required	1	LS	\$130,000.00	\$130,000	
37	Allowance for mudmat, assumed required	1	LS	\$10,000.00	\$10,000	
38	Rough and fine grading, including:	72,686	m2	\$28.88	\$2,098,956	
38.1	- clearing site	72,686	m2	\$1.75	\$127,201	
38.2	- tree removal as per comments	110	NO	\$500.00	\$55,000	
38.3	- excavation to achieve proposed subgrade elevations	10,074	m3	\$17.00	\$171,258	
38.4	- disposal of excess material	10,074	m3	\$18.00	\$181,332	
38.5	- allowance to dispose of contaminated soil at an approved dump site (assume 100% of the excavated material is impacted), includes upcoming updated regulation and additional soil testing	10,074	m3	\$140.00	\$1,410,360	
38.6	- allowance for re-grading to parking lot and fire route area	6,000	m2	\$22.00	\$132,000	
38.7	- rough grade and proof roll	72,686	m2	\$0.30	\$21,806	
38.8	- dewatering for site grading			Excluded, assumed not required		
39	Excavation and disposal of contaminated soil / fill				Excluded	
40	Demolition of existing site elements including:					
40.1	- gravel road	2,488	m2	\$20.00	\$49,760	
40.2	- concrete pad and walkway	65	m2	\$35.00	\$2,275	
40.3	- flag stones (remove and salvage for re-use)	55	m2	\$35.00	\$1,925	
40.4	- soft surfaces			Included above		
40.5	- fence (around pool and House)	246	m	\$15.00	\$3,690	
40.6	- pool	200	m2	\$150.00	\$30,000	
40.7	- pool cabana and shed	56	m2	\$50.00	\$2,800	
40.8	- existing buildings (block clad garage, 4 car garage)	220	m2	\$100.00	\$22,000	
40.9	- retaining wall	13	m	\$250.00	\$3,250	
40.10	- stone retaining wall	229	m	\$100.00	\$22,900	

No.	Description	Quant.	Unit	Rate	Sub Total	Total
	D1.12 - Hard Surfaces					\$2,390,684
41	Heavy duty asphalt paving to fire route	1,760	m2	\$76.00	\$133,760	
42	Permeable paving to driveway, parking lot	6,252	m2	\$155.00	\$969,060	
43	Limestone screening	1,325	m2	\$43.21	\$57,253	
44	Re-use of salvaged flag stones (install only), assumed to part of the Limestone screening	55	m2	\$100.00	\$5,500	
45	Existing path to remain	659	m2		Info Only	
46	Concrete ramp to House	33	m2	\$170.00	\$5,610	
47	Grasscrete pavers	389	m2	\$250.00	\$97,250	
48	New ramp entrance (south)	223	m2	\$242.00	\$53,966	
49	Signature bridge entrance (south east), steel structure with artificial wood and galvanized grille	347	m2	\$1,500.00	\$520,500	
50	Extra over for concrete deck in lieu of artificial wood, assumed steel structure above requires no upgrade	347	m2	\$750.00	\$260,250	
51	Playground, assumed engineered wood fibre playground surfacing	587	m2	\$325.00	\$190,775	
52	Paving/gravel work yard, assumed permeable unit paving	196	m2	\$295.19	\$57,857	
53	Paving around the splash pad and Outdoor change area, assumed unit paving	118	m2	\$295.19	\$34,832	
54	Line painting to parking lot					
54.1	- line painting	58	NO	\$50.00	\$2,900	
54.2	- BF sign	3	NO	\$150.00	\$450	
54.3	- hatched area	16	m2	\$45.00	\$720	
	D1.13 - Improvements					\$5,581,709
55	Ice skate trail, 150mm thick cast-in-place concrete skating path, assumed with 2 grid wiremesh reinforcing, excludes CO2 refrigeration system, budget provided by Custom Ice Inc., area as follows:	2,018	m2	\$800.00	\$1,614,400	
55.1	- Ice Skate Trail: 1,782m2					
55.2	- Splash pad + Zamboni road: 238m2					
56	Allowance for Zamboni concrete snow melt pit (includes snow melting capabilities), heating coil, heater and controls, budget provided by Custom Ice Inc.	1	NO	\$75,000.00	\$75,000	
57	Water play area, including:					
57.1	- hard surface scope	160	m2	\$406.25	\$65,000	
57.2	- extra over for art commission in the splash pad concrete, as per comment from PAJ	1	LS	\$40,000.00	\$40,000	
57.3	- splashpad equipment supply and install + mechanical service connections			Included in item 100		
58	Interactive ravine, including:					
58.1	- hard surface scope	280	m2	\$620.00	\$173,600	
58.2	- mechanical scope			Included in item 101		
59	Historic fountain edging	9	m	\$1,900.00	\$17,100	
60	Allowance for historic fountain, iconic middle feature	1	LS	\$65,000.00	\$65,000	
61	Restoration of trellis fence, including 50% allowance as per comments	38	m	\$500.00	\$19,000	
62	New reflecting pool around the historic fountain	50	m2	\$2,000.00	\$100,000	
63	Stage to East of the House, assumed wooden deck	233	m2	\$760.00	\$177,080	
64	Performance Space between Historic Fountain and the House, including:					
64.1	- stage, wooden deck	27	m2	\$760.00	\$20,520	
64.2	- amphitheatre seating, wood (log) seating	28	m	\$500.00	\$14,000	

No.	Description	Quant.	Unit	Rate	Sub Total	Total
65	Solar panels in the parking lot, including the canopy (Provisional Cost #3)	900	m2	\$906.18	\$815,559	
66	Allowance for "Parking Lot Occupancy System"	55	NO	\$1,500.00	\$82,500	
67	Intercom/gate at Yonge Entry and BOH Entry to the South Loop as per comments	2	NO	\$12,500.00	\$25,000	
68	Allowance for art piece to Main Entrance as per note on drawing Mulock Park Plan 210201R Budget, as per comment from PAI	1	LS	\$500,000.00	\$500,000	
69	Retaining walls	150	m	\$2,500.00	\$375,000	
70	Acoustic (sound buffer) wall	21	m	\$5,000.00	\$105,000	
71	Fence to New Service Garage, decorative as per comments	50	m	\$900.00	\$45,000	
72	Decorative fencing around garbage area at SW corner of the House as per comments, assumed laser cut corrugated metal fence	22	m	\$1,300.00	\$28,600	
73	Bollards along the road between the splash pad and the House as per comments, assumed 1500mm spacing	33	NO	\$1,000.00	\$33,000	
74	Railing between Playground and the road as per comments	30	m	\$750.00	\$22,500	
75	Allowance for Playground Equipment (Slide and Play Structures) + Circuit Structures	1	LS	\$450,000.00	\$450,000	
76	Allowance for fire pit and cut stone seats all around as per comments	1	LS	\$27,500.00	\$27,500	
77	Bicycle racks	48	NO	\$800.00	\$38,400	
78	Canopy to Bike racks to 2 sets near the parking	22	m2	\$2,000.00	\$44,000	
79	Boulders, including:					
79.1	- large granite boulders to riverine and wetland	4	NO	\$5,000.00	\$20,000	
79.2	- small boulder to riverine and wetland	23	NO	\$650.00	\$14,950	
79.3	- seating rocks to splash pad	9	NO	\$2,500.00	\$22,500	
79.4	- extra over for cut off, polished/dressed to each boulder above	1	LS	\$27,000.00	\$27,000	
80	Benches	61	NO	\$5,000.00	\$305,000	
81	Picnic tables and umbrellas	12	NO	\$3,000.00	\$36,000	
82	Café tables and chairs					
82.1	- tables	22	NO	\$750.00	\$16,500	
82.2	- chairs	88	NO	\$250.00	\$22,000	
83	Interpretive wayfinding / art installation stations, assumed combination of large and smaller size as per comments, including:	12	NO	\$10,000.00	\$120,000	
83.1	- large wayfinding / art installation	4	NO	\$15,000.00	\$60,000	
83.2	- wayfinding / art installation	8	NO	\$7,500.00	\$60,000	
84	Allowance for signage (basic wayfinding, directional, prohibits etc)	1	LS	\$25,000.00	\$25,000	
	D1.14 - Landscaping					\$438,483
85	Seeding only to repair light impacted area, assumed required	56,701	m2	\$2.50	\$141,753	
86	Constructed wetland	280	m2	\$200.00	\$56,000	
87	Perennial planting including topsoil (300mm) and planting material	560	m2	\$47.00	\$26,320	
88	New hedge planting, 2 rows to back of the stage	60	m	\$125.00	\$7,500	
89	Planting beds including topsoil (600mm) and planting material	777	m2	\$62.00	\$48,174	
90	Terraced garden including topsoil (600mm) and planting material	163	m2	\$72.00	\$11,736	

No.	Description	Quant.	Unit	Rate	Sub Total	Total
91	Trees, including:					
91.1	- super large specimen tree, 30' tall	1	NO	\$5,000.00	\$5,000	
91.2	- orchard trees	30	NO	\$1,500.00	\$45,000	
91.3	- trees	70	NO	\$850.00	\$59,500	
92	Replanting of trees removed from site	15	NO	\$2,500.00	\$37,500	
	TOTAL FOR SITE WORK - Site Development	1.00	72,686m2	\$149.00	#####	
	D1.2 SITEWORK - Mechanical Site Services					
	D1.21 - Water					\$345,100
93	Provisional sum allowance for site watermain service including:					
93.1	- Connection to existing watermain piping in street c/w tapping sleeves, hardware, thrust blocks and necessary earth preparation works.	1	NO	\$20,000.00	\$20,000	
93.2	- Inspection and maintenance vault c/w water meter, BFP, isolation valves and access cover.	1	NO	\$50,000.00	\$50,000	
93.3	- Fire hydrant and valve assembly	2	NO	\$4,500.00	\$9,000	
93.4	- Water valve and box	2	NO	\$2,000.00	\$4,000	
93.5	- Connection to water features	1	NO	\$10,000.00	\$10,000	
93.6	- Buried domestic water main piping c/w earthwork, chlorination, bacteria and pressure testing	755	m	\$180.00	\$135,900	
93.7	- Buried fire water main piping c/w earthwork, chlorination, bacteria and pressure testing	460	m	\$220.00	\$101,200	
93.8	- Concrete thrust blocks	1	LS	\$5,000.00	\$5,000	
93.9	- Modification/demolition/rework of existing services as required	1	LS	\$10,000.00	\$10,000	
	D1.22 - Sanitary					\$367,500
94	Provisional sum allowance for site sanitary sewer service including:					
94.1	- Connection to existing sanitary sewer piping	1	NO	\$20,000.00	\$20,000	
94.2	- Sanitary manhole structures	8	NO	\$5,000.00	\$40,000	
94.3	- Buried sanitary sewer piping c/w earthwork, camera inspection	370	m	\$250.00	\$92,500	
94.4	- Buried sanitary pumped forcemain piping c/w earthwork, camera inspection	350	m	\$300.00	\$105,000	
94.5	- Modification/demolition/rework of existing services as required	1	LS	\$10,000.00	\$10,000	
95	Allowance for sanitary pumping station	1	LS	\$100,000.00	\$100,000	
	D1.23 - Storm					\$0
96	Storm drainage from buildings eavestroughs and gutters to grey water recapture systems, and overflow runoff to softscape in vicinity					
97	Storm drainage from roads and pathways is assumed to spill to softscape in vicinity					
	D1.24 - Natural Gas					\$0
98	No work required					
	D1.25 - Specialty Systems					\$476,500
	Irrigation water					
99	Provisional sum allowance for irrigation systems serving planted areas - scope TBD	1	LS	\$50,000.00	\$50,000	
	Water Play Area					
100	Provisional sum allowance for splashpad equipment supply and install + mechanical service connections	1	LS	\$65,000.00	\$65,000	

No.	Description	Quant.	Unit	Rate	Sub Total	Total
<u>Riverine Water System</u>						
101	Provisional sum allowance for circulation pump c/w filtration system	1	LS	\$150,000.00	\$150,000	
102	Circulation piping	100	m	\$250.00	\$25,000	
<u>Historical Fountain & Reflecting Pond Water System</u>						
103	Provisional sum allowance for circulation pump c/w filtration system	1	LS	\$176,500.00	\$176,500	
104	Circulation piping	1	LS	\$10,000.00	\$10,000	
<u>D1.26 - Miscellaneous Works and General Accounts</u>						\$0
105	Included in above rates					
TOTAL FOR SITE WORK - Mechanical Site Services		###	72,686	m2	\$16.36	\$1,189,100
<u>D1.3 SITEWORK - Electrical Site Services</u>						
<u>D1.31 - Site - Power</u>						\$84,081
106	Allowance for new Hydro incoming power	1	LS	\$20,000.00	\$20,000	
107	New power Pedestal mounted on a concrete pad	2	NO	\$21,500.00	\$43,000	
108	Remedial work to the existing power Pedestal	1	NO	\$760.00	\$760	
109	Feeder to the new power Pedestal	50	m	\$166.42	\$8,321	
110	60A WP event power out with associated wiring and NEMA 4X disconnect switch	3	NO	\$4,000.00	\$12,000	
<u>D1.32 - Site - Communications</u>						\$108,200
111	Communications outlets for displays and presentations with interconnecting communications cabling	3	NO	\$4,400.00	\$13,200	
112	Infrastructure for Code Blue Podium with associated wiring and concrete base	5	NO	\$3,200.00	\$16,000	
113	Supply and installation of Code Blue station and associated head end equipment	1	LS	\$79,000.00	\$79,000	
<u>D1.33 - Site - Lighting</u>						\$722,356
<i>Fixture costs include the supply and installation of fixtures with associated wiring and supports</i>						
114	Multi head LED fixtures with associated pole	18	NO	\$15,000.00	\$270,000	
115	Post top LED fixture with associated pole	14	NO	\$5,732.31	\$80,252	
116	LED bollard mounted on concrete base	53	NO	\$1,500.00	\$79,500	
117	Pole mounted "Gobo" light with associated pole	12	NO	\$7,307.31	\$87,688	
118	Cantenary mounted LED fixtures	44	NO	\$1,270.00	\$55,880	
119	3W/ft linear LED fixtures mounted under bench	150	m	\$380.14	\$57,021	
120	Inground LED accent fixtures	10	NO	\$1,221.54	\$12,215	
121	Conservatory LED accent lighting with inground uplights and soffit mounted wall wash fixtures	1	LS	\$45,000.00	\$45,000	
122	Artist residence LED accent lighting with inground uplights and soffit mounted wall wash fixtures	1	LS	\$20,000.00	\$20,000	

No.	Description	Quant.	Unit	Rate	Sub Total	Total
123	Garage LED accent lighting with inground uplights and soffit mounted wall wash fixtures	1	LS	\$8,000.00	\$8,000	
124	Power connection to water feature illumination and power	2	NO	\$3,400.00	\$6,800	
<u>D1.34 - Site - Electrical Contractors Overhead</u>						\$105,935
125	Supervision	1	LS	\$24,304.00	\$24,304	
126	Premium time, etc.				NA	
127	Job set-up, etc.	1	LS	\$48,018.00	\$48,018	
128	Rentals, small tools, etc.	1	LS	\$19,207.00	\$19,207	
129	Permits & inspections	1	LS	\$12,485.00	\$12,485	
130	Insurance	1	LS	\$1,921.00	\$1,921	
TOTAL FOR SITE WORK - Electrical Site Services		###	72,686	m2	\$14.04	\$1,020,572
<u>D2.2 ANCILLARY WORK - Outbuildings</u>						
<u>D2.21 - Outbuildings</u>						
131	Artist residency, including:	66	m2	\$7,575.00		\$499,950
131.1	- Structural	66	m2	\$1,045.00	\$68,970	
131.2	- Architectural, including revisions to basement pump room	66	m2	\$6,250.00	\$412,500	
131.3	- Mechanical	Included in Mechanical Estimate				
131.4	- Electrical	66	m2	\$280.00	\$18,480	
132	Conservatory, including:	357	m2	\$5,955.00		\$2,125,935
132.1	- Structural	357	m2	\$675.00	\$240,975	
132.2	- Architectural, similar in nature to a greenhouse style of construction. A comparable project would be the Gage Park Greenhouse in Hamilton, ON, includes a premium for enhanced structure design and outside shading devices for the glass	357	m2	\$5,000.00	\$1,785,000	
132.3	- Mechanical	Included in Mechanical Estimate				
132.4	- Electrical	357	m2	\$280.00	\$99,960	
133	Skate Pavilion and Zamboni, including:	237	m2	\$3,315.00		\$785,655
133.1	- Structural	237	m2	\$1,100.00	\$260,700	
133.2	- Architectural, including canopy between Skate Pavillion and Zamboni, and one (1) hoist for adult change table	237	m2	\$1,935.00	\$458,595	
133.3	- Mechanical	Included in Mechanical Estimate				
133.4	- Electrical	237	m2	\$280.00	\$66,360	
134	Park Storage Garage, including:	62	m2	\$2,970.00		\$184,140
134.1	- Structural	62	m2	\$990.00	\$61,380	
134.2	- Architectural	62	m2	\$1,700.00	\$105,400	
134.3	- Mechanical	Included in Mechanical Estimate				
134.4	- Electrical	62	m2	\$280.00	\$17,360	
135	Green Roofs to Outbuildings, assumed vegetated roof covering including membrane, soil and 150mm thick growing medium, permeable filter fabric, tapered insulation, root barrier and 2 ply modified bitumen roofing (Provisional Cost #1)	319	m2	\$350.00	\$111,650	
136	Solid roof structure and green roof in lieu of trellis between Skate Pavillion and Zamboni Buildings (Provisional Cost #5)	104	m2	\$2,350.00	\$244,400	
137	Supply and install a 8KW natural gas pad mounted generator for the conservatory (Provisional Cost #6)	1	LS	\$20,000.00	\$20,000	
TOTAL FOR ANCILLARY WORK - Outbuildings		1.00	722	m2	\$5,501.01	\$3,971,730

No.	Description	Quant.	Unit	Rate	Sub Total	Total
<u>Z. GENERAL REQUIREMENTS & CONTINGENCIES</u>						
<u>Z1.1 GENERAL REQUIREMENTS & FEES - General Requirements</u>						
<u>Z1.11 - Supervision & Labour Expenses</u>						
138	Allowance for the General Contractor's supervision & labour expenses as follows:	1	LS	\$1,771,171	\$1,771,200	10.0%
138.1	- supervision and coordination of subcontractors					
138.2	- site superintendent and vehicle					
138.3	- general labour expenses					
<u>Cash Allowances</u>						\$121,667
139	Independent inspection and testing for soils, concrete, asphalt all forms of paving				Refer to Soft Costs	
140	Allowance for arborist on site during all demolition and work near existing trees, assumed 4 month duration, 1 arborist, 8 hour days @ \$125/hour	122	days	\$1,000.00	\$121,667	
141	Archaeological inspection				Refer to Soft Costs	
<u>Z1.13 - Permits, Insurance & Bonds</u>						\$314,000
142	Municipal permits				Excluded	
143	General Liability and Builder's Risk insurance	1	LS	\$137,000	\$137,000	
144	Labour & Material and Performance bonding	1	LS	\$177,000	\$177,000	
TOTAL FOR GEN. REQ'MENTS & FEES - Gen. Req'ments		1.00	722	m2	\$3,056.60	\$2,206,867
<u>Z1.2 GENERAL REQUIREMENTS & FEES - Fees</u>						
<u>Z1.21 - General Contractor's Fees</u>						
145	Allowance for the General Contractor's Fees (Head Office Overhead, Profit and Risk), (applied to measured works plus general requirements)	1	LS	\$995,929	\$996,000	5.0%
TOTAL FOR GEN. REQ'MENTS & FEES - Fees		1.00	722	m2	\$1,379.50	\$996,000
<u>Z2.1 ALLOWANCES - Design Contingency</u>						
146	Design Contingency as a percentage of the above to cover increases in the overall scope of the design during the remaining stages of the design phase (applied to measured works plus general requirements and fees)					
146.1	- Architectural / Structural	1	LS	\$938,000	\$938,000	20.0%
146.2	- Siteworks	1	LS	\$3,079,500	\$3,079,500	20.0%
146.3	- Mechanical / Electrical Services	1	LS	\$165,400	\$165,400	20.0%
TOTAL FOR ALLOWANCES - Design Contingency		1.00	722	m2	\$5,793.49	\$4,182,900

No.	Description	Quant.	Unit	Rate	Sub Total	Total
<u>Z2.2 ALLOWANCES - Escalation Contingency</u>						
147	Contingency for escalation that might occur between the date of the estimate and the anticipated tender date (applied to measured works plus general requirements, fees and Design Contingency)	1	LS	\$2,083,100	\$2,083,100	8.3%
TOTAL FOR ALLOWANCES - Escalation Contingency		1.00	722	m2	\$2,885.18	\$2,083,100
<u>Z2.3 ALLOWANCES - Construction Contingency</u>						
148	Construction Contingency for post contract changes (applied to measured works plus general requirements, fees, Design Contingency and Escalation Contingency)	1	LS	\$2,718,100	\$2,718,100	10.0%
TOTAL FOR ALLOWANCES - Construction Contingency		1.00	722	m2	\$3,764.68	\$2,718,100

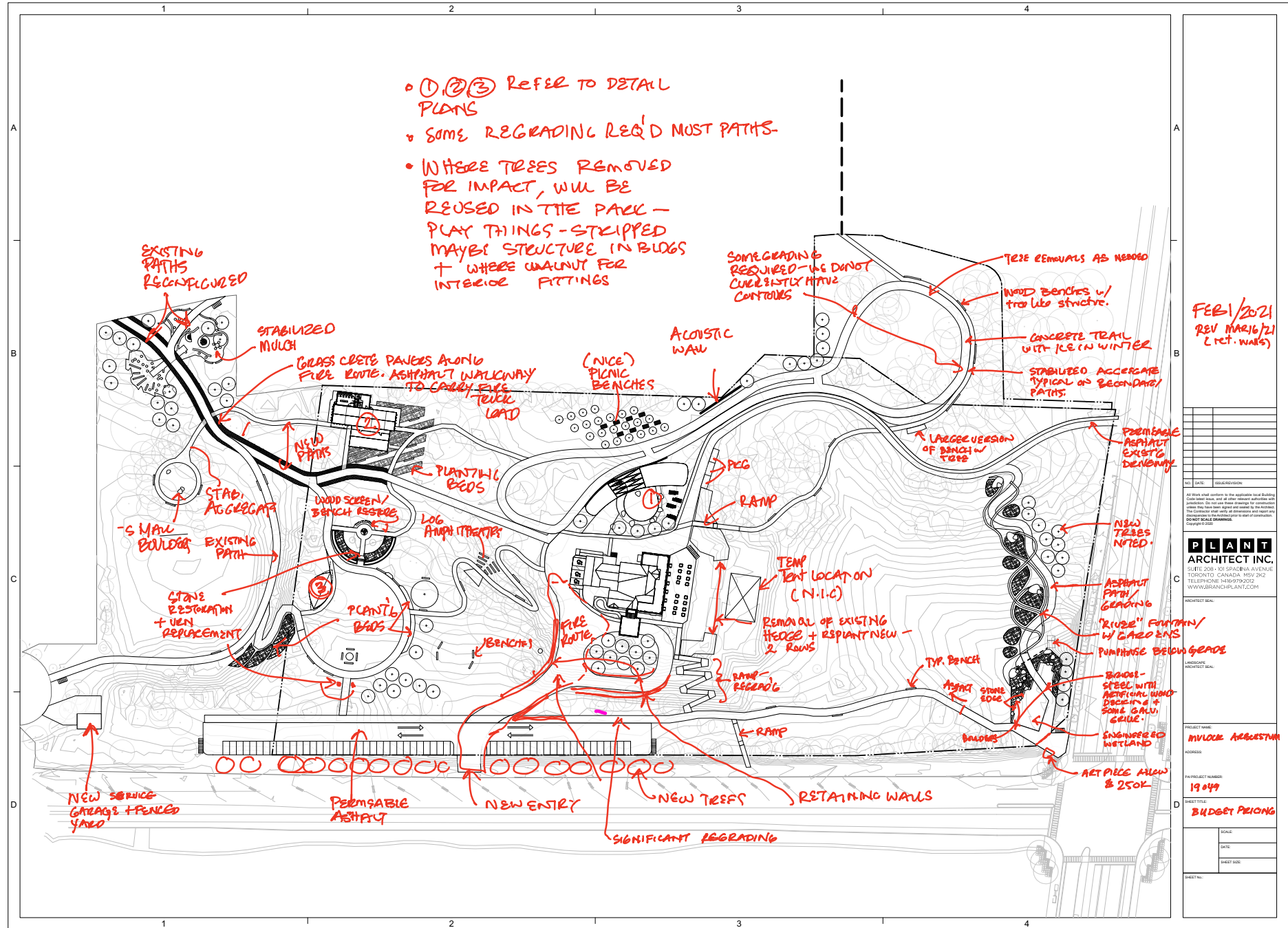
Mulock Park – Phase II Masterplan (Buildings)
Preliminary Outline Specification 21-03-24

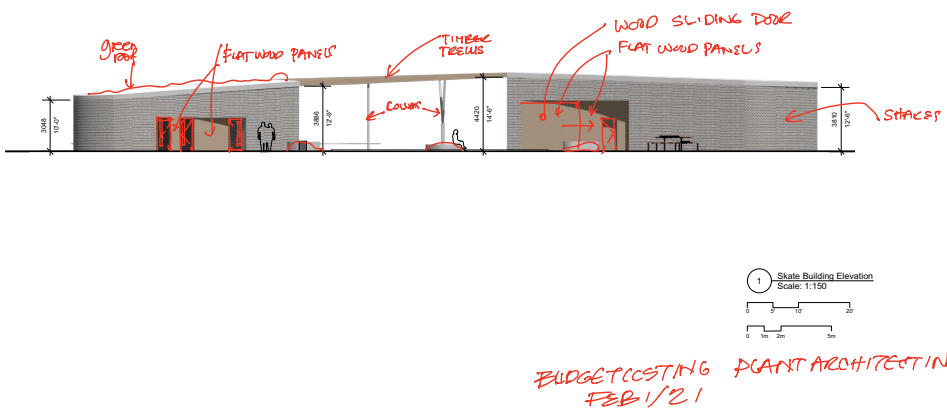
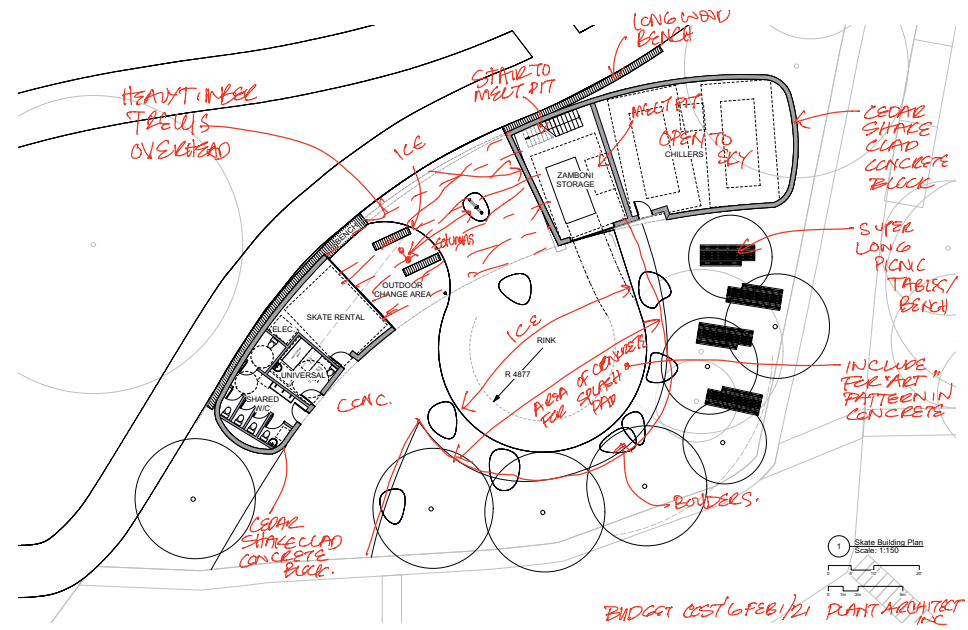
Read this outline specification in conjunction with the A.W. Hooker Class D Estimate (Rev. 3) dated 21-03-11

1. Demolition & Protection	<ul style="list-style-type: none">Remove existing above ground pool house wood structureRemove existing stableRemove existing block (north) wall of existing garage structure and partial (south) block wallProvide tree protection throughout
2. Substructure	<ul style="list-style-type: none">Concrete foundation for Skate Pavilion, Artist Studio, Conservatory, and Service Garage
3. Structure	<ul style="list-style-type: none">Skate Pavilion:<ul style="list-style-type: none">Concrete blockHeavy timber trellis at thruwayArtist Studio:<ul style="list-style-type: none">Conventional wood frame constructionHeavy timber ridge beamConservatory:<ul style="list-style-type: none">Concrete block/glassExposed timber and steel structure for glazed hallsService Garage:<ul style="list-style-type: none">Concrete block/steel roof structure
4. Insulation/AVB	<ul style="list-style-type: none">Insulation at all new walls to R24Air/vapour barrier
5. Roofing	<ul style="list-style-type: none">Skate Pavilion:<ul style="list-style-type: none">Two-ply modified bit roofingGreen roofPrefinished metal flashingArtist Studio:<ul style="list-style-type: none">Two-ply modified bit roofingGreen roofPrefinished metal flashingSheet metal trough along roof ridgeWood soffitRain chainConservatory:<ul style="list-style-type: none">Two-ply modified bit roofingGreen roof at north roofGlass roof complete with shading devicesPrefinished metal flashingService Garage:<ul style="list-style-type: none">Two-ply modified bit roofing

	<ul style="list-style-type: none">Green roofPrefinished metal flashing
6. Siding	<ul style="list-style-type: none">Skate Pavilion, Artist Studio and Service Garage:<ul style="list-style-type: none">Cedar shakesPrefinished flat wood panelsConservatory:<ul style="list-style-type: none">Cedar shakesGlazed wall system
7. Windows	<ul style="list-style-type: none">Skate Pavilion:<ul style="list-style-type: none">Operable metal clerestory windowsConservatory:<ul style="list-style-type: none">Operable metal window systemService Garage:<ul style="list-style-type: none">Kalwall clerestory windows
8. Doors	<ul style="list-style-type: none">Skate Pavilion:<ul style="list-style-type: none">Metal doors with glazed panelsLarge metal sliding barn door or metal clad wood overhead garage doorArtist Studio:<ul style="list-style-type: none">Metal folding glazed doorsConservatory:<ul style="list-style-type: none">Interior: metal doorsExterior: glazed doorsService Garage:<ul style="list-style-type: none">Wood clad metal overhead garage doorAll interior doors to be solid core wood with single panel painted
10. Interior glass	<ul style="list-style-type: none">Mirrors with polished edges in all w/c
11. Interior Partitions	<ul style="list-style-type: none">Concrete block
12. Finishes & Finish Carpentry	<ul style="list-style-type: none">Skate Pavilion:<ul style="list-style-type: none">Wall: painted concrete block wallCeiling: wood plankFlooring: polished concrete/epoxy non-slipArtist Studio:<ul style="list-style-type: none">Wall: drywallCeiling: wood plankFlooring: polished concreteConservatory:<ul style="list-style-type: none">Wall: painted concrete block wallCeiling: painted gypsum wall board/glassFlooring: polished concrete/epoxy non-slipService Garage:<ul style="list-style-type: none">Wall: painted gypsum wall boardCeiling: painted gypsum wall boardFlooring: concrete
13. Millwork	<ul style="list-style-type: none">Skate Pavilion:

	<ul style="list-style-type: none">Exterior built-in benches along north wall and in change areaSkate rental counterArtist Studio:<ul style="list-style-type: none">Artist counter with sinkLockerExterior built-in bench along east wallConservatory:<ul style="list-style-type: none">Storage and Plant Maintenance counter with sink
14. Mechanical	<ul style="list-style-type: none">Supply/HVAC for all buildings.
15. Plumbing	<ul style="list-style-type: none">New sanitary connection for all new washrooms/sinks in all buildings.Replace all existing equipment in the pump room (below the Artist Studio) for new fountain operations.Sprinkler Artist Studio.
16. Electrical	<ul style="list-style-type: none">New electrical, lighting and power supply for all buildingsSkate Pavilion:<ul style="list-style-type: none">Electrical room to facilitate all skate trail lighting





CUSTOM ICE INC. Rink Design Build

CUSTOM ICE INC. BURLINGTON, ON (866) 887-8840 FAX: (905)632-6723

www.customicerinks.com

March 17, 2021

Lisa Rapoport, OAA, FRAIC Partner

PLANT Architect Inc. Suite 208 – 101 Spadina Avenue Toronto ON M5V 2K2 Canada E-mail:

RE: Mulock Property Masterplan Ice Skate Trail Design Considerations

2 Pages

The ice skate trail at the Mulock Property in Newmarket will incorporate the following design considerations.

Skate Trail

The skate trail will be 3.5 m wide x 385 m long including two cross over short cuts and a widened mustering area. This 3.5 m width is sufficient for faster skaters to pass slower skaters while maintaining a safe passing distance. This width also permits the entire surface to be resurfaced with a Zamboni style ice resurfacer in two complete passes around the path.

The entire skate surface will be constructed with 1" pipes spaced at 3.5" centres and encased in a 5-6" concrete floor.

Skate Pond

The ice skating surface also includes a 230 sqM skating pond to allow skaters to enter and exit the main trail. It also provides an area for beginners to use the ice without having to travel far while staying close to parents.

This rink should be as small as possible, as the main event is the skate trail, and there are a significant number of space constraints - the building, the road, the trees and the proximity to the heritage house. It is critical that this area not get congested with too much development.

The Skate Pond also provides a suitable means for the ice resurfacer (Zamboni) to enter an exit the ice.

Refrigeration

Two 98 ton outdoor packaged air cooled chillers are used for the ice refrigeration. These chillers are perfectly suited for an outdoor ice surface because they utilize air cooled condensers which use the cool outdoor air to cool the refrigeration condenser. As such any built up indoor refrigeration plant would not be necessary.

The two chillers provide a combined refrigeration tonnage of 196 tons. With a total ice area of approx. 1644 sqM (17,700 sqft) this results in approximately 90 sqft/ton cooling coverage. This level of refrigeration will provide an ice season of 4.5-5 months under typical weather conditions.

The chillers will be located outdoors and enclosed by a solid wall to prevent any noise from travelling to the rest of the park. With a solid wall noise can only travel vertically upward.

Ice Maintenance

The Zamboni room is situated in an area that permits easy access onto and off of the ice rink for ice maintenance. It is often typical to have the access right adjacent to the ice, but care must be taken to ensure the ice is cleared of park users prior to use.

A signaling system is recommended to notify skaters that the trail is temporarily closed while the ice is being resurfaced. Such a system would need to inform skaters at 3-4 locations around the skating trail.

The skating pond is of a dimension that just permits the ice resurfacer to adequately make turns to do the resurfacing. It's size is the minimum dimension for the turning radius of the Zamboni. A different configuration of pond may be considered to make it easier for the operators.

The Ice resurfacer will be housed in a heated Zamboni room that includes hot and cold water, drainage, as well as a snow melt pit. Such a pit would be heated sufficiently to melt all snow from one pass of the skating path in under 1 hour.

Although a front dump ice resurfacer is recommended because of availability, the current configuration incorporates a side dump machine and a snow melt pit beside the resurfacer. If the room configuration can be altered a front dump machine will be selected.

Accessibility

Ideally parking would be closer to the skating facility to make it easier for users to walk and carry skates and other accessories from the parking area to and from the ice trail. We understand the due to the position of the trail, that is not possible, and that the general experience of the site is an experience in nature, which may take some walking to get to. The current drop off at the south side of the house can be used for dropping skaters/equipment though this is may limit some users.

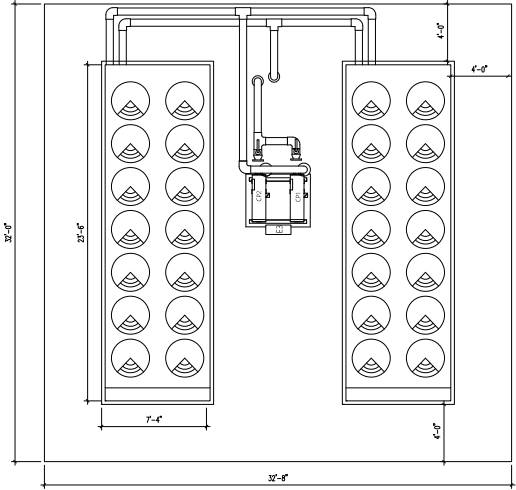
Please feel free to contact me with any questions at (866) 887-8840 x12 or cell (905) 220-2580.

Thank you.

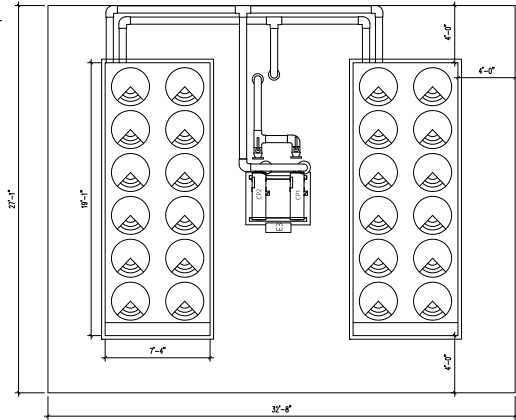
Sincerely,

Brendan Lenko, P.Eng. President and Chief Engineer Custom Ice Inc.

460M LONG TRAIL 1938m2



400M LONG TRAIL 1736m2



Advanced Water System — AWS™ Regulates amount of water dispensed onto the ice relative to machine speed for efficient and even application. *optional equipment

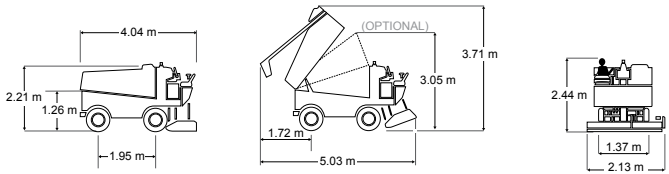


Zamboni Power Brush™ Wider brush path reaches higher on the dasher board kick plate for superior cleaning power. *optional equipment



Integrated Auger Washout System Simplifies the vertical and horizontal auger washout task, from a single point on the conditioner. *optional equipment

STANDARD FEATURES		OPTIONS	
2 Year Warranty	Multi-Function Display	Advanced Water System (AWS™)	Level-Ice™
400 Micron Wash Water Deep Filter Bag	On-Dash Diagnostics	Automatic Snow Breaker	Rotating Beacon Light
Aluminum Alloy Wheels	Parking Brake	Back Up Alarm	Rust-Free Poly Ice Making Water Tank
Catalytic Converter	Power Steering	Blade Change System	Snow Melting Kit
Chassis: Strong All Welded Steel Tubing	Premium Polyester Felt Spreader Towel	Cab Enclosure	Snow Tank Dump Height Restriction
Conditioner Safety Guards	Replaceable Poly Conditioner Side Plates	Chrome Wheels	Snow Tank Light
Digital Training and Reference Materials	Rugged Dana Spicer® Axles	Conditioner: 96" Blade	Snow Tank Non-Stick Liner
Engine: CAN Bus System	Snow Tank Safety Stand	Conditioner: Galvanized	Tire Wash System
Engine: EPA and CARB Certified	Spare Tire and Wheel	Engine Diagnostic Computer Interface	V-Flow
Familiar Automobile-Style Foot Controls	Stainless Steel Hardware	Tool	Water Level Sight Gauge
Four-Wheel Drive	Stainless Steel Water Distribution Pipe	FastICE® Ice Making System	Wash Water to Ice Making Water Transfer
Fuel: Gasoline, Propane (CNG optional)	Steering Wheel Spinner Knob	Fire Extinguisher	Zamboni Connect™ System
Full Hydrodynamic Braking	Touch-Up Paint Kit	Front Squeegee	Zamboni Power Board Brush™ System
Guide Wheel	Tungsten Carbide Studded Tires	Heated Ergonomic Comfort Design Seat	
Headlights and Tail Light (for Off Ice Travel)	Under Seat Storage	• Armrest	
High Quality 16 and 22 Micron Filters	Wash Water	• Seatbelt	
High Speed Vertical Auger	Wide Spectrum of Premium Automotive Paint Colors	Hydraulic Oil Cooler Kit	
Hydraulic Oil Level Sight Gauge		IceCaps® Wheel Advertising System	
Load Sensing Engine Governor		Integrated Auger Washout System	
		LED Headlights	



CAPACITIES		DIMENSIONS	
Snow Tank		Overall	L W H L W H
Actual Volume	2.83 m³ 100 cu. ft.	Snow Tank Down	4.04 m 2.13 m 2.21 m 159 in. 84 in. 87 in.
Compacted	3.54 m³ 125 cu. ft.	Snow Tank Up	5.03 m 2.13 m 3.71 m 198 in. 84 in. 146 in.
Excess Water	416 L 110 gal.	Shaving Blade	L W H L W H
Water			195.6 cm 12.7 cm 1.27 cm 77 in. 5 in. 0.5 in.
Ice Making	727 L 192 gal.	Clearance	
Wash Water	273 L 72 gal.	Minimum Operator Height Clearance	243.8 cm 96 in.
Total	1000 L 264 gal.	Snow Pit Clearance	125.7 cm 49.5 in.
Hydraulic Oil		Conveyor System	
POWERTRAIN		Horizontal Auger Diameter	25.4 cm 10 in.
Four-Wheel Drive		Vertical Auger Diameter	25.4 cm 10 in.
Engine	Mitsubishi® 2.4 L / 59 HP at 2500 RPM Four Cylinder Liquid Cooled	Maneuverability	
Transmission	Continuously variable hydrostatic pump and motor are axial-piston type.	Wheelbase	1.96 m 77 in.
Hydraulics	Double pump powers the vertical and horizontal augers. Hydraulic down pressure for optimal resurfacing results.	Wheel Track	1.37 m 54 in.
Axles		Turning Radius at Conditioner	4.86 m 16 ft.
Front	1950 kg 4300 lb	Weight	
Rear	2903 kg 6400 lb	Empty	3143 kg 6930 lb
Brakes		with Water	4240 kg 9350 lb
Full Hydrodynamic Braking			

MODEL 526

MODEL 526



March 05, 2021

PLANT Architect Inc.
Suite 208 – 101 Spadina Avenue
Toronto ON M5V 2K2 Canada
416 979 2012 ext 223
Attn: Lisa Rapoport

Re: **Mulock Estate Master Plan – Basis of Design Document**

Lisa,

The following is a description of the general performance criteria for the various proposed water features at Mulock. It is understood that the various designed water displays and effects follow the desired patterns and performance as determined through working with the design team. In this process we make every effort to ensure that all water feature systems are as efficient as possible, with intention for them to be generally self-draining for ease of maintenance. Generally, the performance of and water quality of all water features and spray pad will meet the standards of operation as outlined below.

Historic Fountain & Curved basins, not intended for interaction:

At smaller scale, these features shall have close coupled centrifugal filtration and display pumps with high efficiency motors and filtration systems which are designed to be biological in nature. Filtration turn-over rates shall be appropriate to the scale of the water body and filtration systems shall include ph monitoring and control, automated water level control, UV sterilization and bio-filtration systems. Each system shall have any display effect pumping separate from filtration pumping to enable a consistent aesthetic. Appropriate system alarms and controls shall be implemented to ensure that in the event of a systems or treatment failure other systems are protected, maintenance staff are alerted, and the impact minimized. The water used to fill these systems shall be provided from a rainwater or reclaimed water source tank when possible. When not possible, makeup water shall be from a municipal source. Any associated water feature lighting, located in the features themselves, will be LED type lighting ip68 rated for continuous submersion and with options for controls to be tied into site-wide lighting control systems. Excess water in these systems shall be removed to storm sewer or on-site infiltration beds.

Spray pad & Riverine Systems, intended for public interaction:

Water features which are intended to be in intentional direct contact with resort patrons shall have filtration systems which are designed to be in line best practices for systems of this kind. Filtration and display pumps shall be close coupled centrifugal pumps with high efficiency motors. The water volumes shall be sized as the systems require for their operation and for the anticipated bather load. The filtration turn-over rate shall meet the requirements of the MAHC (Model Aquatic Health Code), the Ontario Health Codes and those of the local health unit. The rate shall be approximately 0.5 hours per cycle and include: UV sterilization to a minimum standard exposure of 40mJ/cm2, chemical treatment and control, ph monitoring and control, turbidity monitoring, automated water level control and sand filtration. A wind sensor will also be provided for the spray pad. Any associated water feature lighting, located in the features themselves, will be LED type pool lighting ip68 rated for continuous submersion and with options for controls to be tied into site-wide lighting control systems. Each system shall have display pumping separate from filter pumping. Appropriate system alarms and controls shall be put in place to ensure that in the event of a systems or treatment failure other systems are protected, park patrons are protected from exposure to contaminated water, maintenance staff are alerted, and the impact minimized. Excess water in these systems shall be removed to the sanitary sewer.

Should there be any questions, comments or concerns related to these criteria, please contact us to discuss.

Best regards,

Steve Euser, OALA, CSLA

River System		
Length	155000	
Width	2000	
Depth	150	
Volume (m3)	46.5	
Volume (Gal)	12284	
Filtration turn-over	30	
Filter Rate (gpm)	682.4	
River Flow Rate (m3/min)	2.4	
River Flow Rate (gpm)	630	
Displacement	15.5	
Reservoir size (m3)	31	
Reservoir size (gal)	8189	
Filter pump	10hp	
Room size (estimated)	3.5m x 6m x 2.4m tall	
Estimated Costs		
Filter System Cost (Incl. UV)	\$	80,000.00
Display System Cost	\$	-
Pipe	\$	15,000.00
Inlet/drain Fittings	\$	5,000.00
Grating	\$	2,500.00
Sensors (water level)	\$	5,000.00
Water treatment controller.	\$	5,000.00
Controls	\$	20,000.00
Lighting	\$	24,000.00
Wiring	\$	10,000.00
Bonding	\$	7,500.00
Total	\$	174,000.00
Splash Pad System (Recirculating)		
Estimated Costs		
Filter System Cost (Incl. UV)	\$	35,000.00
Display System Cost	\$	5,000.00
Pipe	\$	10,000.00
Inlet/drain Fittings	\$	5,000.00
Jets	\$	750.00
Grating	\$	5,000.00
Sensors (wind and water level)	\$	10,000.00
Water treatment controller.	\$	5,000.00
Controls	\$	20,000.00
Lighting	\$	-
Wiring	\$	7,500.00
Bonding	\$	5,000.00
Total	\$	108,250.00
Smile Fountain Renovation (Assumes Standard pool, not zero edge)		
Room Size	3m x 4m x 2.4m tall	
Room Size (if shared with circular fountain)	4m x 6.5m x 2.4m tall	
Estimated Costs		
Filter System Cost	\$	30,000.00
Pipe	\$	7,500.00
Inlet/Drain/Jet Fittings	\$	5,000.00
Grating	\$	1,200.00
Sensors	\$	5,000.00
Water treatment controller.	\$	5,000.00
Controls	\$	15,000.00
Wiring	\$	7,500.00
Bonding	\$	5,000.00
Total	\$	81,200.00
Note: If water level of Circular feature and smile feature are equal, sensors, controls and filtration systems can be common to one another for additional savings. If city requires river system to be completely drained at night, storage volume will increase accordingly.		
Total M&E - All systems	\$	465,650.00
Built cost based on M&E as 50% of total for circular pool, smile fountain, and splash pad and as 40% of total for the river system.	\$	1,018,300.00
Contingency 10%	\$	101,830.00
Total Estimated Cost	\$	1,120,130.00
Notes: Costs not included: Utilities (water, electricity, sewer) Structures (pump rooms, reservoir, basins)		
General rule of thumb is M&E = 50% of construction cost		



APPENDIX D – WALTERFEDY SUMMARY/CIVIL MEMO

WALTERFEDY

Kitchener | Hamilton | walterfedy.com

2019-0527-10

March 16, 2021

Ms. Lisa Rapoport
PLANT Architects
Suite 208 – 101 Spadina Avenue
Toronto ON M5V 2K2

Dear Ms. Rapoport:

RE: Final Proposed Site Servicing – Mulock Park

The following is a brief summary of our investigation of both the existing site servicing and proposed future requirements for the proposed Mulock Park at the northwestern corner of Mulock Drive and Yonge Street in Newmarket, Ontario.

1. Sanitary Servicing:

There is an existing septic tank bed to the south of the original house on the Mulock property that will need to be decommissioned and abandoned as part of the park development.

The existing sanitary sewer stub at Jordanray Blvd (between 100 and 104 Jordanray Blvd) is a 250mm PVC outlet at invert 267.74 MASL at a slope of 0.5% with a total capacity of 16.8L/s designated for property designated as the future Mulock Park. This capacity was included in the design of the Jordanray subdivision and sanitary sewer allocation.

The estimated future demand of the fully-constructed Mulock Park Master Plan (as calculated below by contributing sanitary sources) is conservatively calculated at 2.63 L/s with peak flow of 12.6L/s, well within the capacity allowance of the sanitary sewer system at Jordanray.

1.1 Contributing Sanitary Sources

1.1.1 Interactive Water Features:

Four water features are planned, a riverine feature at the east/southeast corner of the property, a centrally located children’s splash pad, an update of the existing historical fountain, and an adjacent reflecting pool. The first two are planned to be fully interactive, while the second two are not intended for public interaction.

Average daily “base” water demands of these features, which are all recirculating and treated, are based on 10% of the total water volume being drained to the sanitary system daily (over 24 hours) – this contributes approximately 0.05 L/s to the daily flow.

Weekly peak flow - a weekly peak flow of 12.6L/s (based on backwash of separate systems and the requirement for full drainage 2-3 times per season)

1.1.2 Main House:

The main house sanitary sewage requirement was calculated based on the “worst case” planned uses included in the Master Plan Phase 1 – which includes the ground floor as an assembly space for 167 people with food service, plus the second floor occupied as 235 m2 of office space. This usage will contribute approximately 0.18 L/s to the peak daily flow.

1.1.3 Outbuildings/Skate Loop/Park Demand:

The outbuildings (Zamboni building, artists’ residency, and conservatory) were calculated very conservatively based on fixture unit demand (number of toilets and sinks) according to OBC Table 7.4.10.5, actual demand will be much lower depending on park usage and real occupancy. The total fixture unit demand of these buildings is calculated at 2.4L/s.

1.2 Sanitary Drainage Infrastructure Requirements

PVC sanitary sewers (150mm – 200mm based on municipal minimum sizes and velocities) are proposed to drain from each general point source to a control manhole located at the stub to Jordanray Blvd. A general layout is shown on the attached plan.

The sanitary system was conservatively assumed to have an overall slope of 1.5%, and minimum inverts at each point source were calculated based on their distance to the control manhole. The conservatory, the main house, and the splash pad have will likely have sufficient depth to the invert to drain by gravity.

The historical fountain and reflective pool are possibly able to drain by gravity to the control manhole, with some adjustment to the slope of the sanitary sewer servicing them. There is a possibility that a small local drop-in sump and pump system will be required for these features.

The artists’ residency may require a pump and forcemain system to the control manhole.

The riverine feature will require a forcemain from the proposed pump house to the control manhole in order to provide the required sanitary sewer connection.

2. Water Servicing:

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

Water domestic supply demand is calculated as a function of occupancy to the main building, water demands of the interactive features, and conservative overall fixture demand for the outbuildings.

An average domestic water supply demand of 2.63L/s as well as head losses throughout the system and large “peak” draws during summer months will require an upgrade of the existing 50mm servicing to a minimum 100mm water service.

Additionally, a new fire service is required to the property, as well as a fire hydrant, to be centrally located near the main house.

3.0 Storm Servicing:

Historically, this property has been considered “uncontrolled” storm flow to the Yonge Street catchment (no quality or quantity treatment has ever been considered for the site). Most of the Mulock Homestead property has been diverted to stormwater management ponds (both the dry pond at Jim Bond Park which is the major storm overflow for the Criterion/Jordanray subdivision, and the quantity/quality treatment pond south of Mulock and just west of Columbus Way). The 4.8 ha of the Mulock Homestead property is separate from Jim Bond Park, and all surface flows drain entirely through a 600 mm outlet pipe at the southeastern corner of the site. The existing infrastructure downstream of the site is limited in capacity.

3.1 Quantity Requirements: Based on the 1992 Stormwater Management Report and the 2002 storm design drawings for the Criterion/Jordanray site, the required quantity flow from the site is fairly limited. As of the 2002 design, this allowable outflow was 0.43m³/s for the 100-year storm, but this will have to be updated to current modelling standards and may be adjusted slightly (either positively or negatively). Any development on site will require controlling the outflow to this rate, through the use of quantity storage and attenuation (ponds, infiltration, rooftop storage, parking lot storage, rainwater re-use). Large quantities of infiltration is an unlikely solution for this site as the existing soils are clay with slow T-times. There is no “overland” outlet for the site, so all flows up to and including the 100-year storm must be considered.

3.2 Quality Requirements: Quality treatment of the runoff from the site must be to Level 1 as the outflow from the site is ultimately a part of the Holland River drainage area. This will not be difficult to achieve with the planned use of the property. TSS removal from the outfall should be at minimum 80% and can be managed with with consideration for alternate quality treatment.

Based on the quantity and quality control requirements, as well as the natural flow and grading of the proposed park, it is proposed that an engineered wetland be designed and constructed at the current outlet to Yonge St, which will provide both the stormwater controls required as well as a feature for the park itself and it’s visitors.

4. Low Impact Development – Water Reuse Opportunities

In addition to the engineered wetland discussed in the previous section, low impact development opportunities have also been explored for this park, which can be used as an opportunity for both active stormwater management, as well as public education and information. These are “local”, small-system drainage and runoff control options:

- At the conservatory, there is an opportunity for a rainwater reuse/rain barrel system to be installed to supplement and reduce the municipal water demand for the plants. This will also provide a public education component to the conservatory.
- At the Zamboni building/splash pad, a local greywater reuse system could be installed – utilizing either roof runoff or splash pad drainage or a combination of both for the flush toilets.
- Rain gardens or infiltration basins (depending on local soil conditions) can be utilized at stormwater runoff source points throughout the site – in particular, roof drainage at the artists’ residence and main house can be collected via downspout to these features, which will reduce overall peak flows and time to peak over the entire site.
- Active bioswales along the length of the parking lot will provide immediate quality control and reduced time-to-peak quantity control of flow. Permeable pavements at the parking lot will provide quantity control.
- Green roofs at the Zamboni building/artists’ studio will provide minimal quality and quantity treatment.

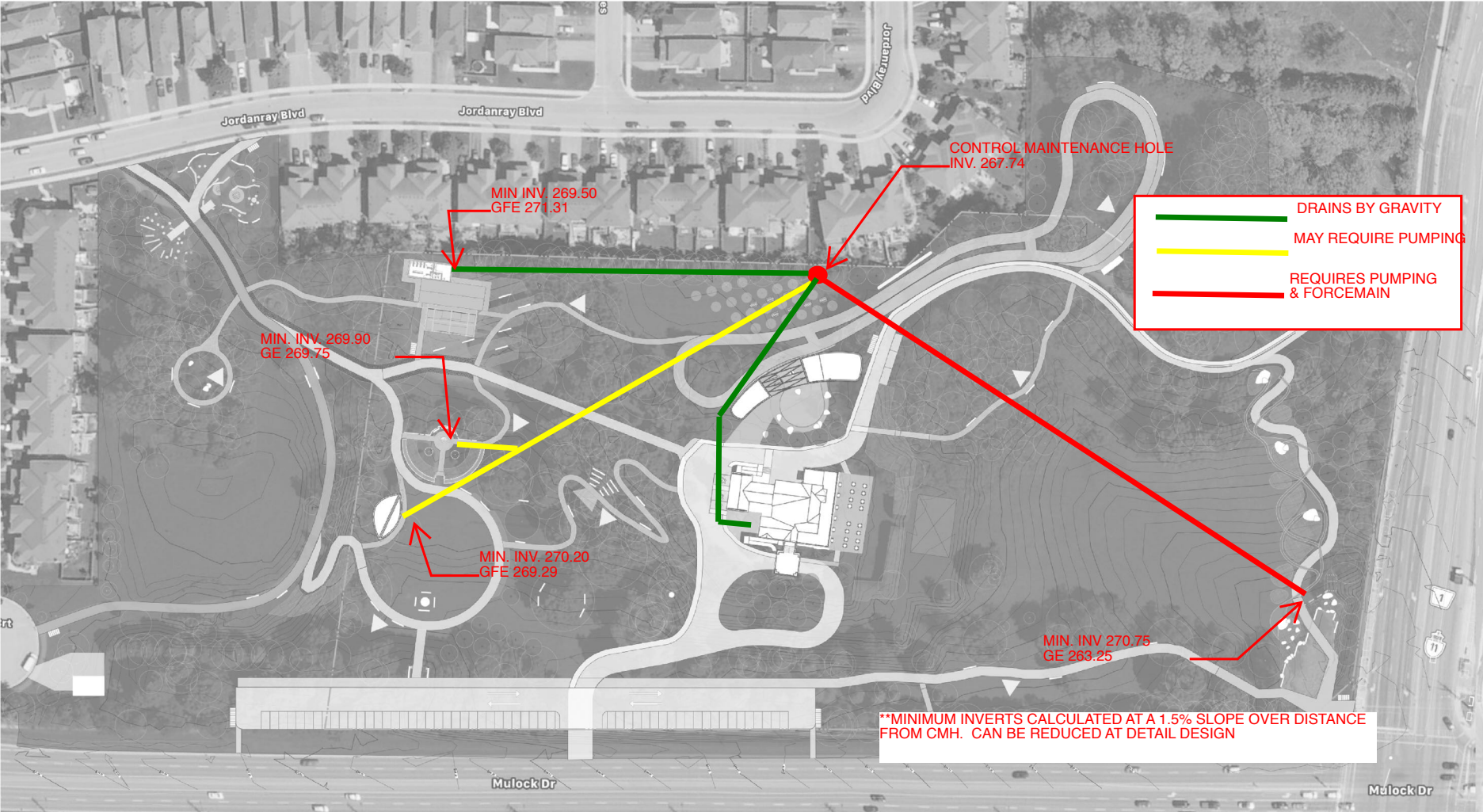
All of which is respectfully submitted,

WALTERFEDY

Melissa Ostrowercha, P.Eng.
Project Manager, Civil

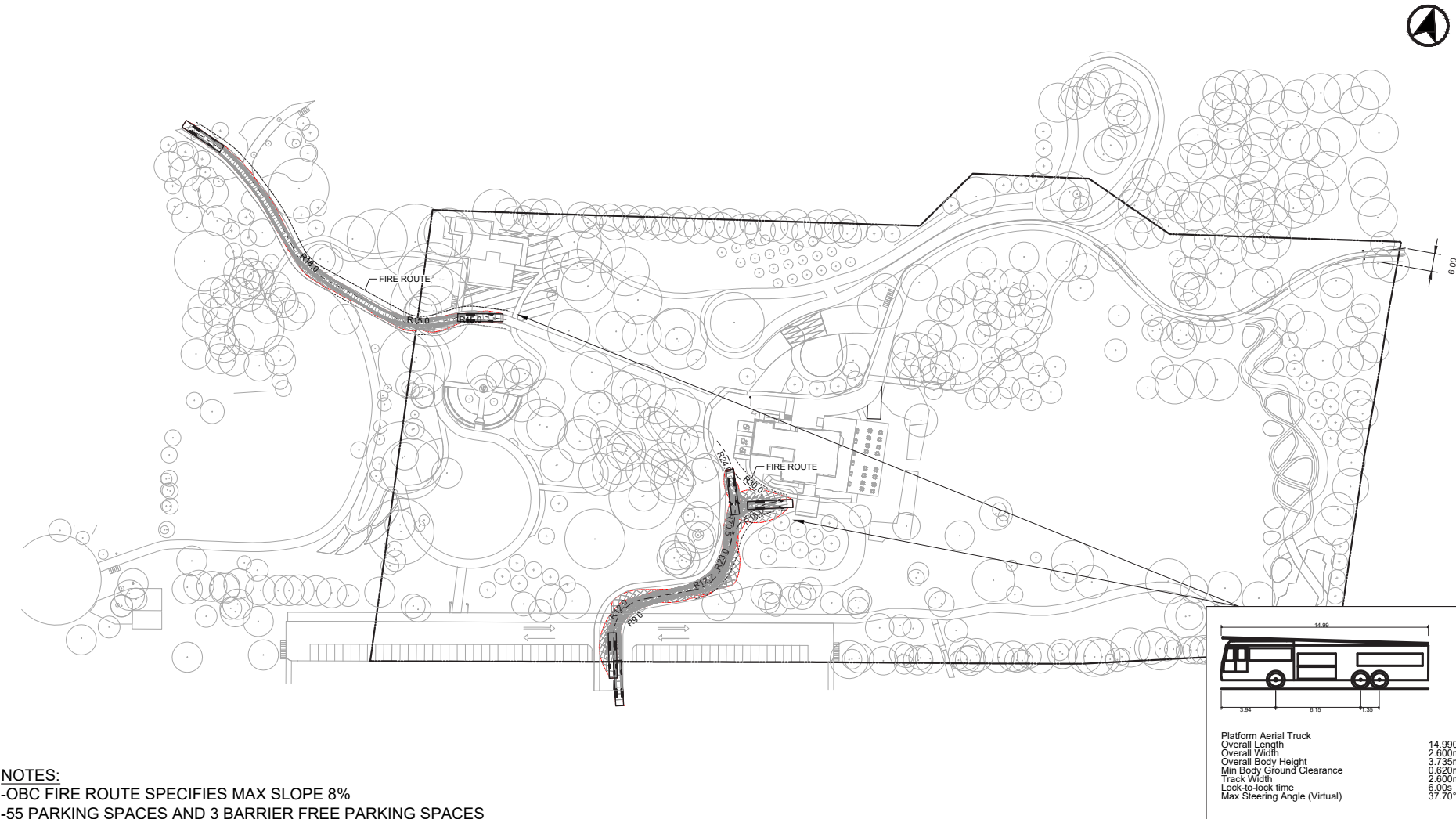
mostrowercha@walterfedy.com
289.799.3547, Ext. 261
MO:ajw

Enclosure





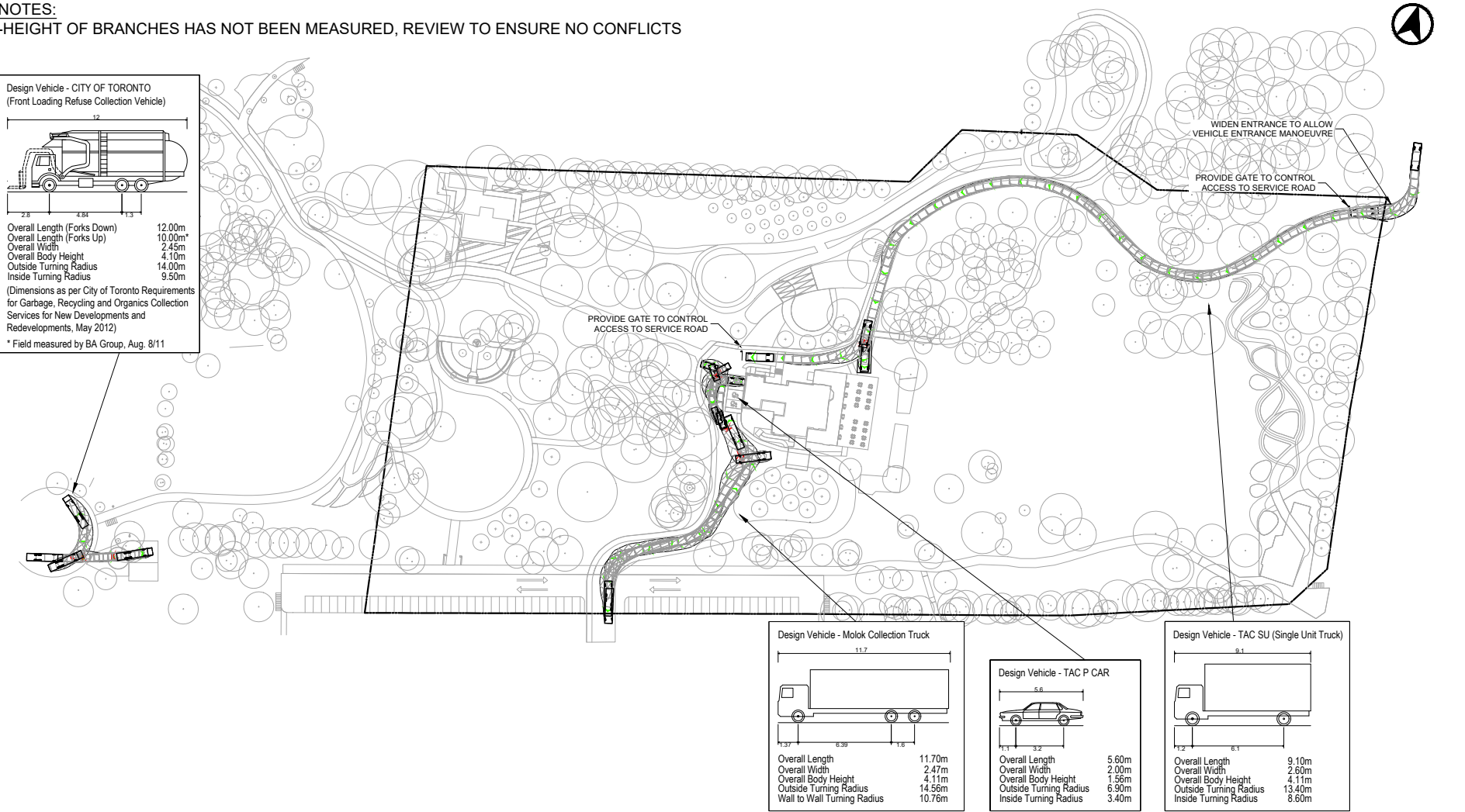
APPENDIX E – BA GROUP SUMMARY/VEHICLE MANOEUVERING PLANS



NOTES:
-OBC FIRE ROUTE SPECIFIES MAX SLOPE 8%
-55 PARKING SPACES AND 3 BARRIER FREE PARKING SPACES

	19049 MULOCK FIRE ROUTE AND MANOEUVRES	Project:	19049 MULOCK	Scale 1:1,250  Drawing No. 1
		Project No.	8083-01	
		Date:	MARCH 24, 2021	
		Revised:	--	

NOTES:
-HEIGHT OF BRANCHES HAS NOT BEEN MEASURED, REVIEW TO ENSURE NO CONFLICTS

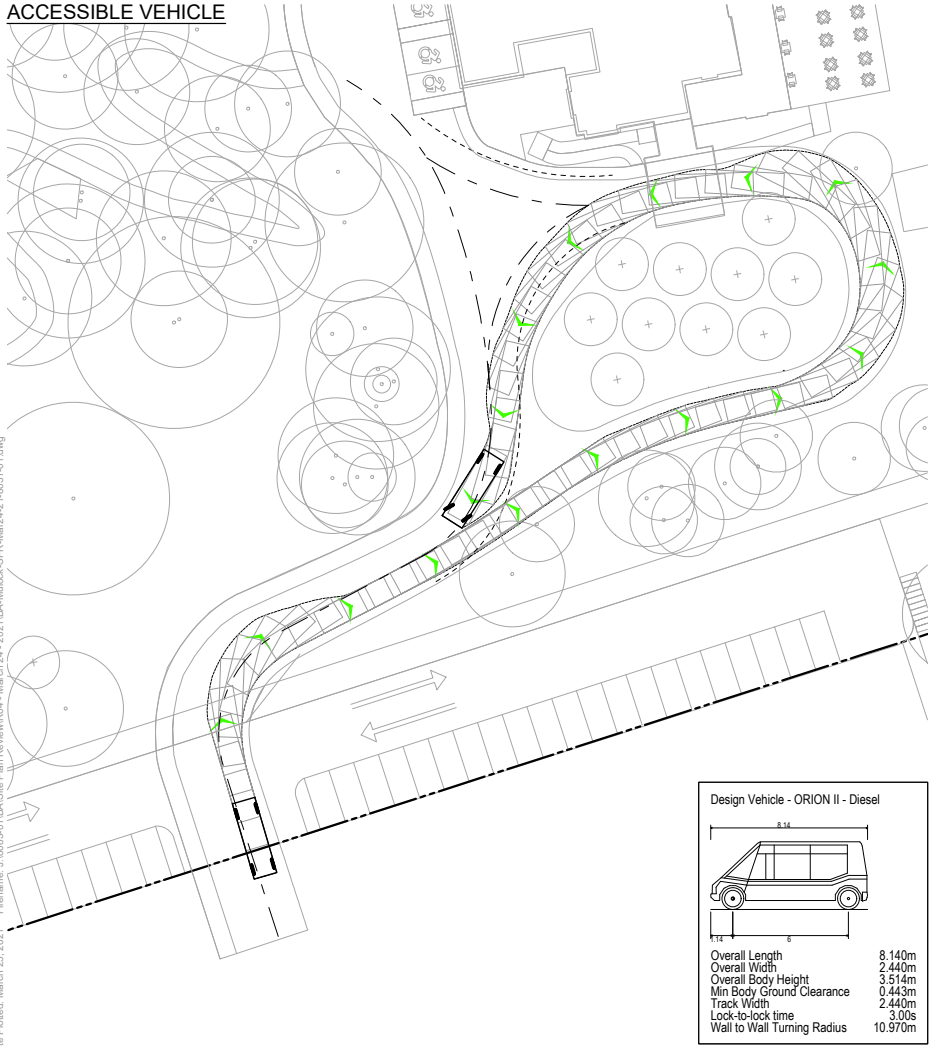


19049 MULOCK
VEHICLE MANOEUVRING DIAGRAM

Project: 19049 MULOCK
Project No. 8083-01
Date: MARCH 24, 2021
Revised: --

Scale
1:1,250
0 25 50m
Drawing No. 2

ACCESSIBLE VEHICLE

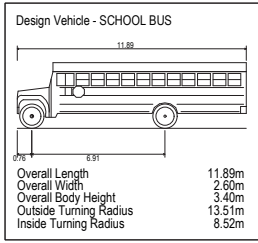
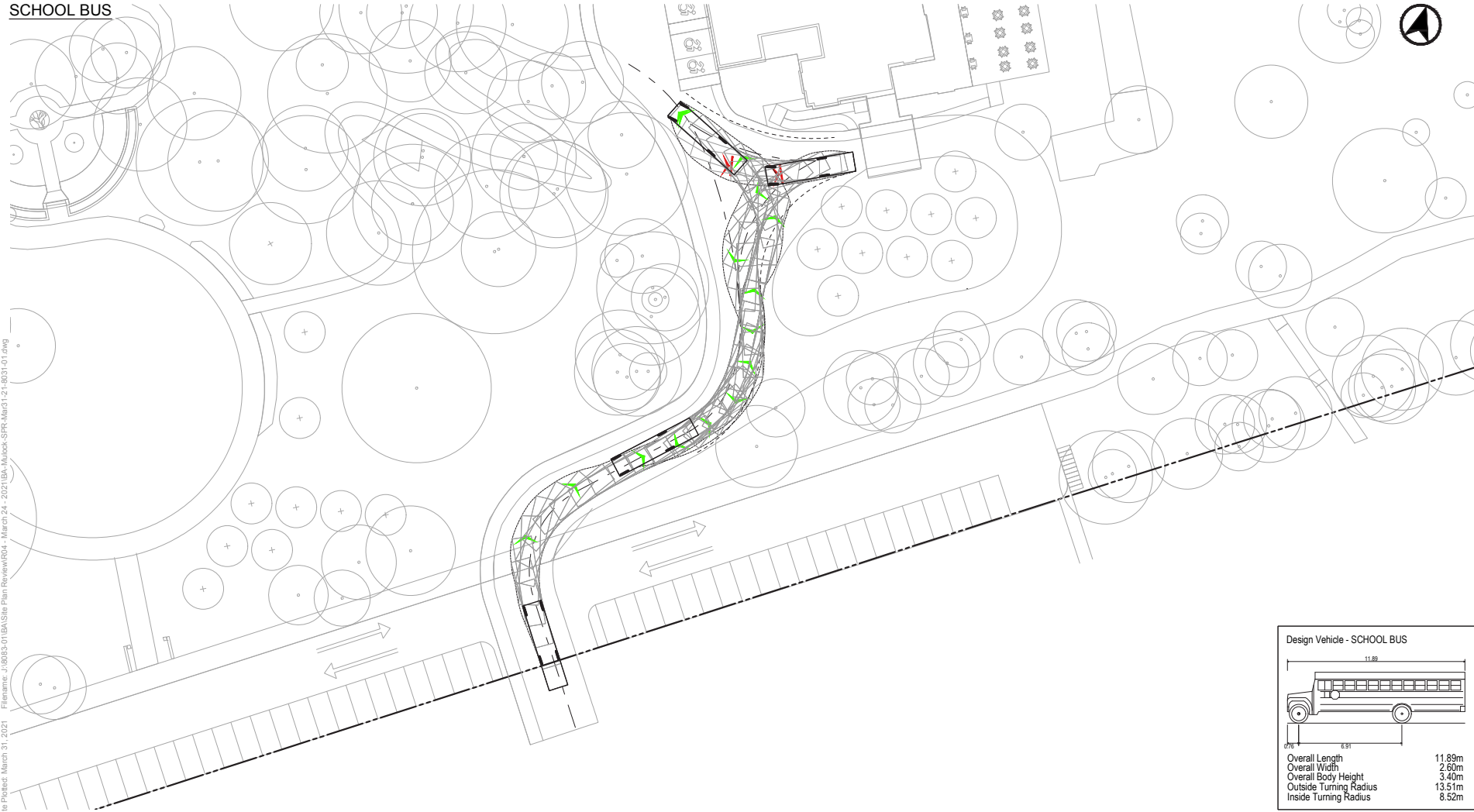


19049 MULOCK
VEHICLE MANOEUVRING DIAGRAM
PICK UP DROP OFF LOOP

Project: 19049 MULOCK
Project No. 8083-01
Date: MARCH 24, 2021
Revised: --

Scale
1:500
0 5 10 15 20m
Drawing No. 3

SCHOOL BUS



19049 MULOCK
VEHICLE MANOEUVRING DIAGRAM
SCHOOL BUS

Project: 19049 MULOCK
Project No. 8083-01
Date: MARCH 31, 2021
Revised: --

Scale
0 5 10 15 20m
1:500
Drawing No. 4



APPENDIX F – YORK REGION MEETING – 20.07.06

TO	: Town of Newmarket Mulock Property Task Force	PROJECT	: Mulock Property Master Plan
		PROJECT NO.	: 19049
		DATE	: 2020.07.06
ATTN	: Peter Noehammer	LOCATION	: Online (Virtual Meeting)
EMAIL	: pnoehammer@newmarket.ca	MEETING NO.	: Parking Meeting

WE TRANSMIT

: ☐ BY HAND ☐ BY COURIER ☐ BY MAIL ☒ BY EMAIL

FOR YOUR

: ☒ INFORMATION ☐ REVIEW ☐ APPROVAL ☐ DISTRIBUTION ☒ ACTION

THE FOLLOWING SUMMARIZES ALL SUBJECTS DISCUSSED AND DECISIONS REACHED AT THE ABOVE-NOTED MEETING.
PLEASE ADVISE THE ARCHITECT OF ANY ERRORS OR OMISSIONS.

Present: Town of Newmarket:
Peter Noehammer, Commissioner of Development & Infrastructure Services,
Joanne Kromberg, Administrative Services Coordinator,
Eileen Card, Administrative Assistant - Planning Division,
Jason Unger, Acting Director, Planning & Building Services,
Adrian Cammaert, Acting Manager, Planning Services, and
Mark Kryzanowski, Manager of Transportation Services

York Region:
Phoebe Chow, Senior Planner - Policy, Planning Services,
Sara Brockman, Senior Planner,
Travor Catherwood, Program Manager, Development Engineering,
Carmen Hui, Program Manager, Streetscaping,
Peter Louws, Landscape Development Coordinator, and
David Schleihauf, Transportation Planner

PLANT Architect:
Lisa Rapoport, Partner and Architect,
Eric Klaver, Partner and Landscape Architect, and
Taylor Gould, Intern Architect

ITEM	ACTION
Meeting with York Region Transportation to review possible parking and access locations for the Mulock Estate property.	
1	Introductions
1.1	PAI presented an overview of the Mulock Property Phase 1 findings including site constraints, main priorities and themes (a destination, rooted in history & forward looking, natural, inclusive and accessible, and connected) as well as car access and parking options 1-3.
1.2	PAI noted the potential of sharing surrounding surface parking lots in the region based on high and low occupation times.
1.3	PAI noted the opinion received by Council during the Special Council Meeting on May 25 th , 2020 – either have no parking on the site, or provide the maximum amount possible as shown

	in option 2 along Mulock Drive.	
2	Comments	
2.1	Carmen Hui Comments (Streetscape)	
2.2	CH noted concerns for parking along Mulock Drive (option 2) including the close adjacency to a major intersection (Mulock Drive and Yonge Street), a plan that is not fitting for the future urban vision of the area and tree canopy loss.	
2.3	CH noted that parking option 2 appears to extend past the Mulock property line – a 250m offset is required. PAI noted that all parking options presented are within the Mulock property line and do not cross into the public ROW. PAI to distribute a detailed site drawing showing the parking lot off of Mulock as it relates to the property line. CH to review PAI detailed plan and give comments.	PAI/CH
2.4	CH mentioned plans for a multi-use trail along Mulock, though development for this path is in a very early stage. Redevelopment of this streetscape will start to be planned later this year.	
2.5	CH commented that either parking within the Hydro Corridor with access off of Jordanray Blvd and/or Yonge Street or layby parking within the adjacent subdivision would be preferred. PAI noted that parking off of Jordanray Blvd would not be popular with the neighbouring development; however everyone agrees that parking within the hydro corridor is most ideal. The Town is currently discussing with Hydro.	
2.6	CH mentioned the support of a right-in/right-out north of Mulock Drive and south of Clearmeadow Boulevard for this site (i.e. at the Hydro Corridor).	
2.7	CH reiterated that the main concerns regarding option 2 are mature tree canopy loss and stormwater runoff – would like to see a more sustainable option.	PAI
2.8	Peter Louws Comments (Streetscape)	
2.9	PAI noted that the sidewalk jogs in ROW on the south side of the Mulock property. PL noted that the sidewalk jog is likely from active transport design.	
2.10	PAI asked for comments regarding a southeast gateway and/or pavilion. PL noted that the development along Mulock Drive would be greener and have a softer approach than the streetscape on Yonge Street. PL mentioned a desire for complementary paving on Mulock Drive to connect to the new streetscape at Yonge Street.	
2.11	PL noted that the northwest corner of Mulock Drive and Yonge Street is a focal point, therefore parking for the site should not be upfront and centre (as shown in option 2).	
2.12	PL asked whether there was an intention to take away the tree screening and open up the park to Mulock Drive. PAI confirmed this was not an intention, just a result of parking and asked if tree cover could be provided in the wide boulevard of the ROW.	
2.13	PL proposed locating the proposed parking in Jim Bond Park with access off of Jordonray Boulevard or Osler Court. PAI noted a potential conflict with the adjacent residents if Jim Bond Park is repurposed into a parking lot – the residential neighbourhood prefers minimal through-traffic (on Jordonray Boulevard especially) and would like to maintain privacy. The Town is engaging the local residents in a special consultation due to these concerns.	
2.14	David Schleihauf Comments (Transportation)	
2.15	DS noted that minimal access onto Mulock Drive is preferred – a maximum of one entry/exit.	
2.16	PAI inquired about the potential of a mid-block pedestrian crossing to connect to the	

	residential development on the south side of Mulock Drive. DS noted that pedestrian crossings along major arterial roads are discouraged and there is already one at the corner of Mulock Drive and Yonge Street. DS noted that if a left-turning light is installed for the new proposed residential roadway on the south side of Mulock then there is potential for a mid-block pedestrian crossing. DS to inquire about whether this road is still intended to be extended.	DS
2.17	DS noted that option 3 is preferred from a transportation point of view (i.e. most minimal and preserving trees along Mulock Drive) – with the remainder of parking within the Hydro Corridor and pick-up/drop-off areas through the Mulock site.	
2.18	PAI noted the potential of expanding the existing Osler Court cul-de-sac to hold parking for 24 cars, however access via Osler Court will not be supported by the residents.	
2.19	Mark Kyzanowski Comments (Transportation)	
2.20	MK noted the desire for parking within the hydro corridor and mentioned a future bike path through this area planned for 2021. MK and PAI agreed that the Hydro Corridor would be an important location for future site access. PAI noted that purchasing the piece of the landscape buffer north of the Mulock Property could be beneficial, however does not give direct access to the Hydro Corridor (the remainder is developable land). Pedestrians can access the site via Yonge Street.	
2.21	Closing Comments	
2.22	PL noted the importance of preserving canopy coverage for this region. PN stated that tree canopy coverage is important for The Town as well, however it is also important to consider the change in the use of the site from a private residence to a public site. By pushing the parking to the south edge of the site it allows a number of the heritage trees to be conserved within the site. PAI noted that the design intent was to promote a balance between a green barrier between road and site and invitational openings for the public to access the site.	
2.23	Adrian Cammaert (AC) noted that option 2 places the parking in an auto-dominated location, which is preferred. He also noted that parking is somewhat controversial and that it is important to have it spread out to avoid a concentration of parking in one area. It should be in 3 locations – along Mulock Drive, a small amount north of the house and in the Hydro Corridor.	PAI



APPENDIX G – CONSULTATION WITH MULOCK NEIGHBOURS – 20.07.29

Prepared by PROCESS
August 12, 2020



Mulock Property Master Plan Consultation with Mulock Neighbours What We Heard Summary

July 29, 2020, 7:00pm – 9:00pm
Location: Zoom

Overview
On July 29, 2020, the Town of Newmarket, along with consultants Plant Architect Inc. and PROCESS, conducted a consultation with neighbours adjacent to the Mulock Property. The event took place virtually over Zoom, with approximately 27 local residents in attendance.

The objective of the conversation was to better understand neighbours’ experiences and perspectives on the vision for the site and create a dialogue to build mutual understanding and collectively design solutions to address concerns. The conversation focused on three priority topics that were raised in previous consultations: 1) Thoughtful integration of Jim Bond Park with the site, 2) Noise and privacy; and 3) Traffic and parking.

After an introduction and land acknowledgement, a presentation was given regarding the Master Plan process to date, a summary of feedback to date, and an overview of design concepts. After the presentation, attendees were separated into three breakout groups to discuss four topics: 1) Jim Bond integration; 2) Traffic and Parking; 3) Noise and Privacy; 4) Other

See the Key Takeaways by topic below and Detailed Summary of Feedback from the breakout conversations.

Consultation with Mulock Neighbours – What We Heard Summary
August 12, 2020

Key Takeaways

Jim Bond Park Integration
There was a range of opinions on whether Jim Bond Park and the Mulock Property should be connected. While some voiced opposition to the integration of the two parks, most participants felt that it “only makes sense” to connect the two. Participants who were in support of connecting the park voiced that it increases walkability and access to green space for the neighbouring residents and communities. Through the discussions, participants noted aspects of Jim Bond Park that they enjoyed and wanted to maintain, including passive uses such as dog walking, exercise in the park, child-friendly activities. They also suggested recommendations for thoughtful integration, which included ways to mitigate concerns of privacy and noise, traffic and parking, safety and security and others.

Privacy and Noise
Participants discussed opportunities to mitigate privacy and noise concerns. For instance, some suggested that if there is a skating trail, it should be located further from the adjacent houses and/or have natural noise buffers to help mitigate noise. It was also noted by some that this activity would have little noise impact. Others shared concerns regarding potential trespassing on abutting properties and requested approaches to mitigate this. For the most part, participants felt that quiet and passive uses were best for the site. While music events and special events were seen as appropriate in the park, there were requests for acoustic concerts and to locate these events further away from the adjacent homes.

Traffic and Parking
Traffic and parking were the top concerns discussed. This included speeding on Jordanray Blvd., traffic and congestion on Mulock Drive, and overflow parking on Doubletree Lane, Osler Court, and Jordanray Blvd. To mitigate these issues, participants suggested speed humps, alternating parking, and restricted parking for visitors. Participants also mostly preferred parking locations outside of the Mulock Property. Many favoured parking in the hydro corridor. Some indicated Mulock Drive as an appropriate option, especially for the provision of accessible parking, while others were concerned that it would cause more traffic on Mulock.

Other

- **Safety and Security:** There were several comments that there is unsafe behaviour in Jim Bond Park especially at night. Participants discussed the best approaches to mitigate this. While some proposed security and policing, others discussed that more people animating the park can help to prevent unwanted behaviour.

- **Preserve Trees:** Many participants indicated they want to preserve and enhance the trees on both the Mulock Property and Jim Bond Park.
- **Activities and Uses:** Participants recommended activities and uses for the site including activities for youth, community gardens, outdoor dining during COVID-19.
- **Process:** Some participants requested frequent check ins with residents during and after the development of Mulock Property, to ensure their concerns are addressed and they are kept in the loop. Others suggested the Town should consider a phased approach to test initial ideas.

Detailed Summary of Feedback

Participants were divided into three breakout groups to discuss the four topics: Jim Bond integration; Traffic and Parking; Noise and Privacy; and Other. Feedback is organized below by topics, questions asked and major themes.

Jim Bond Integration

Questions Asked:

- *How is Jim Bond Park currently used in the neighbourhood?*
- *What aspects would you like to maintain?*
- *What additional uses or activities can be added?*
- *What are the opportunities to connect?*

Summary of Responses:

Current Jim Bond Park Experiences:

Positive uses and aspects of Jim Bond Park that people want to maintain:

- The park’s current passive uses, specifically the family-friendly uses of the park.
- Walking dogs in the park.
- Large family gatherings that take place in the park.
- Opportunities for children to explore nature, learn to ride their bikes and play.
- Exercise and yoga in the park, which has become more common since the COVID-19 pandemic, drawing small groups of people to the park.
- Special events that take place in the park 2-3 times a year.
- Sense of nature and being near forested areas.
- Peace and quietness of the park.
- Views of the park.

Negative aspects of Jim Bond Park that participants identified:

- Coyote presence in the park.
- Littering – It was suggested that the trash cans in the park should be updated to more hygienic ones (i.e., having a foot pedal to open) and that there is a lack of garbage cans in the middle of the park.

- Safety concerns: Some participants mentioned unwanted behaviour occurs within Jim Bond Park, specifically within the wooded area and along Mulock Drive. There were concerns that this behaviour could escalate with the Mulock Property integrated with Jim Bond Park. However, others suggested that more people creates “eyes on the street.” This is the idea that a public presence can help to keep people safe and prevent unwanted behaviour. Other suggestions to mitigate unwanted behaviour:
 - Use programming and public art are to mitigate against illegal and unwanted behaviour.
 - Hire security guards or increase policing.
 - Install cameras to calm negative activities and reassure residents.
 - Increase lighting at night.

Jim Bond Park Integration

Concerns shared include:

- The park should be maintained for local use by neighbours.
- Access from Jordanray Blvd. could lead to more pedestrians and drivers in the neighbourhood, which was seen by some as negative.
- Connecting the park could cause more litter and result in more cleanup efforts in the park.
- Noise, privacy, traffic, parking and safety were amongst the main concerns.
- Many felt these concerns could be addressed through thoughtful design and policy solutions.

Opportunities shared include:

- Many participants felt that the connection would increase access to green space for adjacent neighbours and communities and increase walkability.
- Opportunities and considerations for thoughtful integration identified include:
 - Connect the area through natural trails. There were also suggestions to create trails that connect Jim Bond to Tom Taylor Trail. Participants indicated if the park was not connected, people would make their own paths to access Mulock.
 - Some participants mentioned that they would like structures such as large fences between the two areas, while others requested natural buffers.
- Participants also indicated additional uses or activities to be added:
 - Increase opportunities to connect with nature.
 - Ensure there is some privacy and cleanliness in the park if events are to occur at the Mulock Property (i.e. increase privacy through gates).
 - Create more seating options.

Privacy and Noise

Questions Answer:

- *Are there current privacy and noise issues?*
- *What uses are seen to be appropriate in close proximity to the houses?*

Summary of Responses:

Concerns over privacy and noise:

- After-hour uses: Participants indicated that noise by-laws should be obeyed.
- Lighting: Some neighbours identified the location and position of lighting as a concern. There were suggestions to use techniques that focus the lights on the park and not on the properties.
- Increase in noise from traffic and the proposed skating trail: While some were concerned with the noise from the skating trail, others felt it would not be an issue, especially since it is seasonal.
- Some indicated concerns with trespassing, specifically for backyards abutting Mulock Property.

Appropriate opportunities for Mulock Property:

- When asked, most participants indicated that special events, such as music events, were appropriate uses of the Mulock Property. However, participants preferred events being acoustic or held during the day and further from adjacent homes (closer to Mulock Drive and Yonge Street).
- Participants mentioned that quiet events/activities were appropriate for site, such as gardens, yoga, fitness, and family activities.
- Many had questions about the skating trail options. Participants indicated that having the skating trail located further away from the houses would be optimal. Participants raised questions regarding lighting on the skating trail. They also raised questions about if security would be used for night skating. Participants indicated that they want to maintain trees located around the skating path, specifically the walnut trees.

Ideas to mitigate noise and privacy issues:

- Tree plantings.
- Use the natural dyke to create stepped/sloped seating facing Yonge Street and act as a landscape buffer or separation from adjacent houses.
- Some asked if the park would be locked and closed at night.

Traffic and Parking

Questions asked:

- What are your top traffic and parking concerns?
- What are the current uses with parking and traffic?
- What are solutions to ensure traffic and parking issues do not emerge with Mulock?

Summary of Responses:

Top concerns of neighbours:

- Increased traffic and congestion on Mulock Drive.
- Speeding along Jordanray Blvd./Austin Paul Drive was seen as an issue. Many participants indicated that these streets are already heavily used by drivers as a shortcut from Mulock Drive to Yonge Street.
- Parking in the neighbourhood, specifically increased parking on Jordanray Blvd., Osler Court and Doubletree Lane.

Potential solutions to traffic and parking issues identified:

Participants discussed several possible solutions with the architects and Town staff:

- Install speed humps to calm traffic in the area, specifically on Jordanray Blvd. Some participants indicated that collapsible bollards were not as effective as speed humps. Participants also noted that York Region Transit is on Doubletree, which may not be compatible if speed humps are placed on the street.
- Implement alternating parking on one side of the street to calm traffic.
- Install “no parking signs” with exceptions to residents on streets near Mulock.
- Remove parking where the road curves on Jordanray Blvd. Councillor Kelly Broome indicated that this was an action the Town is already taking, and in the first phase of this, the Town lowered speeds along Jordanray Blvd.
- Build parking off the Mulock Property to maintain it as a natural space and suggested it be located in the hydro corridor. Participants also raised concerns over accessibility and suggested having accessible parking spots located on Mulock Drive. Other participants indicated that parking along Mulock Drive was the best option as the main parking area for the site. Yonge Street already has reduced lanes due to buses and would be difficult to install parking. However there were concerns about parking on Mulock Drive increasing traffic on the street.
- Participants raised the possibility of using new developments nearby to supplement parking.
- Conduct a traffic study for the area, in association with the Mulock Property Master Plan.

Other Comments:

- A community garden could be incorporated into the design.
- There are many adult-oriented activities in the concept designs for the Mulock Property, but there was a lack of proposed activities and programming for children. They noted that these need to be included for the children in the community.
- If the carriage house is to be used, ensure privacy for residents nearby. Do not use the carriage house to serve food (for fear of rodents and garbage). Food should be served in the main house, away from the adjacent neighbours.
- Maintain the trees. One participant suggested that if trees are to come down, they should be repurposed within the Property (i.e., being used for a play area).
- Support COVID-19 friendly opportunities, including local businesses and artists impacted by the pandemic. For example, Main Street and Fairy Lake can be used as a precedent where the area combines local business with nature and recreation to create a place for people of all ages to enjoy. One suggestion was to have year-round outdoor dining, such as Cachet Supper Club in Fairy Lake Park and their igloo dining experiences.
- Participants suggested using a phased approach to test out ideas.
- Participants suggested zoom meetings (or in-person) on a regular basis throughout the project (pre and post development) to address issues in the neighbourhood, such as noise, parking, etc.

Next Steps

Three design options are underway, based on all the feedback, research and this consultation to date. The options will be presented to Council in the Fall. A follow-up public meeting will be scheduled in the Fall to show the proposed plan options and collect additional feedback.

GROUP 1 (Lisa + Shannon)

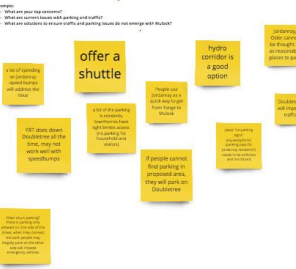
JIM BOND PARK INTEGRATION



PRIVACY AND NOISE



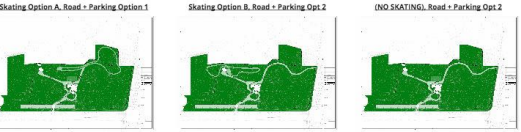
TRAFFIC AND PARKING



OTHER CONCERNS



REFERENCES



GROUP 2 (Eric + Sophia + Zeineb)

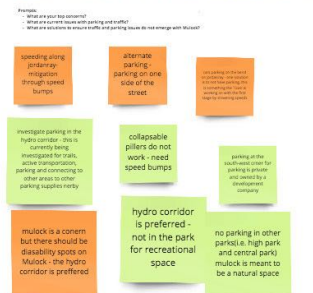
JIM BOND PARK INTEGRATION



PRIVACY AND NOISE



TRAFFIC AND PARKING



OTHER CONCERNS



JIM BOND PARK INTEGRATION



PRIVACY AND NOISE



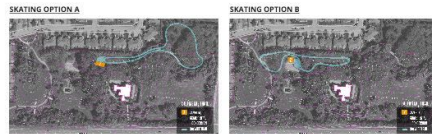
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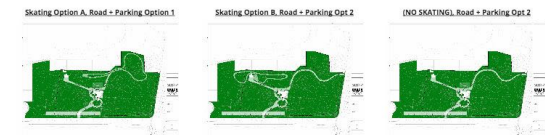
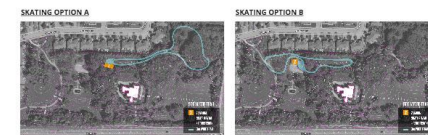
OTHER CONCERNS



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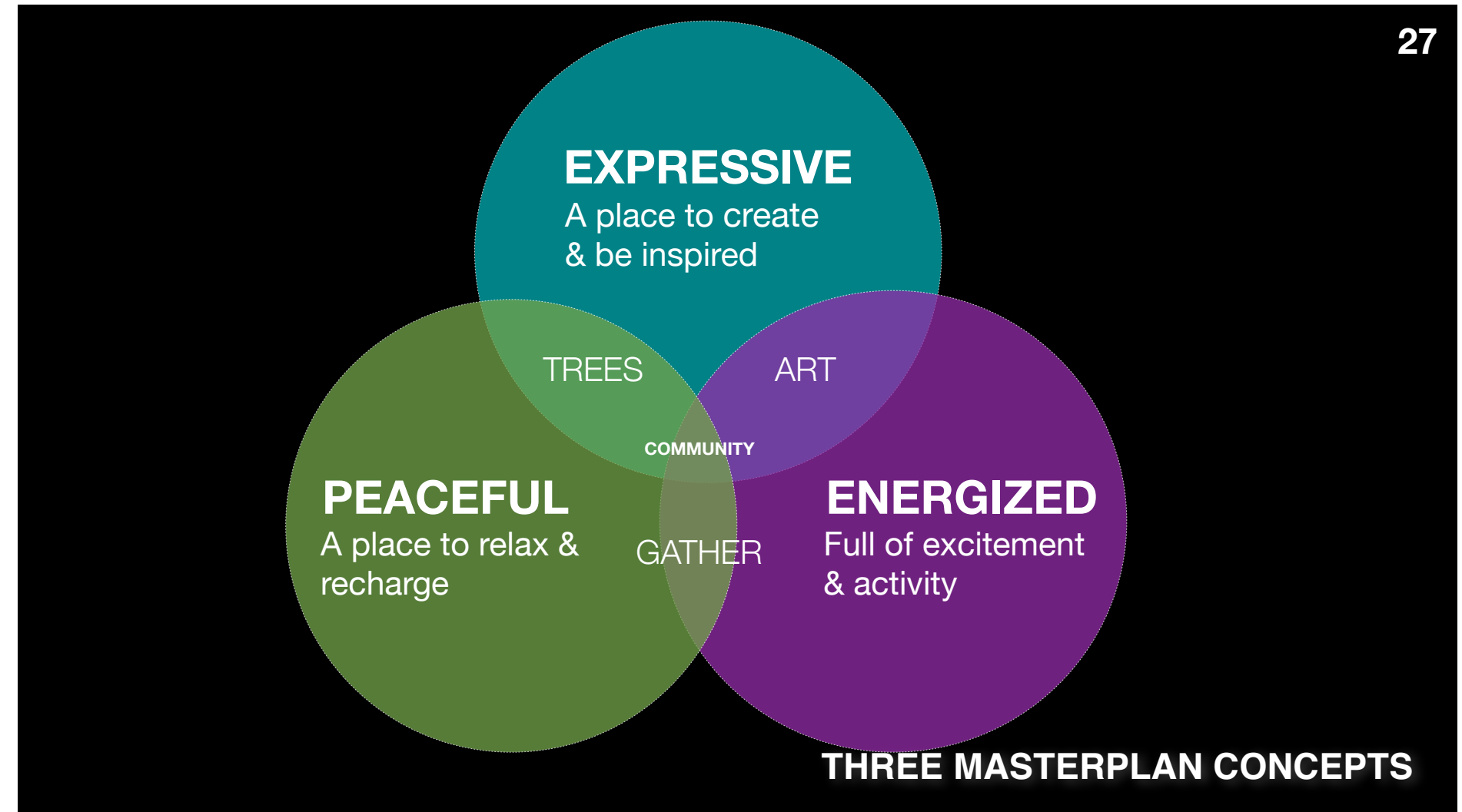


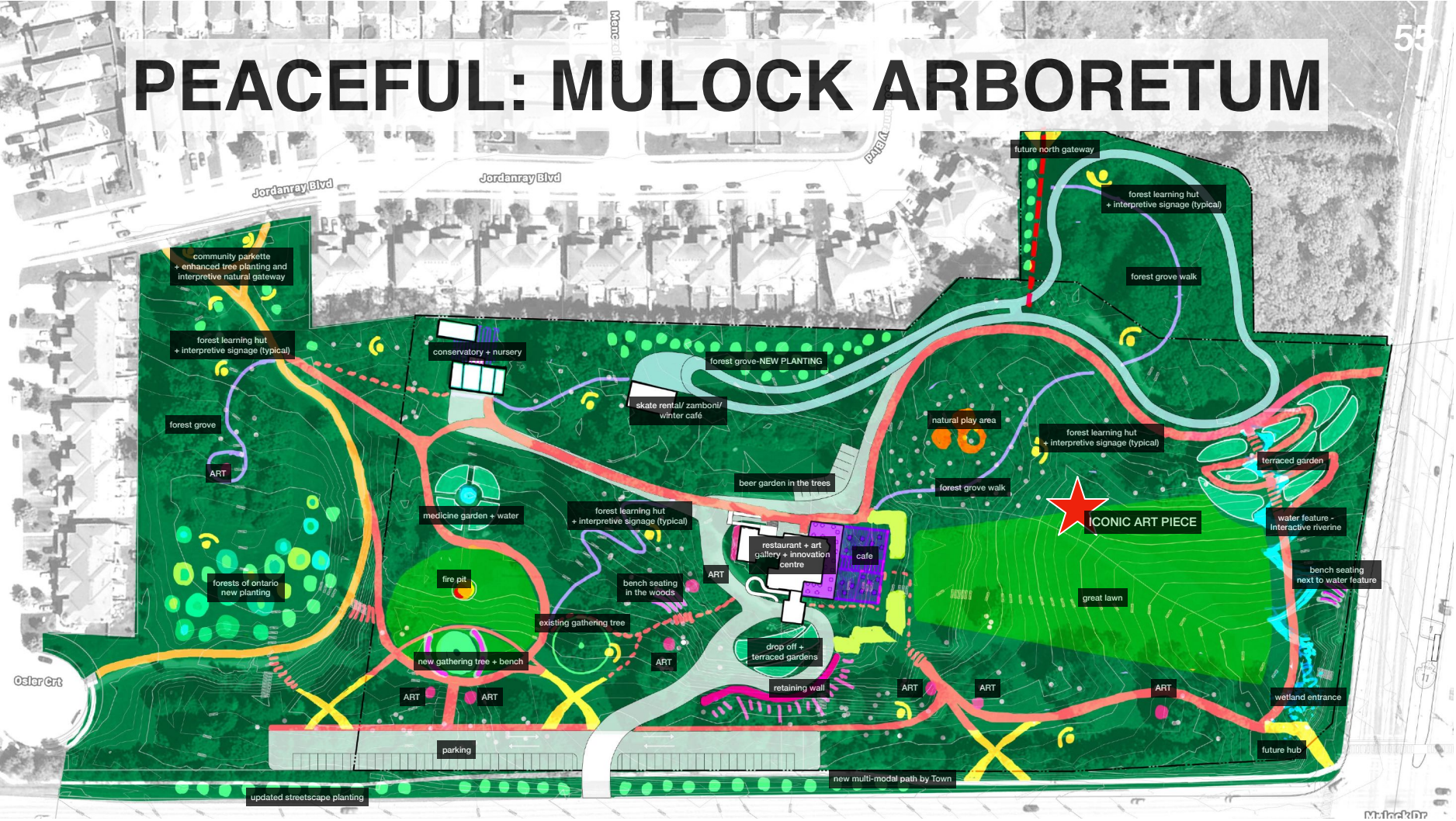
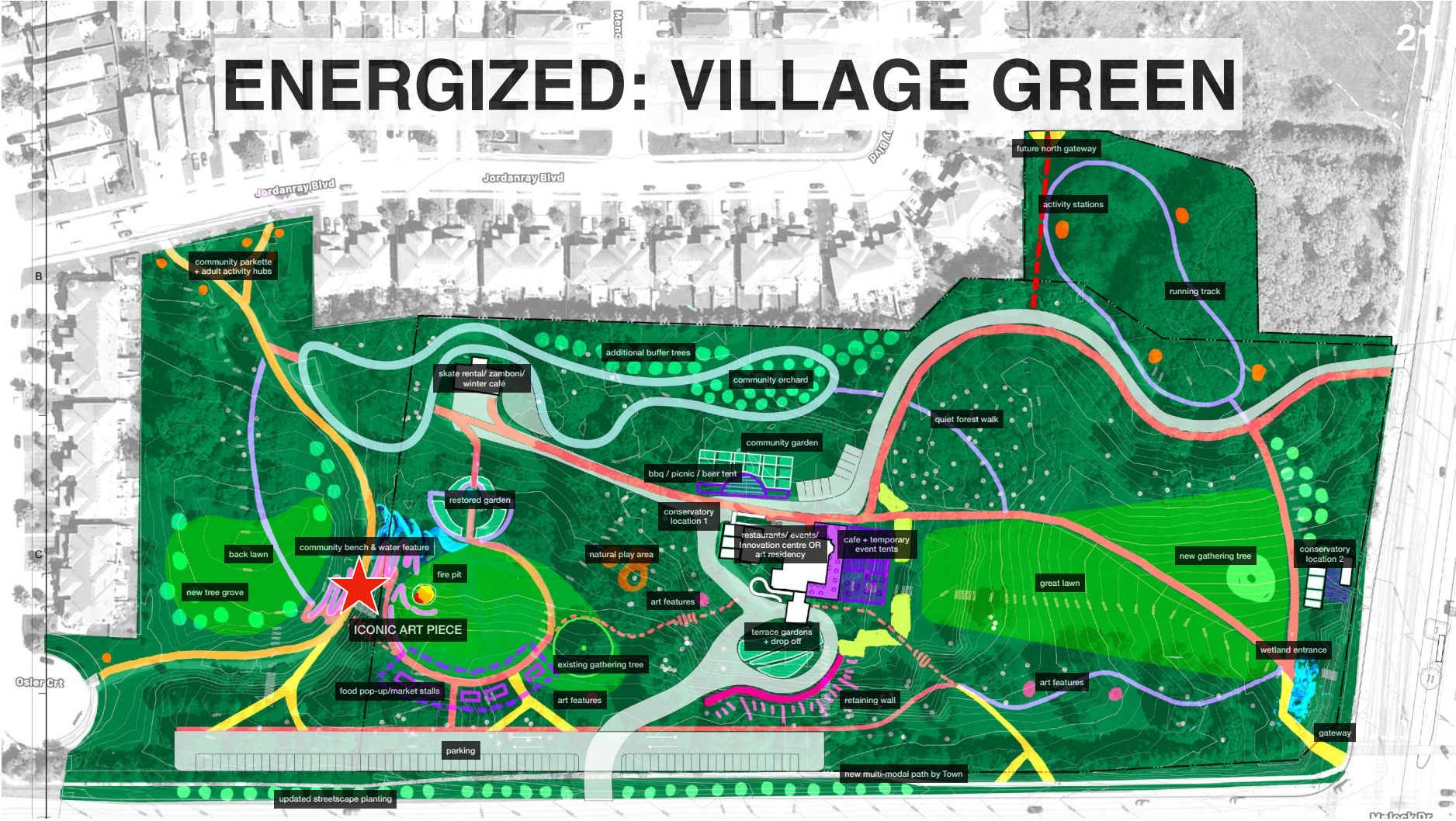
REFERENCES





APPENDIX H – 3 PLAN CONCEPTS – COUNCIL MEETING 20.09.29





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**APPENDIX I – PHASE II CONSULTATION SUMMARY –
PROCESS – 20.10.26**

Mulock Property Phase 2 Design Concepts Consultation Summary

Date: October 26 2020



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Engagement Overview

Over the course of the Fall 2020, the Town of Newmarket led the second phase of extensive public and stakeholder consultations for the Mulock Property. PROCESS, a creative engagement, urban and cultural planning studio, is working with the Town of Newmarket and PLANT Architect Inc. to design and facilitate an inclusive and responsive public and stakeholder consultation process. The objective of the overarching consultation process is to ensure that the Mulock site is reflective of a diversity of perspectives. For Phase 2, the objectives were threefold:

- 1) Share three design concepts that illustrate different possibilities for the site;
- 2) Illustrate how a diversity of perspectives helped to shape the design concepts;
- 3) Collect feedback on the following five main features illustrated in the different concepts.
 1. Planting and landscape
 2. Recreation
 3. Art
 4. Water
 5. Other features and amenities (in addition to the house).

Based on the feedback collected, the team is refining one concept to present to the Town in Winter 2021.

The following engagements were conducted as part of Phase 2 of the #MyMulock public consultations:

1. An Online Survey: 235 respondents
2. Facebook Live session: Over 100 people tuned in
3. Hey Newmarket website feedback and emails: 11 comments and 3 emails
4. Diverse Thinkers Workshop: 8 attendees

Top Findings Across Consultations

The overall feedback throughout all Phase 2 consultations are included below. The feedback is categorized by the five main features identified above:

Planting and Landscape

Keep it as natural as possible:

Overwhelmingly, participants indicated their preference for a tranquil design that would promote peace and quiet, emphasizing their desire for a natural park that would maintain as many of the existing trees as possible.

“The greener the better!” - Survey Respondent

Gardens:

There was a diversity of opinions regarding gardens, including preference for, Indigenous medicine gardens, “traditional” gardens, such as “the historical peony garden”, sculpture gardens and educational community gardens, though several participants were concerned over the management of community gardens.

51% of survey respondents listed community garden as their first or second choice.

Biodiverse:

There were a number of comments related to ensuring the park is biodiverse and environmentally sustainable.

“Given the current situation we are all in re. climate change and biodiversity loss, I think that we could do significant good by using this opportunity to increase tree canopy and planting as many native species as possible. This space could be used as a learning centre for all ages, but youth especially, to demonstrate what life exists within the borders of our own town.”

“Would love to see butterfly and bee friendly plants.” -

Landscape buffer:

There were a few comments throughout all consultations that identify the need for a landscape buffer to the adjacent properties. One participant indicated a desire for a fence between the Mulock Property and the Jim Bond Park.

Recreation

Skating:

There were divided viewpoints regarding skating.

- Many voiced their enthusiasm for the feature, indicating this would contribute to making sure this park is a destination. Survey respondents specifically preferred the skating trail through the woods (from the peaceful concept), as opposed to a skating trail at the centre of the site near many other activities (from the energized concept).
- Some emphasized that Mulock Property is not the correct site for a high energy activity, and if it is included, it should be designed with tranquility in mind. 18% of survey respondents preferred a walking trail, without skating. Respondents commented that walking trails would maintain the peace and quiet of Mulock.
- There were specific requests to maintain trees as part of the skating trail and to ensure it can be used in all four seasons (for instance, as a walking or running trail or water feature in the other seasons).

“The Skating trail is really unique and helps fit the ‘destination’ goal.” - Diverse Thinkers Workshop

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

Trails and Running Track:

- Most participants were excited about the inclusion of tranquil trails throughout Mulock Property.
- While many participants were supportive of a running track, some runners who participated indicated that it would not be worthwhile if it was not 400 metres in length. It is currently designed to be smaller in size.

Four Season Activation

- In all consultations, there was a desire to have a more cohesive vision for how the activities will translate between the different seasons (ie. will the skating trails be able to be used for running or walking or water?) There were also requests for more activities that respond to different seasons.

Other Recreation Ideas:

- Many supported Natural Play Areas but also suggested different types of recreation that can be physically distant, such as crokinole, frisbee golf, etc.

Art

Iconic Art:

Regarding the placement of an iconic art piece, participants expressed that it should be placed at the main entrances (at a gateway) or spread throughout the site. Very few indicated that they wanted to keep the site natural, without large-scale public art.

Participatory Art:

Participants in the online survey and Facebook Live did not have strong opinions on the other art features introduced. Some participants specifically expressed support for an artist residency, especially if it supports local artists, and if it includes community participation. There was much support for performances on the lawn. There was no indication that anyone was opposed to it.

Water

Interactive and Passive Water Feature:

- There was a lot of support for a water feature.
- Participants indicated their preference for an interactive yet peaceful water feature that blends into the natural landscape, and that is more passive than the splash pads available at other Newmarket parks.
- There was also interest in having the water feature integrated into art and considered as a creek or trail (perhaps in the skating trail in other seasons).

“A significant art presence, like a water feature, integrated into the environment is key to enhancing the specialness of this space and making it a unique, memorable place to be.” - Diverse Thinkers Workshop Participant

Other Site Features and Amenities

- There were specific requests to understand the next steps for the house.
- Participants were enthusiastic about a conservatory. There were different perspectives as to whether the conservatory should be attached to the house or not.
- Many participants did not want a beer garden included in the final design, though others were supportive of a small cafe, with revenue generating opportunities. While many participants were excited about the fire pit, others were concerned about safety and management.

Other Comments

- **Parking** concerns were mentioned in all engagement activities. Many encouraged active transportation methods as an alternative. There were other creative ideas such as valet parking with small fees going to charitable groups or to review the approach of the Burlington Skyway Bridge, which at first had a fee to cross it until it was paid off. There were also comments about ensuring access for people with disabilities.
- **Accessibility:** Some participants discussed the need for accessible washrooms and considerations of infectious diseases.
- **Indigenous Histories and Engagement:** Incorporate diverse histories into the property. Specific excitement to Indigenous ‘placemaking’, including fire pits, medicine gardens and storytelling.
- **Costs and Process:** There were several comments about how important it is to invest in this park but there were recommendations to incorporate a phased approach so it could open without spending too much money.

“Would love to learn from our community’s elders.” - Facebook Live Participant

Detailed Responses by Activity

Mulock Property Design Concepts Consultation Facebook Live Summary

On Sept 30 we hosted a Facebook Live event. Over 100 people attended. 74 comments and 45 questions were submitted. A summary of the comments are provided below and organized by the elements reviewed in the presentation. Please see the end of the document for verbatim comments. Questions have been incorporated into a Frequently Asked Questions section.

Overview of Comments

General

Participants expressed excitement about the transformation of the Mulock property and the community design process. Several participants commented on the need for a robust parking plan, to ensure accessibility. Others brought up youth participation and revenue issues.

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

“You clearly have a very talented, knowledgeable, and dedicated team working on this project. Thank you to each and every one of you for your hard work and dedication to our community. We are grateful and appreciate you.”

Planting and Landscape

Participants were enthusiastic about the natural elements of the Mulock property, emphasizing their desire to preserve as many of the trees as possible and maintaining traditional gardens.

“The greener the better!”

“Would love to see butterfly and bee friendly plants.”

Recreation

Participants expressed their support for skating and running trails. One commenter noted that walking-only trails were lacking in Newmarket, and that Mulock’s trails should be walking only. Several participants noted their desire for accessible

activities throughout the year, with an emphasis on special consideration for winter (all season) activities.

“I love the skating trail concept”

“Please be careful of mixed use facilities. Walkers and cyclists are an issue on Tom Taylor Trail and many walkers no longer use the trail.”

Water

Only a few participants commented on water features, expressing their support for interactive elements that visitors can walk / play / and wade in.

“Really like the idea of water features you can walk/play in.”

Other Amenities and Features

While a Beer Garden was questioned by one participant, two others voiced their enthusiasm for the feature. Several participants were enthusiastic about the conservatory and performance spaces.

“Not sure a Beer Garden is a good idea....”

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

Verbatim Comments

General

Support for the Project

- Seeing all of these details really fills me joy and excitement for our community.
- [John Taylor](#): I couldn't agree more. It feels very good to be building something so positive for the future in this difficult time.
- Love peaceful
- Peaceful is my favourite too!
- Energize is my favorite. It's beautiful and fun for all.
- I'm excited for the Energize concept!!!
- Love so many parts from each of the concepts!
- So many wonderful and inspiring elements from each concept!
- Peaceful version seems to address concerns around having more open spaces for social distancing concerns. I.e: Linear water features vs clustered.
- Whatever it becomes I'm so glad it's ours and I can't wait to see what comes next! 🍷

- You clearly have a very talented, knowledgeable, and dedicated team working on this project. Thank you to each and every one of you for your hard work and dedication to our community. We are grateful and appreciate you.
- Whatever the master plan ends up being, I am so excited for a new community hub and attraction in Newmarket!
- I am very impressed with the work that has been done to date! This will be a very welcoming space.
- Great job with presentation! Really excited! Everything seems in good hands! Thank you!
- Open from dawn to dusk, with some after-dark planned activities would be a safer plan going forward.
- Great presentation. Excited to see this space transform. Looking forward to the final Master Plan. The Energized concept is my favourite.
- 11 acres is a great amt of space
- Thank you to all involved for their leadership, work, contributions and thoughtfulness in listening to the community in planning this project. This is very exciting.
- I'm so happy that this project is underway. Looking so forward to finally enjoying the site I've been living so close to for decades!
- Thanks for the presentation! Excited to see it.
- Thank you for this presentation. Well done!!
- Excellent presentation thank you!
- Love seeing the concepts and thank you for a great presentation. I look forward to seeing everything unfold!
- Great presentation, thank you. looking forward to watching this unfold

Parking and Physical Accessibility

- Parking is always an issue.
- 👍 For parking space
- Just an idea for parking, the Burlington Skyway Bridge had a fee to cross - until - the bridge construction was paid off.. The fee was eliminated afterwards.
- It's a terrific spot with lots of options - perhaps valet parking with the small fee going to various charitable groups within the community.
- There will be a need for people with disabilities, who use transit, to have a drop-off location close to the entrance. There will then be a need for that vehicle to have access without having to back-up.
- Also benches for seniors & walking trails

Revenue

- The photos look like it will be available for wedding rentals!
- Love the Mulock Cider idea! And you could sell Mulock Honey too.

Youth Participation

- Would love to see our youth get involved in the creation of the space somehow - have them feel like they can take some ownership. Perhaps through artwork?

Indigenous Histories and Futures

- Thumbs up to Indigenous Placemaking/placekeeping
- Love the fire pit idea and story telling! Would love to learn from our community's elders.

Planting and Landscape

- Nice garden would be nice. Something like Edwards Garden.
- Love the idea of taking into consideration the elements of earth, air, water and fire.
- I love the walnut grove idea
- I love the peaceful concept! The greener the better!
- I love the 'Gathering Tree'
- Love the medicine garden
- I would love to see lots of native species and an increase in tree canopy 🌳🌲
- Attractive ideas: Peaceful theme, natural, botanical gardens, fountain, gathering tree, keep lawn open rather than bisected by paths,, keep healthy trees, focus on natural aspects, ephemeral art,
- Ms Raroport's explanation of the impact on trees was vague and because my property's view depends on those trees, it is of interest to me to have specifics detailed.
- Would love to see butterfly and bee friendly plants.
- The plan to preserve dark skies warms my heart. I miss being able to see the Milky Way ❤️🌟
- Excited by the plans - especially site preservation, heritage and natural beauty - a place to gather - gathering trees, fire pits.
- Please don't cut any of the trees.
- We have a wonderful start with the bee tree. Would be nice to see the bees return.
- Like the themed gardens
- fruit trees do need to be trimmed and tended....
- Thank you for returning the green space for us and future generations.

Recreation

Skating Trail

- The skate trail is very appealing to the youth I have spoken with about these plans.
- I like the skating trail but would be nice if it's closer to parking
- I love the skating trail concept
- Love the skating trail!
- Yes to a skating trail
- Skating track is a great idea
- Excited about the skating trail

Walking Trails

- Please be careful of mixed use facilities. Walkers and cyclists are an issue on Tom Taylor Trail and many walkers no longer use the trail.

Running Track

- Yes to a running track
- Running track is a great idea
- Running track would be amazing.

Activating Mulock for 4 seasons

- It looks like most of the energized activities would not be available in the winter.
- I could see skating and snowshoeing and cross country skiing as winter activities and winter fairs - so fun in all seasons!
- If the paths are shovelled well there would be an opportunity to walk on good days.
- Fire pit is great for winter!
- 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.
- Energize concept + the long water path. So something for both summer n winter

Water

- Really like the idea of water features you can walk/play in.
- water wading area is a great idea

Other Amenities and Site Features

Beer Garden

- Not sure a Beer Garden is a good idea....
- Healthy activities combined with a beer garden? Interesting.
- Apres ski, skating, walking?

Conservatory

- Love the conservatory idea!
- ❤️ the year round conservatory concept!
- I'm most excited about the conservatory! An indoor green space that can be used year-round sounds wonderful!

Main House

- Very pleased to hear that art gallery and other art related usage is going to be part of main house

Performance space

- Love the idea of having a performing area!
- Love the performance area associated with the gardens and trail - art in the park concept.

Mulock Property Design Concepts Consultation
Online Public Survey Summary

Overview

- The online survey was open between September 30th - October 14th. A total of 236 people participated.
- Of the survey respondents, 27% have lived in Newmarket “forever”, 22% have lived in Newmarket for 10-15 years, 15% have lived in Newmarket between 5-10 years, 11% have lived in Newmarket for less than 5 years and less than 1% do not live in Newmarket.
- The majority of respondents were 40-59 years old (46%) followed by 25-39 (32%), and 60-74 (19%) nobody was under 18 and 2% were older than 75.
- Most respondents were female (70%).
- Overwhelming, respondents were white or of European descent (77%), with 5.5% East Asian respondents and 6.5% 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.

Few = Repeated comments from less than 5% of respondents

Some = Repeated comments from 5 - 20% of respondents

Many = Repeated comments from 20% + of respondents

Note: Some commented that they had a hard time identifying how to rank most to least important (with most = 5 and least = 1). Some had reversed it. Therefore, focusing on the qualitative comments is important.

Project participation

Based on the online survey, many respondents have participated in consultation for the Mulock Property in some form, while approximately a quarter of respondents had not participated in any way to date.

- Most (69 % of respondents) watched the video highlighting the three design concepts;
- 24% of respondents watched the Facebook Live design concept reveal on Wednesday, September 30 (live or after the event);
- 17% of respondents watched the Council Meeting design concept reveal on Tuesday, September 29 (live or after the event);

- 15% of respondents participated in engagement activities this past winter (e.g. focus groups, class workshop, Resident Visioning Workshop, online survey);
- 14% of attended the Harvest Picnic on the property in October 2019; and
- Many (28% of respondents) had not participated in any way to date.

Out of the 236 respondents who answered the question, 15 left comments indicating other experiences:

- Some respondents indicated they followed progress on the town website, including watching council presentation;
- Some respondents said they followed the project in the newspaper;
- Few respondents indicated that their property is adjacent to Mulock.

Design Features

Survey respondents were asked to rank inspirational images of various planting and landscape elements from the three concepts (1 - least important; 5 - most important).

Planting and Landscape

When asked to rank the Planting and Landscape inspiration images in order of what is most important to them. Breakdown is included below:

- 51% of respondents listed “Community Garden’ as their first or second choice, with 12% as their least favourite;
- 33% of respondents listed “Community Orchards as their first or second choice, with 12% as their least favourite;
- 47% of respondents listed “Terraced Garden” as their first or second choice with 21% as their least favourite;
- 42% of respondents listed “Sculpture Garden” as their least important choice;
- 37% of respondents listed “Medicine Garen’ as their first or second choice, with 15% ranking it as their least favourite;
- Out of the 187 respondents who answered this question, 46 respondents left additional comments:
 - Many respondents indicated they prefer options with education opportunities, including how to grow food and food security;
 - Many respondents emphasized their choices were based on those that would create peace and quiet;
 - Many respondents indicated their desire to acknowledge the site's Indigenous history;
 - Some respondents emphasized their choice of “Sculpture Garden”, indicating it would make the property “innovative” and “unique”;
 - Some respondents suggested that a traditional garden would “blend into the original homestead”;

- Few respondents suggested a community orchard would be good for wildlife and education.

Respondents were asked to share other comments on Planting and Landscape. 86 left additional comments

- Many respondents indicated they wanted the landscape to be “natural” and “native”, while some said they would like to see traditional gardens maintained;
- Many respondents indicated they wanted to maintain a peaceful and tranquil environment;
- Some respondents indicated they wanted as many of the existing trees on the property to be preserved;
- Some respondents brought up the historical Peony garden, indicating they would like it preserved;
- Some respondents indicated they wanted educational signage to accompany the plantings;
- Many raised community gardens in the comments. Some respondents indicated concern that community garden facilities needed to be well maintained; many others indicated that there are already community garden facilities and Mulock is not an ideal candidate for this activity, while some others indicated that there needed to be more spaces for community gardens and food security;
- One respondent emphasized the need for a “landscape buffer” in the final design.

“Given the current situation we are all in re. climate change and biodiversity loss, I think that we could do significant good by using this opportunity to increase tree canopy and planting as many native species as possible. This space could be used as a learning centre for all ages, but youth especially, to demonstrate what life exists within the borders of our own town.”

Recreation

When asked to rank the Recreation inspiration images in order of what is most important to them, there were a diversity of responses:

- 50% of respondents listed “Skating trail” as their first or second choice;
- 47% of respondents listed “Trail through tree groves/the forest” and “Natural Play Areas” as their first or second choice;
- No choice was obvious as the least important Recreation feature;
- 52% of respondents indicated “Activity (exercise) Stations” as their second least and least important choice;
- 26% of respondents indicated “Running Track” as their second least or least important choice.
- Out of the 175 respondents who answered the question, 46 respondents left additional comments:

- Many (24%, 11) respondents indicated their love of the skating trail;
- Many respondents emphasized that existing trees should be preserved with walking/skating trails through them;
- Few respondents specifically indicated their preference for walking trails as opposed to the skating trail or just stressed the importance of walking trails as being accessible for everyone;
- Some respondents indicated their enthusiasm for all-season activities, especially winter activities;
- Some respondents indicated that there are no running tracks in Newmarket, and that Mulock would be an appropriate place to have them.

- Respondents were asked to indicate their preferred choice for the skating and trail options:
- 116 of the 173 respondents (66%) indicated they wanted “a skating and walking trail through the woods” that “allows skating in winter and walking in the spring, summer and fall.”
 - In comparison, 18% preferred a walking trail through the woods, with no skating. 16% indicated they preferred the skating and walking trail near the community gathering space (from the energized concept)
 - 118 respondents left comments:
 - Many (27 respondents, 23%) indicated their desire for a peaceful trail experience;
 - Many (41 respondents, 35%) indicated their preference for a skating trail;
 - Some (23 respondents, 19.5%) indicated their preference for 4 season walking trails, rather than a winter skating trail. Cost and noise were reasons cited as to why they preferred to have no skating trail.

“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.”

“We do not need a skating trail. Keep it as a walking winter trail.”

“Having nature around you is always good for the soul.”

- Respondents were asked to share other comments on Recreation. 58 left additional comments:
- Some (5 respondents, 8.5%) indicated they wanted to maintain a peaceful and tranquil environment;
 - Some respondents indicated that they did not want a skating trail, as it would disrupt the tranquility of the site;
 - Many respondents indicated their enthusiasm for a skating trail;

- Some respondents indicated the need for more walking trails, highlighting accessibility for older residents;
- Some respondents indicated that the exercise equipment would not be used based on experience of exercise equipment in other parks in Newmarket;

Art

- When asked to rank the Art inspiration images in order of what is most important to them:
- No option was a clear top choice, however, 40% of respondents listed “Iconic Art” as their first or second choice;
 - No option was clear as the least important choice, however, 43% of respondents listed “Programmed Art” as their least or second least important choice.
 - Out of the 165 respondents who answered the question, 46 respondents left additional comments:
 - Despite being the least important choice, many (11 respondents, 24%) emphasized their preference for some form of participatory/interactive art that engages the community;
 - Many (11 respondents, 24%) indicated their preference for an outdoor performance space;
 - Some respondents indicated their enthusiasm for incorporating all art elements;
 - Few respondents indicated their preference for supporting local artists;
 - Some (6 respondents, 13%) indicated their preference for minimal intervention.

“I believe art that engages people socially is the most important element for a community”

- Respondents were asked to indicate their preferred choice for the location of an iconic artwork. Out of the 165 respondents:
- 36% indicated their preference for “the corner of Yonge and Mulock, as a gateway to the southeastern edge of the park”;
 - 23% indicated their preference for “facing the great lawn, at the intersection of the forest and the lawn”;
 - 12 respondents left comments:
 - 5 respondents stated that they did not want an iconic artwork included

Respondents were asked to share other comments on Art. 39 left additional comments:

- Some (6 respondents, 15%) indicated their preference for art that fit within the natural landscape and did not overwhelm the natural character of the property;
- Some respondents indicated their preference for local artists, with some indicating their preference for BIPOC (acronym for Black, Indigenous, People of Colour) artists specifically;
- Some respondents emphasized their desire for an iconic artwork, with some (3 respondents, 7.7%) describing their preference for iconic works to be distributed throughout the property;
- Some respondents indicated their preference for changing artworks throughout the year.

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

Water

- When asked to rank the Water inspiration images in order of what is most important to them:
- No option was clearly the most important or least important choice.
 - Out of the 163 respondents who left comments about their top choice, 40 respondents left additional comments:
 - Many respondents indicated their preference for interactive water features that are family-friendly;
 - Some (7 respondents, 17.5%) indicated enthusiasm for all options, without any preference;
 - Some respondents indicated their preference for water features that are natural and blend in with the landscape;
 - Some respondents emphasized their desire for the peaceful sound of running water;
 - Some (3 respondents, 7.5%) indicated their preference for traditional water features that compliment the homestead;

- Respondents were asked to indicate their preference for passive or interactive water features. Out of 162 respondents:
- 47.5% indicated their preference for an interactive water feature;
 - 39% indicated their preference for a passive water feature;
 - 13.5% of respondents were indifferent;
 - 31% of respondents skipped this question.

Respondents were asked to share other comments on Water. 45 left additional comments:

- Many (11 respondents, 24%) indicated their preference for an interactive water feature that was family-friendly;
- Some (7 respondents, 15.5%) indicated that there were already many splash pads in Newmarket and any interactive water feature should be more tranquil, with some respondents emphasizing their preference for a peaceful water feature;
- Some respondents emphasized their desire for a “natural” water feature.

“There are lots of interactive water features within the town, I don’t think we need another ‘splash pad!’”

“Creating an interactive Water feature aligns well with the splash pad pool on Doug Duncan. Having that space showed how much the community comes together to engage, a reflective element while beautiful, is a colder and less welcoming element for families.”

Other Site Features and Amenities

- When asked to rank the Other Site Features and Amenities inspiration images in order of what is most important to them:
- 58% of respondents chose “Conservatory” as their first or second option;
 - 57.5% of respondents chose “Beer Garden/BBQ pavilion” as their least or second least important option.

- Respondents were asked to share other comments on other amenities. 45 left additional comments:
- 11 respondents (24%) emphasized that they do not want a beer garden, citing concerns over behaviour and litter;
 - 10 respondents (22%) indicated their preference for a small, non-chain cafe with few respondents indicating their preference for a space with an option to bring their own food;
 - Some respondents indicated their concern with a communal fire pit;
 - Some respondents did not want to see commerce on the property.

- Respondents were asked to share their preference for the location of a conservatory. Out of 161 respondents who answered:
- 48% indicated their preference for “transforming the garage and shed / At the northwestern edge of the site”;
 - 22% indicated their preference for “attached to the house / In the centre of the site”;
 - 32% did not respond.
 - Out of the 59 respondents that left additional comments:
 - Some respondents indicated their preference for the conservatory being sited away from the noise and bustle of Yonge Street;

- Some (6 respondents, 12%) indicated their preference for the conservatory to be an extension of the main building;
- Some (5 respondents, 8%) indicated their preference for the conservatory to be located away from the main building.

“We all need an escape and this could be just the thing especially in the cooler months”

Additional comments

- Respondents were invited to share additional comments. Out of 98 respondents:
- Some (13 respondents, 13.3%) indicated their preference for a peaceful, tranquil park, with few specifically indicating noise concerns;
 - Some respondents emphasized their desire for a natural park;
 - Some respondents indicated their preference for a design that respected the history of the site;
 - Some (9 respondents, 8%) cited concerns over parking;
 - Some respondents indicated their preference for an “energized” design, with some indicating their preference for a family friendly park with no beer gardens;
 - Some respondents emphasized their preference for a physically accessible park with programming for all.

“I think it would be great to plan the space as both a community and a cultural destination for all residents to enjoy.”

“Please remember to consider everyone - families, teens, single adults, seniors, people with different disabilities, people of different cultural backgrounds, and growth, a vision toward the future of building a strong community”

“I love the idea of keeping this area calm and contemplative around the edges, while energized in the centre.”

“I think the overall design of the estate should be an oasis from the other areas in Newmarket. Fairy lake, Magna and Ray twinney complex are all active. We don't need another active gathering place. Trails, Art, water features and a cafe that reflect a peaceful and beautiful part of our Newmarket heritage will be appreciated for many generations to come.”

- Respondents were asked if there was anything they strongly opposed on the property. Out of 109 respondents:
- Many (28 respondents, 26%) were opposed to a beer garden;
 - Some (12 respondents, 11%) were opposed to a skate trail;
 - Some (9 residents, 8.3%) were opposed to a fire pit;

- Some respondents were opposed to commercial activity, specifically mentioning the cafe;
- Few were opposed to exercise equipment;
- Few were opposed to a concert venue;
- Some respondents indicated their preference for preserving as much as possible, including the trees on the property and the historical buildings; with some respondents indicating their preference for designs that preserved the peaceful atmosphere of the property.

- Respondents were asked if there was anything that excited them most about the park redesign. Out of 131 respondents:
- Many (3 respondents, 26%) referenced nature and natural features as most exciting, while some respondents emphasized a peaceful design as their preference;
 - Some (27 respondents, 20%) indicated their excitement for walking trails through the woods;
 - Some (25 respondents, 19%) indicated their excitement for a skating trail;
 - Some respondents indicated their excitement for Mulock to be a destination, and a community gathering space accessible for a broad range of the community, including families and children;
 - Some respondents indicated their preference for preserving historical elements.

“I love the idea of wooded trails, gardens to appreciate and active movement encouraged along the way. I want to learn about the history of the property and the natural elements as I use the space.”

Hey Newmarket

Summary of #MyMulock Forum Comments

- Since August 2020, 11 people posted comments on the website. Comments for all consultations are categorized by the following features introduced in this phase of consultation:
- Planting and Landscape
 - Recreation
 - Art
 - Water
 - Other Amenities and Features
 - Main House
 - Conservatory
 - Performance Space
 - Fire Pit

Comments from the website specifically focused on planting and landscape, recreation, water and other amenity features. There were also a number of other comments related to accessibility, overall aesthetics, transportation and parking, costs, process and COVID-19.

Planting and Landscape

- **Keep the site as natural as possible at first and then consider additional features after.**
 - “Councilor Twinney commented that feedback was for the property to be kept as natural as possible, maybe that should be the first phase and see how well the park is used and go from there.”
 - “Glad to see the emphasis on preserving the serene nature of the property and on preserving and supplementing the tree canopy.”
 - “I like the peaceful natural approach.”
- **Performance Space**
 - “Councillor McVegh's thought of quieter musical events is also great and my thought is, some kind of old world “Band Shell”, (green & white), to match the house and open all the way around, would serve as a fitting platform, for those musical events. Unionville has one in their Town park.”
- **Privacy with neighbours and Jim Bond Park connection**
 - “Glad to see the designers are sensitive to noise and privacy needs of the residents of the neighbourhood. As I live adjacent to the property, I was concerned to see that only one plan presently has trees along the west side of the property where there is a proposed future link to hydro lands . I believe that the final plan must include a proper landscape buffer wherever

- the park meets private property to ensure our privacy. Looking forward to the next stage and to celebrating the opening of this iconic park.
- “I believe a fence must remain in place separating Jim Bond Park and the Mulock property. This would discourage parking on Osler Court and maintain the “small, intimate” feel of Jim Bond Park for those who live immediately around it. The Town of Newmarket PROMISED the residents that the fence would remain when this project was first announced.”

Recreation

- **There were diverse perspectives on recreation features:**
 - “Paths, trails, water features and fire pit, are all terrific ideas.”
 - “[Considering COVID-19] For recreation, different ideas could be used other than just playground equipment (which is only really useful for small kids and many germs). Ideas here, that also feature physical distancing - crokicurl (sport invented in Winnipeg). Crokinole was invented by an Ontario man in 1876. Other recreation ideas that many age ranges can play - soccer golf, frisbee golf. We don't need trails, there are lots of trails in Newmarket, improve and add on to paths already there, add some nice benches.”

Water

- There was only one specific comment on water: “[Considering COVID-19], a water area would likely be more sanitary as purely “splash/spraying” features rather than a wading cesspool.”

Other amenities and features

- **Main House and other buildings**
 - “There wasn't any talk of the restoration of the house, but again something I am passionate about and would welcome the opportunity to participate, when the time comes.”
 - Since the house will take a while to renovate, “have a tearoom to start with. In the better weather tables and chairs can be put out in the large verandah.”
 - “Use the pool house for snacks, there are washrooms in there too.”
- **Conservatory**
 - “I love the idea of the Conservatory and would choose the old style white lattice and glass one, in one of those photographs, to fit in with the time period. Also having food serving around the porch and out onto the lawn, is a lovely idea.”
- **Fire Pit**
 - There were a number of concerns about the fire pit:
 - “The only thing that I'd be concerned about is the fire pit. I think it is a great idea on paper, but could become a liability if someone gets injured, or

if sparks from the burning logs cause a fire on the property. I also think the tax payers of Newmarket should have the opportunity to walk through the whole property, before a final decision is made.”

- “I agree about the fire pit. At first I thought it was pretty cool but when you think of the logistics of it all it doesn’t make sense. Do you have to book a time to use it? Is it only for events and not the residents? How do you stop people from using it? In the end I think it is just a HUGE liability and will be a massive headache for the Town.”

Other Considerations

Commenters also identified other key considerations:

- Accessible washrooms**
 - “It would be wonderful to include a fully accessible washroom with a lift and adult adjustable change table so that people with severe disabilities and their families may enjoy the location with peace of mind and dignity.”
 - There are cities in the world that have automatic self cleaning toilets (Youtube videos online). This would save money for the Town over time in labour costs and it would be more sanitary.
 - I think an important person/people to include on your design consultation team is an infectious disease expert. To be an inclusive and accessible area it needs to be easily accessible to all non-quarantining breathing people.
- Overall Aesthetics**
 - “I thought ideas were too contemporary, should be more traditional fitting in with the style of the house.”
 - “I agree with the desire for a more traditional feel for this park/property. It would be lovely to have a historical feel instead of contemporary/ modern. I think that would honour Sir William Mulock and the proud history.”
 - “I have a Renovation/Decorating Business, operating since 1986 and so the "overall appearance", matters to me. The best approach I believe, is to start with the house (the largest presence on the property) and make things work from there. The idea therefore, of too many "glitzy/artsy" modern pieces, scattered around would, I feel, not fit in to the natural, historic space and my concern is, that things would look garish and tacky.”
 - “I like concept #3 – A Peaceful Mulock.”
- Transportation / Parking**
 - “Quite a bit of time was spent on car parks, but I was surprised no one mentioned public transport, there is an excellent bus service in Newmarket. In Toronto because of cost and shortage of parking, people make much more use of public transport.”
 - “Sixty parking spots running parallel to Mulock Drive, excellent idea. Local people will walk or cycle to the property, have bicycle stands inside the entrances.”
- Cost**

- “Lots of people are concerned just now about costs and would be happier if it was opened for using without spending too much money and their taxes going up too much. Once they realise what a beautiful place it is and the economy improves, then you can start doing more.”

- Process**
 - “I was surprised that all the council members had not yet walked through the whole property, they might think differently when they do. I am not meaning my comments to be critical, I appreciate the mayor and the council have put in a lot of time and effort and want to make it very special, but when they walk through it they will find it already is.”
 - “For the survey, the way that you are supposed to rank things seems counterintuitive. For every other survey I've ever taken, you rank things (1 – most preferred to 5 – least preferred). I'm concerned that this will lead to people's true opinions being flipped. My husband filled out half the survey before realizing he was ranking them the wrong way.”
- COVID-19**
 - This planning process started many months ago. Between that time and now the world has changed dramatically in every way imaginable due to the pandemic. As much as there are some good ideas here, I think some things need drastic reimagination. Some may say that once the pandemic is over we can go back to the way we were before (as it relates to the design of spaces). I would suggest that public mindsets could be changed long term because of this event. And who's to say there won't be another pandemic in the future. Major design area problems exist anywhere people would be interacting at close range. Obvious areas are food purchase points, eating areas, play structures (and some other recreation activities) and bathrooms. Outdoor seating areas need to be large and well spaced. Outdoor heaters/fire pits would be good to combine with this area.

Mulock Property Design Concepts Consultation
Diverse Thinkers Workshop, October 6 2020

The purpose of this workshop was to share three design concepts for the Mulock Property, discuss the main features and elements that interest you and answer any questions you may have about the project. The feedback gained through this meeting will be used to inform the final design concept, expected to be completed by Spring 2021.

Agenda

4:00 Welcomes and Introductions
4:15 Presentation: 3 Design Concepts
4:45 Group Discussion
5:45 Next Steps
6:00 Adjourn

Attendees

- Erin Cerenzia (Neighbourhood Network – Magnas community engagement)
- Juliane McTavish Goyette (Board, Newmarket Food Pantry)
- Ron Owston (Professor Emeritus, York University)
- Matthew Haggerty (Southlake Regional Health Centre)
- Tracy Walter (Newmarket Chamber of Commerce)
- Joshua Campbell (Real Estate)
- Anne-Marie Million (Catering and events)
- Darryl Gray (TRCA)
- Beric Farmer (Local business person and Newmarket Economic Development Advisory Committee member)

Staff

TOWN OF NEWMARKET

- Mayor John Taylor
- Adrian Cammaert
- Jason Unger
- Amber Chard

CONSULTANT TEAM

- Lisa Rappaport
- Sara Udow

Question & Answer:

Question: Is the idea of a welcome centre still to be included?

Answer: Currently, there are some thoughts to include a Welcome Centre on Yonge Street, halfway along the border. It is meant to take away pressure from the centre at the house.

Question: What is the original house being used for?

Answer: At the end of Phase 1, it was agree that there are a lot of opportunities for the house. Therefore, having flexibility was determined as the most important thing. The main idea is to have a kitchen with opportunities for food offerings. There are ideas to have art galleries, residency spaces or offices on the second floor.

Question: Is it possible to have ‘iconic art’ from the Expressive Concept at the main entrances in all scenarios?

Answer: There are a number of different possible visions for the gateway and in all of these options, the entrance will make a statement.

Question: How much demand is there for each type of feature?

Answer: This is why we are talking to you! We are currently testing responses to these elements. We also have a survey asking about different features and elements. In terms of larger community analysis, all elements included came up in discussions and consultations.

Question: Could you have artwork along the skating trails?

Answer: Yes! This is all mix and match.

Question: Is there some consideration about how to influence uses of adjacent properties? For instance, it is important to think about how the commercial, retail and public spaces all play off each other (at the intersection of Yonge Mulock and beyond)..

Answer: The piece of land on the Northeast is not currently owned by the town. It is a landscape buffer. The Town is hoping to acquire and use it since it is not to be developed on.

From a planning perspective, there is an overall vision to activate the intersection of Yonge-Mulock. There is anticipated growth in the area so the park will be supported by future commercial and residential uses on adjacent properties.

Question: What is the vision for how the fire pit would be used? Would it be for wood fires, or natural gas? Would there be scheduled community fires?

Answer: In Toronto, fire pits are in lots of parks. They are the best places to tell stories at both night time and winter. Different municipalities handle fire pits in

different ways. In Toronto, there is permission to have them and different ways to monitor. In some instances, local community groups or volunteers are responsible for monitoring. Fire pits can therefore be tied into community stewardship/involvement. Many residents asked to be involved in the process. This could be an opportunity to maintain engagement and volunteerism.

Question: Is there an opportunity to consider and explore the role of fire in Indigenous culture? (Re. the fire pits)

Answer: The firepit is a place for storytelling. There are opportunities in general, with strong interest, around considering Indigenous histories on the site. Indigenous landscaping and mural art will come with more details considered. In the arboretum, PLANT proposed a restored medicine garden.

Question: Can we incorporate historical elements to the various art throughout the property to share either Mulock or Newmarket's history?

Answer: We haven't gotten into that level of detail but will be explored. There historical elements embedded throughout certain aspects in all concepts. There will also be opportunities for signage and education leading forward.

Question: Could the skating trail be turned into a running track area and vice versa?

Answer: In the summer, the skating trail would have to be a walkway because it would be concrete. Operationally, there would have to be a question as to whether the running track could be cleared in the winter.

Question: What is the size of the green lawn performance space?

Answer: It is much larger than the RiverWalk Commons space (perhaps 3 times larger). This lawn could likely hold approx. 5000 if need be. The large space would allow for intimate gatherings and large ones. Similar to the festival model, you could have multiple events at once.

Question: Could the skating trail be an accessible splash trail in the summer?

Answer: It is something that we looked at. This can be done, however, we felt that they were not necessarily the best place for a water feature in the summer. In the Peaceful option, if this were a water feature for kids, it would be disruptive to people who live adjacent. If it were a central skating rink, it could be turned into water features.

Question: Is the running track going to be a regulation 400m running track, or at least have curves not too tight or distance markets?

Answer: It will be quite a bit smaller than 400m. The running track was not a driver but upped the recreation element.

Question: For the water features, is there any attention placed on the ecological aspects it can bring, in addition to the social? ie. bringing in new ecosystem, or awareness to the marsh located in the SE
LISA TO ANSWER

Comments by theme:

Theme	Comment
Planting and landscape	<ul style="list-style-type: none">● Community garden: A community garden is a great opportunity for local charity partnerships like YRFN and Newmarket Food Pantry - to provide fresh produce for residents in need.● Performances: For performance gatherings, a large space is nice (larger than RiverWalk Common)● Seating areas: It would be great to incorporate a range of places to sit and enjoy all the elements (planter walls, stage, etc.).● Medicine Garden: "The medicine garden and honouring indigenous history is really special."<ul style="list-style-type: none">○ Can we incorporate historical elements to the various art throughout the property to share either Mulock or Newmarket's history?
Recreation	<ul style="list-style-type: none">● As a runner, if there is going to be a running track, the more it could be like a regulation 400m running track, the better. Or, at least, have the curves not too tight and have some distance markers to facilitate specific training workouts.<ul style="list-style-type: none">○ Who will rake it in the fall?
Skating	<ul style="list-style-type: none">● Most supported the skating trail. Some said that it should also have a summer opportunity as well.<ul style="list-style-type: none">○ "500 meter skate trail? That's twice as long as Richmond Hill's. Go Newmarket!"○ "The Skating trail is really unique and helps fit the 'destination' goal."● There was a suggestion that it should be open at night.● "Skating rink is a big draw to get the engagement right away."● There were questions as to whether the skating trail could be a creek or water splash pad in the summer. There were also questions as to whether the skating trail and running trail could be the same (which was said to be difficult because it would be concrete).
Art	<p>There were many opinions on public art on site:</p> <ul style="list-style-type: none">● It would be great to have an iconic art piece or some major

	<p>iconic "thing" at the entrance.</p> <ul style="list-style-type: none">● I think I prefer art integrated to the landscape to not take away from the visual 'art' architecture of the house● "A significant art presence, like a water feature, integrated into the environment is key to enhancing the specialness (if that's a word) of this space and making it a unique, memorable place to be."● An artist residency is a great opportunity for the community to contribute.● I like the idea of art residency if that is an identified need from artists in our community; especially like it if there's a way for the community to participate/see what an artist is working on. I wouldn't keep it as a priority item for me personally as a user.<ul style="list-style-type: none">○ Participant confirmed that York Region Arts Council has done both a Creative State of York Region Report and a Creative Spaces Study that supports the proposed use and need for creative spaces for local artists, so this is great.● "I love the idea of the food and art coming together." This includes community dinners in a beautiful setting with community orchards.
Water	<ul style="list-style-type: none">● "The image of the reflective water feature almost takes my breath away, I've never seen anything like that. I am not someone who would USE a water feature, but visually I like that one the best."● "If a water feature that is going to be somewhere on the property that is relatively quiet, it would be great to emulate the sound of a natural brook, with water tumbling over rocks."● Mayor Taylor: Wouldn't rule out the idea of two water features● Consider ecological aspects of the water feature
Buildings and Conservatory	<p>There were different perspectives as to whether the conservatory should be attached to the house or not.</p> <ul style="list-style-type: none">● Some prefer it attached so there are opportunities for more event space, linked to the house and the beer garden.<ul style="list-style-type: none">○ "I think it's important to have the conservatory attached to the house with the beer garden for more event opportunity space use."● Others like it separate so that there are second focal points for activity or smaller events.<ul style="list-style-type: none">○ "Mayor Taylor: I actually like the conservatory separate. I think the site does need a second indoor space separate from the house from a programming perspective. A second minor focal point for activity or smaller events."○ "I too like it separate for the ability to have more future opportunity for groups."

	<ul style="list-style-type: none">○ "As an organization that runs a lot of events (in normal times) I like the idea of a couple of event spaces."● There was a question if the conservatory should be used for events or if that would limit the plant life inside of it.<ul style="list-style-type: none">○ "I like the idea of a botanical garden, but agree on it compromises the ability to do events. Could this be connected to the Town's horticulture/flower garden program as a living workspace? Toronto Zoo and others (RBG, I think) have their arboretum open to the public so you can see it at work."○ "I like the idea of a brickworks like space for the indoor/outdoor concept"○ "Event space with a living wall? :))" <p>This led to a discussion on large event spaces:</p> <ul style="list-style-type: none">● Some strongly feel there is a need for large event spaces and that if the house is to be used for small meeting spaces, there should be other event spaces (greenhouses, etc.)
Other?	<ul style="list-style-type: none">- Gateway should be iconic- Seating<ul style="list-style-type: none">- "Interesting chairs or chaise grouped aimed at good views"- "One of the great things about Riverwalk is the range of places to sit and enjoy - planter walls, stage, chairs, etc. I like the Art Bench in the Expressive Culture Hub. More places to sit and experience or relax or share conversations would be great."- Costs: At the risk of being overly practical at this stage, would it make sense to estimate operating costs with each type of feature. At the end of the day, the taxpayers have to foot the bill for whatever is chosen here.- This is exciting. It's going to be hard to win all of the great ideas down. I do like the water and art elements in particular and how they interact with the house and the gathering spaces. The ability to bring people and communities together in a place as special as this is amazing and this is a big step forward. Thank you Sara and Lisa for taking us through this. And thank you to John and the Town for including us in this.

Email Correspondence, Wednesday October 7th:

Hi Sara,

Thanks for the great meeting yesterday and congratulations again to all those involved – I'm so impressed with the way you, Lisa, and team have captured the community feedback and the spirit of the Mulock family with your designs.

I think I put most of these in the comments, but sending here as well:

- **Skating Trail** is a must – this is a unique draw to the site, something different than any other municipality, will help lift congestion off many of the other outdoor rinks
 - There should be lighting and the opportunity to skate into the evening (I think the same timing as other municipal rinks is fine)
 - Concrete walking path in the summer makes sense to me here
- **Conservatory and Beer Garden**
 - As someone who hosts events of various capacity (30, 60, 100) for work and for the Historical Society, expandable venue space would be a great feature. Currently the only viable option for us to host work and Historical Society events is the Community Centre at Doug Duncan Drive because of capacity and available parking in close proximity to the venue. We'd love to do more in Newmarket, but are always limited for these reasons.
 - I'm not sure if you've seen the Aurora Armoury restoration – they added on a space with rolling glass garage doors that can be opened and expanded to an outdoor patio off their main inside space. This could potentially be a solution?
 - If we go the route of Beer Garden there are lots of local Newmarket breweries who could potentially be featured and/or employee to create a special Newmarket apple cider
 - I love the idea of a conservatory space *separate* from the house where the focus is truly on green space – so I might be talking about two different needs with this comment
- **Performance Space** – intimate and large options are both great
- **Art installations**
 - Incorporate along the skating/walking trail – I actually think it might be really cool if we created signage along the trail and each sign tells a unique piece of either the history of Newmarket/the Mulock family... "learn as you interact" kind of thing? The signs could also be strategically placed beside chairs/seating areas so that when people stop to rest they have something to read.
 - Iconic art piece incorporated into the surroundings rather than in the centre of the green lawn – let the house shine on its own
- **Medicine Garden** – I love this; would also be curious what Trina's favourite options are for sharing indigenous history? I think it's less about what we like and more about what she feels is best representative of her peoples' heritage
- **Water Trail and the image with water/trees surrounding** – I love these concepts too. Something not as open as a splash pad but that would still work for people of all ages.

Thank you, have a great day!

Erin

Frequently Asked Questions [to be reviewed with Town Staff]

Question and Answers

Design/Operation of Mulock

- Participants asked about the day-to-day and all-season maintenance of Mulock's amenities, and what existing buildings would be used for. Participants asked about noise mitigation and parking strategies. Regarding revenue, participants asked about fees for entry to Mulock, and other revenue generating opportunities.

Safety

- Considering safety, participants also asked about limiting park access to certain times of day, and how COVID-19 would affect the design.

Project Timeline/Process

- Participants asked about the overall project timelines and how the final concept will be determined.

Design/Operation of Mulock

Question:

Which design concept preserves the most existing trees, and is the most sustainable?

Answer:

- All equal
- All taking into consideration
- Skating trail least
- There will be some places where trees will be cut down, but this will be minimized. To provide parking along Mulock, along with other changes on the site, some reforestation will be necessary. We love the natural aspect of the site and being very careful to put things where they would be best to preserve as much as possible. Before any trees are removed, there will be process and consultation.

Question:

How will the fire pit be managed?

Answer:

- Many fire pits in Toronto are used all year
- Usually would have to get permission for the day or night, not usually staffed.

- The ultimate goal is to keep everyone safe. Currently at a concept phase.
- John Taylor: Fire pit would be supervised and likely booked in advance or on for an event.

Question:

Will the trails be managed all year? What will the skating trail be used for when it's not winter?

Answer:

- Trails would be concrete so used in the winter and summer.
- Some trails not paved.
- All trails would be officially open in the winter.

Question:

What will the Main House be used for?

Answer:

- Events
- Food offerings
- Etc
- Possible range residency, conservatory, food offerings. Based on studies and capacity for different uses, talk to possible partners that can bring programming or other uses for the house. Correlation to what else is happening around the house will influence how this moves forward.

Question:

How will noise be managed? (Both the noise from Yonge and the noise of activities within Mulock)

Answer:

- One reason we considered fountain/water features around the area is to help with noise buffering along with some new planting along Mulock. Yonge street to remain open.

Answer:

Question:

Will there be a cost to enter / participate in programs?

Answer:

- John Taylor: No entrance fee

Question:

Is there a plan to limit access to Mulock to certain times of day?

Answer:

- John Taylor: The park will always be open

Question:

What is the parking plan? Can there be free resident parking? Will other forms of transportation (e.g. transit, biking) be considered?

Answer:

- MAYOR COMMENT:Significant parking on site, need to consider that more parking takes away from natural heritage on site, need to think of the future about different types of transportation. Cautious not to overdo parking on site, looking at creative ideas like hydro corridor, shuttle from Ray Twinney.
- PETER COMMENT: We engaged neighbouring residents, parking and traffic big interest. Will need to look at and develop plan, monitor use. Meaningful way of integrating those issues. Jim Bond to remain very passive for community. Focusing on entrance from Yonge and Mulock for people arriving at the park. Exploring options for pick up/ drop off and modest parking and great opportunities offsite for parking. Consultation with transit - Lisa: we had consultation with York Region. Bike parking - yes. Making sure it is a bike destination and bike friendly.
- PETER: bus station at mulock and yonge so great access to site. Embarking on study to develop new path, GO station a bit to the East. Want to make it accessible by transit and various transportation.

Question:

What aspects of Mulock will be able to generate revenue?

Answer:

- MAYOR: building park, house, and maintenance. Need to ensure long term sustainability. Looking at various grants, partnering with other entities. Possibility to attract donations, people are excited about history and future.

Question:

How will community gardens be managed?

Answer:

- Community Garden (how will they be managed) - any plans for beehives
- PETER: have 2 in town presently, similar form of management. Space very attractive, perhaps more landscaped feel, build it in with an educational

component, starts with growing food, harvest and eating the food, speciality type of community garden. Beehives interesting too - TON is beehive city - aspects of garden to attract pollinators.

- MAYOR: area has active bee, community proud of it
- Lisa: gardens part of food focus along with conservatory. Community orchard also interesting and less tending. Apple cider garden instead of beer garden ha

Question:
How will the design balance active uses with peace and tranquility?

Answer:

Question:
Is there a plan to preserve the historical gardens, especially the peony beds?

Answer:

Question:
What is the wayfinding strategy?

Answer:

Question:
Will there be public washrooms onsite?

Answer:

Question:
How will Indigenous histories be included?

Answer:

Safety

Question:
What will be done to ensure safety at night? Will police be consulted?

Answer:

- John Taylor: getting a defibrillator on site is a good idea
- When we decide on a plan, we will look at more detail like lighting, planting. What is important is that it be a place that you can gather together late in the day that is safe. We want to do that in a way that is not intrusive to the neighbours and light that is supportive of dark sky - light on activities and preserving night sky.
- Lisa: lighting will come as we develop, making the project accessible to the public

Question:
What considerations will be taken to ensure COVID-19 safety?

Answer:

- One of the safest spaces to interact is outdoors
- Social Distancing considerations, limiting capacity
- A: Lisa - difficult to limit access to site. Is very big, lots of different spaces, places to go and maintain distances.
- MAYOR: learned that one of the safest places to be is outdoors and people need to exercise and be outdoors (this pandemic or whatever the future holds).

Project Timeline/Process

Question:
What is the timeline: Will the park be developed in phases, or all at once?

Answer:

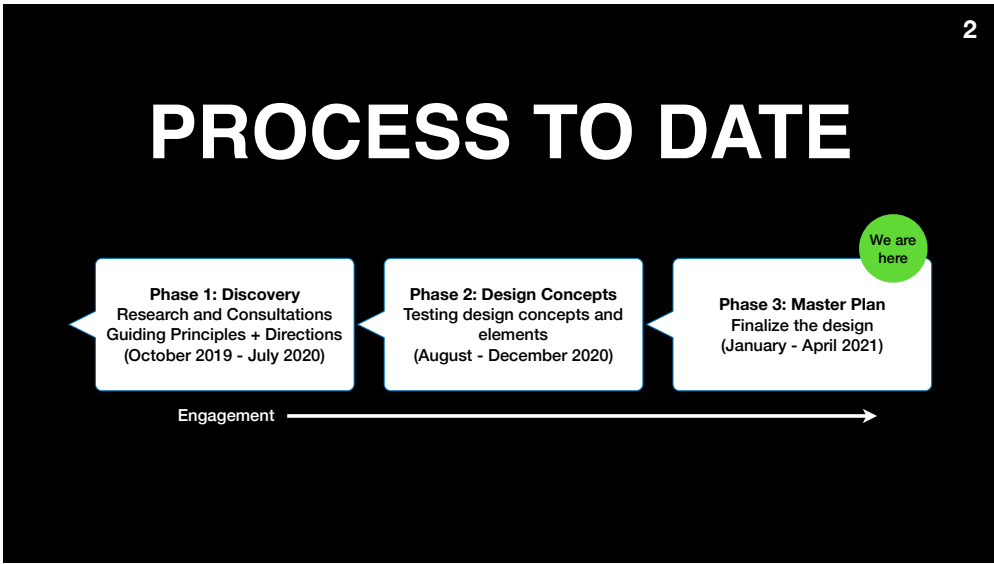
- Part of the master plan we will be discussing what can be phased because somethings can be built quicker while others take a longer time.
- PETER: Council's decision on phasing, and funding the project, looking for opportunities for grants and funding. Currently have a grant in to the government of Canada and looking into other sources for funding to help bring the site to life. In the later part of the year we hope to be working with council on how to do that - alot will depend on funding.
- MAYOR: A lot of people asking for dates. Plan will decided what can be phased, it will be up to council to decided what to phase. EARliest public access phase is likely 2022. Still not certain about timeline for the house. Exploring partnerships and finalizing plans. House may slightly lag. We are not certain yet.

Question:
How are you going to decide the final concept?

Answer:



APPENDIX J – CONSOLIDATED PLAN – COUNCIL MEETING PRESENTATION EXCERPTS 20.12.01

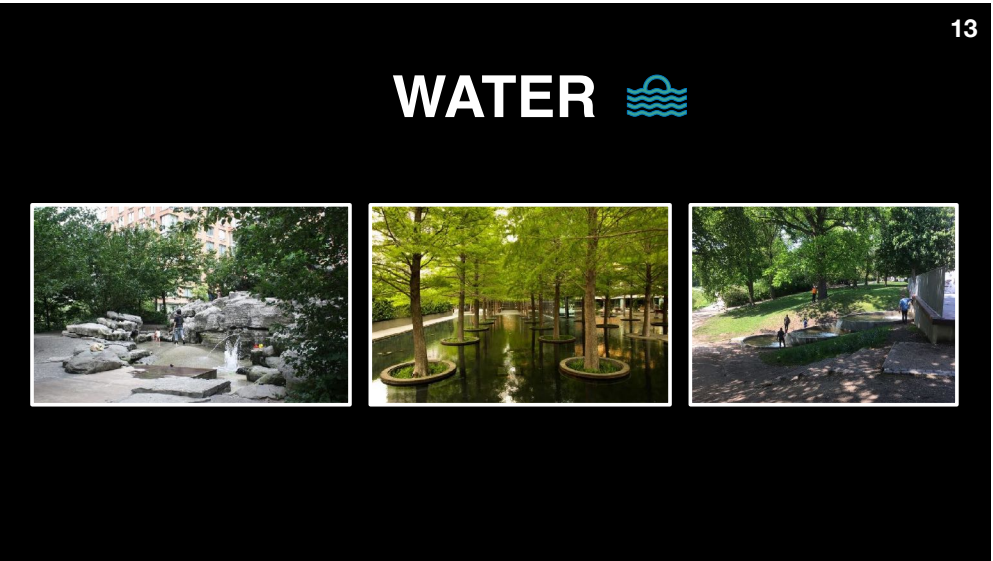
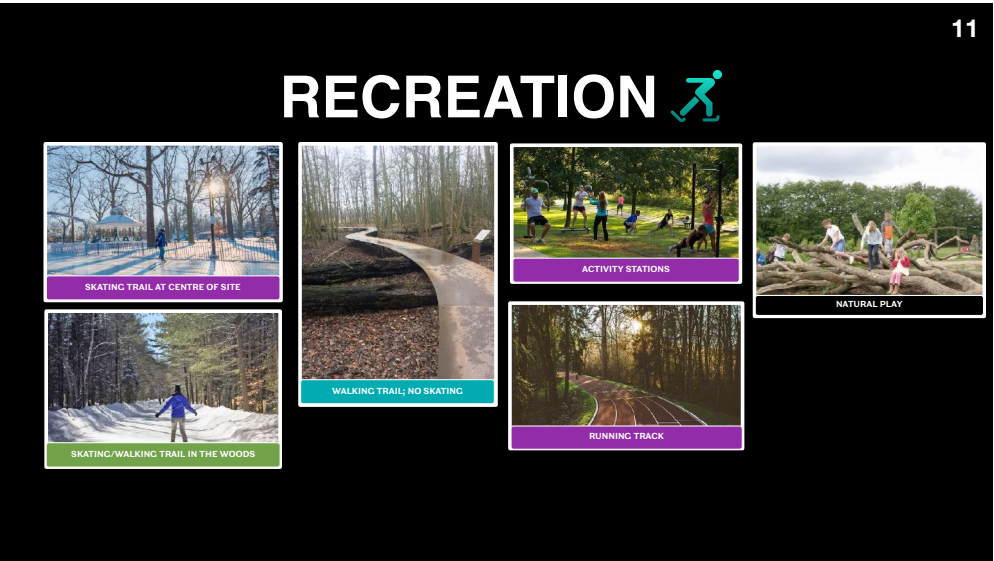
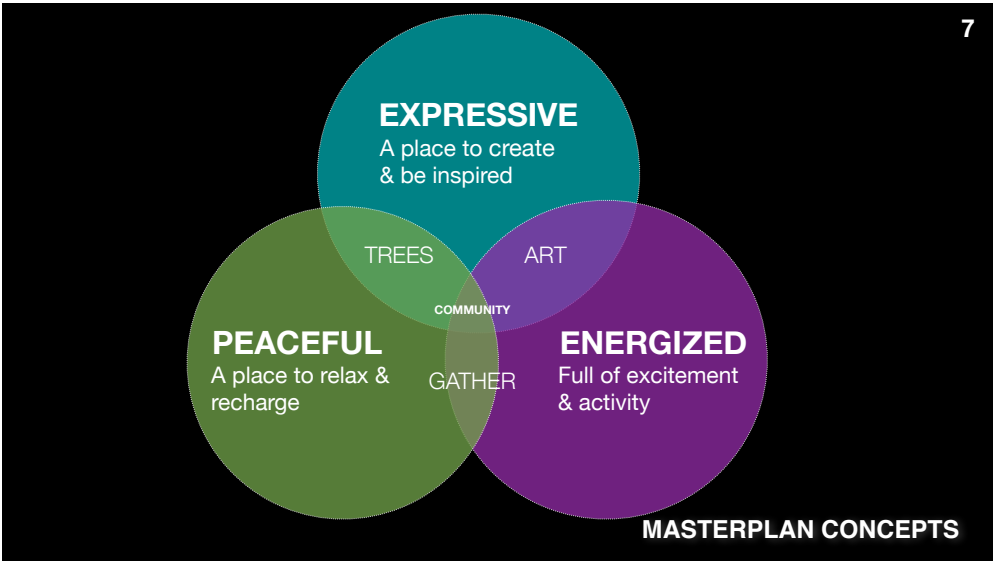


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PHASE 1 SUMMARY

	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

- 6
- ## GUIDING PRINCIPLES
- Make it a destination
 - Root it in diverse histories and look forward
 - Create inclusive and accessible spaces
 - Keep it Natural
 - Connect it to the Town



8

PHASE 2 SUMMARY

	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

10

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.

Re. Medicine Garden:
"I think it's less about what we like and more about what [they] feels is best representative..."

Landscape buffer

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

"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...."

12

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."

14

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 🎭

16

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 🔥

18

House and conservatory

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

"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!"

Cafe and Beer Garden

- Support for cafe but divergent perspectives on beer garden

Fire Pit

- Support but questions about safety and maintenance logistics

"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."

BUILDINGS AND AMENITIES 🔥

17



BEER GARDEN



CONSERVATORY



FIREPIT



CAFE

OTHER

19

- Equity, Diversity and Inclusion, including Indigenous history showcased

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

- Accessibility

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

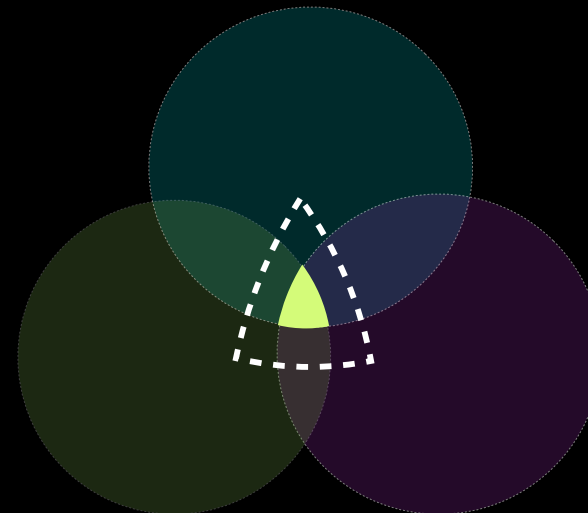
There needs to be ample parking. I am a person with a disability and I need that or I will not be able to enjoy this treasure that you are creating in our community.

- Parking and Traffic

- Process and Cost

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

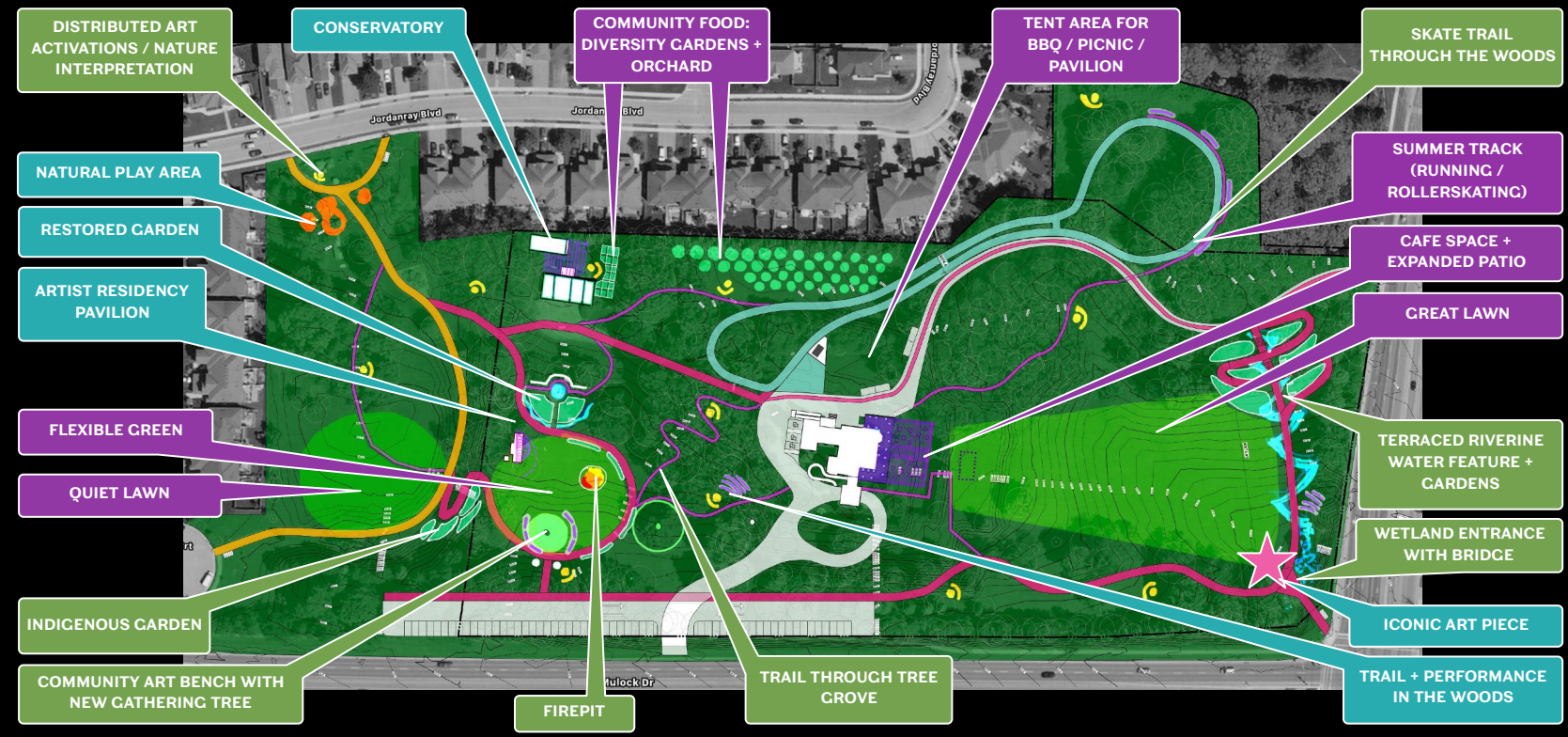
29



INTEGRATED DESIGN

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

ENERGIZED | EXPRESSIVE | PEACEFUL



APPENDIX K – ACCESSIBILITY ADVISORY COMMITTEE MEETING – 21.01.21



PLANT ARCHITECT INC.

meeting report

SUITE 208 · 101 SPADINA AVENUE TORONTO ONTARIO M5V 2K2 CANADA 1-416-979-2012

TO : Town of Newmarket
Mulock Property Task Force

PROJECT : Mulock Property Master Plan
PROJECT NO. : 19049
DATE : 2021.01.21

ATTN : Peter Noehammer
EMAIL : pnoehammer @newmarket.ca

LOCATION : Online (Virtual Meeting)
MEETING NO. : Accessibility Meeting

WE TRANSMIT : ☐ BY HAND ☐ BY COURIER ☐ BY MAIL ☒ BY EMAIL
FOR YOUR : ☒ INFORMATION ☐ REVIEW ☐ APPROVAL ☐ DISTRIBUTION ☒ ACTION

THE FOLLOWING SUMMARIZES ALL SUBJECTS DISCUSSED AND DECISIONS REACHED AT THE ABOVE-NOTED MEETING.
PLEASE ADVISE THE ARCHITECT OF ANY ERRORS OR OMISSIONS.

Present: Felim Greene, Allen Matrosov, Marco De Benedictis, Jaclyn Grossi, Huma Tahir, Jeffrey Fabian, Linda Jones, Pat McIntosh, Darlene Murray, Patricia Monteath, Kiran Saini, Grace Simon, Steve Foglia, Michael Ashworth, Jeff Bond, Adrian Cammaert, Phoebe Chow, Eric Engman, Andrew Walkom, Lisa Rapoport (PAI), Taylor Gould (PAI)

ITEM	ACTION
Meeting with the Newmarket Accessibility Committee to discuss the Mulock Estate Masterplan progress as it relates to accessibility.	
1 INTRODUCTION	
.1 PAI presented the Mulock Masterplan including park paths, the main house plans and the out-building plans as they relate to access and overall movement.	
2 DISCUSSION	
2.1 Jeff Bond:	
.1 The house south entry/exit door at the port cochere should be flipped or reconfigured to avoid blocking the sloped sidewalk entry from the west. PAI to reconfigure the door.	PAI
2.2 Allen Matrosov:	
.1 The distance between the accessible parking spots and the ramp entry point on the north side of the building seems quite long. Could the ramp be flipped so that the entry onto the ramp is from the west side, closer to the parking?	
PAI noted that there is a narrow opening between the house and the existing road, which currently does not allow for the ramp to switch back starting from the west and ending on the east side. PAI noted that the road would need to be reconfigured to accommodate this. PAI noted that the ramp was originally configured in this way to promote the arrival of individuals who will use the ramp and those who will use the stairs to be in the same position. This is a social question – is it more important to have the ramp more easily accessed, or, have the ramp entry in the same place as the stairs. ToN to comment.	ToN
2.3 Steve Foglia:	
.1 In addition to flipping the south door of the house – the landing at the top of the stairs will also need to become wider. It is not ideal for the sloped sidewalk to end at a small	PAI

landing that is adjacent to stairs, especially if a person in a wheelchair then has to turn. If this cannot be accommodated, the south ramp should be removed altogether and the accessible entry should be on the north side only. In doing this, we will avoid confusion of individuals taking the ramp and realizing that there is not enough space at the top to turn around.

- .2 Universal washrooms are important – there is a great example at Upper Canada Mall that should be studied. PAI to review precedent and consider the layout for the revised design. PAI noted universal washrooms meet current code. The requirements for a universal washroom by the Ontario Building Code are not the best practice. Ceiling lifts and an adult change table that does not fold down is desired for at least one of the universal washrooms on-site as a minimum. PAI to reconfigure one universal washroom in the house and another in the skate building to accommodate a ceiling lift and adjustable adult change table. PAI
- Grace Simon – the raised beds are quite expensive and the town may only be able to accommodate one throughout the property, perhaps it would be best located in one of the out-buildings. PAI
- PAI – it would not be ideal if there was an event at the house and someone had to travel to one of the outbuildings to use the raised bed. Space should be designed in both areas so it could happen in the future. PAI
- .3 All of the paths that are not accessible should be removed from the park plan. If a family is travelling together it is not acceptable to take different routes to get to the same place. It is best not to introduce a place to go if it is not accessible to everyone. PAI
- PAI noted that the purpose of these secondary paths was to offer an opportunity to wander in the woods without negatively affecting the landscape by introducing asphalt, ramps and extensive switchback to accommodate the slope. PAI
- Allen Matrosov – if the point of the non-accessible paths is to preserve the landscape so that individuals are not walking all over the grass and damaging it, then I would prefer to have the secondary paths articulated. PAI
- PAI noted that it would be best to remove the non-accessible paths altogether, except for maybe the historic path, which has stairs. This will allow all individuals to wonder and make a path of their own by travelling on the grass. The slope on the site is quite drastic and has been a challenging factor. PAI
- Steve Foglie noted that it would be helpful for this committee to tour the site once it is safe to do so in order to see the site first hand. PAI
- .4 Question – what is the current width of the paths throughout the site. PAI
- PAI noted that the path widths are drawn to meet the Newmarket standard of 3m. PAI
- .5 The skate rental should offer sledges and the skate trail should accommodate sledges. It is also important to have a good transition between the rental/change area and the rink itself. PAI
- Jeff Bond – the Magna Centre has a good detail for the connection between the rental building and the adjacent rink. PAI to review and note in the Masterplan document. PAI
- .6 There does not seem to be an adequate number of AODA accessible parking spots. PAI noted that there is a requirement for 2.5 barrier-free parking spots, which have been accommodated for with 3. PAI

- .7 What is the distance between accessible parking spots? An 8'-0" clearance is recommended for accessible van parking spots. PAI to review current clearance. PAI
- .8 Question – how will the benches be constructed throughout the park? PAI
- PAI noted that there are benches along all the paths and will accommodate a lot of seating. The benches will be constructed on a hard surface and will have an adjacent surface area to allow for wheel chair access, strollers, etc. PAI
- .9 Question – what lighting is being offered throughout the site? PAI
- PAI noted that the lighting is in the early stages of design, however, lighting will be a key piece of infrastructure to making this park accessible. PAI
- .10 What size is the proposed elevator in the house? It is important to be able to turn around in the elevator. PAI
- PAI noted that the elevator shown has been used on a previous project, which accommodated an accessible design. PAI to note elevator size on future drawings. PAI
- 2.4 Jeff Bond:
- .1 Question – will the natural play area accommodate accessible areas for play as well? PAI
- PAI – It is at the masterplan level of design. PAI to make a note in the Phase II Masterplan memo and ensure to include. PAI
- Steven Foglia – the surface of the natural play area is very important. PAI



APPENDIX L – HERITAGE COMMITTEE MEETING – 21.02.02

PLANT ARCHITECT INC.
SUITE 208 · 101 SPADINA AVENUE TORONTO ONTARIO M5V 2K2 CANADA 1-416-979-2012

meeting report

TO : Town of Newmarket
Mulock Property Task Force

PROJECT : Mulock Property Master Plan
PROJECT NO. : 19049
DATE : 2021.02.02

ATTN : Peter Noehammer
EMAIL : pnoehammer @newmarket.ca

LOCATION : Online (Virtual Meeting)
MEETING NO. : Heritage Meeting

WE TRANSMIT : ☐ BY HAND ☐ BY COURIER ☐ BY MAIL ☒ BY EMAIL
FOR YOUR : ☒ INFORMATION ☐ REVIEW ☐ APPROVAL ☐ DISTRIBUTION ☒ ACTION

THE FOLLOWING SUMMARIZES ALL SUBJECTS DISCUSSED AND DECISIONS REACHED AT THE ABOVE-NOTED MEETING.
PLEASE ADVISE THE ARCHITECT OF ANY ERRORS OR OMISSIONS.

Present: Billie Locke, Mitch Sauder, Councilor Bisanz, Patricia Cho, Gord McCallum, Devon Morton, Joan Seddon, Andrew Walkom, Norm Friend, Sharon Vattay (GBCA), Lisa Rapoport (PAI)

ITEMACTION

Meeting with the Newmarket Heritage Committee to present original findings, SOS and house and park master plan proposal.

- 1INTRODUCTION

.1GBCA presented findings and proposed possible Statement of Significance. PAI presented proposed house reuse and park master plan outline.

.2PAI noted that this presentation is for information only. Council may consider the SOS in the future – this meeting is not to request approval.
- 2DISCUSSION

2.1Billie Locke:

.1Very happy to see how much is being preserved in the house. She is curious about preservation of the trees. PAI reviewed where there would be losses due to new work, but there is also a tree planting worked into the project.

.2The Committee is very pleased to have the SOS, and will disucss and consider whetehr they would like to make an recommendations.

2.2Councilor Bisanz:

.1Is an elevator addition acceptable from a historic point of view? PAI confirmed it is within the parameters of what could be approved because the addition location is most discrete in a service yard, is not impacting the substantial elevations, and is distinguished from the original – all strategies that are promoted by historical preservation guidelines. GBCA noted that it does not have a negative impact, and the pros (accessibility) out way the cons.

2.3Mitch Sauder:

.1He was wondering what kind of impact on the interior of the house because of new uses with respect to code upgrades. PAI outlined the major impacts are on the second and



PLANT ARCHITECT INC.

meeting report

SUITE 208 · 101 SPADINA AVENUE TORONTO ONTARIO M5V 2K2 CANADA 1-416-979-2012

TO : Town of Newmarket
Mulock Property Task Force

PROJECT : Mulock Property Master Plan
PROJECT NO. : 19049
DATE : 2021.02.12

ATTN : Peter Noehammer
EMAIL : pnoehammer@newmarket.ca

LOCATION : Online (Virtual Meeting)
MEETING NO. : LSRCA

WE TRANSMIT : ☐ BY HAND ☐ BY COURIER ☐ BY MAIL ☒ BY EMAIL

FOR YOUR : ☒ INFORMATION ☐ REVIEW ☐ APPROVAL ☐ DISTRIBUTION ☒ ACTION

THE FOLLOWING SUMMARIZES ALL SUBJECTS DISCUSSED AND DECISIONS REACHED AT THE ABOVE-NOTED MEETING.
PLEASE ADVISE THE ARCHITECT OF ANY ERRORS OR OMISSIONS.

Present: Town of Newmarket
Peter Noehammer, Commissioner Development and Infrastructure Services
Rachel Prudhomme, Director Engineering Services
Craig Schritt, Senior Climate Change Specialist

LSRCA
Robert Baldwin, CAO
Ben Longstaff - General Manager of Integrated Watershed Management
Glenn MacMillan - General Manager of Planning Development and Restoration
Brian Kemp – General Manager of Conservation Lands
Melinda Bessey - Director of Planning
Keri Christensen - Director of Human Resources
Kristen Yemm - Director of Communications and Engagement
Nicole Hamley - Manager of Education
Christa Sharp – Manager of Restoration Services
Brook Piotrowski - Restoration Project Manager
Dave Ruggle - Senior Planner

PLANT Team
Lisa Rapoport (PAI)
Eric Klaver (PAI)
Melissa Ostrowercha WalterFedy

ITE	ACTION
1 INTRODUCTION	
.1 PAI team presented an overview of the masterplan, and the civil design concepts for the Mulock Arboretum.	
2 DISCUSSION	
2.1 Brian Kemp:	
.1 Outstanding concepts!	
.2 With regard to the urban orchard – is the fruit meant to be consumed? There have been several studies in Montreal about the social benefit of these. PAI: Yes! It is a different	

twist on the idea of a community garden, which anchors it to Sir Mulock with trees and orchard as his primary crops.

.3 With regard to the indigenous garden – will this be open to input from the indigenous community? PAI: Yes! The idea is to curate these gardens as well as the diversity gardens in conjunction with local groups.

2.2 Craig Schritt:

.1 Example of crowd source photos of wetland condition is really interesting. Really like that is shows the landscape in real time.

.2 PAI: although it is nice to have plaque like information, having Internet connections allows agility – everyone has a phone and looks for more information.

2.3 Glen MacMillan:

.1 Is the detention pond an existing condition? Melissa: Yes. This is a dry pond that is part of the system for the residential development and includes the wet pond south of Mulock Drive.

2.4 Ben Longstaff:

.1 What is the car park surface treatment? Melissa: This has been considered in the general site run off. The wetland will treat the quality and quantity, which will also be reinforced by bio retention. PAI: We are proposing permeable pavements.

.2 What are you doing about carbon neutrality? Can there be solar panel integration? PAI: Solar panels have been proposed as a possible addition to the parking lot – reducing heat island while gaining some electricity, however they will need to be reviewed with respect to cost/benefit with the whole site, as an array would be quite small. A ground source heat pump will also be considered as well, but again, may not make sense. From an energy point of view it is probably more economical to partner with a clean energy supplier, but this does not have same educational opportunity.

2.5 Brook Piotrowski

.1 Have there been boreholes taken to look at water table level? RP – they have been taken around the house for contamination, not more extensive, more are needed to verify features. Brook offered to assist with soil and infiltration testing – they could do hand sampling with an auger. PAI: An Archaeological Phase 2 is required so this needs to happen first. The area around the house and pool are highly disturbed, but a significant amount of the site is untouched.

2.6 Brian Kemp:

.1 How is this going to be supported by active transportation? There are some challenges to West of University of Toronto lands/Thorton Bales Conservation Area where” there is minimal parking and no public transportation options to that location. It would be good to have a green belt tie in to the park. RP: Multi-use path on Mulock planning is under way from Bathurst to Harry Walker Parkway. There is currently an MUP for this trail. PN: The long term desire is to have a complete active transportation network, which also includes connecting it to the Hydro Corridor, which could provide a special events shuttle route, as well as parking and a bike route. The site is well positioned to be centrally connected and accessible. An active transportation network is a council priority.

2.7 Nicole Hamley:

.1 Very impressed – the education possibilities are unlimited! There could be pop up forest

- schools, professional learning for teachers, understanding Low Impact Development.
Super excited!
- 2.8 David Ruggle:
- .1 Thank you for engaging, want to stay engaged in conversation.
- 2.9 Rachel Prudhomme:
- .1 We are hopeful this will generate some potential for partnerships and education.



APPENDIX N – PHASE II PUBLIC INFORMATION CENTRE (PIC) SUMMARY – PROCESS



Mulock Property Final Design Concept

Engagement Summary Report

Prepared: March 31 2021

Overview

On March 9th 2021, the Town of Newmarket hosted a Facebook Live event to share the final design concept for the Mulock Property.

PROCESS, a creative engagement, urban and cultural planning studio, is working with the Town of Newmarket and PLANT Architect Inc. to design and facilitate an inclusive and responsive public and stakeholder consultation process. The overarching objective of the process is to ensure Newmarket residents are informed about the project, and that the Mulock site is reflective of a diversity of perspectives and experiences. For this Phase 3 Facebook Live event, the objectives were threefold:

- 1) Share the final design concept and the process to date;
- 2) Answer any questions and respond to comments about the design concept;
- 3) Share next steps and ways to stay engaged.

Over 180 people attended the Facebook Live session and 1,400 people have viewed it since. 200 comments, 36 questions, and 6 suggestions were submitted. Mayor John Taylor, Commissioner of Development and Infrastructure Services Peter Noehammer and PLANT Principal and Consultant lead Lisa Rapaport answered questions. Sara Udow from PROCESS moderated the discussion.

A summary of the comments and questions are provided below and organized by the elements reviewed in the presentation:

- General
- Planting, Landscape and Water
- Recreation (Skating and other)
- Noise and Construction Impacts
- Art and Other Experiences
- Parking and Traffic
- Operations
- Accessibility, Equity, Diversity and Inclusion
- Project timeline/process

Many of the questions focused on implementation details, such as specific operational logistics and design elements. These will be addressed during the detailed design phase at a later date.

Comments and Questions

General

- Participants expressed excitement about the presented transformation of the Mulock property. Many shared gratitude for the thorough engagement process that took place. Some shared general comments on their desires for parking and ideas for additional ways the site could be used (i.e. connect to cycling trails, add space for communal gardens, and having picnics).

“What an amazing opportunity and incredible for site seeing and learning.”

“Really appreciate the thoughtfulness and intentionality around maintaining peaceful and natural elements. Very excited to see it come to life!”

“Thank you for all your work and consultation. We are very fortunate to have this coming to our community. This has been very thorough and well developed. Thank you again.”

“It’s incredible when the town has a dream; puts together a dynamic team, and then we as residents get to see the phenomenal work required to make this dream a reality. World class!”

Planting, Landscape and Water

- A few participants shared some concern about the plans for natural barriers between the private homes and the park. Multiple questions were asked about how many trees would be cut down and how many would be planted.
- Participants expressed support for the idea of the Indigenous garden, and also suggested planting trees and plants from around the world that reflect Newmarket’s diversity.

“Canada, and of course Newmarket, is wholly diverse... Is there a chance to bring in trees and plants from those areas of the world that represent our diverse community?”

Jim Bond Park

- Participants asked for clarification in the ways the Jim Bond Park would be connected to the Mulock Property. The project team confirmed that Jim Bond

would be connected to Mulock Property but still have a distinct feel. PLANT confirmed that the fence will be removed and a path connection will be made at the north and south ends of the park. Jim Bond Park would also include a new children’s park.

Recreation (Skating and other)

- Some participants expressed concern that a skating trail and rink would require taking down too many trees. Others expressed concern about noise at night. Many asked about the logistical details around skating (hours of operation, zamboni, etc.). Mayor Taylor explained these details will be determined during the detailed design phase of the project.
- Many participants suggested that the skate trail could be used for running and other activities in warmer seasons.
- One participant suggested putting up bike stands on site, and another wondered whether there would be a fire pit on site.

“What will be the hours for skating? Will the skate trail close at 10 pm to coincide with noise bylaw? For future consideration, will an electric zamboni be used in order to be environmentally/people friendly? Thank you for incorporating dark sky society lighting to reduce light pollution.”

Art and Other Experiences

- Participants expressed excitement about the possibility of the site being used as a venue for weddings and other events. One participant expressed interest in how the house would be used as a gallery space, and another expressed excitement about getting a tour of the inside of the house on site.

“Will you be keeping the inside of the house the same? Will there be tours? (I’ve been wanting to see inside for ages!)”

Parking and Traffic

- Participants asked questions about whether there would be a shuttle service implemented on site, as well as whether parking would be free.
- There was interest in whether there would be enough parking on site, and where overflow parking could be located (Mayor Taylor responded that this is being considered).
- Regarding the specifics of parking, participants highlighted the need for buses, lighting and security in the parking spots, and traffic lights at the entrance and exit of the parking lot.

“The parking lot appears quite small with only a few spots, particularly with so many activities and potential events held at the property. Where will overflow parking be

expected to go, without impacting residential streets, Jordanray and Osler?”

“If encouraging use by schools, scouts, youth groups etc, will there be parking available for buses – and ensure minimal impact for parking for others using the space?”

Operations

- Participants expressed interest in understanding the details around site operations, particularly regarding security, waste management, and hours of operation. One participant asked whether there would be more than one Soofa station built in (Soofa are the charging solar benches that we currently have along Main Street and at Riverwalk Commons). Mayor Taylor, Peter Noehammer and Lisa Rapoport responded that these details will be addressed during the detailed design phase.

“What about security of the site, my concerns are surrounding the site becoming a hangout? Great presentation!”

“I hope the necessary elements of waste management (garbage bins, recycling, composting) will be sufficient to meet the needs but also blend well into the natural setting.”

Accessibility, Equity, Diversity and Inclusion

- Participants expressed interest in knowing how the site (paths, playgrounds, washrooms, adult change tables, etc.) will be physically accessible. One wanted to know whether health and safety devices would be available on site in case of emergency.

“What if any health and safety (AED/defibrillator, first aid, emergency service buttons security) will be available?”

“Looking to see accessibility of the site. Wheelchair and access is important to me. Paths..playgrounds..and washrooms. Adult change table and lift.signs.”

Noise and Construction Impacts

- A few participants flagged that consideration should be given to minimizing construction time, and impacts (such as noise and excess dirt) experienced by neighbours.

Project timeline/process

- Participants asked questions about the timeline for the project, including when construction would start and finish. The mayor responded that construction

could begin, at the earliest, in 2022 and at the latest 2023, and that it would continue for at least one or two years. One participant asked whether there would be a specific team at the Town to oversee and manage the property.

Next Steps

The final design report will be presented to the Town Council April 20 at 1 p.m.. Please visit <https://www.heynewmarket.ca/Mulock-Property> to stay updated on the project and sign up for the e-newsletter.

Question, Comment and Response Table

Question/Comment	Response (if applicable)
General	
Could we consider dedication benches or dedication trees be placed in and around the park in memory of a loved one?	This comment will be noted and explored further.
Will there be another opportunity to tour the house?	Due to COVID-19 this is not possible right now but the Town will explore options for tours at a later date.
Planting, Landscape and Water	
<ul style="list-style-type: none">What will happen to Jim Bond Park? Will it remain separate? Will it be an open space?Could you add a fountain or flower garden to Jim Bond Park?	<ul style="list-style-type: none">Jim Bond Park will include a natural connection to Mulock Property. Mayor Taylor noted that it would be a missed opportunity not to have some sort of connection. Lisa Rapoport indicated there are natural barriers between the parks that will continue to keep the spaces feeling separate, but that there will be a walkable path connection at the north and southThe plan is to integrate a new children's playground within Jim Bond Park. Details will be determined through the next phase of work.
What are the plans for natural barriers between the private homes and the park?	The design team and Town are aware of the need to create noise and privacy barriers between the park and adjacent homes. Approaches will be considered in the implementation phase.
Tree management <ul style="list-style-type: none">Will existing trees be removed? How many?How many will be added?	The plan considers approaches to mitigate removal of trees in good condition however some will need to be removed. There will be many new trees planted through a tree

<ul style="list-style-type: none">Will new trees be much smaller?	planting program. Details to be determined in the detailed design phase.
Where will the Indigenous medicine garden be located?	We are looking for partners to curate the Indigenous garden and the diversity garden. Detailed to be determined.
Canada, and of course Newmarket is wholly diverse. Would it be possible to include trees and plants from the parts of the world where our diverse community comes from? (i.e. Irish lilies, cherry blossoms, Austrian pines, Dutch elms, and perhaps less temperate trees that might do best in the greenhouse, from the East and Middle East)	This is an exciting idea and we can research these possibilities in the detailed design phase.
Recreation (Skating and other)	
Are the pathways for walking/skating going to have lights for night?	Lighting concept includes pathways. Details to be confirmed during in the detailed design phase.
What will be the hours for skating? Will the skate trail close at 10 pm to coincide with noise bylaw? For future consideration, will an electric zamboni be used in order to be environmentally/ people friendly?	The Town only uses electric zambonis. Other details of operations and logistics to be considered during the detailed design phase.
Is it necessary to have both a skating trail and a skating pad? This requires taking down so many trees.	<p>There will be a planting program on an ongoing basis.</p> <p>The skating pad is small and will be used for beginner skaters and skaters getting onto the path. It will be transformed into a splash pad in the summer. There was excitement around the skating trail and we will try to mitigate tree removal as much as possible.</p>

Is the skating pad natural or artificial ice? Will there be refrigerants used to keep the ice trail frozen?	The skating pad and trail will use artificial ice.
Will the skate trail be a running trail in the spring and summer?	It will be used for both running and walking in the spring and summer.
Noise and Construction Impacts	
How will noise be managed with the skating trail so close to the residences? Will the trees remain to allow privacy and act as a sound barrier?	The design team and Town are aware of the need to create noise and privacy barriers between the park and adjacent homes. Approaches will be considered in the implementation phase.
Art and Other Experiences	
Will the property be used as a venue for wedding photos and other events?	We will consider opportunities to host weddings at the Mulock Property but this has not yet been decided and will be considered in more detail during the detailed design phase.
Will Mulock Property replace the events taking place at Riverwalk Commons (ie. Farmers Market)?	Mulock Property will include programming but events at Riverwalk Commons will not be relocated to this site. The intention for the Mulock Property is to host distinct events. It will act as a complement to downtown.
I love the focus on history. It would great if there could be placards or QR code scannable spots to learn about artists, types of trees, the property and Town history as part of the experience.	This is a great idea and something we can explore during the detailed design phase.
Do we know what kind of gallery space will be available in the house?	One proposal includes a gallery space on the second floor, but this will be explored further in the detailed design phase.
Will there be a call for artists to design and create the outdoor art installations?	Great idea! This is something we are considering and will be determined during the detailed design phase.

Parking and Traffic	
Will there be bike parking?	Yes, there will be bike parking at all of the buildings and at the entrances.
<ul style="list-style-type: none">For the open house in 2019, there was a shuttle service. Is that an option for the parking?Is there going to be free parking?The parking lot appears quite small with only a few spots, particularly with so many activities and potential events held at the property. Where will overflow parking be expected to go, without impacting residential streets (Jordanray and Osler)?	We want to plan for the future as much as possible and are considering many options: <ul style="list-style-type: none">Accessibility is a priority. The drop-off and parking area will be accessible/include accessible parking.The Hydro Corridor might be an option for additional parking.There could be a shuttle from Ray Twinney.
<ul style="list-style-type: none">Could we consider accommodating a school bus as well as a bandstand?Can I suggest a hop on hop off trolley especially in the summer months which would provide access to the park as well as the historic downtown district of Newmarket. This would eliminate parking issues as people can find ample parking at Ray Twinney, the Tannery and Upper Canada mall.	These are great recommendations and they will be considered as we continue the design and implementation phase.
Will there be parking access for vans and buses?	There is parking access for vans. Bus access will be explored.
Will there be traffic lights at the entrance and exit of the parking lots, as well as security lights in the lot?	This is not determined yet. It will be considered in the design and implementation phase.
Operations	

Is there consideration given to the length of time this space will be under construction and minimizing the noise and dirt exposure that the residents who back on to this park will have to live with?	<ul style="list-style-type: none">There will be a construction management plan.There will be a staff member available to support and act as a liaison with neighbours.The construction management plan will also include environmental sustainability and protecting habitats.
Are there hours of operation intended for some or all of the components onsite?	The park will not have hours of operation. The house and skating trail will have hours of operation.
Will the necessary elements of waste management (garbage bins, recycling, composting) be incorporated? And how will they be blended into the natural setting?	Yes. The concept is to conceal refuse collection as much as possible.
Will there be more of the soofa charging stations built in? (Note: Soofa are the charging solar benches that we currently have along Main Street and at Riverwalk Commons)	This is not determined yet. It will be considered in the design and implementation phase.
Accessibility, Equity, Diversity and Inclusion	
Is the site wheelchair accessible? Will elements such as paths, playgrounds, washrooms, adult change table and lift, and signs be accessible for people with different abilities?	<ul style="list-style-type: none">Access for people in wheelchairs, strollers, adult change tables will be present.
What, if any, health and safety (AED/defibrillator, first aid, emergency service buttons security) supports will be available?	This is a great suggestion. It will be considered in the design and implementation phase.
Project timeline/process	

What is the timeline for this? <ul style="list-style-type: none">When will the work begin and when will it be finished?	<ul style="list-style-type: none">Construction could begin, at the earliest, in 2022 and at the latest 2023, and will continue for at least one or two years.Once the master plan is completed, we will start the implementation phase (Design, contractors).There is a cost to this so we will need Council approval on budget and consider a phased approach to this work.
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P L A N T