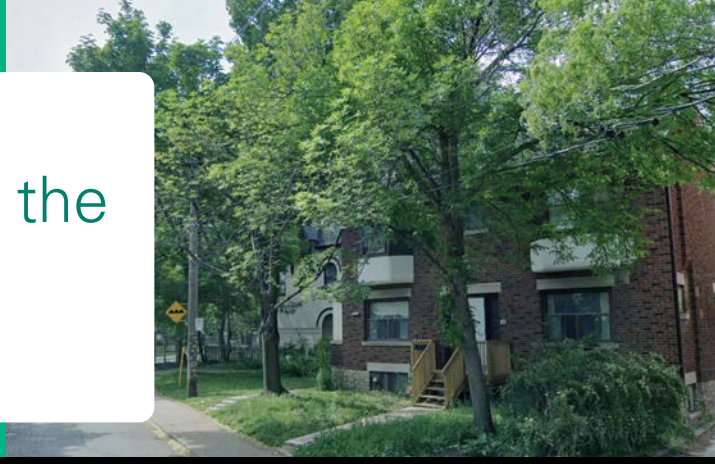
Dunn House Phase 2

Supportive Housing through the University Health Network Social Medicine Initiative



Creating new homes for Parkdale at 1–3 Close Ave. and 78 Springhurst Ave.

Project Overview

The City of Toronto, in partnership with University Health Network (UHN), is advancing Dunn House Phase 2, which will create approximately 54 studio homes in Parkdale as part of the UHN Social Medicine Initiative. CreateTO is delivering the project on the City's behalf.

Early results from Dunn House at 90 Dunn Ave. show that pairing housing with health care can significantly reduce emergency department visits and hospital stays, improving health outcomes while reducing pressure on Toronto's health care system.

The proposed development is anticipated to include:

- Approximately 54 studio homes
- Integrated health and community-based supports
- A private bathroom and kitchen in each home
- Shared laundry and indoor common spaces
- On-site staff present 24 hours a day

This development is being developed in alignment with the ***Shared Vision and Guiding Principles for UHN-owned lands in South Parkdale.***

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Health and Community Supports

Dunn House Phase 2 will be the second UHN Social Medicine Initiative site in Parkdale, building on the success of Dunn House at 90 Dunn Avenue.

The Social Medicine Initiative provides stable homes with integrated health and community-based supports – a model of supportive housing that pairs housing and care in one place.

This approach recognizes that housing and health are closely connected, and that people are more likely to remain well and continue living in their homes when housing and care are brought together.

Early results from Dunn House show:

- **52% reduction in emergency department visits**
- **79% reduction in hospital bed days**

These outcomes improve health stability for residents while reducing pressure on Toronto's health care system.

Project Phases and Timing (Anticipated)

January 2026
Funding announced by the Government of Canada through **Build Canada Homes** and the Province of Ontario.

February – March 2026 (We are here)
Early planning, consultant team procurement, and community engagement

April 2026
Public Information Session
Official Plan Amendment & Zoning By-law Amendment Applications submitted

March – July 2026
Concept/schematic design and planning approvals process

July 2026
Statutory Public Meeting at the City of Toronto's Planning and Housing Committee

August 2026
Site Plan Application Submitted

Late 2026 (anticipated)
Construction preparation and demolition of 78 Springhurst Avenue

Late 2026 / Early 2027 (anticipated)
Construction begins

2028 (anticipated)
Building ready for occupancy

Dates are approximate and subject to change.

Information and Public Process

The project is currently in early planning.

As part of the formal planning approvals process, the following opportunities for public comment are anticipated:

April 2026
Public Information Session

July 2026
Statutory Public Meeting at the Planning and Housing Committee

The planning approvals process includes opportunities for public input before decisions are finalized.

A Community Liaison is available to receive questions and comments throughout the project. Project updates will continue to be shared as planning progresses.

Community Liaison

Phone: 437-684-5857 (Monday to Friday, 9 a.m. to 4 p.m.)

Email: communityliaison@bigideaspace.ca

Upcoming Site Assessment Work

As part of early planning and due diligence for the proposed homes with supports, site assessment work will take place at **78 Springhurst Ave. and 1-3 Close Ave.**

This work helps the project team understand existing building conditions and site characteristics before detailed design and future construction planning proceeds.

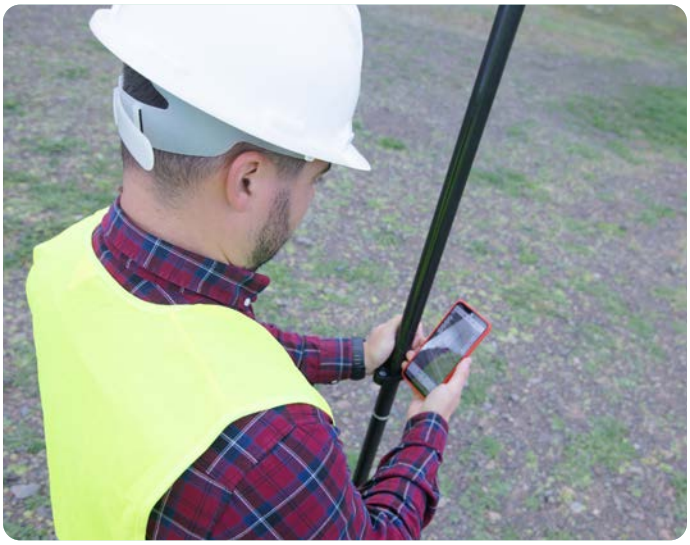
Construction is not starting at this time.

Expected Site Activities

Activities on the site may include:

- Interior and exterior building inspections
- Environmental testing, including soil and building material sampling
- Geotechnical investigations including drilling
- Utility and infrastructure assessments, including paint markings

This work is temporary and investigative in nature.



What Neighbours Can Expect

You may notice:

- Temporary contractor presence on site
- Small equipment or drilling rigs
- Short-term daytime noise associated with testing
- Contractor vehicles parked nearby

All work will occur during regular daytime hours and will comply with City of Toronto's noise bylaw.

No road closures are anticipated at this stage.

Questions and Comments

To provide feedback or to ask questions, please contact:

Community Liaison:

Phone: **437-684-5857**
(Monday to Friday, 9 a.m. to 4 p.m.)

Email: **communityliaison@bigideaspace.ca**

Councillor Perks' office:

Phone: **416-392-7919**

Email: **councillor_perks@toronto.ca**

For more information and updates about project timelines and the community engagement process for this site, please use the QR code to visit the project page or visit **createto.ca/dunnhousephase2**.

These homes are funded in part by the Government of Canada through Build Canada Homes and the Province of Ontario.