

HOPE CARING SERVICES

COMPASSION

DIFFERENCE GENUINE

HELP ACCOUNTABILITY

DEDICATION SAFETY

BELLWOODS CENTRES FOR COMMUNITY LIVING
COMMUNITY REPORT 2014

CLIENT-FOCUSED

COLLABORATION

QUALITY SERVICES

VISIONARY LEADERSHIP

PARTNERSHIP WELLNESS

COMMITMENT LEADERSHIP HELP



DIFFERENCE

WHO WE ARE

Established over 55 years ago, Bellwoods Centres For Community Living Inc. is a charitable, not-for-profit organization providing community based, client directed support services, independent living education programs, and accessible, affordable housing for persons with physical support needs living in the Toronto area. Bellwoods has been accredited by Accreditation Canada since 2007. In 2013, Bellwoods received the accreditation decision of “Accredited with Exemplary Standing” by Accreditation Canada for 2013-2017.

Bellwoods focuses on meeting community needs through partnership development to support health system priorities. Our personal support services and independent living programs are offered to clients who live in the community, in our Community Cluster Programs or supportive housing projects. Our voluntary Board of Directors is drawn from the community.

Bellwoods Centres is committed to enabling adults and seniors with physical support needs to live as independently as possible and to direct their own services. We provide individualized services and programs in a range of living environments in the Toronto area.

Our non-medical personal support services, accommodation and independent living education/transition programs are available to individuals 16 years of age or older with permanent physical disabilities who live in the Toronto area, require assistance with some or all activities of daily living on a continuing basis in order to remain in the community, are able to direct or learn to direct their own services, and are permanent residents of Ontario with a valid Ontario Health Card.

WHAT WE BELIEVE IN

OUR MISSION

Bellwoods Centres provides support for persons with physical support needs to enable them to live independently

OUR VISION

Bellwoods Centres will double its impact on our clientele and the community over the next five years

OUR VALUES

- Client-focused needs-based quality services
- Community partnerships and collaboration
- Visionary leadership
- Safety and wellness focused environment
- Fiscal responsibility

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COMPASSION
DIFFERENCE

BELLWOODS MILESTONES



1957

Kingston Road: Pioneered housing renovated for accessibility and services for six women with cerebral palsy

1967

Bellwoods Park House: Housing construction and service start for 61 adults with physical disabilities

1983

Bellwoods Park House: Renovation to 32 apartments for independent living services and transitional living program

Cooperative Living Project: Shared living services and program support start-up

1985

Attendant Outreach Services: Community-based services start-up

1989

Mimico Apartment Project: Integrated independent living services start-up

1996

MILE Program: Community-based transitional program start-up

2007

Accreditation Canada: First 3-year accreditation award

2008

Bellwoods Dundas Project: New supportive housing start-up and occupancy

2009

Community Connect Program: Supportive housing based transitional program start-up

2010

Accreditation Canada: Renewed 3-year accreditation award

2011

Community Cluster Program: Sudbury Street start-up

2012

Community Cluster Program: Deauville Place development

2013

Community Cluster Program: Deauville Place start-up

Community Cluster Program: Expansion of Sudbury Street

Accreditation Canada: Awarded "Accredited with Exemplary Standing" for 2013-2017



WHAT THEY'RE SAYING

It's been a wonderful transition from the hospital to community living. Since I have been at Bellwoods, I feel as though the services received through the Community Connect Program have been beneficial and I have been progressing nicely. The Bellwoods staff is wonderful and the care they provide is equally as good. Bellwoods Centres has prepared me for my next steps.

Sharon Simon
Community Connect Client

BELLWOODS' BOARD CHAIR & EXECUTIVE DIRECTOR REPORT

Our 2013-2014 community report represents the final year of a 5 year strategic plan (2009-2014) for Bellwoods. We are pleased to report that during 2013-2014, and the entire 5 years as a whole, Bellwoods continues to be a leader and innovator in providing support for persons with physical support needs to enable them to live independently.

As a measure of the quality of the services we provide, we are pleased to be recognized by Accreditation Canada as being "accredited with exemplary standing" for 2013-2017. "Accredited with exemplary standing" is the highest any organization can achieve. Accreditation is a third party validation of how we demonstrate and exemplify our value of client focused needs-based quality services on a day to day basis.

As a measure of Bellwoods' impact on our clientele and the community, we are also proud of the fact we served 50% more clients than our target. Consistent with our mission to enable clients to live independently, many of our clients were able to transition into the community and live full and active lives.

As innovators in the health care system, we are pleased to announce that the Sudbury II Community Cluster Program partnership, financed creatively through a public-private partnership, enjoyed its first anniversary this year. This partnership was created to help clients who are leaving Alternate Level of Care (ALC) hospital beds to live in accessible, affordable housing in the community. The model, which is quite new within our sector, aligns with our value to partner with and collaborate with the community.

We also continued to provide management support services for our community partner, Clarendon Foundation. Our collaboration lead to eventual integration discussions which, after considerable and thorough discussion by all involved, was not consummated. We wish our community partner the best of success. Our recent integration discussions, combined with our innovative financing arrangements, display a commitment to explore all ways to support independent living and expand our impact on the community.

As we enter into a new 5 year strategic plan, we are confident that Bellwoods' commitment to its mission, supported by dedicated staff, prudent fiscal management, and supportive stakeholders, provides a solid foundation for continued success.

On a personal note, as the outgoing Chair of Bellwoods, I would like to take this opportunity to thank everyone in the organization for a fulfilling 6 years on the board. I have learned so much from everyone at Bellwoods and consider it an honour to have served.



Albert Luk
Chair, Board of Directors



Claire Bryden
Executive Director

ORGANIZATIONAL HIGHLIGHTS

STRATEGIC OUTCOMES

DEVELOPMENT & INNOVATION

Completed first full year of the new Sudbury II Community Cluster Program partnership, combining services, programs and accessible, affordable permanent housing for up to 5 clients who are leaving Alternate Level of Care hospital beds to live in the community

Added 5 new permanent client community housing spaces to the health system

Implemented administrative, financial and service processes at Clarendon Foundation to improve ground level decision support and management

CLIENT SERVICES

2013-14

324 individuals were served, 50% more than target, reflecting the transition program client flow

2009-14

Completed the first 5 years of Community Connect (CC) Program

- 112 individuals were served over 5 years, with 94 clients completing the Program
- 84 (89%) of clients who completed the program transitioned successfully to community

QUALITY MANAGEMENT

Accredited with Exemplary Standing 2013-17 from Accreditation Canada

Updated Bellwoods' website to comply with AODA standards including accessibility features such as larger font text, text to speech, and captions on video

Implemented quality improvement at Clarendon Foundation through improved reporting and investigative processes, communications within the organization and staff training

VISION AND STRATEGY

FINANCIAL MANAGEMENT

Compliance to TCLHIN M-SAA performance standards

Asset base of \$11.5 million

\$1.6 million net assets retained in equity

Increased revenue by 2.0% over last year

Capital Expenditures

\$95,082 spent for accessibility, client safety, IT/IM system

STRATEGIC FIVE YEAR OUTCOMES - 2009-2014

2013-14 marks five years of successful new service, program and housing partnership development and collaboration to support the health system. We are proud of being recognized as a quality organization. Bellwoods has demonstrated its leadership in terms of the extent of the projects undertaken and successful outcomes during this time.

Bellwoods' outcomes, reflecting our values and strategic priorities - strategic leadership, quality services and community engagement - indicate that we are achieving our vision of doubling our impact on our clientele and on the community during this five year period.

SERVICE OUTCOMES 2013-14 (2009-10)

Served 60%
more individuals
324 (202)

102 program
(MILE and CC) clients
transitioned to/within
the community (41)

Achieved stable service
provision through
- 6% purchase of service (7%)
- 7.6% staff turnover (12.7%)

During the last 5 years

- Transitioned 336 clients to/within community through Bellwoods' programs (MILE, CC)
- Community Connect (CC) Program - first 5 years - 112 ALC patients transitioned from hospital or Long Term Care to CC Program
 - 84 clients transitioned to community i.e. 89% of the 94 clients who completed the Program
 - 35 clients who needed PSW support upon entering the Program, improved their personal independence to the level that they no longer needed this support upon transitioning to community
 - CC found housing for 39 (all) 14-month clients who transitioned to community

FINANCIAL OUTCOMES

The 60% increase in clients served was supported by an 8% increase in service funding levels during the 5 year period

Asset base of \$11.5 million

Solid solvency position with \$1.6 million net assets

Financial liquidity maintained over the period



TYPICAL CLIENT

Male, age 55+ years, who has had a stroke, been on service up to 5 years and lives in Toronto Central LHIN

STRATEGIC FIVE YEAR OUTCOMES - CONTINUED

DEVELOPMENT, INNOVATION, SYSTEM COLLABORATION

Added multiple accessible, affordable housing units with services to the health system, all focused on assisting Alternate Level of Care (ALC) patients to transition successfully from hospital to community

a) Supported 112 Community Connect (CC) clients in an average of 15 supportive housing units at Park House over 5 years, which represents 97 additional clients served

- i. CC program offers transitional supportive housing and skill development while clients prepare to move to permanent housing in the community
- ii. CC supports clients in a 6-month program and a 14-month program

b) Added 20 new permanent accessible, affordable housing units to the health system, through introduction of two Community Cluster Program (CCP) sites at Deauville Place and Sudbury Street in Toronto

- i. served 23 individuals in permanent housing through client turnover
- ii. the CCP model combines services, programs, and housing support
- iii. a new financial model provides affordable housing without rent subsidy
- iv. all new units require renovation for accessibility prior to occupancy

c) Partners include TC CCAC, two housing providers and hospitals

Provided community partner support via Clarendon Foundation Agreement

a) Implemented administrative, financial and service processes at Clarendon Foundation

Identified community need from input and feedback from community partners, internal and external stakeholders provided through

a) Service, program and housing partnership development projects

b) Accreditation Canada survey

c) Regular interaction and integration engagement with clients, staff and management at Clarendon Foundation and Bellwoods

d) Three Attendant Services Wait List Reviews and an Integrated Transitions Framework Project for persons with physical disabilities for TCLHIN



WHAT THEY'RE SAYING

Having become paraplegic within the last year, a lot of things are new to me, including my experience with Bellwoods. I find the people who work with me to be very professional and caring. My needs are met here at Bellwoods. At the Mimico co-op, my neighbours are welcoming... I look forward to many good days here.

Edward O'Hare
Mimico Client



WHAT THEY'RE SAYING

As a result of her stroke, Rose has a communication deficit and spent 6 months in the Community Connect (CC) Program. When leaving the CC Program, the MILE Program assisted her with the transition back to her previous apartment. A MILE Facilitator and Independent Living Educator came to visit her in her home and made sure she had all the required equipment and services to help her manage safely in the community. Rose says “it’s a very good thing” that she received the services of the MILE Program.

Roohangiz (Rose) Agahi
MILE Client



QUALITY MANAGEMENT OUTCOMES

Accredited with Exemplary Standing by Accreditation Canada for 2013-2017

Implemented Continuous Quality Improvement initiatives

- a) Bellwoods website update to be compliant with the Accessibility for Ontarians with Disabilities Act (AODA) according to Web Content Accessibility Guidelines 2.0 Level AA**
- b) Clarendon quality improvement through improved reporting and investigative processes, communications within the organization and staff training**

Achieved 88%+ positive client responses to quarterly client satisfaction questionnaires

- a) focused on seven quality indicators drawn from the 2012 external Client Satisfaction Survey (responses ranged from 88%-98%)**

“ I’ve worked with Bellwoods as a Personal Support Worker since 1999. I love that the clients direct their own care. I think that Bellwoods’ independent living philosophy shows the respect the organization has for its staff and clients. This means a lot to me and I know it means a lot to the clients as well. I feel valued by my colleagues and supervisors. Their feedback is very important to me and helps to make the challenging parts of the job easier. Bellwoods is a wonderful organization and I love everything about working here.”

Epsibah Draggon
Outreach Support Service Worker





FEATURE STORY

MILE Transitional Program: Achieving Independence, Regaining Confidence and Freedom.

“ For me, independence means freedom and not having to rely on family or anyone else to take care of you... I am striving towards a positive future”

James Cho
MILE Program Client

Bellwoods' MILE Program is a community based education program that focuses on the transition of individuals from hospital/Long Term Care (LTC) through to our transitional supportive housing program (Community Connect) to a community destination, or directly from hospital/LTC to a community destination. MILE Facilitators, who are registered Occupational Therapists (OTs) and Independent Living Educators (ILEs) also work with Bellwoods' Supportive Housing, Outreach and Community Cluster Program clients as well as individuals who are already living in the community, to maximize their safety and independence in their homes through skill development and community linkage.

One such client is James Cho, a 28-year-old who studied mechanical engineering, who came to the MILE Program with the support of Spinal Cord Injury Ontario (SCIO). Before being assessed by a MILE Facilitator, his Regional Coordinator at SCIO sent an e-mail indicating "He has a remarkable memory and is a great young man who has lost some of his confidence. I think gaining some independence and getting out into the community will be great for him." James sustained a brain injury in September 2013 as the result of acquiring bacterial meningitis. Initially, he was in the intensive care unit in an acute care hospital and was unable to sit up in bed for a period

of time. When he became medically stable, he was transferred to West Park Healthcare Centre for inpatient rehabilitation. Prior to James' injury, he was living on his own in an apartment within the Toronto area. After his injury, James' parents traveled to Toronto from South Korea. His mother has been staying with him but plans to return home in the fall of 2014. James has slow and difficult speech as the result of his brain injury. He is currently going to St. Joseph's Health Centre for outpatient speech language pathology. James agrees that he has come a long way physically. He walks and transfers independently but still has some difficulty with activities of daily living because of his decreased

the realities of his new condition. James states he is also uncertain about how he will get to work since he is no longer able to drive. As a result, MILE's current focus has been on helping James to achieve independence in use of public transit. James is very intelligent and motivated and has a good sense of humour!

James' parents and sister are very supportive. Part of the recovery process has been not only to improve physically and to try to become more functionally independent but to also regain confidence in his abilities. It has also been important for his mother to be able to see what he is capable of and therefore to become



Jennifer Wellon, MILE Program Facilitator & James Cho, MILE Program Client



coordination. He has been attending outpatient OT and physical therapy at West Park. Bellwoods' MILE Facilitator has liaised with his outpatient OT so that the MILE and OT services complement each other. The MILE Program has assisted James with practicing grocery shopping, cooking, and taking public transit to and from his outpatient therapy. The MILE Program is working with James and preparing him to live independently when his mother leaves. James is currently on long-term disability and he is hoping to return to work, starting off part-time at his previous job in the fall. He says he feels a little uncertain about returning to his previous position because he does not know what challenges he may face, in terms of managing

confident that he will be able to live on his own when she returns to South Korea. His father indicated that they know James will continue to recover but that it will take time. James reported, "with the help of my Bellwoods Facilitator, by practicing the activities that I will need to be able to do, in order to live independently, I think the MILE Program has provided me with alternative ways to reach my goals, like by practicing taking the TTC, which I could not do while in hospital." James goes on to state, "for me, independence means freedom and not having to rely on family or anyone else to take care of you. Bellwoods is working with me to achieve independence and I am appreciative of the team of people I have. I am striving towards a positive future."



“ My role is to assess potential clients for our Permanent Supporting Housing and Transitional Programs, and to work with clients to gain more independence, increase their safety, and to obtain the assistance they require. It is very rewarding to be involved with our clients.”

Jennifer Wellon,
MILE Facilitator

OUR PARTNERS AND TEAM MEMBERS

KEY PARTNERSHIPS

Services

- Toronto Central Local Health Integration Network (TCLHIN)
- Toronto Central Community Care Access Centre (TC CCAC)
- Hospitals – acute, rehabilitation, complex continuing care
- Community Support Services
- Other partners supporting shared clients and initiatives

Housing

- City of Toronto
- Government of Ontario
- Canada Mortgage and Housing Corporation (CMHC)
- First National Financial LP
- St. Clare’s Multifaith Housing Society
- Mahogany Management



Board Members 2013-14 - Front row, left to right: Martin Anderson (Vice President), Giles Osborne (Treasurer), Albert Luk (Chair)

Back Row, Left to Right: John McMillan (Director), Gabrielle Bochynek (Secretary), Robert C. Taylor (President)

Absent: Dennis Boschetto (Director), Monica Codjoe (Director), Rhonda Galbraith (Director), Robert Last (Director), Jason Wein (Director)



Management Team 2013-14 - Front row, left to right: Janice Hayden (Director, Community Services), Claire Bryden (Executive Director), Alisha Carmino (Director, Assisted Living)

Back row, left to right: Ed Montojo (Chief Finance and Information Officer), Susan Andrew (Senior Director, Client Services), David Gibson (Director, Human Resources & Organizational Development)

Absent: Harriet Jamieson (Director, Client Programs) and Karen Woo (Director, Communications & Strategic Development)

INDEPENDENT AUDITORS' REPORT

To the Board of Directors of

BELLWOODS CENTRES FOR COMMUNITY LIVING INC.

The accompanying summarized financial statements, which comprise the summarized balance sheet as at March 31, 2014 and the summarized statement of operations and changes in unrestricted net assets for the year ended, and the related notes derived from the audited financial statements of **Bellwoods Centres for Community Living Inc.** for the year then ended. We expressed an unmodified audit opinion on the financial statements in our auditors' report dated June 23, 2014.

The summarized financial statements do not contain all the disclosures required by Canadian accounting standards for not-for-profit organizations. Reading the summarized financial statements, therefore, is not a substitute for reading the audited financial statements of **Bellwoods Centres for Community Living Inc.**

MANAGEMENT'S RESPONSIBILITY FOR THE SUMMARIZED FINANCIAL STATEMENTS

Management is responsible for the preparation of the summarized financial statements on the basis described in note 2.

AUDITORS' RESPONSIBILITY

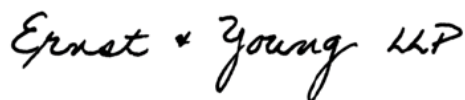
Our responsibility is to express an opinion on the summarized financial statements based on our procedures, which were conducted in accordance with Canadian Auditing Standard (CAS) 810, **Engagements to Report on Summary Financial Statements.**

OPINION

In our opinion, the summarized financial statements derived from the audited financial statements of **Bellwoods Centres for Community Living Inc.** as at March 31, 2014 and for the year then ended are consistent, in all material respects, with those financial statements, on the basis described in note 2.

Toronto, Canada,

June 23, 2014



Chartered Accountants

Licensed Public Accountants

SUMMARIZED BALANCE SHEET

AS AT MARCH 31

	2014 (\$)	2013 (\$)
ASSETS		
Current assets	3,660,707	4,217,152
Investments	-	155,875
Capital assets, net	6,910,059	7,328,647
Miscellaneous deposits and other assets	963,486	554,953
	11,534,252	12,256,627
LIABILITIES AND NET ASSETS		
Current liabilities	1,904,367	2,193,028
Mortgages payable - long-term portion	2,071,055	2,172,541
Loan payable - City of Toronto - long-term portion	423,184	449,980
Deferred contributions for capital asset replacement reserve	749,192	678,480
Deferred capital contributions [note 3]	3,599,854	3,803,958
Deferred rental contributions [note 3]	1,193,958	1,237,324
Total liabilities	9,941,610	10,535,311
Net assets		
Invested in capital assets	739,965	797,340
Jean Lauder Memorial Fund	162,050	162,050
Unrestricted	690,627	761,926
Total net assets	1,592,642	1,721,316
	11,534,252	12,256,627

SUMMARIZED STATEMENT OF OPERATIONS &
CHANGES IN UNRESTRICTED NET ASSETS

YEAR ENDED MARCH 31

	2014 (\$)	2013 (\$)
REVENUE		
Ontario Ministry of Health and Long-Term Care	7,900,924	7,832,587
City of Toronto	258,135	244,586
Rental income from tenants	269,721	257,304
Investment and other income	715,090	774,800
	9,143,870	9,109,277
EXPENSES		
Salaries and benefits	7,039,332	6,971,948
Other	2,233,212	2,258,715
	9,272,544	9,230,663
Deficiency of revenue over expenses for the year	(128,674)	(121,386)
Unrestricted net assets, beginning of year	761,926	713,061
Net change in net assets invested in capital assets	57,375	170,251
Unrestricted net assets, end of year	690,627	761,926

See accompanying notes (pg.15)

NOTES TO SUMMARIZED FINANCIAL STATEMENTS

MARCH 31, 2014

1. SUMMARIZED FINANCIAL STATEMENTS

The summarized financial statements are derived from the complete audited financial statements, prepared in accordance with Canadian accounting standards for not-for-profit organizations as at March 31, 2014 and for the year then ended.

The preparation of these summarized financial statements requires management to determine the information that needs to be reflected in the summarized financial statements so that they are consistent in all material respects with, or represent a summary of, the audited financial statements.

These summarized financial statements have been prepared by management using the following criteria:

[a] the information in the summarized financial statements is in agreement with the related information in the complete audited financial statements; and

[b] that, in all material respects, the summarized financial statements contain the information necessary to avoid distorting or obscuring matters disclosed in the related complete audited financial statements, including the notes thereto.

Management determined that the statements of changes in restricted net assets and cash flows do not provide additional useful information and, as such, has not included them as part of the summarized financial statements.

The complete audited financial statements of the Bellwoods Centres for Community Living Inc. [the "Organization"] are available upon request by contacting the Organization.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The following summary of significant accounting policies is set forth to facilitate the understanding of the summarized financial statements:

Revenue recognition

The Organization follows the deferral method of accounting for contributions, which include grants and donations. Grants and bequests are recognized in the accounts when received or receivable if the amount to be received can be reasonably estimated and collection is reasonably assured. Other donations are recorded when received, since pledges are not legally enforceable claims. Unrestricted contributions are recognized as revenue when initially recorded in the accounts. Externally restricted contributions are deferred when initially recorded in the accounts and recognized as revenue in the year in which the related expenses are recognized.

Restricted contributions for the purchase of capital assets that will be amortized are deferred and recognized as revenue on the same basis as the amortization expense related to the acquired capital assets.

Rental income from tenants is recognized as earned when rental services are provided.

Investments

Investments in fixed income securities are initially recorded at fair value plus transaction costs and are subsequently measured at amortized cost less any provision for impairment.

Investments comprise Canadian guaranteed investment certificates ["GICs"], which have terms to maturity of more than 90 days at the date of purchase. Investment income and transaction costs are recognized in the statement of operations in the period during which they are incurred, other than interest earned on the replacement reserve fund which is added to the balance.

Capital assets

Purchased capital assets are recorded at acquisition cost less accumulated amortization. Capital assets are amortized on a straight-line basis over the following periods:

Tangible

Buildings	20 years
Building improvements	18 years
Furniture and equipment	5 years
Computer equipment	3 years
Leasehold improvements	10 years

3. DEFERRED CAPITAL AND RENTAL CONTRIBUTIONS

Deferred capital contributions

Included in deferred capital contributions is a forgivable loan from Canada Mortgage and Housing Corporation ["CMHC"], which is part of the funding provided by the three levels of government for the new supportive housing project [1082 Dundas Street West] at the south end of the Shaw Street property. This loan was granted by CMHC on behalf of the Ontario Ministry of Municipal Affairs and Housing.

The loan is repayable on May 1, 2034. According to the agreement, the loan is forgivable if the Organization is in compliance with the conditions set. As at March 31, 2014, management believes the Organization is in compliance with the conditions set. Since the Organization expects to remain in compliance with the conditions required for the loan to be forgiven, this loan has not been recorded as loans payable.

Interest is to be charged at the higher of [i] current prime rate for a commercial first mortgage having a five-year term, plus 2% or [ii] the interest rate applicable to the first mortgage registered against the title to the property, plus 2%; however, this interest will also be forgiven as long as the conditions are met. As at March 31, 2014, management believes the Organization is in compliance with the conditions set and, accordingly, no interest has been accrued.

Deferred rental contributions

Deferred rental contributions represent funds received from the Toronto Central Community Care Access Centre for the buy-down of the rental charges at the Deauville Place Apartments and 180 Sudbury Project II. The purpose of these units is to provide affordable rental housing to alternate level of care patients. For the Deauville Place Apartment, the monthly rental charges were bought down for a period of 20 years commencing April 1, 2012. For the 180 Sudbury Project II, the monthly rental charges for three of the five units were bought down for a period of 20 years commencing in fiscal 2014.



The Gift of Independent Living: You Can Choose to Support Independent Living Too

Now YOU can give the gift of living independently with a donation to Bellwoods Centres through CanadaHelps.org located on Bellwoods' website

www.bellwoodscentres.org



All donations are welcome and appreciated. Your gift will benefit those who Bellwoods works with to improve their quality of life. Thank you!

For services and housing information, contact us at:
www.bellwoodscentres.org | admin@bellwoodscentres.org

Head Office, Outreach Services and Community Cluster Programs

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Bellwoods Dundas Project and MILE Program

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Bellwoods Mimico Apartment Project

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