

**To:** Homes First Society Board of Directors  
**From:** Patricia Mueller, HFS Chief Executive Officer  
**Subject:** HFS Property Monitoring Update  
**Date:** December 5, 2023

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**Recommendations:**

**That this report be received for information.**

**Background:**

This report is an update of reports provided in previous years. Much of the information contained remains unchanged; however, this report does include updates where changes have been made.

This report does not include the temporary shelters or winter respites. Homes First works closely with the City of Toronto when operating temporary shelters and winter respites and Homes First provides direction for the setting up of new sites. As the City has its own unionized maintenance staff, once a site is up and running, most of the maintenance is completed by the City's staff. However, there are some exceptions (such as graffiti) which Homes First is responsible for remedying. Our Property Department has worked together with the City to create a flowchart that clearly outlines areas of responsibility to ensure all maintenance and security needs are being met.

In response to Covid, all of our shelters and warming centres have been redesigned to allow for social distancing as set out by Toronto Public Health, as well as with the City's Shelter Support & Housing Administration (SSHA) Directives.

**Comments:**

**SUITABILITY:**

**BUILDINGS OWNED BY HFS:**

**Bellevue:**

- The building currently houses a mixed adult population with a variety of addictions, mental health, and physical issues.
- The building style and neighbourhood location make Bellevue a very suitable setting for its existing mix of residents.

**Huron:**

- The building currently houses middle-to-older aged males with a variety of addictions, mental health, and behavioural issues.
- The current residents fit relatively well into this living arrangement and neighbourhood, as their issues and behaviours tend to be moderate.
- Because of its small size, Huron has the flexibility required to be adapted for use for a number of other underserved populations.

**Meegwetch:**

- The apartment building is extremely suitable to the needs of the hardest-to-house, single-adults living there; residents of the apartment building have a variety of issues including addictions, mental, and physical health.
- The townhouses have presented problems over the years; there were many underlying property issues, some of which have been addressed. The townhouses house low-income families.
- Homes First has a contract with CAMH (the Centre for Addiction and Mental Health) to house up to 15 clients at Meegwetch who were previously hospitalized in CAMH's Schizophrenic Unit.
- This combination of families and high-needs individuals is dysfunctional as these groups have competing needs that cannot be simultaneously satisfied. The dissonance between the approaches required to service two such disparate groups will always be extremely challenging. It has also been noted that Homes First's expertise tends to be in the area of support of single adults, not families.

**Pleasant Manor:**

- The population at Pleasant Manor is comprised of middle-to-older aged men and women who are primarily former Street City residents and who have mental health, drug, and alcohol issues, or are in recovery.
- In the past, some of the neighbours have had issues with Pleasant Manor's residents. As we have identified this neighbourhood as being somewhat less tolerant, we keep this in mind when placing residents, which has resulted in improved neighbourhood relationships.
- The current residents fit relatively well into this living arrangement and neighbourhood, as their issues and behaviour tend to be moderate.

**• Pacewood Shelter:**

- Beginning on November 21, 2022, the Bloor-West Shelter began taking referrals from the 519 for homeless individuals who identify as 2 Spirit, trans women, trans men, non-binary, genderqueer, and questioning folks to occupy the 20 available beds.
- These individuals often have other issues, such as addictions, physical and/or mental health issues and a new staff team has been put in place specifically for this program.
- Similarly, as in the case of the previous program (the Savards Women's Shelter), the built form limits the available programming and common area space; however, the basement is set up nicely for programming opportunities.
- Referrals for this program come exclusively through the 519.

**Sheila Miller:**

- Sheila Miller was repurposed from women fleeing domestic abuse to that of providing housing for individuals (both male and female) with mobility challenges.
- The units at this building are not fully accessible for people with high disability needs, but because of the size, layouts, and width of doorways of the units, these units are walker and scooter friendly.
- The repurposing has been done through attrition. Due to the low rate of attrition at the building, there are still many tenants from the original client placement strategy, however, it should be noted that both these populations work well with each other.

- The Community Commercial Kitchen (which is located in the Sheila Miller building) has been completed and is operational as of late November 2023. The kitchen has been constructed on the main floor of the building in what was underutilized space.

#### **Shuter:**

- The population mix at Shuter is mixed, older single adults. These individuals are not necessarily seniors, but because many have been chronically homeless and marginalized, they often have physical and mobility issues similar to older persons.
- As the units are either 4-bedroom or 5-bedroom, there is the issue of shared bathrooms. Our centralized intake has enabled us to match roommates more effectively and have minimized the problems experienced in past years; however, difficulties flare up from time to time.
- The fourth and fifth floor of the building are dedicated to our tripartite arrangement with CAMH and Pilot Place housing 18 middle-to-older aged individuals who had previously been long-term patients in the schizophrenic ward unit at CAMH. None of the individuals who have been relocated to Shuter have had to be re-hospitalized and we are working with our partners to support these individuals to further integrate them into the community.
- The sixth floor, as well as the east side of the second floor (a total of 14 units), are dedicated to a tripartite arrangement with St. Elizabeth and Inner City Health and is called the “Journey Home Hospice”.
- An arrangement with the Community Care Access Centre (CCAC), enables the selection of clients who are harder to serve because of their physical and medical needs. This often means that the clients moving into Shuter are older (and marginalized) people.
- We will continue to place residents at Shuter with mental health/physical issues who may or may not have addiction issues, and whose level of independence and comfort would be enhanced by the services provided.

#### **Vaughan:**

- This building is populated primarily by mixed adult singles, and some single-parent families. Many living at Vaughan transferred to this building from other HFS sites.
- The individuals living in this building have minor to moderate mental health and addiction issues.
- The built form of Vaughan does not support any accessibility features and is not suitable for persons with mobility impairment.

#### **Wales:**

- This building traditionally housed individuals who had been victims of torture, which initially meant that the residents originated from Central and South American countries. Due to the global tensions, we are seeing an increase in refugees coming from war zones and fleeing to Toronto.
- Our centralized intake system has established new connections with the Centre for Victims of Torture, and the current residents of Wales are genuine victims of torture mostly from Eastern African countries.
- The individuals living in this building have minor-to-moderate mental health issues relating to posttraumatic stress syndrome.

## **BUILDINGS MANAGED BY HFS:**

### **Brandon and Northcote:**

- These sites are two houses with, collectively, eleven individual private rooms with shared kitchens/bathrooms, that houses single males.
- Our placement strategy is to accept clients who will have other support workers working with them to ensure full coverage, as these two buildings are inadequately funded.

### **Jarvis House:**

- This building houses 24 single, older-adult males with issues of alcoholism and mental health, and its residents are typically referred to HFS by Seaton House.
- The clientele at this building is considered to be amongst the hardest to house, and as such, meet our mandate.

## **BUILDINGS LEASED BY HFS:**

### **224 Spadina:**

- This 24-hour supportive housing site with 84 self-contained units converted from what was a hotel, located downtown on the 3rd, 4th, and 5th floors of the China Town Mall.
- 224 Spadina is owned by City of Toronto and while Homes First is responsible for daily maintenance and operations, the City is responsible for capital repairs.
- The clientele at this building is considered to be amongst the hardest to house (some of which were residents of Strachan) and as such, meet our mandate.

### **Dundalk:**

- This new modular building located at 39 Dundalk Drive was built and is owned by the City of Toronto. The building consists of 57 self-contained units on land owned by Toronto Community Housing and also has its own commercial kitchen. Floors one-through-five have four accessible units on each level for a total of twenty accessible units. The basement level is mixed use with four resident units, amenity space, operational storage, and waste management.
- 39 Dundalk is owned by City of Toronto and while Homes First is responsible for daily maintenance and operations, the City is responsible for capital repairs.
- The clientele at this building is considered to be amongst the hardest to house (including some former residents of Strachan) and as such, meet our mandate.

### **4117 Lawrence Shelter:**

- The shelter located at 4117 Lawrence East in Scarborough is owned by the City of Toronto and, like that of 224 Spadina and Dundalk, the City is responsible for capital repairs and Homes First is responsible for maintenance and operations.
- The majority of referrals come from the Streets to Homes Assessment and Referral Centre, as well as other emergency drop-ins and City shelters.
- The Lawrence Shelter has a maximum capacity of 89 beds and houses a mixed-adult population, most of whom are actively seeking housing and employment. Many of these individuals would

not be classified as being chronically homeless and have successfully maintained housing in the past and are experiencing cyclical homelessness.

**Placer Court Shelter:**

- 101 Placer Court is owned by the City of Toronto and while Homes First is responsible for daily maintenance and its operations, capital repairs are the responsibility of the City.
- The majority of referrals come from the Streets to Homes Assessment and Referral Centre, as well as other emergency drop-ins and City shelters.
- The shelter was designed with a maximum capacity of 87 beds and houses a mixed-adult population.

**Kennedy Women's Shelter:**

- The Kennedy Women's Shelter is leased by the City of Toronto and provides 61 shelter beds. During the height of the pandemic, occupancy was reduced to 51 beds; prior to Covid, occupancy was 90, however, it has been reduced to its present compliment due to the removal of bunkbeds.
- The Kennedy Shelter is primarily serving the growing aging population with mobility and health related issues, as well as women fleeing violence.
- The majority of referrals come from the Streets to Homes Assessment and Referral Centre, as well as other emergency drop-ins and City shelters.
- As part of our placement strategy, we also have referrals partnership with aboriginal agencies such as Anishnawbe Health to provide shelter beds to homeless aboriginal women in the Scarborough area.

**St. Clair Shelter:**

- The St. Clair Shelter is leased by Homes First from the Scarborough Church of God, and, prior to the pandemic, provided shelter accommodation to 90 women and men, however, during the height of the pandemic, the Shelter's occupancy was reduced to 37 but is now increased to 49. This reduction is due to the elimination of bunk beds.
- Historically, the landlord has been unable to fund capital projects; Homes First has carried out necessary capital repairs and deducted the costs from our rent.
- The shelter houses a mixed-adult population, most of whom are actively seeking housing and employment. Many of these individuals would not be classified as being chronically homeless and have successfully maintained housing in the past and are experiencing cyclical homelessness.

**Spadina Houses:**

- At present, 164 Spadina houses 6 females, and 140 Spadina houses seven males, both buildings' residents tend to have moderate mental health, drug, and alcohol issues.
- These houses are suitable for the more functional spectrum of the hardest-to-house. As noted in earlier Board reports, these houses would work well for specialized populations, such as a dry house. Other specialized populations could be transgendered or transsexuals, isolated low-income seniors, sex trade workers, or individuals with acquired brain injuries.

- Any physical changes we would like to make at these buildings first need to be negotiated with the City of Toronto's Facilities and Real Estate Division, however, we are not required to negotiate with a funder.
- As these houses are not funded by RGI (rent geared-to-income), we are not limited by the RGI legislation.

**Strachan-Metro Shelter (22 Metropolitan – Main Floor):**

- Opening in January 2022, this hotel program, although funded as a shelter, was designed to reflect as much as possible the living situation and supports for 80 of the former residents of Strachan, including the transfer of the staff team and its Intensive Case Management Workers.
- Occupying the first floor of the two-storey property, the Strachan residents continued to receive visits from their primary care providers (such as ACT teams), but with the added benefit of additional resources supplied by shelter-specific services such as a nurse and physician through the Inner-City Health Associates, Harm Reduction Workers, on-site pharmacy, etc.
- More recently, the former residents of Strachan have been transferred to 224 Spadina, as well as the new Dundalk buildings.

**Metro-Refugee Shelter (22 Metropolitan – Main and Second Floors):**

- Opening in January 2022, this hotel program, although technically a shelter, was designed to reflect as much as possible the living situation and supports for the relocated tenants of Strachan, including the transfer of the staff team and its Intensive Case Management Workers.
- With 87 rooms occupying the first floor of a two-storey property, the Strachan residents continued to receive visits from their primary care providers such as ACT teams, but with the added benefit of additional resources supplied by shelter-specific services such as a nurse and physician through the Inner City Health Associates, Harm Reduction Workers, on-site pharmacy, etc.
- In August of 2022, the City asked Homes First to open the second floor (100 rooms for both singles and couples) of the hotel to refugees and newcomers asylum seekers; this was a completely separate operation than that of that of Metro-Strachan and was being called the "Metro-Refugee Shelter". The refugee program rooms are double occupancy.
- At the time of writing, the majority of former Strachan residents have been moved to the 24-Hour Housing Program at 224 Spadina, and the remaining few to Dundalk.
- We have now amalgamated both floors to become an exclusively a refugee response hotel program.
- In October 2023, the City has approached Homes First about the possibility of operating a 30-bed warming center in a newly renovated space that was the previous location of a now-removed swimming pool.

## **SECURITY NEEDS**

Overall, Homes First Society's security needs are being met effectively throughout our portfolio. However, following is a building-by-building review of areas that have been improved upon since the last report, in addition to areas that could be improved upon.

### **BUILDINGS OWNED BY HFS:**

#### **Bellevue:**

- The security at Bellevue has been improved; alarms have been installed on emergency exits to prevent them from being propped open. Interior hallway lighting has been increased, as well as the exterior lighting.
- A new basement entrance/exit has been installed. This has made what was once deemed by the Ontario Fire Code to be an unsafe, unusable space, into a new space for programming that meets all fire code regulations.
- The camera system was replaced in 2019 with a high-definition, digital video recorder and upgrading the exterior cameras to infrared for improved night vision. Additional camera location have been identified that will be installed to furthermore improve security.
- In the past year, there has been a significant rise in graffiti at this location. To date, the only effected elements have been the back wall of the building that faces the alley. Working with the Community Engagement and Client Programming Department, we commissioned an artist to paint a mural on the wall which, since which, all graffiti tagging has ceased.
- In 2020, a high-definition, infrared night-vision camera was installed on the roof and provides a large panoramic view of the property line for additional security.
- Early in the pandemic, we experienced a large number of individuals attempted to stay in Bellevue's emergency stairways after staff had left for the day. The trespassers created health and safety concerns for the residents, and the Property Department staff were regularly onsite to dispose of abandoned items (such as soiled blankets), the safe disposal of needles and biowaste, as well as the repair of the damage created by a fire in the stairway that was caused by a trespasser.
- In 2020, the HFS Property Department worked with our architect, together with the Toronto Fire and City of Toronto Building Departments to design and enclose the east and west emergency staircases. In January of 2021, installation was completed including the installation of iron rod fencing to enclose each staircase which has resolved the problem.
- There are two encampments within blocks of this building: one is Soya's Parkette and the other in Bellevue Square Park. In June 2022, the encampments were removed but as the cold weather approaches, we suspect these encampments may return.
- Aging tree on the property have become a health and safety due tree disease and we have been experiencing tree limbs falling off. We are in consultation with our arborist to provide short- and long-term measures.

#### **Huron:**

- In 2014, seven security cameras were installed throughout the interior of the building. This has made for a very safe environment and the impact was almost immediately noticed, resulting in greatly reduced property damages and tenant altercations. The exterior has one camera aimed

at the front entrance, in 2018 an additional 11 high-definition cameras and new 32 channel digital video recorder with a one-terabyte recording capacity was installed. The digital cameras around the exterior of the building provide complete coverage of the environment, day and night.

- In 2019, the exterior cameras were upgraded to night-vision for improved security. Additional exterior lighting would assist in preventing neighborhood nuisance calls from surrounding university frat houses.
- In 2020, two additional high-definition, infrared night-vision cameras were installed in the backyard and a new fence was constructed to prevent non-residents from accessing the backyard.
- Also in 2020, the solid front porch railing was replaced with open railings to allow residents to view this area when coming and going, as well as preventing trespassers from using this space inappropriately.

#### **Meegwetch:**

- Previous years' changes to the courtyard and garden has improved sightlines, and hence, improved security for all residents.
- The number of cameras at Meegwetch is more than adequate; however, to ensure their effectiveness, tree pruning must be done annually.
- Two new 32-channel digital high-definition recorders have been installed, providing exceptionally longer recording times; some exterior cameras have been changed to infrared night vision to further improve security.
- The complete interior common area lighting retrofit to LED has provided energy savings as well as improved hallway illumination.
- In 2020, a new high-definition, infrared night-vision camera was installed on the roof and provides a large panoramic view of the property line for additional security.
- Like Bellevue, this site has seen an increase of non-residents attempting to gain access to the building when staff are not present. On several occasions, staff found trespassers attempting to camp in the stairwells.
- Review of security footage showed that individuals had gained access by following residents into the building and security patrols have been used to prevent access to non-residents. We have rectified these same concerns at 90 Shuter and Sheila Miller building by moving the inter come and fob access system to the exterior of the building. Due to the age of the security operating equipment for the front entrance, we are working with our security provider to review possible options.

#### **Pleasant Manor:**

- The security at Pleasant Manor has been improved through improvements to exterior lighting, as well as improved interior lighting in hallways, which has made it possible for the installation of security cameras.
- In 2019, a lighting retrofit for high efficiency LED fixtures was completed, providing improved hallway illumination and energy savings as well.
- In 2020, a new high-definition, infrared night-vision camera was installed on the roof and provides a large panoramic view of the property line for additional security.



**Pacewood Shelter:**

- This property has increased resident safety and security with the installation of a fire door, as well as lighting and a canopy in the smoking area, increasing resident safety and security. However, with the change in the demographics of this shelter's residents, we are increasing the exterior lighting to meet the clients concerns for safety.
- The complete interior common area lighting retrofit to LED has provided energy savings, as well as improved hallway illumination.
- Rooftop safety railings have been installed to provide a safe working environment for in-house maintenance workers, as well as for subcontractors. This installation was required to meet the Ontario Health & Safety Act.
- Emergency door alarms have been installed on the rear fire emergency exit; these alarms are to prevent residents from allowing non-residents in from the alley behind the building. The alarms signals are connected to the main staff office to notify staff when this door is opened.
- The existing security camera system was upgraded and improved with a high-definition, digital video recorder and included the upgrading of the exterior cameras to infrared in 2020.

**Sheila Miller:**

- Pigeon-proof meshing of all patios has been installed in all units of the building, enabling the residents' enjoyment of their outdoor space.
- The area in the front of the building that provides access and egress for garbage and recycling has been fenced off. Previously, our residents were quite frightened of this area (especially during the evening) as illegal activities were taking place.
- The replacement of the hydraulic elevator took place in 2017. The new elevator has several safety features including security camera, improved interior cab lighting, audible floor destination announcements, safety rails, and bumper guards to prevent scooter damage, LED floor direction arrows, and number panels.
- The complete interior common area lighting retrofit to LED has provided energy savings as well as improved hallway illumination.
- In 2020, the cameras were updated with new high-definition, infrared night-vision cameras and included installing cameras on rooftops to provide a large panoramic view of the property line for additional security; in addition, cameras have been installed in the laundry room and community room for increased safety.
- As reported in the past, a major security concern had been with individuals sleeping in the lobby's vestibule. While encampments in the Rosedale Valley are not new, a younger, more aggressive population has moved into the area and is creating new challenges. The building was built with a standard vestibule that anyone could access and was providing access for individuals experiencing homelessness. As soon as staff would leave, non-residents would take up shelter during the night leaving garbage, biological waste, and preventing residents accessing or exiting due to aggressive behaviours. To resolve this, we replaced and relocated the intercom and fob reader systems to the exterior of the building, which prevents non-residents from entering the vestibule. This was an immediate success and we have not had any reoccurrences.

**Shuter:**

- In 2019, the security systems were upgraded with a high-definition, digital recorder, and infrared night vision cameras which has greatly improved security.
- A central door access system software is in place to manage all of Homes First's fob-activated properties (including Bellevue, Meegwetch, Pleasant Manor, Shuter, Sheila Miller, and Vaughan) from the property management office at Shuter. This technology provides instant security controls to manage all fob access points from one central location.
- In 2020, new high-definition, infrared night-vision cameras were installed on the roof and provide a large panoramic view of the property line for additional security.
- Also in 2020, a complete, interior common-area lighting retrofit to LED provided energy savings as well as improved hallway illumination.
- Shuter had had some criminal activities take place at the exterior of the building; in 2020, all exterior ground level cameras were upgraded to high-definition infrared cameras.
- As reported in the past, a major security concern had been with individuals sleeping in the lobby's vestibule. The building was built with a standard vestibule that anyone could access and was providing access for individuals experiencing homelessness. As soon as staff would leave, non-residents would take up shelter during the night leaving garbage, biological waste, and preventing residents accessing or exiting due to aggressive behaviours. To resolve this, we replaced and relocated the intercom and fob reader systems to the exterior of the building, preventing non-residents from entering the vestibule. This has been an immediate success and we have not had any reoccurrences.

**Vaughan:**

- In 2019, the replacement of the existing security camera systems with a high-definition, digital recording, and infrared night vision cameras greatly improved the security.
- More recently, exterior LED lighting improvements have been completed to benefit the overall security of the building.

**Wales:**

- The park located directly across the street from this property, Bellevue Square Park, was the site of a large encampment. As a result, we experienced a significant increase of vandalism, including graffiti and the theft of the Heritage plaque located in front of the building. (Heritage Toronto has recently replaced the plaque made from materials that don't fetch monies from metal recyclers.)
- The encampment was removed in June of 2022, however, in August 2023, the encampment has returned and has had a negative impact on the neighborhood. With the success of the security changes at both Shuter and the Sheila Miller Building with the relocation of the vestibule, we have made similar changes. Although there is no intercom system or fob access at this building, we have added additional locking systems, as well as increased and improved the lighting at the front entrance, which has proved to be effective.
- We will continue to monitor events and are exploring the possibility of the installation of cameras, as it would increase the residents' sense of security, as well as potentially assist the police.

## **BUILDINGS MANAGED BY HFS:**

### **Brandon and Northcote:**

- Toronto Community Housing Corporation is responsible for building maintenance.

### **Jarvis:**

- During the past few years, we have vastly increased security at the building by the addition of security cameras at the front and rear entrances. In 2020, a new high-definition, infrared night-vision cameras were installed on the roof and provide a large panoramic view of the property line for additional security.
- Additional cameras and lighting on the exterior of the building, particularly on the back, could improve security within this changing neighborhood.
- Encampments encroached on this property on the vacant land behind the building; working with the City of Toronto's Municipal and Licencing Standards and Streets To Homes departments, we were able to successfully relocate this population and a fence has been erected to prevent future access.
- We are experiencing a higher number of attempted break ins, vandalism, and property theft at this location and have been in regular contact with the police.
- We continue to experience a very high number individuals trespassing on this property after hours; increased lighting and cameras would benefit the security of the building.

## **BUILDINGS LEASED BY HFS:**

### **St. Clair Shelter:**

- The safety and security issues at the St. Clair Shelter are tied to the landlord's inability to carry out necessary building repairs. As noted earlier, the building envelope is deteriorating resulting in excessive moisture in the dorm area. As the building envelope continues to deteriorate, we have been experiencing water penetration on the foundation in areas that once were dry. Most notably, in the main entrance stairway going the basement shelter.
- Due to the lack of capital investment by the landlord, the condition of the building will continue to deteriorate which may result in reduced capacity or relocation if not addressed soon.
- To increase staff safety, Homes First is exploring the possibility of the renovation of staff offices to accommodate secondary exits. Where possible, we have renovated staff offices, in addition to adding a manager's office and a new break room for staff.

### **Kennedy Women's Shelter:**

- Since taking over operation of this shelter, we have upgraded the security systems, including the installing additional cameras, lighting, and door fob system for increased security.
- In 2020, the main staff office was redesigned to create a second emergency exit.
- The current door fob system is obsolete, as a result, work is underway for its replacement in order to provide additional increased security by increasing security access points throughout the building. We have completed most of the security changes, but the HVAC system replacement has caused delays in completing these upgrades.

### **224 Spadina:**

- This building and environment are new to Homes First's portfolio, and we have identified a number of security issues. To date, we have been dealing with a person breaking into the fire escapes and the smashing the front vestibule glass door to gain access. We find we are fixing exterior doors on a weekly basis to keep the building as secure as possible.
- This area has a substantial number of very street-involved, non-residents which adds to the complexities of the security needs. Further complicating matters, we are dealing with multiple mall entrances and fire escapes being compromised in areas that are the mall's responsibility. Currently the mall's property management company has been very difficult to deal with, and at times, refusing to conduct repairs. We have reached out to the City of Toronto to mediate and bring clarity to the mall property management's company on their legal obligations.

### **GREENING:**

The exterior lighting has been converted from incandescent to LED at Bellevue, Huron, Kennedy, Meegwetch, Pacewood, Pleasant Manor, Scarborough, Sheila Miller, and Shuter.

More recently, the interior lighting was retrofitted from fluorescent to LEDs in all common areas of Huron, Kennedy, Meegwetch, Pacewood, Pleasant Manor, Sheila Miller, and Shuter.

Higher-efficiency air make-up units are in place at Pleasant Manor and the Bloor-West Shelter.

### **CAPITAL REPAIRS AND IMPROVEMENTS:**

During the past year, a number of capital projects were undertaken, all of which have been, or are about to be, completed.

#### **Bellevue:**

- Accessible elevator replacement underway.
- Window replacement quoting ongoing.

#### **Brandon:**

- Toronto Community Housing covers capital work.

#### **Huron:**

- The third-floor parapet balcony roof has been installed to prevent leaking into residents' unit.

#### **Jarvis:**

- Toronto Community Housing covers capital work.

#### **Kennedy:**

- Redesign of the intake offices to ensure all health and safety standards are met has been completed.

#### **Northcote:**

- Toronto Community Housing covers capital work.

#### **Sheila Miller:**

- The front entrance security re-design has been completed.
- Commercial kitchen has been completed.
- Foundation waterproofing has been completed.

#### **Shuter:**

- The front entrance security re-design has been completed.