



# ST. MATTHEW'S BRACONDAL HOUSE

Safe, affordable housing for seniors and families in Toronto since 1982



## Annual Report 2013

Our community accommodates seniors and families, providing a safe, caring environment and assisting older residents to live with dignity and independence.

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# Message from the Chair

Rob Wepler

It has been another excellent year at St. Matthew's Bracondale House. On all levels, staff at Bracondale House have met the challenge of maintaining and operating the building while providing a high standard of care for the resident seniors. Repairs have been made throughout the year to keep the building in a good state of repair. Plans have been made for identified future capital projects. Support has been provided to seniors with new programs being implemented for their health and general enjoyment. The corporation remains strong financially thanks to the continuing efforts of the Executive Director, Susan DesLauriers, to operate within a strict budget throughout the year, without sacrificing the level of services provided.

The board of Bracondale has been involved in four major initiatives during the year. First, Bracondale has participated on a committee with representatives of other not for profit housing providers. This committee has considered ways in which the participants could co-operate together to save money and improve operations. We at Bracondale felt strongly that one area where shared services would benefit the participants was in the area of property management. We felt that a common property manager could

provide a cost effective and high standard of property management for the buildings of the agencies. Responsibilities for such a person could include: the preparation of a preventative maintenance plan; capital planning; tendering for capital projects; training of maintenance staff; site review reporting and energy management. It was also thought that such a person would be in a position to identify shared purchasing opportunities amongst the collaborating agencies for services and supplies. The City of Toronto has been very supportive of this project and chose Bracondale for the pilot project. Preliminary meetings have been held with city representatives and a potential property supervisor. We hope that the project will be in operation by the end of the year.

The second initiative the board has undertaken is the review and implementation of a fund raising plan. Paul Handley, one of the members of the board, has chaired this initiative. This initiative has involved reviewing the fund raising plans presently in place and working with a consultant to provide the board of directors with an overview of fund raising opportunities for non profit organizations.

One of the first specific initiatives implemented was an updating of the web site for Bracondale, including the addition of the option to make donations on-line. A summer intern, trained in fund raising, has also been retained who will assist in the preparation of a formal fund raising plan for Bracondale.

The next initiative undertaken, is exploring with our neighbour, St. Matthew's United Church, the redevelopment of their land and buildings. Recognising the serious need for affordable housing for seniors and Bracondale's expertise, St. Matthew's invited us to participate on a committee that is presently exploring the various redevelopment options. The City of Toronto is very supportive of such a community project for the area and is providing assistance in the development of a plan for the site. We are extremely excited at the thought of being able to increase the amount of senior housing available and look forward to working with St. Matthew's on this project.

The last major project is the health links program, formed in 2013 in the Toronto Central LHIN. The purpose of the health links program is to improve a client's experience

and quality of care by coordinating a broad range of health providers and community services for people who live in a local area. Bracondale is pleased to be a partner in the northwest health link of the Toronto Central LHIN. One of the objectives of our health link is to improve health care services for seniors' mental health through coordination between seniors' primary care and secondary health specialists. Our involvement will help those seniors with dementia and other mental health illnesses such as anxiety and depression to get the support they need to improve their quality of life.

I would like to close by thanking Ursula Cannon on behalf of the board for the contributions she has made to the board over the past five years. Marty Linton will replace Ursula on the board at the annual meeting. We look forward to working with Marty in the future. Chris Bee will also end his tenure as the Treasurer of the corporation this year and I would like to thank him for all the hard work he has done in the preparation and review of the financial statements of the corporation and for the professionalism in which he has carried out his responsibilities. Christine Pearce will become the new Treasurer and we welcome her in her new role.

# Board of Directors

## President

Rob Weppeler

## Vice President

Kira Vallance

## Treasurer

Chris Bee

## Secretary

Lynne Lamb

## Members

Ursula Cannon

Paul Handley

Peggy Helliwell

Jan Mitchell

Christopher Neuman

Christine Pearce

“Thank you all for going above and beyond in your care for my Mom. You have done an excellent job making her feel loved, cared for, and home.”

- Family Member of a Bracondale Tenant

## Staff

### Executive Director

Susan DesLauriers

### Supportive Housing Manager

Kenta Thomas

### Program Support Coordinator - Supportive Housing

Jenny Richmond-Bravo

Melissa Scott

### Administrative Assistant

Teresa McArdle

### Program Director

Todd Hazelton

### Property Manager

Baba Torres

### Superintendents

Renrick Burnett

Janis Trotman

Wayne Wong

Shaoyu (Sandy) Zhang

### Personal Support Workers

Joy Browne

Emelyn Llonillo

Hilda Marquez

Aurora Milla

Marian Ragucos

Ludina Santos

Arcelie Savedra

Maria Soccorro Tiamzon

### Cook

Margaret Welsh



# Executive Director's Report

Susan DesLauriers

Since 1982, Bracondale has provided seniors and families with young children affordable housing in a safe, secure and welcoming community. Some seniors who move into Bracondale only need an affordable place to live, while many others require supportive housing services and wellness programs to maintain their independence. Over the years, the Board, staff, residents and volunteers have worked together to care for and provide a home environment for everyone.

From the early years, the Board and staff realized that we needed to provide more than just housing for our seniors. As seniors aged in place, we grew concerned about the number of seniors who had no supports in place to help them with the daily tasks that they were no longer capable of managing on their own. We also knew that affordable, social and recreational programs would be beneficial to prevent loneliness, social isolation and depression for many of our seniors who live alone. To continue offering a better quality of living to all of our seniors, we have continued to focus on the following initiatives:

- Delivery of the supportive housing services allows us to be aware of and easily respond to our clients' changing needs so that they continue to live independently.
- Referrals to community resources and assistance navigating the health care system assists seniors who have difficulty finding appropriate services for themselves.
- Community integration by inviting seniors who live in our local community to participate in our programs.
- Support for our seniors to participate in a range of activities that are meaningful and help give purpose to their lives.
- Partnerships with community organizations and health service providers enable us to offer more programs to support more seniors and improve their well-being.

As you read further through the report, you will find a description of how our variety of services and programs makes healthy aging possible in keeping our seniors in their homes and connected to the community.

Having a high standard of maintenance in our senior and family buildings means that we are able to easily attract new tenants and sustain a low turnover of units. Bracondale is a place where our tenants are proud to live through the work of our superintendent staff. The superintendents are kept busy throughout the year in completing work orders, keeping the building clean, removing snow, cutting the grass and ensuring that the mechanical equipment is in good working order. Carrying out tasks always with a smile and their warm and friendly manner means a lot to our residents.

Our seniors wish to live at Bracondale until the end of their lives. This is possible with our five full-time Personal Support Workers who cared for 91 clients, seven days a week. They help our clients with personal care needs and light homemaking tasks. They listen, laugh, and hold a hand when needed. This is such a special gift for seniors, especially for those who don't have any families to care for them.

Our Eating Well program provides companionship and nutritious meals for seniors who are isolated, lonely or are unable



to prepare their own meals. Margaret Welsh, our chef, prepares delicious meals for seniors to feel good, stay well and maintain their independence. We especially appreciated Margaret's dedication in getting to Bracondale in the early morning from Scarborough in the Ice Storm so seniors could enjoy the Christmas holidays with home cooked meals.

A very strong Board and staff team make a huge difference in what we are able to accomplish. I know that all of us enjoy coming to work every day to make our seniors' lives better every day. It's not always easy, but most days each of us usually feels good about helping someone and being thanked with a smile in return. As staff we have a strong and positive partnership with the Board members who support us in our work and care about our well-being. I wish to thank our Board members and volunteers for their passion, commitment and tireless work and our funders and community partners who share our vision in providing innovative ways to further enhance the quality of life for our seniors.

# Our Partners

- Dr. Claudio Borgono (Family Doctor)
- Canadian Hearing Society
- Christie Pharmacy
- KPMG
- Dr. Arnold Marcus (Foot Care)
- North West Toronto Health Link
- Ontario Association of Non Profit Homes and Services for Seniors
- Ontario Community Support Association
- Ontario Non Profit Housing Association
- Ryerson School of Health Services Management
- St. Clair West Services for Seniors
- St. Matthew's United Church
- Sutherland Chan Massage Therapy
- Toronto Community Care Access Centre
- Toronto Public Library
- Wychwood Presbyterian Church



# Our Supporters

## Shelter

### City of Toronto

- Shelter Housing & Support Administration

## United Church of Canada

- Mission Support Grant
- Eglinton St. George's United Church

## Foundations

Bank of Montreal  
Catherine & Maxwell Meighen Foundation  
D.H. Gordon Foundation  
Gary Bluestein Foundation  
Greater Toronto Apartment Association  
Investors Group  
J.P. Bickell Foundation  
Jackman Foundation  
Joshua Foundation

## Non-Shelter

### Government of Ontario

- Toronto Central LHIN (Local Health Integration Network)

### City of Toronto

- Community Service Partnership Program

### Government of Canada

Human Resources & Skills Development Canada

- Canada Summer Jobs



“We cannot sufficiently assess the contribution all of you have made to the healthy development of our stay at Bracondale; apart from the deep respect we feel for your qualities in this respect, we are also equally conscious of all of you as officers and individuals of true humility, warm friendship and absolute integrity.”

- Subbaraman & Bharathi Anantha, Bracondale Tenants

# Our Impact



## Environment – Our hou

- A sense of belonging by remaining active
- Affordable housing (both market rent and re
- A well maintained, clean and safe building
- Physical spaces (lounges, library, dining room
- A large recreation area for activities
- The ability for residents to get to know their r
- Awareness of the need to address service bar

## Health – Bracondale is a place for seniors who are active or require more help to live independently and safely. We make healthy aging possible by:

- Providing support services to maintain and maximize independence
- Bringing services into Bracondale and facilitating access to outside services
- Promoting positive health and well-being of our seniors
- Developing preventative interventions for maintaining wellness
- Offering wellness education for seniors to better manage their own health
- Providing choice, control and flexibility in services based on individual needs
- Respect seniors' desire to remain as independent and self-reliant as possible
- Giving peace of mind to residents about their future, as the uncertainty about getting help as they become less able to do things for themselves is a source of anxiety
- Working with a variety of community resources, professionals and health service providers to ensure that residents receive the supports they need
- Ensuring continuity of care by retaining staff who have developed caring relationships with residents

## St. Matthew's Br

Provides a stable and secur  
the health and well-being  
moved to Bracondale be

- Death of a spouse, friend
- Retirement
- Loss of Mobility
- Impaired vision and heari
- Declining health
- Loss of Social Support and



**ing provides seniors with:**

nt subsidies) and activities reduce financial worries

) for seniors to visit with each other

neighbours

rriers (mobility, vision, hearing and language)

**Bracondale House**

e environment to maintain  
of our seniors who have  
because of the following:

or family member

ing and memory problems

d interesting activities



**Social Needs – The purpose of activities and programs at Bracondale is to enhance the ability of our senior residents to enjoy life by:**

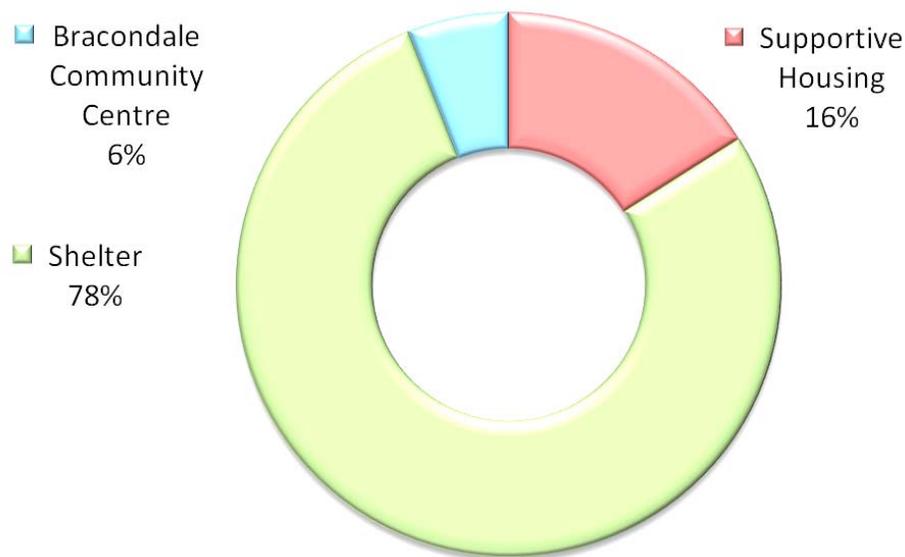
- Keeping seniors active and getting them out of their apartments
- Building trust and rapport between residents and staff
- Creating new social networks
- Providing volunteer opportunities
- Ensuring that residents feel valued, needed and appreciated
- Actively helping residents feel connected to their community
- Acknowledging the need for a meaningful life



# Financial Highlights

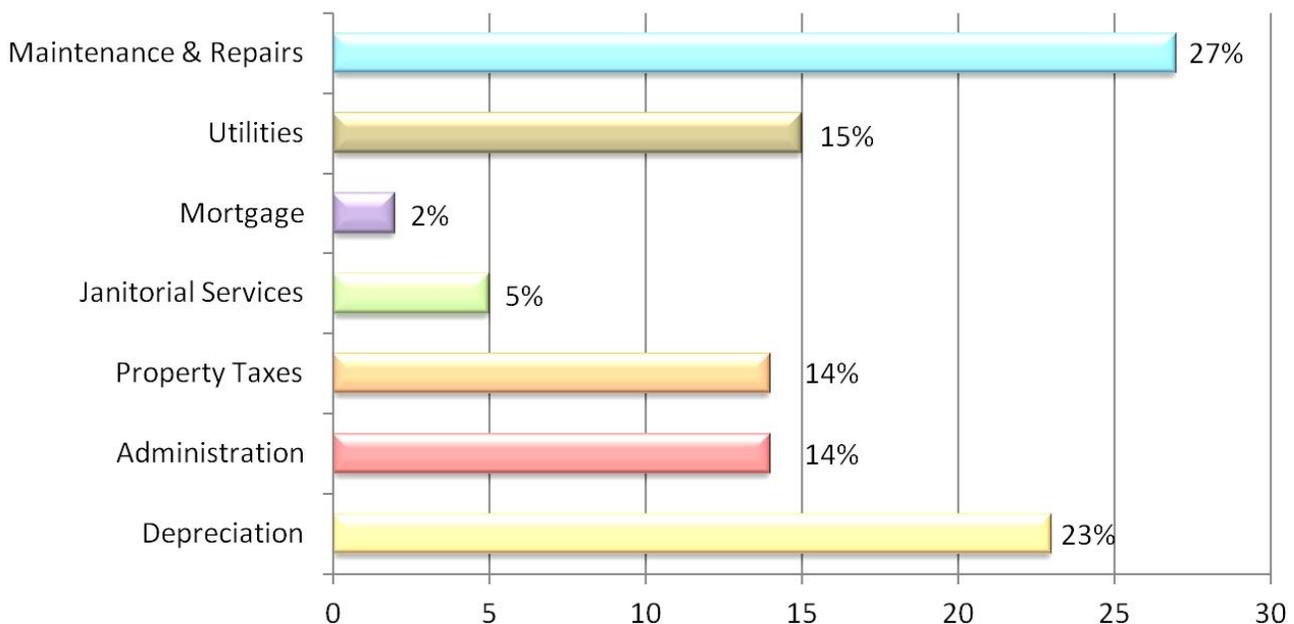
## Balance Sheet as at December 31, 2013

	2013	2012
<b>ASSETS</b>		
Current Assets	476,994	548,592
Capital Reserve Fund	2,159,855	1,947,248
Capital Assets	1,622,622	1,994,481
<b>TOTAL ASSETS</b>	4,259,471	4,490,321
<b>LIABILITIES &amp; NET ASSETS</b>		
Current Liabilities	622,024	725,057
Mortgage payable	1,073,926	1,452,171
Capital Reserve Fund	2,159,855	1,947,248
Net Assets	403,666	365,845
<b>TOTAL LIABILITIES AND NET ASSETS</b>	4,259,471	4,490,321



## Statement of Income & Expenses as at December 31, 2013

	2013	2012
<b>INCOME</b>	1,672,214	1,757,180
<b>EXPENSES</b>		
Property Taxes	231,203	217,625
Maintenance & Repairs	209,917	197,718
Utilities	249,147	227,616
Allocation to Capital Reserve Fund	240,248	247,507
Depreciation	371,858	345,884
Mortgage Interest	28,170	74,147
Other Expenses	307,771	315,997
	1,638,314	1,626,494
<b>EXCESS OF REVENUE OVER EXPENSES</b>	33,900	54,318
<b>AMOUNT REFUNDABLE TO CITY OF TORONTO</b>		76,368



## Statement of Non-Shelter Income & Expenses as at December 31, 2013

	2013	2012
<b><u>BRACONDALE COMMUNITY CENTRE</u></b>		
<b>INCOME</b>		
Grants	17,376	16,880
Amenity fees & memberships	31,087	30,703
Donations & Foundations (St. Matthew's Bracondale Trust)	31,902	44,645
Other Income	46,805	30,984
	<hr/>	<hr/>
	127,170	123,212
<b>EXPENSES</b>		
Salaries and Employee Benefits	81,523	83,382
Program Costs	30,996	21,805
Other Expenses	14,651	18,025
	<hr/>	<hr/>
	127,170	123,212
 <b><u>SUPPORTIVE HOUSING</u></b>		
<b>INCOME</b>		
Toronto Central LHIN	328,782	319,141
	<hr/>	<hr/>
<b>EXPENSES</b>		
Salaries and Employee Benefits	292,191	286,187
Other Expenses	36,591	32,954
	<hr/>	<hr/>
	328,782	319,141

# Programs & Services

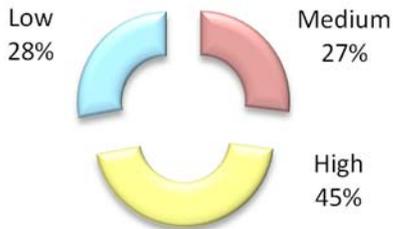
Our fundraising efforts support a number of programs and services that assist seniors to remain independent. Your contributions enable us to provide the following:

- Midday Dinner
- Evening Meals
- Frozen Meals
- Shopping Service
- Day Trips
- Yoga
- Choir
- Entertainment
- Wii Fit Program
- Physiotherapy
- Diner's Club
- Massage Therapy
- Medical Doctor
- Podiatrist
- Hairdressing Salon
- Safety Check for Residents
- Front Desk Assistance/Referrals
- Income Tax Clinic
- Live Theatre Performances
- Fall Prevention



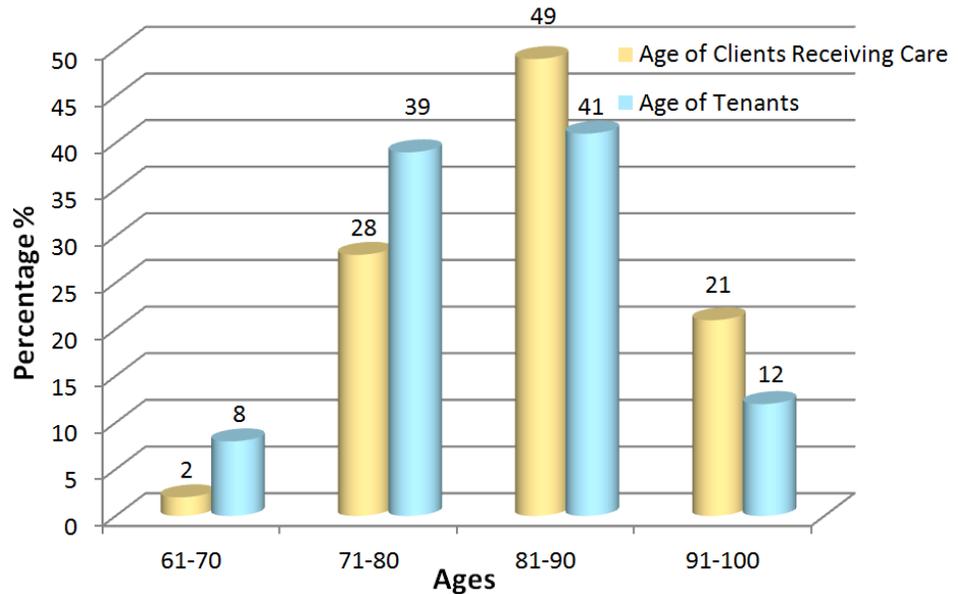
# Supportive Housing

## Level of Care Provided



\* Based on InterRAI CHA data

## Ages of Tenants & Clients Receiving Care



# Building Improvements

- New carpeting on the 5th floor hallways
- New carpeting in the main office
- Replacement of cabinets and counters in the doctor's office
- Installation of photo-eyes for garage door safety
- Cleaning laundry room exhaust vents
- Replacement of automatic door operator in the underground garage
- Replacement of 12 inch drain for sewage pumps
- New John Deer tractor

## Individual Donors

Adrienne Adie	Betty Jo Fraracci	Nan Lees	Robert Seguin
Howard Aitken	Desadeen Frazer	Josephine Lewocz	Norma Sinclair
Doug Allen	Kanary Gray	Domenico Luciani	Jennie Smith
Sylvia Aquilina	Richard Greaves	Elwood Macdonald	Seik Song
Mary Ashmore Gill	Paul Handley	Agnes Mair	Lynne Stott
Mac Austin	Todd Hazelton	Teresa McArdle	Audrey Taylor
Lucia Ayala	Bill & Val Hazelton	Joy McDonald	Embaye Teferi
Barbara Bailey	Peggy Helliwell	Patricia McGlade	Edie Thompson
Janet Baxter	Andrew Henderson	Milena McGuigan	William Tkach
Chris Bee	Hubert Hinds	Ann McKenzie	Agnes Trelford
R Bhanji	T & J Honkawa	Sheila Moll	Kira Vallance
Mary Campbell	Dorothy Hyland	Avis Moncrieffe	Wiltold Wardulenski
Ursula Cannon	Chrystalla Ionnou	Helen Noah	Miriam Watkins
Edith Carter	Sidney Jackson	Donald Nobbs	Rob & Jan Wepler
Cynthia Clarke	Patrick Jesson	Gloria Nunez	Jean Williams
Ruby Collymore	Patricia John	Christine Pearce	Kathleen Williams
Elizabeth Corcoran	Grenville Johnson	Mabel Poyser	Elizabeth Young
Alexandra Davydova	David Kent	Maria Reece	Natalia Zakharova
Susan DesLauriers	Larry Kent	Yvette Rinfret	
M & M Dizon	Mirjana Korenyi	Liz Riveros	
Jacque Doran	Emily Lacey	Hilda Rogers	
Carolyn Doyle	Lynne & David Lamb	Ricardo Ramirez	
Kevin Doyle	Hazel Lawson	Bertie & Daphlin Rose	
Frances Fogarty	Mildred Laylor	Verna Sabba	



## Business Donors

Dr. Bob Adler	Emer Electric
Canada Wide Window Cleaning	Kurston Carpet Cleaning
Cear Painting	Dr. Arnold Marcus
Easterbrook Bros.	Park Lane Plumbing

# In Memoriam



Norma Earl  
Manojilo Stojakovic  
Setrak (Zack) Zovighian

*At that hour when all things have repose,  
O lonely watcher of the skies,  
Do you hear the night wind and the sighs  
Of harps playing unto Love to uncloset  
The pale gates of sunrise?*

*When all things repose, do you alone  
Awake to hear the sweet harps play  
To Love before him on his way,  
And the night wind answering in antiphon  
Till night is overgone?*

*Play on, invisible harps, unto Love,  
Whose way in heaven is aglow  
At that hour when soft lights come and go,  
Soft sweet music in the air above  
And in the earth below.*

- James Joyce

## Contact Us

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416-656-2669

[www.smbh.ca](http://www.smbh.ca)

Charitable Registration Number:  
10803 1295 RR 0001

