

Toronto Builds: 78 Springhurst Avenue and 1 to 3 Close Avenue (Dunn House Phase 2) – Official Plan and Zoning By-law Amendment Application – Decision Report – Approval

Date: June 30, 2026

To: Planning and Housing Committee

From: Interim Executive Director, Development Review

Ward: 4 - Parkdale-High Park

Planning Application Number: 26 143612 STE 04 OZ

Related Planning Application Number: 26 145180 STE 04 RH

SUMMARY

This report recommends approval of the application to amend the Official Plan and Zoning By-law to permit an 8-storey, 54 rental unit apartment building (known as Dunn House Phase 2) at 78 Springhurst Avenue and 1 to 3 Close Avenue. The application includes demolition of one occupied affordable rental dwelling unit at 78 Springhurst Avenue.

This development is part of the Social Medicine Housing Initiative being advanced jointly by the City of Toronto, University Health Network (UHN), and United Way Greater Toronto (UWGT), aimed at integrating housing, health care, and social service systems to improve housing and health outcomes for vulnerable and marginalized populations.

RECOMMENDATIONS

The Interim Executive Director, Development Review recommends that:

1. City Council amend the Official Plan for the lands municipally known as 78 Springhurst Avenue and 1 to 3 Close Avenue substantially in accordance with the draft Official Plan Amendment included as Attachment 6 to this report.
2. City Council amend City of Toronto Zoning By-law 569-2013 for the lands municipally known as 78 Springhurst Avenue and 1 to 3 Close Avenue substantially in accordance with the draft Zoning By-law Amendment included as Attachment 7 to this report.

3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendment as may be required.

4. City Council authorize the City Solicitor to amend the Section 37 Agreement dated July 18, 2022 in connection with the development located at 74, 82, 130, 150, 160 and 162 Dunn Avenue, 1, 3, 5, 7, 9, 11, 13, 15 and 17 Close Avenue, and 74 and 78 Springhurst Avenue to reduce the required number of existing affordable rental dwelling units to be secured and maintained in accordance with the Section 37 Agreement from twelve to eleven.

5. City Council amend Schedule D of City of Toronto Municipal Code Chapter 925, Permit Parking, such that, despite anything in the chapter to the contrary, the General Manager, Transportation Services will not accept applications for a permit from residents of, visitors to, or tradepersons for the lands municipally known as 78 Springhurst Avenue and 1 to 3 Close Avenue.

FINANCIAL IMPACT

On March 25 and 26, 2026 City Council approved the provision of financial incentives and up to \$8,100,000.00 in capital grant funding for the City-led development of 54 supportive homes on lands leased from UHN through Agenda Item [2026.PH28.7](#) - Advancing Partnerships with the Community Housing Sector to Build More Affordable and Supportive Homes. The anticipated affordability period for this Toronto Builds project, to be secured through a Contribution Agreement with the Housing Development Office, will be 49 years.

The provided financial incentives are not direct cash payments from the City but rather reflect forgone revenues in the form of waived or exempted fees and charges, including development charges (DCs), parkland dedications, community benefits charges (CBCs) and property tax.

The total estimated value of financial incentives, based on 2026 rates, is \$5,262,920.00, as shown in Table 1. The final value of financial incentives may vary depending on the timing of development applications and eligibility for statutory exemptions from DCs, CBCs and parkland dedication requirements for non-profit housing developments under section 4.2 of the Development Charges Act, 1997 and the Planning Act through Bill 23.

Table 1. Estimated financial incentives provided to the project.

Forgone Fees & Charges	
Estimated Forgone Development Charges (A)	\$1,808,838
Estimated Forgone Parkland Dedication Fees and CBCs (B)	\$1,004,400
Subtotal - Forgone Fees & Charges (A+B)	\$2,813,238

Property Tax Exemption*	
Estimated Net Present Value (NPV) of Property Tax Exemption - City portion	\$2,105,358
Estimated Net Present Value (NPV) of Property Tax Exemption - Education portion**	\$344,324
Subtotal - Property Tax Exemption (NPV)	\$2,449,682
Total financial incentives provided (Forgone Fees & Charges and NPV of Property Tax Exemption)	\$5,262,920

* 3% discount rate assumption

**The education portion is a flow through to the Province, which the City would not collect or remit once the property tax exemption takes effect.

Forgone property tax revenue for the first year in 2028 is estimated to be \$58,912.00 (NPV), of which \$46,042.00 represents municipal property taxes and the remaining \$12,870.00 reflects the provincial education portion of property taxes.

The Housing Development Office provided the financial impact information for this report. The Deputy City Manager and Chief Financial Officer have reviewed this report and agree with the financial impact information.

DECISION HISTORY

At its meeting of June 18, 19, and 20, 2002, City Council approved an Official Plan Amendment (By-law 524-2002) and a Zoning By-law Amendment (By-law 525-2002) for the lands at 130, 160, and 162 Dunn Avenue and 9-17 Close Avenue to permit the development of the four-storey Lakeside Long-term Care (LTC) facility at 150 Dunn Avenue on condition that the Toronto Rehabilitation Institute, a member of the University Health Network (UHN), be requested to maintain the exterior and the properties of 82 Dunn Avenue and 1-17 Close Avenue, and to take all necessary steps to rehabilitate the vacant houses, in conjunction with the community, for affordable housing or similar use. Council's decision can be found here:

<https://www.toronto.ca/legdocs/2002/agendas/council/cc020618/yk9rpt/cl008.pdf>

At its meeting of October 27, 28 and 30, 2020, City Council adopted Item PH17.4 "Creating New Supportive Housing Opportunities in Partnership with the University Health Network and United Way of Greater Toronto" which directed staff to begin a visioning and master planning exercise for the future redevelopment of the lands, including the potential for modular housing. Council's decision can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.PH17.4>

At its meeting of October 27, 28, and 30, 2020, City Council adopted Item TE19.1 "150 Dunn Avenue Zoning Amendment (Part of a Larger Parcel of Land Including 74, 82, 130, 160, and 162 Dunn Avenue, 1-17 Close Avenue, and 74 and 78 Springhurst

Avenue) - Final Report" and approved in principle Zoning By-law Amendments to facilitate the development of a six-storey addition to UHN's existing Lakeside LTC facility. Council's approval is contingent on several conditions, one of which is that UHN enter into an agreement with the City pursuant to Section 37 of the *Planning Act* to secure and maintain the 12 existing affordable rental dwelling units at 5-15 Close Avenue, 74 and 78 Springhurst Avenue, and 74 and 82 Dunn Avenue as rental housing for a period of at least 49 years from the date that the Zoning By-law Amendments come into full force and effect. Council's decision can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.TE19.1>

At its meeting of October 1 and 4, 2021, City Council adopted Item PH26.5 "Rapid Housing Initiative - 150 Dunn Avenue (Part of a Larger Parcel of Land Including 74, 82, 130, 160, and 162 Dunn Avenue, 1-17 Close Avenue, and 74 and 78 Springhurst Avenue)" recommending that the City request the Minister of Municipal Affairs and Housing to make a Minister's Zoning Order pursuant to Section 47 of the *Planning Act* to provide relief from the in-force zoning regulations to permit the development of a modular housing proposal as part of the federal Rapid Housing Initiative. Council's decision can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.PH26.5>

At its meeting on July 19, 20, 21 and 22, 2022, City Council adopted Item TE34.78 "Residential Demolition Applications – 1 and 3 Close Avenue" recommending approval to demolish and replace the existing affordable rental dwelling units at 1 and 3 Close Avenue, subject to certain conditions. Council's decision can be found here:

<https://secure.toronto.ca/council/agenda-item.do?item=2022.TE34.78>

At its meeting of July 19, 20, 21 and 22, 2022, City Council adopted Item PH35.21 "Advancing Affordable and Supportive Housing Projects, Programs and Initiatives". This report authorized staff to enter into a long-term nominal lease with University Health Network for the house-form properties identified as 74 and 82 Dunn Avenue, 1, 3, 5, 7, 9, 11, 13, 15 and 17 Close Avenue, and 74 and 78 Springhurst Avenue and issue a competitive Request for Proposals and select a non-profit housing provider to enter into a sub-lease with the City to operate and maintain the house-form properties. Council's decision can be found here:

<https://secure.toronto.ca/council/agenda-item.do?item=2022.PH35.21>

At its meeting on May 21 and 22, 2025, City Council adopted PH21.4 "Toronto Builds - A Policy Framework to Build More Affordable Rental Homes on Public Land". This report established a set of policies to deliver a range of new rental homes to be delivered through the Toronto Builds framework.

[Agenda Item History - 2025.PH21.4](#)

At its meeting on March 25 and 26, 2026, City Council adopted Item PH28.7 "Advancing Partnerships with the Community Housing Sector to Build More Affordable and Supportive Homes". This report adopted capital grant funding from the 2026-2035 Capital Budget and Plan for the Housing Secretariat and the Housing Development Office in an amount not to exceed \$8,100,000 to be used by the City for the creation of 54 supportive homes on lands leased from the University Health Network ("Dunn House

2"). Council's decision can be found here: <https://secure.toronto.ca/council/agenda-item.do?item=2026.PH28.7>

At its meeting on March 25 and 26, 2026, City Council adopted Item PH28.8 "A Shared Vision to Create More Affordable and Supportive Homes and Sustain Community Networks in South Parkdale". This report adopted the vision and principles, co-developed through engagement with City staff, Ward Councillor, UHN and South Parkdale UHN Tenants Association (SPUHNTA). Council's decision can be found here: <https://secure.toronto.ca/council/agenda-item.do?item=2026.PH28.8>

At its meeting on May 20 and 21, 2026 City Council adopted Item PH30.6 "Building Toronto's Housing Future - Housing Development Office 2026 Annual Toronto Builds Update and Three-Year Work Plan". This report identifies Dunn House Phase 2 as a Toronto Builds site targeted for start of construction in 2026.
[Agenda Item History - 2026.PH30.6](#)

THE SITE AND SURROUNDING LANDS

Description

The site is a land assembly of three properties totalling 668.9 square metres. It is located north-east of the junction of Springhurst Avenue and Close Avenue. The site is adjacent to the greater UHN campus on UHN-owned lands.

The site also includes one occupied affordable rental dwelling unit at 78 Springhurst Avenue and four demolished affordable rental dwelling units at 1 and 3 Close Avenue which were damaged by fire and deemed uninhabitable and beyond repair. The residential property at 78 Springhurst Avenue and the vacant lots at 1 and 3 Close Avenue form part of UHN's larger land holdings which also includes 5, 7, 9, 11, 13, 15 and 17 Close Avenue, 74 and 82 Dunn Avenue, and 74 Springhurst Avenue. See Attachment 2 for the Location Map.

Surrounding Uses

North: low-rise residential neighbourhoods consisting of single- and semi-detached dwellings, institutional uses (UHN campus) and a mix of uses along Queen Street West.

South: rail corridor, Gardiner Expressway and waterfront, all on a lower topography.

East: established low-rise residential neighbourhoods consisting of low-rise apartment buildings, single- and semi-detached dwellings.

West: established apartment neighbourhoods with high-rise apartment buildings.

THE APPLICATION

Description

The proposal is an 8-storey apartment building of a total height of 29.4 metres, excluding mechanical penthouse. There is also a podium along Springhurst Avenue of a total height of 8.45 metres. A total of 2,707.6 square metres of gross floor area is proposed, all of which is residential. A total of 358.5 square metres of amenity space is proposed, with 238.5 square metres and 120 square metres of indoor and outdoor amenity space, respectively. Indoor amenity space is located on the ground floor, with a dining room and server, and on the second floor with a library. Outdoor amenity space is provided on roof of the podium.

The application includes demolition of one occupied affordable rental dwelling unit at 78 Springhurst Avenue, and a Tenant Assistance Plan to lessen hardship for existing tenants. The proposed tenant assistance plan prioritizes relocating tenants of 78 Springhurst Avenue into an alternative affordable rental unit, at the same rent, once accessibility improvements have been completed. The tenants of 78 Springhurst Avenue will also receive the following assistance: moving allowances; reimbursement of utility disconnection and connection costs; a rent abatement equivalent to four (4) months' rent; and coverage of costs associated with obtaining independent legal advice to review the relocation offer.

Density

The proposal has a density of 4.2 times the area of the lot.

Residential Component and Non-Residential Component

The proposal includes 54 rental dwelling units, all of which are studios as part of the Social Medicine Housing Initiative. The proposal also includes non-residential space for the operations relating to the supportive housing program, including ancillary uses for tenant support and a commercial kitchen.

Access, Parking and Loading

The proposal does not include vehicular parking spaces, has 3 bicycle parking spaces provided in the basement level and no loading space. Loading and servicing will occur in the rear lane and along Springhurst Avenue for waste collection.

Additional Information

See the attachments of this report for the Application Data Sheet, Location Map, site plan, elevations, and 3D massing views of the proposal. Detailed project information including all plans and reports submitted as part of the application can be found on the City's Application Information Centre at: www.toronto.ca/78SpringhurstAve.

Reasons for Application

An Official Plan Amendment application is required to permit an apartment building above a height of 4 storeys on the site. This application will seek to redesignate the lands from Neighbourhoods to Apartment Neighbourhoods.

A Zoning By-law Amendment is required to permit the proposed site-specific height, density setback and stepbacks, while also zoning the site in the Residential Apartment zone in the City of Toronto Zoning By-law 569-2013.

APPLICATION BACKGROUND

A Pre-Application Consultation (PAC) meeting was held on March 17, 2026. The Planning Application Checklist Package resulting from the PAC meeting is available on the Application Information Centre.

The current application was submitted and deemed complete on April 16, 2026, satisfying the City's minimum application requirements. The reports and studies submitted in support of this application are available on the Application Information Centre: www.toronto.ca/78SpringhurstAve.

Agency Circulation Outcomes

The application has been circulated to all appropriate agencies and City divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate Official Plan and Zoning By-law amendments.

POLICY AND REGULATION CONSIDERATIONS

Provincial Land-Use Policies

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Planning Statement (2024) and shall conform to provincial plans.

Official Plan

The Official Plan designates the site as Neighbourhoods. See Attachment 3 of this report for the Land Use Map. The site is not within a delineated Protected Manager Transit Station Area or Major Transit Station Area. The Official Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making.

Zoning

The site is zoned Residential (R (d1.0)) under Zoning By-law 569-2013. The Residential zone permits detached and semi-detached dwellings, townhouses, multiplexes with up

to four or six dwelling units, and small apartment buildings, among others. Small-scale retail, service and office uses are permitted in certain locations, as well as home occupations. The zones within this category also include permission for parks and local institutions. See Attachment 4 of this report for the existing Zoning By-law Map.

Design Guidelines

The following design guidelines have been used in the evaluation of this application:

- Mid-Rise Building Design Guidelines
- Toronto Accessibility Design Guidelines

Shared vision and design principles for the redevelopment of the UHN-owned lands in South Parkdale

The shared vision and design principles reflect a commitment among partners to create a range of new supportive and affordable homes that advance the Social Medicine Housing Initiative, while also building on a foundation of community collaboration. They articulate priorities for SPUHNTA members regarding engagement, relationship-building and providing support for tenants during and after any redevelopment. The shared vision and design principles leverages the opportunity for a partnership between the UHN and City to create affordable and supportive housing while supporting residents through the redevelopment.

Rental Housing Demolition and Replacement

The lands at 1 and 3 Close Avenue were the subject of a previous Council-approved Rental Housing Demolition application which required UHN to enter into, and register on title to the site, an agreement pursuant to Section 111 of the City of Toronto Act, 2006 to permit the demolition and replacement of four affordable rental dwelling units within a future development on the lands. UHN has entered into the Section 111 Agreement and the four affordable rental dwelling units at 1 and 3 Close Avenue have been demolished.

The lands at 78 Springhurst Avenue are the subject of a Rental Housing Demolition application, submitted on April 16, 2026, to demolish one existing affordable rental dwelling unit. The existing rental unit is proposed to be replaced in accordance with the existing Section 37 agreement.

Toronto Green Standard

The Toronto Green Standard (TGS) is a set of performance measures for green development. In place since 2010, the TGS has contributed to building resilient communities and advanced matters related to public health, safety, sustainability and energy efficiency. Development proposals address the updated Toronto Green Standard Tier 1 as part of application materials. Development achieving higher levels of performance (Tier 2 and above) are eligible for a partial refund of development charges. Information on the Toronto Green Standard may be found at <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/toronto-green-standard/>

Toronto Builds

Subject to the City executing a long-term lease with UHN, this site will be delivered through the Toronto Builds portfolio and be subject to the Toronto Builds development requirements:

- Toronto Builds projects will deliver projects with the residential component being 100% purpose-built rental housing in tenure.
- Across the Toronto Builds portfolio, a minimum of 30% of residential units must be affordable rental housing with no individual project providing less than 20% affordable rental housing.
- Affordable rental homes must meet the City's Rental Housing Supply Program definition of affordable rental housing, which aligns with the City's Official Plan income-based definition. 20% of affordable units in Toronto Builds Projects must be made available for tenants in receipt of housing benefits to create rent-geared-to-income housing opportunities (subject to availability of funding). Affordability must be maintained for a minimum of 40 years and for the duration of any lease. All affordable rental homes must be rent-controlled at the Provincial Rent Increase Guideline as set annually by the Province, up to the maximum allowable affordable rent.
- 20% of new affordable rental homes, and 15% of market rental homes, must be accessible, meeting Ontario Building Code requirements for barrier-free.
- Toronto Builds projects must meet TGS Version 4, Tier 2, or the relevant TGS in place at the time of the zoning by-law amendment application (whichever is higher), and must be built with low carbon, fossil-fuel free primary HVAC systems, and all-electric appliances in individual units.
- All affordable rental units (regardless of whether they are operated by non-profit partnerships or for-profit organizations) will be accessed through the City's centralized affordable housing access system.

Capital funding of \$21.8 million from Build Canada Homes and operating funding from the Province of \$2.6 million annually were announced on January 20, 2026 to enable this development.

PUBLIC ENGAGEMENT

Community Consultation

On May 6, 2026, an in-person Community Consultation Meeting took place at the Masaryk-Cowan Community Recreation Centre with City staff, the Ward Councillor, CreateTO staff and UHN staff in attendance. A total of 15 people registered, though more were in attendance.

The key issues and comments raised by the public include:

- Building design and its impact to the existing neighbourhood character;
- Traffic impacts to the surrounding neighbourhood, particularly along Close Avenue, particularly during peak hours and large events;
- Proposed parking supply on-site and its impact to the surrounding neighbourhood;

- Tenant eligibility and access for housing;
- Unit size, accessibility and layout;
- Bird-friendly design;
- Alignment of the proposal to the visioning exercise conducted with South Parkdale University Health Network Tenants Association (SPUHNTA) members; and
- General support for social medicine and the proposal given the need for supportive housing and shelter projects.

The issues raised through the community consultation process have been considered through the review of the application and commented on as necessary in the body of this report.

Statutory Public Meeting Comments

In making their decision with regard to this application, Council members have an opportunity to consider written and oral submissions made at the statutory Public Meeting held by the Planning and Housing Committee for this application, as these submissions are made available online and broadcast live over the internet and recorded for review.

COMMENTS

Provincial Planning Statement (PPS) 2024 and Provincial Plans

Staff's review of this application has had regard for the relevant matters of provincial interest set out in the *Planning Act*. Staff has reviewed the current proposal for consistency with the PPS (2024). Staff find the proposal consistent with the PPS (2024).

The proposed development provides for a range and mix of housing options (policy 2.1.4), introduction of residential intensification in a developed area at a transit-supportive density that efficiently utilizes land and resources (policies 2.2.1 and 2.3.1.2), and facilitates the development of complete communities by providing for a mix of uses and housing types (policy 2.3.1.3).

Housing

The Official Plan directs that a full range of housing in terms of form, tenure and affordability be provided to meet the current and future needs of residents. This proposal would result in a supportive housing development as part of UHN's Social Medicine Housing Initiative, and building towards the Council-adopted shared vision for the UHN-owned lands co-developed by the City, the University Health Network and the unincorporated South Parkdale University Health Network Tenants Association (SPUHNTA). The proposal would increase the supply of affordable housing while supporting housing stability, including tenant assistance and relocation of the existing tenants at 78 Springhurst Avenue.

A decision on the Rental Housing Demolition application is delegated to the Chief Planner, or their designate, because the proposed redevelopment will result in the

demolition of less than six rental units. Approval of the Rental Housing Demolition application by the Chief Planner or their designate will be conditional on the owner amending the existing Section 111 agreement to secure tenant assistance and replacement of the one affordable rental dwelling unit at 78 Springhurst Avenue within a future development on the lands.

Density, Height, Massing

The existing context of the site is a mix of low- and high-rise residential developments. The surrounding residential lands are designated Neighbourhoods and Apartment Neighbourhoods in the Official Plan and have varying heights and densities. The proposed 8-storey apartment building is in keeping with the surrounding context and is appropriate.

Additionally, the proposal is consistent with the shared visioning, adopted by Council in March 2026, for the UHN-owned lands in South Parkdale, conducted by City staff, the Ward Councillor, UHN staff and community members, including SPUHNTA.

Public Realm

The proposal must be designed to comply with acceptable City standards and have regard for the *Accessibility for Ontarians and Disabilities Act*, along with requirements of the City's Complete Streets and Pedestrian Priority Guidelines. Streetscaping and landscaping, including tree planting, will be required to comply with the performance levels of the Toronto Green Standard, Tier 2. Additionally, there is a relocation plan for the pollinator garden currently at 78 Springhurst Avenue. UHN has committed to supporting SPUHNTA residents to relocate the garden.

Servicing

The applicant provided a Functional Servicing Report, Stormwater Management Report, Hydrogeological Report and Geotechnical Study in support of the application. Engineering Review staff has reviewed these materials and generally accepts the applicant's analysis that there is sufficient servicing capacity to support the proposed development.

Road Widening

There is no additional land required for Springhurst Avenue or Close Avenue. These roads are not identified in the Official Plan as roads to be widened. A 0.98 metre lane widening, however, is required of the lane along the eastern side of the site to satisfy the requirement of a 5.0-metre-wide lane right-of-way. The lane at currently has an approximate width of 3.05 metres. The plans show this widening, which is acceptable in principle, and to be constructed with acceptable grades and materials.

Traffic Impact

A Traffic Impact Assessment was not required or provided for the proposal. Given the relatively small scale of the proposal and the limited number of anticipated vehicular

trips, Transportation Review staff are satisfied that the proposal will not result in traffic impacts on the area road network.

Access, Vehicular and Bicycle Parking and Loading

This development does not include vehicular parking spaces. Vehicular drop-off and pick-up are provided curbside along Springhurst Avenue in front of the main entrance. This area has also been designed for Wheel-Trans services.

As the development is designed for supportive housing for seniors, it is proposing a supply of three mobility scooter parking spaces and three long-term bicycle parking spaces. Staff are satisfied with the supply and find it appropriate.

The proposal does not include any on-site loading space. As per the Mid-Rise Building Exemption, defined by Solid Waste Management Services, the proposed site can be eligible for curbside collection. The applicant will be required to provide an acceptable bin storage/staging area which also allows for an unobstructed 2.1-metre-wide pedestrian clearway within the frontage of the site.

Parkland

This proposal may be exempt from the parkland dedication requirement under Chapter 415, Article III, Section 30 A(1) of the Toronto Municipal Code. A letter from the Housing Secretariat stating that the affordable units meet their definition of affordability and proof of non-profit status must be provided to exempt the units from parkland dedication requirements. If the adequate documentation is not provided, the City will pursue cash in-lieu of an on-site parkland dedication.

Tree Preservation

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Articles II (Street Trees By-law) and III (Private Tree By-law). Urban Forestry staff note that some components of the proposal may impact existing City-owned street trees within the Springhurst Avenue road allowance. These include but may not be limited to shoring, building entrance paving, widened municipal sidewalk, waste staging area, cut grading, and sanitary and stormwater service connections. Tree plantings will meet the performance levels of Toronto Green Standard, Tier 2.

Rail Safety and Risk Mitigation

A Rail Safety and Risk Mitigation Report was submitted in support of the proposal. The report evaluates the proposal in accordance with guidelines of the Federation of Canadian Municipalities (FCM) and Railway Association of Canada (RAC), as well as the Metrolinx Adjacent Development Guidelines. The report's evaluation found that the existing embankment with a depth of 7.4 metres exceeds the berm height requirements, and therefore, no standard berm is required as a mitigation measure in the FCM and RAC guidelines.

The report also recommended that the 26.58-metre setback from the rail corridor was sufficient from the recommended 30-metre setback in FCM and RAC guidelines due to

the horizontal distance of the embankment and the horizontal distance from the bottom of the embankment to the centreline of the existing track.

The report was reviewed by Metrolinx and further peer-reviewed by Arup, retained as part of the City's peer-review process. Both commenters found the report to be satisfactory and the proposed mitigation measures acceptable.

Shared Vision and Design Principles

The proposed Dunn House Phase 2 development is being advanced on an expedited timeline to address funding to support UHN's Social Medicine initiative and though it has emerged concurrent with the development of the shared vision document, it advances some of the key principles which emerged from that work:

- The proposal reflects the support for a phased redevelopment of the site and is consistent with the built form principle that the south portion of the site should be a mid-scale building with an opportunity for a taller building to be developed to the north.
- The proposal leverages the opportunity for a partnership between the UHN and City to create affordable and supportive housing while supporting residents through the redevelopment.
- The Dunn House Phase 2 development would continue to advance UHN's Social Medicine initiative.

Staff will continue to work with SPUHNTA and the UHN to implement the vision and design principles as adopted by Council in future phases of the redevelopment of the UHN-owned lands.

Section 37 Agreement

As part of the permissions for the larger site, UHN entered into an agreement with the City in 2022 pursuant to Section 37 of the Planning Act to secure and maintain the rental tenure of the then twelve existing affordable rental dwelling units located 74 and 82 Dunn Avenue, 5, 7, 9, 11, 13 and 15 Close Avenue, and 74 and 78 Springhurst Avenue as rental housing for a period of 49 years from the date that the Zoning By-law Amendment comes into full force and effect.

As the affordable rental dwelling unit at 78 Springhurst Avenue was captured in the existing Section 37 Agreement, it is now subject to a Rental Housing Demolition application as set out above. Staff recommend that the City enter into an Amending Section 37 Agreement, amending the Section 37 Agreement registered on title to the lands to secure and maintain the rental tenure of eleven (rather than twelve) existing affordable rental dwelling units located at 74 and 82 Dunn Avenue, 5, 7, 9, 11, 13, 15 Close Avenue, and 74 Springhurst Avenue.

Approval of the Rental Housing Demolition application at 78 Springhurst Avenue by the Chief Planner or their designate will be conditional on the owner amending the existing Section 111 agreement to secure tenant assistance and replacement for the existing rental dwelling unit on-site.

CONTACT

Raymond Tung, BES, MLA, MCIP, RPP, Community Planner, Community Planning,
Tel. No. 416-392-3812, E-mail: Raymond.Tung@toronto.ca

SIGNATURE

Oren Tamir
Interim Executive Director
Development Review Division

ATTACHMENTS

City of Toronto Information/Drawings

Attachment 1: Application Data Sheet
Attachment 2: Location Map
Attachment 3: Official Plan Land Use Map
Attachment 4: Existing Zoning By-law Map
Attachment 5: Draft Official Plan Amendment
Attachment 6: Draft Zoning By-law Amendment

Applicant Submitted Drawings

Attachment 7: Site Plan
Attachment 8: Elevations
Attachment 9: 3D Massing Models

Attachment 1: Application Data Sheet

Municipal Address: 78 Springhurst Avenue, 1-3 Close Avenue Date Received: April 14, 2026

Application Number: 26 143612 STE 04 OZ

Application Type: Official Plan and Zoning By-law Amendment

Project Description: 8-storey, 54 rental apartment building (otherwise known as Dunn House Phase 2) as part of University Health Network (UHN)'s Social Medicine Housing Initiative

Applicant	Agent	Architect	Owner
CreateTO		Mongomery Sisam Architects Inc.	University Health Network

EXISTING PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	
Zoning:	R (d1.0)	Heritage Designation:	N
Height Limit (m):		Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m):	669	Frontage (m):	31	Depth (m):	21
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Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	259		502	502
Residential GFA (sq m):	365		2,708	2,708
Non-Residential GFA (sq m):	178			
Total GFA (sq m):	542		2,708	2,708
Height - Storeys:	2		8	8
Height - Metres:			29	29

Lot Coverage Ratio (%)	75.02	Floor Space Index:	4.05
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Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	2,633	75
Retail GFA:		

Office GFA:

Industrial GFA:

Institutional/Other GFA:

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:	1			
Condominium:				
Other: Supportive Housing			54	54
Total Units:	1		54	54

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		54			
Total Units:		54			

Parking and Loading

Parking Spaces:	0	Bicycle Parking Spaces:	3	Loading Docks:	0
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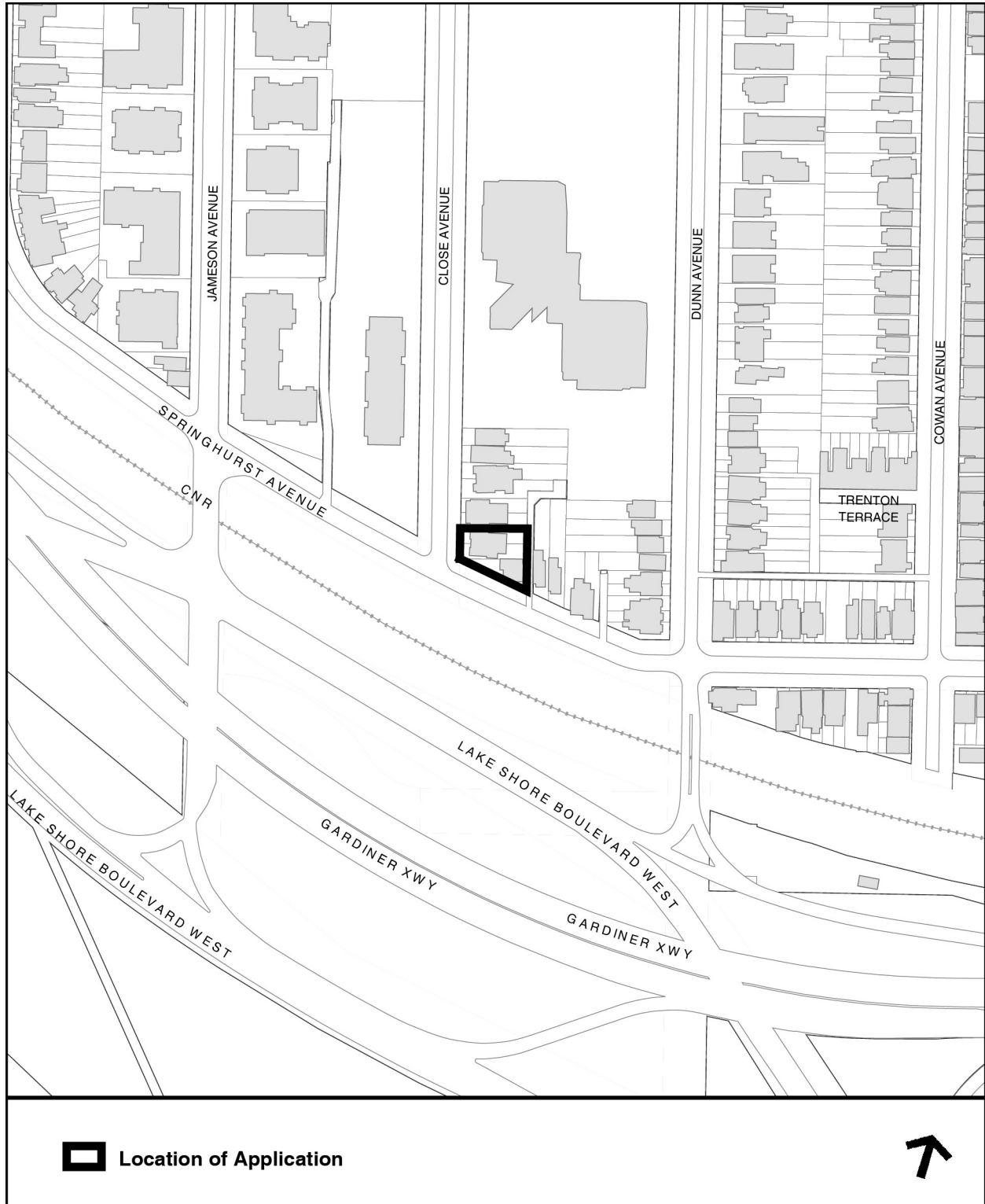
CONTACT:

Raymond Tung, Community Planner

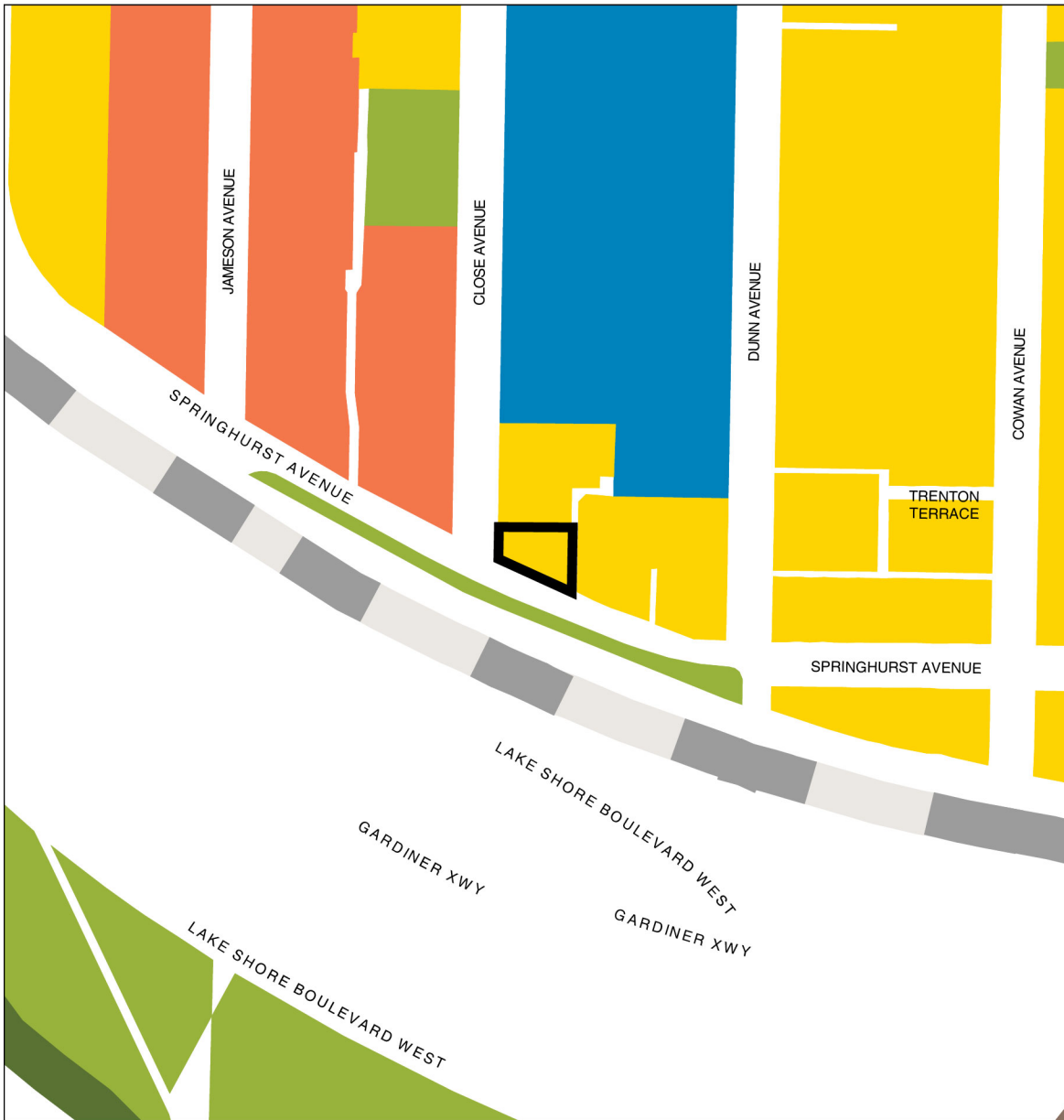
416-392-3812

Raymond.Tung@toronto.ca

Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map #18

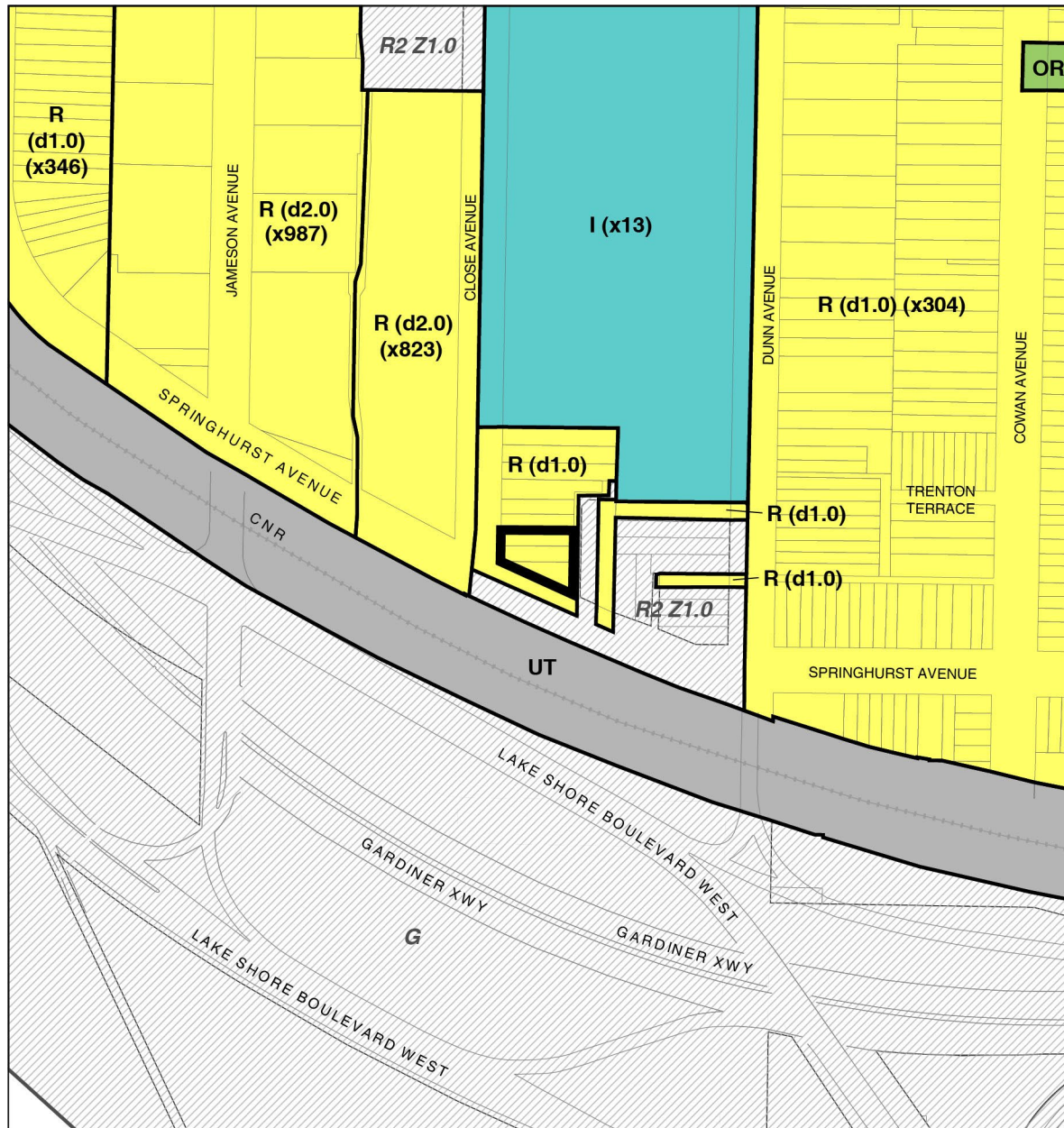
78 Springhurst Avenue, 1-3 Close Avenue

File # 26 143612 STE 04 0Z




 Not to Scale
 Extracted: 04/20/2026

Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

78 Springhurst Avenue, 1-3 Close Avenue

File # 26 143612 STE 04 0Z



Location of Application

R

Residential

I

Institutional

UT

Utility and Transportation

OR

Open Space Recreation



See Former City of Toronto By-law No. 438-86

G

Parks District

R2

Residential District



Not to Scale
Extracted: 04/20/2026

Attachment 5: Draft Official Plan Amendment

Authority: Planning and Housing Committee Item ~ as adopted by City of Toronto Council on ~, 20~

Enacted by Council: ~, 20~

CITY OF TORONTO

Bill

BY-LAW No.

To adopt Official Plan Amendment 939 for the City of Toronto respecting the lands known municipally in the year 2025, as 78 Springhurst Avenue, 1 Close Avenue and 3 Close Avenue

Whereas authority is given to Council under the Planning Act, R.S.O. 1990, c. P.13, as amended, to pass this By-law; and

Whereas Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the Planning Act;

The Council of the City of Toronto enacts:

1. The attached Amendment No. 939 to the Official Plan is hereby adopted pursuant to the Planning Act, as amended.

Enacted and Passed this ~ day of ~, A.D. 20~.

Frances Nunziata, John D. Elvidge,
Speaker City Clerk

(Seal of the City)

AMENDMENT NO. 939 TO THE OFFICIAL PLAN

LANDS MUNICIPALLY KNOWN IN THE YEAR 2025 AS
78 SPRINGHURST AVENUE, 1 CLOSE AVENUE AND 3 CLOSE AVENUE

The Official Plan of the City of Toronto is amended as follows:

1. Maps 18, Land Use Plan, is amended by re-designating the lands known municipally in 2025 as 78 Springhurst Avenue, 1 Close Avenue and 3 Close Avenue from Neighbourhoods to Apartment Neighbourhoods, as shown on the attached Appendix A.

Appendix A



Official Plan Amendment #939

Revisions to Land Use Map 18 to redesignate lands from Neighbourhoods to Apartment Neighbourhoods

78 Springhurst Avenue and 1-3 Close Avenue

File # 26 143612 STE 04 OZ

-  Location of Application
-  Apartment Neighbourhoods

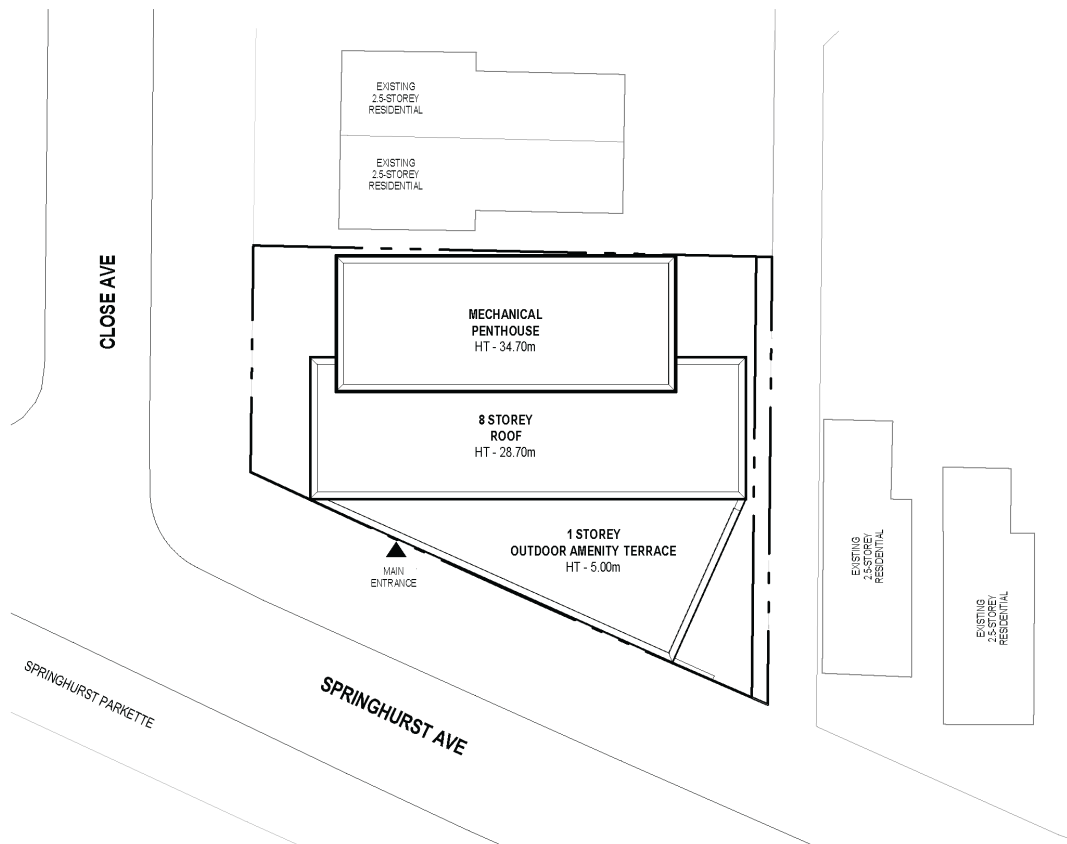


Not to Scale
06/10/2026

Attachment 6: Draft Zoning By-law Amendment

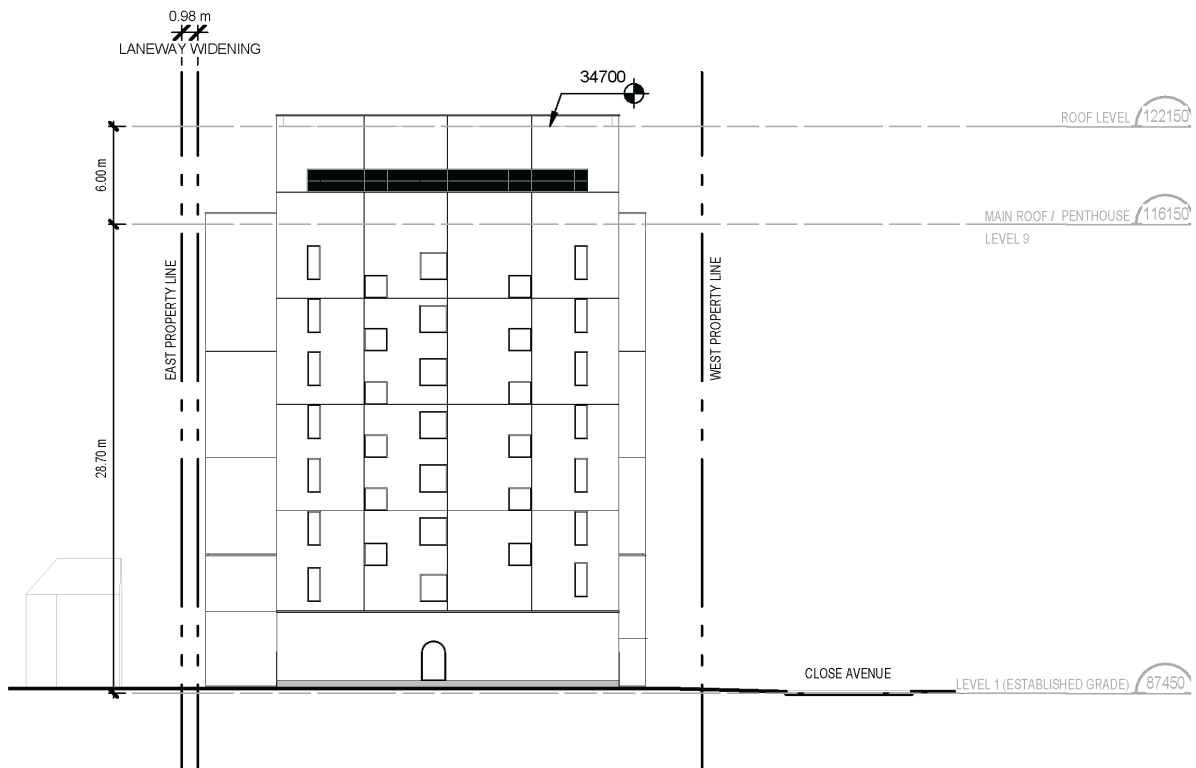
Attached separately to this report as a PDF.

Attachment 7: Site Plan

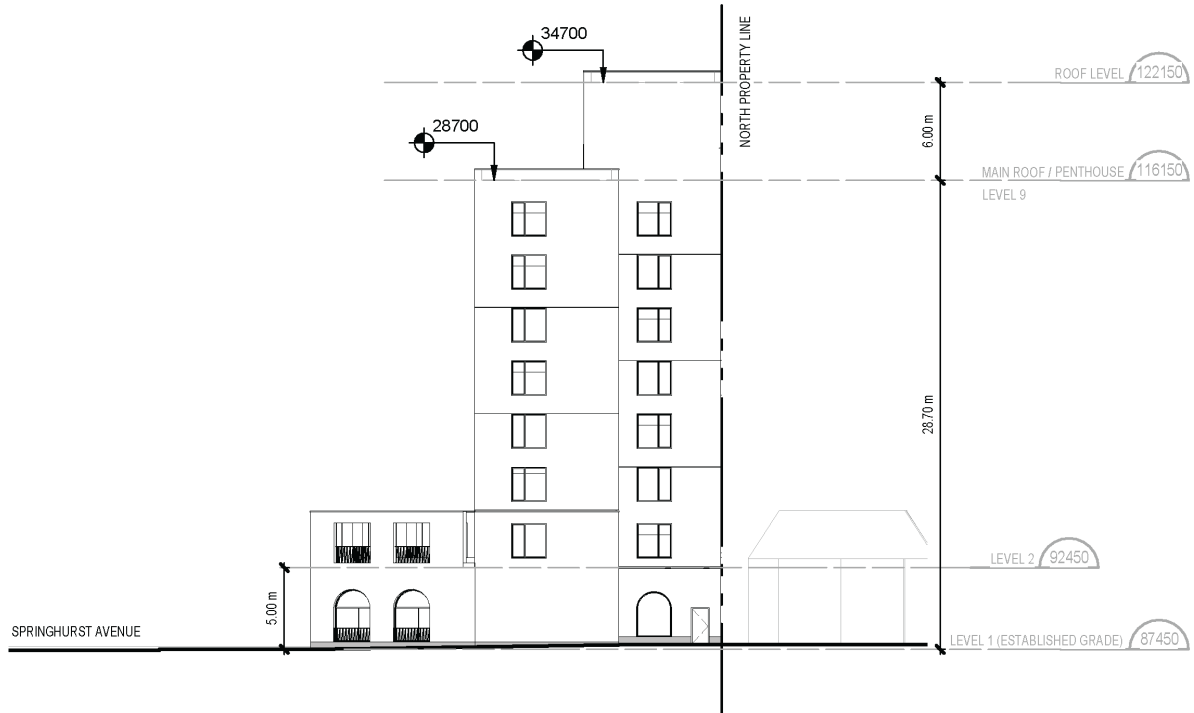


Site Plan 

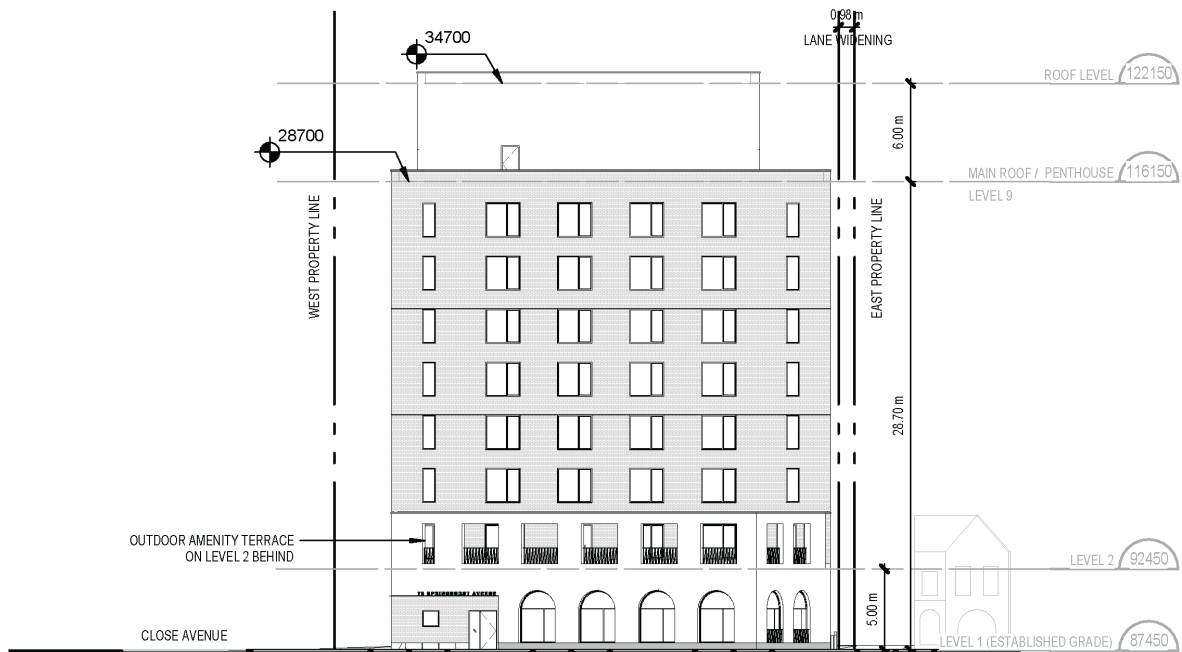
Attachment 8: Elevations



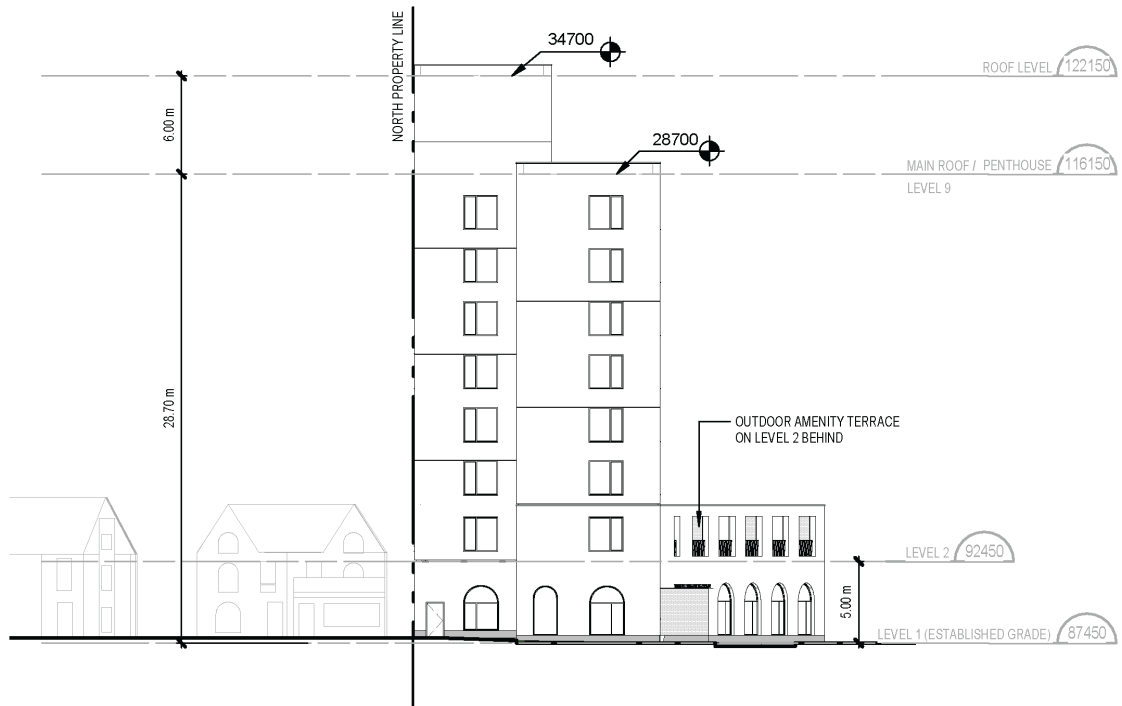
North Elevation



East Elevation



South Elevation



West Elevation

Attachment 9: 3D Massing Models

