

The background of the top half of the page is a solid teal color. Scattered across this background are several stylized, light blue seagulls in various flight poses. Some are small and distant, while others are larger and more prominent, creating a sense of movement and coastal atmosphere.

Ocean Breeze Village

COMMUNITY UPDATE

JUNE 2024



Dear Ocean Breeze Village Residents,

We hope this message finds you well. As part of our ongoing commitment to the Ocean Breeze Village redevelopment project and its residents, we are pleased to present to you a Community Update.

Since starting the redevelopment planning in June 2022, our team has worked to advance the redevelopment plans and ensure engagement with government, community groups, and most importantly, you—the residents of Ocean Breeze Village. We acknowledge the challenge the uncertainty of the future may pose and are fully dedicated to offering more clarity and working solutions throughout this transformation period.

This update is designed to keep you informed about the progress we've made over the past year and what you can expect in the months ahead. It covers infrastructure upgrades planned around the community, upcoming work on the initial three redevelopment phases, allocation of Community Improvement Funds, and upcoming events, among other important topics.

We strongly encourage you to read this update thoroughly, as it contains essential information and updates that will impact our community. Should you have any questions or need further clarification on any point, please contact us.

Thank you for your continued understanding as we move forward in redeveloping Ocean Breeze Village.

Warm regards,
The Ocean Breeze Village Team

Infrastructure Renewal and Phased Redevelopment

Ocean Breeze Village's redevelopment will unfold in phases over the coming years. We understand the impact such a significant project can have on residents. While a definitive timeline for the entire redevelopment is not yet in place, we will keep all residents informed.

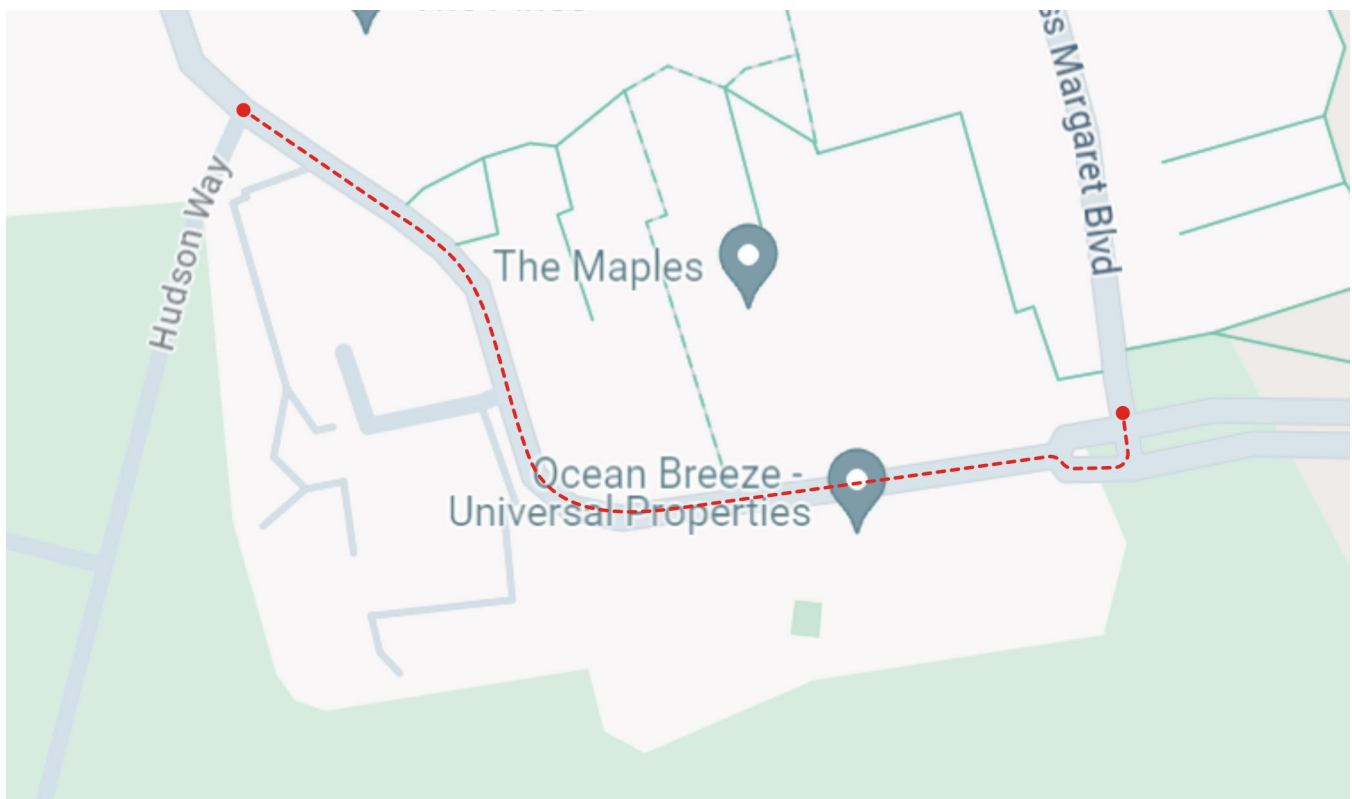
Beginning in June 2024, we will start significant infrastructure renewal near the community's entrance and demolition of buildings in Phase 2.

Infrastructure Renewal

Major infrastructure upgrades are required to support the redevelopment. These include new water and wastewater lines, underground gas, power, telecommunications, and sidewalks.

The initial infrastructure renewal is planned along the Princess Margaret Blvd. loop (clockwise) and up to Hudson Way. We are awaiting the necessary approvals and construction permits from the Halifax Regional Municipality (HRM), Halifax Water, and Nova Scotia Power. We're hopeful that on-site work will begin by mid-July 2024.

Once we receive the green light, we will share detailed information with everyone about the construction management plan, including arrangements for traffic and pedestrian reroutes, to minimize inconvenience.



**Initial infrastructure renewal area is in red (Princess Margaret Blvd. loop (clockwise) and up to Hudson Way.)
On-site work should begin by mid-July 2024.**

Phase 1

The waste area near the community's entrance will be demolished in mid-June 2024 to prepare for the sale of the two lots in Phase 1. The new waste area will be located behind Building 36 (178-192 Princess Margaret Blvd.)

Phase 2

The buildings in Phase 2 will be the first in the community to be demolished, and building lots will be prepared for sale and development. The demolition of Building 11 (332-340 Princess Margaret Blvd.), Building 12 (342-352 Princess Margaret Blvd.), and Building 14 (368-376 Princess Margaret Blvd.), is scheduled to begin at the end of June 2024. This will be followed by the demolition of Building 10 (320-330 Princess Margaret Blvd.), Building 13 (354-366 Princess Margaret Blvd.), Building 15 (392-396 Princess Margaret Blvd.), and Building 16 (380-388 Princess Margaret Blvd.).

Several considerations are being taken to minimize disruption to neighbouring residents and the community. We are working with our demolition contractors to prioritize safety and environmental measures, ensuring that all demolition activities comply with regulatory standards. Environmental testing of building materials is being conducted to shape the demolition plan, and dust suppression techniques will be implemented to control any pollution and discomfort for nearby residents.

Traffic and pedestrian rerouting will ensure safety and accessibility and minimize congestion around the demolition site.

Additionally, we will relocate the playground near Building 15 (390-396 Princess Margaret Blvd.), by the end of June 2024. The playground will be relocated near Building 26 (19-45 Killkee Gate).

We are mindful of the disruptions these changes bring and are dedicated to keeping residents informed and supported throughout this work. We, or our contractors, will provide clear information about the schedule throughout the process and address resident concerns promptly.

Phase 3

The relocation of residents of Phase 3 (203 -229 Princess Margaret Blvd and 1 – 58 Ryan Gate) is underway, and all residents will have moved out of Ocean Breeze or relocated within the community by December 31, 2024. If you reside in Phase 3, please be aware that July 31, 2024, is the deadline to indicate which of the four relocation options you select and we encourage you to choose an option as soon as possible if you haven't already done so.

Future Phases and Relocation

Our focus today and in the short term, is on the initial three phases and working to relocate residents impacted by phases two and three. Details and timelines for redeveloping Phase 3 have not been developed. Since acquiring Ocean Breeze Village, we have been committed to supporting long-term residents throughout the redevelopment process, especially those in most need.

During the initial three redevelopment phases, we have been able to allocate vacant units in future phases for existing residents to relocate within the community. However, this strategy may not continue to be possible as the Ocean Breeze redevelopment advances since the availability of units for relocation within the community will significantly decrease.

In light of this, we highly recommend that residents who have an opportunity to relocate outside of Ocean Breeze Village do so sooner rather than later. Taking this step early on will give you a greater say in your future, letting you navigate the timing and specifics of your relocation with more certainty and control.

We understand that these decisions can be challenging. For assistance and support, please contact us at hello@reimagineoceanbreeze.ca

Update on Lot Sales

We have partnered with CBRE, a leading commercial real estate services and investment firm, to market and sell the first six building lots in the redevelopment project. We are currently in active discussions with interested buyers, and a comprehensive marketing and sales program will be launched in the coming weeks. We have conducted research and held numerous meetings to identify potential programs and subsidies that can help builders offer rental units at below-market rates. Whenever possible, we plan to include terms in sale agreements requiring builders to pursue these programs and prioritize offering units in completed buildings to current residents of Ocean Breeze before others.

Master Plan Update

We want to update residents on the ongoing developments related to our community's master plan (see map below.) Ocean Breeze Village's redevelopment will unfold in phases over the coming years. Our focus today and in the short term, is on the initial three phases and working to relocate residents impacted by phases two and three. Details and timelines for redeveloping Phase 3 have not been developed. Please note that the details and timelines of the master plan are subject to change as we progress with the project. We understand that this process may be disruptive. We will keep you informed of any updates and adjustments.



Community Improvement Fund

Basin Heights is committed to providing existing Ocean Breeze residents with a family-friendly community throughout the redevelopment. As part of this commitment, a \$50,000 Community Improvement Fund was established to invest in areas of the community that will most impact residents.

Through various on-site community engagement sessions and an online survey, residents prioritized improved playgrounds at Ocean Breeze Village.

We are pleased to announce that the playground near Building 15 (390-396 Princess Margaret Blvd.) will be relocated near Building 26 (19-45 Killkee Gate).

Additionally, the existing playgrounds will receive upgrades:

PLAYGROUND 1:

Located in the Killkee Gate area (the large playground), behind 1-15 Killkee Gate.

PLAYGROUND 2:

Situated in the 4-bedroom area on Princess Margaret Blvd, across the street from Buildings 42 and 43.

We have ordered new playground equipment, which should arrive soon. In the meantime, we will paint and upgrade the existing playgrounds to enhance their appearance and functionality.



As part of the \$50,000 Community Improvement Fund, we have also installed planter boxes near these two playgrounds. These planter boxes are intended for the community to grow vegetables and fruits. We are grateful to have a resident volunteer who has kindly offered to take care of these planter boxes.

Government Support

Our goal is to assist existing long-term residents, especially those who need the most support, to have a place to live today and in the future at reasonable rental rates. We aim to help existing residents live in the redeveloped community at financially attainable rental rates. However, achieving this will require government assistance through financial subsidies and other potential avenues such as increased building heights.

We have conducted research and held numerous meetings to identify potential programs and subsidies, such as the Affordable Housing Development Program and Canada Mortgage and Housing Corporation (CMHC) programs, that could help developers offer rental units below market rates. Whenever possible, we plan to include clauses in sales agreements with developers requiring them to explore these programs and give priority to current Ocean Breeze residents when offering units in the completed buildings.

Additionally, we have made requests to various levels of government to raise the height limits at the site. This effort aims to increase the number of housing units that can be constructed, thereby providing more rental options in the market.

We cannot promise existing residents will be able to move back into the community at below-market rental rates until builders have firm government support. We are continuing to work with various levels of government and community agencies and will update residents as soon as we have firm details about potential long-term options.



Stay Informed and Engaged

Initiatives are being planned as part of our commitment to engaging with and keeping current Ocean Breeze Village residents informed throughout the redevelopment process.

Meet and Greet with Universal Properties

Tuesday, June 18th, 2024 / 3:00 p.m. – 6:00 p.m.

All Ocean Breeze residents are invited to our upcoming 'Meet and Greet,' hosted by Universal Properties, on Tuesday, June 18th, from 3:00 p.m. to 6:00 p.m., where residents can meet our team. We will provide treats and drinks for all attendees. During the event, residents are encouraged to try their green thumb and do some gardening at our newly installed planter boxes near the playgrounds.

Engagement Website

We have launched an information and engagement website for existing residents to learn more about the redevelopment and relocation plans, receive updates, ask questions, and engage in dialogue about Ocean Breeze as plans develop.

Please visit www.OceanBreezeVillage.ca. You can also email us at community@oceanbreezevillage.ca.

Community BBQ

August 2024

As part of this year's annual BBQ, our team members will be on-site to provide information and answer questions about the redevelopment and relocation plans. We look forward to seeing you and speaking with you then. The date of the BBQ in August will be communicated to all residents in the coming weeks.

Property Management

Please continue to contact your property manager, Universal Properties, for tenancy, maintenance, and service-related items.

June 2024

Community Update Summary

The following is the June 2024 Ocean Breeze Village community update summary.

Infrastructure Update

- Infrastructure upgrades (e.g., water/wastewater lines, underground gas and power lines, sidewalks, etc.) are required to support the redevelopment
- We anticipate that on-site work will commence in mid-July 2024
- The demolition of Building 11 (332-340 Princess Margaret Blvd.), Building 12 (342-352 Princess Margaret Blvd.), and Building 14 (368-376 Princess Margaret Blvd.), is scheduled to begin at the end of June 2024. This will be followed by the demolition of Building 10 (320-330 Princess Margaret Blvd.), Building 13 (354-366 Princess Margaret Blvd.), Building 15 (392-396 Princess Margaret Blvd.), and Building 16 (380-388 Princess Margaret Blvd.).
- The demolition of the waste area in Phase 1 will start in mid-June 2024.
- The new waste area will be located behind Building 36 (178-192 Princess Margaret Blvd.).
- The playground in Phase 2 near Building 15 (392-396 Princess Margaret Blvd.), will be relocated by the end of June 2024.

Relocation Options

- In the first three redevelopment phases, there were several options for existing residents to relocate to vacant units within the community. As the Ocean Breeze redevelopment progresses, the availability of units for internal relocation will significantly decrease, or otherwise not be available.
- **Residents are advised to consider relocating outside Ocean Breeze Village early to have more control over their relocation timing and specifics. This will help permit those unable to move out of the community to remain here longer.**

Update on Lot Sales

- We have partnered with CBRE, a leading commercial real estate services and investment firm, to market and sell the first six building lots in the redevelopment project. We are currently in active discussions with interested buyers, and a comprehensive marketing and sales program will be launched in the coming weeks.

Community Improvement Fund

- Through on-site engagement and an online survey, it was determined residents would like to see the playgrounds upgraded in Ocean Breeze Village.
- The playground near Building 15 (390-396 Princess Margaret Blvd.) will be relocated near Building 26 (19-45 Killkee Gate).
- Additionally, the playground located in the Killkee Gate area (the large playground) behind 1-15 Killkee Gate and the playground in the 4-bedroom area on Princess Margaret Blvd. across the street from Building 42 (98-112 Princess Margaret Blvd. and Building 43 (8-96 Princess Margaret Blvd.,) will be upgraded.

Government Support

- Our goal is to seek ways for existing long-term residents to have below-market housing options in the redeveloped community where financial support is needed. This will require government assistance through financial subsidies and other support.
- Efforts are being made to identify potential programs and subsidies for developers to offer rental units below market rates. We have also requested height limit increases at the site to provide more rental options.
- Long-term options for current residents will depend on government support. We continue to work with government and community groups to secure support and will provide updates once solid details are available.

Stay Informed and Engaged

**Meet and Greet hosted by Universal Properties:
Tuesday, June 18th, 2024 from 3-6pm**

Community BBQ: (August 2024)

Engagement Website: www.OceanBreezeVillage.ca

Email: community@OceanBreezeVillage.ca

Contact Us

**Redevelopment:
hello@reimagineoceanbreeze.ca**

**Rental issues: Universal Properties 902-466-2272 or
ocean.breeze@universalgroup.ca**

**Property Management and Maintenance: Matt Oatway
902-466-2272 or moatway@universalgroup.ca**