



**The David Dunlap Observatory**  
Black Hole, True North, and Heritage  
Conservation

*Heritage Canada Foundation 2013 Conference*



*Presentation by:*

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*MHBC Planning*

David Dunlap Observatory, Richmond Hill. Ontario



## **The David Dunlap Observatory** Black Hole, True North, and Heritage Conservation

### **Intent / Statement of Purpose**

To demonstrate:

- How heritage planning can be a part of a proactive planning process;
- How development can be a mechanism for conservation; and
- How effective communication can lead to a successful solution.

#### **Provincial Policy Context**

1. Intensification
2. Cultural Heritage Conservation
3. Protection of Natural Heritage





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## Existing Context

- ✓ The DDO property is the last remaining large parcel of vacant lands located within Richmond Hill's settlement area.

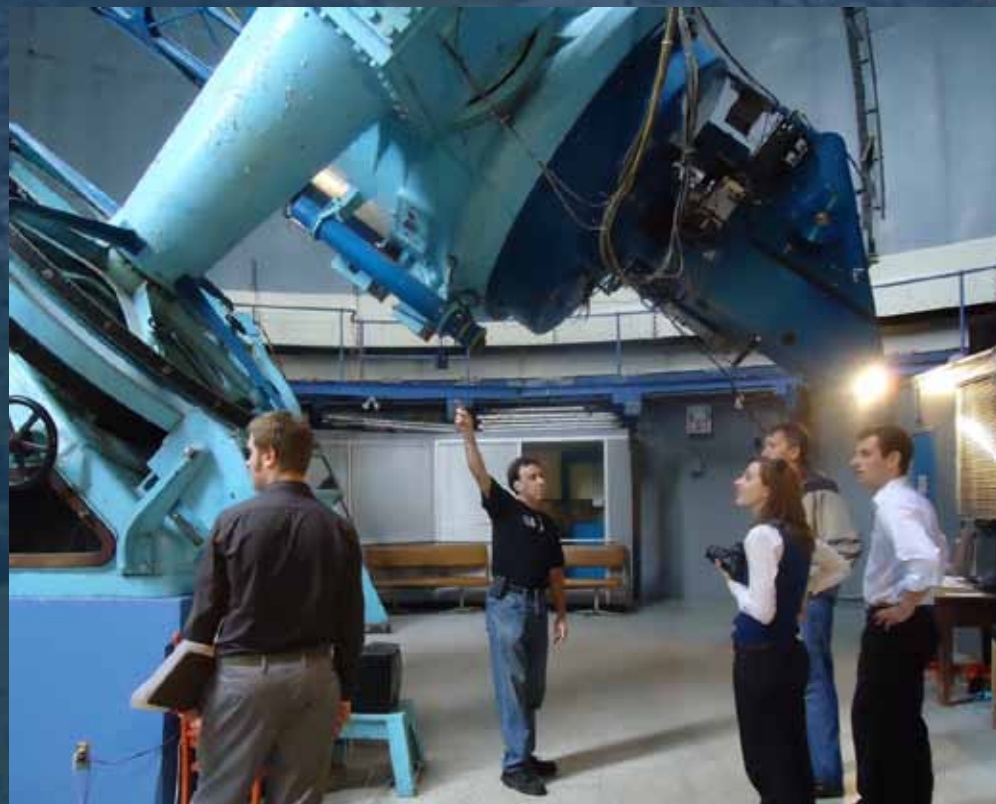






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- ✓ Locally, Nationally and Internationally Significant Cultural Heritage Value.
- ✓ Key Scientific Contribution - the confirmation of the "Black Hole".



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✓ Natural Heritage: existing significant woodlands and wetland identified within the site.





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*Air Photograph, looking North-east Oct. 2, 1932*



Photo AS

1932 Air Photo, U of T.



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Photo AS

1935 Aerial View, U of T.





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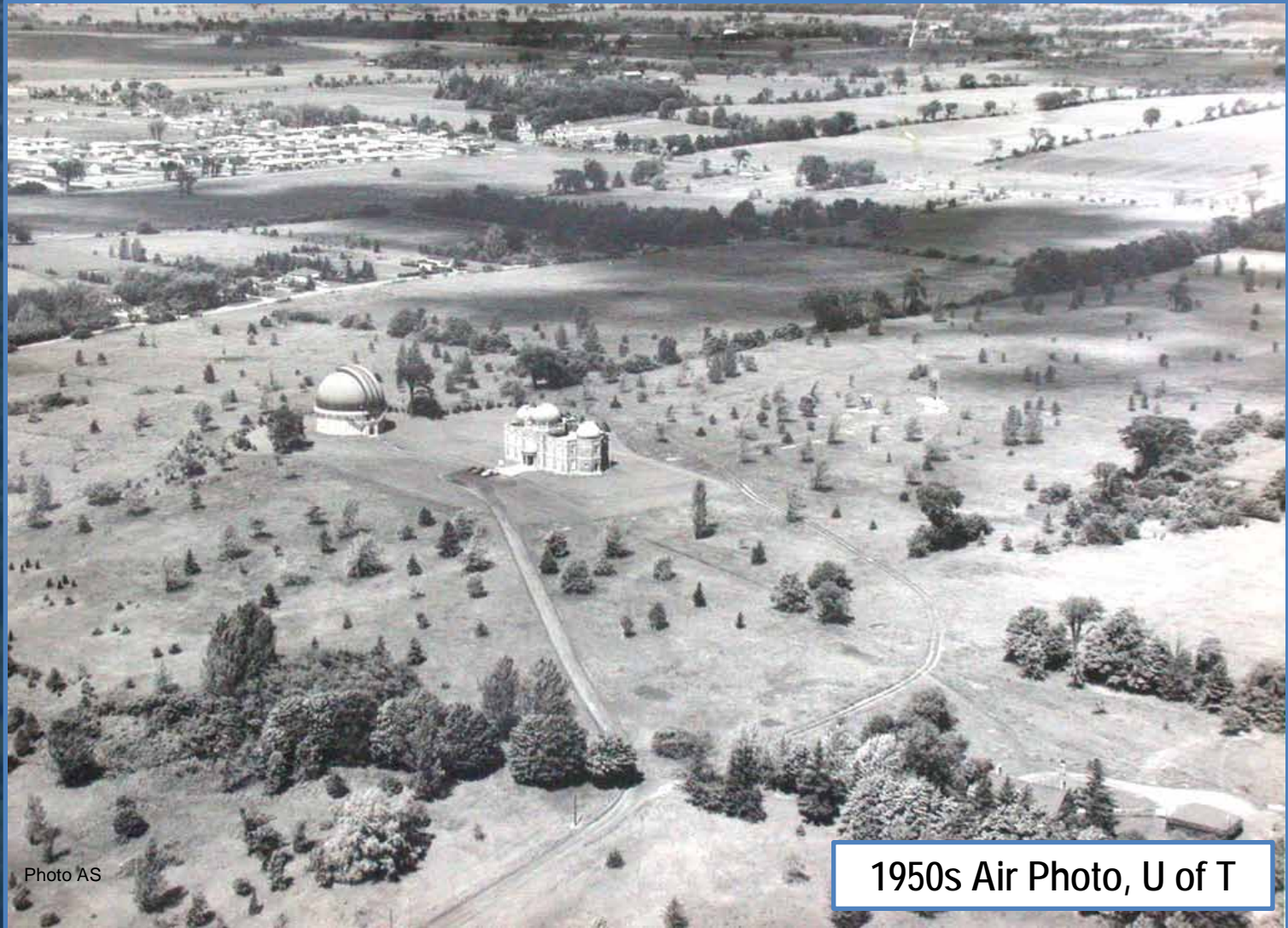


Photo AS

1950s Air Photo, U of T

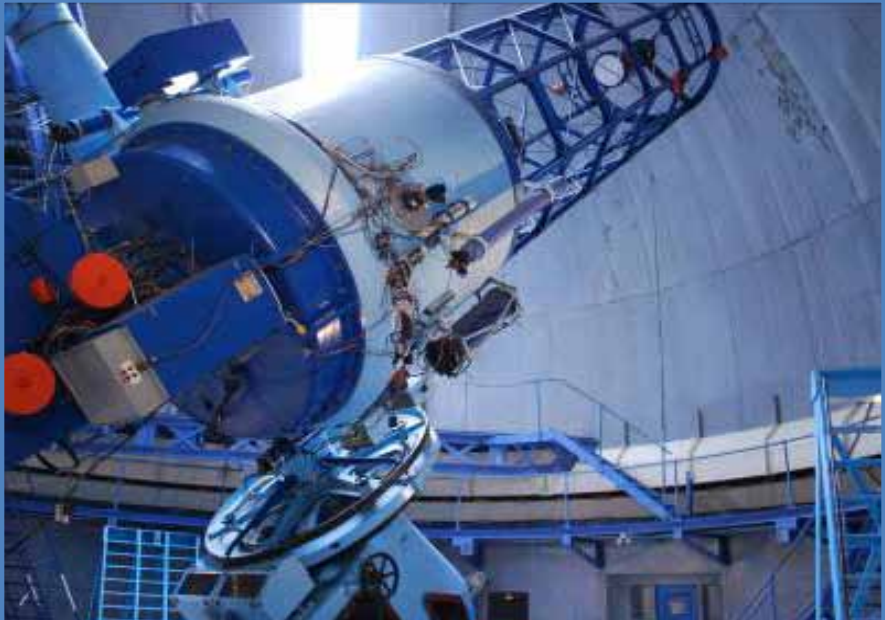




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Significant Cultural Heritage Value

- Major Scientific Achievement;
- Significant Built Heritage;
- Intact Cultural Heritage Landscape







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Municipal Planning Process:

- ✓ Designation
- ✓ Cultural Landscape Assessment
- ✓ Identification of Heritage Attributes
- ✓ Inventory of Natural Features
- ✓ Protection Plan

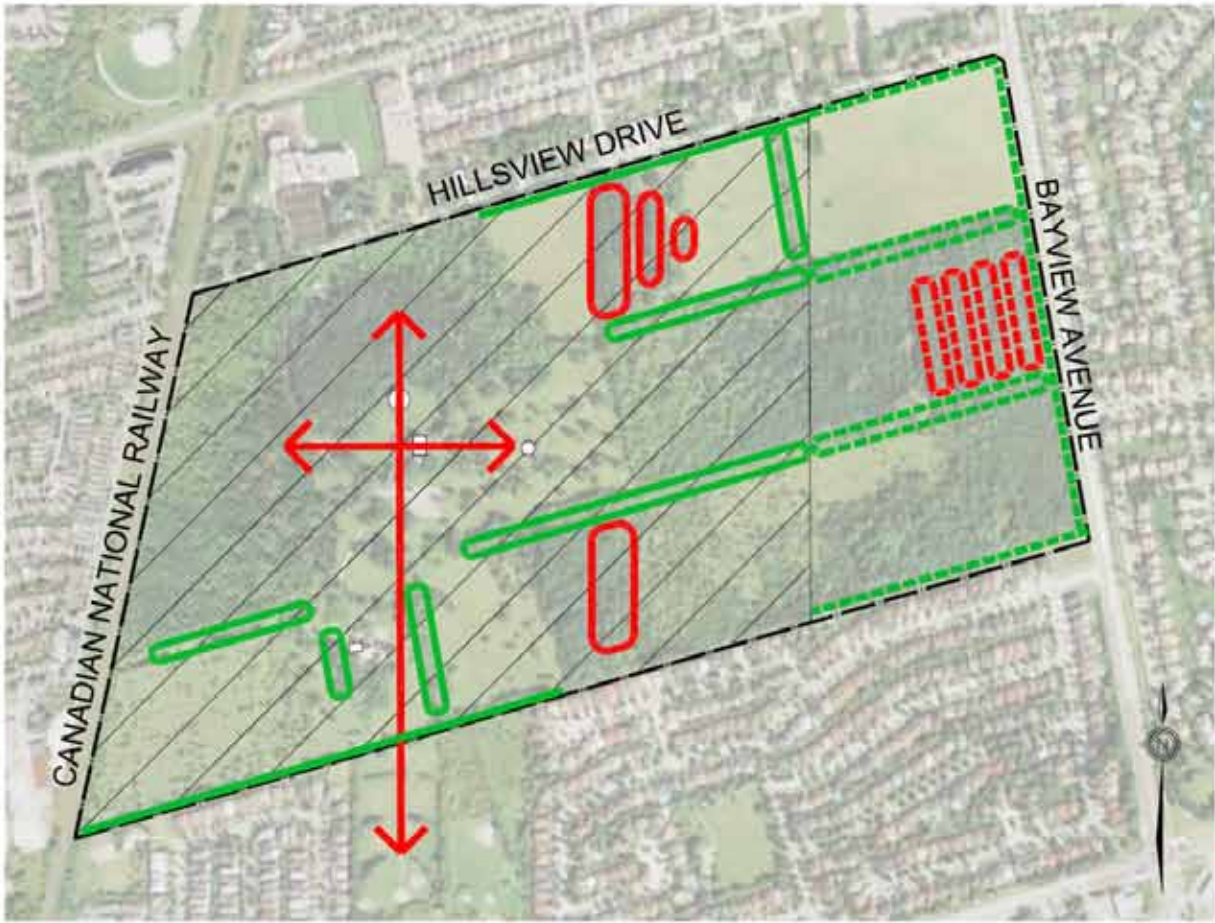









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## LAND PATTERN



### LEGEND

-  OBSERVATORY LANDS
-  LIMIT OF DESIGNATED CULTURAL HERITAGE LANDSCAPE (DCHL)
-  AGRICULTURAL LAYER PARALLEL/PERPENDICULAR TO HISTORIC GRID
-  OBSERVATORY LAYER IN CARDINAL ORIENTATION
-  AGRICULTURAL AND OBSERVATORY LAYERS OUTSIDE DCHL

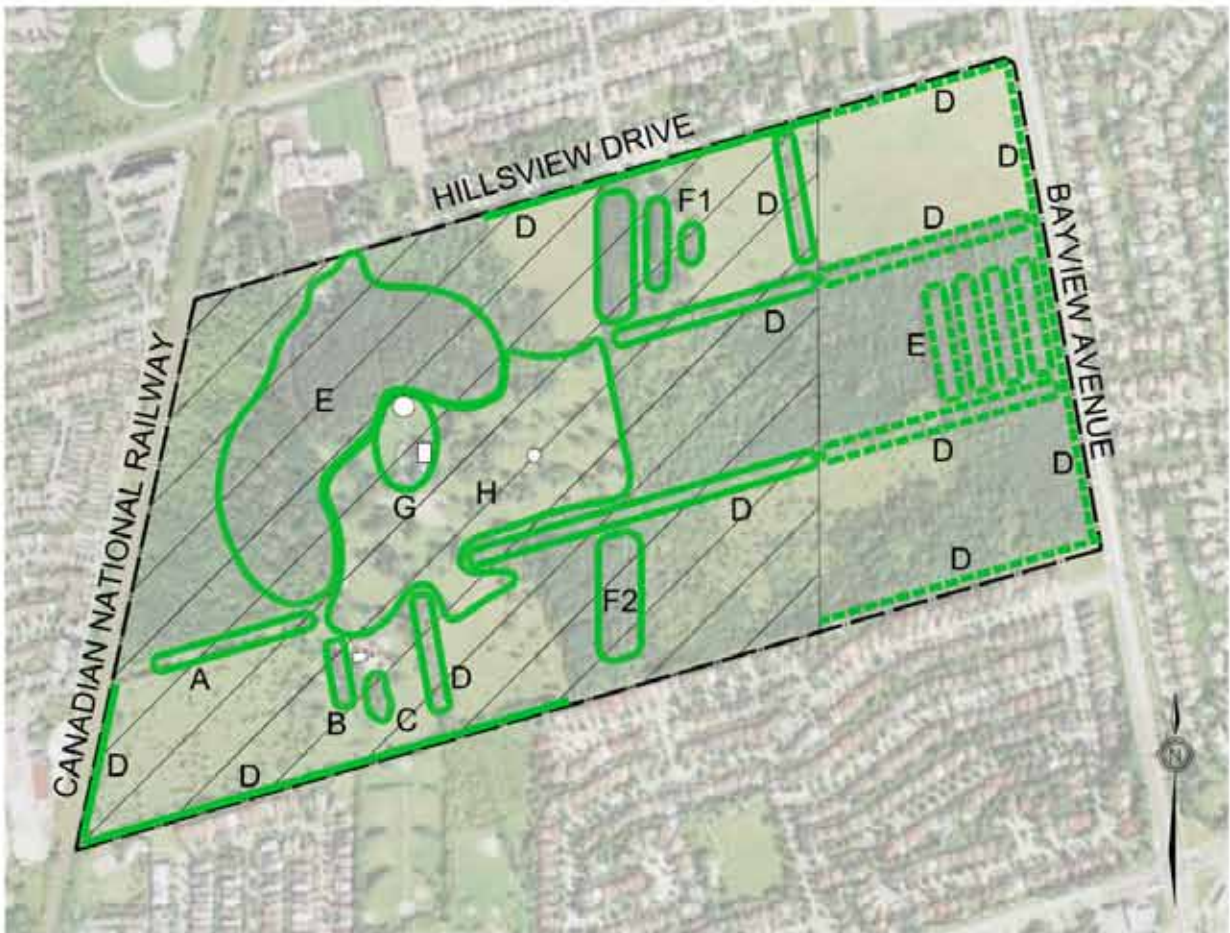








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## VEGETATION INVENTORY



### LEGEND

-  OBSERVATORY LANDS
-  LIMIT OF DESIGNATED CULTURAL HERITAGE LANDSCAPE (DCHL)
-  VEGETATION GROUPING
-  VEGETATION GROUPING OUTSIDE DCHL

### VEGETATION ATTRIBUTES

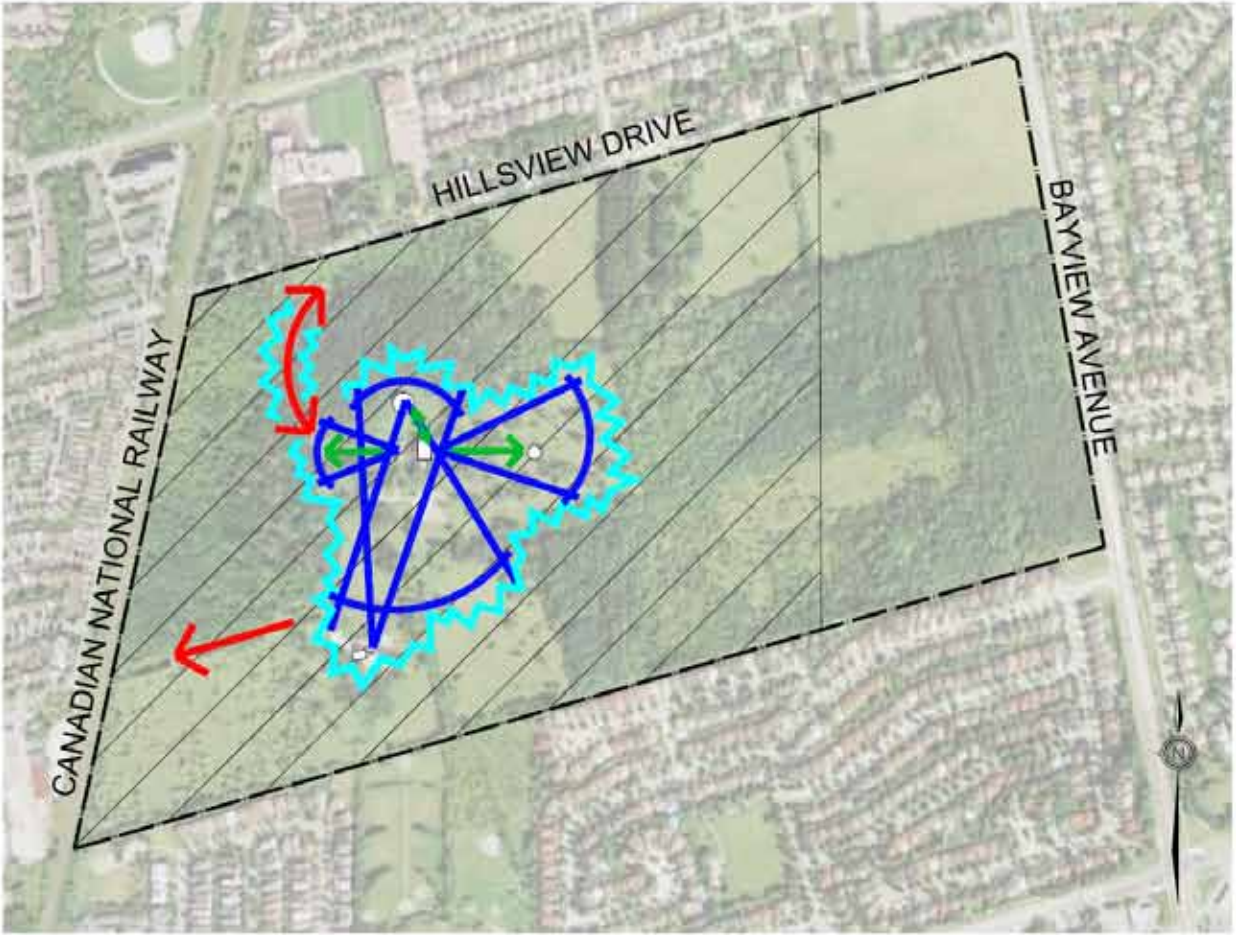
- A LARCH TREE LINE ALONG ORIGINAL LANEWAY FROM YONGE STREET
- B NORWAY SPRUCE AND MAPLE TREE LINE AT ELMS LEA
- C REMNANT ORCHARD
- D FENCE ROWS
- E PLANTATIONS AND WOODED AREAS
- F RESEARCH PLOTS
- G ORNAMENTAL PLANTINGS
- H SPECIMEN PLANTINGS










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**VIEWSCAPES**



- LEGEND**
- OBSERVATORY LANDS
  -  LIMIT OF DESIGNATED CULTURAL HERITAGE LANDSCAPE
  -  FRAMED VIEWS
  -  VIEWS TERMINATING AT FOCAL POINT
  -  VIEW CORRIDORS
  -  VIEWS TERMINATING AT VEGETATION





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## CULTURAL HERITAGE PRECINCT AND SETBACKS



**LEGEND**

- OBSERVATORY LANDS
- ▨ LIMIT OF DESIGNATED CULTURAL HERITAGE LANDSCAPE
- ▨ CULTURAL HERITAGE PRECINCT
- ▭ CULTURAL HERITAGE FEATURES
- ▭ SETBACKS WITH VEGETATION BUFFER

**VEGETATION BUFFER WIDTHS**

- 5m
- 10m - PROTECTION OF EXISTING VEGETATION
- 30m - PROTECTION OF EXISTING VEGETATION AND VIEWS







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**Figure 2.1.3E** Extent of "Woodland" Meeting York Region's Definition

- ▭ Subject Property
- ▭ Vegetation Community Boundary
- ▨ Woodland

1:3,500  
 0 90 180  
 300 Meters





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## Planning and Negotiation Process

1. Timely Designation of the Cultural Heritage Landscape;
2. Council Approved Conservation Management Plan used as a mediation tool:
  1. Confirmed the extent of the protected area;
  2. Provided guidance on the buffer treatment;
  3. Helped identify design approach for the future development in relation to the Cultural Heritage Landscape.
3. Identification of 2 Regional Significant Wood Lots and 1 Wetland within the DDO Lands.





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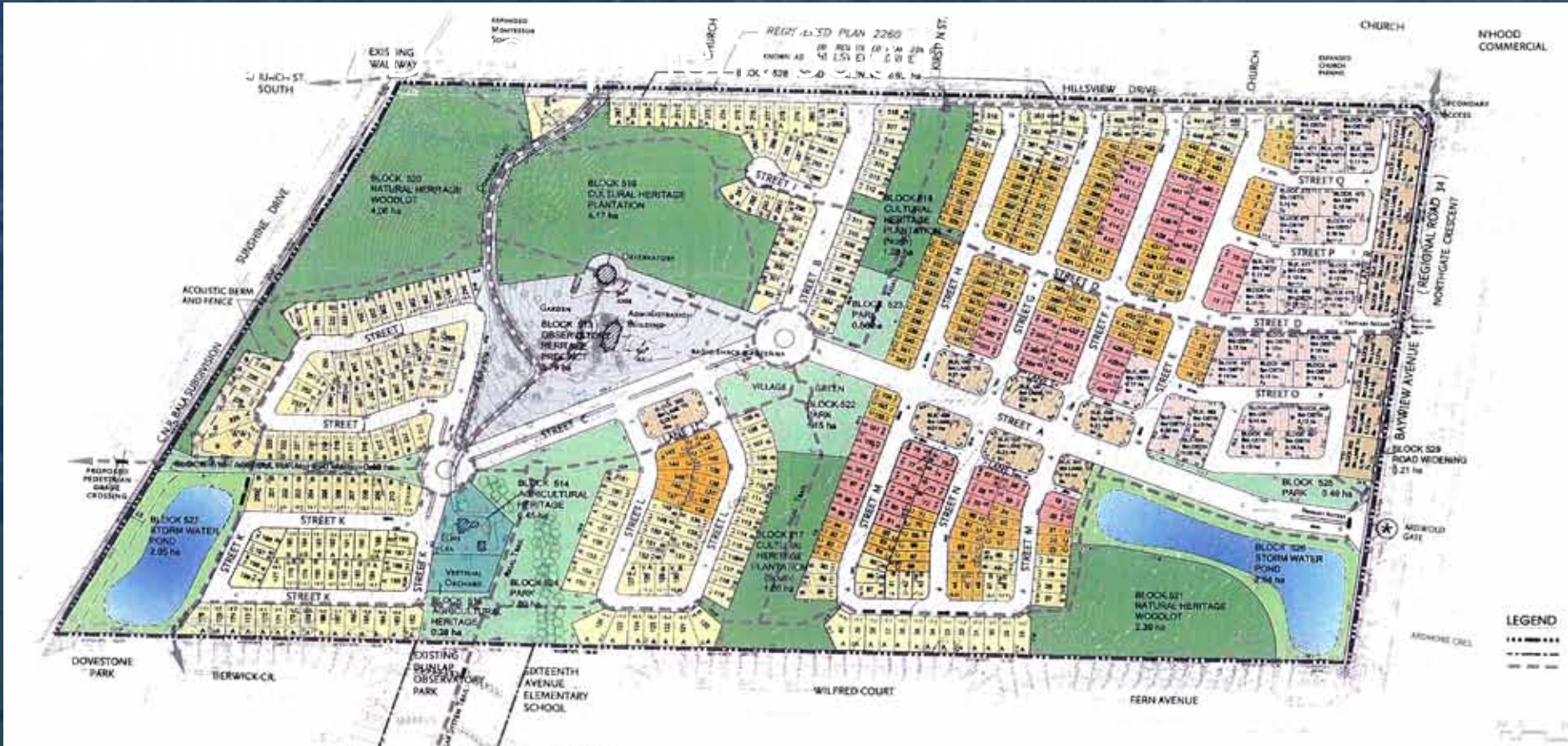
### **Outcome**

- Close to 70% of the property is protected;
- Cultural Heritage Landscape remains intact;
- Protect Natural Heritage;
- Retain the original intent of the DDO lands as a place to be discovered





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**AREA TABLE**

Category	Area (ha)	Area (ac)
RESIDENTIAL SINGLE DETACHED	17.21	42.51
RESIDENTIAL SEMI-DETACHED	1.81	4.47
LOW DENSITY RESIDENTIAL	1.81	4.47
TOURIST/RECREATION/HERITAGE	0.78	1.92
AGRICULTURAL HERITAGE	1.21	3.00
CULTURAL HERITAGE PLANTATION	7.71	19.00
NATURAL HERITAGE WOODLOT	4.00	9.88
PARKS	0.88	2.18
STORM WATER PONDS	0.88	2.18
ROAD INFRASTRUCTURE	11.13	27.41
<b>TOTAL</b>	<b>71.80</b>	<b>177.00</b>

## Proposed Plan of Sub-division (2008)



All area measurements are computer generated and have been rounded to two decimal places. All elevations refer to Canadian Datum.

Proposed Survey: Part of Block 408  
Proposed Model Homes - Lots 19-25 & Block 301

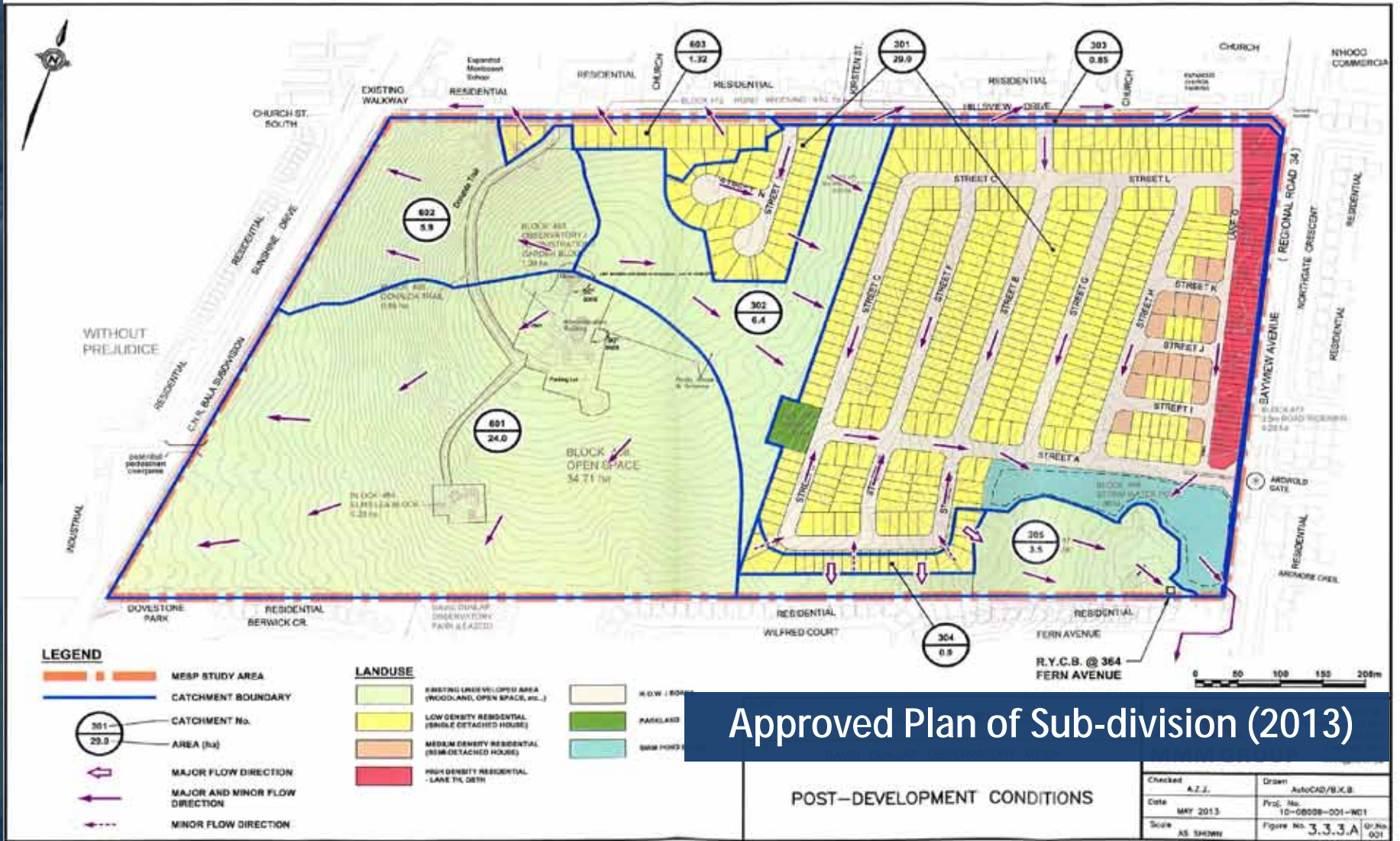
ADDITIONAL INFORMATION REQUIRED UNDER OWNERS AUTHORIZATION

CONCESSION 1  
EAST OF YONGE ST  
FORMERLY IN THE TOWNSHIP OF  
TOWN OF RICHMOND HILL  
REGIONAL MUNICIPALITY





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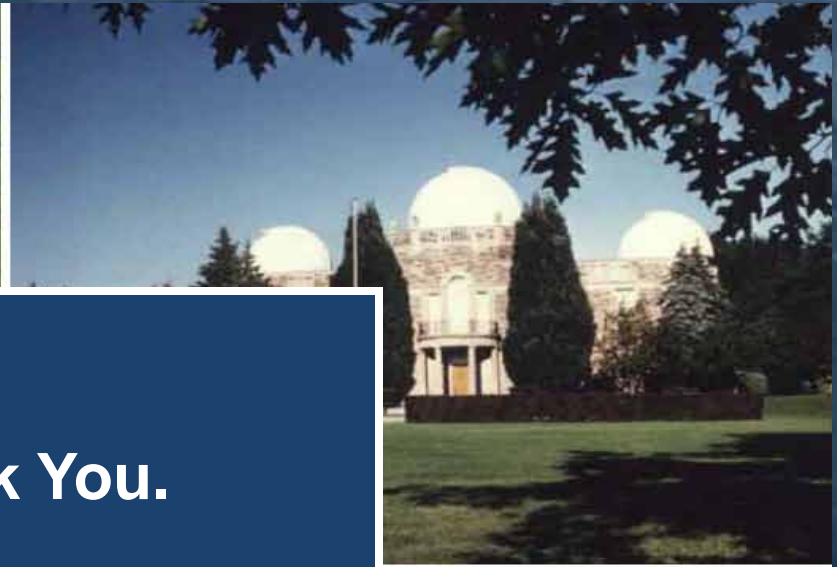


Approved Plan of Sub-division (2013)





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**Thank You.**

