

The background of the top half of the page is a solid dark teal color. Scattered across this background are several stylized, light teal seagulls in various stages of flight. Some are shown from the side, while others are more abstract, suggesting movement. The seagulls are positioned around the central text, with some above and some below it.

Ocean Breeze Village

FREQUENTLY ASKED QUESTIONS

MAY 2025

The following provides answers to common questions we have received about the redevelopment of Ocean Breeze Village. Questions and answers are posted to ReimagineOceanBreeze.ca regularly, and we will provide a printed version periodically to ensure residents have the latest information and updates.

March 2026 Lease Terminations

This section pertains to tenants who received notices in April 2025 that they must vacate their units by March 31, 2026.

Q: What if I'm unsure of my move-out date when I sign and submit the DR5?

A: If you are unsure of your exact move-out date at the time of signing, use March 31, 2026, as the vacating date. Once plans are finalized, you can notify Universal of your official move-out date.

Q: Since the buildings are slated for demolition, damage deposits seem moot. Will tenants receive their damage deposit/security deposits upon vacating the premises?

A: Damage deposits will be returned after a standard inspection upon move-out, provided no deductions are required. The demolition does not impact your right to have your deposit returned. Since the units are being demolished, we do not require patching of holes or repairs to walls. However, we ask that the unit be left clean, meaning it should be swept and free of personal belongings and garbage.

Q: When will I receive the three-month rent payment and the additional financial support?

A: The 3-month rent payment and the \$3,500 additional financial support are issued after you complete your move-out and unit inspection. If you prefer to apply the 3-month compensation as rent relief during your final months, this can be arranged; please get in touch with your Property Manager to discuss this further.

Q: The notification letter states that Ocean Breeze will pay tenants \$3,500 in addition to the three months' rent required under the Residential Tenancies Act. Do tenants need to indicate they are interested in receiving the additional compensation, and what assurance is there that we will receive it?

A: The \$3,500 additional compensation is indeed a voluntary incentive provided by Basin Heights and is in addition to what is required under the Residential Tenancies Act.

You are eligible to receive this incentive if you submit your signed DR5 form by the deadline of June 30th, 2025, and vacate the unit by March 31st, 2026. While it is not explicitly outlined on the DR5, your eligibility is recorded and tracked internally once the form is received.

The \$3,500 will be provided after you vacate the unit and Universal completes a move-out inspection. Please note that an outstanding balance on your rental account may impact the above compensations.

Q: The information letter states that we can either be paid three months' rent or live rent-free for three months. How can tenants indicate a preference on the DR5?

A: Yes, tenants are eligible for three months' rent, which can either be used as a rent-free period during the final months of tenancy or paid out upon vacating the unit.

While the DR5 form does not include a place to indicate your preference, you can simply notify Universal when you submit your signed form. They will ensure it is noted in your file, and if there are any rental issues, they can be addressed at the same time.



Future Phases

Q: When will I have to move if I am affected by a future phase?

A: 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.

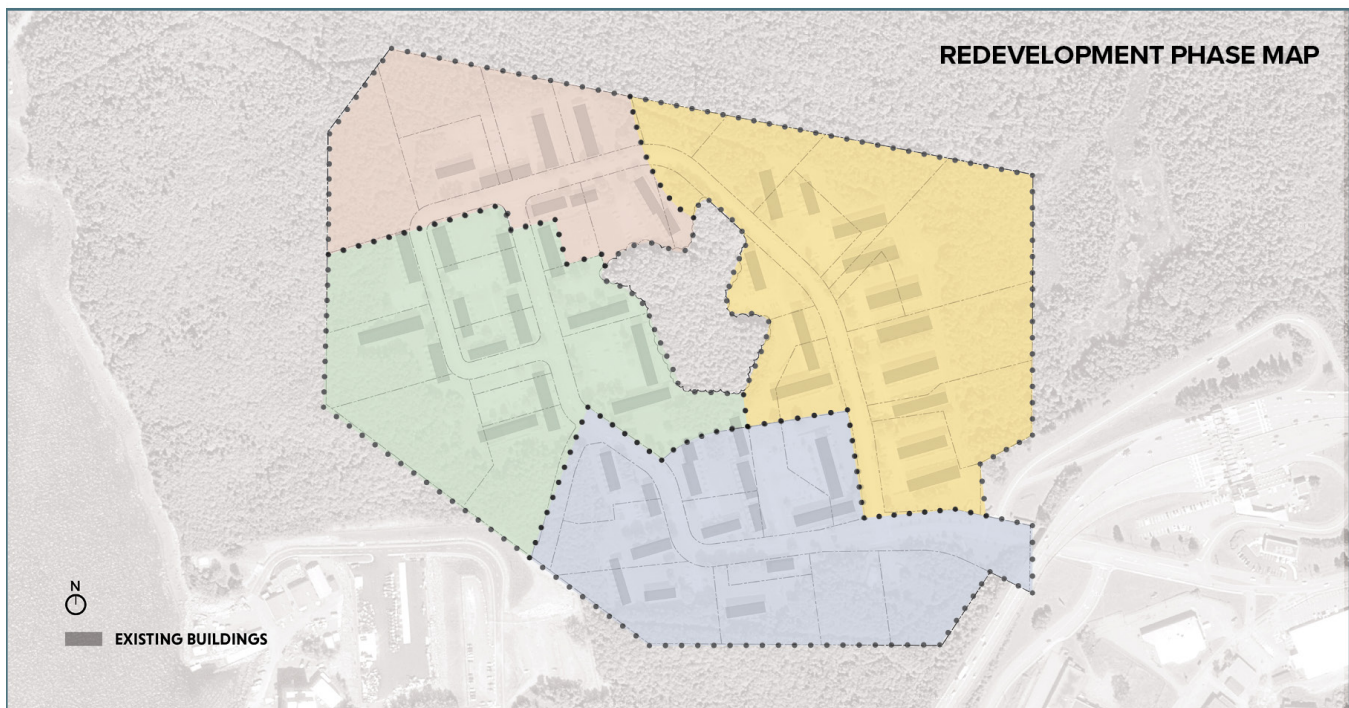
With a redevelopment as large and complex as Ocean Breeze, many factors impact our planning and implementation schedule, from approvals of regulators and utilities to construction costs, financing and the housing market. It is recommended that residents who have an opportunity to relocate outside of Ocean Breeze Village do so sooner rather than later to have greater control over the timing and specifics of their relocation.

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



New Development

Q: Will units in the new development be affordable?

A: 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. We will also encourage builders to provide 10% of their units at below-market rental rates and offer current Ocean Breeze tenants a first opportunity to rent new units built at Ocean Breeze.

Q: When will the new buildings be completed?

A: The exact timeline for constructing and completing the new buildings is still being determined. The current owner is redeveloping the site and will sell individual lots to builders. The builder will decide the timeline for the new buildings. We will provide updates to residents as soon as they are available.

Q: Will the leases for the new development be fixed-term or long-term?

A: While it's too soon to determine the lease form of any rental units that are developed, we expect them to be consistent with the Residential Tenancies Program and the market expectations. The builder will choose leasing arrangements. That said, to the extent viable, we will require builders to use their best efforts to access government support, programs, and subsidies. We will also encourage builders to provide 10% of their units at below-market rental rates.

Q: Whom do I contact if I have additional questions?

A: If you have further questions about the Ocean Breeze Village redevelopment, please email inquiries to hello@reimagineoceanbreeze.ca or visit www.reimagineoceanbreeze.ca. You can also contact your property manager with Universal Properties, who will help you get an answer to your question.

Stay Informed and Engaged

Engagement Website: www.reimagineoceanbreeze.ca

Email: hello@reimagineoceanbreeze.ca