

# 9 Shortt Street - Project Information Sheet

## July 2025

The City of Toronto and CreateTO are transforming the Green P parking lot at 9 Shortt Street into an affordable housing, mixed-income and transit-oriented development. The site is located north of Eglinton Avenue West and west of Dufferin Street in the Fairbank community.

9 Shortt Street is one of many public properties across the city where investments are being made to support the development of 285,000 new housing units in the next few years.

The project is being brought forward by CreateTO, as part of a City-initiated planning application. CreateTO is the agency responsible for managing the City's real estate assets.

### Overview

**A mixed-use building** with potential retail or community uses, providing rental homes at market and affordable rates to individuals, families, or seniors



### Project Timeline

#### Spring 2025

- Development Concept and Submission Package

#### Summer 2025

- Outreach to local residents and businesses
- Community Pop-Ups
- Submit application
- Community Meeting

#### Fall 2025

- Statutory meeting at Planning and Housing Committee

#### Winter 2025/2026

- Application considered at City Council

#### Fall 2026

- Retain Development Partner

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## Site layout



## Quick facts about the proposal

- A 41-storey residential tower and a 6-storey residential standalone building
- A total of 468 residential units, including 30% affordable units with the remainder being market rental units
- 36 parking stalls on the P1 level, which includes parking for retail
- 421 long term bike parking and 94 short term bike parking stalls
- Approximately 7,000 sq ft of public space (Privately-Owned-Public Space “POPS”)
- Proposed outdoor amenity space 12,000 sq ft
- Proposed indoor amenity space 10,000 sq ft
- Approximately 5,000 sq ft of potential retail or community use
- Sustainable design to meet Tier 2 of the Toronto Green Standard Version 4, with aspirations to achieve net-zero emissions
- Accessible design to support barrier-free and accessible spaces for people of all ages, abilities, and family structures

## Get in Touch

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