

FAQ

Who is building the development?

- The City of Toronto is the developer for the site at 150 Dunn and is leasing it from University Health Network (UHN). UHN provided land that it owns in Parkdale to realise a vision of building social medicine housing for patients. All three levels of government have provided funding and resources to the project, with funds coming from the [Rapid Housing Initiative](#) and the [National Housing Strategy](#) as well.

When will the building be completed?

- Based on available information as of July 2023, construction is underway, and completion is expected by the end of the year. Please contact Councillor Gord Perks for further updates.

How do you apply for housing there? Is there a contact?

- There is not an application process or waitlist for this building. Tenants will be identified using a prioritization-based approach to connect people experiencing homelessness to this permanent housing opportunity. This approach will utilize City processes such as [By Name List](#) and [Priority Access to Housing and Supports \(PATHS\) direct-matching process](#).
- The [By Name List](#) is a system to help prioritise and match access to housing. This list is updated in real time as part of the City's centralized intake process for making housing offers to those most in need.
- The [Priority Access to Housing and Supports \(PATHS\) direct-matching process](#) is used to offer housing and support opportunities. As well, this system helps to ensure equity-deserving groups who are overrepresented in our homelessness system are connected with the housing and supports that best meet their needs, as City staff review the By Name List to identify people who meet eligibility and prioritization criteria for available units from housing provider partners. Different providers offer types of housing suitable for different groups of people.
- Once someone eligible is identified, City staff reach out to the service provider(s) currently supporting the household, primarily through workers at City-funded shelters and street outreach services. If the household is interested and wants to accept the housing offer, an assessment is completed and reviewed to refer them. The housing provider may then conduct their own assessment to confirm the match before they proceed with intake.
- UHN will be involved with transforming this process to help identify patients who are eligible for housing and have complex health challenges. This model aims to better meet the needs of those who are experiencing deep vulnerability.
- Further information about housing intake will be finalised when the City confirms who the housing service provider is (estimated to happen Summer 2023).

What is social medicine?

- Social medicine is a medical field which focuses on the social factors that contribute to health and illness. Social medicine integrates advocacy and aims to promote human rights and social justice within the healthcare system.

What is modular housing?

- Modular housing is small scale, prefabricated housing that is built in sections. It is constructed partially or completely off-site in a manufacturing facility, then transported to a property and assembled there, like building blocks. A completed example of modular housing in Toronto can be found at [321 Dovercourt Road](#).
- Often, the interior of a modular house is finished or almost finished at the manufacturing facility. For example, wiring and plumbing can be installed in the modules before being moved. Once the modules are inspected and ready for installation, they are transported to the site and set on the foundation by crane. After they arrive on-site, the modules are anchored on a foundation, connected to each other, and then fully finished.
- Generally, this style of building can produce fewer carbon emissions and less waste during construction than traditional on-site construction. It can be just as beautiful, functional and sustainable as any well-built conventional buildings. New products and technologies allow modular housing to look and function in very similar ways. Everything included in the building permit will need to pass inspections by municipal building officials, including electrical, plumbing, and fire safety.
- Pictured is a three-story modular building located at [321 Dovercourt Road](#) in Toronto. It includes 44 studio apartments, common rooms, a dining room, program space and administrative offices. The building was designed by Montgomery Sisam Architects in Toronto and fabricated by NRB Modular Solutions in Grimsby.



- After the modules were manufactured in Grimsby, they were transported and installed at the City of Toronto-owned site. For the City of Toronto, choosing modular for multi-unit projects like this meant more certainty around costs, schedule and quality. Being able to install the pre-constructed modules on the building site (as opposed to constructing them on-site) created less disruption to the neighbourhood.

What kinds of supports will be available?

- Social medicine housing builds upon the practices of standard supportive housing by including enhanced supports to its tenants. The social medicine model introduces harm reduction,

primary care, peer workers, Indigenous programming, community health workers, a standing tenant-led advisory council, and more. These supports are in addition to the standard supportive housing practices such as food provision, economic supports, and eviction prevention.

Who is the housing provider?

- The housing provider is selected through a “Request for Proposals” (RFP) process which the City of Toronto is supporting. Community members, including those with lived experience with accessing supportive housing, were invited to take part in focus groups and interviews that helped provide input into the selection criteria and expectations in 2021, which UHN brought together. Please see explainer slide deck linked in Learn More About 150 Dunn: Resources.

What is West Neighbourhood House’s role in this?

- West Neighbourhood House is not involved in choosing the housing provider. They were retained by United Way of Greater Toronto separately to encourage peer-led community involvement and host learning opportunities for residents, neighbours and stakeholders in the South Parkdale area. The focus is on spreading awareness about the significance of supportive housing. Please see the City’s Addendum to the Housing Provider RFP [here](#) .
- West Neighbourhood House is part of the Parkdale Planning Table, and we are working with UHN and United Way Greater Toronto to connect with neighbours so they can understand the project better and get involved if they wish in welcoming activities for new tenants. As a local service provider, we work with many different groups and populations in Parkdale, including drop-in, settlement, and case management supports for seniors and other people. We are looking forward to getting to know the new tenants and understanding their needs, so we can be prepared to be part of providing integrated care and referral pathways with other community partners.

What is the Parkdale Planning Table?

- The South Parkdale Neighbourhood Planning Table is one of the City’s [Neighbourhood Planning Tables](#). There are 15 planning tables Citywide that represent the 31 Neighbourhood Improvement Areas (NIAs). They identify local priorities, planned solutions, and create partnerships for stronger neighbourhoods. The Parkdale Planning Table is facilitated by [Parkdale People’s Economy](#), a network of 30+ Parkdale-based organizations and hundreds of community members, collaborating to build decent work, shared wealth, and equitable development.