



*Georgian Suites*  
APARTMENT SUITES



**BUILDING FEATURES:**

- large entrance lobby with waiting lounge, and mail room
- one elevator with rear door for moving
- move-in room with direct access to exterior
- garbage chute on all floors and main floor recycling
- security entry phone system
- card access and automatic door operators
- wheelchair accessible common areas and bathrooms
- multipurpose room with kitchen/server and patio access
- meeting room/ library, and guest suite
- wide corridors with convenient handrail
- air conditioned amenity and common rooms
- storage room on each floor – 3' x 6' locker per suite
- designer selected, high grade finishes in corridors, vestibules, lobbies, and lounges

**LEED CERTIFIED 'SILVER' ENVIRONMENTALLY RESPONSIBLE DESIGN:**

- double glazed, low-E argon windows
- low-flow rate shower heads and faucets, and efficient toilets
- high-efficiency lighting fixtures in common areas, parking and suites
- low VOC paints, fabrics and carpeting
- individually-metered hydro service for each suite
- proximity switches and sensor controls for common areas and service rooms to control lighting

**EXTERIOR & PARKING:**

- 1 reserved surface parking space per unit
- additional surface parking for guests
- barbecue area
- benches, planters and landscaped grounds
- bright lobby lounge area by elevators on each floor

**SUITE FEATURES:**

- suite entrance and primary doors no less than 3' in width, no doorway less than 2'8"
- large closets in all suites
- storage room
- recessed suite entrance door with light sconce and shelf
- open concept kitchen, dining, living room
- private balconies on second and third levels

**EXTERIOR AND COMMON FINISHES:**

- ceramic or quarry tile at entry and elevator lobbies
- commercial grade carpeting in corridors and lounges
- corridors, vestibule and lobbies to be high quality finish
- exterior entry and patio lighting

**APPLIANCES:**

Energy efficient appliances include:

- built-in dishwasher
- 18 cubic foot frost free refrigerator
- 30" self clean electric range
- High-efficiency Energy Star stacked washer and dryer
- integrated microwave range hood

**BATHS:**

- medicine cabinet in Master and full mirror in Bathroom
- one piece acrylic walk-in shower with molded seat in Master Bath in two-bedroom units
- one piece acrylic bathtub and shower in Bathroom
- built in grab bars in acrylic shower and tub/shower
- quality grade, white fixtures with single lever faucets

**INTERIOR:**

Designer selected interior finishes include:

- cushion sheet flooring in Kitchen, Dining, Baths, Front Entry, Laundry and Storage areas
- Berber broadloom with ½ inch solid underpad in Bedrooms/Den, Living, Hallway, and Closets.
- European style Kitchen and Vanity cabinets, wood faced with undercabinet task lighting
- post formed laminated, rolled-edge countertops
- two finish coats semi-gloss paint in Kitchen, Baths, and Laundry, with two coats of latex eggshell elsewhere
- decorative wood baseboard and trim sanded, primed and painted two coats semi-gloss white
- interior doors with panels, hinged or pocket
- aluminum sliding patio doors with full glazed panel
- linen closet with wire coated shelving
- solid core, wood veneer entrance door with viewer

**MECHANICAL:**

- central, high-efficiency natural gas boilers for heating supply and recovery system to individual fan-coil units and thermostats in suites and common areas
- central, high-efficiency cooling tower for supply of air-conditioning to individual fan-coil units in suites and common areas

**ELECTRICAL:**

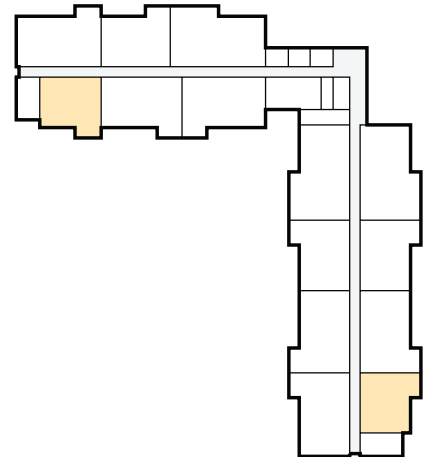
- individual electrical service, with copper wiring and circuit breaker panel in each suite
- smoke detectors hardwired to electrical panel
- pre-wired for telephone, cable, and data
- GFI receptacles where required

# *The Cove - 1 bedroom*



**726 sq. ft.**

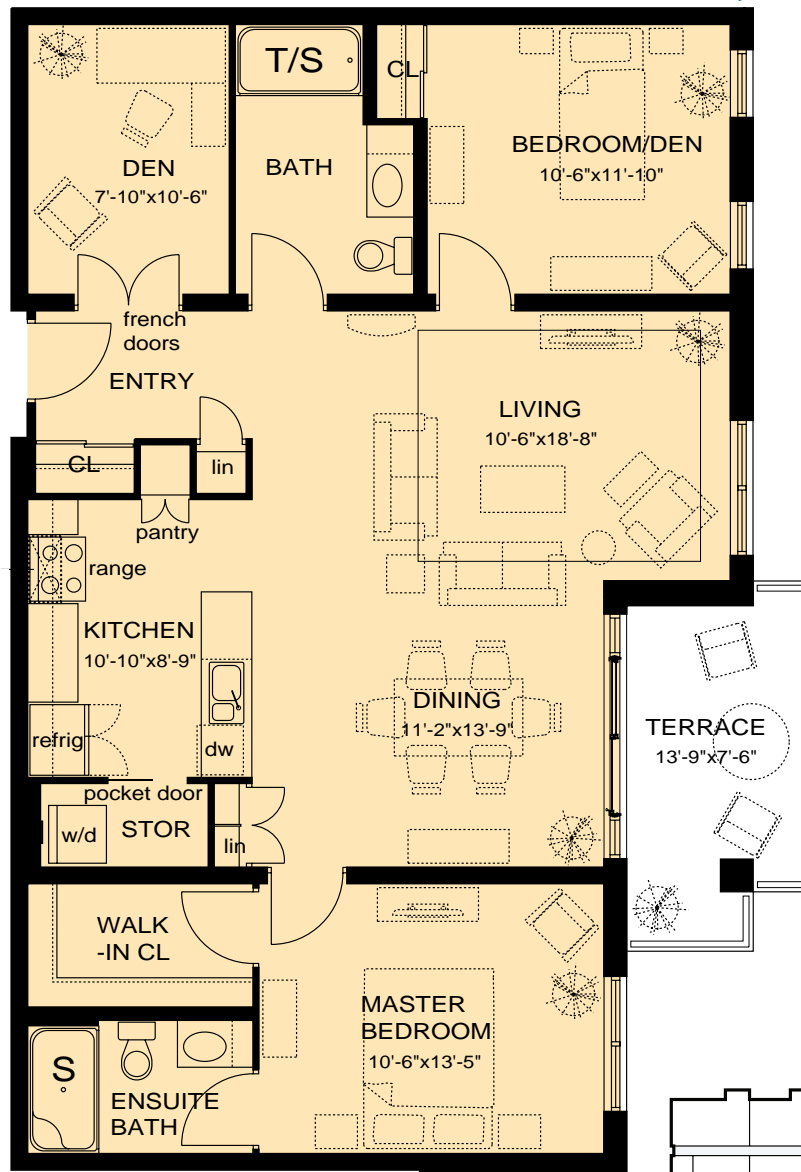
- One large bedroom with ensuite walk-in closet
- Generous entry closet and convenient linen closet
- Large 3 piece bath with full size (60" walk-in shower with moulded seat)
- Open concept living / dining room with direct access to private terrace
- 6 quality Energy Star rated appliances (refrigerator, dishwasher, easy-cleaning stove with integrated microwave range hood)
- Laundry and storage room with stacked washer/dryer directly off kitchen



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architecture inc.

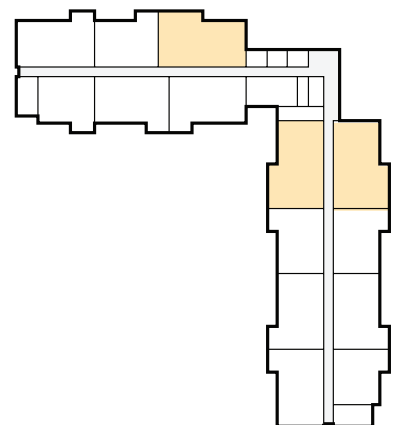
PRICES AND SPECIFICATIONS SUBJECT TO CHANGE WITHOUT NOTICE. E. & O. E.

# *The Harbour - 2 bedroom plus den*



**1182 sq. ft.**

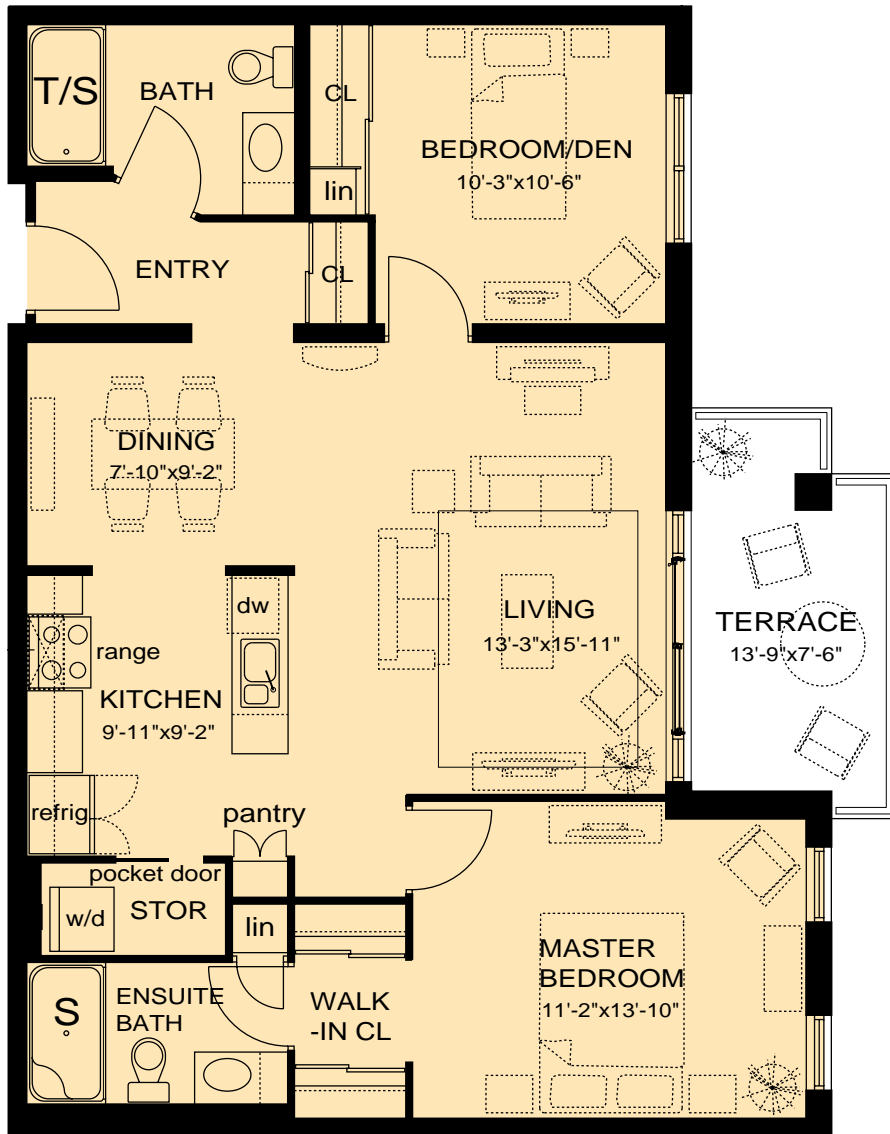
- Two bedrooms plus den, two baths
- Large corner master bedroom with ensuite walk-in closet
- Ensuite 3 piece bath with full size (60" walk-in shower with moulded seat)
- Open concept living/dining room with direct access to private terrace
- 6 quality Energy Star rated appliances (refrigerator, dishwasher, easy-cleaning stove with integrated microwave range hood, stacked washer/dryer)
- Second corner bedroom with direct access to 3 piece bath
- Corner Den with double french doors



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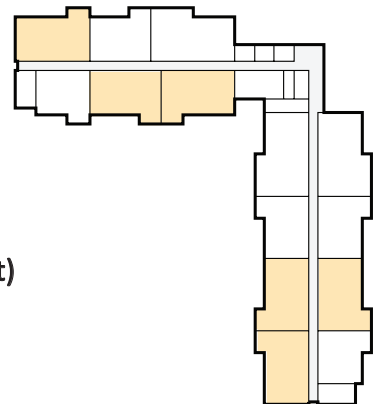
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# *The Peninsula - 2 bedroom*



**993 sq. ft.**

- Two bedrooms two baths
- Large master bedroom with ensuite walk-thru his & hers closet
- 3 piece bath with full size (60" walk-in shower with moulded seat)
- Open concept living / dining room with direct access to private terrace
- 6 quality Energy Star rated appliances (refrigerator, dishwasher, easy-cleaning stove with integrated microwave range hood, stacked washer/dryer)
- Laundry and storage room with stacked washer/dryer

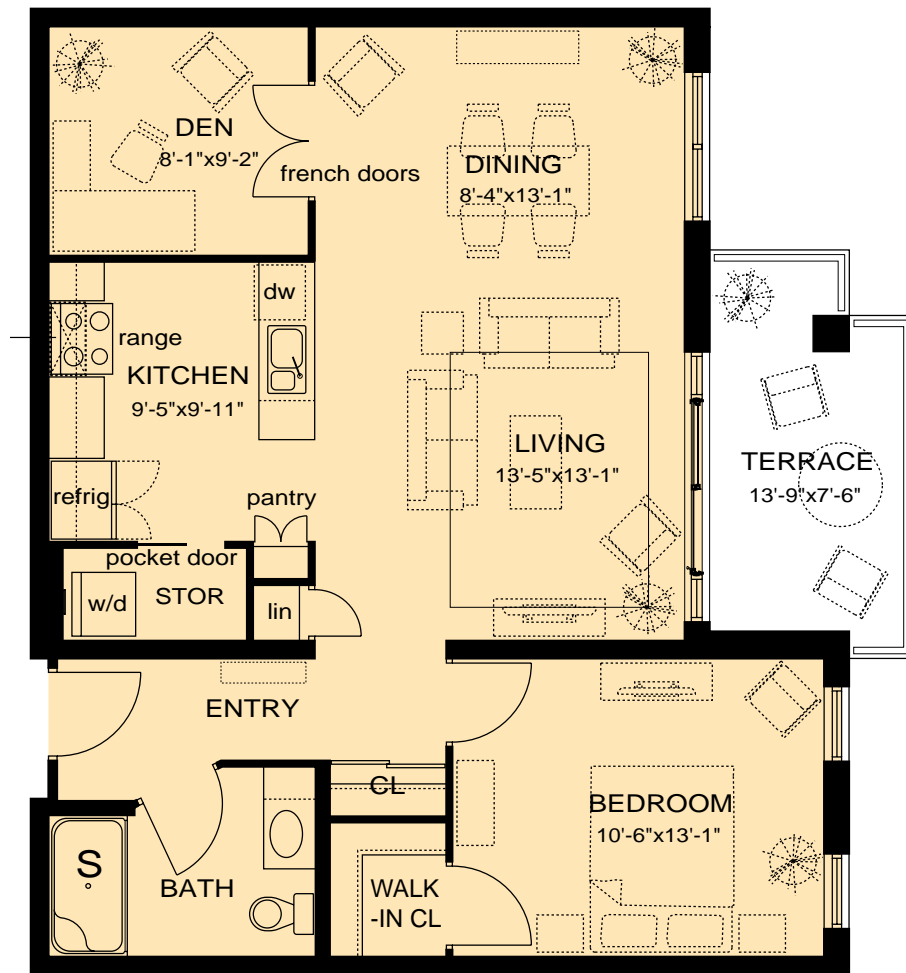


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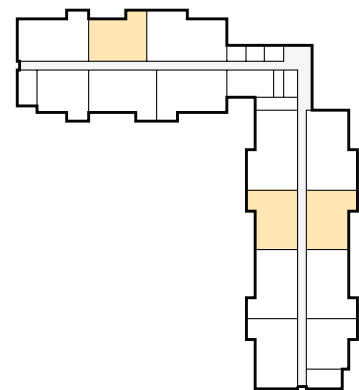


# *The Bay - 1 bedroom plus den*



**860 sq. ft.**

- Spacious one bedroom plus den
- Large bedroom with ensuite walk-in closet
- 3 piece bath with full size (60" walk-in shower with moulded seat)
- Open concept living / dining room with direct access to private terrace
- 6 quality Energy Star rated appliances (refrigerator, dishwasher, easy-cleaning stove with integrated microwave range hood, stacked washer/dryer)
- Laundry and storage room with stacked washer/dryer directly off kitchen
- Corner den with double french doors



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# INTRODUCTORY PRICE LIST GEORGIAN SUITES

## 40 LIFE LEASE SUITES



### LEVEL ONE

101	1,182 s.f.	The Harbour	2 bedroom plus den, 2 bath	\$269,600
102	993 s.f.	The Peninsula	2 bedroom, 2 bath	\$238,900
103	860 s.f.	The Bay	1 bedroom plus den, 1 bath	\$201,700
104	993 s.f.	The Peninsula	2 bedroom, 2 bath	\$238,900
105	993 s.f.	The Peninsula	2 bedroom, 2 bath	\$231,500
106	726 s.f.	The Cove	1 bedroom, 1 bath	\$183,100
107	1,182 s.f.	The Harbour	2 bedroom plus den, 2 bath	\$268,700
109	860 s.f.	The Bay	1 bedroom plus den, 1 bath	\$200,800
111	993 s.f.	The Peninsula	2 bedroom, 2 bath	\$230,500
112	993 s.f.	The Peninsula	2 bedroom, 2 bath	\$238,900
114	993 s.f.	The Peninsula	2 bedroom, 2 bath	\$238,900
115	726 s.f.	The Cove	1 bedroom, 1 bath	\$180,300

**Please contact Mary Rawes or Steve Ringler at (705) 528-4285 or 1 (877) 449-9292 for availability and more information.**

Prices include six Energy Star efficient appliances (refrigerator, self-cleaning range, dishwasher, micro-exhaust, front-loading washer and dryer), one (1) surface parking space and one (1) storage locker. Prices effective April 29, 2010 and are subject to change without notice. Prices are guaranteed upon execution of a Life Lease Reservation Agreement.

# INTRODUCTORY PRICE LIST GEORGIAN SUITES

## 40 LIFE LEASE SUITES



### LEVEL TWO

201	1,182 s.f.	The Harbour	2 bedroom plus den, 2 bath	\$261,200
202	993 s.f.	The Peninsula	2 bedroom, 2 bath	\$230,500
203	860 s.f.	The Bay	1 bedroom plus den, 1 bath	\$193,300
204	993 s.f.	The Peninsula	2 bedroom, 2 bath	\$230,500
205	993 s.f.	The Peninsula	2 bedroom, 2 bath	\$223,100
206	726 s.f.	The Cove	1 bedroom, 1 bath	\$174,700
207	1,182 s.f.	The Harbour	2 bedroom plus den, 2 bath	\$260,300
208	1,182 s.f.	The Harbour	2 bedroom plus den, 2 bath	\$262,200
209	860 s.f.	The Bay	1 bedroom plus den, 1 bath	\$192,400
210	860 s.f.	The Bay	1 bedroom plus den, 1 bath	\$200,800
211	993 s.f.	The Peninsula	2 bedroom, 2 bath	\$222,200
212	993 s.f.	The Peninsula	2 bedroom, 2 bath	\$230,500
214	993 s.f.	The Peninsula	2 bedroom, 2 bath	\$230,500
215	726 s.f.	The Cove	1 bedroom, 1 bath	\$172,000

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Prices include six Energy Star efficient appliances (refrigerator, self-cleaning range, dishwasher, micro-exhaust, front-loading washer and dryer), one (1) surface parking space and one (1) storage locker. Prices effective April 29, 2010 and are subject to change without notice. Prices are guaranteed upon execution of a Life Lease Reservation Agreement.



# INTRODUCTORY PRICE LIST GEORGIAN SUITES



## LEVEL THREE

301	1,182 s.f.	The Harbour	2 bedroom plus den, 2 bath	\$263,100
302	993 s.f.	The Penninsula	2 bedroom, 2 bath	\$232,400
303	860 s.f.	The Bay	1 bedroom plus den, 1 bath	\$195,200
304	993 s.f.	The Penninsula	2 bedroom, 2 bath	\$232,400
305	993 s.f.	The Penninsula	2 bedroom, 2 bath	\$225,000
306	726 s.f.	The Cove	1 bedroom, 1 bath	\$176,600
307	1,182 s.f.	The Harbour	2 bedroom plus den, 2 bath	\$262,200
308	1,182 s.f.	The Harbour	2 bedroom plus den, 2 bath	\$264,000
309	860 s.f.	The Bay	1 bedroom plus den, 1 bath	\$194,300
310	860 s.f.	The Bay	1 bedroom plus den, 1 bath	\$202,600
311	993 s.f.	The Penninsula	2 bedroom, 2 bath	\$224,000
312	993 s.f.	The Penninsula	2 bedroom, 2 bath	\$232,400
314	993 s.f.	The Penninsula	2 bedroom, 2 bath	\$232,400
315	726 s.f.	The Cove	1 bedroom, 1 bath	\$173,800

**Please contact Mary Rawes or Steve Ringler at (705) 528-4285 or 1 (877) 449-9292 for availability and more information.**

Prices include six Energy Star efficient appliances (refrigerator, self-cleaning range, dishwasher, micro-exhaust, front-loading washer and dryer), one (1) surface parking space and one (1) storage locker. Prices effective April 29, 2010 and are subject to change without notice. Prices are guaranteed upon execution of a Life Lease Reservation Agreement.



## **MONTHLY OCCUPANCY FEES – GEORGIAN VILLAGE LIFE LEASE SUITES**

Monthly Occupancy Fees vary according to suite sizes and are based on the **break-even** cost of operating Georgian Village Life Lease Suites. The operating budget and Monthly Occupancy Fees will then be reviewed and set annually by the County of Simcoe with input from the Residents of the Georgian Village Life Lease Suites.

The Monthly Occupancy Fee (on page 2) covers the following costs:

- bulk metered hot and cold water for common areas and suites
- bulk metered gas for heating of common areas and suites
- bulk metered hydro for common areas and suites
- common area, exterior and interior, cleaning and maintenance
- maintenance of individual suite and common area fan-coil units
- management and administrative costs
- insurance on building
- municipal property taxes
- replacement reserve fund for future replacement of capital items
- contingency allowance
- HST

Additional costs paid directly by residents include:

- telephone, internet, and cable television
- liability & contents insurance on personal belongings

Residents are responsible for all interior maintenance and repairs within their suite including all fixtures and appliances. All exterior components of Georgian Suites are covered under the Replacement Reserve Fund including corridor and exterior windows, brickwork, driveways, sidewalks, common area finishes and equipment, parking structures and lots, roof, mechanical and electrical systems, etc.



## BREAKDOWN OF MONTHLY OCCUPANCY FEES:

The following is an estimated breakdown of the components that comprise the Monthly Occupancy Fees for each style of suite.

	<b>The Cove</b> 1 bedroom 726 sq.ft.	<b>The Bay</b> 1 bedroom + den 860 sq.ft.	<b>The Peninsula</b> 2 bedroom 993 sq.ft.	<b>The Harbour</b> 2 bedroom + den 1,182 sq.ft.
Building/Grounds Maintenance	\$ 194.38	\$ 230.26	\$ 265.87	\$ 316.47
Utilities	\$ 106.63	\$ 125.50	\$ 144.23	\$ 170.85
Replacement Reserve Fund	\$ 83.45	\$ 87.45	\$ 91.99	\$ 99.17
Property Taxes	\$ 82.36	\$ 97.56	\$ 112.65	\$ 134.09
Housekeeping	\$ 59.10	\$ 59.10	\$ 59.10	\$ 59.10
Administration & Management	\$ 39.52	\$ 39.52	\$ 39.52	\$ 39.52
Building Insurance	\$ 17.18	\$ 20.35	\$ 23.49	\$ 27.97
<b>Total Monthly Occupancy Fee</b>	<b>\$ 582.62</b>	<b>\$ 659.74</b>	<b>\$ 736.85</b>	<b>\$ 847.16</b>

# Georgian Suites Wait List Application

101 Thompsons Road  
Penetanguishene, Ontario  
L9M 0V3

Please print clearly and fill out all sections

Calls to offer housing are normally made during the day. Please provide us with a daytime number where you can be reached.

Last Name:	First Name:	Sex: <input type="checkbox"/> Male <input type="checkbox"/> Female	Marital Status:
Street Address:			Apartment #:
City:	Province:	Postal Code:	
Home Phone: (     )		Email Address:	
Cell Phone: (     )			
Language Preference: <input type="checkbox"/> English <input type="checkbox"/> French			
What size of unit do you want? (Check all appropriate) <input type="checkbox"/> One bedroom <input type="checkbox"/> Two bedroom <input type="checkbox"/> One bedroom + den <input type="checkbox"/> Two bedroom + den			
Do you wish to: <input type="checkbox"/> Purchase <input type="checkbox"/> Rent			
Do you require parking?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	How many vehicles do you require parking for?
Do you have pets?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	What kind?

Personal information contained in this form or in any attachments to it is collected by Simcoe County, pursuant to the *Freedom of Information and Protection of Privacy Act* or the *Municipal Freedom of Information and Protection of Privacy Act* and will be used only as set out in this form.

Signature of applicants:

\_\_\_\_\_  
**Applicant (Please print name)**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
**Applicant (Please print name)**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date



Georgian Village rendering courtesy  
of Salter Pilon Architects Inc.

Simcoe County is proud to bring the Life Lease Housing concept to Georgian Village, Penetanguishene's new 60 plus lifestyle community. Life Lease housing developments have been around for many years in Ontario and Canada and, in more recent years, have spread rapidly. These communities have become increasingly popular with the rapidly expanding seniors' population and are meeting the housing and support service challenges faced by a great number of households.

The Life Lease concept is especially suited for today's seniors who wish to have access to services, opportunities to cultivate their interests, and the chance to enjoy the benefits of community living, all while maintaining their independence. We invite you to explore the life lease housing options at Georgian Village. From spacious apartment suites to garden homes the choice is yours.

*Relax, You're Home*

## LIFE LEASE OVERVIEW





## **BACKGROUND:**

The County of Simcoe is proud to continue its lead in providing life lease housing for mature adults and seniors aged 60 plus. Life Lease housing options in Georgian Village consists of 40 life lease apartment suites and 17 life lease garden homes. The life lease Apartment Suites and Garden Homes are intended for independent-living mature adults and seniors. Residents have access to quality programs and services right at their door step as and when required. Residents will benefit from these premium housing choices, and the optional services, while gaining equity throughout their retirement years under a market value life lease plan.

### **SALTER PILON ARCHITECTURE INC.**

Local Architects, Gerry Pilon, and his associate, Len Gosse, have combined their 43 years of architectural experience into a successful firm. Salter Pilon has developed a diverse practice having gained experience through many types of projects with various client organizations. Georgian Village has been designed by this firm in recognition that mature adults and seniors are not all the same in their needs and housing preferences.

### **ZOCK & ASSOCIATES**

Principals Gary Zock and Christine Thomas have pioneered a successful market value life lease model and have over 50 years of combined community housing development expertise. With involvement in over half of the 100 plus life lease developments currently operating in Ontario, Zock & Associates has set the industry standard for excellence in life lease housing for mature adults and seniors.

## **LIFE LEASE OPTIONS:**

- The 17 Life Lease Garden Homes have been designed with no steps or stairs and direct access to a single car garage. Garden Homes are single storey, 2 bedroom units at 1310 sq. ft., plus an attached garage at 240 sq. ft. Homes feature a covered front porch, rear patio, 2 bathrooms, laundry room, open concept living/ dining room, and kitchen with 6 energy-efficient appliances (refrigerator, self-cleaning range, dishwasher, microwave range hood, washer and dryer), high-efficiency heating, plus many more easy living features.
- The 40 Life Lease Apartment Suites have been designed in a three storey apartment building comprised of one and two bedroom suites. The non-combustible concrete building provides for quiet enjoyment where sound transfer between suites and resident safety are not a concern. Individual suites range in size from a generous 726 sq. ft. one bedroom to a spacious 2 bedrooms plus den at 1,182 sq.ft. with 6 energy-efficient appliances as noted above. For further design details please refer to the features and specifications.

## **AMENITIES AND ACTIVITY AREAS:**

All residents of the Life Lease Suites and Garden Homes have access to a guest suite, meeting room/library, and large multi-purpose room with kitchen and direct access to an outdoor patio, barbecue area, gardens, walking trails and landscaped grounds. In addition, Georgian Village offers a wide variety of amenities and activity areas for residents' use and enjoyment. The "Georgian Rendezvous", the hub of this vibrant community features a variety of amenities where residents can meet, socialize, and enjoy the activities of the Village.

## **PURCHASE PLAN:**

- LIFE LEASE RESERVATION AGREEMENT – a \$5,000 deposit is required to reserve the Apartment Suite or Garden Home of your choice and guarantee the purchase price. This reservation deposit becomes non-refundable after 14 days, which provides you with time to consider your purchase and discuss it with your family or lawyer. No further deposit is required.



- **BALANCE OF PAYMENT** – the balance of payment is due upon closing.

## **MONTHLY OCCUPANCY FEES:**

Monthly Occupancy Fees vary according to unit sizes and are based on the cost of operation. The operating budget and monthly occupancy fees will be reviewed and set annually with input from the Residents' Association. Depending on whether you are occupying a Garden Home or an Apartment Suite, your Monthly Occupancy Fees will cover a variety of operating costs. For further details on the Occupancy Fees please refer to the corresponding Apartment Suite layouts and Garden Home floor plans.

## **SELLING YOUR LIFE INTEREST:**

You may sell or transfer your Garden Home or Apartment Suite at any time at the market value selling price established by you. Therefore, as the value of real estate in Penetanguishene increases, so will the value of your Garden Home or Apartment Suite. When you sell your Life Lease interest, you or your estate retain 95% of the resale price. Simcoe County will retain 5% of the resale price as an administrative and transfer fee.

Simcoe County will maintain a waiting list of potential buyers for all units and will facilitate the transfer of your unit should you wish to sell through the County of Simcoe. In which case, the County of Simcoe will retain 10% of the resale price as an administration and transfer fee and to cover marketing and other sales related costs.



WHEN A LIFE LEASE  
PROJECT IS ASSOCIATED  
WITH A LONG-TERM CARE  
FACILITY, PROFESSIONAL  
AND SUPPORTIVE SERVICES  
ARE AT YOUR DOOR STEP.  
THIS MODEL  
IS THE BEST THERE IS!

*Life Lease - it just makes sense!*

# The Market Value Life Lease

## THE BETTER LIFESTYLE OPTION FOR RETIREMENT LIVING

Life Lease housing developments have been established for many years in Ontario and Canada, and have recently become the preferred choice of today's rapidly expanding retirement population. There are currently over 100 Life Lease communities in operation across Ontario. Life Lease housing has proven to be a creative option for providing housing, programs and support, plus an opportunity for investment today for tomorrow.

Life Lease communities enable residents to belong to a community designed to meet their changing needs. Future support services can be provided to residents so that they can maintain their independence for as long as possible. Most of all, residents find the community feeling of living with other mature adults, and the reduced home maintenance of a condominium-like environment, to be particular attractions of Life Lease housing.

*"It's simple; all we have to do is change our address. A lifestyle free from home maintenance that once occupied our waking hours - we can't wait, our fun years are about to begin!"*  
J. Johnston, Ottawa, Ontario

Under a Life Lease Plan, residents purchase a life lease interest, at market value, in both the property and their unit, similar to purchasing a home or condominium. They have exclusive use of their unit, shared use of all common areas and facilities, and many more benefits.

The Life Lease form of tenure offers similar protection to freehold ownership. For example, the Lease can be registered on title to the property in the same way a deed can be registered on a condominium or detached house. This registration protects the interests of the residents.

When the resident or their estate wishes to sell their life lease interest, they receive market value, less a small administration fee. As the market value of local real estate increases, so does the value of the life lease interest. Mature adults are able to protect their investment and earn a return similar to the equity growth in their family home.

For a comprehensive overview of the Life Lease Concept, we invite you to visit Zock & Associates at [www.zock.ca](http://www.zock.ca) or contact us directly at 416-367-2917.





Georgian Village rendering courtesy  
of Salter Pilon Architects Inc.

Simcoe County is proud to introduce Georgian Village, Penetanguishene's new 60 plus lifestyle community. Georgian Village offers you a unique lifestyle opportunity, which will enhance your health and vitality while providing a choice of housing and care options. Georgian Village has something for everyone, from the independent living in Garden Homes and Apartment Suites, to assisted living, affordable housing and long-term care.

We invite you to explore the environmentally responsible design of Georgian Village, the County of Simcoe's first silver LEED certified building boasting ultra energy efficiency while providing a healthier, more comfortable living environment.

Downsizing in style is yours at Georgian Village, with age-in-place design and direct access to a complete community with a wide range of social and recreational activities at your doorstep.

*Relax, You're Home*

## PROJECT OVERVIEW





## **BACKGROUND:**

The County of Simcoe is proud to continue its lead in providing housing and services for mature adults and seniors aged 60 plus. Georgian Village is a dynamic retirement community consisting of 143 long term care beds, 42 assisted living units, 40 affordable housing apartments, 40 life lease apartment suites and 17 life lease garden homes. The life lease Apartment Suites and Garden Homes are intended for independent-living mature adults and seniors. Residents will have access to quality programs and services right at their door step as and when required. Residents will benefit from these premium housing choices, and the optional services, while gaining equity throughout their retirement years under a market value life lease plan. Georgian Village is designed to promote active lifestyles for all residents as well as offer unique support services and amenities.

## **GEORGIAN VILLAGE KEY COMPONENTS:**

### **Georgian Manor - Long Term Care**

The new Georgian Manor is a fully accredited Long Term Care facility featuring 143 state-of-the-art beds, rooftop gardens, central dining, separate tub-spa and shower rooms, quiet family rooms, common activity rooms, wellness centre, and much more! The new facility replaces the previous Georgian Manor, Home for the Aged, which admitted its first resident on July 1, 1957. Georgian Manor has a long track record of excellent care and service and boasts proudly of being an integral part of the community and of the community being an integral part of Georgian Manor. Together, the 130 registered volunteers and our specialized care-givers will make the new facility a comfortable and cosy environment for our valued residents.

### **Life Lease Housing Options - Independent Living 60+**

The 17 Life Lease Garden Homes have been designed with no steps or stairs and direct access to a single car garage. Garden Homes are single storey, 2 bedroom units at 1070 sq. ft., plus an attached garage at 240 sq. ft. Homes feature a covered front porch, rear patio, 2 bathrooms, laundry room, open concept living/dining room, and kitchen with 6 energy-efficient appliances (refrigerator, self-cleaning range, dishwasher, microwave range hood, washer and dryer), high-efficiency heating, plus many more easy living features.

The 40 Life Lease Apartment Suites have been designed in a three storey apartment building comprised of one and two bedroom suites. The concrete building provides for quiet enjoyment where sound transfer between suites and resident safety are not a concern. Individual suites range in size from a generous 726 sq. ft. one bedroom to a spacious 2 bedrooms plus den at 1,182 sq.ft. with 6 energy-efficient appliances as noted above. For further design details please refer to the features and specifications brochure.

### **Georgian Residences - Assisted Living 60+**

Georgian Residences will offer a total of 42 small rental apartments ranging in size from 400 to 500 sq. ft. and designed to offer four easy access layouts including studio and 1 bedroom layouts to choose from. Apartments feature easy access and barrier free washroom/showers, small kitchenettes (no cooktop), and mechanical/electrical provisions for residents own laundry. Assisted Living residents can enjoy an outdoor patio, central dining, spa and shower rooms if support is needed, amenity spaces, and all community programs and services of the Georgian Rendezvous - Village Centre. Variable support programs and services are available and can be tailored to suit the resident's specific needs to ensure comfort and safety and the everyday enjoyment of their Georgian Residence.

### **Georgian Terraces - Affordable Housing 60+**

The County of Simcoe is pleased to offer 40 rental apartments for residents 60+ which are fully connected to all Georgian Rendezvous - Village Centre amenities, services, programs, and entertainment. There are one bedroom and two bedroom units, and the Georgian Terraces apartments have a private secure entry, offer laundry facilities, and a communal multipurpose room.

All units include a mandatory service package consisting of three dinner meals per week, recreational programs, weekly bus trips, 24-hour emergency response, and an annual clean of the unit.

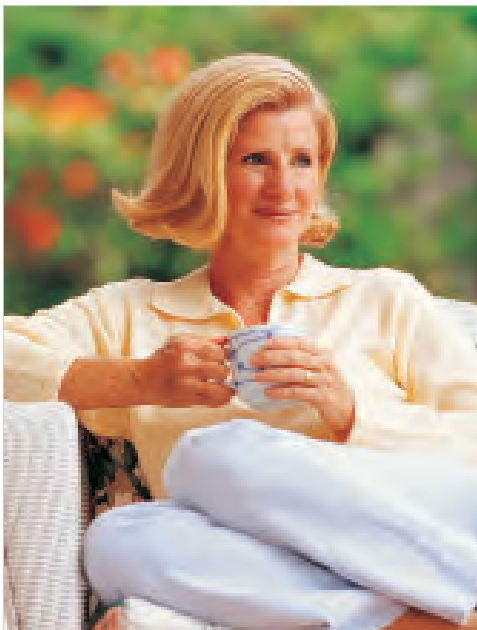
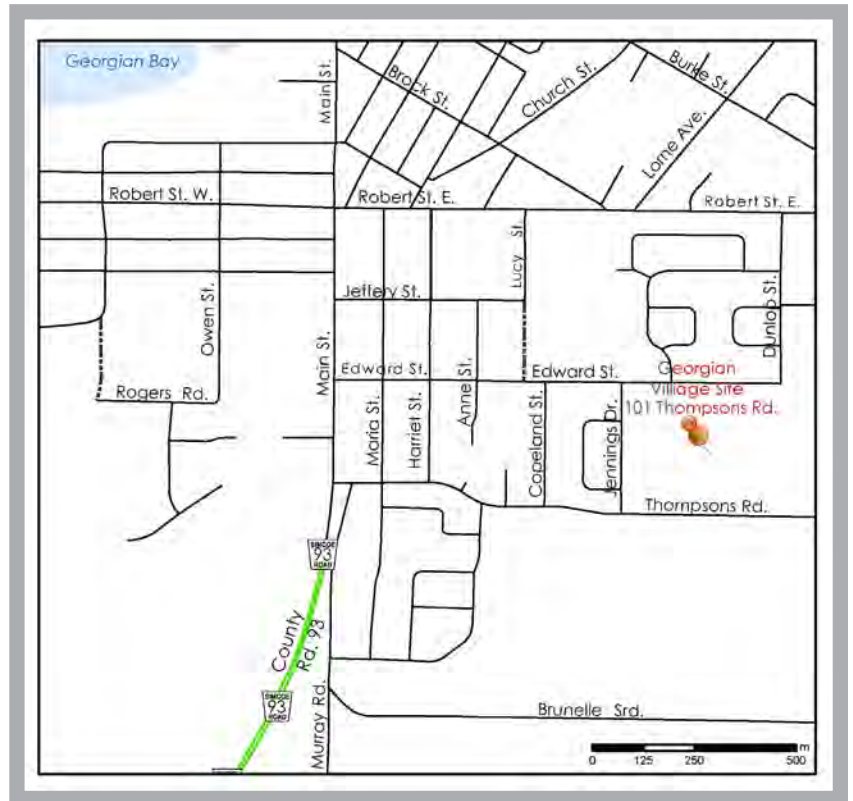
## GEORGIAN RENDEZVOUS - VILLAGE CENTRE:

At the heart of the community, The Rendezvous stands as the gathering spot for the community to come together and enjoy a variety of social and recreational spaces including:

- Village Café & Served
- Worship Centre
- Central Dining & Lounge
- Wellness Centre
- Other retail amenities
- Library Resource Centre
- Auditorium
- Hair Salon
- Adult Day Program
- Pharmacy
- Hearing Aid Clinic

## LOCATION:

Georgian Village is located in Penetanguishene, a destination that boasts a lifestyle of living in one of the best playgrounds in Ontario. Located only 90 minutes north of Toronto, Southern Georgian Bay is one of Ontario's best-kept secrets. The area offers four fun seasons of living and recreation. Georgian Village is ideally situated 1 kilometre from downtown Penetanguishene, between Thompsons Road and Edward Street, just east of Jennings Drive, and offers convenient proximity to parks, banking, restaurants, and shopping.



The chance to live completely independently, yet amid like-minded people, is a cause to celebrate!

GEORGIAN VILLAGE  
OFFERS MORE



*Relax, You're Home*





**Georgian Village Redevelopment**  
 Penetanguishene, Ontario



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# GEORGIAN VILLAGE

*Relax, You're Home • Relaxez-Vous Chez-Vous*

DRIVING FROM TORONTO: follow Hwy. 400 North to Hwy. 93. Take Hwy. 93 north directly to Penetanguishene (Hwy 93 turns into Penetanguishene's Main Street). Take the Main Street north towards the water and turn right on Thompsons Road (first set of lights). Georgian Village will be located east of the Jennings Drive residences on the empty 20 acres lot between Thompsons Road and Edward Street.



INDICATIONS ROUTIÈRES À PARTIR DE TORONTO : Emprunter l'Autouroute 400 Nord jusqu'à l'Autouroute 93. Suivre l'Autoroute 93 Nord jusqu'à Penetanguishene (l'Autoroute 93 devient la rue principale de Penetanguishene, rue Main). Emprunter la rue Main en direction de l'eau, puis tourner sur la rue Edward. Georgian Village se trouve à l'angle des chemins Thompsons et Jennings.

