



9 Shortt Street

Community Meeting

September 11, 2025



CREATE TO

Transforming
Toronto's Real Estate



Land Acknowledgement

We acknowledge the lands we have been entrusted to manage are treaty lands and the traditional territories of many nations including the Anishinaabeg, the Haudenosaunee and the Wendat peoples and are now home to many diverse First Nations, Inuit and Métis peoples.

These territories are currently covered by Treaty 13 (1805) with the Mississaugas of the Credit and the Williams Treaties (1923) signed with multiple Mississauga and Chippewa bands.

Meeting Purpose

To share information, receive input and answer questions about the proposed development concept for 9 Shortt Street. This initiative is part of the City's plan to deliver affordable housing in communities across Toronto.

Agenda

- 6:30** **Open house**
- 7:00** **Welcome, land acknowledgement, introductions, agenda review**
- 7:10** **Presentation**
- Questions + Comments*
- 7:45** **Open house**
- 8:30** **Adjourn**

Approach to this meeting

As a meeting participant, you are encouraged to:

- Be an active listener and keep an open mind to the full range of views and opinions.
- Critique ideas, actions, behaviours, not individuals.
- Speak about your personal experiences and try to avoid making generalizations.

As process facilitators, we acknowledge:

- Everyone has a brings different life experiences and perspectives. There are multiple public interests and tensions that exist between them
- Our responsibility is to support participants in discussing and addressing tensions and disagreeing in a constructive way that builds trust in our ability to work together
- As facilitators, we are always learning, and we are open to feedback on how we as a facilitation team can improve the process.

CreateTO and City staff reminds participants:

- The City of Toronto is an inclusive public organization. Racist and other forms of prejudicial, derogatory, or discriminatory comments and questions, including name-calling, will not be tolerated.
- To respect personal and organization confidentiality.



Presentation Agenda

1. Introductions
2. Background
3. Housing TO Action Plan + Affordable Housing
4. Site Context + Planning Framework
5. Project Overview
6. Design Concept Walk-Through
7. Next Steps
8. Questions + Discussion

PROJECT TEAM



Consultant Team

Architect

Landscape Architect

Transportation Consultant

Civil Engineer

Professional Geoscientist

Wind Engineer

The City and CreateTO have procured consultants to provide expert advice and technical input, and to prepare the necessary studies, plans, drawings, and reports to support the City-initiated planning process.



Background



Why We Are Here

- To **share** information about the development concept and process
- To **provide** site context and the planning framework
- To **listen** to your ideas, thoughts, comments, and concerns
- To **learn** more about this community from residents

PROJECT HISTORY

How we
got
here...

we are
here!



Consultation is important to City-initiated projects.

- ✓ **July-August 2025:** consultation with three community groups/institutions to **introduce the project** and get initial questions and reactions.
- ✓ **August-September 2025: Two pop-ups** held at the Maria A. Shchuka Toronto Public Library and on site at 9 Shortt Street, to share information and answer questions about the development concept.
- ❑ **Today: Community Meeting** to share information, consider input and answer questions following the application submission for 9 Shortt Street.



WHAT WE'VE 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 allocation within the new development.
- **Interest in engagement process,** including receiving updates.



The image is a composite architectural rendering. The top half shows a modern multi-story building with a facade of large glass panels and dark wood framing. The building has a cantilevered upper floor. The bottom half shows a courtyard with a stone-paved ground. In the foreground, a large, dark, bowl-shaped object sits on the ground. Several people are in the courtyard: a woman and child on the left, two women walking towards the center, a group of children near the bowl, and a woman with a stroller on the right. The scene is brightly lit with shadows cast on the ground.

Housing TO Action Plan + Affordable Housing

Toronto is facing a **double housing crisis**:

1. A lack of deeply affordable and supportive housing for low-income marginalized and vulnerable residents.
 2. Rising rental rates have made it increasingly unaffordable for middle income earners and key workers and professionals to live in the city.
- **10,000+ individuals experiencing active homelessness.**
 - **Indigenous and Black residents overrepresented in homeless population.**
 - **About 48% of Toronto households (557,970 households) are renters.**
 - **Over 85,000 households currently on the centralized waiting list.**



HousingTO 2020-2030 Action Plan

Maximizing public land for public benefits.

- This project is part of the HousingTO 2020-2030 Action Plan.
- Goal to accelerate the development of affordable housing on City-owned land.
- This project leverages a City-owned, transit-oriented site, to create new affordable housing and public realm improvements.
- The project aims to deliver a mixed-income, mixed-use development, supporting a transit-oriented and complete community.

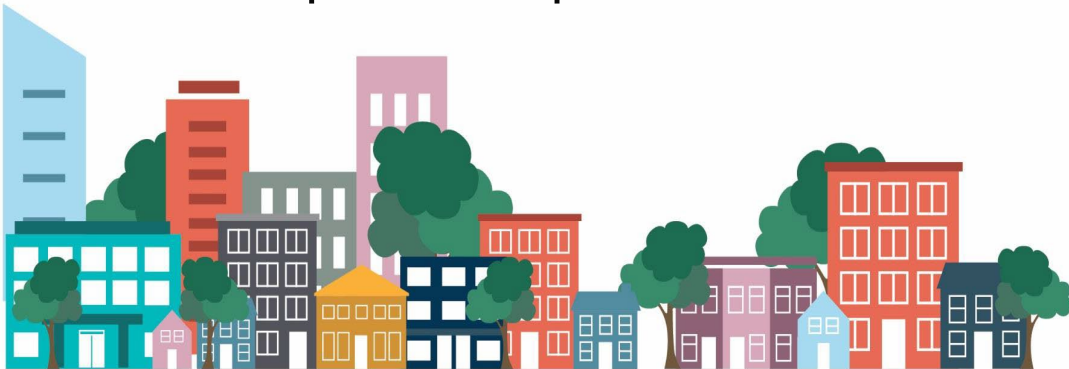


9 Shortt Street

9 Shortt Street is a Toronto Builds site

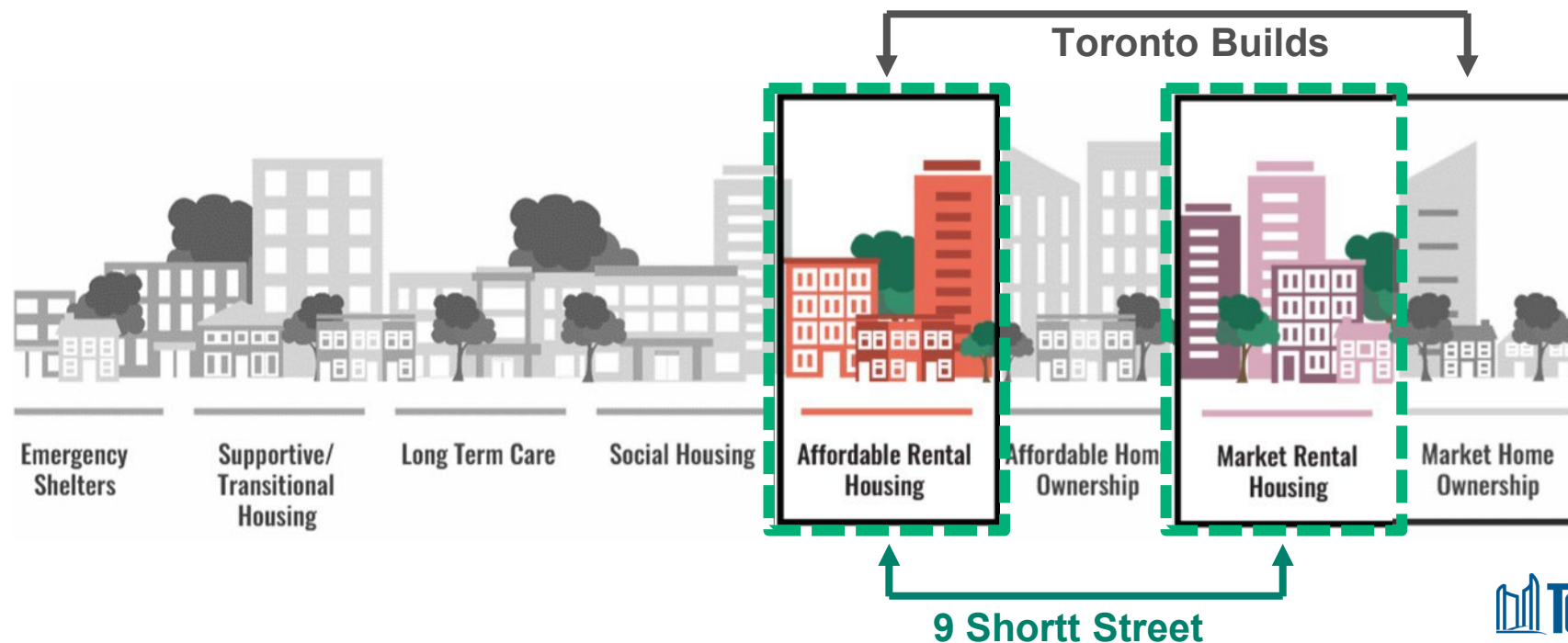
Toronto Builds: A Policy Framework to Build More Affordable Rental Homes on Public Land

- Goal is to establish a consistent, city-wide approach to building affordable rental housing on City land
- Toronto Builds sites will deliver a range of new rental homes within mixed-income communities on City land
- Includes policies and targets related to affordability, unit mix, accessibility and partnerships



Program + Tenure

- Public retention of sites through long-term land leases
- Mix of affordable rental and market rental (target for 30% affordable housing)



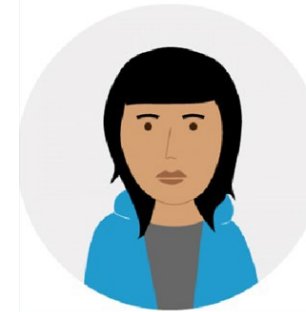
Affordable Housing

Who are these affordable units for?

- Low-to-moderate-income households from within this community, across the City and outside of the City.

How do I apply?

- The City will work with the future partner to undertake a fair & transparent application process for these affordable homes.
- A new hybrid model of allocating affordable rental homes will be launching and units will be allocated based on a centralized waiting list and a random draw process from new applicants.



Cindy, Bank Clerk:
Annual Before-Tax
Income
\$45,700



Fred, Retired:
Annual Before- Tax
Income
\$44,000



**Ruth, Transit
Operator: Annual
Before-Tax Income:**
\$58,200



**John, Licensed
Practical Nurse:**
Annual Before-Tax
Income: \$62,400

Affordable Housing

How many units will be affordable rental units?

- 30% proposed units to be available at affordable rents.

What are the rents for the affordable units?

- City’s new income-based definition
- Rents will be at or below the lesser of:
 1. Average Market Rent (by dwelling type); or
 2. 30% of before-tax household income (based on 50th or 60th percentile income).

Creating equitable, diverse and mixed-income communities

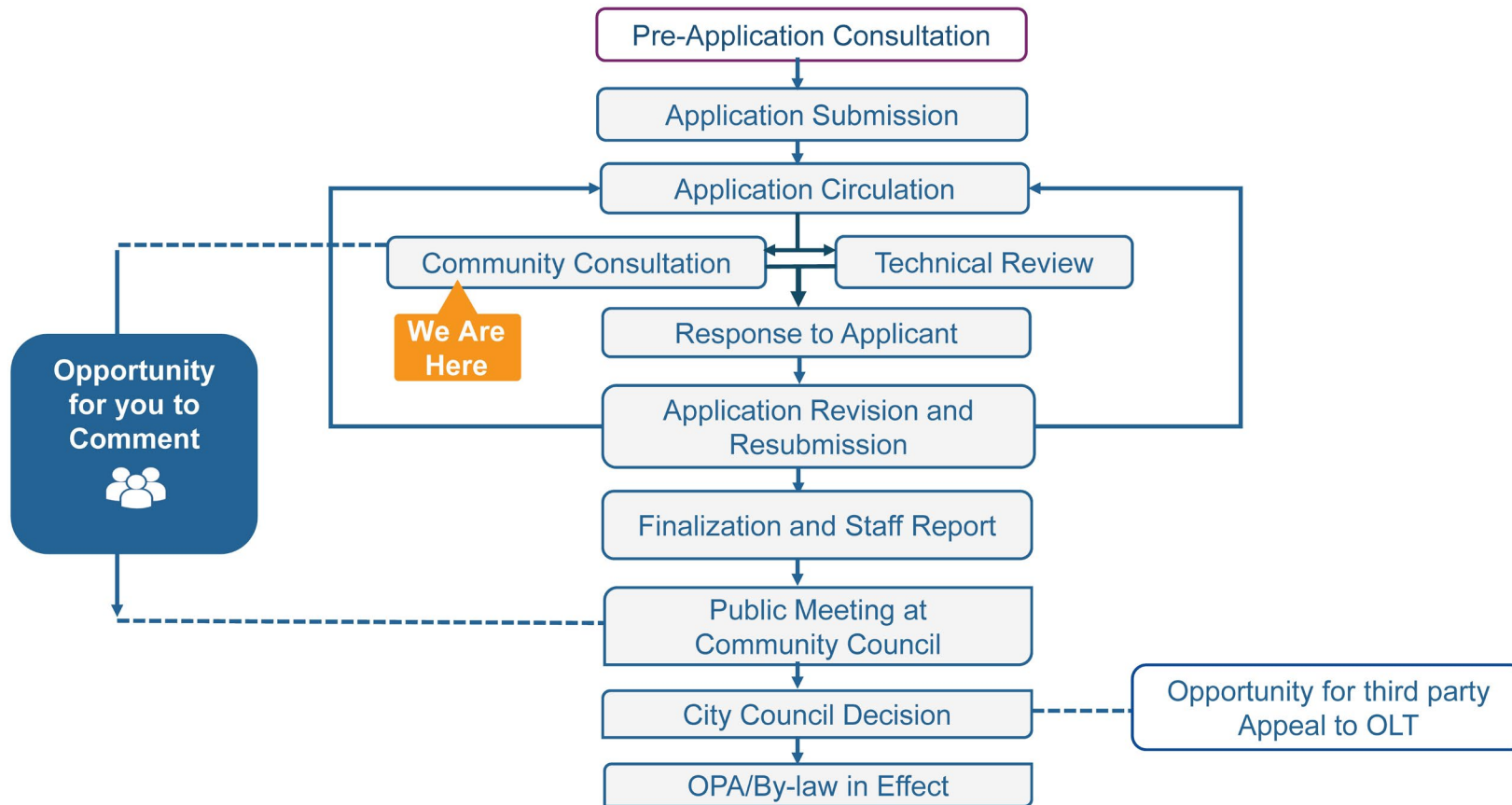
2025 Affordable monthly rents by unit size:

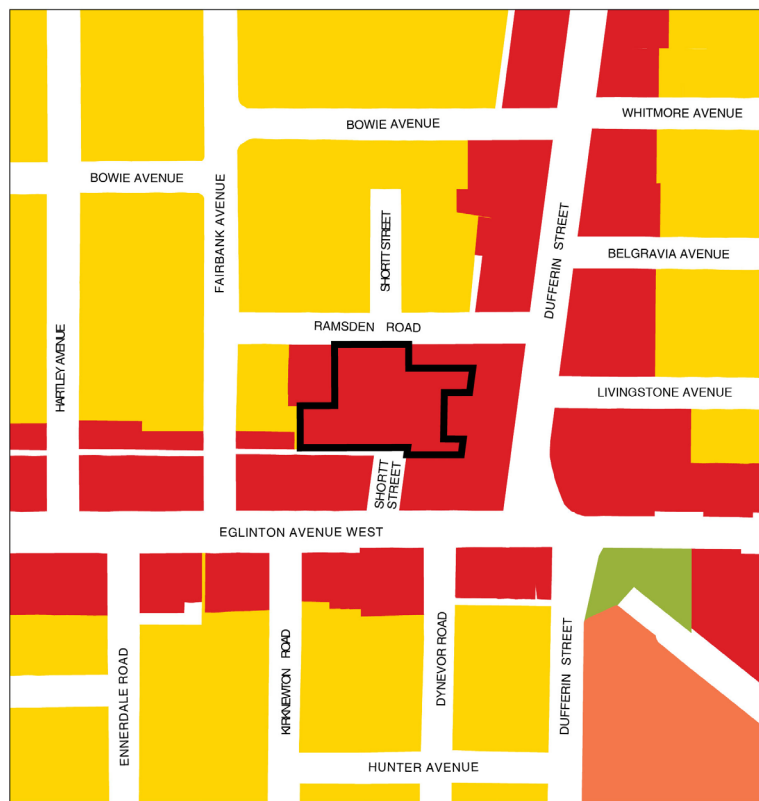
Studio	\$1,109
1-Bedroom	\$1,404
2-Bedroom	\$1,985
3-Bedroom	\$2,257



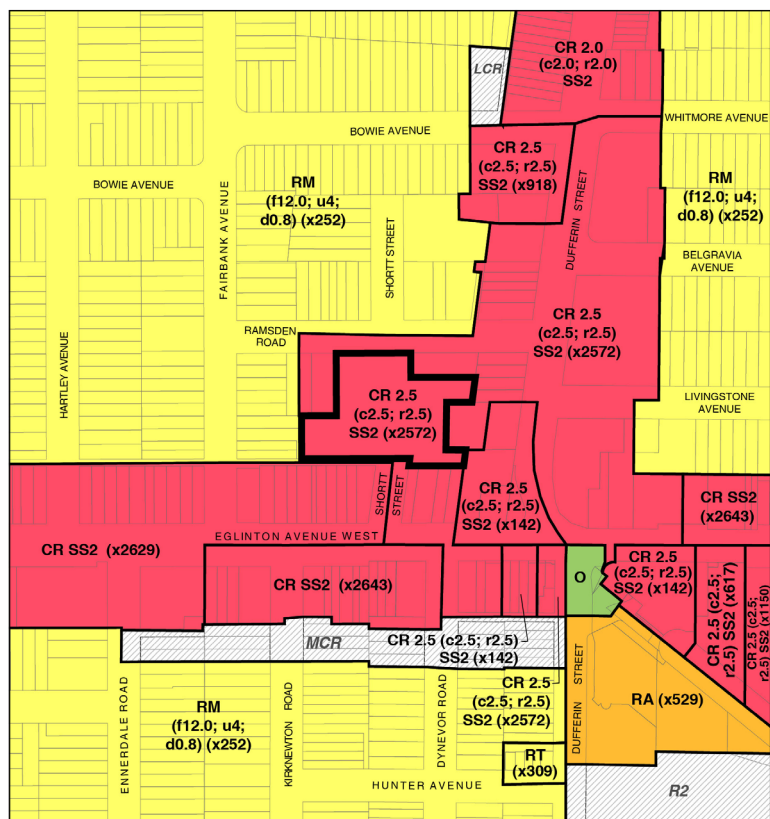
Site Context + Planning Framework







4.5 MIXED USE AREAS Mixed Use Areas achieve a multitude of planning objectives by combining a broad array of residential uses, offices, retail and services, institutions, entertainment, recreation and cultural activities, and parks and open spaces. Torontonians will be able to live, work, and shop in the same area, or even the same building, giving people an opportunity to depend less on their cars, and create districts along transit routes that are animated, attractive and safe at all hours of the day and night.



-  Location of Application
-  RT Residential Townhouse
-  RM Residential Multiple
-  RA Residential Apartment
-  CR Commercial Residential

 Open Space

-  See Former City of York By-law No. 1-83
- R2** Residential Districts
- LCR** Local Commercial Residential
- MCR** Mixed Commercial Residential



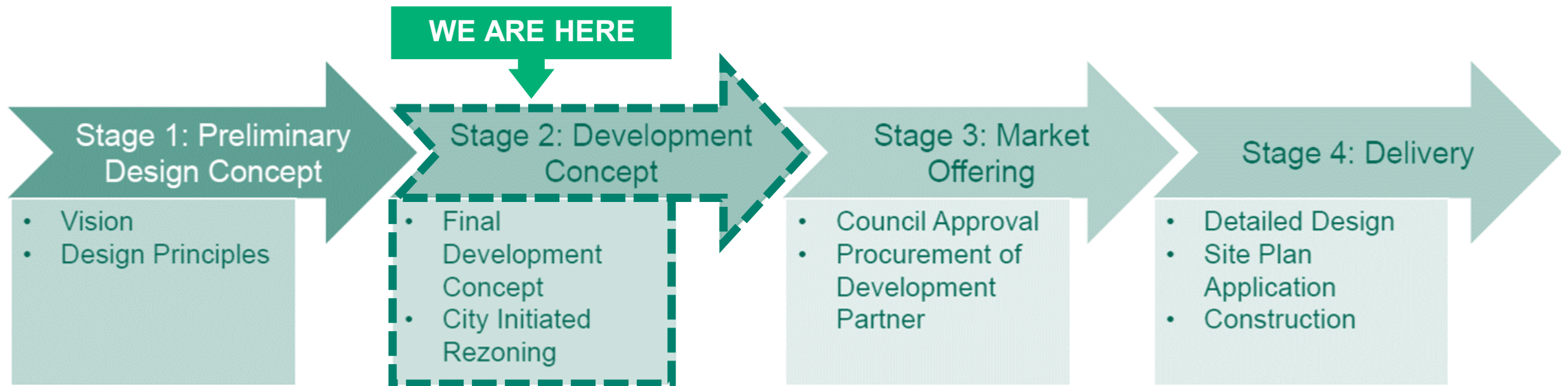
Project Overview



Toronto Builds Policy Objectives

- 1 **Mixed-income communities:** support City-building objectives of creating mixed-income, complete communities with diverse housing types
- 2 **Land:** land will be retained in public ownership through 40 to 99-year leases
- 3 **Tenure:** 100% purpose-built rental
- 4 **Affordable Housing:** targeting 30% of residential units to be affordable rental housing
- 5 **Unit Mix and Sizes:** minimum of 10% three-bedrooms and 35% two-bedrooms, and a maximum of 45% one-bedrooms and 10% studios
- 6 **Accessibility:** 20% of new affordable rental homes, and 15% of market rental homes, must be accessible, meeting Ontario Building Code requirements for barrier-free
- 7 **Sustainability:** meet TGS Version 4, Tier 2

Steps to Delivery:



9 SHORTT ST – KEY STATS



6 & 41
Storeys



515
Bicycle Parking
Spaces



458
Homes



42
Car Parking
Spaces

2 residential buildings

11% 3-bedroom & 36% 2-bedroom
units for families

30% is proposed to be dedicated for
affordable housing

2,082 square meters of private
amenity space for future residents

Publicly Accessible Mid-block
Connection

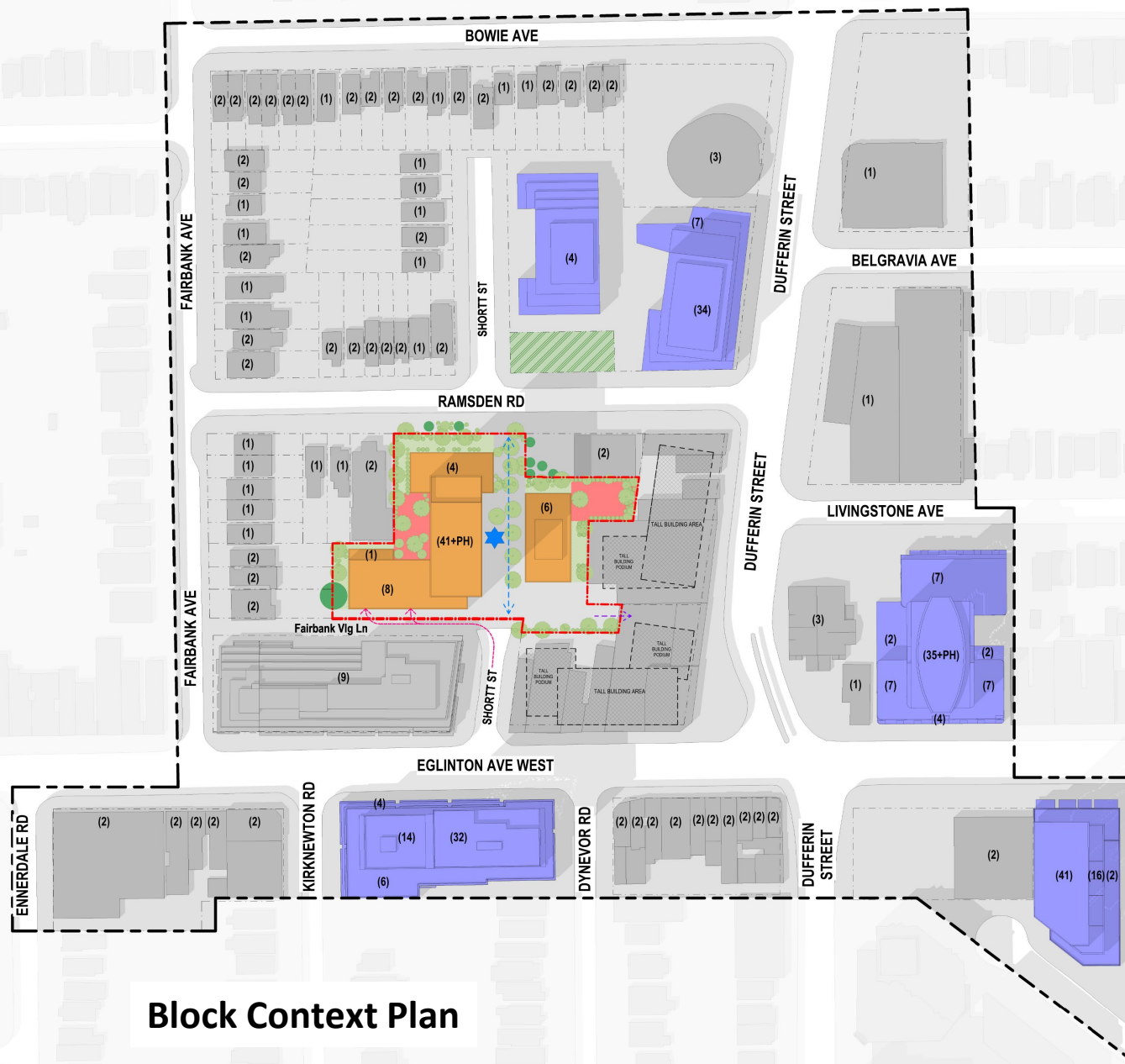


Design Concept Walk-Through



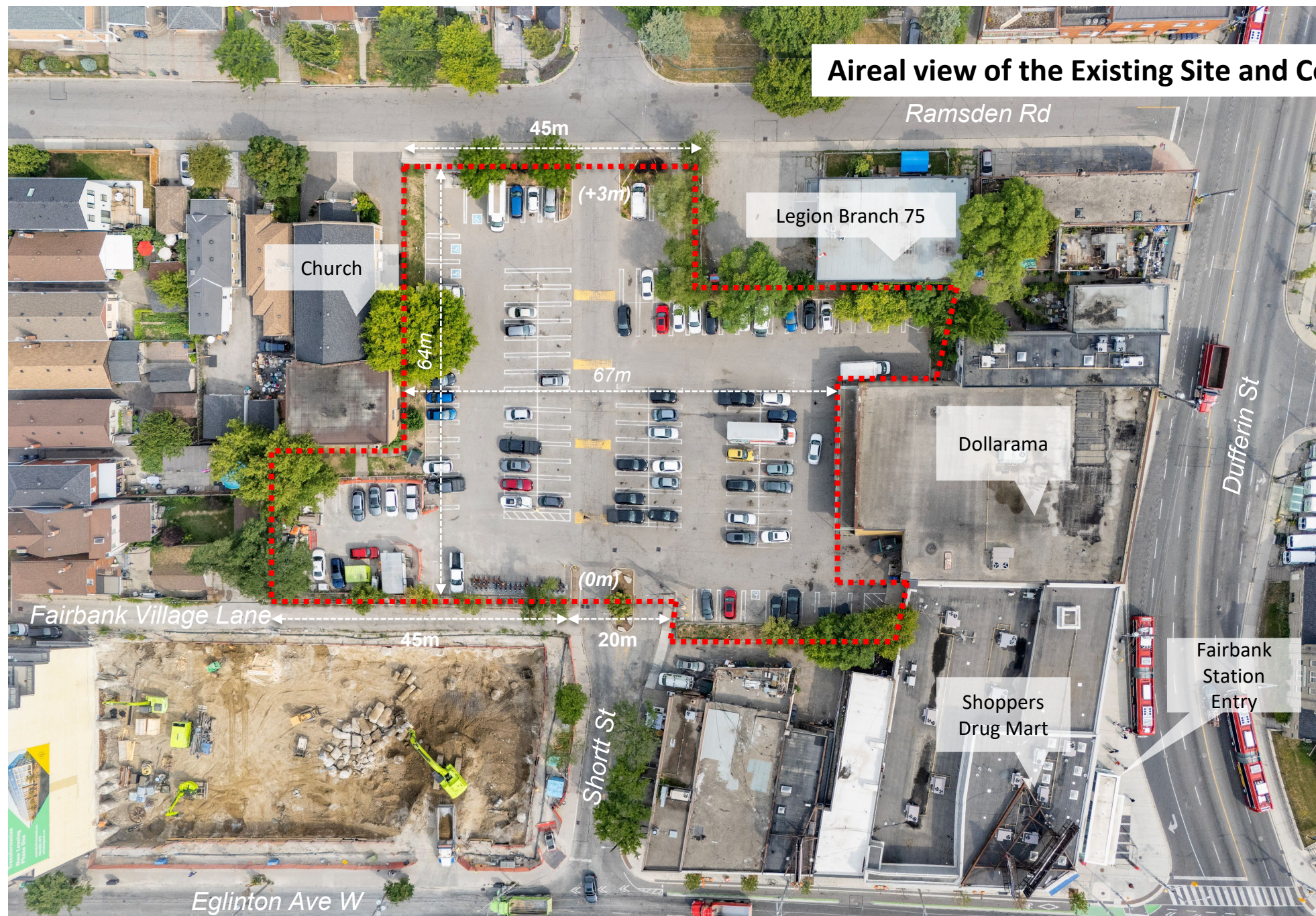


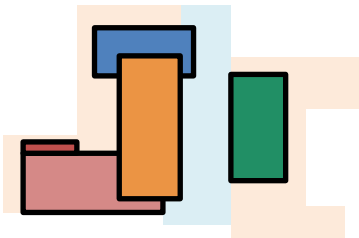
Aerial view of the existing site and context



-  STUDY AREA BOUNDARY
-  PROPOSED DEVELOPMENT
-  POTENTIAL FUTURE TALL BUILDING AREA
-  UNDER REVIEW
-  EXISTING
-  PROPOSED PUBLIC PARK
-  PROPOSED POPS
-  PEDESTRIAN / CYCLING CONNECTION
-  PROPOSED OUTDOOR AMENITY AREA
-  HEIGHT (STOREYS)
-  EXISTING TREES
-  PROPOSED TREES
-  POTENTIAL FUTURE MID BLOCK CONNECTION
-  LOADING / VEHICULAR ACCESS

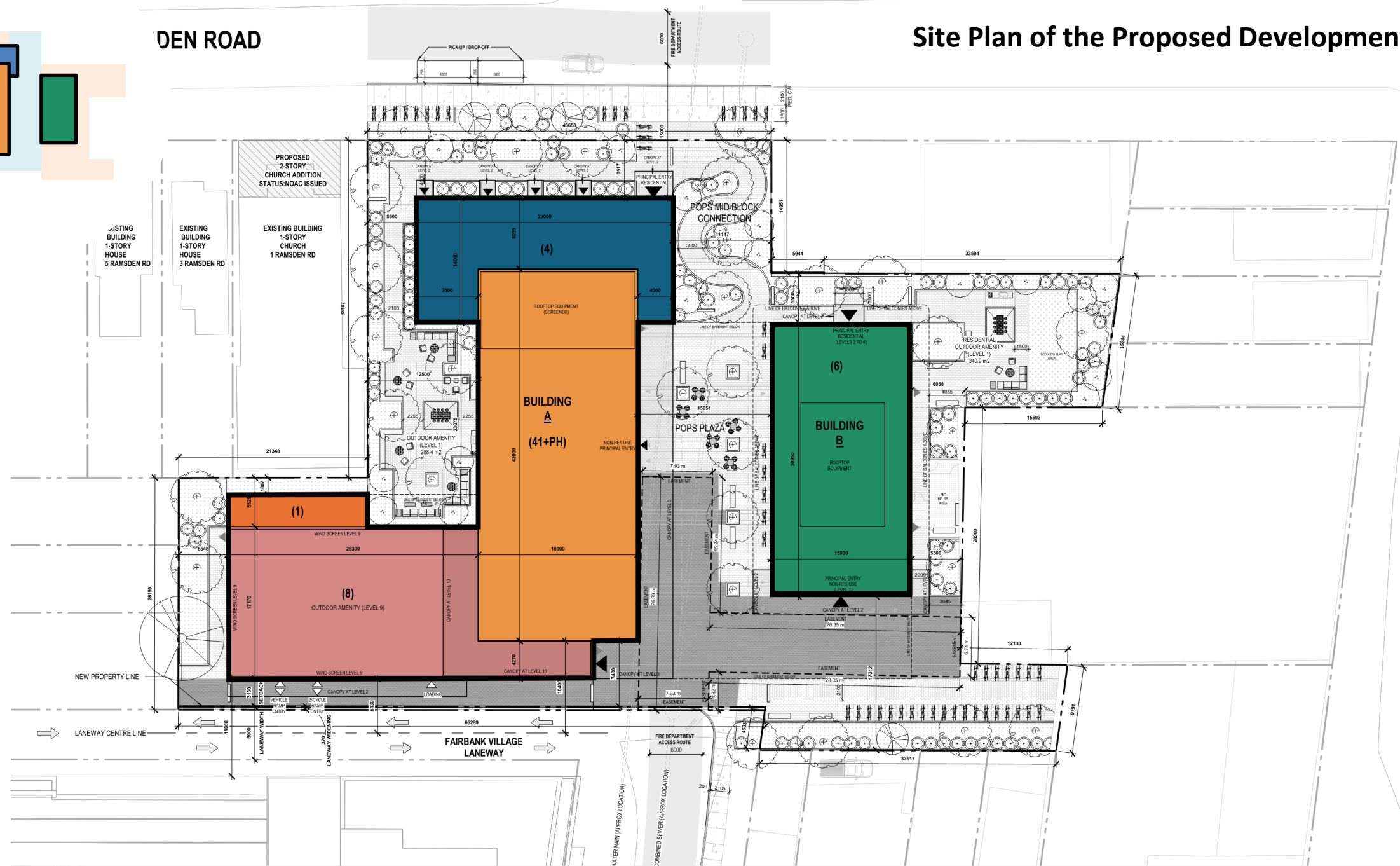
Aireal view of the Existing Site and Context



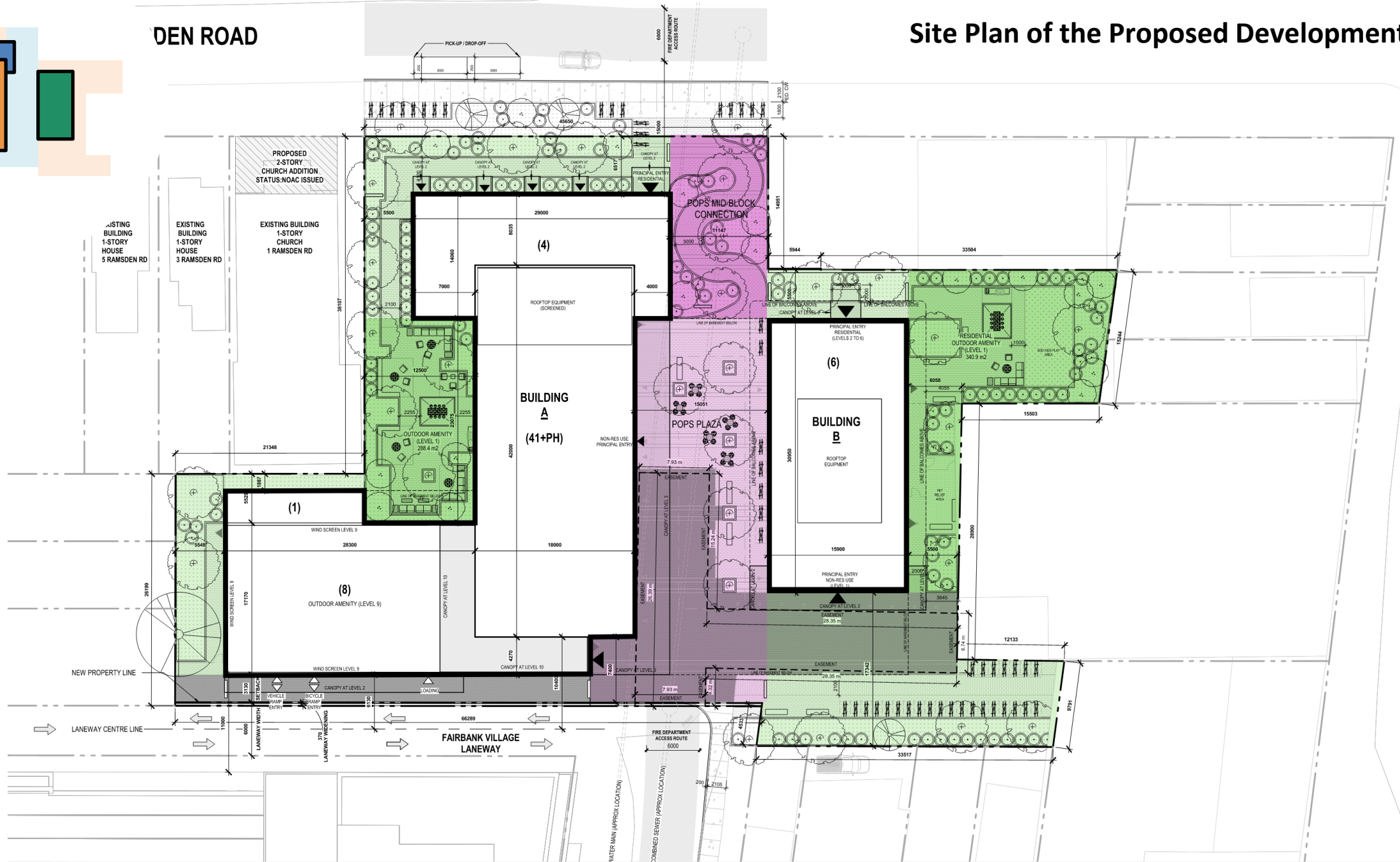


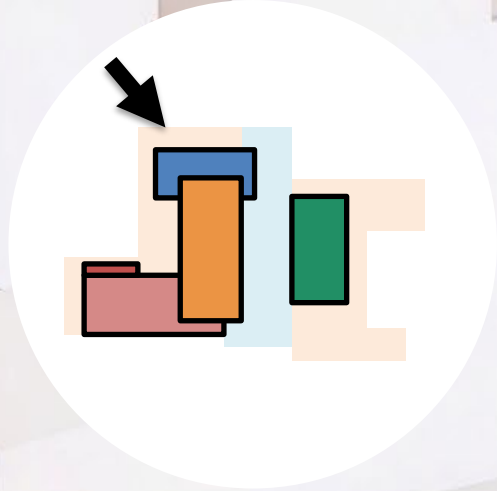
DEN ROAD

Site Plan of the Proposed Development



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Outdoor
Amenity

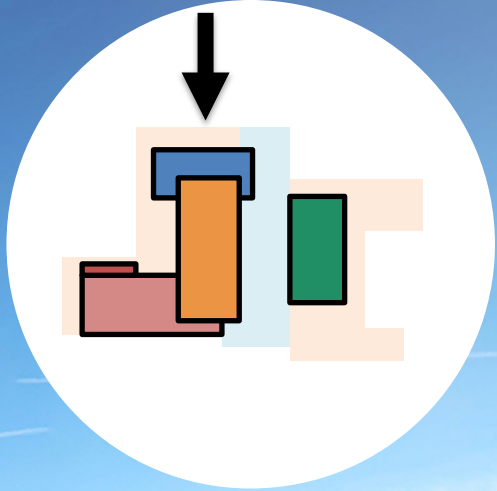
Future Park
(by Others)

Mid-Block
Connection

Outdoor
Amenity

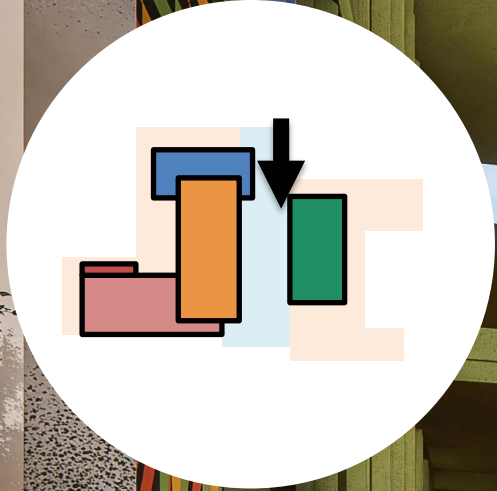
Outdoor
Amenity

Axonomic view of the Proposed Development



View of the Ramsden Street frontage



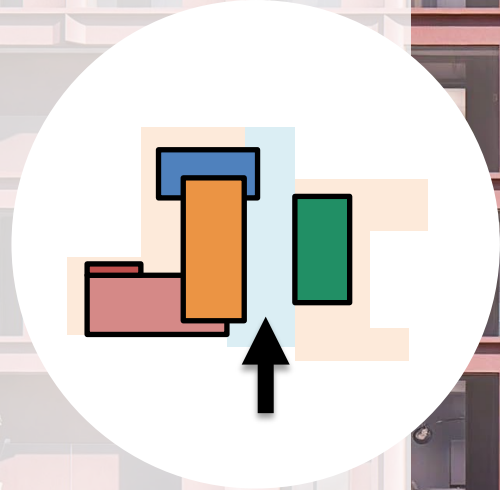


View within the Mid-Block Connection from the North



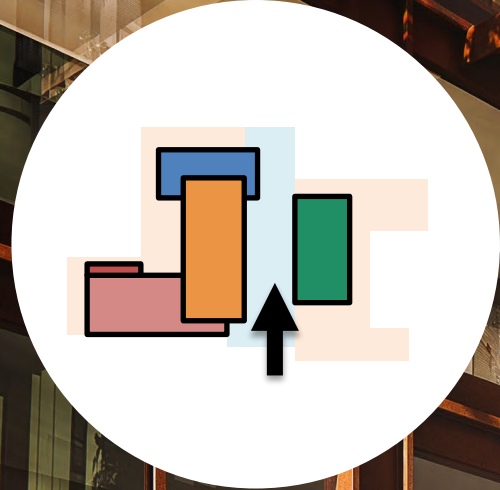


Aerial view of the existing site and context



View of the Shortt Street frontage

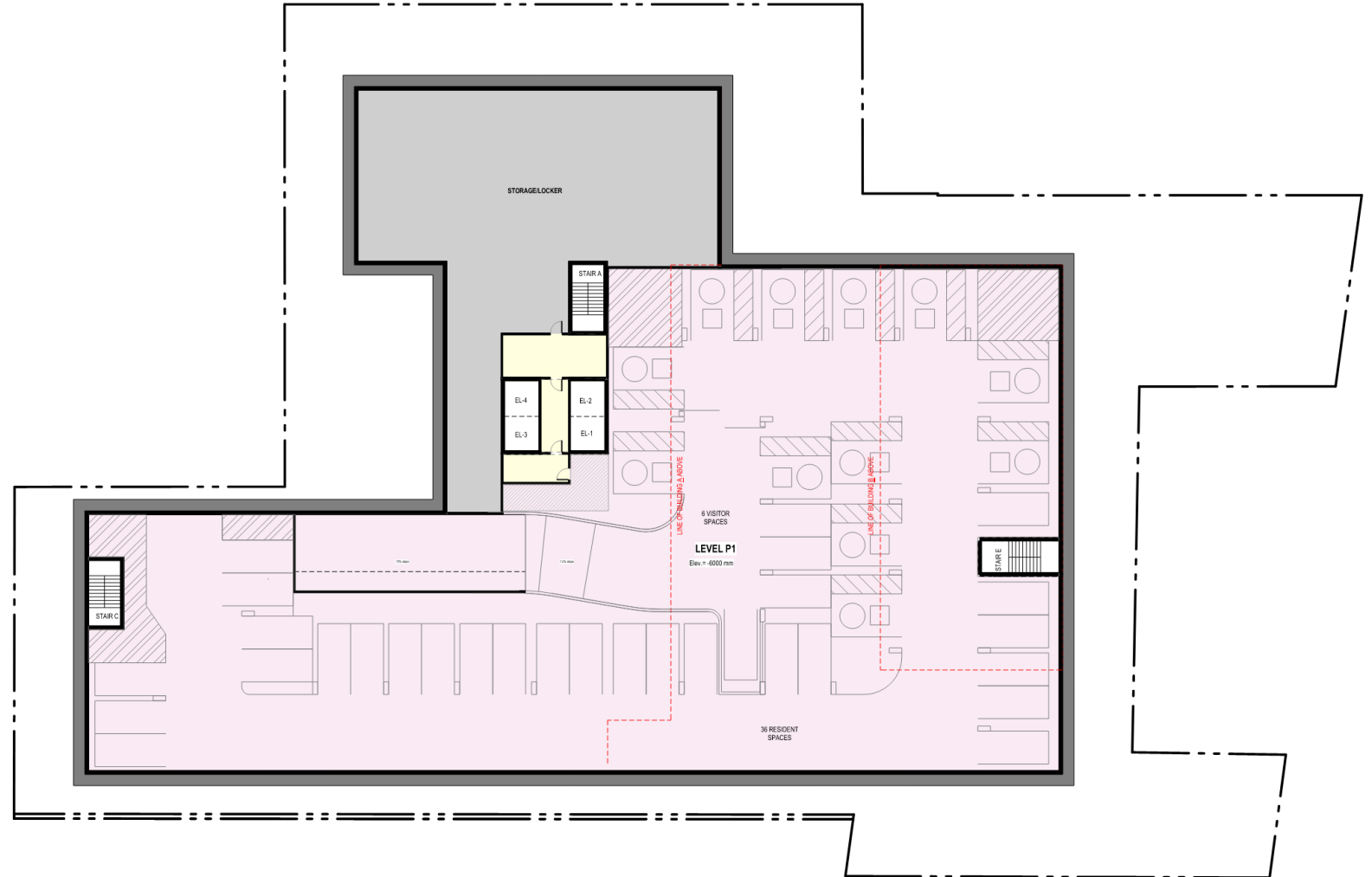




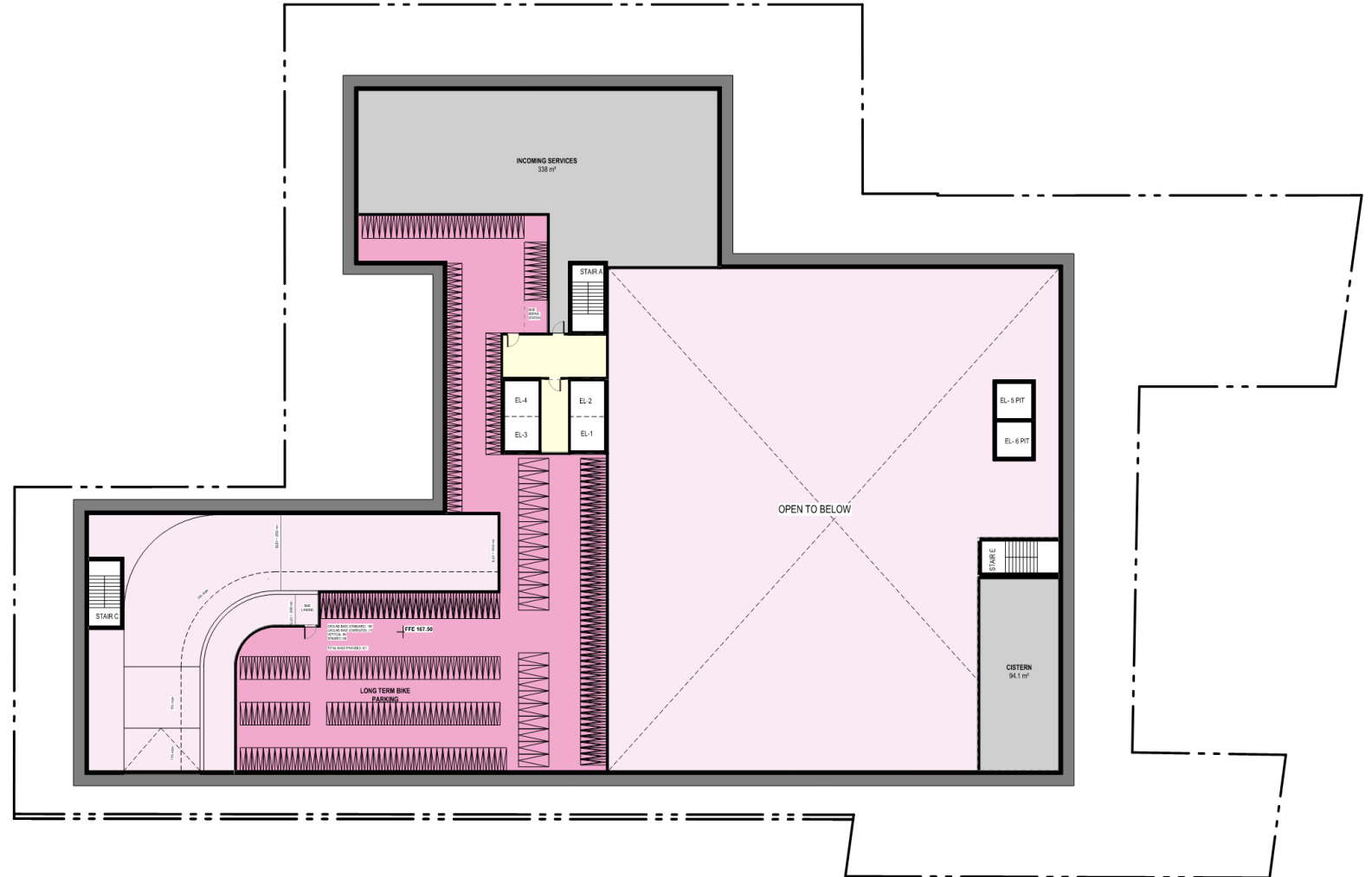
View within the Mid-Block Connection from the South



Floor Plan : Parking Level



Floor Plan : Bike Mezzanine



Floor Plan : Level 1



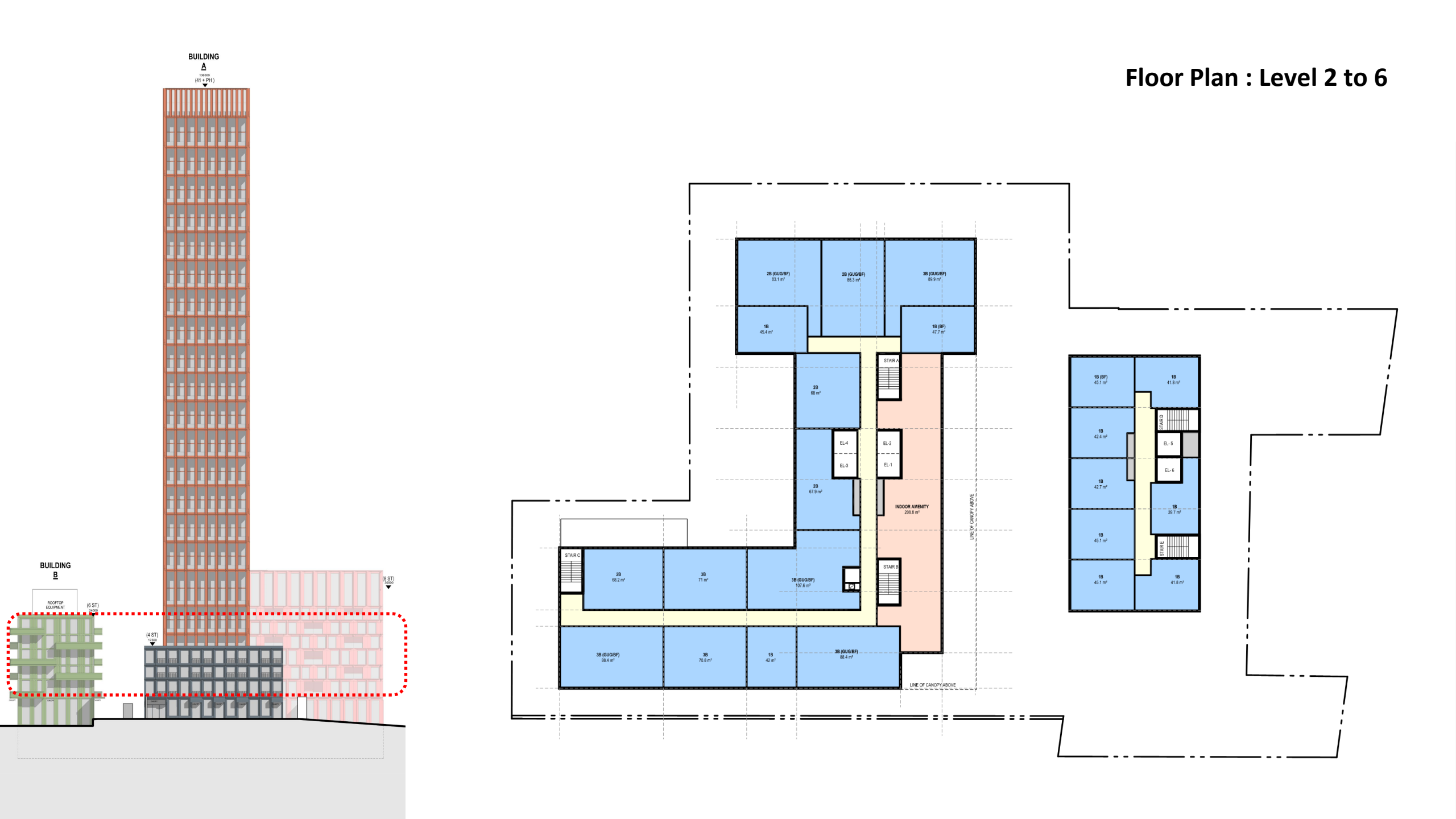
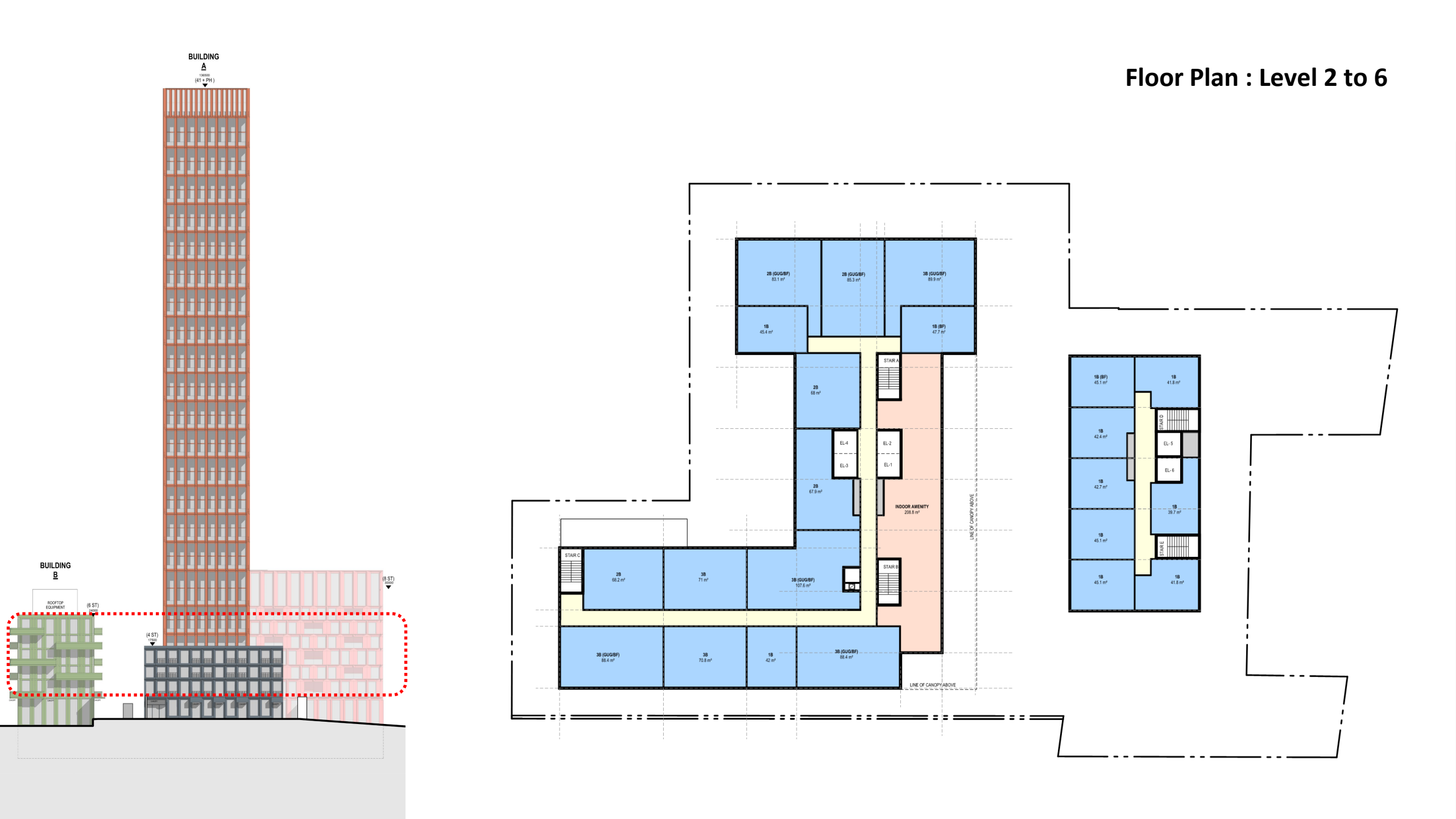
The image displays architectural drawings for Building A, which is a 24-story structure (41' + 24').

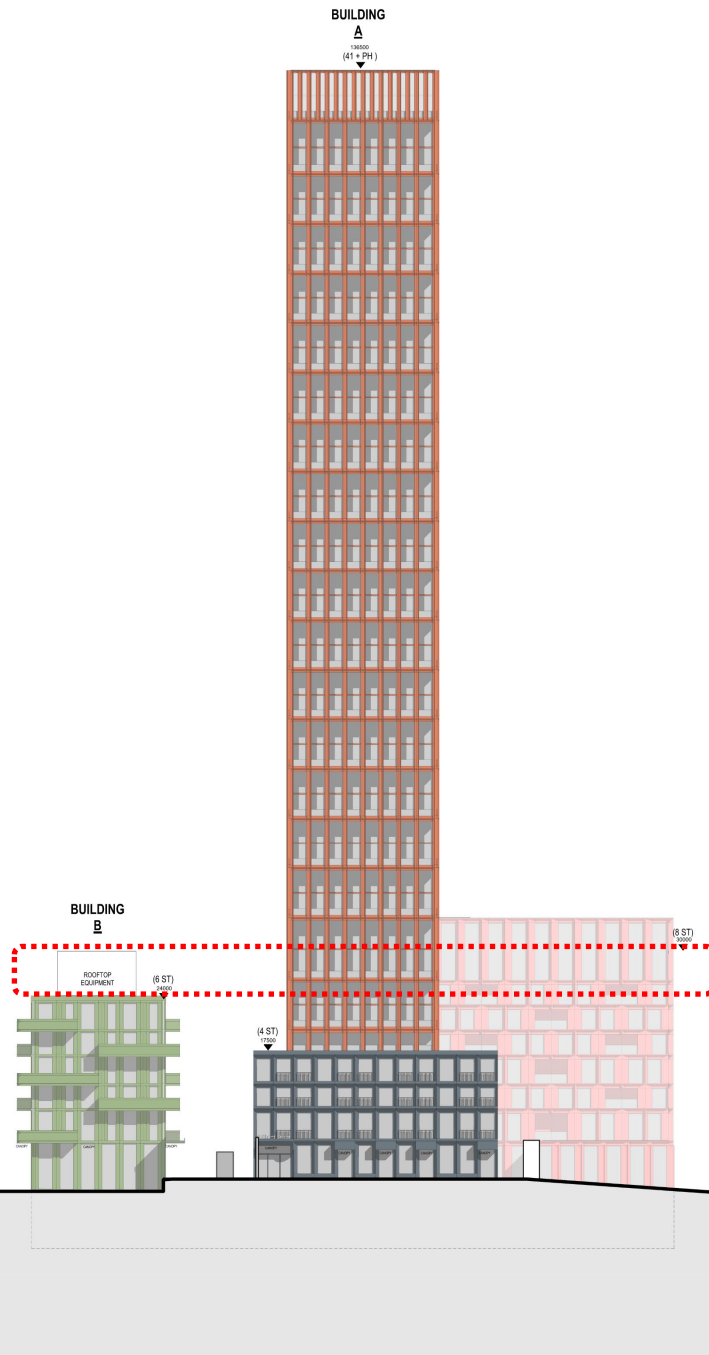
Section View (Left): Shows the building's profile with a red dashed line indicating the location of Level 2 to 6. Key features include:

- BUILDING A:** 24 stories (41' + 24').
- ROOFTOP EQUIPMENT:** Located on the roof.
- (6 ST):** Staircase location.
- (4 ST):** Staircase location.
- (8 ST):** Staircase location.

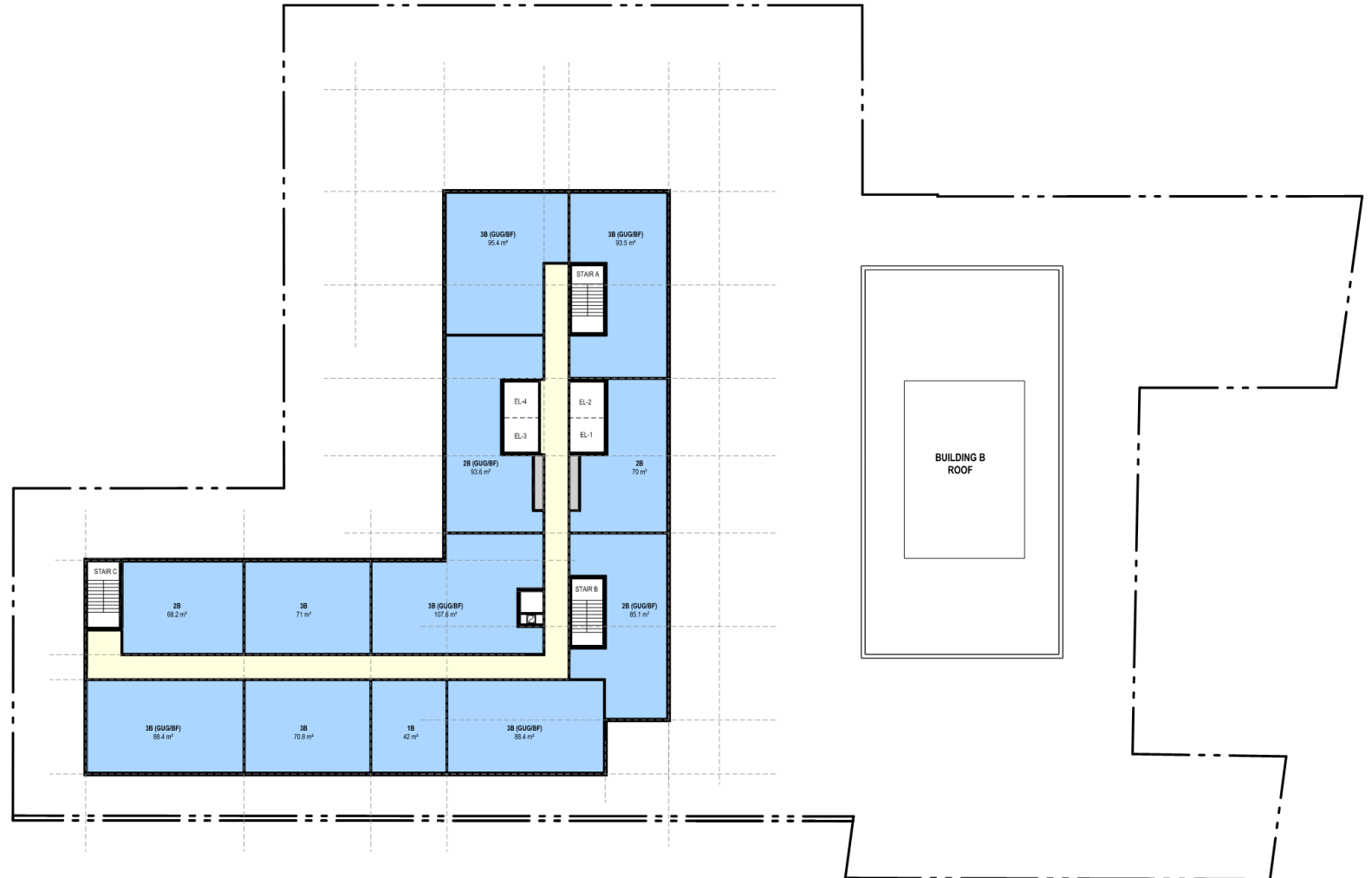
Floor Plan : Level 2 to 6 (Right): Shows the layout of the floors, including rooms, corridors, and stairs. Key features include:

- Rooms:** Labeled with room numbers and areas (e.g., 1B (BP) 45.1 m², 2B (GUGBP) 85.1 m², 3B (GUGBP) 88.4 m²).
- Corridors:** Labeled with room numbers and areas (e.g., EL-1, EL-2, EL-3, EL-4, EL-5, EL-6).
- Stairs:** Labeled with stair numbers (e.g., STAIR A, STAIR B, STAIR C).
- Indoor Amenity:** 208.8 m².
- Line of Canopy Above:** Indicated by a dashed line.

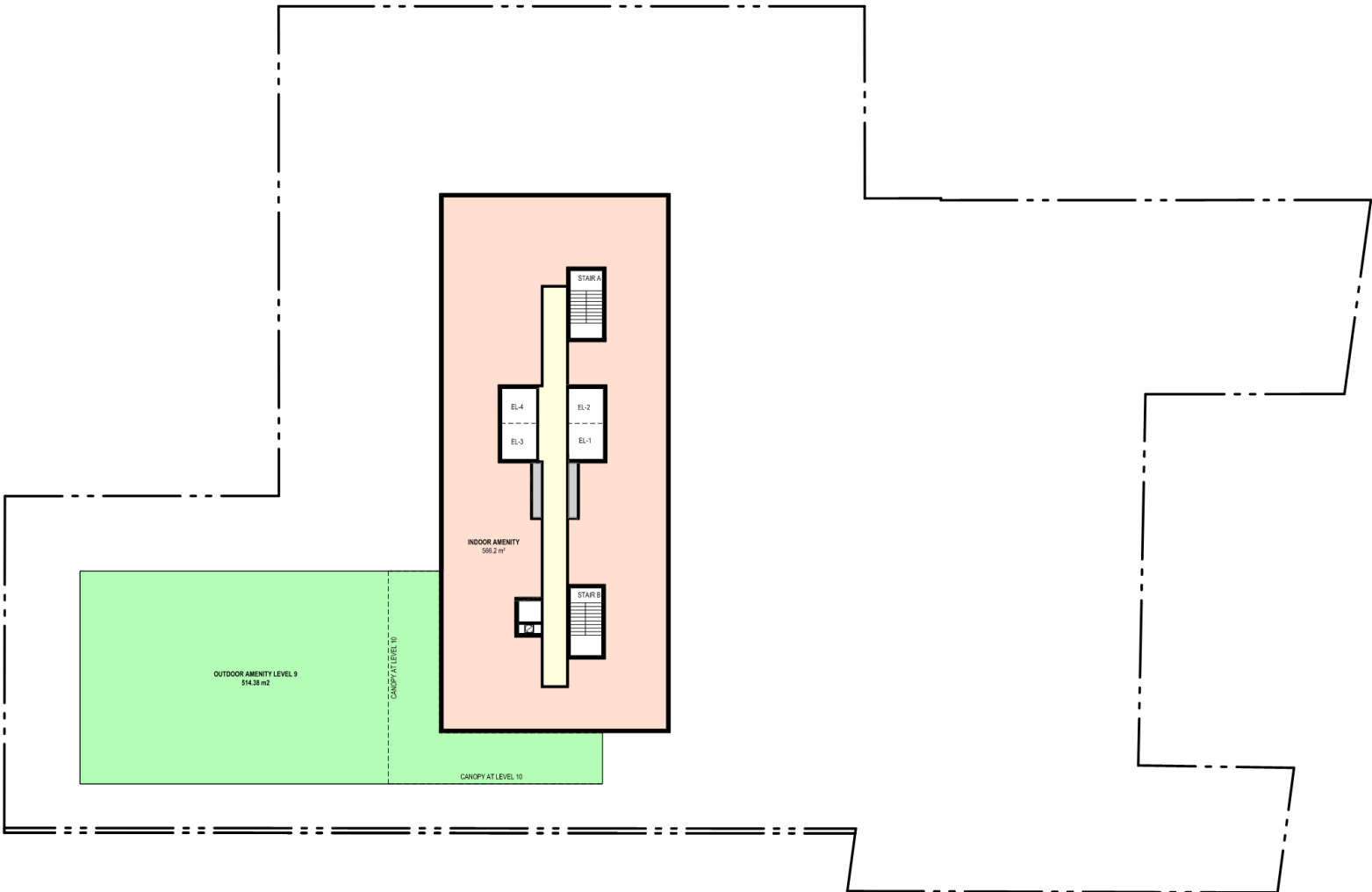
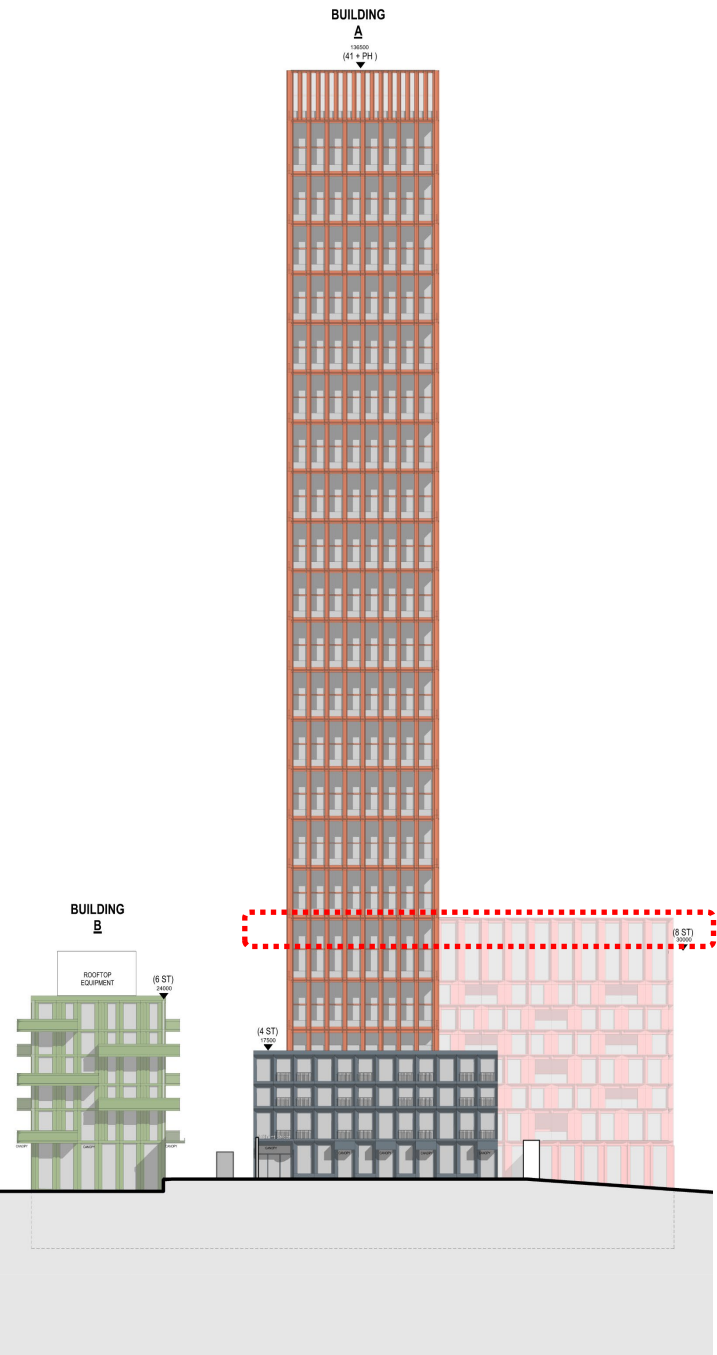




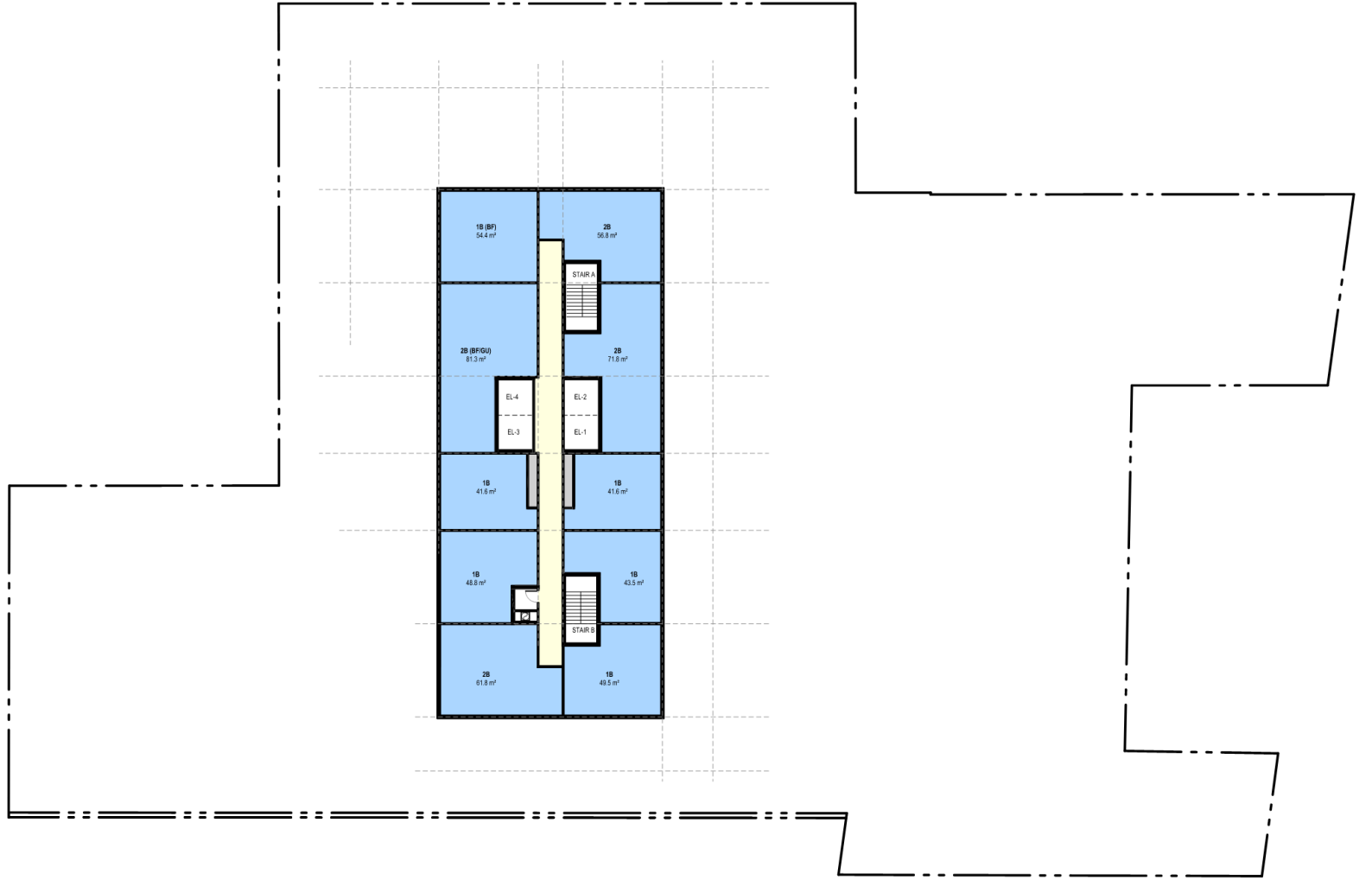
Floor Plan : Level 7 to 8



Floor Plan : Level 9



1st floor plan showing rooms and corridors. The plan is divided into two main sections by a central yellow corridor (STAIR A). The left section contains rooms 1B (BF) 54.4 m², 2B (BFIGU) 81.3 m², 1B 41.6 m², 1B 48.0 m², and 2B 81.8 m². The right section contains rooms 2B 56.3 m², 2B 71.6 m², 1B 41.6 m², 1B 43.5 m², and 1B 49.5 m². There are also two stairwells labeled STAIR A and STAIR B. The building is surrounded by a dashed line indicating the site boundary.







Next Steps





Questions of Clarification

To ask questions after the meeting, email
9Shortt@createto.ca

Ben DiRaimo, City Planning
Ben.DiRaimo@toronto.ca

To ask questions related to parking/loss
of parking can be directed to,
policyandplanning@greenpmobility.com

An aerial photograph of Toronto, Canada, featuring the CN Tower and a dense urban skyline. The foreground shows a mix of green spaces, residential buildings, and railway tracks. The sky is overcast with soft clouds.

Thank you

CREATE **TO**

Transforming
Toronto's Real Estate