



2025

CEO & BOARD MESSAGE



2025 was a year of continued momentum and meaningful progress. Guided by Blue Door's mission and strengthened by the unwavering support of donors, funders, and community partners like you, Blue Door deepened its impact through housing, health, and employment.

Because of you, **135,204 nights of safety** were provided by Blue Door's housing programs, and **235 people moved into permanent safe homes**, achieving stability and dignity.

To meet the growing rates of homelessness in York Region, your support helped Blue Door's Mosaic Interfaith Out of the Cold program expand from 60 to 95 beds a night, and from 10 months to two year-round housing locations.

Last year also marked a significant milestone - the **successful first year of Beaverton Heights in Durham Region**. Through strong collaboration with local partners and the Region, comprehensive wraparound supports were set up, and the program has generated immediate positive impact.

The impact of your generosity extends beyond housing. Through Blue Door's integrated Health Programs, more than **400 people received onsite primary health support**.

These health supports led to meaningful outcomes, with **90% of people reporting an improvement in their overall health**.

At the same time, your investment in Construct's employment program continues to change lives. In 2025, **247 participants completed hands-on skilled training**, overcoming barriers to accessing meaningful, well-paying trade careers. **And more than 80% of graduates secured employment within six months**.

Construct's impact is now reaching communities beyond our own. Last year, Construct Canada launched nationally with **replications in Niagara and Halifax**. Data indicates **equally strong employment results**, underscoring Construct's consistency, transferability, and long-term potential to address employment and housing insecurity simultaneously.

In 2025, progress continued on the redevelopment of Kevin's Place, which remains on track for **completion in late fall 2026**. The redevelopment is transforming an underutilized property that originally served 10–12 young individuals into **14 stacked townhomes**, creating dignified, permanent housing and representing Blue Door's **first affordable homes**.

Your support also strengthened Blue Door from within. For the **3rd consecutive year**, Blue Door was recognized as an **Employer of Choice**, and for the second year in a row, Blue Door was a **semifinalist for the Diversity, Equity, and Inclusion in the Workplace Award**. These achievements reflect an ongoing commitment to investing in people, culture, and leadership at every level of the organization.

2025 also marked the **completion of Blue Door's 2023–2025 Strategic Plan**. Thanks to your support, Blue Door successfully achieved its strategic priorities, laying a strong foundation for future growth and impact. The results of this work are highlighted throughout this report.

Your voices helped shape what comes next. Through a comprehensive engagement process involving service users, staff, community partners, and funders, Blue Door developed an ambitious new 2026-2030 Strategic Plan.

As Canada's housing crisis continues to deepen, your support will drive the next chapter of innovative growth to end and prevent homelessness.

Together, with your support, Blue Door remains committed to ending homelessness in Canada—one person, one home, and one opportunity at a time.

Debbie Schatia

Debbie Schatia
Chief Executive Officer



Michael Scarano

Michael Scarano
Board Chair



Vision

A Canada where everyone can access dignified housing.

Mission

Enable housing stability by driving innovative housing, health, and employment solutions that prevent and end homelessness.



Core Program Pillars

Housing

Increasing housing access through emergency, transitional, and affordable housing.

Health

Enhancing health equity through services, partnerships, and connections to healthcare.

Employment

Fostering financial stability through skills training and connections to meaningful trades careers.

Land Acknowledgment

Blue Door acknowledges that York, Peel and Durham Regions where our work takes place are the traditional lands of the Huron-Wendat, Haudenosaunee, Anishinaabek, Mississaugas of the Credit, Scugog Island First Nation, and Chippewas of Georgina Island. We recognize the deep and enduring connections Indigenous communities have with these lands and honour their stewardship, resilience, and contributions. With respect and humility, we commit to listening, learning, and working toward meaningful reconciliation.



DELIVERING IMPACT



Blue Door’s previous strategic plan was guided by two sets of priorities designed to create lasting change for individuals and communities. Program priorities focused on Housing, Health, and Employment, while organizational priorities centered on Evaluating, Leading, Innovating, and Advocating.

Together, these priorities shaped the organization’s approach to delivering services, measuring impact, driving innovation, and advancing solutions to homelessness.

Through the dedication of staff, the support of donors and funders, and the strength of community partnerships, significant progress was made across each priority area. The results highlight key achievements from the previous strategic plan and the foundation they have created for Blue Door’s next chapter.

2023-2025 Strategic Goals Recap

250 individuals per year receive housing access and retention supports

OUTCOME

330	2023
395	2024
546	2025

250 individuals per year receive health supports, enabling housing stability

OUTCOME

618	2023
579	2024
882	2025

250 individuals per year receive training and gain employment

OUTCOME

557	72%
Construct Graduates	Entered into the Construction Sector

Develop local housing solutions for use across Canada

OUTCOME

**HOUSING**
FOR ALL

Housing For All was created to build, acquire, and preserve 1000 affordable homes over the next 10 years.

Advocate for policy changes to enable access to dignified housing

OUTCOME

To advocate for the growth and replication of Construct as a solution to homelessness, Blue Door participated in **Employment and Social Development Canada’s roundtable discussions**. Early advocacy efforts have supported Construct Canada’s replication in **Niagara and Halifax**.



BUILDING THE FUTURE



Blue Door’s 2026–2030 Strategic Plan

The challenges people experiencing homelessness face continue to evolve, and so must the solutions. Blue Door’s 2026-2030 Strategic Plan sets a bold course for the next five years. Guided by a vision of brighter futures and stronger communities, the plan focuses on expanding impact, increasing access to housing and care, and creating sustainable pathways out of homelessness.

Strategic Priorities

Champion

Strengthen communications to increase engagement and public understanding about homelessness and solutions.

Expand

Expand Construct and proven housing programs to create more pathways from homelessness into housing stability.

Develop

Build, acquire, and preserve affordable housing through the community-driven and innovative solution, Housing For All.

Sustain

Continue building a resilient, high-performing organization with the people, systems, and culture needed to sustain growth and amplify impact.

Strategic Goals



Foster a healthy, inclusive, and values-driven workplace



Construct Canada partners with 25 organizations across Canada



Increase successful hospital-to-community diversions and the number of individuals reporting access to care

1,000

Individuals Achieve Housing Stability

300

New Affordable Homes Are Being Created Through Housing For All

1,500
Construct Participants Supported



SEASONAL EMERGENCY HOUSING

7 nights/week at 2 Year-Round and
5 Seasonal Locations

Blue Door’s Mosaic Interfaith Out of the Cold program provides emergency housing, meals, transportation assistance, and housing case management through partnerships with seven interfaith communities across York Region.

As many emergency housing and service providers in York Region regularly operate at capacity, Mosaic Interfaith Out of the Cold serves as a critical low-barrier overflow program for individuals experiencing homelessness. To further address the growing rates of homelessness, in 2025, the program expanded from 60 to 95 emergency beds and from seasonal to offering year-round emergency housing at two locations.

Thank you to the faith-based community partners who generously donate their space each night: The Bridge Markham Community Church, Ebenezer United Church, Holy Trinity Anglican Church, Rouge Valley Mennonite Church, St. Mary’s Anglican Church, Victory Baptist Church, and Wideman Mennonite Church.

“

THANK YOU FOR HELPING ME LOVE MYSELF AGAIN. BEEN ON A ROLLER COASTER RIDE FOR A LONG TIME. RECENTLY NOW ON A TRAIN RIDE AND ENJOYING EVERY CHOO CHOO ALONG THE WAY!

ASHLEY*, MOSAIC INTERFAITH OUT OF THE COLD

* All names throughout this report have been changed to ensure confidentiality

53,994

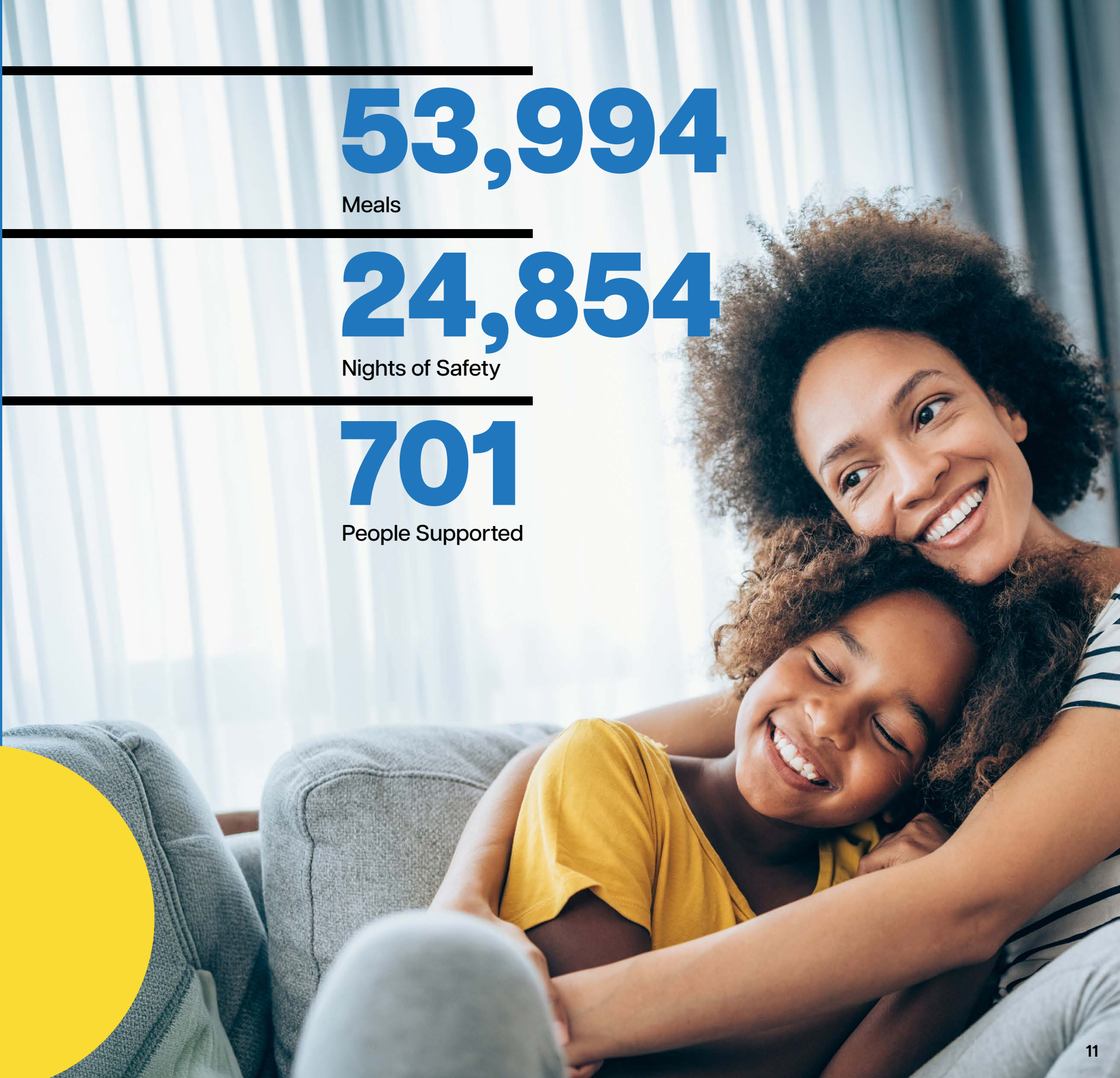
Meals

24,854

Nights of Safety

701

People Supported



EMERGENCY HOUSING

Emergency housing provides immediate support for individuals experiencing homelessness while offering extensive wraparound supports to help people regain stability. These year-round programs go beyond just a place to stay—they include virtual and in-person mental health services, assistance with housing searches, healthcare access, and employment-related supports, ensuring individuals have the tools they need to rebuild their lives.

Porter Place

Serves 30 Men Nightly

Leeder Place

(East Gwillimbury)

Serves 15 Families Nightly

The Landing Place

Serves 20 Individuals/
Couples Nightly

Kevin's Place

Serves 10 Men Nightly

Leeder Place

(Vaughan)

Serves 40 Families Nightly

22,200

Total Nights of Safety

“
THIS PLACE GAVE ME
MORE THAN A BED—IT
GAVE ME HOPE.

MACKENZIE*, KEVIN'S PLACE

TRANSITIONAL HOUSING



Blue Door's transitional housing provides individuals with the time and support needed to find stable housing.

Aimed at addressing the root causes of homelessness and permanently lifting people out of chronic and episodic homelessness, Blue Door's transitional housing programs provide housing for vulnerable families, senior men, and 2SLGBTQI+ youth, who need longer-term support to overcome barriers to housing.

28,139

Total Nights of Safety

Passage House

18 Rooms, 9 Adult Men and
9 Couples / Single Parents
with One Child

Passage House is a transitional housing program that supports individuals, couples, and families working towards their goals including housing, health, and employment.

Abode

2 Homes, 2 Families

Abode provides families with the necessary time and support needed to establish themselves, attain, and retain safe, stable housing.

INNclusion

1 Home, 5 Youth

INNclusion provides transitional housing for up to five 2SLGBTQI+ youth in a community setting through a five-bedroom house. The length of stay at INNclusion is up to four years.

Forward

2 Homes, 8 Senior Men

Seniors are one of the fastest-growing populations experiencing homelessness in York Region. Forward provides tailored support to senior men in finding accessible and dignified housing.

Beaverton Heights

47 Homes

Beaverton Heights is a 47-unit modular housing development in Durham Region that provides accommodation and access to wraparound services.

AFFORDABLE HOUSING



Developed by Blue Door to address the housing crisis and reduce homelessness, **Housing For All is a bold, community-driven movement focused on acquiring, building, and preserving in trust 1,000 affordable homes in York Region over the next 10 years.** Homes will remain dignified under the care of Blue Door's Construct program, and through collaboration with local non-profits will offer affordable housing to all.

In 2025, Housing For All engaged a broad range of internal and external interest holders, including funders, service delivery partners, developers, as well as housing and homelessness experts. Feedback gathered through this consultation process helped refine Housing For All, leading to the ambitious goal of creating 1,000 affordable homes across York Region by 2036.



Scan the QR code to learn more
HousingForAllLandTrust.ca



FROM FOUNDATION TO FUTURE

The Redevelopment of Kevin's Place

The redevelopment of Kevin's Place marks an important step toward expanding affordable housing options in York Region. Once complete, the property will provide 14 affordable stacked townhomes, creating stable, affordable homes for individuals and families who might otherwise face ongoing housing insecurity.

As communities across Canada continue to grapple with rising housing costs and limited affordable housing supply, projects like the redevelopment of Kevin's Place create proven pathways to long-term stability.

By investing in permanent housing solutions, Blue Door is ensuring more people have access to the safety, security, and sense of belonging that comes with having a place to call home.

1st 14 36⁺

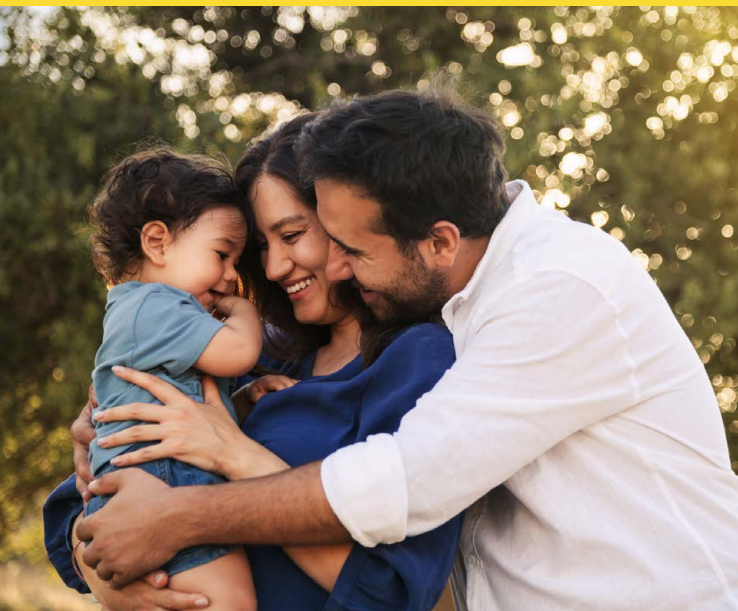
Development
by Blue Door

Homes

People Housed



COMMUNITY HOUSING SUPPORTS



Housing Retention

To prevent reentry into homelessness, Housing Retention is provided to youth, adults, and families when leaving emergency housing, helping folks overcome challenges and maintain housing. Housing Retention support includes connections to furniture depots, healthcare, and food banks, alongside landlord advocacy, employment searches, and education enrolments.

Housing To Health

Housing To Health is a collaborative Housing First program involving Blue Door, the Krasman Centre, and LOFT Community Services. Focused on helping people experiencing chronic homelessness find and maintain housing, Housing To Health is led by Peer Workers, Housing Stability Coordinators, and Housing Locators, who meet people 'where they are'. Staff provide a wide range of flexible, non-judgmental, and stigma-alleviating approaches and support related to health, finance, and independent living.

84

Individuals Supported Through Housing Retention

63

Individuals Supported Through Housing To Health



HEALTH SUPPORT



Once a person is without a safe place to call home, health issues intensify, and new health problems arise. Exposed to the Canadian elements, health issues are made worse by highly stressful nights sleeping on the streets, and poor nutrition brought on by a lack of access to food.

Health Hub

Blue Door's Health Hub offers on-site access to health services for individuals and families at Blue Door. Led by Registered Practical Nurses and family physicians, the Health Hub provides a variety of supports, including health referrals, basic care, requisition filling, mental health care, addiction support, dental hygiene, and medication assistance.

30%

Reduction In 911 Calls

Hospital In-Reach

Through an innovative partnership with Southlake Regional Health Centre and York Region's Community Paramedicine and Outreach Team, Blue Door's Hospital In-Reach Workers support patients experiencing homelessness directly in the hospital by helping patients advocate for their medical needs, navigate complex healthcare systems, and prepare for a safe discharge into housing from the hospital. The team works closely with individuals to secure appropriate housing and recovery options while fostering trust and strengthening connections between individuals and the healthcare system.

227

Individuals Diverted From Discharging Into Homelessness

EMPLOYMENT



Blue Door's Construct program provides rapid 8-week skills training that combines classroom instruction, hands-on work experience, and wraparound supports to help vulnerable people secure long-term, well-paying careers in the skilled trades.

Reflecting continued growth and commitment to pathways out of homelessness, in 2025, Construct celebrated several significant milestones, including its fifth anniversary, the launch of Construct Canada, and the opening of a second training centre.



In 2025

247

**Construct
Participants Trained**

87%

**Successful
Graduation Rate**

“

THE HANDS-ON TRAINING WAS MY FAVOURITE PART OF THE PROGRAM. WORKING DIRECTLY WITH TOOLS AND LEARNING BY DOING HELPED BUILD MY CONFIDENCE AND SKILLS. THE SUPPORT FROM INSTRUCTORS AND MENTORS MADE ME FEEL READY TO SUCCEED IN THE CONSTRUCTION INDUSTRY.

**STEVEN
2025 CONSTRUCT GRADUATE**



Learn how Construct is helping build brighter futures.
Visit ConstructGTA.ca.

Construct Canada

Construct Canada launched in 2025, expanding the reach of the award-winning, industry-tested Construct model to communities across the country. Continuing to focus on creating pathways to meaningful employment and housing stability, Construct Canada supports organizations in implementing the entire model or select training courses.

Replicate Construct

To fully adopt Construct's model, Construct Canada's Replicate program provides organizations with a ready-to-implement, proven framework and support launching a pre-apprenticeship program in their community. In April 2025, Construct Canada Replicate piloted in Niagara and Halifax. In the pilot, 86% of participants graduated from the program, and at the 3-month follow up mark, 81% of graduates were employed, demonstrating the models effectiveness in creating pathways to meaningful employment.



TradeWorx

Powered by The Home Depot Canada Foundation, TradeWorx is a collaboration of Canadian employment social enterprises, including Construct, helping bridge systemic gaps and prevent youth homelessness through skills training.

COMMUNITY IN ACTION

Coldest Night of the Year RICHMOND HILL



The Coldest Night of the Year is a winterific family-friendly fundraising walk in support of people experiencing hurt, hunger, and homelessness. On February 22nd, 2025, over 55 volunteers and 340 walkers braved the cold to raise life-saving funds.

\$151,610

Raised

Hockey Helps the Homeless YORK AND DURHAM REGIONS



In 2025, Blue Door proudly partnered with Hockey Helps the Homeless as a beneficiary of the Durham and York Region Pro-Am tournaments. Together, players, sponsors, and supporters raised vital funds to help individuals and families experiencing homelessness.

\$310,310⁺

Raised

GivingTuesday



In December, Blue Door launched its Blueprints for a Better Tomorrow GivingTuesday campaign in support of Blue Door's Construct program. Community support provided training, employment supports, pathways toward long-term stability and independence for program participants.

\$87,205

Raised

Construct 5 Year Celebration and Expansion Event



In October 2025, Construct celebrated its fifth anniversary with more than 120 funders, partners, graduates, and community members. The event recognized the collective community support driving Construct's growth and success over the past five years, while also marking an exciting new chapter with the announcement of Construct Canada.

“
THIS ORGANIZATION'S
COMMITMENT TO
COMPASSIONATE,
PERSON-CENTRED CARE
STRENGTHENS THE
ENTIRE COMMUNITY. THE
IMPACT GOES FAR BEYOND
HOUSING—IT TRULY
CHANGES LIVES.
DAVID*

ADVOCACY

Advocacy For Lasting Change

In collaboration with a government relations consultant, Blue Door raises awareness about its innovative solutions – Construct, Construct Canada, and Housing For All. In 2025, Blue Door met with many federal and provincial officials, including the Ministry of Infrastructure, Employment and Social Development Canada, and the Prime Minister’s Office staff.



The On the Way Home podcast brings together the voices and issues involved in ending homelessness in Canada.

New episodes out every Thursday, scan the QR code to learn more OnTheWayHome.ca



60,000+

YouTube Views in 2025

11,000+

Listens on Apple and Spotify

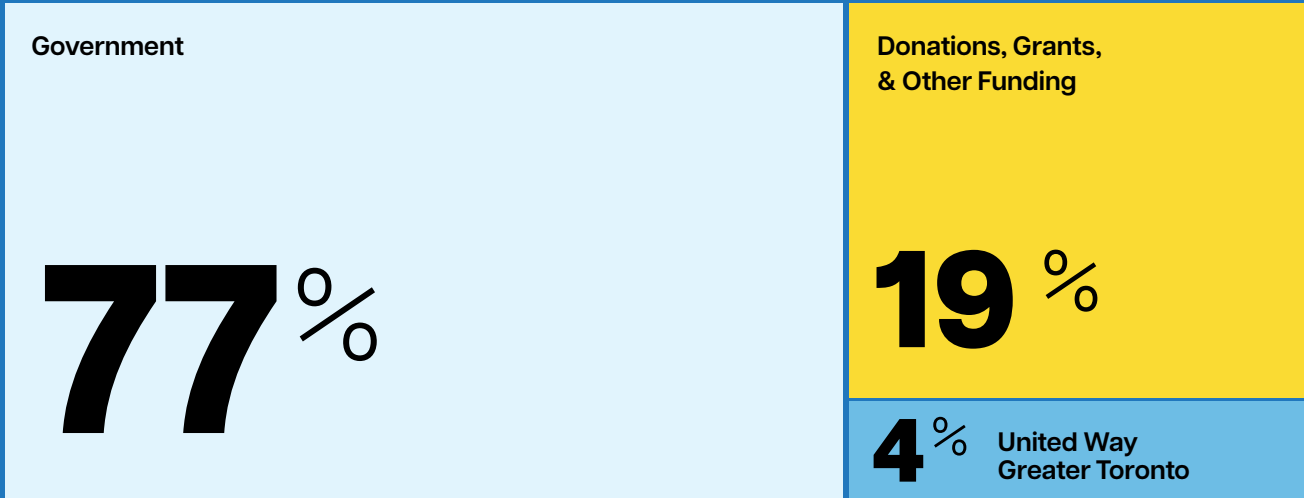
2025 On The Way Home podcast guests



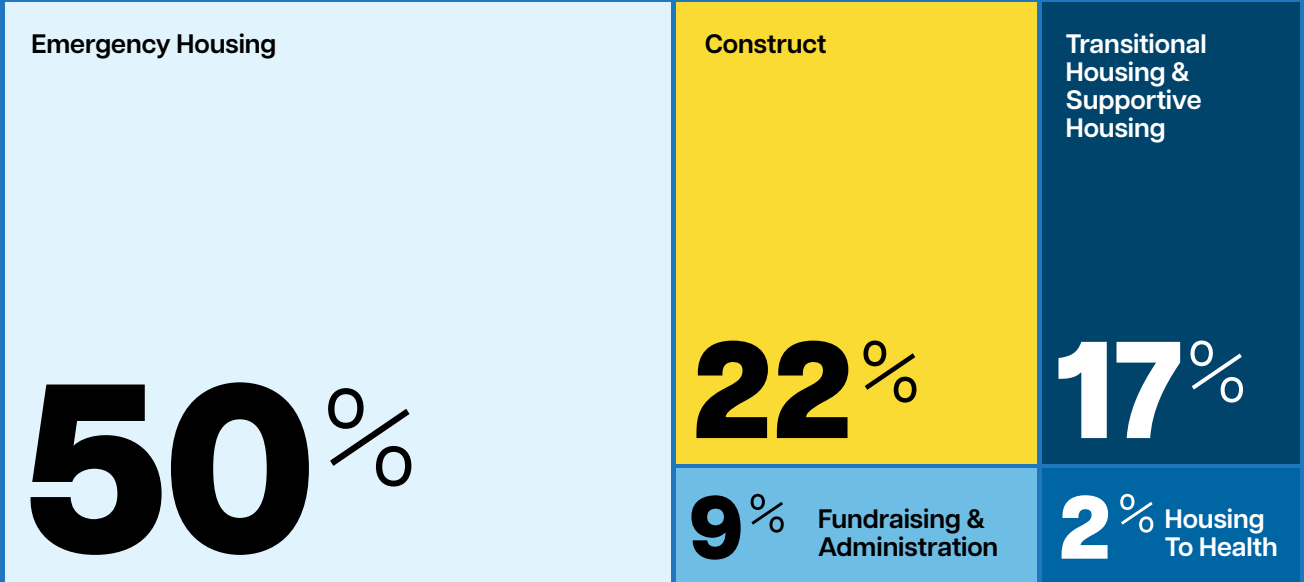
Pedro Barata Clovis Grant MPP Aislinn Clancy Heather McDonald John Fox Ray Sullivan Juha Kahlia Marie-Josée Houle

FINANCIALS

Revenue



Expenses



KEY SUPPORTERS

Thank you to the following funders who generously provided over \$250,000 in 2025.



Thank you to the following generous leadership donors and grant funders for their significant financial or in-kind donations of \$1,000 or more in 2025.

- 4Imprint
- Aadrey Hospitality Inc.
- Achkar Law
- Alectra Inc.
- Allan & Shirley Holditch
- Andrew and Anne Slonetsky
- Anne Dillon
- Aravind Krishna
- Atrium Mortgage Investment Corporation
- Aubrey & Marla Dan Foundation
- Aurora Lions Club
- Aviva
- Benson Kearley IFG
- Bingo World
- BMO
- Brian Marshall
- Bryant & Soul Family Fund
- Butcon Limited
- Cambria Design Build Ltd.
- Canada Mortgage and Housing Corporation
- Capital Power - York Energy Centre
- Card for Change
- CIBC Foundation
- CMLS Financial Ltd.
- CN Railway
- Cobbs Bread
- Compu-SOLVE Technologies Inc.
- Costco, East Gwillimbury
- Crozier Consulting Engineers
- David and Lisa Fickel
- Dax Sukhraj
- DJ Rez aka Reza Ghaemi
- East Gwillimbury Mayor & Council Charity Golf
- Easton's Group of Hotels
- Ebenezer United Church
- Ecclesiastical Insurance Office plc
- Edmunds Home Improvements
- Elementary Teachers' Federation of Ontario - York Region Occasional Teacher Local
- Enbridge
- Equitable
- Estate of David Sloan
- Filomena and Indy Kandola
- Finastra
- First National Financial LP
- First Ontario Credit Union - Jim Mancuso
- Future Skills Centre, Government of Canada's Future Skills Program
- Georgina Trades Training Inc.
- Glynnwood Retirement Residence
- Government of Canada
- Guruppeedam
- Heather Mason-Wood & Michael Wood
- Hestia Limousine
- Hockey Helps the Homeless
- Home Trust
- Homeward Public Affairs
- Holy Trinity Anglican Church, Thornhill
- Inspire Therapy
- Inter-World Paper Overseas Ltd.
- J.P. Bickell Foundation
- Jobber
- John & Judy Visser
- John and Jocelyn Barford Family Foundation
- John Howard Society of York Region
- JVSC Holdings Ltd.
- Kathy and Terry Munro
- Kenric and Alison Leung
- Kenvue
- KFC, Newmarket
- Kids Kitchen Co. Ltd.
- Knights of Columbus Oak Ridges Council 13094
- Kylemore
- Lauremont School
- Legacy Protection Services
- Linda and Rich Dennis
- Lisa & Mark Tomjenovic
- Little Caesar's Pizza, Newmarket
- LiUNA Local 506 Training Centre
- Longo's Richmond Hill
- Loretta Whiteman
- Magna International
- Mary McClenaghan
- Matt Broadbent
- MAXXIAX
- MCAN Financial
- MCAP
- Merix Financial
- Michael Scarano
- Mike and Teena Cutt
- Milwaukee Tool
- Ministry of Labour, Immigration, Training and Skills Development
- Nasdaq
- NewRoads Automotive Group
- Nobleton Lions Club
- Norm Wilson and Lianne Megarry
- North Newmarket Lions Club
- Northern Alarm Protection Company Ltd.
- Ontario Trillium Foundation
- Our Lady Queen of the World Knights of Columbus Council 1441
- Pathy Family Foundation
- Peter Gilgan Foundation
- Pickering College
- Premiere Mortgage Centre
- Provident Energy Management
- Ralph and Janet Dunham
- Ralph M. Barford Foundation
- RBC Foundation
- Real Canadian Superstore, Newmarket-East Gwillimbury
- Redwood Properties
- Renoir Residence Council
- Restless Outreach Ministry (Sacred Heart Church)
- Richard Helbig
- Richmond Hill Presbyterian Church
- Richmond Hill Toyota
- Robert & Marianne Bahlieda
- Ros-Sal Developments Inc.
- Rouge Valley Mennonite Church
- Royal Canadian Legion Branch #375
- Royal Canadian Legion Branch #385
- Sagen
- Schomberg United Church
- Scotiabank - Newmarket and East Gwillimbury
- SCS Consulting Group
- Shaun McKaigue
- St. Andrew's Presbyterian Church, Markham
- St. Elizabeth Seton Parish
- St. John Chrysostom Parish
- St. Mary's Anglican Church, Richmond Hill
- Starbucks (Stackhouse & Leslie, Newmarket)
- Staybridge Suites Toronto Vaughan South
- Strive
- TD Bank Group
- Tessier Design Corp.
- The Charles H. Ivey Foundation
- The City of Richmond Hill
- The Country Day School
- The Dunin Foundation
- The Knights of Columbus #5957
- The Home Depot Canada Foundation
- The Ministry of Children, Community and Social Services
- The Noori Affordable Housing Foundation
- The North Newmarket Lions Club
- The Philip and Linda Armstrong Foundation
- The Regional Municipality of Durham
- The Regional Municipality of York
- The Rose Corporation
- The Salvation Army, Northridge Community Church
- The Starbucks Foundation
- The Tenaquip Foundation
- Tim Horton's Managed by Ivan Chiu
- Timothy and Elizabeth Houlahan
- Toronto Christian Community Church
- Town of East Gwillimbury
- tpb strategic counsel
- United Way Greater Toronto
- Universal Logistics
- Vanessa & Tom Filosa
- Vani Pasupathy
- Vaughan Economic Development
- Victory Baptist Church
- Whole Foods - Unionville
- Wideman Mennonite Church
- Williams HR Law LLP
- WSP
- Wyse Meter Solutions
- York Simcoe Hockey League
- York Region Food Bank
- York Regional Police
- Yvonne Hoogveen

THANK YOU

The impact of this year would not have been possible without the collective efforts of the many people who support Blue Door's mission every day.

To Blue Door's dedicated staff, thank you for bringing compassion, expertise, and determination to your work. Your commitment helps create meaningful opportunities and lasting change for individuals and families.

To Blue Door's volunteers, thank you for sharing your time, talents, and energy. Whether assisting with programs, events, or behind-the-scenes initiatives, your contributions strengthen the organization and your community.

To donors and funders, your generosity fuels Blue Door's work and makes its vision possible. Thank you for your trust, partnership, and continued investment in creating brighter futures.

To community partners and supporters, thank you for standing alongside Blue Door. Together, we are advancing solutions to homelessness and helping build more inclusive, resilient communities.

We would like to extend a sincere appreciation to Blue Door's Board of Directors for their leadership, guidance, and unwavering commitment. Thank you to Michael Scarano (Board Chair), Anika Mifsud (Board Vice Chair), Julie Ralph (Board Secretary), Denise Le Bel (Board Treasurer), David Rawcliffe, Chirag Bhatt, Vidia Dhanraj, Caroline Hunter, and Christopher Achkar.

To everyone who has contributed to Blue Door's work this year, thank you. Your support makes it possible to continue preventing and ending homelessness, one person, one family, and one community at a time.



MAKE A LASTING IMPACT



Become a monthly donor and provide stable support to help youth, seniors, and families experiencing homelessness access safe housing, vital health services, and employment opportunities.

BlueDoor.ca/Ways-To-Give/Donate

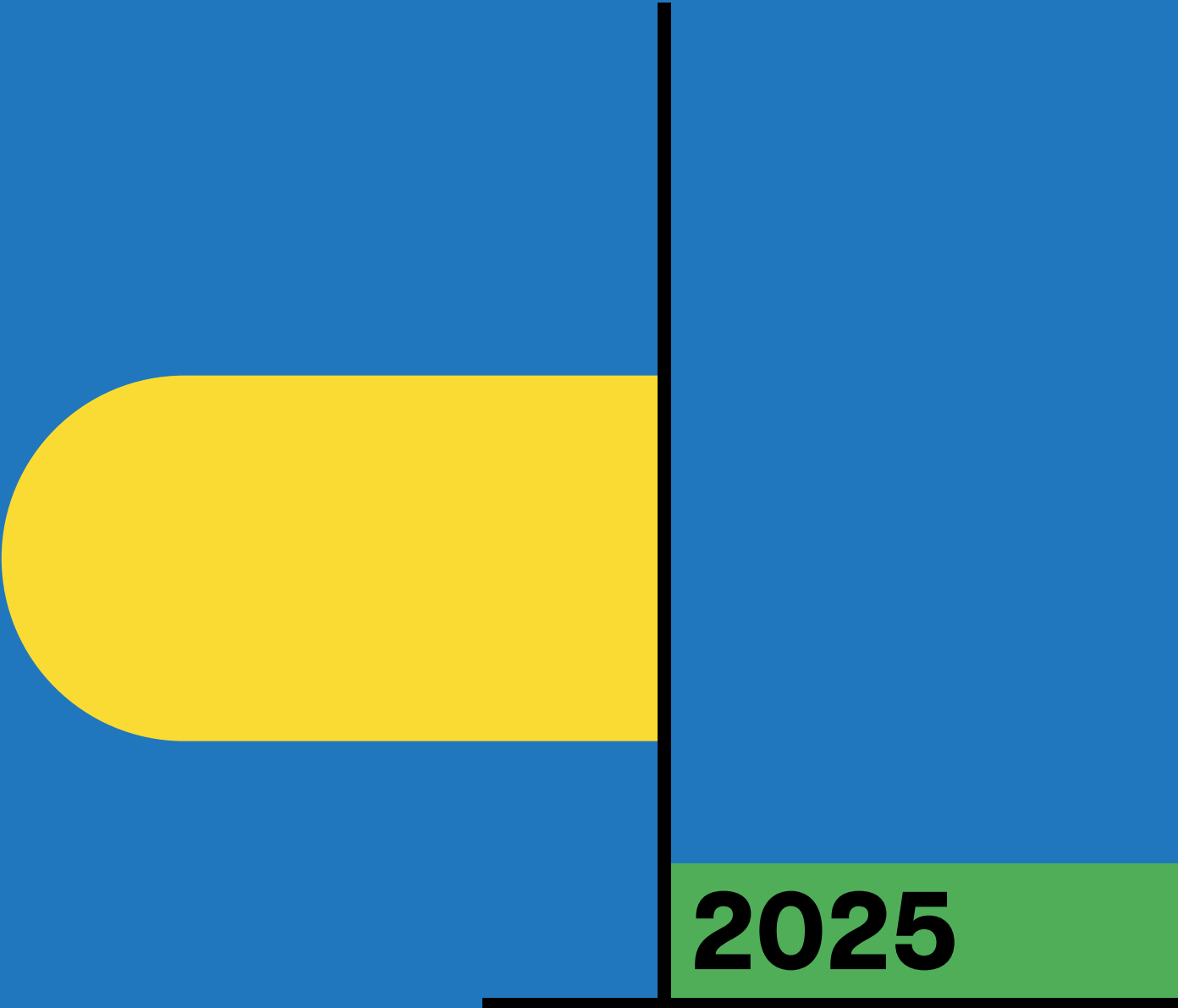


To stay up to date on all Blue Door events, information, and initiatives, sign up for the bi-weekly newsletter.

BlueDoor.ca/Newsletter



BLUEDOOR



2025

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