



# SIMCOE VILLAGE

Established 2022

Beeton  Ontario



## Long-Term Care and Seniors Services Campus

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Long-Term Care  
and Seniors Services





# A PLACE TO CALL HOME

In 2021, the County of Simcoe broke ground on the Simcoe Village Campus Redevelopment, initiating a transformative journey towards creating a premier long-term care and senior services campus in Beeton.

Inspired by the acclaimed LEED Silver Georgian Village campus in Penetanguishene, the Simcoe Village model embraces a proven approach to senior care and community living, incorporating best practices and innovative, sustainable design concepts to create a dynamic and enriching environment for residents and visitors alike.

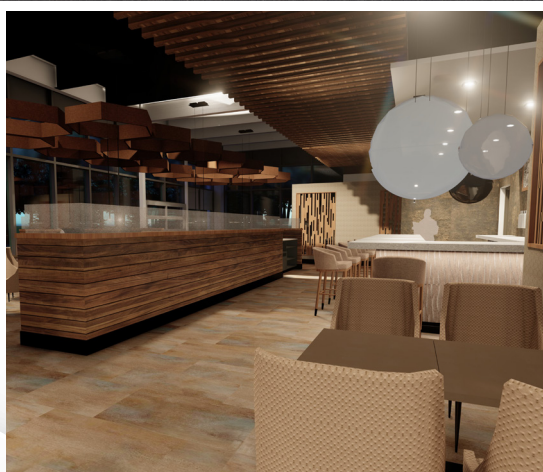
Simcoe Village Campus represents more than just bricks and mortar—it embodies the County of Simcoe’s commitment to providing compassionate care, fostering dignity, and empowering older adults to thrive in a supportive and vibrant community environment. With a focus on innovation, accessibility, and inclusivity, our vision is to create LEED Silver Certified facilities within a holistic campus that caters to the diverse needs of seniors, enabling them to age in the community that has meant so much to them with dignity and grace.

To meet the growing demand for high-quality care services in the region, this redevelopment will introduce 34 new long-term care beds in addition to the existing beds for a total of 160.

Simcoe Village will also offer more than 180 seniors housing units/homes, including retirement, supportive, and affordable housing to accommodate seniors with varying levels of support needs. This diverse range of housing options ensures that residents can find a living arrangement that best suits their individual preferences and requirements.

From health and medical services to recreational and wellness amenities, Simcoe Village will serve as a hub of activity and support for older adults, providing a continuum of care and access to essential services under one roof.

Learn more about Simcoe Village —a place where seniors can live, thrive, and belong in a compassionate and supportive community that honors the dignity and contributions of older adults.



# Small town *Charm* meets Modern Amenities



Located just minutes west of Highway 400, New Tecumseth's small-town charm is balanced with a mix of urban and rural amenities that help make the community a desirable destination to visit, live, work and explore.

The Village of Beeton's historic buildings combine old world charm with modern amenities, including retailers, transit, banks, and restaurants. From vibrant festivals to parks, conservation areas and trails, Beeton is rich in history, charm, and community spirit. Whether you're a history buff, a nature lover, or someone looking for a peaceful place to call home, Beeton offers something for everyone.



# SIMCOE RESIDENCES

## Retirement Living (60+)



Simcoe Residences is a licensed retirement residence offering independent and assisted living services to seniors. The Residence is thoughtfully designed to encourage active lifestyles, promoting independence while offering distinctive amenities and services. Residents can enjoy convenient access to a multitude of amenities at Bee’s Landing Village Centre and outdoor amenities such as walking trails, shuffleboard, golf greens, and pickleball.

**47 Retirement Living rental units located on level 1 & 2 of a five-story building spanning over 125,000 sqft.**

### Features

- Beautifully designed open concept studio and 1-bedroom suites
- Kitchenette with mini-fridge and microwave, rough-in for washer/dryer
- Window coverings
- Individual climate controls
- Sprinkler system and smoke detectors
- Pre-wired for telephone, cable, and internet
- Ensuite washroom with walk-in shower/seat
- Barrier-free options available

### Services and Amenities

- Access to the Bees Landing Village Centre
  - The Neighbourhood Hive Dining & Bar
  - Therapy Pool
  - Fitness Centre
  - Hair Salon
  - Café
  - Central Auditorium
- On-site laundry facilities on each floor
- Outdoor walking paths, golf green, community gardens, shuffleboard, pickleball courts
- Pet-friendly community
- Multipurpose rooms for functions
- Garbage chutes on all floors
- Guest suite availability on a fee for service
- Spa room with lift for assisted bathing
- Weekly cleaning of the suite - support staff to provide support services required.
- 3 nutritious meals and snacks daily



# SIMCOE SUITES

Life Lease & Market Rental Apartments (60+)



The Simcoe Suites provide an independent-living experience tailored for mature adults and seniors 60+. Tenants can enjoy convenient access to a multitude of amenities available right at their doorstep through the Bee’s Landing Village Centre, and outdoor amenities such as walking trails, shuffleboard, golf greens, and pickleball. With a range of premium housing options, the Simcoe Suites are thoughtfully designed to encourage active lifestyles.

**40 Life Lease and market rental suites & 2 Guest suites on the upper 3 levels of a five-story building spanning over 125,000 sqft.**

## Features

- Beautifully designed open concept 1-bedroom, 1-bedroom +den, 2-bedroom, 2-bedroom + den
- Full kitchen with island and pantry, including refrigerator, stove/oven, microwave, dishwasher, washer/dryer
- Window coverings
- Individual climate controls
- Sprinkler system and smoke detectors
- Pre-wired for telephone, cable, and internet

## Services and Amenities

- Access to the Bees Landing Village Centre
  - The Neighbourhood Hive Dining & Bar
  - Therapy Pool
  - Fitness Centre
  - Hair Salon
  - Café
  - Central Auditorium
- Outdoor walking paths, golf green, community gardens, shuffleboard, pickleball courts
- Pet-friendly community
- Multipurpose rooms for functions
- Garbage chutes on all floors
- Guest suite availability on a fee for service
- Barrier-free options available



# SIMCOE MEADOWS

## Supportive Housing (60+)



Simcoe Meadows will feature supportive housing apartments that ensure clients have access to suitable homes while maintaining affordability and promoting independence. The Meadows will provide accommodation and support services for individuals 60+ who require supervision or assistance with the tasks of daily living due to decreased physical and/or mental capabilities. Support services will be provided on an as-needed basis to enhance the ability of those in the apartments to age-in-place while maintaining independent lifestyles. Clients can enjoy convenient access to a multitude of amenities at Bee's Landing Village Centre and outdoor amenities such as walking trails, shuffleboard, golf greens, and pickleball.

**32 Supportive Housing apartments and 2 guest suites located on levels 1 through 3 of this six-story building spanning over 85,000 sqft.**

### Features

- Beautifully designed open concept 1 or 2 bedroom apartments
- Full kitchens with an island, including refrigerator, stove/oven, microwave, rough-in for dishwasher
- Window coverings
- Individual climate controls
- Sprinkler system and smoke detectors
- Pre-wired for telephone, cable, internet
- In-suite storage closet/pantry
- Ensuite washroom with walk through tub insert for universal use as a tub and/or shower
- Barrier-free options available

### Services and Amenities

- Access to the Bees Landing Village Centre
  - The Neighbourhood Hive Dining & Bar
  - Therapy Pool
  - Fitness Centre
  - Hair Salon
  - Café
  - Central Auditorium
- Outdoor walking paths, golf green, community gardens, shuffleboard, pickleball courts
- Pet-friendly community
- Multipurpose rooms for functions
- Garbage chutes on all floors
- Guest suite availability on a fee for service
- Support services as required



# SIMCOE TERRACES

Affordable Housing (60+)



Simcoe Terraces will feature Affordable Housing apartments for residents 60+ which maintain affordability and promote independence. Rent charges in the complex are approximately 80% of the average market rentals and eligibility criterion is based on personal income levels. The Terraces apartments have a private entry and are internally connected to the Bee’s Landing Village Centre amenities, services, and programs. All apartments include a mandatory service package that consists of three dinner meals per week, recreational programs, bus trips, 24-hour emergency response, an annual clean, and annual preventative maintenance checks of the apartment.

**32 Affordable Housing units and 2 guest suites located on levels 4 through 6 of the six-story building spanning 85,000 sqft.**

### Features

- Beautifully designed open concept 1-bedroom apartments
- Full kitchen including refrigerator, stove/oven, microwave, dishwasher rough-in
- Window coverings
- Individual climate controls
- Sprinkler system and smoke detectors
- Pre-wired for telephone, cable, and internet
- Barrier-free options available

### Services and Amenities

- Access to the Bees Landing Village Centre
  - The Neighbourhood Hive Dining & Bar
  - Therapy Pool
  - Fitness Centre
  - Hair Salon
  - Café
  - Central Auditorium
- Outdoor walking paths, golf green, community gardens, shuffleboard, pickleball courts
- On-site laundry facilities
- Pet-friendly community
- Multipurpose rooms for functions
- Garbage chutes on all floors
- Guest suite availability on a fee for service



# SIMCOE VILLAS

Townhomes (60+)



The Simcoe Villas provide residents with the highest level of independent living in Simcoe Village. Situated just steps away from all the amenities offered within the community, residents have the opportunity to age in place within a comfortable, safe, and healthy environment.

## Features

- 12 single-storey townhomes will each offer 2 bedrooms, 2 bathrooms with a total living space of approximately 1,500 square feet plus a single-car garage
- High efficiency, zero greenhouse gas construction design components will provide a more efficient and comfortable living space from a heat and cooling perspective, as well as a quieter home overall.
- Net zero energy will be achieved through roof top solar panels on all residential units.
- 7 Major appliances included; Microwave, Dishwasher, Fridge, Stove, Oven, Washer and Dryer.



# SIMCOE GARDENS

Life Lease & Market Rental  
Garden Homes (60+)



Much like the Simcoe Villas, the detached homes in Simcoe Gardens offer residents independent living within the Village. These homes present mature adults and seniors with an excellent opportunity to downsize, while enjoying spacious living quarters in a modern style.

## Features

- 12 detached single-storey homes will each offer 2 bedrooms, 2 bathrooms with total living space of approximately 1,500 square feet plus a single-car garage
- High efficiency, zero greenhouse gas construction design components will provide a more efficient and comfortable living space from a heat and cooling perspective, as well as a quieter home overall.
- Net zero energy will be achieved through roof top solar panels on all residential units.
- 7 Major appliances included; Microwave, Dishwasher, Fridge, Stove, Oven, Washer and Dryer.



# SIMCOE LODGE

Co-Housing Memory Care (60+)



A licensed Retirement Co-Housing Memory Care home providing specialized dementia care. Our home-like setting creates an atmosphere of belonging and security, while meeting the individual physical, social, emotional needs of the residents. 9 individual suites located in a single story home with secured access to the outdoors.

## Features

- Beautifully designed open concept studio suites
- Window coverings
- Individual climate control
- Sprinkler system and smoke detectors
- Pre-wired for telephone, cable, and internet
- Barrier-free units are available

## Services and Amenities

- Secure building with fob access and automatic doors
- Support staff to provide support services as required (service may include personal care, bathing, well being checks)
- Emergency Response system in each suite
- 3 nutritious meals and snacks delivered daily in a home-like kitchen
- Weekly cleaning of the suite including, laundering of bed linens and towels
- Organized social and recreation programs
- Spa room for therapeutic bathing

Additional a-la-carte services are available on a fee for service basis



# SIMCOE MANOR

Long-term Care



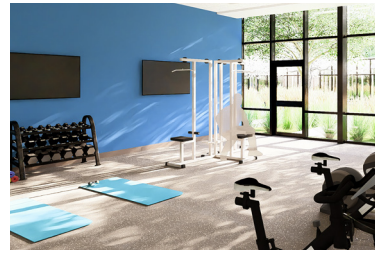
Simcoe Manor, a fully accredited Long-Term Care facility, provides residents with a comfortable and cozy living environment while ensuring they receive the care they need. A state-of-the-art design throughout the building, from the individual rooms to the common spaces, enhance the experience for both residents and their loved ones during their time at Simcoe Manor.

## Features

- 160 Long-Term Care beds will be housed in this three-storey building covering over 180,000 square feet.

## Services and Amenities

- 50% split between basic and preferred accommodation
- Resident Home Areas (RHA) Support Spaces
- Beauty Barber
- Each home area has access to balcony over looking the inner courtyard
- Basic accommodation has a wall separation and washroom for each resident
- Each RHA has a dedicated family, therapeutic, program, and physiotherapy room
- Each room comes with dedicated furniture (bed, chair, bedside table, and dresser)



# BEES LANDING

## Village Centre



Located at the heart of Simcoe Village, the Bees Landing Village Centre serves as a central gathering place for the entire community. Residents and visitors alike can come together to enjoy a variety of social and recreational spaces and make use of the various amenities and services offered on-site.

### Features

- A two-storey, 80,000+ square foot complex.

### Services and Amenities

- Offices and Boardrooms
- Chapel
- Auditorium
- Restaurant
- Coffee Bar
- Fitness Room
- Therapy Pool
- Greenhouse
- Retail Spaces
- Possible Medical Office Space
- Public Washrooms



# CAMPUS AMENITIES



The Campus offers a wide variety of amenities, services and recreational activities – all in one convenient location.

## Features

- Community Garden
- Indoor/Outdoor Lounge Spaces
- Walking Trails
- Pickle Ball Courts
- Putting Green
- Bocce ball pitch
- Outdoor community play area
- Horseshoe pits
- Shuffleboard lanes



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Scan the QR code for more information  
on Simcoe Village Redevelopment