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Mulock Park Off-Site Parking Budget Update Information Report to Council

Report Number: INFO-2023-04

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In accordance with the Procedure By-law, any member of Council may make a request to the Town Clerk that this Report be placed on an upcoming Committee of the Whole agenda for discussion.

Executive Summary

Staff Report 2021-30 established a budget of \$40.0 million for the Mulock Park project, including design, soft costs, and a Council contingency, but excluding work for the Mulock House and offsite parking. This budget and Capital Spending Authority was approved in April 2021, based on a preliminary estimate to execute the work described in the Master Plan approved in Staff Report 2021-29.

Budget is proposed to complete design and procure construction services to construct the Off-Site Parking Lot proposed in the Master Plan in time for planned park opening in 2025. Using previously approved Capital Spending Authority, the proposed increase is \$3.0 million. Dedicated funding is available for the requested Capital Spending Authority. The proposed approach ensures that there is no project impact on property tax rates.

Purpose

This report presents a proposed budget for design and construction of previously planned Off-Site Parking Lot project work to implement the Mulock Property Master Plan.

Background

Mulock Park Master Plan

Phase 1 of the Mulock Property Master Plan was presented in Staff Report 2020-36. Phase 2 was presented in Staff Report 2021-29 and endorsed by Council in April 2021.

Delivery of the Master Plan is divided into four main projects:

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1. **Mulock Park Project:** Design and construction of the park, skate trail, greenhouse conservatory, site servicing and maintenance building.
2. **Mulock House State of Good Repair Project:** Design and construction of roof and electrical upgrades.
3. **Mulock House Adaptive Re-Use Project:** Design and construction works to renovate the Mulock House and make it ready for tenancy and public occupancy.
4. **Mulock Park Off-Site Parking Project:** Design and construction of approximately 200 off-site parking spaces on the adjacent Hydro Corridor.

Preparation of detailed design documents for the park including contract drawings and specifications are nearing completion, with construction expected to commence in mid-2023 and be completed in late 2025.

Mulock Park Off-Site Parking Project

Based on consultation with Hydro One, it is expected that approximately 200 parking spaces can be provided on the Hydro One right-of-way (Hydro Corridor) located approximately 50 metres north of the Mulock Property. This off-site but nearby parking option is important to minimize parking in adjacent areas and preserve park greenspace. The project will also secure lands to provide a needed link in the multi-use pathway system between the Mulock Park and the Ray Twinney Recreation Complex.

Hydro One have advised staff that additional engineering design is required to advance discussion and secure a licensing agreement. Staff expect designs to be submitted to Hydro One by February 2023, so that a Licensing Agreement for use of the Hydro Corridor may be formalized.

Discussion

Budget for the Mulock Park Implementation was approved in April 2021 with Staff Report 2021-30, at the conclusion of the Mulock Property Master Plan process. The previously approved budget expressly excludes work on the Mulock House and Mulock Park Off-Site Parking Lot.

In March 2022, Staff Report 2022-19 established spending authority for initial phases of design consulting for the Mulock Park Off-Site Parking Lot, noting that spending authority for consulting services during construction and the construction work itself would be requested separately as part of future years' budget approvals, as project scope was refined. Table 1 summarizes the estimated expenditures for spending authority:

Table 1: Proposed Spending Authorities

Project Task	EXPENDITURE (\$ million)		
	2023	2024	Total
Mulock Park Off-Site Parking – Consulting Services During Construction	0.1	0.0	0.1
Mulock Park Off-Site Parking - Construction	1.5	1.4	2.9
Total	1.6	1.4	3.0

The present \$3.0 million request is based on a preliminary cost estimate ($\pm 20\%$ accuracy) prepared by GHD Limited, based on the preliminary design. Construction is expected to be a multi-year process. It is therefore necessary to establish multi-year spending authority so that a single contract may be procured for the Mulock Park Off-Site Parking Lot. Funding sources are summarized in Table 2, below:

Table 2: Funding for Capital Spending Request

Project Task	EXPENDITURE (\$ million)		
	2023	2024	Total
Development Charges	1.6	0.6	2.2
Community Benefits	0.0	0.8	0.8
Total	1.6	1.4	3.0

Funding for this work has been previously allocated from Development Charges collected for parking lots, and Community Benefits charges. **The proposed approach would ensure that there is no impact on property tax rates from construction.**

Conclusion

The proposed budget will fund construction of necessary parking to support the opening of the Mulock Park. Multi-year funding and spending authority must be established to permit completion of construction by 2025.

Funding is available to support the total proposed \$3.0 million Capital Spending Authority increase.

Business Plan and Strategic Plan Linkages

Providing budget and spending authority furthers Council's Strategic Priority for Extraordinary Places and Spaces, by authorizing funding and spending authority for interim stages necessary to implement the Mulock Property Master Plan.

These forecasts further Long-Term Financial Sustainability by working towards multi-year capital budgets.

Consultation

The content of this report has been developed in collaboration with Financial Services, Parks & Facilities Services, and Engineering Services.

Human Resource Considerations

None.

Budget Impact

Operating Budget

The Mulock Park can be built with no additional tax impact, and the operating budget required to support the park and off-site parking is being phased in annually by a planned allotment of \$250,000 of assessment growth each year for 5 years. Operating costs will be verified at completion of the Design Development phase and further confirmed before the Park becomes operational in mid-2022.

This estimate does not include operating and maintenance costs associated with the new parking lot. Annual cost of the Hydro One licensing agreement is estimated at \$168,000 plus HST, as quoted by Hydro One for the first five-year licensing term, plus real estate taxes. At this time, staff are exploring how these could potentially be offset by user fees (i.e., paid parking) and assessment growth. These could be dealt with in future budgets starting in 2024.

Capital Costs

Completion of the Mulock Park Off-Site Parking Lot construction will require an increase in Capital Spending Authority of \$3.0 million. \$1.6 million of this amount applies to 2023 and \$1.4 million which applies to 2024. Dedicated funding is available, and this report is seeking Capital Spending Authority.

Attachments

None.

Contact

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Approval

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Peter Noehammer, Commissioner, Development & Infrastructure Services
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