Ocean Breeze Village

COMMUNITY UPDATE

APRIL 2025

Dear Ocean Breeze Village Residents,

We hope you are enjoying the start of Spring and the longer days.

In June 2024, we provided an update on several ongoing and planned initiatives. We have completed many of the initiatives, like those as part of the Community Improvement Fund, whereas others, such as the infrastructure upgrades and lot sales, have been delayed due to the scale and complexity of the project. Our team is taking the necessary steps and time to ensure the redevelopment is well-planned and executed.

We acknowledge the challenges of seeing the landscape change in the community as buildings are demolished, and the uncertainty the future may pose. This update is intended to keep you informed about our progress over the past several months and what you can expect in the months ahead, including the impact of infrastructure upgrades on pedestrians, vehicles, and transit. We hope it provides clarity on our redevelopment plans and how they may impact you.

Residents are strongly encouraged to read this update thoroughly, as it contains essential information and updates that will impact the community.

If you have any questions or need further clarification on any point, please email us at community@oceanbreezevillage.ca.

Warm Regards,
The Ocean Breeze Village Team

Recent and Ongoing Site Activity

Since our last update in June 2024, we have completed the relocations of the waste area and playground and upgraded the playground and community gardens through the Community Improvement Fund.

As of the end of December 31st, 2024, all units in the initial phases (203 -229 Princess Margaret Blvd, 1 – 58 Ryan Gate, 320-288 Princess Margaret Blvd.) were vacated. All residents impacted by this phase who wanted to relocate within the community were able to do so at the same rental rate.

You will certainly have noticed that abatement and demolition of the buildings in the south part of Ocean Breeze Village is also well underway. This activity started in the Summer of 2024 and will continue into the Summer of 2025.

We acknowledge the challenge of seeing the landscape change in the community as buildings are demolished.

Residents are reminded to abide by street and sidewalk closure signs, stay clear of activity, and avoid the areas where buildings formerly stood. While the sites have been cleared, slopes, edges and remaining debris may represent a hazard.

Pest Control

In the past year, we have enhanced pest control measures in the community consistent with best practices for construction sites. While these measures are effective, everyone must take proper precautions around their homes and vehicles. Please do not leave food inside vehicles, especially during seasonal changes. Thank you for your cooperation!

Canada Post Mailboxes

Canada Post mailboxes no longer in service were decommissioned, while those with continuing service were moved by Canada Post in front of 18-36 Princess Margaret Blvd.

Should you have questions or concerns regarding mail delivery, please get in touch with Canada Post directly:

Al Brannon
Services Delivery Officer, Canada Post
allanw.brannon@canadapost.ca

LOCATION OF NEW CANADA POST MAILBOXES

Infrastructure Renewal

Ocean Breeze Village's infrastructure services, including water and wastewater piping, were designed and built in the 1950s and 1960s. These systems have reached the end of their lifecycle and need comprehensive renewal to support the redevelopment.

We are in the process of obtaining the necessary approvals to proceed. We are finalizing arrangements with utilities for the initial phase of the infrastructure renewal, which will occur from the community entry to Hudson Way, as shown in the adjacent image. The scope of work includes removing and replacing the existing water, wastewater, and stormwater systems under Princess Margaret Blvd. and installing new underground power, telecommunications, and natural gas services. Following this work, roadways and sidewalks will be installed.

The street and sidewalks in this area will be closed to the public during construction, and marked detours will be in place.

PHASE 1 REROUTE INTENT

We are in the final stages of a competitive procurement process to select a company to manage the construction. An important part of our evaluation process is to select a company with a strong track record of successfully managing projects of this scale and complexity while upholding high safety and environmental protection standards.

Construction is scheduled to start in April 2025. It is estimated that this phase of infrastructure renewal will be completed by the end of October 2025, pending any unforeseen circumstances or delays.

As part of their work, the selected contractor will provide a plan to manage the safe and efficient rerouting of pedestrians, vehicles, and transit. We will share this plan as soon as it is available.

In advance of the detailed plan, the intent is to allow pedestrians, vehicles, and transit to move around the project area through the northern branch of Princess Margaret Blvd. Ideally, affected intersections will only require partial closures for brief periods. These closures will be communicated in advance whenever possible. Again, the chosen contractor will provide more details shortly.

Ocean Breeze Village Redevelopment

Since purchasing Ocean Breeze Village in 2022, Basin Heights has created a community master plan to renew infrastructure to re-establish a healthy, safe, vibrant, and diverse residential community.

Consistent with the area's high-density zoning, the master plan envisions creating 35 newly serviced lots for over 5,000 new residential units and multiple new commercial opportunities, depending on the building designs and capacity pursued by third-party builders. The master plan will preserve the site's natural beauty through a large central park and a network of open spaces.

Initial Development

We initially planned to market and sell vacant lots near the community's entrance in 2024. This process was paused while we managed the necessary approvals for the required infrastructure renewal before these lots could be developed.

Building permit applications are imminent to build on the two vacant lots at the community's entrance. Once permits are issued, construction will unfold over two to three years, and based on current designs, it will result in approximately 343 new units. We are making concerted efforts to access viable government subsidies to support up to 10% of the new total as affordable units, if possible.

Affordability

Our goal remains to secure support for the long-term residents of Ocean Breeze Village, with affordable rental options delivered through government subsidies. Our ability to fulfill this goal relies on support from Nova Scotia's Affordable Housing Development Program and other programs such as those offered by Canada Mortgage and Housing Corporation.

We continue to work with various levels of government to provide redevelopment details and explore opportunities. To the extent viable, we will require builders to use their best efforts to access government support, programs, and subsidies. Our goal is to encourage builders to provide 10% of their units at below-market rental rates and offer a first opportunity for current Ocean Breeze tenants to rent new units built at Ocean Breeze.

Phased Redevelopment and Infrastructure Renewal

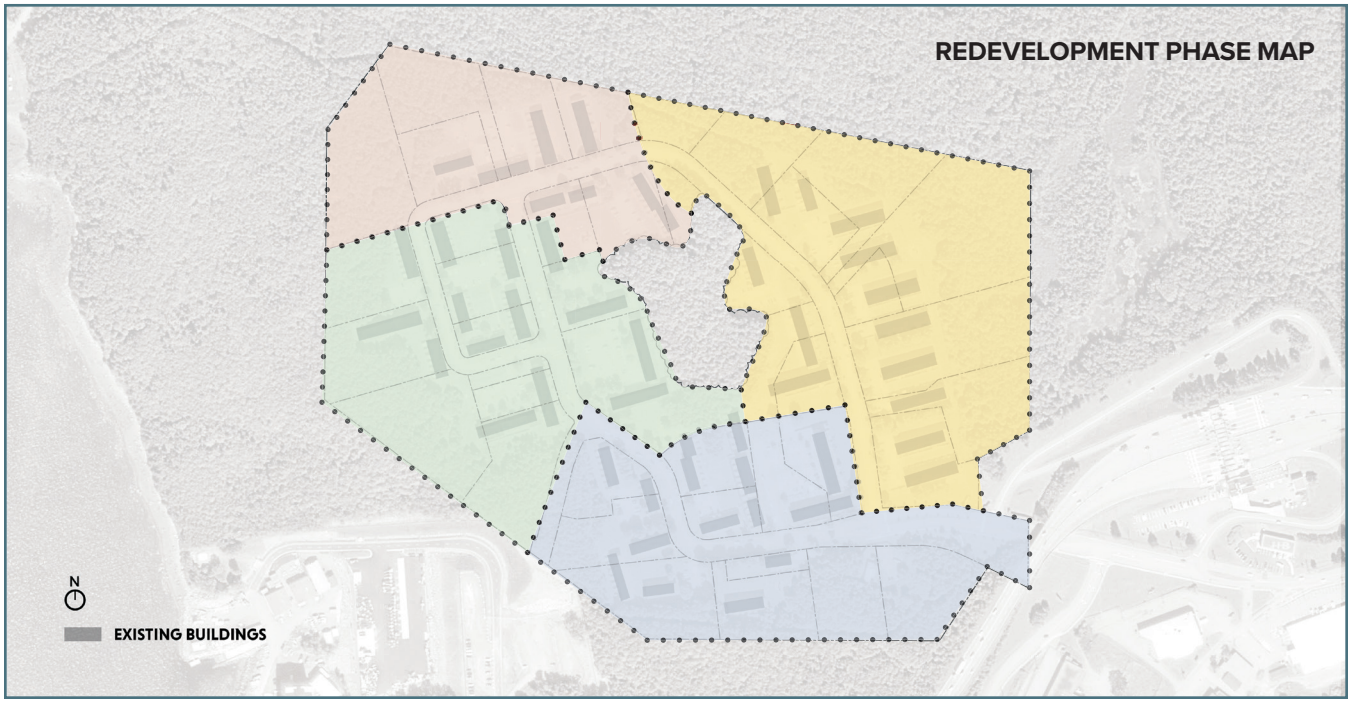
Ocean Breeze Village's redevelopment will unfold in phases over the coming years. We understand the impact such a significant project can have on residents and are committed to keeping residents informed as early as possible, and determining realistic timelines based on the information we have at hand. With a redevelopment as large and complex as Ocean Breeze, many factors impact our planning and implementation—from construction costs to financing and the housing market.

The following is our current timeline for redeveloping the initial two phases. We will update residents on phases three and four as they unfold.

Redevelopment and Infrastructure Renewal Phases					
Phase	**Colour**	**Timeline**	**Existing Buildings Impacted**	**New Lots Projected***	**New Units Projected****
Phase 1		2024-2025	14	10	1,451
Phase 2		2026-2027	14	9	1,304
Phase 3		TBD	13	10	1,295
Phase 4		TBD	8	7	1,110

** Subject to final subdivision*

*** Based on current concept for as-of-right development, subject to final designs of developer purchasers*



Resident Relocations: Next Phase

Since 2022, we have communicated openly with residents about the necessary relocations that will take place as part of our redevelopment plan. We understand that this process can be challenging and deeply personal, and our goal has always been to provide as much notice as possible to help residents navigate these changes in a way that works best for them.

We are informing residents affected by the next phase of the redevelopment that they must vacate their units by March 31, 2026. This phase affects 143 units. We recognize this is a significant transition and hope the nearly one-year timeline allows greater opportunity for residents to plan and execute their move with less disruption.

In earlier phases, we have been able to offer residents the chance to relocate within Ocean Breeze Village. This was accomplished by holding units vacated through natural tenant attrition in later phases to provide these units to existing residents impacted by earlier phases. Unfortunately, this approach is no longer viable.

Since the beginning of the project, residents have been advised that availability within the community will become increasingly limited as the project progresses. This was reemphasized during our updates and communications in 2024, which recommended that residents who have an opportunity to relocate outside of Ocean Breeze Village do so sooner rather than later to have greater control over the timing and specifics of their relocation.

This decision has not been made lightly. We are aware of the anxiety and uncertainty that changes like this can bring, which is why we've communicated the importance of considering options outside of Ocean Breeze Village as early as possible.

We are continuing to offer financial assistance to residents impacted by this phase of transition. All impacted residents who confirm by June 30, 2025, their intent to depart Ocean Breeze any time before March 31, 2026, as required, will receive a payment equivalent to three months' rent plus a one-time payment of $3,500 for extra support and relocation assistance. This financial assistance greatly exceeds the requirements of the Residential Tenancies Act. We hope this additional assistance brings some relief during this difficult time.

We recognize the emotional and logistical challenges these changes pose can be overwhelming. Please know we sincerely care about your well-being and are here to support you. Thank you for your understanding and patience as we work through these unsettling developments together.

Contact Us

CONSTRUCTION INQUIRIES

Should you have a concern specific to construction, please contact us at community@oceanbreezevillage.ca.

Property Management Inquiries

For any concerns related to property management, please continue to contact your property manager, Universal Properties.

Matt Oatway, Property Manager
902-466-2272
moatway@universalgroup.ca