



Ocean Breeze Village

Where Vision Becomes Place



Origins

Ocean Breeze Village was designed and built as military housing in the 1950s and 60s. The 57-acre site is nestled within a forested enclave just west of the MacKay Bridge in Dartmouth, Nova Scotia. Privatized in the 1990s, the site has operated as an investment property for the last 30 years.



The Site

57-acre forested enclave west of the MacKay Bridge in Dartmouth, NS

1950s - 60s: Ocean Breeze Village built as military housing

1990s: Privatized & operated as an investment property for ~30 years

2022: Purchased by Basin Heights, master planned for as-of-right high-density

2024-2025: Phase 1 site clearing and delivery of 10 newly serviced lots



By the Numbers

	PHASE 1	SITE
Newly Serviced Lots	10	36
Residential SF	1.5M	5.5M
Residential Units	>1,400	>5,300
Commercial / Retail SF	30,000	64,000
Timeline for New Services	2025	2027-2032

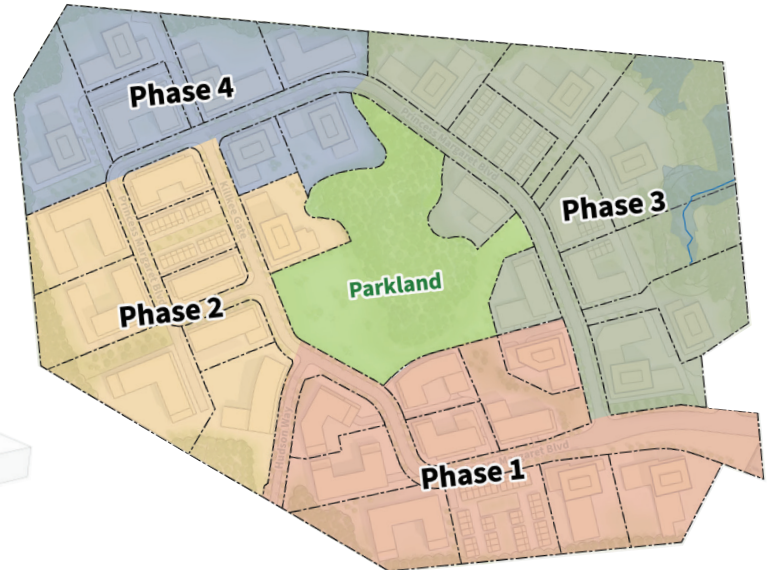
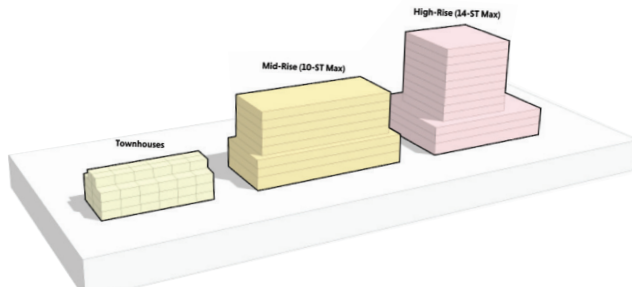


Vision

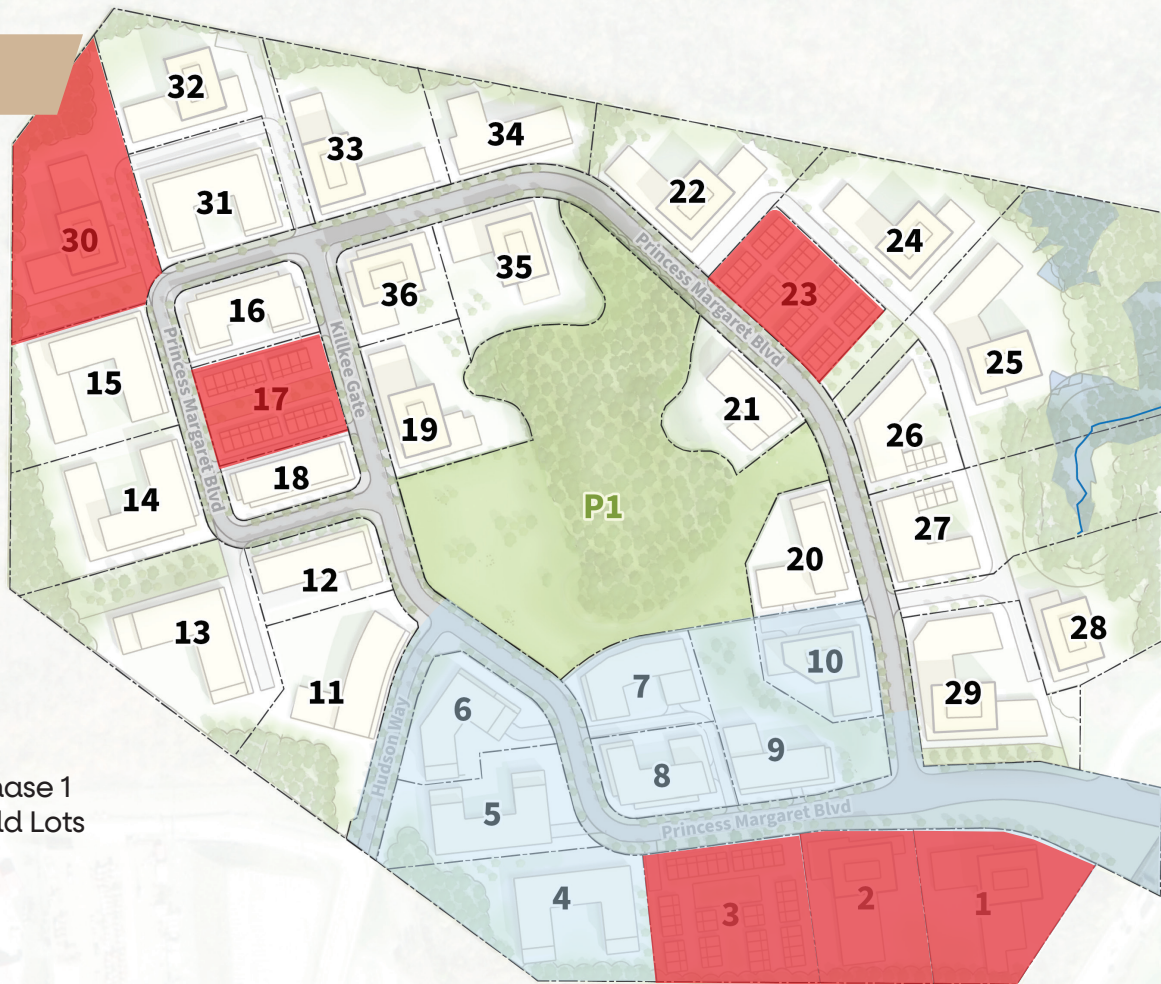
Ocean Breeze Village was acquired by Basin Heights Community Limited Partnership in 2022. The group has since fostered a vision for building a diverse, vibrant and livable community. The comprehensive masterplan includes a mix of building types – townhouses, tall midrise, and highrise – with easy access to a large central park. Installing all new services (water, wastewater, stormwater, power, communications and natural gas) will pave the way for this as-of-right high-density redevelopment.

Master Plan Highlights and Progress

- Current HR2 zoning for as-of-right high-density development of varied building types
- Service renewal in four phases 2024-2032
- Existing street network expedites approvals
- 2024-25: Phase 1 site clearing and delivery of 10 newly-serviced lots



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



Ocean Breeze Village

Ocean Breeze Village marks an unprecedented scale of redevelopment, not only in Halifax, but across Nova Scotia. This unique opportunity comes at a critical juncture, as cities across Canada face housing supply crises and infrastructure deficits.

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.