

5 Eglinton Line 5
Fairbank Station

Transforming a parking
lot into a transit-oriented,
mixed-income community
with affordable housing

DUFFERIN ST

EGLINTON AVE W

SHORTT ST

RAMSDEN RD

N

9 Shortt Street

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 Avenue in the Fairbank community.

This site is part of the City's new Toronto Builds framework, which aims to guide the development of new housing on City-owned land, with a focus on creating rental housing within mixed-income communities.

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

Learn more at:
www.createto.ca/9Shortt



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

2026 & Beyond

Retain Development
Partner

9 Shortt Street

What is being proposed:

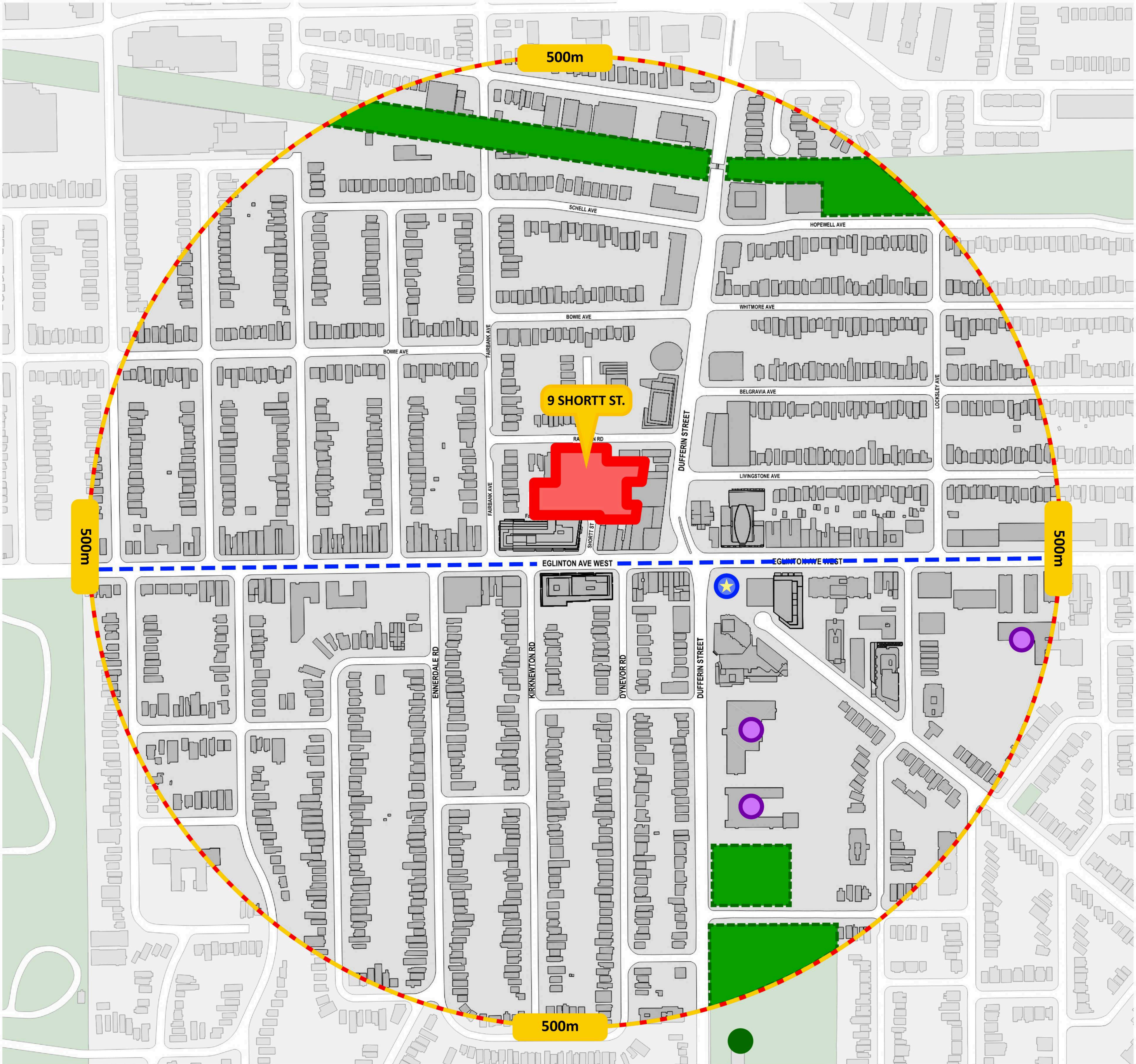


- The proposal includes two buildings with heights of 6 and 41 storeys containing 458 homes in a mixed-income, mixed-use community.
- Approximately 30% of the homes will be affordable and the remainder will be market rent.
- The affordable homes will remain affordable for 99 years. The City will maintain public ownership of the lands through a long-term land lease.
- The Site will include enhanced pedestrian connections to the neighbourhood, non-residential space on the ground floor, and publicly accessible outdoor spaces.
- The development will meet Tier 2 of the Toronto Green Standard version 4.
- 94 short-term and 421 long-term bike parking stalls.
- One level of underground parking with a total of 42 vehicle parking stalls for residents and their visitors.



*Renderings and drawings are conceptual and may be subject to change

Site Area Context



- LEGEND**
- Eglinton Crosstown LRT
 - Fairbank Station (LRT)
 - Parks/Open Space
 - Local Schools
 - Community Centre

Community Engagement



Engagement To Date

July-August 2025: Consultation with three community groups and organizations to introduce the project and get initial questions and reactions.

August-September 2025: Two pop-ups at the Maria A. Shchuka Toronto Public Library and on site at the Toronto Parking Authority parking lot, 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 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 that 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.

Affordable Housing

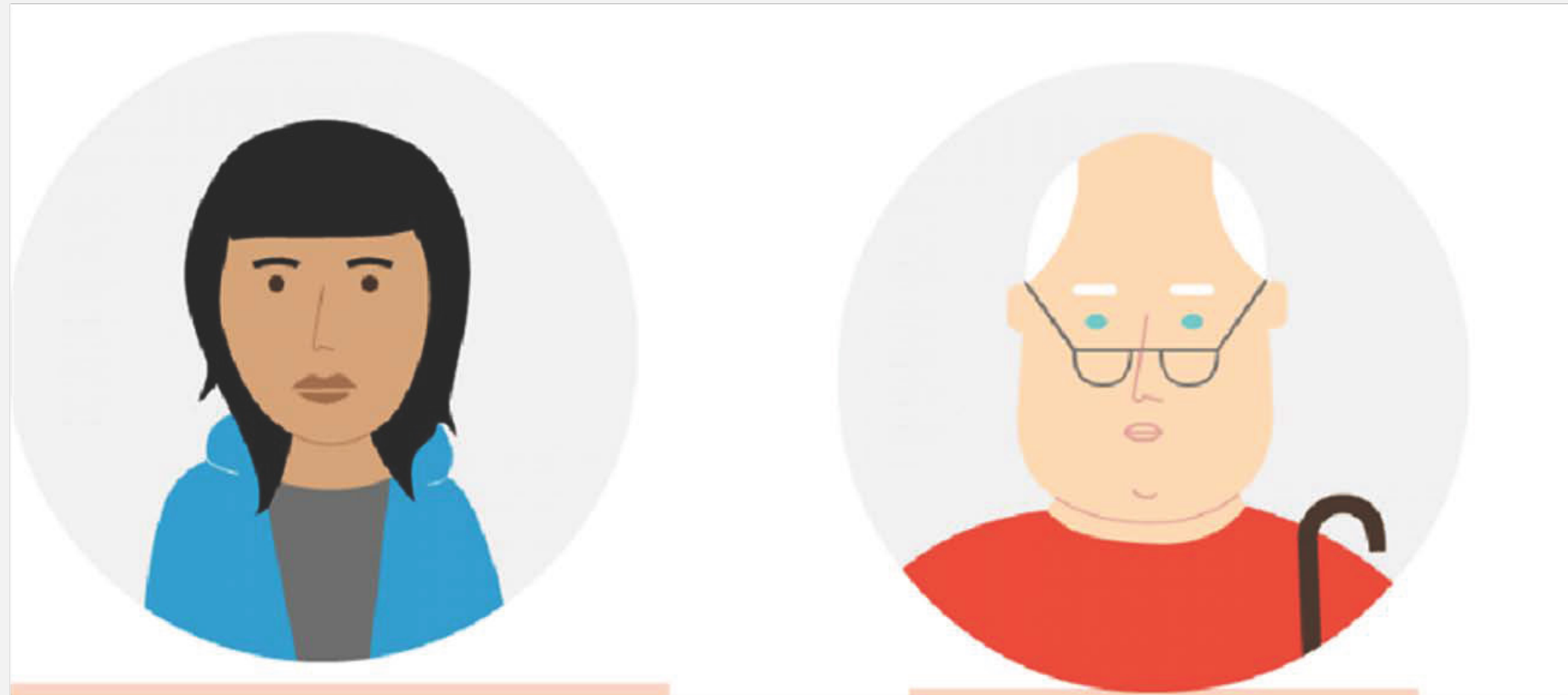
Key information about the proposed affordable housing.

Following the City’s HousingTO Action Plan, the proposed housing at this Site includes a mix of affordable rental and market rental, with the aim to create a diverse, mixed-income community of residents. This site is part of the Toronto Builds is a policy framework to build more affordable rental homes on public land.

How many homes will be affordable?

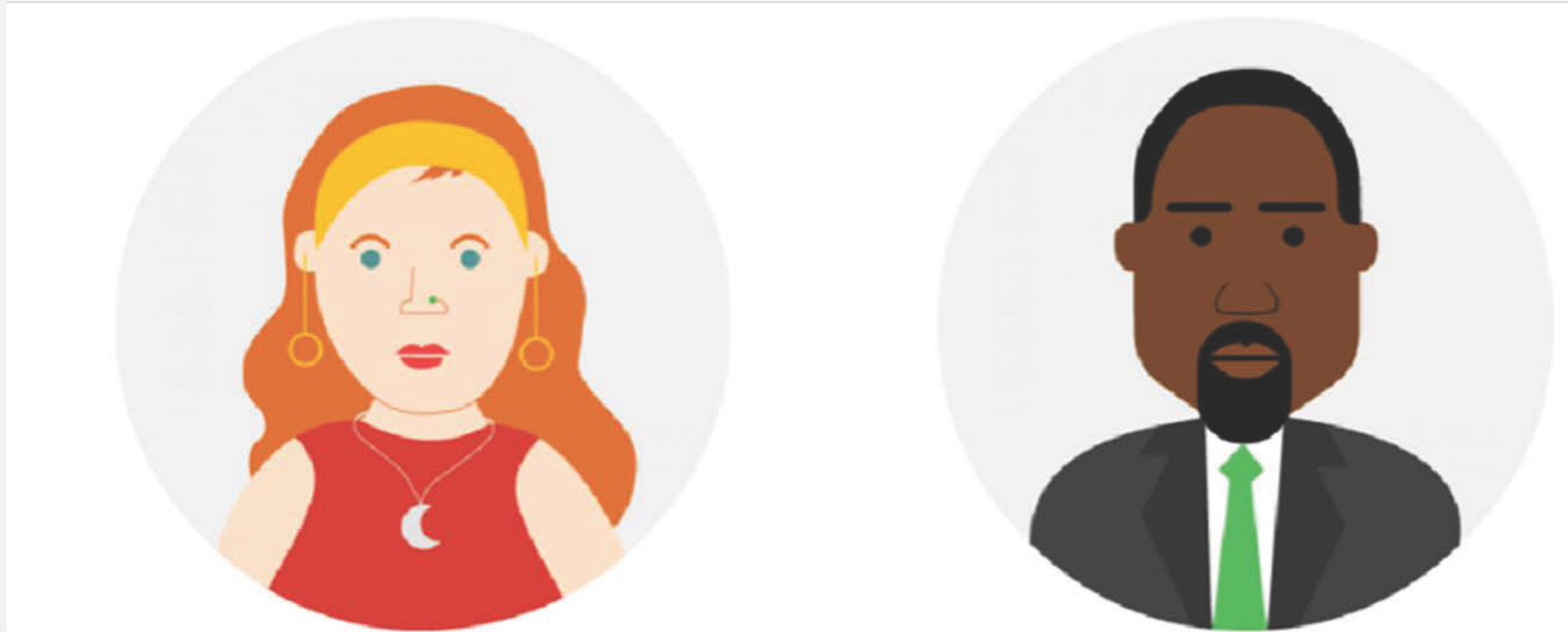
Currently 30% of the homes in the development are targeted to be available at affordable rents, including a mix of unit sizes and barrier free units.

Who are the affordable homes for?



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

How will the rents for the affordable homes be determined?

- Rents for the affordable homes will be determined according to the City’s new income-based definition. The rents will be at or below the lesser of:
- Average Market Rent (by dwelling type); or
- 30% of the 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

Applying for affordable housing at this Site:

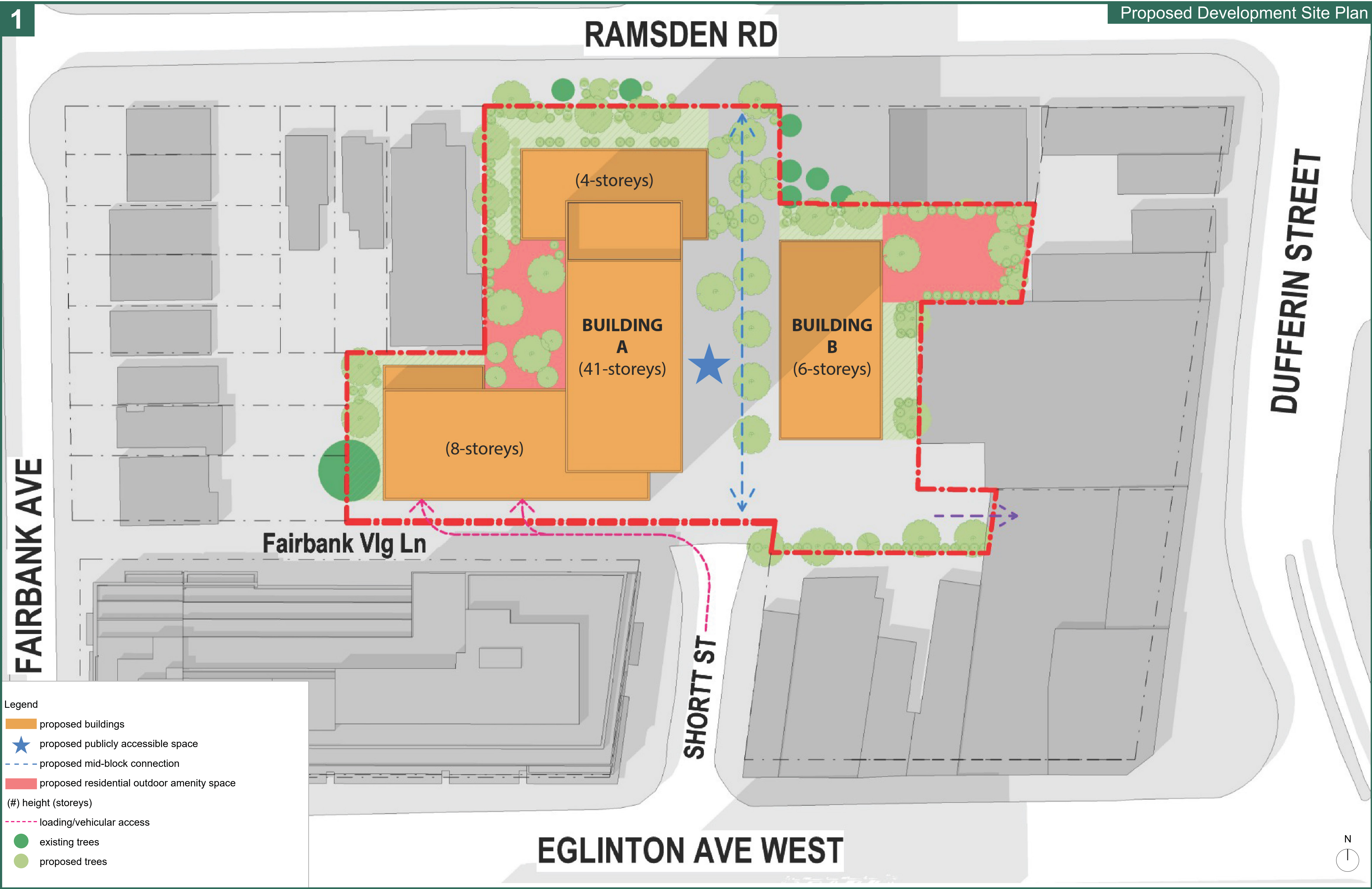
Once CreateTO receives planning approvals for the Site, a market offering process will be conducted to select a development partner. The City will work with the housing provider to ensure there is a fair and transparent process for tenancing the buildings that will result in mixed-income and inclusive housing.

A new hybrid model of allocating affordable housing, approved by the City of Council in July 2022 will be used for this Site. This system will be launched in late 2025 and will be user-friendly for both housing providers and individual applicants.

The process to allocate housing through this system will include methodology to draw tenants from a random draw and a chronological waitlist from across the City, giving equitable access to both newcomers and current Torontonians.

More information about accessing and applying for these units will be available when the building is closer to completion. To learn more and subscribe to City’s Affordable Housing Opportunities E-updates, scan the QR Code on the left.

Site Plan and Perspective View



Privately-Owned Public Space (POPS)



Share Your Feedback Here

Put a sticky note below and let us know!

The new development is proposed to include a pedestrian plaza, which will serve as a mid-block connection providing access between Ramsden Road and Eglinton Avenue West.

How would you like this space to feel? What other uses would you like to see accommodated within this public space?

Next Steps



Contact Information

CreateTO
Tina Panagoulia
Development Lead
9Shortt@createto.ca

City of Toronto
Ben DiRaimo
Community Planner
Ben.DiRaimo@toronto.ca

LURA
Zoie Edwards Browne
Engagement Consultant Team
engagement@lura.ca

Share your feedback with us →

