





ON BAYVIEW

Luxury Beyond
IMAGINATION



A COMMUNITY LIVING IN LUXURY AND BATHING IN STARLIGHT

Welcome to Observatory Hill, a luxurious master-planned community in south Richmond Hill's last remaining parcel of picturesque land. It's a place that's to be built on the astronomical past of the David Dunlap Observatory, rich with scientific advancement that led the world.

Observatory Hill will be one of the most unique communities in Canada. Tucked in alongside David Dunlap Observatory Park, a huge, cultivated green space with stories of astronomy and discovery. Many of those stories became history, and soon those who live there will write life stories of their own.



A BILLION STARS IN YOUR BACKYARD

Observatory Hill on Bayview Avenue. A constellation of ultra-luxury homes nestled alongside the historical David Dunlap Observatory, with 110 acres of beautiful woodlands and out-of-this-world amenities.

Beautifully crafted and expertly built townhouses, semi-detached or single family detached luxury homes provide comfort, convenience and the perfect location in which to live and raise a family. Observatory Hill homes combine the best of classic design and modern construction with an outdoor space that has historical significance and amenities available nowhere else in the country.



1

LIFE IS RICH IN
RICHMOND HILL

2

A PARK WITH A VIEW
OF THE UNIVERSE

3

THE HOMES AT
OBSERVATORY HILL



1

LIFE IS RICH IN
RICHMOND HILL



THE CITY OF STARS

Multi-award winning Richmond Hill is a culturally diverse, social and convenient place to live. It consistently ranks among Canada's fastest growing towns. In fact, it is ranked 4th out of 50 Canadian cities in the *Conference Board of Canada's City Magnets* 2014 report that includes education, innovation, economy, society, health, environment and housing.

Richmond Hill is an affluent community with more than 52% of families reporting incomes of greater than \$70,000, and over 31% of households reporting incomes greater than \$100,000. The average household income in Richmond Hill is \$100,900, 34% higher than the national average and 26% higher than the provincial average.

The town is home to many successful corporations including Acklands Grainger Inc., Compugen Inc., Compuware, DMC Mining Services, Lexmark, BMW Canada, AMD Canada, Volvo Canada, Mazda Canada, and Staples.





OUT-OF-THIS-WORLD ENTERTAINMENT AND LUXURIANT GREEN SPACES



Not only will Observatory Hill offer a fantastic community with well-designed, high quality homes; the town of Richmond Hill has proposed a spatial plan just northwest of Bayview and 16th Avenue that will make this neighbourhood one of the finest, and most unique in Canada.

The proposed restoration of world-renowned David Dunlap Observatory Park will allow you to spend quality time with your children enjoying the Planetarium, the open-air Amphitheatre, the Conservatory, a Skating Trail, Ice Arena, Tennis Courts, playgrounds and self-illuminating Star Path. Have a family picnic in the Great Lawn, or take a walk in the woodlands and watch for local wildlife in the Wildlife Sanctuary or the Wetlands.



EVERYTHING IN ORBIT AROUND OBSERVATORY HILL

Richmond Hill has 166 parks and 544 hectares of undeveloped natural area for recreation. The largest park is Richmond Green Sports Centre and Park which includes several baseball diamonds, two ice skating rinks, a 300-person amphitheatre and a skateboard park.

The town also has 6 public swimming pools, including an indoor wave pool and every summer, a themed concert series. The town is also home to the Richmond Hill Country Club, Summit Golf & Country Club, and the Bloomington Downs Golf Course.

Richmond Hill was awarded the National Communities in Bloom award in 2003, with a special mention of the town's floral displays. Libraries, community centres, theatres, sport fields and community events cater for everyone from young to old.

RESTAURANTS & BARS

1. Yang's Fine Chinese Cuisine
2. Senbazuru Sushi Bar
3. Fraticelli's Italian Grill & Bar
4. Emperor Fine Chinese Cuisine
5. Congee Wong
6. Abruzzo Pizza
7. Il Fornello
8. Tanaka Sushi
9. The Host Fine Indian Cuisine
10. Saigon Star Restaurant
11. Tim Hortons
12. Ten Ren's Tea Time
13. Pho Xe Lua

SCHOOLS

14. Sixteenth Avenue Public School
15. Bayview Secondary School
16. Jingbao Bilingual Montessori School & Day Nursery
17. Art One Academy
18. Stream School of Music
19. Dancetastic Studio Inc
20. Adrienne Clarkson Public School
21. Michaëlle Jean Public School
22. St. Joseph Catholic School
23. Jean Vanier Catholic High School
24. Richmond Hill Art School

ENTERTAINMENT

25. Richmond Hill Centre for the Performing Arts
26. Silvercity
27. The Curtain Club Theatre of Richmond Hill
28. Richmond Hill Public Library
29. David Dunlap Observatory Park

COMMUNITY

30. Mackenzie Health
31. Bayview Hill Community Centre & Pool
32. M.L. McConaghy Seniors' Centre
33. Richvale Community Centre & Pool

SHOPPING

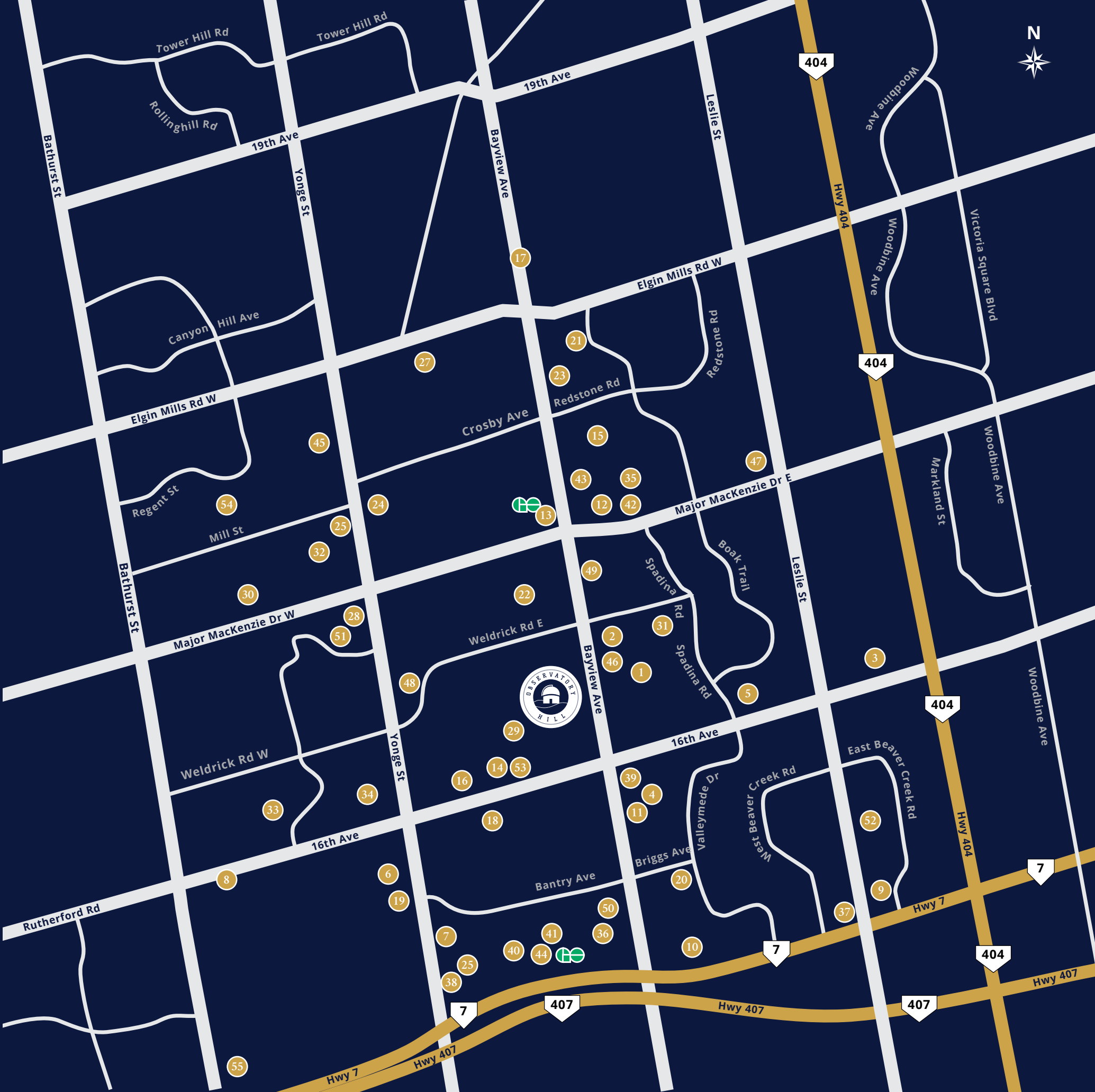
34. Hillcrest Mall
35. Walmart Richmond Hill Supercentre
36. Urban Barn
37. Times Square
38. Indigo - Richmond Hill
39. Shoppers Drug Mart
40. The Home Depot
41. Canadian Tire
42. Canada Computers
43. EB Games
44. Staples Richmond Hill
45. Richmond Heights

SUPERMARKETS

46. Bruno's Fine Foods
47. FreshCo
48. T&T Supermarket
49. H Mart
50. Loblaw Grocery

SPORTS & OUTDOORS

51. The Wave Pool
52. World Bowl
53. Elvis Stojko Arena
54. Mill Pond Park
55. Richmond Hill Golf Club





EDUCATION

NATIONALLY RANKED EDUCATION AND CULTURE

From its earliest incarnation as a centre of learning at the DDO to its present form as one of Canada's most sought after towns, Richmond Hill has always been highly regarded as a hub of education. Two Richmond Hill public schools rank in the top 10 of Fraser Institute's annual report card on Ontario secondary schools. Choose from Private schools like Richmond Hill Montessori, St. Joseph Catholic Elementary, St. Charles Garnier Catholic school, French Immersion schools like Adrienne Clarkson, Doncrest and Ecole Secondaire Norval Morrisseau and a host of public schools in the area.





DINING

AROUND THE WORLD WITH JUST ONE BITE

This is the town where you can find world-class world cuisine at every turn. Just a short drive from home is ethnic cooking from all around the world. Can't decide what's for dinner? Choose from American – North, South or Central; Asian - South, East, Far East, the Pacific Islands or European – East, West or Central. There are over 40 genuine ethnic restaurants to discover and enjoy.



ENTERTAINMENT

OUTDOOR ACTIVITIES, INDOOR AMUSEMENT

Whether you enjoy sports, social activities, watching movies or fun evenings out, Richmond Hill and surrounds offer some of the best entertainment options in the GTA. Take the kids out for a fun day full of excitement or unwind with a glass of wine. There's something to do or find everywhere in the neighbourhood, from card games and fitness programs to art galleries and exhibits, theatre and dance. Other local programs and interest groups include crafts, fashion, painting, spinning and weaving, choral singing, pottery, woodcarving, beading, photography, opera and classical music appreciation.





EVERYDAY LIFE

THE STAR OF THE SHOW

Everyday life in Richmond Hill is a unique combination of convenience, comfort and collaboration. Downtown Toronto is just a short commute to the south and lake country a quick ride north. Whether you're trying to get to work, or more importantly, trying to get home, Richmond Hill has every route covered. If you're staying in town, everything you need and more is available around almost every corner and accessible with less traffic and more parking than the city.



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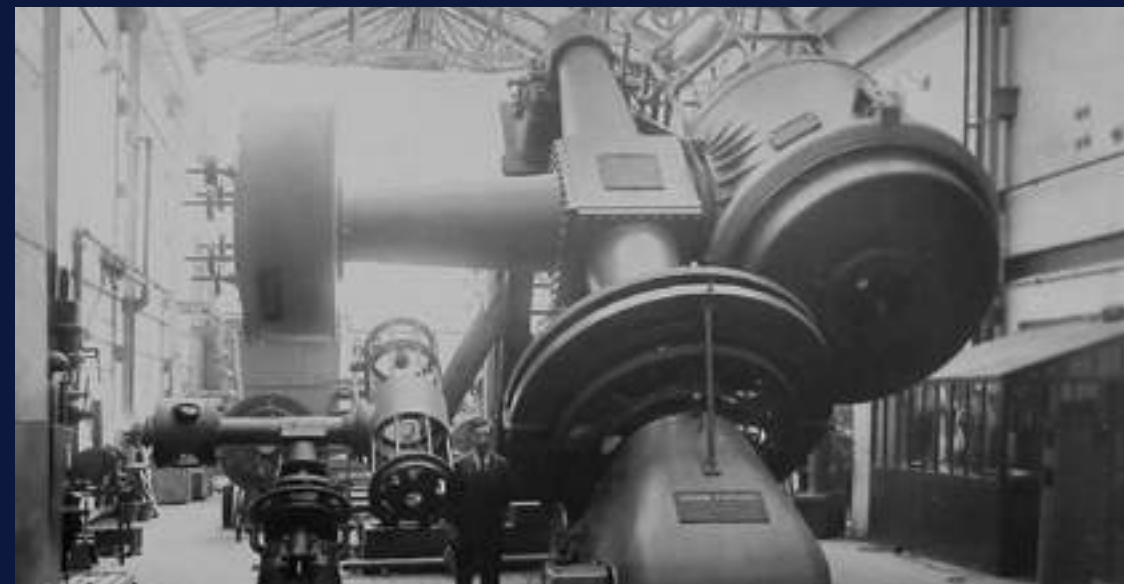
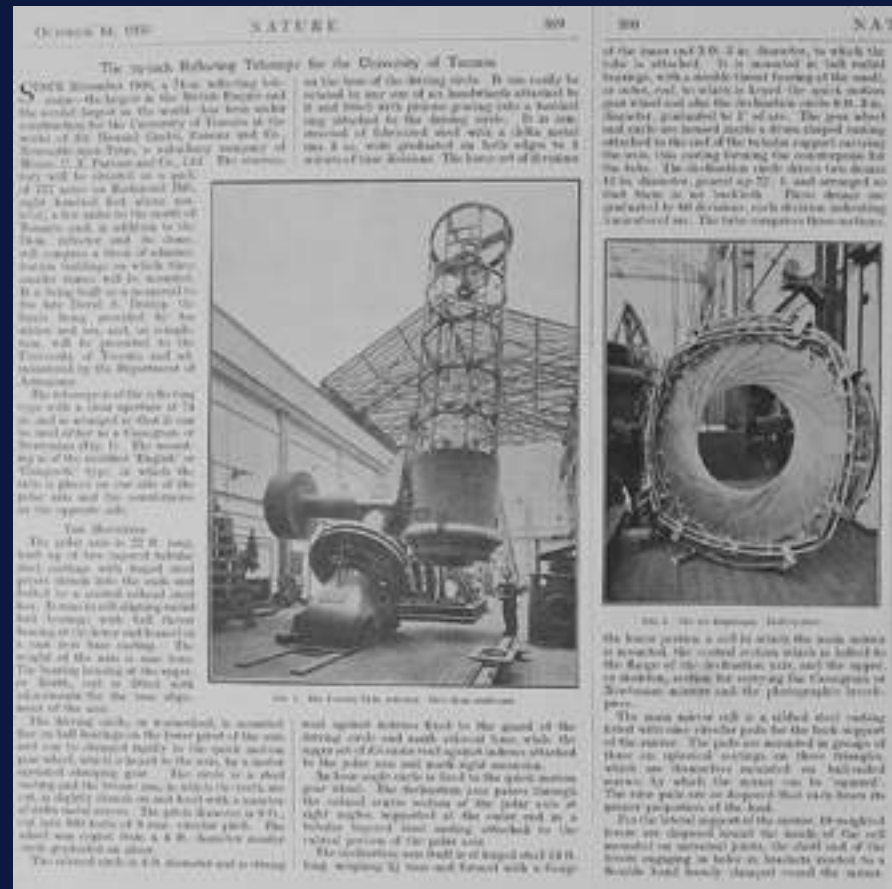
A PARK WITH A VIEW
OF THE UNIVERSE



A TRUE STORY
ABOUT A QUEST
FOR KNOWLEDGE

At the time of its inception, the David Dunlap Observatory boasted the world's second largest telescope, and it would go on to become a world-renowned centre for astronomical exploration and education. The Observatory and Radio Telescope provided evidence that Cygnus X-1 was a black hole, measured the distance to globular clusters, discovered that Polaris was stabilizing, starred in an Oscar nominated documentary and inspired Stanley Kubrick's stellar odyssey.

The DDO Park and the areas surrounding the Observatory are the best locations in the GTA for stargazing or observing natural phenomena such as the Northern Lights, eclipses and other sporadic celestial events. The Royal Astronomical Society of Canada runs a great selection of programs and events for everyone young and old from which to learn about science or to simply enjoy breathtaking views of Deep Space.





Clarence Chant, President of Royal Astronomical Society of Canada, and University of Toronto Astronomy professor starts his search for new dark skies.



Dunlap passes and leaves his widow, Jessie Dunlap, to complete his vision.



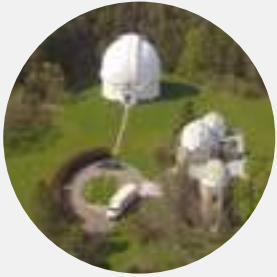
Official opening of Dunlap Observatory on Prof. Chant's 70th birthday. Attended by Canadian Prime Minister, W.L. Mackenzie King.



Radio Astronomy Observatory established, destined to make a massive contribution to scientific and astronomical knowledge.



Flux Density of Cassiopeia A measured by DDO radio telescope.



University of Toronto sells the land. The Town of Richmond Hill plans the revitalization of the park.



Chant's public lecture on Comet 7P/Pons-Winnecke captivates and inspires Hollinger Mines' co-founder and philanthropist, lawyer David Dunlap.



Present site purchased by Jessie, David Dunlap's widow for C\$28,000. Construction of observatory building begins.



Visited by King George VI and Queen Elizabeth I.



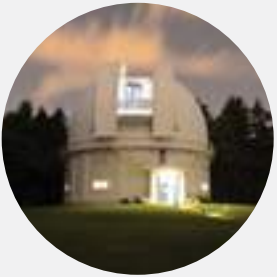
Film about DDO (Academy nominated documentary; Universe), seen by Arthur C Clarke and Stanley Kubrick, starting work on the sci-fi classic 2001, A Space Odyssey.



Star HDE 226868 confirmed by DDO as optical companion of Cygnus X-1.



2018 - DDO re-opens and construction of the Observatory Hill community begins.





South Entrance on 16th Avenue

OBSERVATORY HILL AND OBSERVATORY PARK. THE BEST OF BOTH WORLDS

Tucked away in south Richmond Hill's last remaining pocket of available land, and on the edge of DDO, lies Observatory Hill, the latest and possibly last new subdivision in a neighbourhood with an astonishing, inspiring history steeped in astronomy, education, and discovery.

Residing in this new luxury development will mean living near the David Dunlap Observatory – one of the area's most treasured historical sites and attractions. While striking in appearance and world-renowned, perhaps its most important feature is its ability to instill a passion for knowledge in anyone who is fortunate enough to experience it.

You won't just be lucky to live here, you'll be smart too.



East Entrance Lookout Plaza



East Entrance on David Dunlap Boulevard



Natural Playground



360° movies at the Planetarium

THINGS FOR SPACE LOVERS, INSPIRED BY THE STARS



Central Water Fountain



Planetarium



Community Orchard



French Gardens



Conservatory

BEAUTIFUL
GARDENS
INSPIRED BY THE
WORLD'S BEST

STELLAR
OPTIONS FOR
ACTIVE
LIFESTYLES



Tennis Courts



Park Trails





Elvis Stojko Arena



Skating Trail



Rail Overpass



Great Lawn Area



FROM GREEN SPACE
TO OUTER SPACE AT
OBSERVATORY HILL



Picnic Area



Preservation areas

KEEPING NATURE LOVERS IN LOVE



Wetlands and wildlife refuge



Storm Water Management Pond



Nature trails



Admin Building



Elms Lea Visitors Centre



Radio Shack

HISTORICAL, PRESERVED SITES



Star Path

THE BEST VIEW
OF THE UNIVERSE
IN THE GTA



Stargazing Events

PARK MASTERPLAN

Proposed spaces as per the Town of
Richmond Hill's David Dunlap Observatory
Masterplan revitalization document -
April/2016.

- 01 David Dunlap Observatory
- 02 Beaux Arts French Garden
- 03 Admin Building
- 04 Central Fountain Plaza
- 05 Planetarium
- 06 Picnic Area
- 07 Reforestation areas
- 08 Natural Playground
- 09 East Entrance Lookout Plaza
- 10 Wetland, Pond and Wildlife Refuge
- 11 Great Lawn
- 12 Star Path
- 13 Conservatory
- 14 Elms Lea Visitors' Centre
- 15 Community Orchard
- 16 Ring Road
- 17 Tennis Courts
- 18 Elvis Stojko Arena
- 19 16th Avenue South Entrance
- 20 Skating Trail
- 21 Southwest Wetland
- 22 Rail Overpass
- 23 Trails System
- 24 Donalda Drive Access
- 25 Outdoor Amphitheatre



3

THE HOMES AT
OBSERVATORY HILL





A 5-STAR LIFESTYLE FOR YOUR FAMILY

Observatory Hill. A collection of luxury new build homes that combine the best of classic design and modern construction. This is your chance to live in one of Greater Toronto's most popular and successful neighbourhoods. Uncompromisingly sophisticated homes, built with traditional premium materials, modern craftsmanship and beautifully appointed interiors. With every size and combination of luxury, style and amenities unlike anywhere in the country, these luxury homes are out of this world.

LUXURY SINGLES

Magnificent luxury and a spacious lifestyle. These unique singles on lots that range from 36 to 50 feet and boast living space from 2661 – 4564 square feet.



ELEGANT SEMIS

These beautiful semi-detached homes have a stunning design and beautiful curb appeal with frontage measuring 27' and floor plans from 2,021 – 2,794 square feet.



SPACIOUS TOWNS

Luxury living that's easy to keep. Our unique townhomes have beautiful curb appeal, and individual frontage of 22 feet, and sizes from 2450 – 3711 square feet.



OBSERVATORY HILL'S SHOOT FOR THE MOON VISIONARIES



ASPENRIDGE

With more than twenty-five years of family experience, the people of Aspen Ridge Homes come from a long line of distinguished builders and developers, whose philosophy embodies excellence, craftsmanship, quality and care. Tradition, expertise and commitment are what keeps us strong. Building one fine community after another gives us the knowledge and expertise to identify with the lifestyles of today's homeowner.



The company's impressive portfolio of exciting residences spans across the GTA. More than just a high-rise builder, the company has also created numerous low-rise residential communities throughout Southern Ontario. Responsible for more than 30,000 residences and with a vast residential expertise building new home communities of every kind, the company's reputation for excellence is well deserved.



COUNTRYWIDE

CountryWide is dedicated to building and doing business to a higher standard. This means striving to add innovative and beautiful designs to our portfolio, pioneering new ways to develop homes, and building trust with each and every one of our customers through our premium homes and communities. The right attitude, right level of service and the perfect approach enables Countrywide to deliver on A New Level.



In 1965, a group of seventeen trades people with a shared dream realized that with hard work and a commitment to excellence, it was possible to build a reputation that would stand the test of time. For over 50 years, quality and integrity have gone hand in hand at Regal Crest Homes. It is that combination which, more than anything else, has become the cornerstone of our continued corporate success.



YOUR STARS HAVE ALIGNED

It's the end of a journey looking for a new home and the beginning of a new life. Everything you have done to get you to this point in time and this place in space. You could not have done better. A beautiful home for your family to grow up in and an amazing community to add more richness to your life. Sleep easy, mission accomplished.



AVAILABLE IN
MANDARIN



AVAILABLE IN
CANTONESE



MyObservatoryhill.ca

All proposed spaces, structures, items or establishments depicted or alluded to in the previous video are prospected by The Town of Richmond Hill and are not guaranteed to materialize. All renderings are artist's concept. All details about the David Dunlap Park should be confirmed with the municipality. All details about the community should be confirmed with sales representatives. E. & O. E.