

9 Shortt Street - Project Information Sheet

September 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

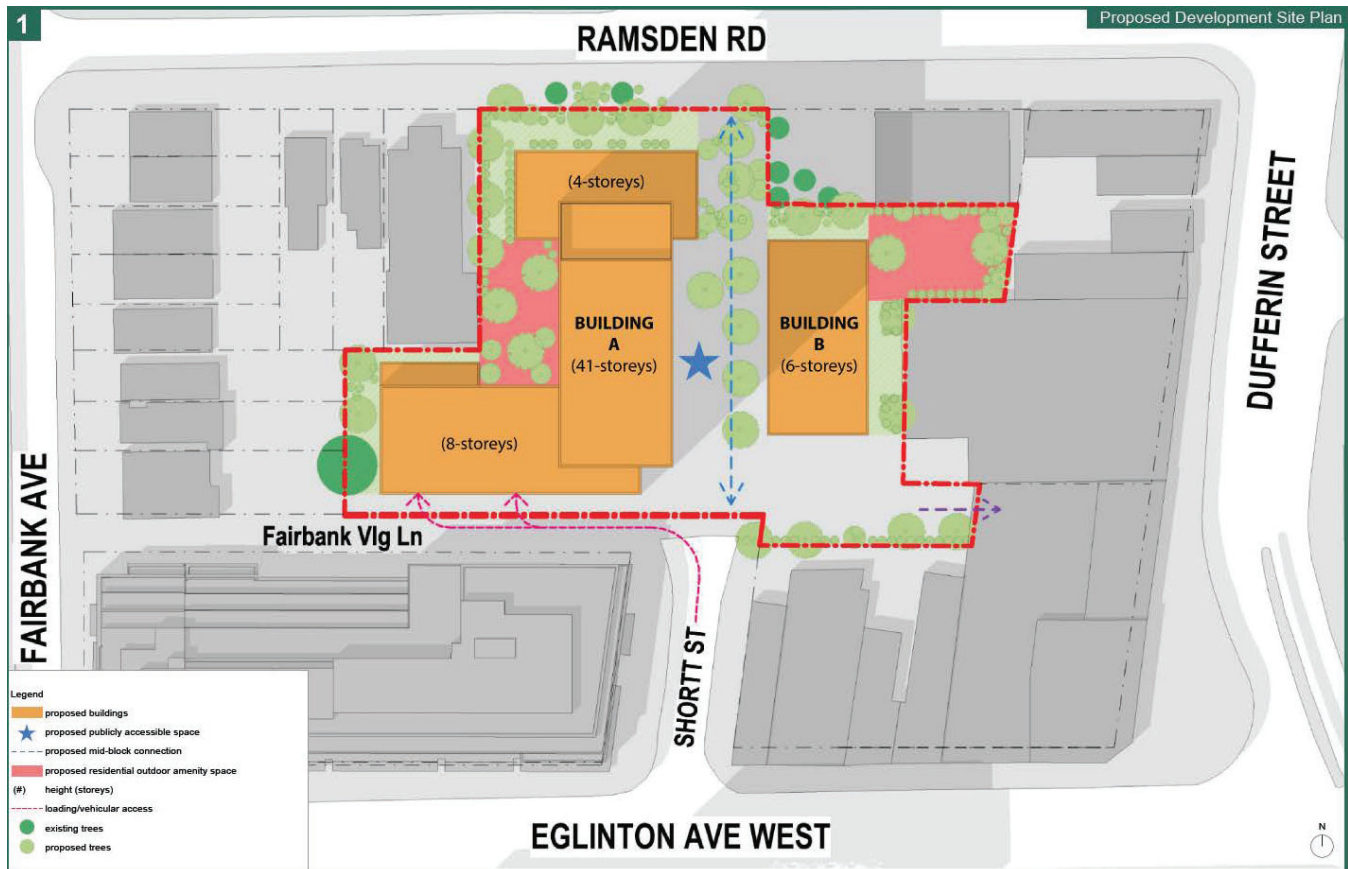
- Application considered at City Council

2026 & Beyond

- Retain Development Partner

We are here

Site Layout



Quick facts about the proposal

- A 41-storey residential tower and a 6-storey residential standalone building
- A total of 458 residential units, including 30% affordable units with the remainder being market rental units
- 42 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

Affordable Housing

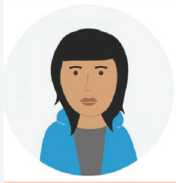
Key information about the proposed affordable housing.

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.

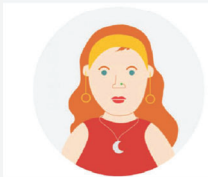
Who are the affordable homes for?



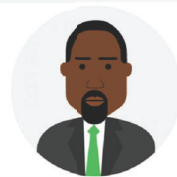
Cindy, Bank Clerk:
Annual Before-Tax
Income
\$45,700



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.



Next Steps



Contact Information

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