

# SHEARWATER COURT COMMUNITY INFORMATION SESSION

Meeting Date ► **Thursday April 3, 2025**

# AGENDA

## Agenda Welcome & Introductions

Overview of the session

Introduction of project team members

## Project Overview

Purpose of the Shearwater Court  
Redevelopment

- Key details of the new development
- Timeline & phases of construction

## Key Focus Areas

- Health & Safety considerations
- Community impact & communication strategy

## Construction & What to Expect

- Temporary changes (traffic, fencing, access points)
- Noise, dust, and other impacts
- Mitigation measures

## Community Engagement & Questions

- How residents can stay informed
- Open floor for questions & concerns

## Closing Remarks

- Next steps
- Contact information & resources

# PROJECT TEAM

- ▶ Barron Meyerhoffer, Director of Development, OCH
- ▶ Dylan Bennett, Project Manager Development, OCH
- ▶ Gordon Downes, Director of Construction, OCH
- ▶ Bei Bai, Project Manager, Construction, OCH
- ▶ Marc Cousineau, Access Worker, OCH
- ▶ Mario Luzincourt, Access Worker, OCH
- ▶ Christa Allevato, Coordinator, OCH
- ▶ Michael Nickoluk, General Contractor, Beaudoin Canada
- ▶ Jessie Smith, Architect, CSV Architects

# SHEARWATER COURT REDEVELOPMENT

- **Modern, Six-story apartment building with 45 residential units**
- **Unit breakdown:**
  - 22 three-bedroom homes
  - 11 two-bedroom homes
  - 12 one-bedroom homes
- **Accessibility:** 11 of the 45 units will be barrier-free
- **Housing impact:**
  - Nine fully renewed homes
  - 36 additional affordable homes

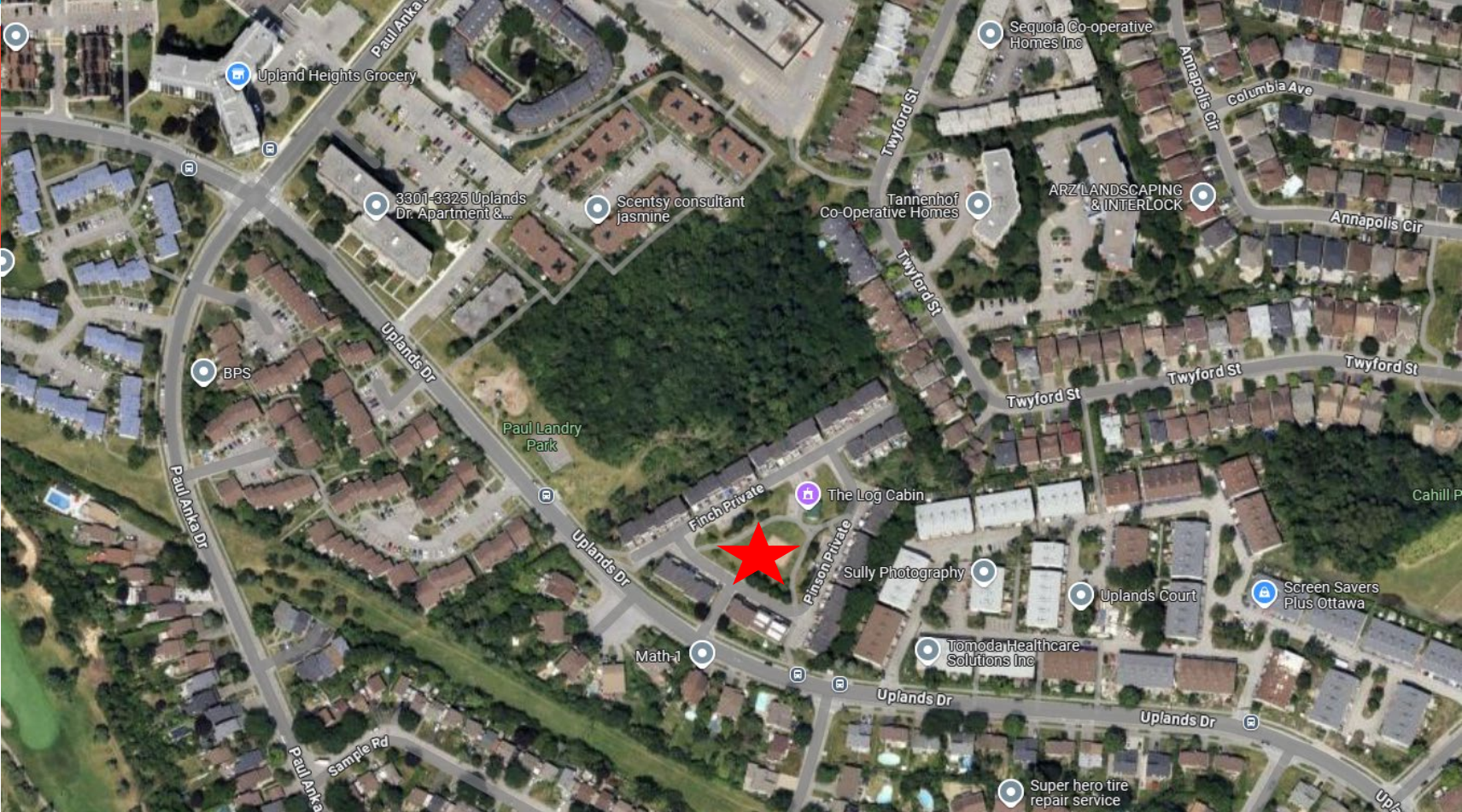


**Site Plan**

# NEW DEVELOPMENT



# NEIGHBOURHOOD LOCATION



# PROJECT SCHEDULE & KEY PHASES

## Project Timeline

- **Start Date:** May 2025
- **Estimated Completion:** Spring 2027

## Key Phases of Development

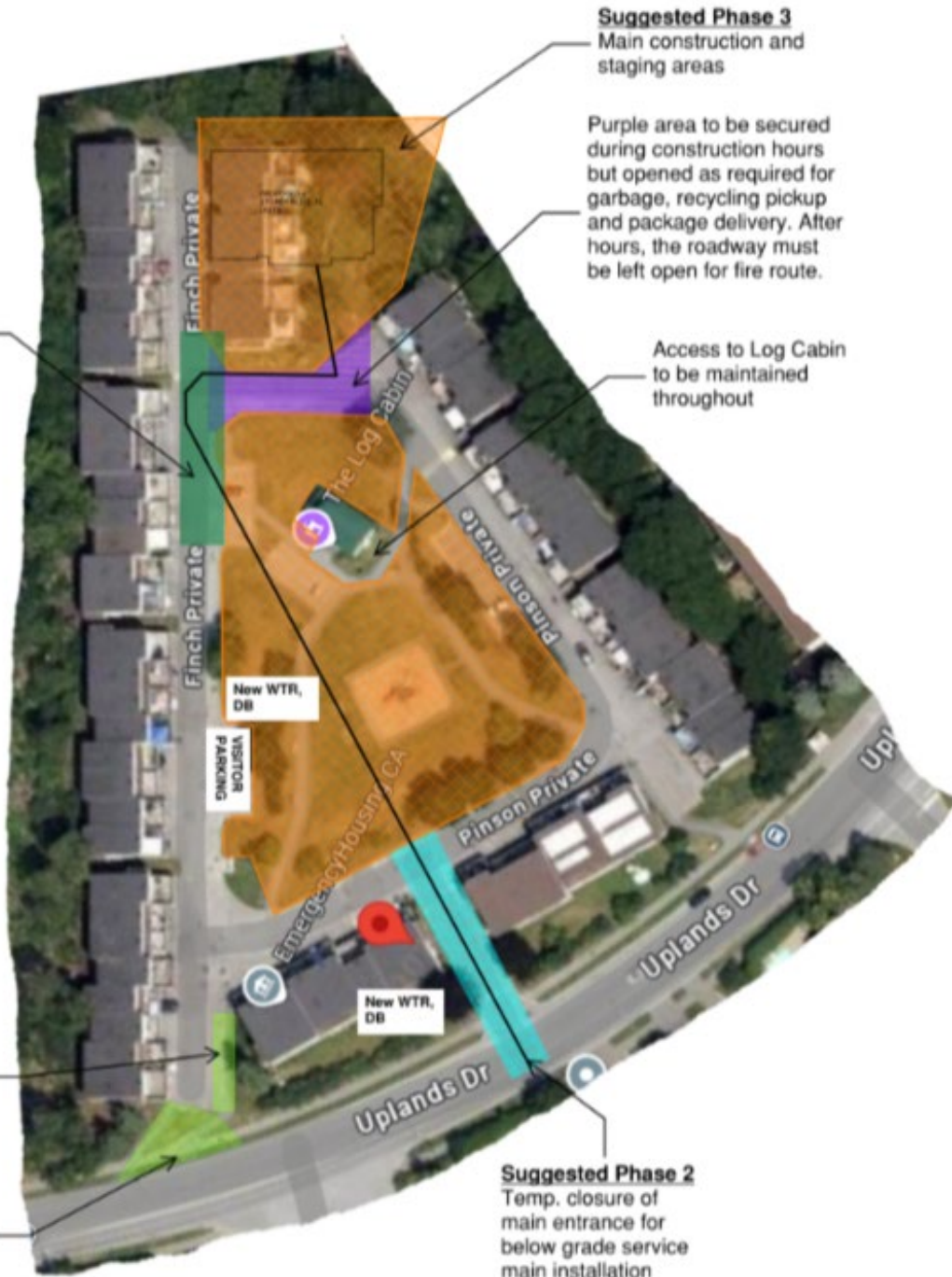
- **Site Preparation** – Establishing a temporary entrance from Uplands Drive
- **Secure Work Zone** – Installing fencing around the construction and staging area
- **Demolition** – Removing the existing nine units to clear space for redevelopment
- **Infrastructure Upgrades** – Installing new utilities from Uplands Drive
- **Construction Begins** – Building the new six-story apartment complex



Contractor to maintain access for fire truck and service vehicles. Contractor to minimize impacts and obstructions from new site services work to the fire route.

Existing sidewalk to maintain

**Suggested Phase 1**  
Proposed temp./vehicular and pedestrian access



**Suggested Phase 3**  
Main construction and staging areas

Purple area to be secured during construction hours but opened as required for garbage, recycling pickup and package delivery. After hours, the roadway must be left open for fire route.

Access to Log Cabin to be maintained throughout

**Suggested Phase 2**  
Temp. closure of main entrance for below grade service main installation

# KEY FOCUS AREAS

## Health & Safety

- Commitment to a safe construction environment for residents and workers
- Strict adherence to all by-laws, building codes, and safety regulations

## Community Engagement & Communication

- Open and transparent updates throughout the project
- Multiple communication channels to keep residents informed

## Respect for the Neighborhood

- Proactive measures to minimize disruptions (noise, dust, and traffic)
- Encouraging a positive relationship between the construction team and the community

# WHAT TO EXPECT

- **Noise** – Construction activities may generate noise; efforts will be made to minimize disruptions.
- **Dust** – Dust control measures will be in place to reduce airborne particles.
- **Traffic** – Temporary road adjustments and construction vehicle movement may impact traffic flow.
- **Inconvenience** – Some disruptions to daily routines are expected, but mitigation strategies will be implemented.
- **Communication** – Regular updates will be shared to keep residents informed about progress and key developments.
- **Access to Information** – Multiple channels, including the project website and email, will be available for inquiries and updates.

# QUESTIONS



Ottawa  
Community  
Housing

Logement  
communautaire  
d'Ottawa

# WAYS TO STAY CONNECTED

Website: <https://www.och-lco.ca/construction/shearwater-court/>

Email: [info@och.ca](mailto:info@och.ca) Subject Line: Shearwater Court Renewal



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