

# Dunn House Phase 2

## Project Overview and Early Planning Information

### SPUHNTA Meeting February 19, 2026

#### About Dunn House Phase 2

In January 2026, the Government of Canada and the Province of Ontario announced funding to support a second phase of supportive housing in Parkdale.

Dunn House Phase 2 is proposed as:

- 54 rent-geared-to-income studio homes
- Integrated with on-site health and community-based supports
- Developed on UHN-owned land leased to the City
- Delivered by CreateTO on behalf of the City of Toronto
- Built using modern construction methods
- Expected occupancy date: 2028

Total project cost is approximately \$30 million, with federal capital funding and provincial operating funding announced. Municipal funding remains subject to City Council approval.

#### Proposed Location of the New Homes

The project site includes:

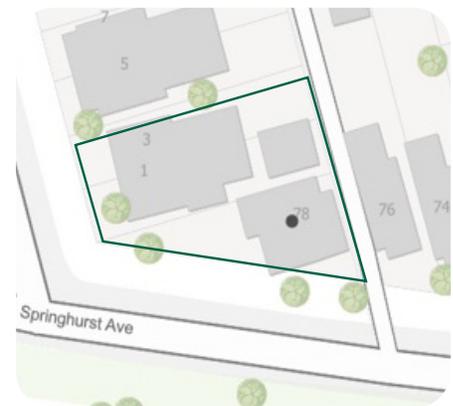
- 1–3 Close Avenue (formerly fire-damaged vacant homes, demolished in 2025)
- 78 Springhurst Avenue

This project is limited to these site addresses and does not directly impact other properties.

78 Springhurst Avenue is currently home to one leaseholder and two additional tenants who live together.

UHN has been in contact with the household over several months regarding the future of the property and potential housing options. On February 13, UHN representatives met with the leaseholder at the home to review relocation information and a proposed housing option locally.

Discussions are ongoing to confirm next steps and ensure appropriate housing options and supports are in place.



## Connection to the South Parkdale Shared Vision

In 2020, City Council directed staff to undertake a visioning process with SPUHNTA regarding the future of UHN-owned lands.

The resulting Community Vision and guiding principles emphasize:

- Housing as a human right
- Dignity, wellbeing, and belonging
- Mixed and inclusive communities
- Design excellence
- Community voice and participation throughout redevelopment

These principles remain part of the broader framework guiding development on UHN-owned lands.

Broader redevelopment, including future phases and potential replacement housing, would proceed through separate planning processes and approvals.

## Health and Community Supports

Dunn House Phase 2 builds on UHN's Social Medicine Housing Model, which integrates stable housing with on-site health care and community-based supports.

The building is intended to include:

- On-site primary care and health services 24/7 staffing
- Connections to social and community programs
- Shared amenity and programming space

Early results from Dunn House (Phase 1) demonstrate significant reductions in emergency department visits and hospital bed days, reflecting improved health outcomes and reduced pressure on the health care system.

## Current Stage of Planning

Dunn House Phase 2 is in early planning.

Confirmed at this stage:

- Intergovernmental funding has been announced.
- CreateTO has been directed to deliver the project.
- Work is underway to assemble the architectural and consultant team.

Still to come:

- Detailed building design and site layout
- Selection of a housing operator
- Final construction schedule
- Planning and approval process (Official Plan Amendment, Zoning By-law Amendment, Site Plan Amendment)

This meeting marks an early opportunity to share information and begin dialogue.

## Ongoing Dialogue

CreateTO is leading the engagement process for Dunn House Phase 2 with support from engagement consultant Ideaspace.

Opportunities for dialogue will continue as planning progresses.

### Questions and comments can be directed to the project's Community Liaison:

Community Liaison

Phone: 437-684-5857

Monday to Friday, 9 a.m. to 4 p.m.

Email: [communityliaison@bigideaspace.ca](mailto:communityliaison@bigideaspace.ca)

## Project Phases and Timing (Anticipated)



### January 2026

Funding announced by federal and provincial governments



### February - Spring 2026

Early planning and consultant team procurement

Initial dialogue with SPUHNTA on Dunn House Phase 2



### Spring - Fall 2026

Design development

Planning approvals process

Ongoing engagement



### Late 2026 (anticipated)

Construction preparation and demolition of 78 Springhurst



### Late 2026 / Early 2027 (anticipated)

Construction begins



### 2028 (anticipated)

Building ready for occupancy

