



ST. JOSEPH'S VILLA
FOUNDATION

2025-2026 IMPACT REPORT



\$4.9M

Raised

145+

Years of Care

\$1.675M

Disbursed in 25/26

\$20.2M

Disbursed over 10 years

MESSAGE FROM CEO & PRESIDENT, DON DAVIDSON

Who we are today is rooted in a story that began more than 145 years ago. Founded by the Sisters of St. Joseph of Hamilton in 1879 as the House of Providence, St. Joseph's Villa was created to provide refuge, care, and dignity to older adults and those in need. Supported by a compassionate community, the Villa grew from those humble beginnings into the vibrant Campus of Care it is today.

For the past 47 years, the St. Joseph's Villa Foundation has proudly carried forward the Sisters' legacy by inspiring philanthropy in support of resident care, staff education, capital improvements, and innovative programs. Together, St. Joseph's Villa and the Foundation are committed to creating a community where people can age with dignity, remain connected, and receive compassionate care at every stage of life.



Today, St. Joseph's Villa is one of Ontario's largest and most innovative long-term care homes, serving 425 residents and thousands of seniors and families through a continuum of care that extends beyond long-term care to wellness, rehabilitation, respite, independent living, and hospice services. From the Adult Day Centre and Seniors in Motion programs to Margaret's Place Hospice, our mission remains the same: to provide compassionate care, comfort, and hope for all who turn to us.

This year, the generosity of our donors, volunteers, staff, and community partners has helped strengthen that mission in meaningful ways. Your support has enhanced programs, funded essential equipment and care initiatives, and created opportunities that enrich the lives of residents, patients, families, and community members every day.

As we reflect on our history and celebrate the impact of the past year, we are reminded that our greatest strength has always been the people who believe in and embrace this mission. The magic still happens when opportunities, caring people, and generosity come together.

Thank you for helping us honour our past, strengthen our present, and build a compassionate future for generations to come.

BOARD OF DIRECTORS

Deborah Beedie (Chair)

Ron Simpson

Mai Soufian

Sarian Isenberg (Executive)

Mathew Glowacki

(Executive)

Karin Schuett

Chris Harrison

Anne McArthur

Andrew Lenardon (Vice Chair, Finance

Chair)

Bernie Duque

Nancy Castura

Magda Curto (Finance Committee)

Angelo Fazzari

Debra Dorpmans

Anthony Mantecon

IMPACT AT A GLANCE

What happened this year because of donor support.

FUNDRAISING & ENGAGEMENT

\$4.9M

Raised



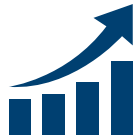
2,451

Donors Supported
The Foundation



1,584

New Donors



4

Community Events With
Over 1,400 Participants



IMPACT

\$1.675M

Disbursed To The
Campus Of Care In
2025-2026



\$20.2M

Disbursed To The
Villa And Hospice
Since 2017



SUPPORTING OPERATIONS AT MARGARET'S PLACE HOSPICE

11

Hospice Beds Serving
Over 100 Families
Every Year



Foundation Funds 40% Of Hospice Operations For A
Total Of:

\$320+

Per Bed Per Day
For Hospice Care



* Ministry Of Health Funds Over \$500 Per Bed Per Day

FUELING RENEWAL FOR ST. JOSEPH'S VILLA

\$320K

For Call Bell
Replacement



\$74K

For New Fridges
Ensuring Food Safety
For 425 Residents



\$41K

For New Entryway
Doors Opening Doors
To Community



\$20K

For New Flooring On
The Ground Floor



YEAR AT A GLANCE

Foundation Events

SIGNATURE EVENTS

Hike the Valley

A community-driven day where families and friends come together to celebrate, honour, and remember their loved ones.



House of Providence Picnic

A joyful celebration uniting residents, families, and staff for a day of connection and fun.



Anne & Neil McArthur Memorial Golf Tournament

With 156 golfers participating, this long-standing tradition combined sport and philanthropy for a great cause.



Holiday Handbags

Over 400 guests gathered for an unforgettable evening of shopping, auctions, and celebration.



COMMUNITY EVENTS

Dundas Catch the Ace Tour De Dundas



Eccles Car Smash



Dundas Cactus Fest



YEAR AT A GLANCE

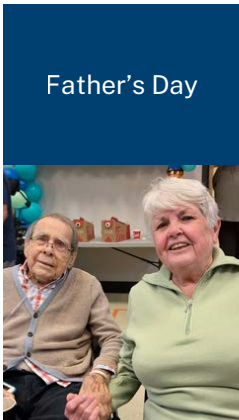
St. Joseph's Villa



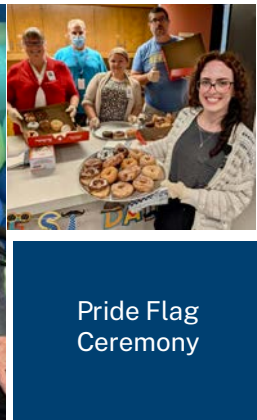
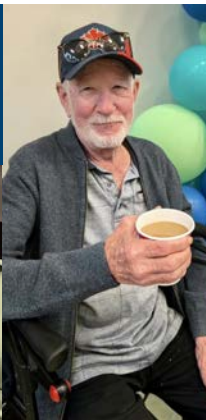
Hamilton
Police Choir



Mother's Day



Father's Day



Pride Flag
Ceremony



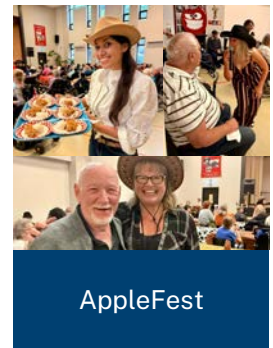
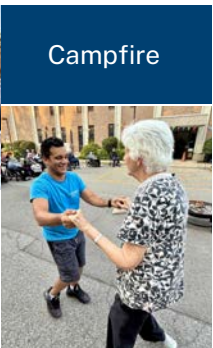
Canada's Day



Strawberry
Social



Campfire



AppleFest



Halloween



YEAR AT A GLANCE

St. Joseph's Villa



Dundas Legion
Christmas
Poinsettias



Adult Day
Program
Holiday Dinner



Pottery



Valentine's
Day

Therapeutic Recreation
Awareness Month



Olympics

St. Patrick's
Day

YEAR AT A GLANCE

Margaret's Place

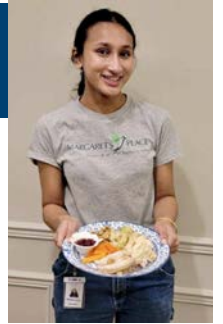


2025 Hospice
Innovation
Award



Music Therapy
Cafe Connections

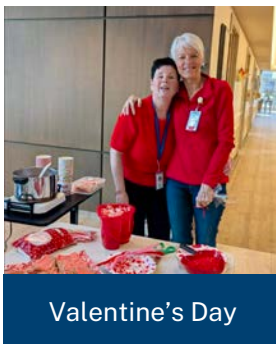
Thanksgiving



Holiday
Planters



St. Mary
Partnership



Valentine's Day



Horticultural Therapy
Soap Workshop

145 YEARS OF COMPASSIONATE CARE

47 Years of Giving | April 2025 - March 2026

A Thriving Campus of Care

St. Joseph's Villa serves 425 residents and supports more than 1,400 seniors each month through long-term care, rehabilitation, wellness, respite, independent living, hospice, and community programs.

1879

House of Providence Founded

The Sisters of St. Joseph of Hamilton establish the House of Providence, creating a place of refuge, care, and dignity for elderly and vulnerable members of the community.



1970

St. Joseph's Villa Opens

A modern new facility replaces the original House of Providence and is renamed St. Joseph's Villa, expanding care for future generations.



1978

Foundation Established

St. Joseph's Villa Foundation is incorporated to support resident care, capital projects, innovation, and staff education through philanthropy.



2003

Villa Redevelopment & Expansion

The Villa undergoes a transformative redevelopment with the construction of the North and South Towers, creating a modern long-term care home capable of serving nearly 400 residents.



2012

Orchid Garden

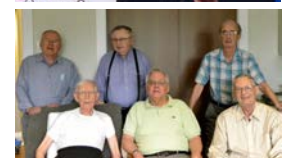
A new wing is introduced to the Orchid Garden, adding 12 new beds to expand capacity and meet growing demand for specialized resident care.



2015

St. John Vianney Residence

The St. John Vianney Residence is built with 8 suites to house retired diocesan priests in a supportive and dignified community setting.



2021

Margaret's Place Hospice Opens

Following the Foundation's \$13.5 million Gift of Love Campaign, Margaret's Place Hospice opens to provide compassionate end-of-life care, grief support, and community outreach at no cost to families.



2026

St. Joseph's Healthcare

St. Joseph's Healthcare establishes 60+ convalescent beds, expanding the campus's capacity to serve patients transitioning from hospital to home with dedicated recovery support.

Yamv
Campus of Care
in the  of Dundas

OUR ROLE IN THE CAMPUS OF CARE

Stewardship | Strategy | Impact

Rooted in the legacy of the Sisters of St. Joseph, the St. Joseph's Villa Foundation has spent nearly five decades connecting community generosity with compassionate care. What began as a mission of refuge has grown into a Campus of Care where long-term care, hospice, and community programs come together in service of dignity, comfort, and connection.

Today, the Foundation ensures philanthropic support is directed to the areas of greatest need and greatest impact — strengthening care environments, enhancing resident comfort, and supporting families and staff across the Campus of Care. Every dollar entrusted to the Foundation is directed toward the highest priority needs that improve care today and strengthen the system for tomorrow.



BUILDING THE FUTURE OF LONG-TERM CARE

Every year that passes, the walls that shelter our residents grow older. The systems that keep them warm, safe, and comfortable edge closer to failure. Without sustained philanthropic investment, the places where people spend their days will no longer be worthy of the lives lived within them.

FACILITY RENEWAL & ENHANCEMENT

A building constructed in 1970 doesn't age gracefully on its own. Six hundred windows losing their seals. Roofs that have weathered decades of storms. Boilers and chillers approaching the end of their lifespan. These aren't line items on a budget — they're the difference between a resident waking up warm or shivering through the night. Every dollar invested in renewal is a promise that the Villa will remain a home, not just a building.

RESIDENT-FOCUSED INFRASTRUCTURE

Infrastructure isn't abstract when you're the person who can't reach the garden because the walkway is cracked. Or when the elevator breaks down and you're stranded on your floor. Resident-focused improvements — accessible pathways, updated common areas, modern safety systems — aren't luxuries. They're the foundation of independence and dignity.

FUNDING GAPS BEYOND GOVERNMENT SUPPORT

Government funding covers a fraction of what's needed. Capital grants are scarce, competitive, and rarely cover the full scope of aging infrastructure. The gap between what's funded and what's required grows wider every year. Without philanthropy stepping in, essential projects stall — and residents bear the cost in comfort, safety, and quality of life.

FUTURE PRIORITIES & OPPORTUNITIES

The future holds both urgency and possibility. Window replacements, mechanical system overhauls, and deferred maintenance demand action now. But there's also opportunity — to build environments that honour the people within them. With sustained philanthropic commitment, we can move from reactive repairs to proactive transformation, ensuring every resident lives in a place worthy of their story.



INVESTING IN RESIDENT CARE & EQUIPMENT

St. Joseph's Villa Foundation

When you donate to St. Joseph's Villa Foundation you impact people's lives. It becomes the bed that eases a restless night, the lift that preserves someone's dignity, the chair that makes bathing safe instead of frightening. Your generosity doesn't disappear into a budget line — it shows up in the daily life of a real person.

SPECIALIZED RESIDENT EQUIPMENT

For residents who can no longer reposition themselves, an adjustable bed isn't a luxury — it's the difference between a peaceful sleep and hours of discomfort. Ceiling lifts allow caregivers to move residents without pain or fear. These aren't conveniences; they are the tools that make compassionate care physically possible.

SAFETY & MOBILITY ENHANCEMENTS

A fall can change everything for an elderly resident — broken bones, lost confidence, accelerated decline. Your support funds grab bars, non-slip surfaces, wheelchair-accessible doorways, and mobility aids that keep residents safe and independent for as long as possible. Prevention isn't glamorous, but it saves lives.

CLINICAL & THERAPEUTIC EQUIPMENT

Therapeutic tubs that soothe aching joints. Vital signs monitors that catch problems early. Pressure-relieving mattresses that prevent painful wounds. Clinical equipment funded by donors doesn't just treat conditions — it prevents suffering before it starts, giving residents more good days.

COMFORT & QUALITY-OF-LIFE INVESTMENTS

Home isn't just about medical care — it's about feeling human. Comfortable furniture in common areas where families gather. Sensory gardens that bring joy to residents with dementia. Music therapy equipment that unlocks memories words cannot reach. These investments honour the whole person, not just the patient.

KITCHEN & MEALS

The Villa's kitchen team prepares **1,375 meals every single day** — that's **501,875 meals per year** for 425 residents and 100 Adult Day Program clients. The kitchen operates on commercial equipment, with an estimated **\$450,000** needed to replace essential appliances 10-15 years including commercial ovens, industrial dishwashers, and walk-in refrigeration units. The Foundation has replaced the dish washer, ovens, many fridges, and more in the last five years.



ENSURING COMPASSIONATE HOSPICE CARE

How donor generosity ensures dignified end-of-life care

Since opening in 2021, Margaret's Place Hospice has expanded to meet the growing needs of our community, increasing capacity to 11 resident suites, including 9 hospice care beds and 2 respite beds. Operating costs and levels of care have increased as Margaret's Place approaches its 5 year anniversary, Foundation support has risen by 65% since 2021, ensuring residents and families continue to receive the compassionate, holistic care that defines Margaret's Place.

MARGARET'S PLACE HOSPICE: FOUNDATION SUPPORT PER BED/DAY*

(Fiscal Year 26/27)

\$350

per bed, per day

\$83

Compassionate
Care Team

\$46

Psychosocial &
Spiritual Support

\$17

Therapeutic
Programs

\$106

Resident & Family
Experience

\$97

Facility &
Equipment

Compassionate Care Team

Funds specialized clinical leadership and care, including the Nurse Navigator, Medical Director, and registered nursing positions not funded through the Ministry. These roles provide expert care, coordination, and support for residents and families throughout their hospice journey.

Psychosocial & Spiritual Support

Funds social work, spiritual care, and volunteer coordination services that address the emotional, practical, cultural, and spiritual needs of residents and families, ensuring care extends beyond physical symptoms to support the whole person.

Therapeutic Programs

Supports music therapy, horticultural therapy, grief and bereavement services, and other therapeutic programs that foster comfort, connection, reflection, and healing for residents and their loved ones.

Resident & Family Experience

Supports the services that help Margaret's Place feel like home, including family meals, resident necessities, housekeeping, maintenance, administration, and information technology. These investments contribute to comfort, dignity, and quality of life while creating welcoming spaces for family and friends to gather and be together.

Facility & Infrastructure

Funds debt servicing, capital maintenance, and infrastructure repairs that help ensure Margaret's Place remains a safe, accessible, and welcoming place of care for today's residents and future generations.

Every dollar invested in end-of-life care is a promise kept.

A promise that no one will suffer without comfort, leave without peace, or be forgotten without love.

WHY IT MATTERS

The true impact of philanthropy is measured in people, not dollars.

THE EXPERIENCE

A comfortable bed. A therapeutic bath. Music that sparks a memory. A warm meal shared with family. Compassionate staff. Spaces that feel like home. These are the moments that residents and families experience every day across our Campus of Care. They enhance comfort, dignity, connection, and quality of life for those we serve.

THE FOUNDATION

Behind every resident room, gathering space, and hospice suite are the people, equipment, and infrastructure that make care possible.

Specialized equipment supports safety and comfort. Therapeutic programs nurture emotional and spiritual well-being. Kitchens prepare more than 1,375 meals each day. Windows, roofs, boilers, chillers, and mechanical systems create the safe, comfortable, and welcoming environment that residents, families, staff, and volunteers depend upon.

While these investments may be less visible, they are essential to delivering exceptional care.

THE IMPACT

Together, these investments create a Campus of Care where older adults can live with dignity, hospice residents and families can find comfort and support, and our community can access compassionate care close to home.

Every dollar invested in infrastructure, equipment, programs, and hospice services helps ensure that St. Joseph's Villa remains a place where people are cared for, supported, and valued — today and for generations to come.



**These are not just buildings — they are homes.
Every person here deserves warmth, dignity, and comfort.**

YOUR DOLLARS AT WORK

April 2025 - March 2026

SOURCE OF FUNDS

Total: \$4,879,611

24%*

Investments (Interest, Dividends, Unrealized Gains)

\$1,161,457

21%

Catch the Ace (Joint venture with the Dundas Legion Br 36)

\$1,029,706

16%

Fundraising & Events (Hike, Golf, Picnic, Holiday Handbags)

\$773,063

14%

General Donations

\$685,726

13%

Planned Giving

\$652,243

5%

Grants

\$221,768

4%

Memorial & Honour

\$203,984

3%

Hospice Pledges

\$151,667

USE OF FUNDS

Total: \$4,879,611

45%*

Investments

\$2,188,301

34%

Disbursements (To Villa, Hospice)

\$1,674,562

14%

Salaries & Benefits (5 FTE's / PT)

\$677,986

4%

Fundraising

\$195,142

2%

Admin

\$95,464

1%

Donor Development

\$47,156

We acknowledge that \$2.2M seems like a huge percentage of the overall budget. Note that a large percentage of this was connected to the change in stock prices in the portfolio rather than actual money available for distribution.

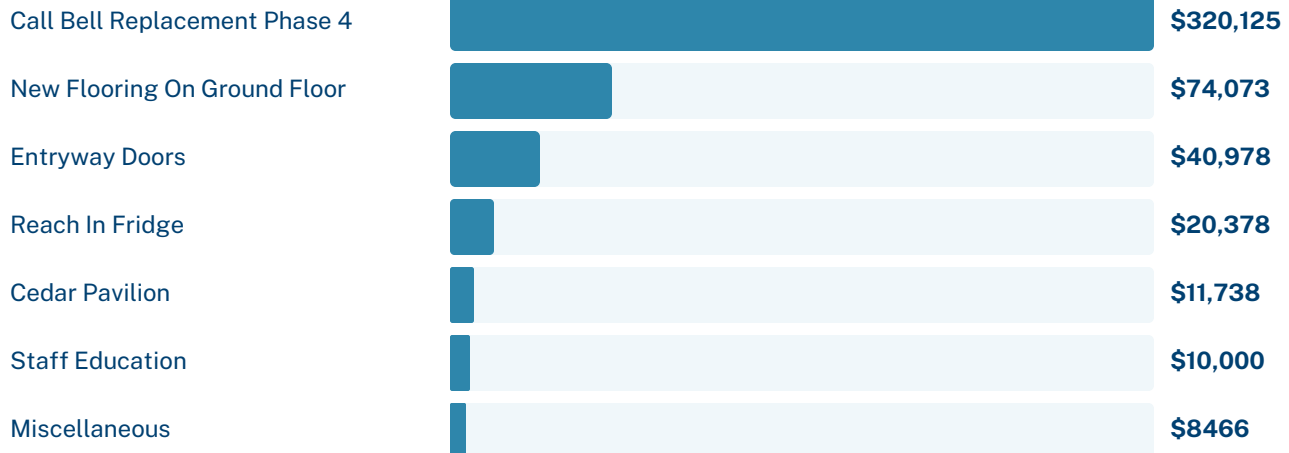
St. Joseph's Villa Foundation is committed to the long-term sustainability of St. Joseph's Villa and Margaret's Place. See our "Looking to the Future" page in this report or contact Sarah Cathrae, Manager of Finance and Admin, sarahcathrae@sjv.on.ca, for further details

DISBURSEMENTS BREAKDOWN

Total: \$1,674,562

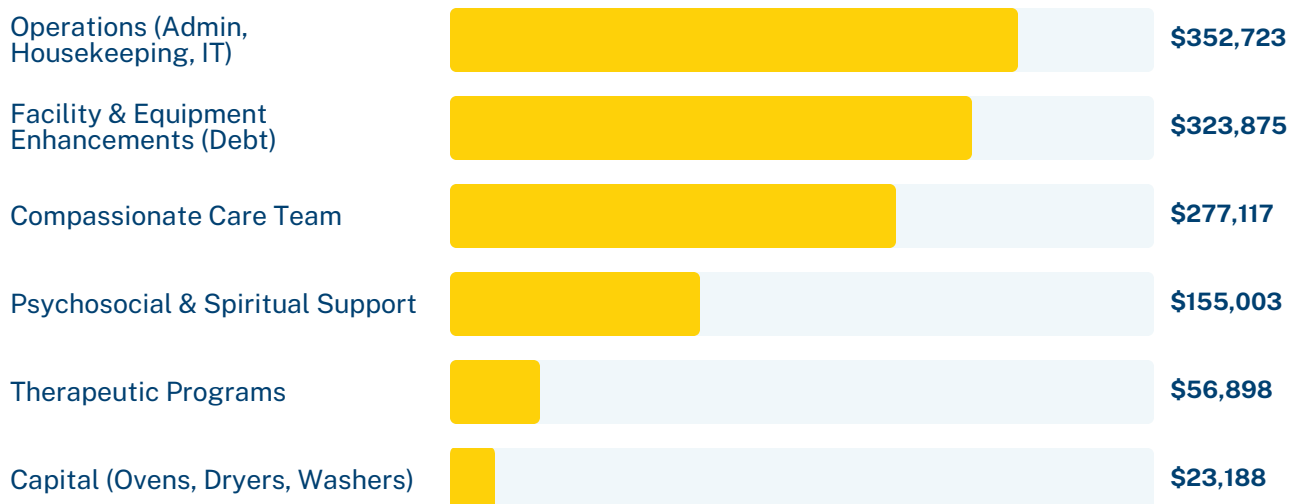
ST. JOSEPH'S VILLA

\$485,757



MARGARET'S PLACE HOSPICE

\$1,188,805



LOOKING TO THE FUTURE

FOUNDATION STRATEGY

For more than 145 years, St. Joseph's Villa has evolved to meet the changing needs of our community. Looking ahead, maintaining a high-quality Campus of Care will require ongoing investment in infrastructure, equipment, and hospice services that support residents and families every day.

PLANNING FOR THE FUTURE

The Foundation has identified more than \$11.7 million in infrastructure and equipment renewal needs across the Campus of Care. Spread over the next 15–20 years, these investments represent an estimated \$600,000–\$800,000 annually, before accounting for inflation and emerging care needs.

INFRASTRUCTURE RENEWAL

Essential building systems are reaching the end of their useful life and will require replacement to ensure a safe, comfortable, and efficient environment for residents.

- Window replacement (600+ windows): \$3.0 million
- Roof replacement: \$4.0 million
- Mechanical systems (boilers, chillers, air conditioning): \$2.5 million (urgent priority)

RESIDENT CARE EQUIPMENT

Specialized equipment is critical to resident comfort, safety, and quality of care and requires ongoing replacement as it reaches the end of its useful life.

- 425 resident beds: \$1.275 million
- 18 therapeutic bathtubs: \$450,000
- 26 hygiene chairs: \$520,000

SUPPORTING DAILY LIVING

The Villa's kitchen prepares approximately 1,375 meals every day. Maintaining this essential service requires ongoing investment in commercial kitchen equipment and infrastructure. More than \$450,000 has been invested in kitchen equipment upgrades and replacements in recent years.

SUSTAINING MARGARET'S PLACE HOSPICE

As demand for hospice services grows and operating costs continue to rise, Foundation support for Margaret's Place Hospice will remain essential. Since opening in 2021, annual Foundation support has increased from approximately \$850,000 * to a budgeted \$1.4 million*, reflecting both expanded capacity and the increasing cost of delivering compassionate, holistic care.

OUR STRATEGY

The Foundation is committed to balancing immediate care needs with long-term investments in infrastructure, equipment renewal, and hospice services. Through thoughtful planning and community support, we will ensure that St. Joseph's Villa remains a place of exceptional care for generations to come.

*Includes debt + principal + interest to cover donors who pledged their money over multiple years.

THANK YOU

1,400+

Event attendees across 4 Foundation-sponsored events

2,541

Total donors who supported the Foundation this year

1,584

New donors who joined our cause

Your presence makes our community stronger. Thank you for showing up.

WAYS TO SUPPORT

GENERAL DONATIONS:

Your generous contribution will directly enhance the quality of care and services we provide on our Campus of Care and offer dignity, respect and compassion to every individual who comes through our doors.

MONTHLY GIVING:

Join our monthly giving program and become a pillar of ongoing support. Your monthly contributions ensure we can provide compassionate care and essential services throughout the year.

IN HONOUR/MEMORY:

Donate to honour someone special who is celebrating an occasion, achievement, birthday, anniversary or retirement. A memorial tribute gift is a meaningful way to honour the memory of a loved one's life.

ESTATE PLANNING:

Including St. Joseph's Villa Foundation in your Will or Estate Plans is a beautiful way to carry your compassion forward. You maintain complete control of your assets now, while helping to create a brighter future for generations to come.

