
Engagement Summary Report

9 Shortt Street

September 2025



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Project Background

The City of Toronto is working on a transformational project at 9 Shortt Street.

The redevelopment of 9 Shortt Street is proposed to deliver 458 new homes, including approximately 140 affordable rental homes. The project also proposes to include a publicly accessible mid-block connection, providing a new public space within the site and a pathway to walk through the site. The Site is one of a number of public properties the City is investing in to support the development of 285,000 new homes in the next 10 years.

This project is being advanced collaboratively by CreateTO and the City of Toronto (including City Divisions such as the Housing Secretariat, Development Review and City Planning).

For more information about this project, email 9Shortt@createto.ca or visit the project webpage: www.createto.ca/9ShorttSt.

Engagement Summary Overview

Engagement for the 9 Shortt Street redevelopment took place between July and September 2025, using a mix of in-person and online methods with key neighbours and public participants. These activities provided opportunities to share project information, gather feedback, and build understanding of the project.

This report summarizes all feedback received through the following engagement methods:

Engagement Method	Description	# of Participants
Kitchen Table Talks	Informal discussion with local organizations	19
Community Pop-Ups	Info boards and staff in public location	110
Community Meeting	Meeting with presentation and Q&A	72
Community Feedback Form	Online and in-person feedback forms submitted	10
Total Engaged		211

This summary report was prepared by LURA Consulting – independent facilitators retained by CreateTO to support community engagement for 9 Shortt Street. It is not intended to be a verbatim record of respondent feedback; rather, it summarizes and synthesizes the feedback shared throughout engagement.

Kitchen Table Talks

Three “kitchen table talk” style meetings were held with key neighbours of 9 Shortt Street ahead of a formal submission of a rezoning application to the City of Toronto. The project team introduced the project and held informal discussions to receive any questions and comments.

One meeting was held on July 21 with FORA Developments, who own multiple properties directly east to the site. Another meeting was held on July 23 with the Fairbank BIA who represent many businesses around the site and make use of the existing lot for many events. Another meeting was held on August 13 with Branch 075 of the Royal Canadian Legion, who are located adjacent to the site.

A meeting had with the Medhaine Alem Eritrean Orthodox Church, located adjacent to the site on October 9. It was important to provide information in a variety of formats to reach the most people, so information sheets were shared in digital and print formats as well as in 2 languages (English and Tigrinya). Members also attended other engagement events.

What We Heard

- **Positive sentiments about the project** and potential community amenities and social impacts for the community.
- **Concerns raised about the availability of parking** (for residents, businesses, and visitors) and compatibility with the site with surrounding properties.
- **Support of increased density for housing**, affordable and family-size units, non-residential uses, and public amenities.
- **Interest in community amenities** to enable community connections and gatherings.

Community Pop-Ups

Two community “pop-up” style events were held to meet people where they are and share information, respond to questions/comments, and promote the community meeting and overall awareness of the project. The first pop-up was held on August 19 on Shortt Street and Eglinton Street West. The second pop-up was held on September 4 inside the lobby of the Maria A. Shchuka library (1745 Eglinton Avenue West). Both pop-ups consisted of a display of project information boards that were attended by members of the project team, who shared information about the project, respond to questions and receive feedback. Members of the public could provide feedback verbally to the team and write on sticky notes and apply them to a feedback board. The pop-ups were well attended, with over 110 interactions in total from neighbouring residents, business owners, community organizations, and visitors.

What We Heard

- **Support for affordable housing.** Nearly everyone who stopped to talk said they are glad to hear more affordable housing is being planned.
- **Community services and facilities need to grow with the population.** Some

participants said the area needs more community services and facilities and that the need is going to grow as more people come to the area.

- **Some concern about the parking.** A few participants shared some concern about the proposed parking for the buildings.
- **Interest in engagement process, including receiving updates.**

Community Meeting

A Community Meeting was held on September 11, 2025, from 6:30 to 8:30 p.m. at Fairbank Public School (2335 Dufferin Street). The purpose of the meeting was to provide context and build a common understanding of the 9 Shortt Street redevelopment, outline and share updates on the engagement process and zoning submission application, and answer questions while collecting feedback on the proposal.

The evening began with a drop-in style open house where attendees could review informational display boards about the site, project timeline, proposed amenities, and affordability targets. A presentation started at 7:00 p.m., delivered by CreateTO, City of Toronto and consultant MSA Architecture. Councillor Mike Colle attended the community meeting and provided opening and closing remarks. Following the presentation, attendees were invited to ask questions of clarification for the project team to respond to. The meeting then transitioned back into a drop-in-style open house, where project team members and consultants were available for one-on-one and small group discussions around informational display boards to respond to questions and hear feedback directly from the public. Participants provided feedback in a variety of ways including, verbal discussions with the project team, written feedback on sticky notes placed on display boards, written and online feedback forms.

A total of 72 people attended the meeting.

The Community Meeting Agenda can be found in **Appendix A**.

What We Heard

- **Feedback on Public Realm and Design.** Participants said they would like more trees, flowers, seating areas, and attractive pathways as part of the site design. Suggestions included spaces for children, such as an arena, and programming for older adults. Some participants emphasized the importance of safety on site. Others expressed interest in considering a “tech future” as part of the design. A few noted they liked the overall concept and hoped the project would progress.
- **Feedback on Affordability and Accessibility.** Participants raised concerns about affordability, questioning whether the targets were truly affordable and whether more units could be subsidized or rent-geared-to-income. They highlighted the need for larger minimum sizes for studio units to support mental health and livability. Others called for more accessible units, stressing the importance of universal design to support an aging population and enable aging in place. Some participants suggested that priority be given to people already living in the area.
- **Feedback on Parking and Traffic.** Participants inquired about parking options that would be available to the public after the existing Toronto Parking Authority lot is

closed, and some expressed a desire for onsite replacement of public parking within the new development. They also expressed concerns about the already heavy traffic in the area and ways to prevent it from worsening.

- **Feedback on Project Delivery and Local Impact.** Participants wanted to see the project move forward and not remain vacant land. They asked whether affordable retail space for local shops could be included. One participant also raised safety concerns and suggested that programming and design should help ensure the space feels secure and welcoming.

Questions of Clarification

The summary below captures participant questions and feedback. The project team's answers are included in italics (where given).

- **What is the size of the studio units?** *The design is still conceptual and will be refined further. Current plans are for studios of approximately 450 sq. ft. The City does not have guidelines for minimum studio unit sizes.*
- **The process started in 2021, but the community has not been informed until now. Why was there no consultation earlier?** *In 2021, City Council passed a motion to include this site in the Housing Now Program. At that time, funding supported feasibility studies to determine what could be done on the site from a planning perspective. Earlier this year, CreateTO engaged planning consultants to prepare a zoning application. Consultation is taking place now that a concrete proposal has been developed.*
- **How many units are in the floorplate? What is the unit mix per floor? Can it be adjusted for larger or additional units? Could the floorplate be expanded, as on other Housing Now sites?** *The floorplate matches the size determined by the City. Lower floors will include larger units, offering a generous unit mix. Adjustments may be explored, though considerations such as shadow and wind impacts must also be factored in.*
- **A six-storey building is planned next to a 41-storey tower. Why the height discrepancy?** *Each development is considered in context, balancing factors like setbacks, shadows, and wind impacts to minimize effects on the neighbourhood.*
- **Many people in the area rely on the existing parking lot. How will 40 parking spaces meet future demand?** *The current lot, operated by the Toronto Parking Authority (TPA), is only 30% used for short-term (3-hour) parking, with the rest long-term. Surrounding lots and on-street parking can accommodate additional demand. The 40 new underground spaces will be reserved for residents. This number is based on feasibility studies.*
- **Which policy framework takes precedence—Toronto Builds, Eglinton Connects (which envisions 4–11-storey buildings), or MTSA/PMTSA (which allows tall towers and high density)?** *Toronto Builds establishes that the City owns lands and partners with groups to deliver housing but does not dictate building scale. Eglinton Connects provided direction in its time but is now outdated due to the MTSA designation and updated government direction. PMTSA is the overarching framework guiding this site.*

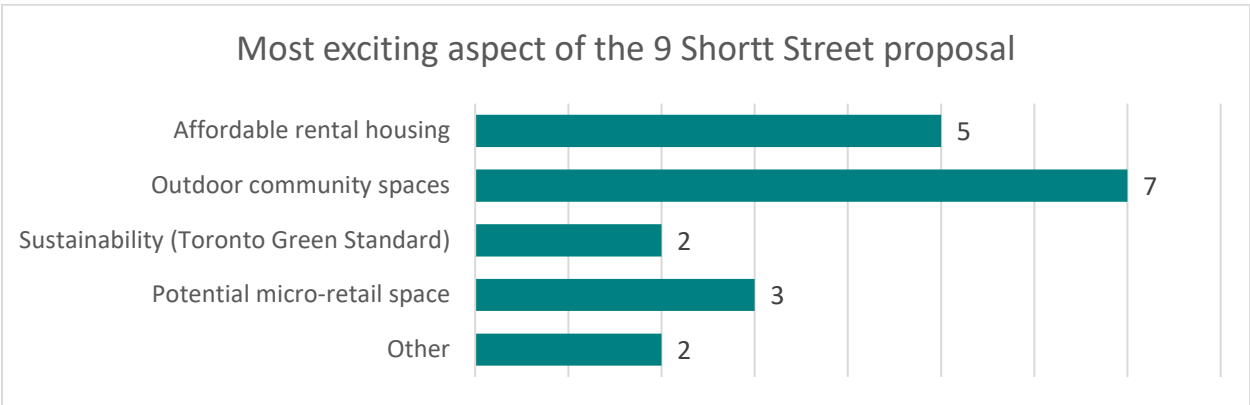
Feedback Form

A feedback form was used to gather community input on the 9 Shortt Street project. The feedback form was hosted online and available in print format at the community meeting. The purpose of the feedback form was to hear ideas about what respondents believe will make the site work best for the community. Feedback collected through the feedback form will help inform the development's amenities, features, and overall character.

The feedback form was open from September 11 to September 26, 2025, and received 10 responses.

The summary of feedback form responses is below.

What is most exciting about the 9 Shortt Street proposal?



In total, there were 10 responses to this question. Respondents were able to select multiple answers. Respondents are most excited about the outdoor community spaces proposed for the site. The next most exciting aspect of the proposal was the affordable rental housing, followed by the potential for micro-retail space, and sustainability in line with the Toronto Green Standard. Other aspects that respondents were most excited about include the redevelopment and general update of the space.

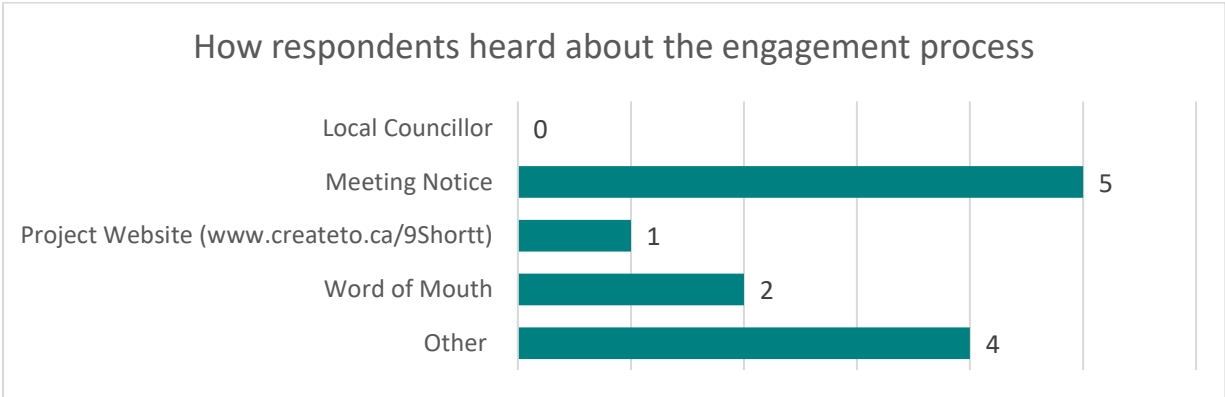
Respondents expressed excitement about the outdoor community spaces because of the neighbourhood's significance and the need for green areas. Several mentioned affordable rental housing as a key and noteworthy feature. Others observed that the area requires development and shared excitement for the potential of new housing, office space, and a community hub.

What types of public realm features (such as trees and plantings, walkways, street furniture) would you like to see around the building?

Respondents like trees, landscaping that provides shade and supports pollinators, and features such as benches, tables, well-lit walkways, and accessible garbage cans to make the area comfortable and welcoming. Several emphasized the need for bike parking, while others highlighted the importance of including parking options, such as a public underground lot. Some respondents suggested creating space for concerts, community pop-up events, or other social and cultural activities to help build community. They noted a preference for a community

hub rather than just a corridor connection through the site.

How did you hear about this process?



In total, there were 8 responses to this question, and respondents were able to select multiple answers. Most respondents heard about the engagement process through the meeting notice, but some heard about it through word of mouth or the project website. Other ways they heard about the process include through the Oakwood Village Community Organization (OVCO), the Fairbanks BIA newsletter, and other public consultation methods used for this project.

Do you have any other questions, comments, or ideas to share with the project team?

Respondents raised many concerns about parking. Several noted that the proposal includes too few spaces compared to the size of the building and highlighted the lack of commercial or public parking. They felt this would negatively impact nearby businesses, the Medhanie Alem Eritrean Church, the Legion, and residents who currently rely on the Green P lot. Others emphasized that parking is already limited in the area and questioned how visitors and tenants will be accommodated, suggesting the project would not work for the community without additional parking options.

Some respondents also mentioned traffic congestion on Eglinton and the need to ensure that accessibility is addressed in the design. They stressed the importance of considering the needs of people with disabilities and called for universal design units within the building. A few comments focused on process and communication. Respondents questioned why the community was not made aware of the zoning application earlier and questioned whether CreateTO had spent time exploring other options before moving forward. They also asked for visuals that show the proposed building in the context of surrounding proposed and confirmed developments, not just in isolation.

Next Steps

The project team will use the feedback shared to inform next steps of the redevelopment process. Future engagement and communication opportunities will be shared by CreateTO with the key neighbours and the broader community.

For more information about this project, email 9Shortt@createto.ca or visit the project webpage: www.createto.ca/9ShorttSt

Appendix A: Community Meeting Agenda

9 Shortt Street – Community Meeting Details

Date: September 11, 2025, from 6:30 p.m. to 8:30 p.m.

Location: Fairbank Public School (2335 Dufferin St, Toronto, ON M6E 3S5)

Meeting purpose:

- Provide context and develop a common understanding of the 9 Shortt Street redevelopment
- Outline and share updates on the engagement process and zoning submission application.
- Answer questions and collect feedback relating to the redevelopment

Community Meeting Agenda

Time	Agenda Item
5:45p	Arrive to Set Up
6:15p	Team Orientation
6:30p	Doors Open
6:55p	Call the Meeting
7:00p (5 mins)	Welcome, Introductions & Agenda
7:05p (5 mins)	Councillor Opening Remarks
7:10p (30 mins)	Presentation Tina Panagoulia, CreateTO, Kevin Hutchinson, MSA, and Ben DiRaimo and Lalia MacDougall-Milne, City of Toronto
7:40p (15 mins)	Questions of Clarification
7:55p (5 mins)	Councillor Closing Remarks
8:00 (30 min)	Open House Style Feedback Session
8:30	Adjourn