

An architectural rendering of a modern, multi-story building. The building features a prominent glass facade with a grid-like pattern of windows. A section of the building on the left side is highlighted with red brickwork, contrasting with the grey and white tones of the rest of the structure. The building is set against a light blue sky and a green lawn in the foreground.

# **1650 Military Trail**

**Presentation to Scarborough Community Council  
September 19, 2024**

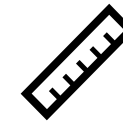


# Site Context





# Proposed Development



**Building Height – 8 storeys**



**Unit Count – 175 units**



**Amenity – 4 m<sup>2</sup> / unit**



**Parking Spaces – 74 spaces**
















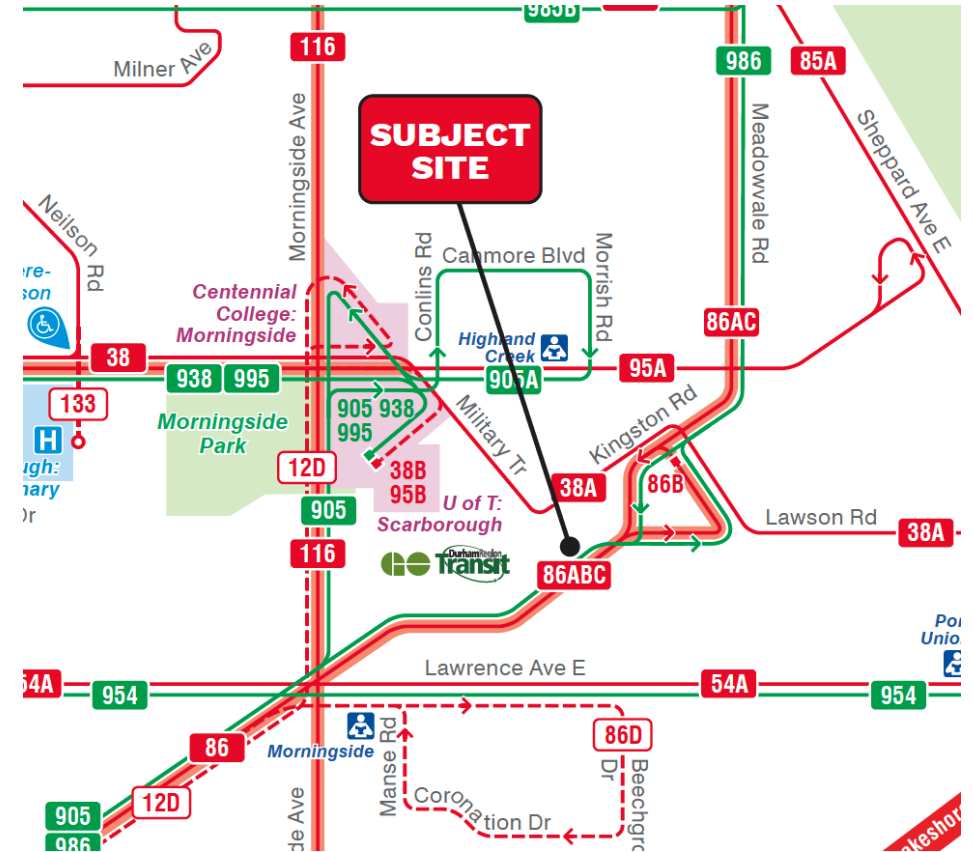
**Bicycle Spaces – 144 spaces**

# Policy Considerations

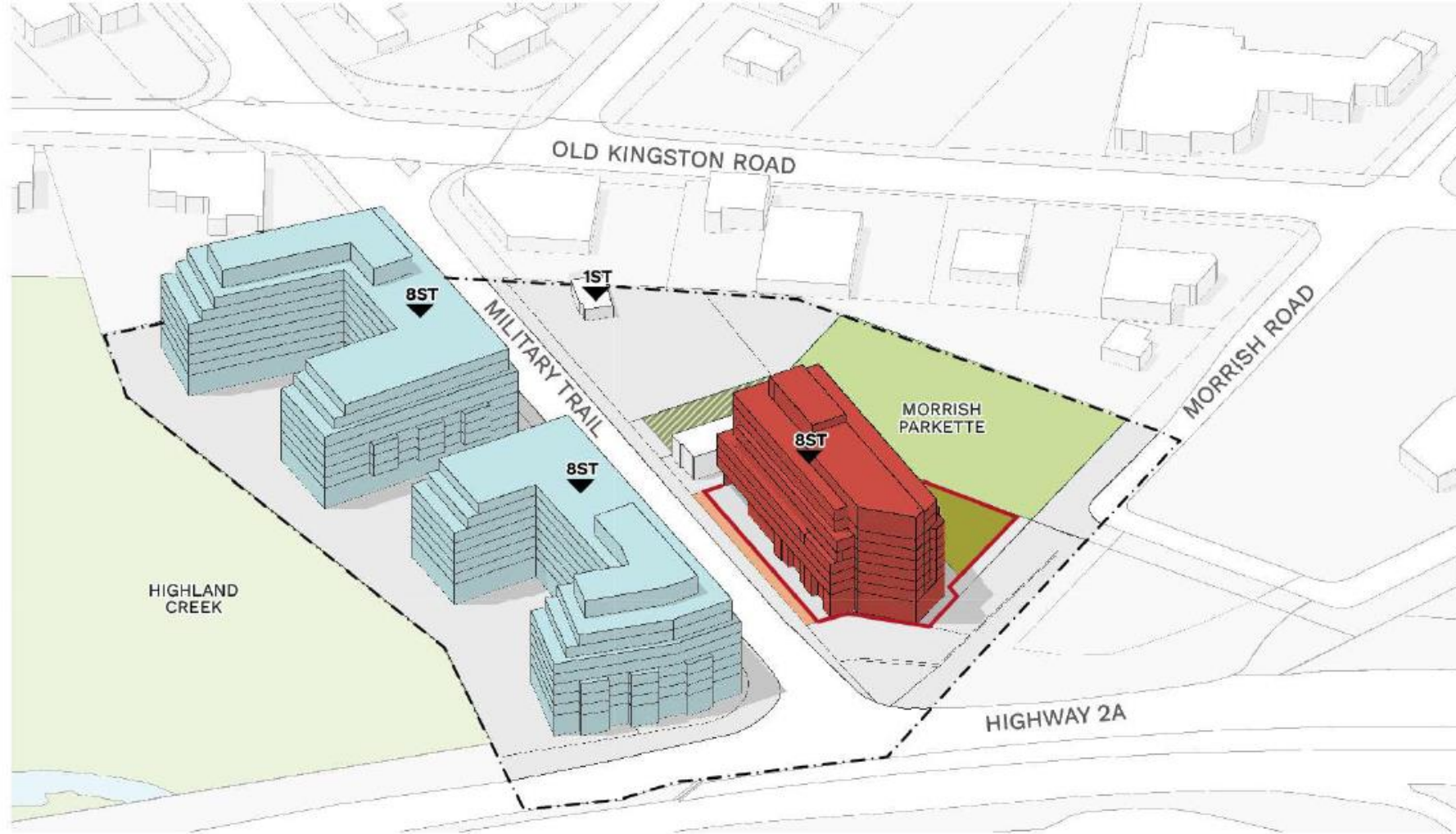


## Land Use Designations Legend

-  Neighbourhoods
-  Apartment Neighbourhoods
-  Mixed Use Areas
-  Natural Areas
-  Parks
-  Other Open Space Areas  
(Including Golf Courses, Cemeteries, Public Utilities)
-  Institutional Areas
-  Regeneration Areas
-  General Employment Areas
-  Core Employment Areas
-  Utility Corridors
-  Hydro Corridors
-  Railway Lines



# Contextual Considerations



## LEGEND

- Subject Site
- Study Area
- Existing Building
- Proposal
- Approved Development
- Proposed Parkland
- Approved Parkland Dedication  
(in conjunction with ZBL 121-2022 and 122-2022)
- Existing Park/Open Space
- Proposed Road Widening  
(3.50m)

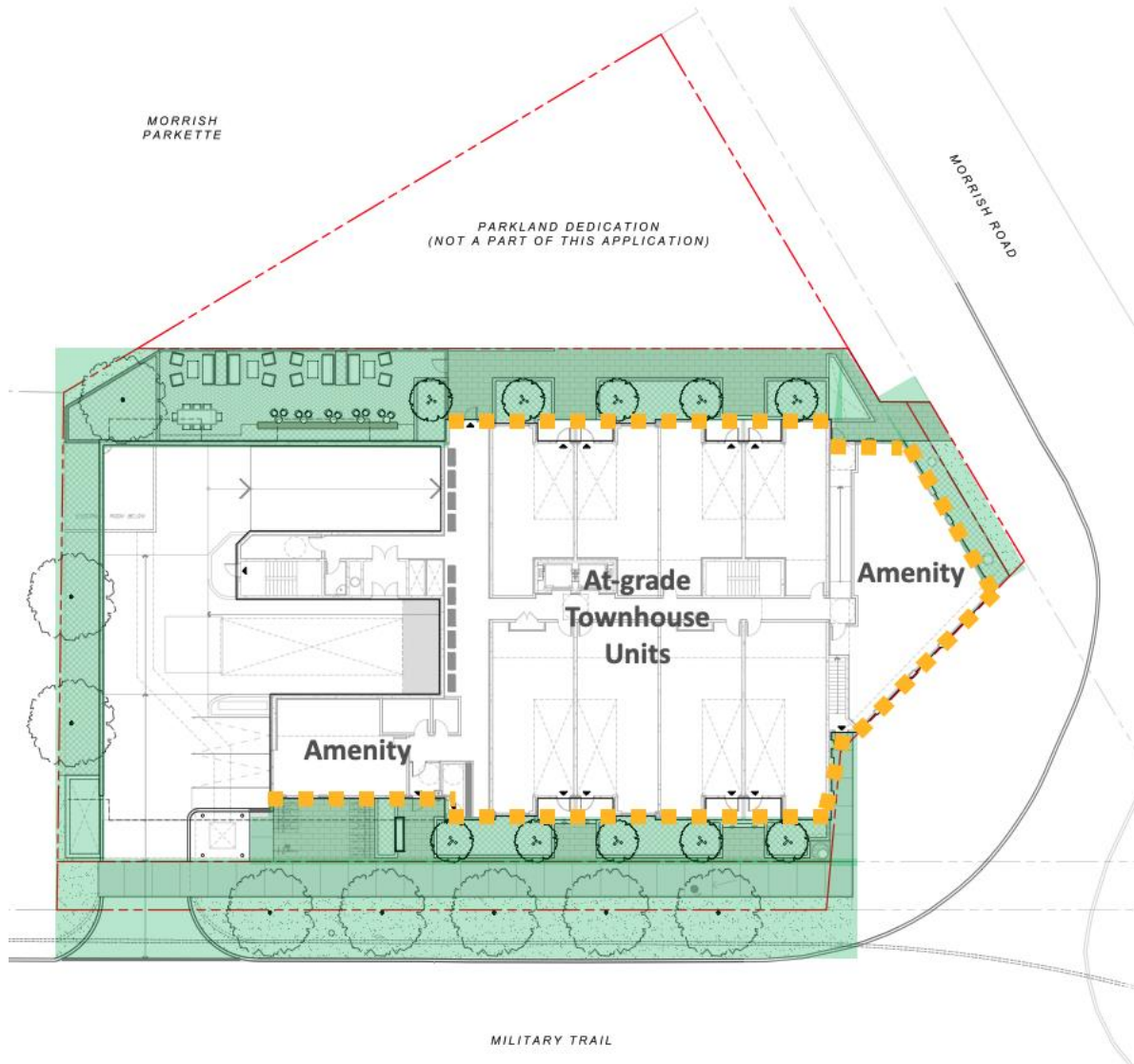




# Contextual Considerations





# Public Realm Improvements



-  Public Realm Improvements
-  Active Frontages

**Thank you!**