904 – 944 Lytton Street
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Site Details:

Size:
Approx. 25,340 m²
(6.26 acres)

OCP Designation:
RES5 (1.75 FSR)

Zoning:
RM3 (Multi-Family Residential)

Proposed Density:
1.37 FSR

Aerial Photo (2018 – Prior to demolition)
904 – 944 Lytton Street

Commercial Space

PHASE 1

PHASE 2
# 904 – 944 Lytton Street

<table>
<thead>
<tr>
<th>Units</th>
<th>Percentage of project</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Number of units</td>
<td>341</td>
</tr>
<tr>
<td>Ownership units</td>
<td>252</td>
</tr>
<tr>
<td>Number of market rental units</td>
<td>56</td>
</tr>
<tr>
<td>Number of non-market rental units</td>
<td>33</td>
</tr>
</tbody>
</table>

- 25 “rent-to-own” units geared towards first-time home buyers
- A partnership with Habitat for Humanity for one 3-bedroom townhouse unit
904 – 944 Lytton Street

Sustainability Approach

• Electric heat pump technology without reliance on fossil fuels
• Low-energy lighting and EnergyStar appliances
• Programmable thermostats
• Low flow / dual flush plumbing fixtures
• A Construction waste management plan and locally-sourced materials

Overall: Enhancement of Step Code 3
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