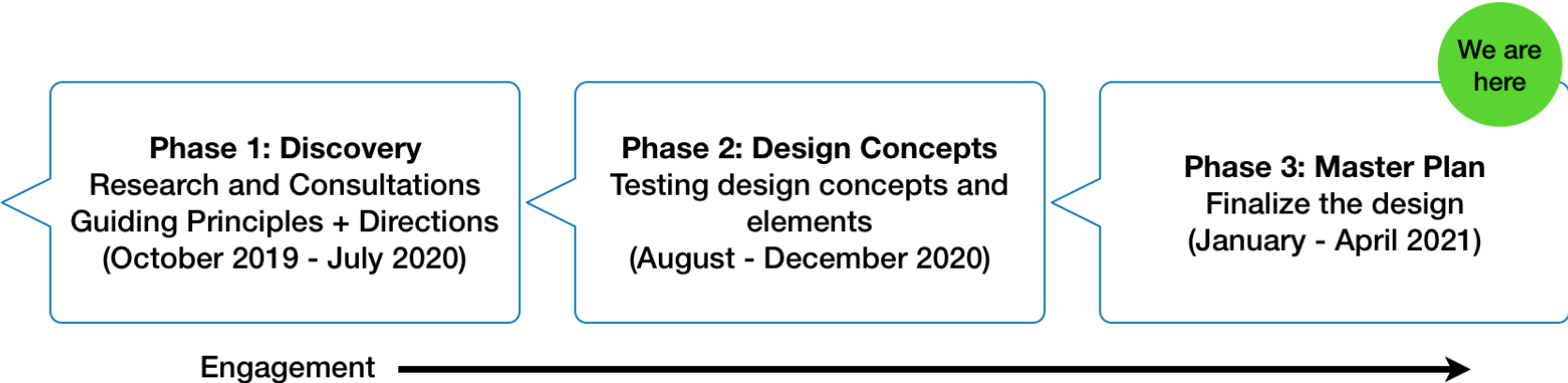




**MULOCK PROPERTY** 2021-04-20  
**MASTER PLAN PHASE II - SPECIAL COMMITTEE OF THE WHOLE**

# PROCESS TO DATE



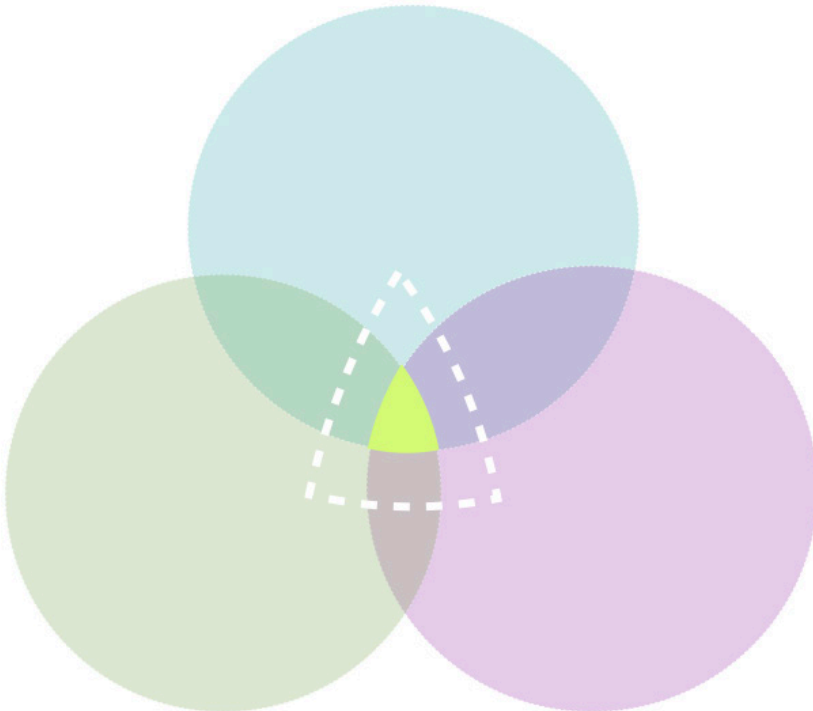
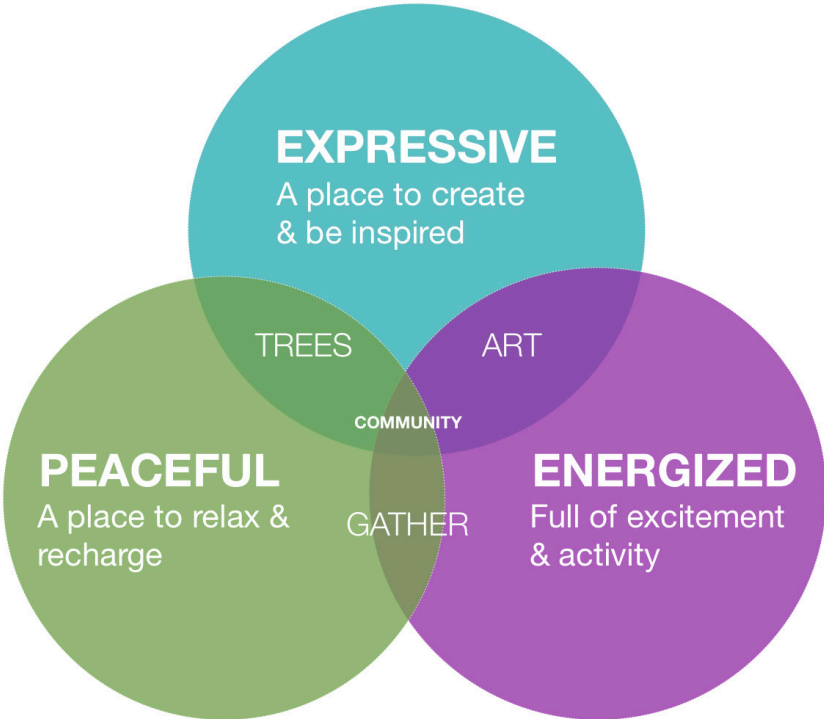
## **WHAT WE HEARD**

# PHASE I SUMMARY

	<b>Group</b>	<b># of participants</b>
<b>Internal</b>	Task Force	12
	York Region + LSCRA	8
	Council + Mayor	9
	Employee Survey	60
<b>Public</b>	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
<b>Total</b>	<b>Approx. 3,000</b>	

# 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



## INTEGRATED DESIGN

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

# PHASE II SUMMARY

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

# MARCH 9TH FACEBOOK LIVE

**180 people attended and 1,400 viewed since.  
General: Excitement about the project and  
gratitude for the process!**

**“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!”**



# PRIORITIES FOR DETAILED DESIGN



## Planting, Landscape

- Planting strategy and thoughtful tree removal
- Diverse gardens and Indigenous plantings
- Natural barriers for adjacent properties
- Jim Bond Park connected with unique and distinct feel



## Recreation

- Questions about tree removal, noise and operations related to skating



## Art and Other Experiences

- Questions about types of events and gallery spaces within the house



## Operations and Accessibility

- Waste management, Hours of Operation, Health and Safety, Noise and Construction, etc.



## Parking and Traffic

- Questions about shuttle services, parking, buses and accessibility



## Project Timelines and Process

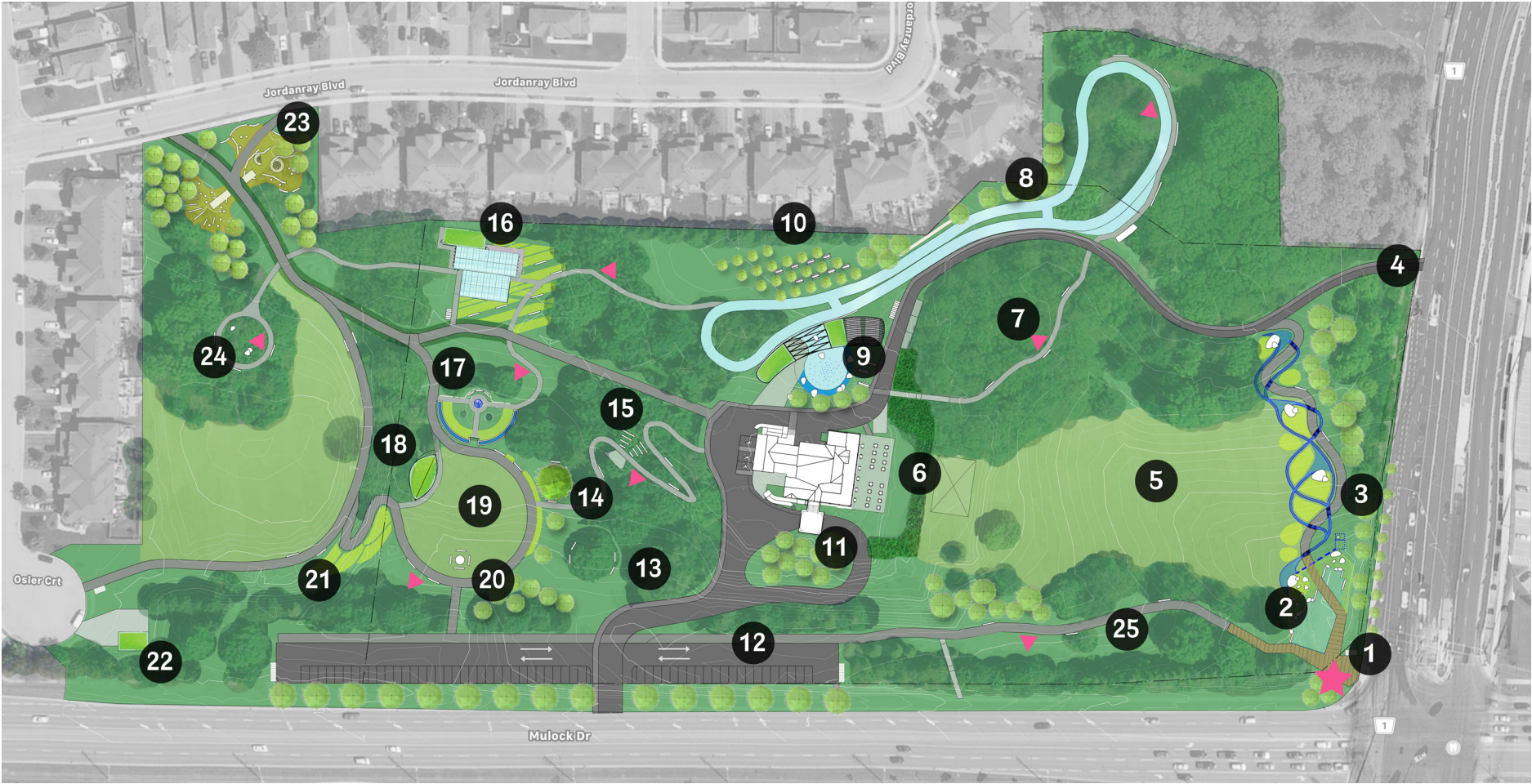
# ENGAGEMENT RECOMMENDATIONS

- Thoughtful and Intentional Indigenous Engagement
- Communications Strategy (e-newsletter)
- Working Group
- Pilot Ideas through Interim Activations on site (artist call)

# MULOCK PARK MASTER PLAN

LEGEND

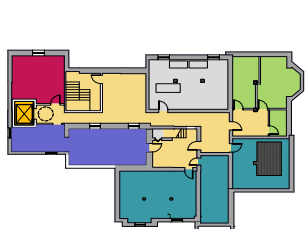
- 1 Bridge + Art Entry
- 2 Constructed Wetland
- 3 Riverine Water Feature
- 4 Service Road Only
- 5 The Great Lawn
- 6 Café + Events + Art + Heritage
- 7 Interactive Art
- 8 Skate Trail
- 9 Zamboni + Skate Rental Pavilion
- 10 Orchard + Picnic Area
- 11 Public Drop-off
- 12 Public Parking
- 13 Original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



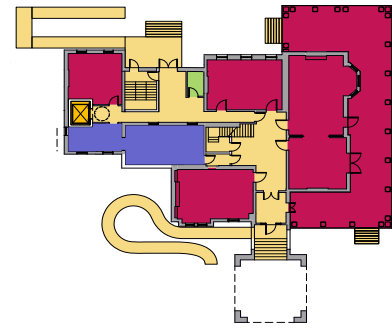
Mulock Masterplan

- LEGEND**
- CIRCULATION
  - ELEVATOR
  - HISTORIC ARTIFACT FOR VIEWING
  - KITCHEN/PANTRY
  - PROGRAMMABLE SPACE
  - STORAGE
  - WASHROOM

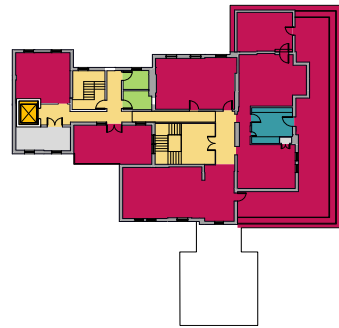
**BASEMENT**



**GROUND FLOOR**



**SECOND FLOOR**



*Mulock House plans from Phase I*



*Mulock Farm*

# YONGE & MULOCK ENTRY

Connecting to the rest of the Town, the main pedestrian entry at Yonge Street and Mulock Drive in-

cludes a landmark gateway entrance art feature. A raised walkway/bridge would pass over an engin-

eerred 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 ex-

periences. The house main floor could be an event space and cafe, while upstairs could be an art dis-

play/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

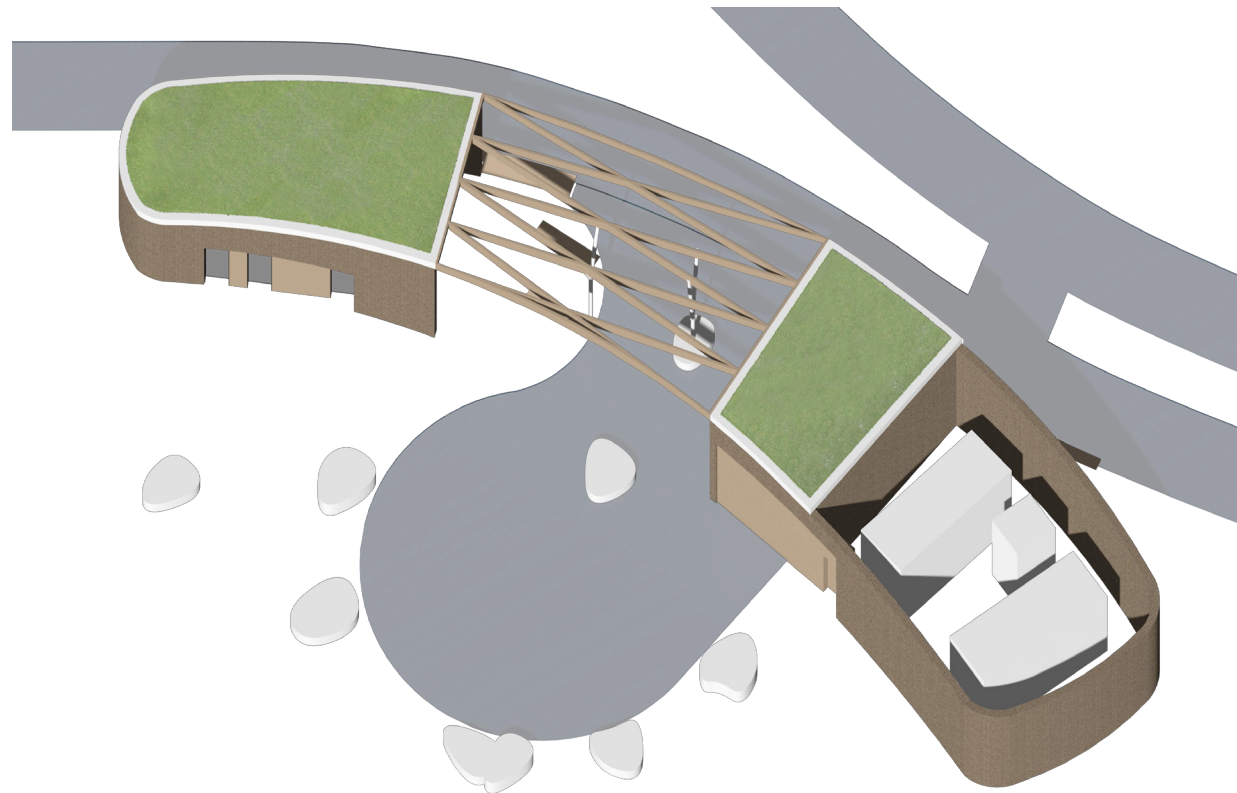
play. Off skating season it provides a hard surface for events. The pavilion includes skate rent-

als, washrooms and skate pond and trail infrastructure. Picnic tables, seating and art further animate this four-season space.



Summer wet plaza and winter skating

# SKATE POND, WET PLAZA & PAVILION



*Skate pavilion*



*Skate pavilion south elevation*

# 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

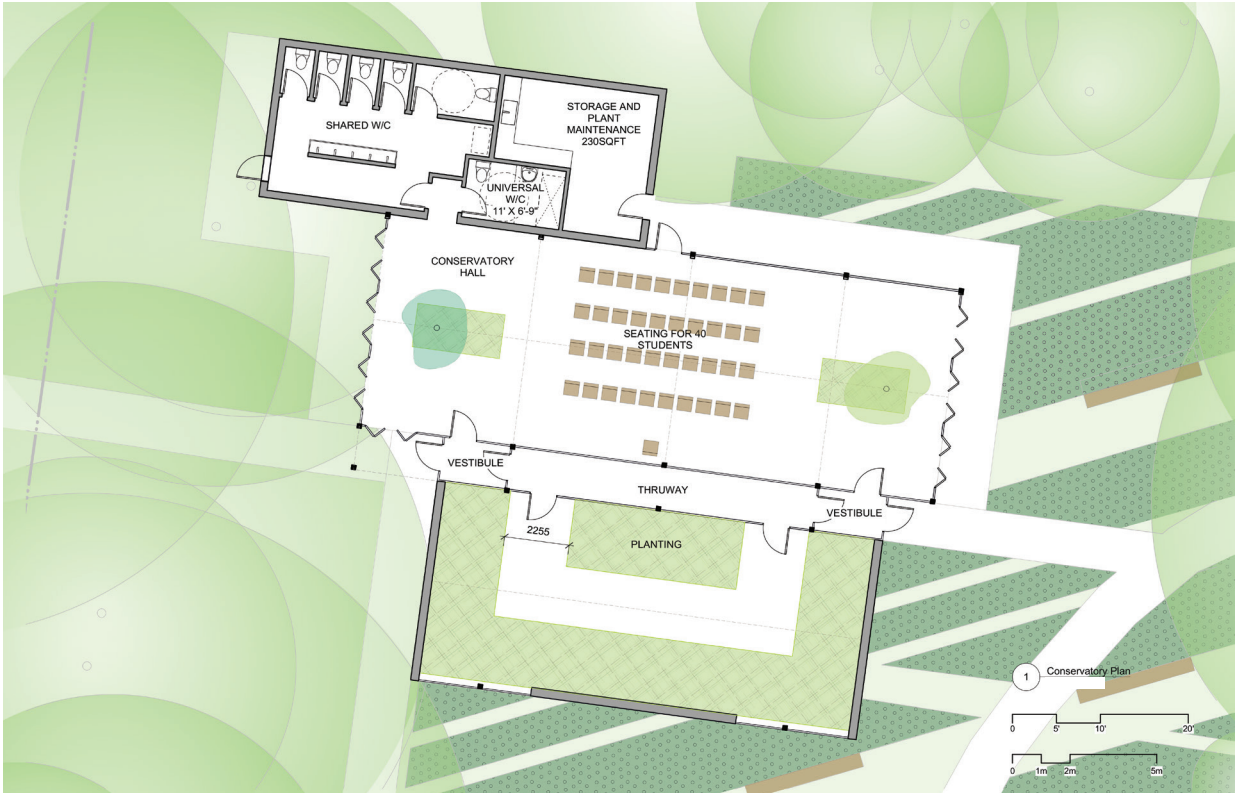
canopy. This would transform the original garage and stable and create a space for four season green-

ery and education. The diversity gardens showcase the diversity of Newmarket and its history.



*Conservatory and Diversity Gardens*

# CONSERVATORY & DIVERSITY GARDENS



Conservatory and Diversity Garden plan



Conservatory east elevation with wood shingles and glass

# HISTORIC GARDENS, THE GREEN & ARTIST STUDIO

The historic garden will be restored and enhanced with new water features. The Green is ringed by the

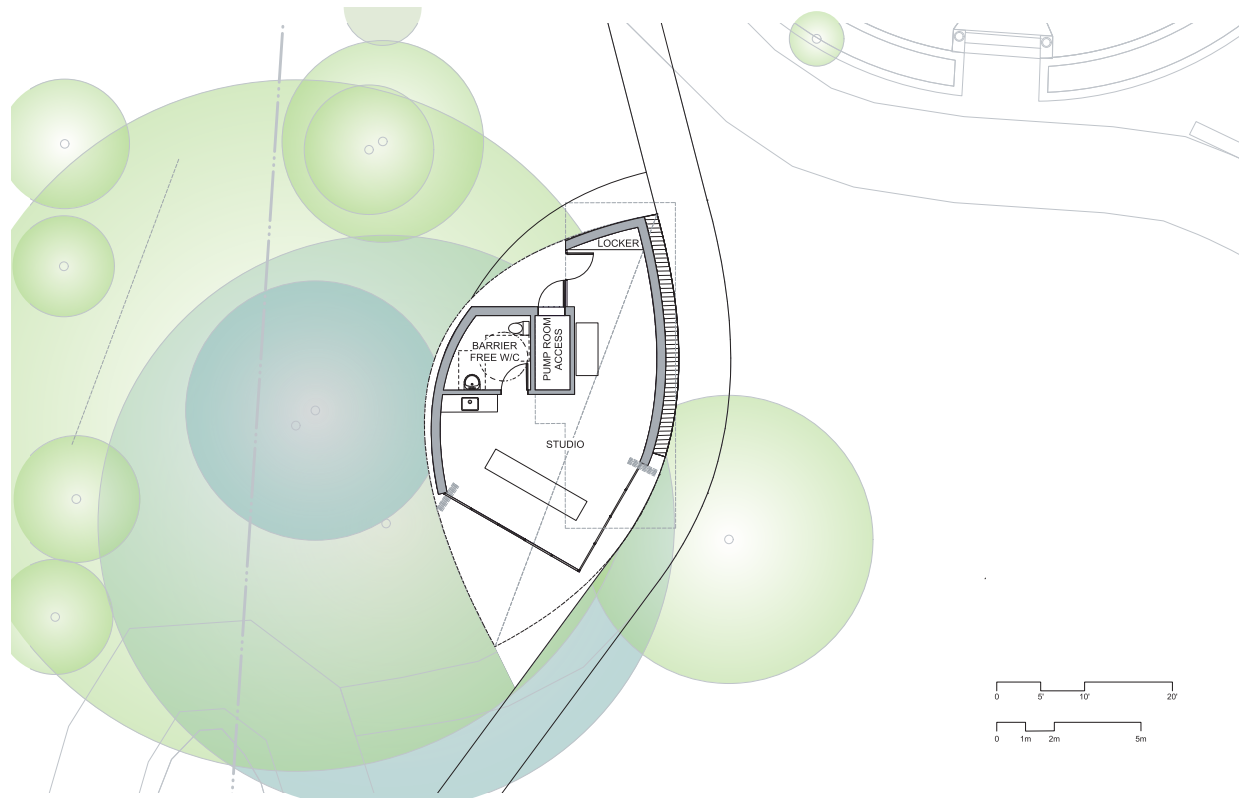
historic gardens, artist residency studio, community firepit, indigenous gardens and peonies bring-

ing 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*

# ARTIST STUDIO - PLAN



Artist Studio plan



West elevation toward The Green.

# 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.



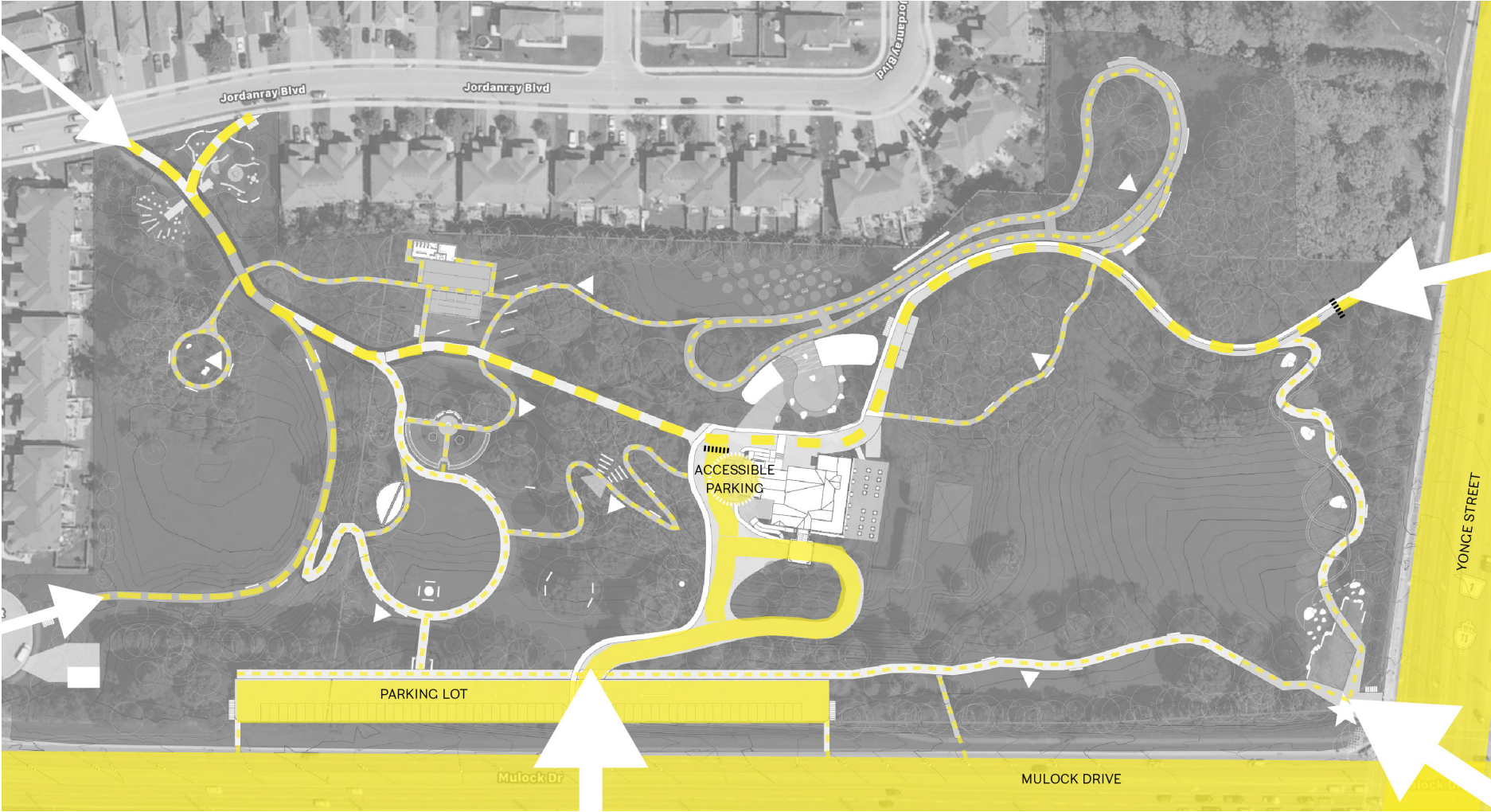
*Natural Playground Concept Rendering*



# CONNECTING - TRANSPORTATION MODES

## LEGEND

- Vehicle
- Cycle & Pedestrian
- Pedestrian
- Accessible Parking
- Vehicle Gate



Transportation/site movement

# FIRE ROUTES

## LEGEND



- Fire Truck Stop
- Fire Truck Route
- - - Fire Truck "Laneway Approach"
- ⦿ Hose Access



Fire route

# CYCLING

### LEGEND

-  Bike Parking
-  Bike Path



# PATH SYSTEMS

## LEGEND

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



Path hierarchy

# ECOLOGY & GARDENS

## LEGEND

- Existing Key Area
- Proposed
- ▨ Green Roof

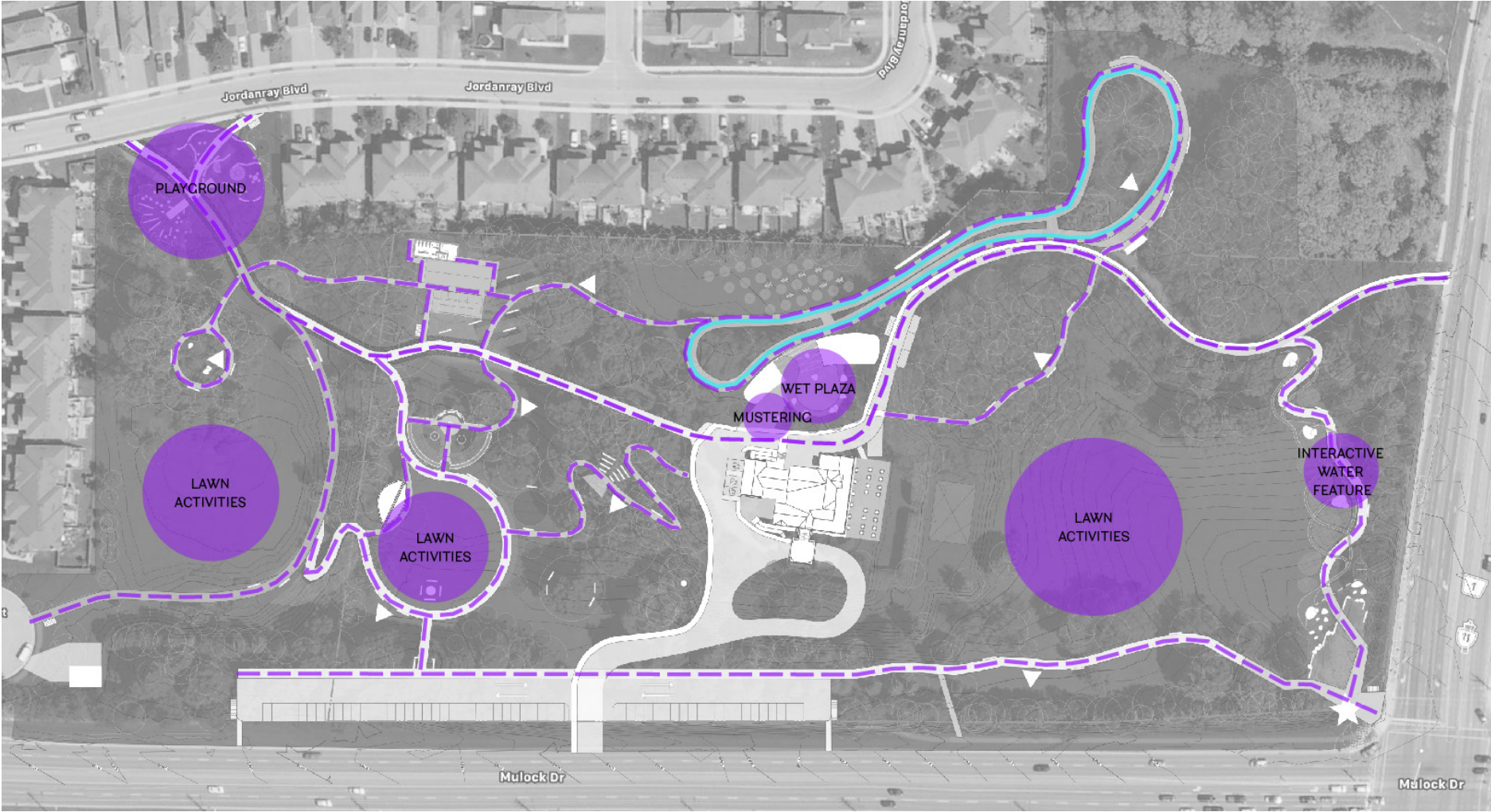


Ecology and gardens

# RECREATION - PASSIVE/ACTIVE

## LEGEND

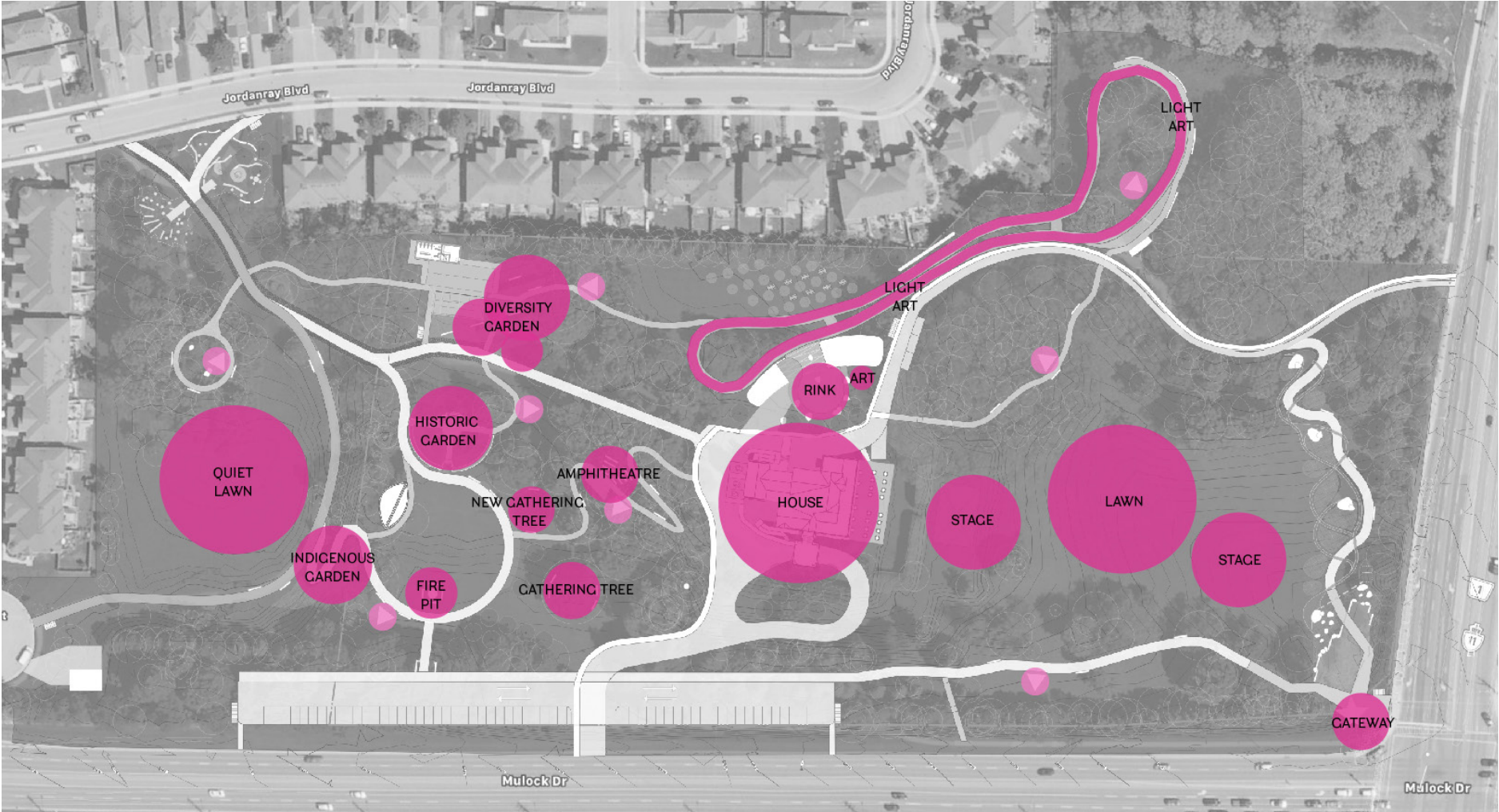
- Gathering
- - - Walking
- Skating



# CULTURE - ART, PERFORMANCE, HISTORY

## LEGEND

- Programed Area
- Art/Interpretive Point (Multiple)



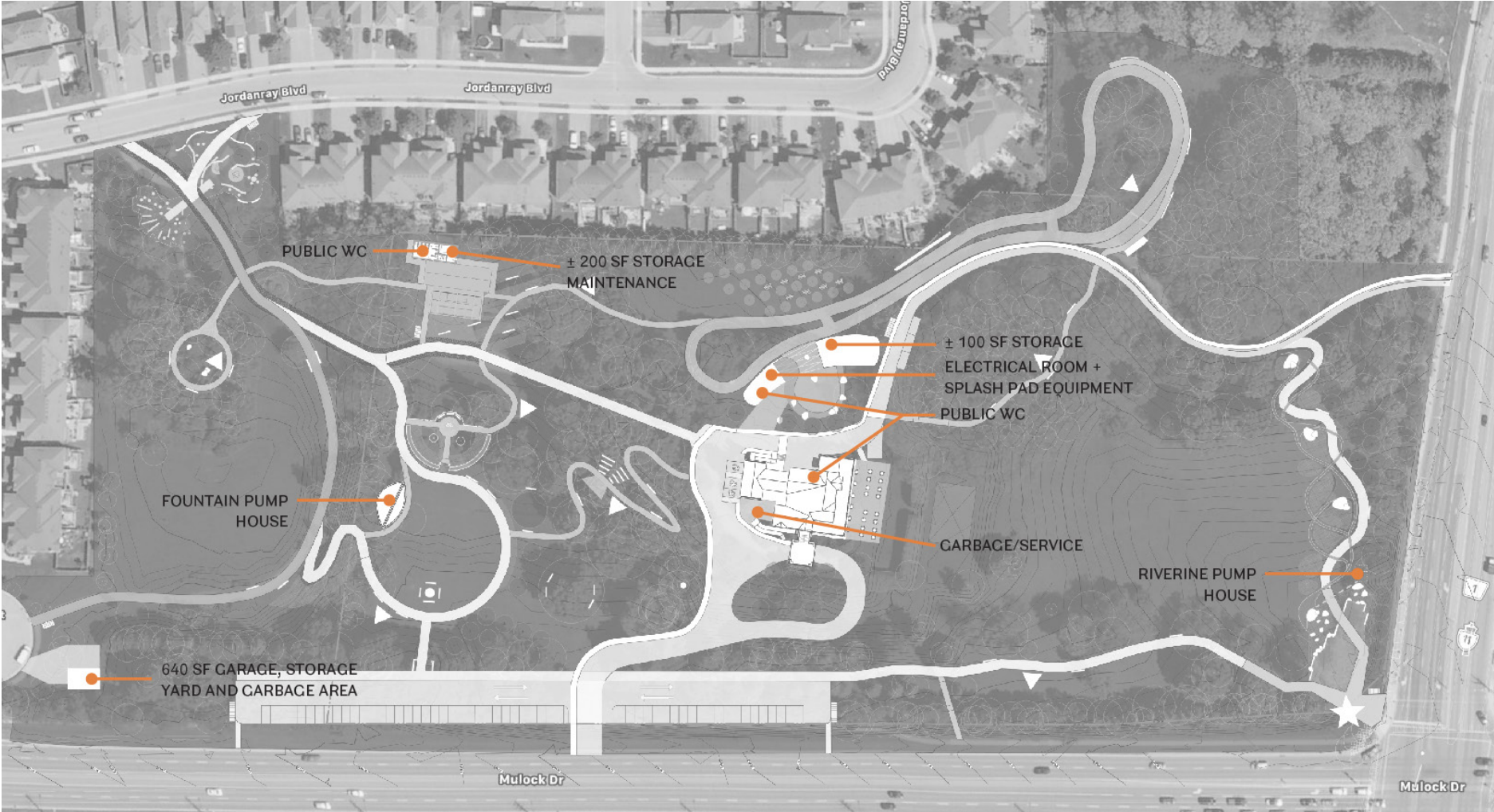
# BUILDING AMENITIES



Amenity locations

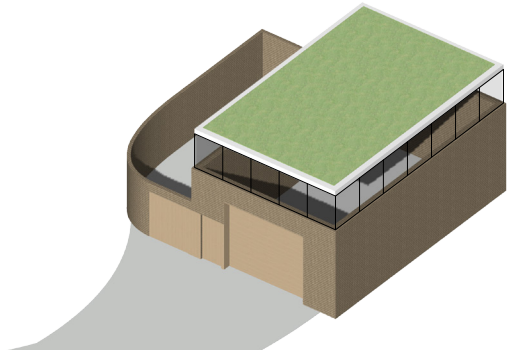


# SERVICE AREAS

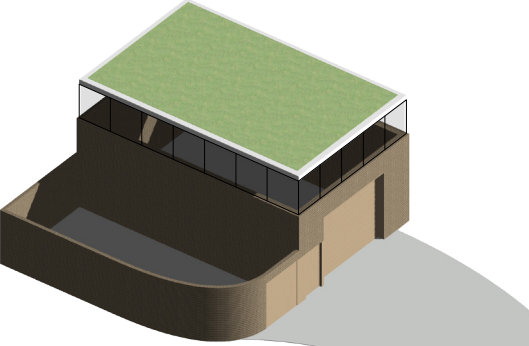


Services and maintenance

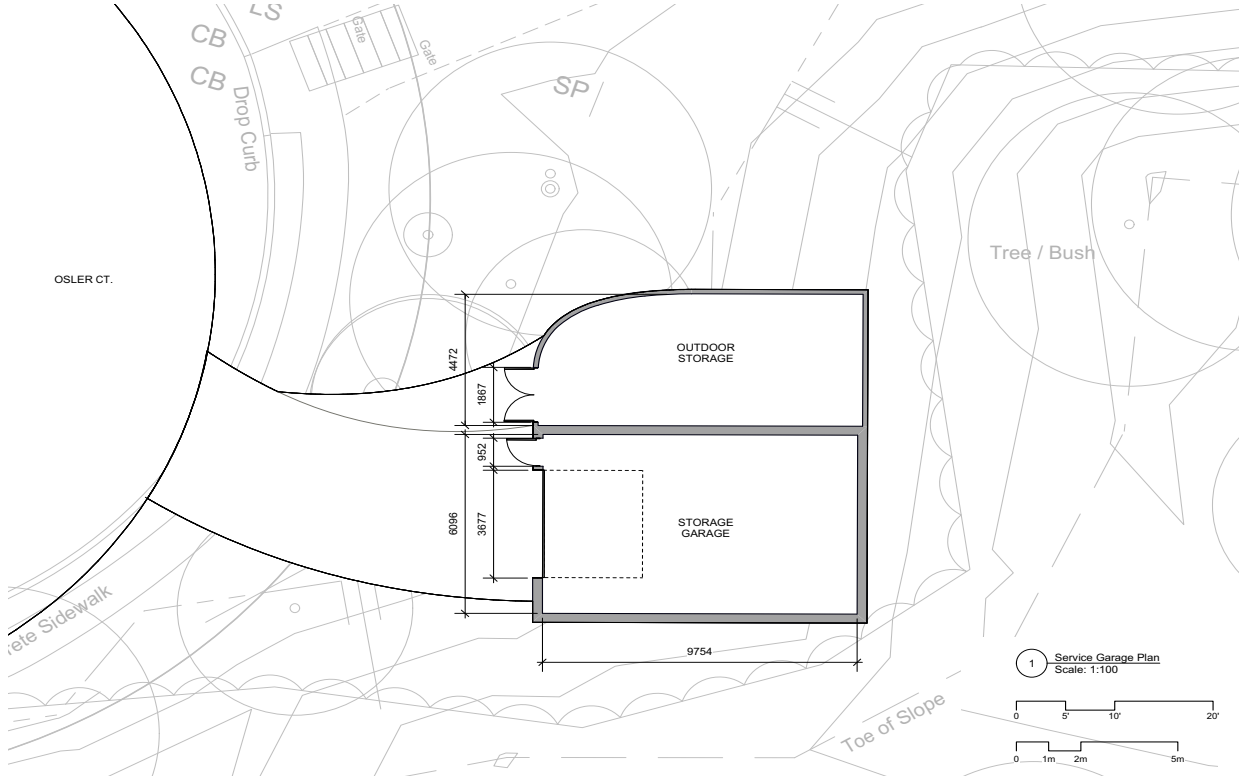
# MAINTENANCE GARAGE



Maintenance garage and fenced yard

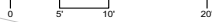


Maintenance garage and fenced yard



1 Service Garage Plan

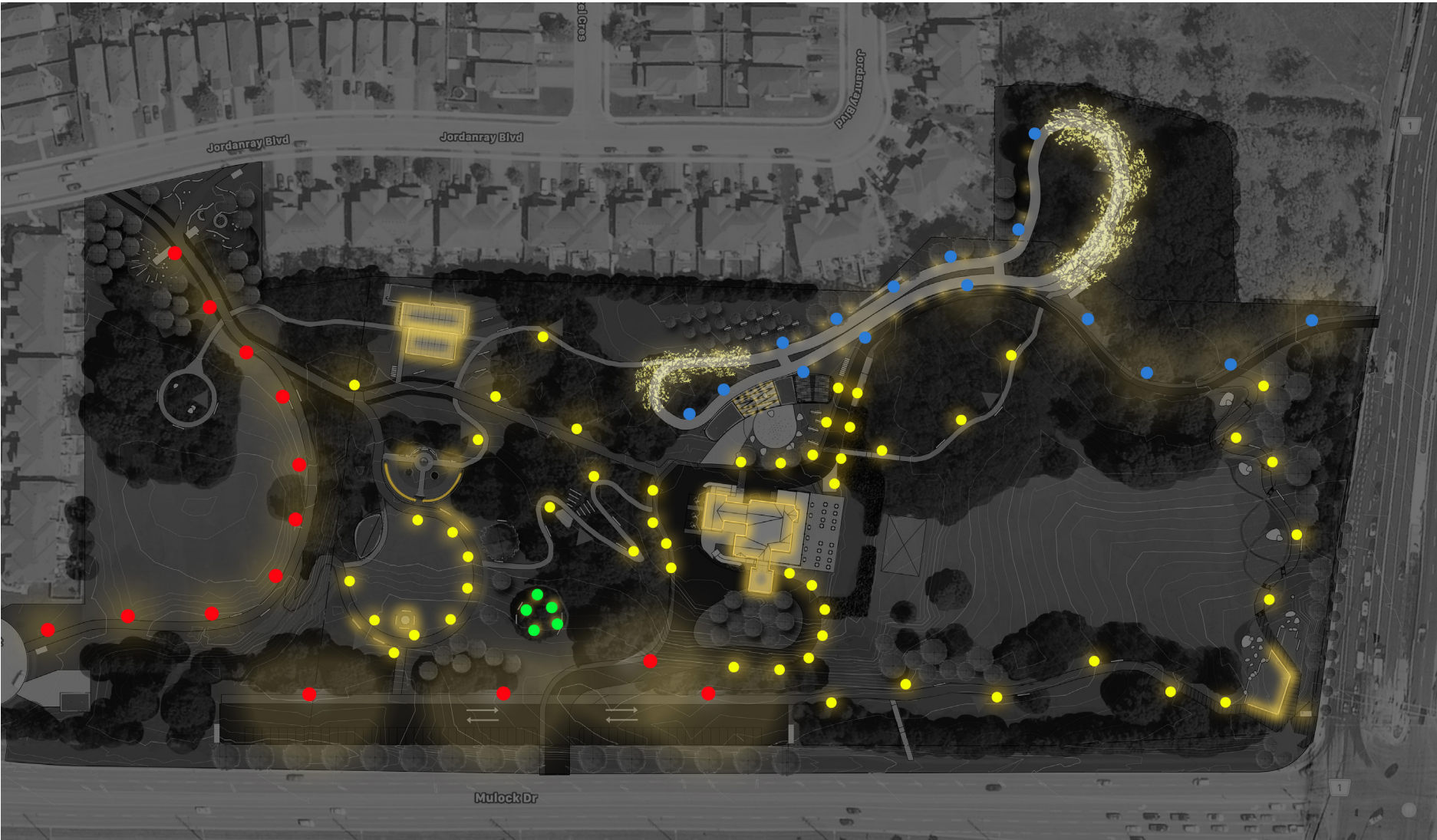
Scale: 1:100



Maintenance garage plan

# LIGHTING: OVERALL CONCEPT

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



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

# WATER FEATURES

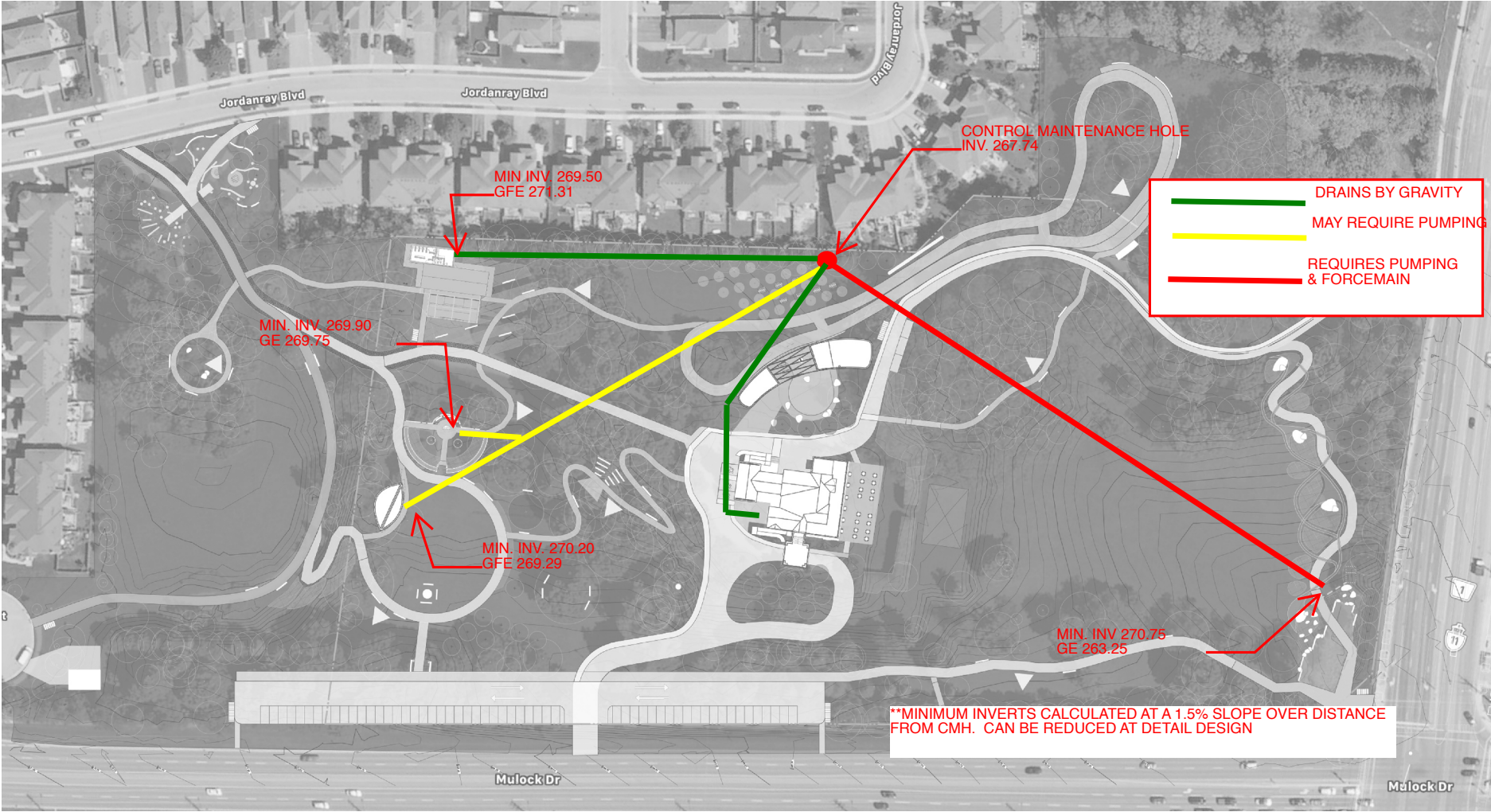
## LEGEND

- Artificial - Treated/Recirculating
- Engineered - Natural



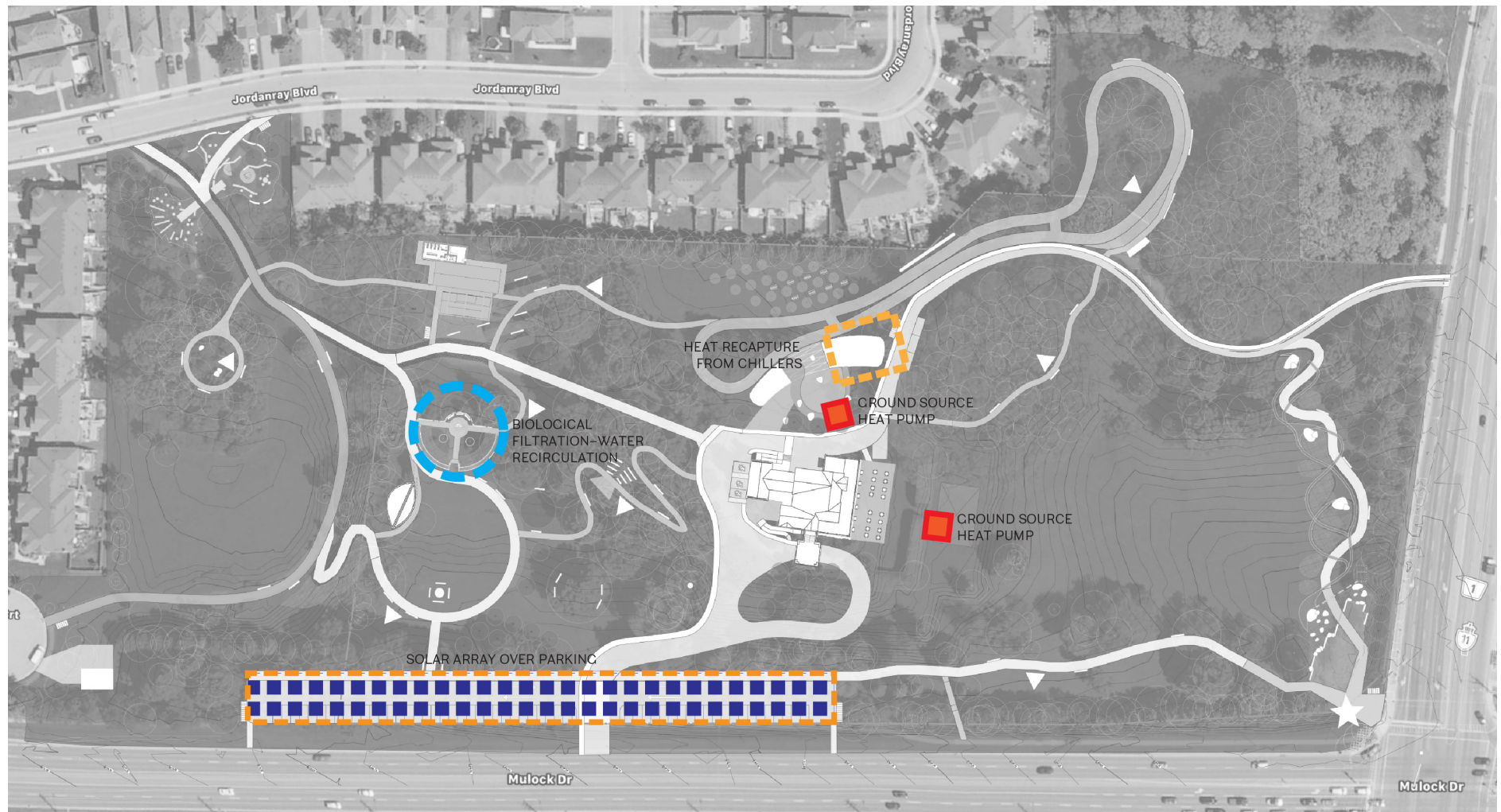
Water features

# SITE SERVICING DESIGN



# SUSTAINABILITY & RESILIENCY

- Energy creation, targeting and controls
- Saving water, storm water, LID design
- Material strategy – reuse, re-adapt, buy local
- Integrated design process/construction process



# BUDGET & PHASING

## LEGEND

- Phase 1 Parking/drop-off, entry bridge, historic garden, the Green, art studio & storage yard
- Phase 1A Skating & orchard
- Phase 2 Riverine, conservatory, diversity and indigenous gardens, amphitheatre & artworks
- Phase 3 Art, playground & maintenance garage



# BUDGET – CLASS ‘D’ COSTING

**Estimated Construction Budget:** **\$27,770,000.00**

**w/ provisional items:** **\$29,899,000.00**

- Green roofs
- Solar panels
- Maintenance garage heating/plumbing
- Solid roof in lieu of trellis
- Generator at conservatory

**Soft Costs:** **\$7,349,000.00**

- Consultant fees
- Project management fees
- Inspection, testing & archaeological
- Legal fees
- Permits

**TOTAL** **\$37,248,000.00**

Includes:

- 20% design contingency
- 10% construction contingency
- 8.3% escalation contingency:
  - Tender fall 2022
  - Construction 2023-2025/May 2026



# IMPLEMENTATION RECOMMENDATIONS

- Ongoing public engagement
- Consideration of maintenance/management
- Continuing pursuit of additional parking/transportation mode access
- Garden curation development with partners
- Art plan curation development

**P L A N T**



# Proposed budget for Mulock Park

Presenter: Mike Mayes

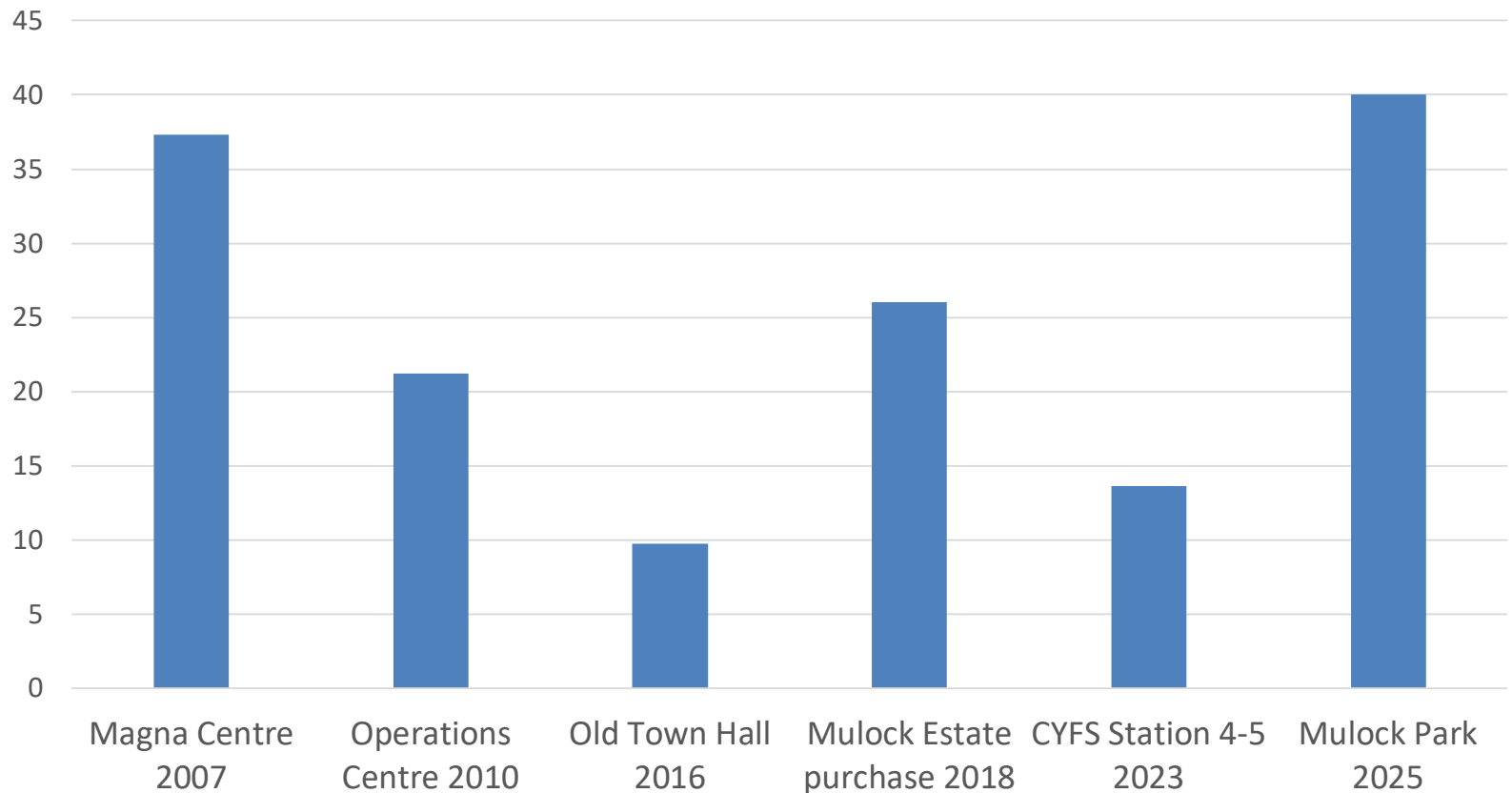
Date: April 20, 2021



# This will be Newmarket's largest capital project



Major projects - Cost in \$ millions



# Capital Spending Authority of \$40 million is requested



Project budget	2021	2022	2023	2024	2025	Total
	In \$ millions					
Construction	-	-	\$ 10.0	\$ 10.0	\$10.0.	\$ 30.0
Design & contract administration	\$ 0.6	\$ 1.4	\$ 0.2	\$ 0.2	\$ 0.2	\$ 2.6
Other soft costs	\$ 0.9	\$ 1.4	\$ 0.8	\$ 0.8	\$ 0.8	\$ 4.7
	<b>\$ 1.5</b>	<b>\$ 2.8</b>	<b>\$ 11.0</b>	<b>\$ 11.0</b>	<b>\$ 11.0</b>	<b>\$ 37.3</b>
Project Management Contingency	\$ 0.5	\$ 0.7	\$ 0.5	\$ 0.5	\$ 0.5	\$ 2.7
<b>Total</b>	<b>\$ 2.0</b>	<b>\$ 3.5</b>	<b>\$ 11.5</b>	<b>\$ 11.5</b>	<b>\$ 11.5</b>	<b>\$ 40.0</b>
<b>Steps</b>	<b>\$ 17.0</b>			<b>\$ 23.0</b>		



# Recommendations: Capital budget



2. That a Capital Spending Authority of \$40,000,000 be established for the development of the Mulock Park; and,
3. That a Project Management Contingency of \$2.7 million be included in the project budget; and,
4. That any application of the Project Management Contingency will require Council's approval; and,
5. That the 2021 Capital Budget be increased by \$2,000,000 to accommodate the 2021 allocation of the project; and,



# What's happening in 2023?



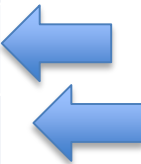
- Costs will be more precise
  - design work completed
  - construction underway
- Growth revenue studies
  - Next DC bylaw and background study
  - NEW Community Benefits Charge (CBC)
- Asset Management Plans for non-core assets, including parks and facilities
- Implementation of the Fiscal Strategy



# Development Charges for development of the park



Status of Parks and Recreation DC's	2019-23 provision	2019-20 spending	Unspent provision
	In \$ millions		
Mulock Estate Development	\$ 22.5	\$ 0.2	\$ 22.3
Other trails and parks	\$ 15.2	\$ 2.8	\$ 12.4
Debenture payments	\$ 13.2	\$ 2.9	\$ 10.3
Equipment	\$ 1.7	\$ 0.2	\$ 1.5
<b>Total</b>	<b>\$ 52.6</b>	<b>\$ 6.1</b>	<b>\$ 46.5</b>





# Possible funding framework



	Park Step 1	Park Step 2	Mulock House	Offsite Parking	Outdoor rink	Other Rec
Grants		TBD	<b>TBD</b>		TBD	
Donations					\$400K	
Sponsors		TBD	TBD		TBD	
DC Current	\$17M	\$5M		\$2M	TBD	\$12M
DC New		TBD			TBD	TBD
CBC		TBD				TBD
Parkland		TBD				TBD
Gas Tax			\$5M			
Reserves		TBD		\$800K		TBD
Debt		?	?			



# Recommendations: Capital funding



6. That the two part approach, as outlined in this report, be used for funding the project; and,



# Phasing in the operating budget for no tax impact



Using growth revenues	2022	2023	2024	2025	2026
	In \$ millions				
Assessment growth revenue	\$ 0.67	\$ 0.75	\$ 0.83.	\$ 0.92	\$ 1.00
Set aside for Mulock Park	\$ 0.25	\$ 0.25	\$ 0.25	\$ 0.25	\$ 0.25
Mulock Park base operating budget	<b>\$ 0.25</b>	<b>\$ 0.50</b>	<b>\$ 0.75</b>	<b>\$ 1.00</b>	<b>\$ 1.25</b>
Potential reserve accumulation	\$ 0.25	\$ 0.75	\$ 1.50	\$ 2.50	\$ 2.50



# Recommendations: Operating budget



7. That future Operating Budgets will phase In the anticipated cost to maintain and operate the Mulock Park; and,



# Recommendations: General



8. That staff provide annual updates on the funding of this project as part of the annual budget process; and,
9. That Staff be authorized and directed to do all things necessary to give effect to this resolution

