



# Ocean Breeze Village

Where Vision Becomes Place



## The Opportunity



Ocean Breeze Village (OBV) is a landmark, community redefining, high-density, multi-residential infill urban development in Halifax, Nova Scotia. Centrally located next to the MacKay Bridge, with incredible views of Halifax Harbour and the Bedford Basin, surrounded by trees, and with a 7-acre central park, OBV will be a vibrant, dynamic neighbourhood with a uniquely suburban setting in a central, urban location.



The comprehensive masterplan for the 36 development sites includes a mix of building types (townhomes, mid-rise and high-rise buildings), along with commercial/retail opportunities and a large central park.

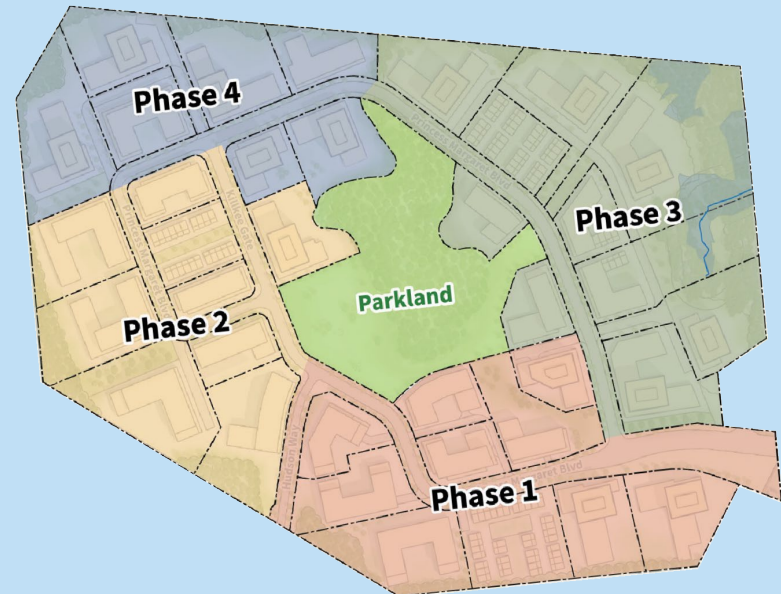
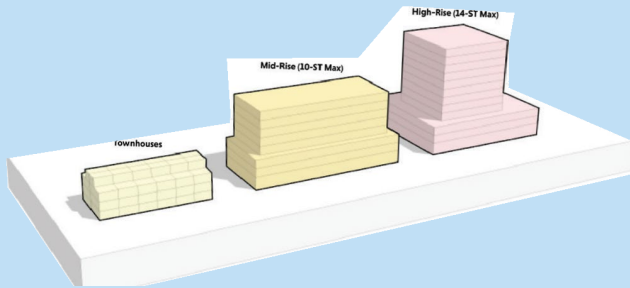
Each site is zoned HR2 within HRM's Centre Plan, providing "as-of-right" high-density development opportunities with completely upgraded utility services (water, wastewater, stormwater, power, communications and natural gas) delivered to each site.

# The Opportunity



## Quick Facts - OBV

- Sites:** 36 premium, “shovel-ready” development sites
- Timing:** Delivered in 4 phases between 2026 and 2032
- Zoning:** HR2 (HRM Centre Plan) - As-of-Right High Density Residential - “building permit ready”
- Utility Services:** Fully serviced with new water, wastewater, stormwater, power, communications and natural gas services
- Total Units:** 5,300+ residential units
- Buildings:**  
High-rise - 14 storeys  
Mid-rise - 10 storeys  
Townhomes - 3 storeys
- Parkland:** Dedicated central parkland (6.88 acres)
- Masterplan:** Community masterplan in place (available upon request)
- Multiple Sites:** Staggered closings and price discounts available



# The Opportunity



## Quick Facts - Phase 1 availability

- Sites: 10 premium, “shovel-ready” development sites
- Timing: 3 sites sold and in development, 7 sites available
- Zoning: HR2 \*HRM Centre Plan” (As-of-Right High Density Residential) - **building permit ready**
- Utility Services: Fully serviced with new water, wastewater, stormwater, power, communications and natural gas services
- Total Units: 1,400 residential units and 30,000 sf of commercial/retail space



Phase 1



LEGEND

- Blue: Phase 1
- Red: Sold Lots

## A Closer Look at Phase 1



Lot	LOT AVAILABILITY	Type, Height (Storeys)	LOT AREA (Sq M)	LOT FRONTAGE (m)	BUILDABLE RESIDENTIAL (Sq Ft)	BUILDABLE COMMERCIAL (Sq Ft)	ESTIMATED UNIT COUNTS
1	SOLD	Highrise (14)	6,318	104	173,756	6,109	172
2	SOLD	Highrise (14)	5,302	62	172,306	5,977	171
3	SOLD	Townhouse (3)	6,808	12	63,722	0	37
4	AVAIL	Tall Midrise (10)	7,278	22	227,484	0	226
5	AVAIL	Tall Midrise (10)	5,294	105	188,099	0	187
6	AVAIL	Tall Midrise (10)	3,788	164	148,649	4,273	147
7	AVAIL	Tall Midrise (10)	3,430	28	115,642	4,397	115
8	AVAIL	Tall Midrise (10)	3,096	109	131,901	0	131
9	AVAIL	Tall Midrise (10)	5,656	54	126,979	3,824	126
10	AVAIL	Highrise (14)	3,365	118	158,630	4,733	157

# Investment Options



This is a rare opportunity to acquire “development-ready” infill sites at scale, providing a long-term multi-residential development pipeline. The size and scale of this opportunity, located centrally within one of the fastest-growing municipalities in Canada, will allow developers and investors to take advantage of Halifax’s ambitious growth targets.

Developers and investors have several investment options:

- Developer - Acquire one or more sites (phased closing of land available) and develop internally
- Developer - Develop for sale at completion to institutions or private wealth
- Investor - co-invest with local developer for long-term hold
- Investor - create new development entity and partner our local service providers
- Institution/Funds - engage with a local/regional merchant developer to develop buildings for a long-term hold strategy

We are available to assist investors and developers to find required investment partners needed to complete your development.

# The City Halifax, Nova Scotia

**Legend**

- Downtown Halifax
- Ocean Breeze Village



# The City

## Halifax, Nova Scotia

Population (2025)	517,115
Population Growth (2021-2025)	68,139
Average Growth Rate (2021-2025)	2.9% ↑
Unemployment Rate (January 2026)	5.3%
Unemployment Rate (National)	6.4%
Real GDP Growth (2025)	2.3%
Real GDP Growth(National)	1.1%

Average Monthly Rent (Oct 2025)	\$ 1,750
Average Annual Rent Growth	7.2% ↑
Apartment Vacancy Rate (Oct 2025)	2.7%
Apartment Vacancy Rate (Oct 2024)	2.1%



Halifax, Nova Scotia, has developed one of Canada's most diverse and rapidly growing urban economies, shifting from a traditional reliance on defense and fishing to a knowledge-based, tech-forward, and trade-oriented hub. As the capital of Nova Scotia, Halifax generates over half of the province's GDP.

## Industry Diversification

- Ocean Technology & Economy:** Known as "Canada's Ocean City," this is a premier sector with 500+ companies. It includes research, marine defense, and aquaculture, heavily supported by the Bedford Institute of Oceanography (located adjacent to Ocean Breeze Village).
- IT, Gaming, & Digital Media:** There are 30,000+ people employed in IT across the province, with a strong focus on startups, software development, and AI.
- Life Sciences & Health:** A major growth area, benefiting from low operating costs for research centers and proximity to universities and hospitals. There are over 40,000 health care workers located in Halifax.
- Financial Services & Insurance:** A mature sector with 1,300+ firms, including major national and international offices.
- Transportation & Logistics:** Leveraging its deep-water harbor, the Port of Halifax connects to 150+ countries, supported by extensive rail and air logistics infrastructure.
- Defense & Shipbuilding:** The Halifax Shipyard is a major employer, undergoing major modernization and continuing to build arctic and offshore patrol ships for both the Navy and Coast Guard. CFB Halifax is the largest military base (by population) in Canada, employing over 11,000 people.
- Education:** Approximately 20,000 people are directly employed in seven universities and colleges located in Halifax, with 40,000 students attending post-secondary institutions in Halifax each year.



## Economic Drivers & Strengths

- **Rapid Population Growth:** As of 2025, the population has surpassed 515,000, driven heavily by international migration, which boosts demand for housing, services, and local consumption.
- **Educational Hub:** With seven universities and three Nova Scotia Community College campuses, the city possesses a highly educated, young workforce that feeds into its innovation ecosystem.
- **Strategic Location & Quality of Life:** The city offers a unique blend of urban amenities, a low cost of living compared to Toronto/Vancouver, and close access to nature, making it attractive for talent attraction.

## Recent Trends and Future Focus (2022-2027)

- **Inclusive & Sustainable Growth:** The "[People. Planet. Prosperity. Halifax's Inclusive Economic Strategy](#)" focuses on green innovation (HalifACT climate plan), accelerating Indigenous and African Nova Scotian business growth, and increasing housing stock.
- **Future Growth:** HRM is using industry diversification and these economic drivers to develop long-term growth projections, including increasing real GDP to \$34 billion and our population to 650,000. This long-term planning will allow the City to ensure they have the infrastructure in place to meet these goals.

## Key Challenges

- **Housing and Infrastructure:** Rapid population growth has resulted in low vacancy rates and pressured school/healthcare systems.
- **Planning & Transportation:** Population increases have required HRM to revise both its Municipal Planning Strategy and transportation plans to accommodate current and future population growth.

# The Location



## The Location

Located in Dartmouth on the Bedford Basin, next to the MacKay Bridge, the Bedford Institute of Oceanography and Canadian Coast Guard Base



- Centrally located in the heart of the Halifax Regional Municipality (HRM)
- 7.5 km to Downtown Halifax
- 2.0 Km to the Burnside Industrial Park
- 5.0 km to [Dartmouth Crossing](#)
- Direct connection to the MacKay Bridge, Hwy 111
- Halifax Transit bus access onsite



# The Location



# The Views

100 ft (30m)

View: East towards the Atlantic Ocean - Dartmouth, Halifax Harbour, MacDonald Bridge, Downtown Halifax (top right)



\* pre-existing Ocean Breeze buildings have been removed from the images. Photo perspective from Lot 6/Lot 11

# The Views ·

100 ft (30m)

View: South East -Lot 4 in the foreground, Halifax Harbour, MacKay Bridge



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# The Views ·

100 ft (30m)

View: South - Bedford Institute of Oceanography, Canadian Coast Guard base and entrance to Bedford Basin



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# The Views ·

100 ft (30m)

View: Southwest - Coast Guard base and Bedford Basin. Halifax West and Bedford across the basin



*\* pre-existing Ocean Breeze buildings have been removed from the images. Photo perspective from Lot 6/Lot 11*

# The Views ·

100 ft (30m)

View: West Southwest - Bedford Basin and Bedford (great sunset views)



*\* pre-existing Ocean Breeze buildings have been removed from the images. Photo perspective from Lot 6/Lot 11*

# The Views ·

100 ft (30m)



View: West - Bedford Basin and Bedford (great sunset views)



*\* pre-existing Ocean Breeze buildings have been removed from the images. Photo perspective from Lot 6/Lot 11*

# The Views ·

100 ft (30m)



View: West - Bedford Basin and Bedford (great sunset views)



*\* pre-existing Ocean Breeze buildings have been removed from the images. Photo perspective from Lot 6/Lot 11*

# The Views

100 ft (30m)

View: North - Burnside Industrial Park (largest industrial park east of Montreal and north of Boston, employs approx. 30,000 people, which is similar to employment in Downtown Halifax)



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## Ocean Breeze Village

Ocean Breeze Village marks an unprecedented scale of infill redevelopment, not only in Halifax, but across Atlantic Canada. This unique opportunity comes at a critical juncture, as cities across Canada face housing supply crises and infrastructure deficits, and government support for large scale developments has never been stronger.

Basin Heights Community Limited Partnership was formed in 2022 by Fares & Co., T&H Group and Cresco to pursue a common vision. Each of the partners brings a wealth of experience and expertise across the breadth of development, and the unique skills needed to bring positive transformational change to Ocean Breeze Village.

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