

## Backgrounder – Simcoe Manor Redevelopment

### KEY CONSIDERATIONS:

- Address urgent needs in long term care beds and space - current wait list of more than 200 applicants for Simcoe Manor
- Redevelop aging and costly infrastructure (estimated \$500,000 minimum per year over next 10 years to maintain current building)
- Replicate the successful Georgian Village Campus model with an adult lifestyle campus community offering a range of housing, age-in-place care options/programs, services and amenities
- Opportunity to gain optimal operational efficiencies in a 160-bed long term care home, (additional 34 new beds), and more than 170 seniors housing units/homes (140+ new) combined of: Life Lease Suites, Market Rental Apartments, Retirement Living, Life Lease Garden Homes, Rental Town Homes, Affordable Housing for Seniors, Supportive Housing, Co-housing rentals
- Better serve an aging population (18% of our population in Simcoe County is 65+) higher than the provincial average
- Address needs of growing regional population and increased demand in the southern part of the County
- Create an estimated 57 new jobs, not including construction work to develop the facility
- Meet provincial objectives to enhance long term care and seniors services across the province

### COUNTY'S LEADERSHIP IN LONG TERM CARE AND SENIORS SERVICES

- Simcoe Manor and Village is one of four long term care and seniors services facilities owned and operated by the County of Simcoe – Simcoe Manor and Village in Beeton, Sunset Manor and Village in Collingwood, Trillium Manor in Orillia and Georgian Manor and Village in Penetanguishene. The County also operates two Adult Day programs for seniors including a new facility in Elmvalle which opened in 2020
- The County of Simcoe has established a high benchmark for seniors care in Ontario and as a premium operator of long term care homes, its design and operations of other seniors facilities demonstrates its strength in this important area. County Council's vision and commitment have made excellence in seniors care a priority for this region
- The County provides regional behavioural support and telemedicine coordination to all 29 long term care facilities in the area, along with support for more than 1,300 seniors through the operation of four seniors services locations
- The County's adult lifestyle communities, such as the Georgian Village and Sunset Village, are a smart, targeted and innovative approach to support our residents as they age, providing efficient, comprehensive and accessible services and amenities within a safe and welcoming community environment and allowing older adults to age in place

- The County is proud to have received the following recognition and accreditation from the province and industry:
  - 2019 AdvantAGE Ontario Award – Soup for Seniors – Trillium Manor
  - 2018 Ontario Age-Friendly Community Recognition Award – Ministry of Senior Affairs
  - 2016 Accredited with Exemplary Standing – Accreditation Canada
  - 2017 OANHSS Innovation and Excellence Award – Georgian Village
  - 2015 OCGA's Ontario Builder Award – Percon Construction Inc.
  - 2014 AMO - PJ Marshall Innovation Award - Georgian Village

## **ABOUT SIMCOE MANOR AND VILLAGE:**

- Simcoe Manor is the oldest of four long term care and seniors services facilities owned and operated by the County of Simcoe. Originally constructed in 1898, this home has undergone three subsequent developments with the most recent occurring in 1992
- Due to the nature and timing of multiple additions and renovations over a span of 120 years, structural assessments have found numerous and significant concerns with the building interior and exterior, with repairs forecasted at approximately \$500,000 annually over the next decade
- Currently, Simcoe Manor has 126 long term care beds
- Simcoe Village has 32 self-contained supportive living apartment units
- There are 220 staff that serve Simcoe Manor and Village with some operations scheduled 24/7

## **PRELIMINARY BUSINESS CASE AND COSTING (SUBJECT TO CHANGE)**

- Estimated total cost of \$177M (includes \$4M savings related to completing project all at once, instead of in phases)
- There are opportunities for a significant portion of the costs to be covered via different funding envelopes, including through the Province, service partners, development charges and fundraising programs

## **PROJECT OVERVIEW**

### *Land acquisition*

- In April 2020, the County agreed to purchase a 20.6-acre property adjacent to the existing Simcoe Manor and Village facility for this future redevelopment and expansion, which will allow the facility to stay in Beeton and serve the southern part of the County

### *Unit Types*

- 1) Long Term Care
  - additional 34 beds (126 to 160)
  - specialized behavioural support unit for high acuity clients
  - support a split of 50% for basic and 50% for preferred accommodation
- 2) Life Lease Apartment Suites
  - Four different model layouts within a six-storey building
- 3) Market Rental Apartments
- 4) Retirement Living
  - Bachelor and one-bedroom units with 24/7 staffing, congregate meal service and recreational programming
- 5) Life Lease Garden Homes
  - 1,300 sq. ft. single-storey detached homes







- The design will follow a campus model
- Design will consider safety and preventative measures related to infection control and any new provincial regulations/directives as a result of the COVID-19 pandemic
- The COVID-19 pandemic has reinforced the significant needs in long term care and seniors services across Ontario and Canada, and the redevelopment of Simcoe Manor is one important solution the County is pursuing with the province to meet these urgent needs and requirements

#### *Additional amenities, programs and services:*

- The campus plans, covering 438,558 sq. ft, will include a range of amenities, potentially including: health/medical services, pharmacy, dental, restaurant/dining/cafe, retail, salon, exercise area, and outdoor recreation options, among other services and programs for residents and older adults living independently in the community. There is also opportunity to work with local sector partners on use of space and training options

## NEXT STEPS

