



Zibi

One Planet Living® action plan progress review
May 2024



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Report overview

Report overview

Organisation:

Zibi

Project type:

Real estate

Description:

Zibi is a 34-acre redevelopment project by Theia Partners and Dream Unlimited Corp, overlooking the Ottawa River and straddling the cities of Gatineau and Ottawa, Canada. Zibi will be home to over 5,000 people and over 6,000 jobs, with commercial space, riverside retail and nearly 8 acres of riverfront green spaces.

Reviewer:

Nicole Lazarus

Sign-off and quality review:

Sue Riddlestone

Date of review:

May 2024



Harvest festival © Zibi

Leadership status:



One Planet
Living®

Leader
2024

Current status of Zibi

Current status of Zibi

Zibi – meaning ‘river’ in the Algonquin language – is a unique redevelopment project by Theia Partners and Dream Unlimited Corp, located on islands on the Ottawa River at the crossroads between the cities of Gatineau and Ottawa, Canada. The status of the buildings onsite is:

Complete or mostly complete:

- The 70 units of O Condominium, (block 13) occupied since 2018.
- 71 units of Kanaal (block 205a), occupied since 2020.
- La Ruelle (block 2/3), a restoration of an industrial brick building completed in 2019, currently one tenant: Spaces, a shared office concept.
- Block 208 is a commercial building with a retained façade, completed at the end of 2020. It was occupied in 2021 by Spaces, then Zibi offices moved in in May 2022.
- Block 301, a public underground carpark in Ontario completed in 2019.
- Block 211, an office building leased to the Federal government, since 2022.
- Aalto (block 10), a predominantly affordable 162-unit rental building in Quebec, with plenty of amenity space, completed and occupied since 2021.
- Aalto II (block 11), also predominantly affordable, 148 apartments completed in 2023

Under construction:

- Block 206, shared rental accommodation with an affordable housing element. Construction will be complete in 2024.

- Block 207, a commercial building. Construction to started in 2021 and will complete in 2024.

In design:

- Block 7, space that could accommodate a grocery store and commercial office space on hold.
- Block 204, design advanced in 2023.

Parks, plazas and public spaces are also a critical component of the Zibi redevelopment:

- Wasa Zibi Plaza was completed in 2020.
- Pangishimo (sunset) park was completed and opened in 2021.
- Head St Square opened in 2021 and held many public open-air events.
- The One Planet Living Centre opened in 2022, showcasing all 10 of the One Planet Living (OPL) principles, hosting visits and community meetings.
- Terasini park opened in 2023.
- Mokaham (sunrise) park will undergo design review by the National Capital Commission in 2024.
- The Zibi zip-line, allowing you to ride a highwire from Ontario to Quebec, again welcomed thousands of visitors in 2023, its third year.

Bioregional and One Planet Living

Bioregional and One Planet Living

About Bioregional

Bioregional is a purpose-led sustainability consultancy. It has worked in over 20 countries on sustainable development, working with local communities, cities, and companies.

Bioregional devised the One Planet Living framework, based on our experiences creating the multi-award-winning BedZED in South London, the UK's first large-scale sustainable community. One Planet Living has guided the development of real estate across the world, shaping exemplar communities that enable sustainable living.

About One Planet Living

One Planet Living® is a vision of a world where it is easy and attractive to live happy, healthy lives within the limits of our Earth's resources.

We need this vision because if everyone lived as we do in Western Europe, we would need almost three planets to support us. The measure of this is called 'ecological footprinting'. Meanwhile, many lack what they need for a good life, and wildlife is being pushed out to make room for our demands.

The One Planet Living framework consists of 10 principles which cover the activities that drive resource consumption, and the elements that form the basis of a good life for everyone. The principles are used to identify the needs in a local area, to relate these to the planetary bottom-line, and then to structure responses to those needs.

	Health and happiness	Encouraging active, social, meaningful lives to promote good health and wellbeing
	Equity and local economy	Creating safe, equitable places to live and work which support local prosperity and international fair trade
	Culture and community	Nurturing local identity and heritage, empowering communities and promoting a culture of sustainable living
	Land and nature	Protecting and restoring land for the benefit of people and wildlife
	Sustainable water	Using water efficiently, protecting local water resources and reducing flooding and drought
	Local and sustainable food	Promoting sustainable humane farming and healthy diets high in local, seasonal organic food and vegetable protein
	Travel and transport	Reducing the need to travel, encouraging walking, cycling and low carbon transport
	Materials and products	Using materials from sustainable sources and promoting products which help people reduce consumption.
	Zero waste	Reducing consumption, re-using and recycling to achieve zero waste and zero pollution
	Zero carbon energy	Making buildings and manufacturing energy efficient and supplying all energy with renewables



One Planet
Living®

A framework
by Bioregional

One Planet Living Action Plan

Zibi's One Planet Living Action Plan

The Zibi One Planet Living Action Plan was developed in April 2015. The One Planet Living principles have now been embedded into the by-laws of the project, in both the Gatineau and the Ottawa municipalities.

The One Planet Living Action Plan was then updated in December 2017, following changes in the development site.

This Annual Review looks at progress in delivering the 2017 action plan during 2023-24 and Zibi's 2023 data.



Local, sustainable, food: vegetable beds at O Condominium
© Zibi

Review summary and highlights

Review summary

Comment from Ashley Graham, Sustainability Project Manager at Zibi



Zibi is pleased to present its progress on its One Planet Living Action Plan for 2023. As the project continues to grow, we also continue to tackle actions within our Plan. Within these actions we face challenges but also see progress and have clear direction on where to focus efforts for the next couple of years.

As the first zero carbon community in Canada's National Capital Region, we hope to serve as a model for other local projects to push the envelope and provide more sustainable community options.

Comment from Leadership Reviewer, Nicole Lazarus at Bioregional



Zibi continues to deliver a truly comprehensive approach to One Planet Living. The team are showcasing pioneering approaches across all 10 OPL principles and at every stage of the project all at once; from consultation, design, construction site practices and post-occupancy community building.

In the heart of Canada's great capital city, the Zibi team present One Planet Living to the public as a positive, inspiring vision for the future, which it was always intended to be. I'm particularly impressed with the resident and staff surveys and with the quality of progress reporting.

Comment from Bioregional – Sue Riddlestone, CEO of Bioregional



Zibi is truly a global leader, a sustainable community which is enabling One Planet Living for its residents and workers. The thoughtful and thorough approach of the team, and its continued engagement with the indigenous Algonquin community at this important cultural location, has already delivered so much.

As one would expect, buildings have a low energy demand, but also, a thriving community with high levels of reported happiness and rated by Walkscore as a bikers' paradise.

Around 75% of the development is still to come, and in the year ahead, Zibi will be completing the final domestic hot water element of its ground-breaking zero carbon energy strategy. It will be improving its performance on waste and water.

Zibi is pioneering the community of the future now. An inspiration for policymakers and real estate professionals to visit, making the business case for that wider change the world needs the whole sector to take on. All the while, creating a great place for people to live and work.

2023-24 summary of progress and highlights




- ❑ Zibi's **zero carbon energy strategy** is progressing brilliantly and even at this incomplete stage is already delivering greenhouse gas intensity of 3.3kgCO₂/m²/year as compared with 15.2kgCO₂/m²/year for business as usual. Carbon emissions will reduce further still during 2024 when the domestic hot water supply is connected to the zero carbon district heating system.
- ❑ Zibi continues to provide an **inspiring cultural hub**, both for residents and visitors, with many events, such as the Zipline and Festibière, initially trialled as one-offs but now popular annual events. The One Planet Living visitor centre continues to welcome interested visitors and hosts tours of the Zibi neighbourhood and of the Zero Carbon Utilities infrastructure.
- ❑ The One Planet Ambassador is providing superb progress reports enhanced by **excellent monitoring data and surveys** of residents and workers. She has a thorough understanding of how Zibi is doing against all of the indicators and targets in the One Planet Action Plan as well as a good understanding of how residents feel about their community. This enables the Zibi team to be proactive about keeping the ambitious vision on track.
- ❑ The **Resident Sustainability Committee** is getting nicely established now, taking on more responsibilities from the One Planet Ambassador, engaging with the resident community and delivering great community events.
- ❑ The new co-living apartments to be completed in 2024 are an exciting and innovative way to provide an **affordable housing solution**.
- ❑ In 2023, Zibi launched a great **new onboarding video** to introduce construction tradespeople to the concept of One Planet Living and what it means for working practices on site ([available here](#)).

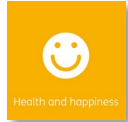


Water Woman mural © Zibi

Overview of progress in 2023-24

Since the review undertaken last year there has been significant improvement against many One Planet Living principles, with a number of them already having a high degree of certainty over their deliverability. Progress is shown below using the following traffic light system.

-  Well addressed
-  Adequately addressed
-  Not fully addressed



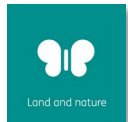
This year, Zibi residents' reported happiness scores rose compared with last year. Health satisfaction targets are being met for residents, Zibi staff and for construction staff. The residents survey response rate doubled, despite a slightly lower feeling of community involvement being reported. A lively programme of community events were delivered by Zibi and by the Resident Sustainability Committee.



Affordable homes currently account for 45% of units delivered. In addition, Common at Zibi opens in 2024, offering 48 co-living units, each accommodating up to 5 residents, along with 2 more floors of affordable homes. Commercial tenant, Spaces, operates 2 flexible workspace premises, one on each side of the river. Zibi continues to be a socially responsible tourist destination with a sustainability tours programme and world class cultural events. Zibi continues to creatively look for ways to create economic opportunities for indigenous workers.



New artworks continue to provide unique and inspiring interest throughout Zibi. A new Cultural Committee has just been established with indigenous members from the Algonquin community, replacing the original Memengweshii Council. The resident community portal membership doubled to 175 members where the OPA continues to share sustainability content. Zibi released a new OPL onboarding video for trades and continued a poster campaign and sustainability competition on the construction site. The OPA continues to welcome residents, workers and visitors at the One Planet Living Centre.






Phase 3 decontamination work took place this year with the removal of large quantities of contaminated soil. Terasini Park's riverfront space now opens up the shores of the Ottawa River, featuring flood resistant exposed bedrock shelves, retained mature trees and newly planted native species. Residents continue to report an increase in their time in nature. Biodiversity gain is being tracked as number of native plant species, which continue to rise along with culturally significant species too.



Zibi is not quite meeting its ambitious potable water reduction target but consumption levels are well below the baseline for the area and the OPA plans to engage residents on this subject this year. Targets for non-potable water use in toilets are also falling behind. Drought tolerant plants mean no potable water is needed for irrigation. Practices for clean stormwater runoff have improved this year but suspended solids are still exceeding target levels. Plans for further improvement are in place.



Overview of progress in 2032-24 continued

-  Well addressed
-  Adequately addressed
-  Not fully addressed



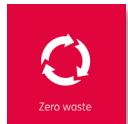
Food growing on site at Zibi continued to flourish with the new Aalto II block also providing growing space for residents. Sadly, the Two Beets community supported agriculture initiative has closed so Zibi is working with a new CSA provider. Growing numbers of surveyed residents report significant use of local, organic, plant-based and fair-trade food. The Resident Sustainability Committee has taken over delivery of balcony gardening workshops and delivered another successful event this year.



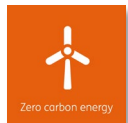
With the help of federal funding, ZIBI almost doubled its EV charging provision this year. Parking provision has dropped and now meets the target 0.7 spaces per household. Bus services across the Chaudières Bridge began this year. Walkscores continue to increase, and all properties have "excellent transit" and are a "biker's paradise" according to WalkScore.com. In the resident survey, 23% have an EV or hybrid and 13% have no vehicle. Most short journeys are done by non-car means.



Zibi is still on track for retaining existing buildings and facades and for creative reuse of demolition materials, with trusses salvaged from a previously demolished building installed in Head Street Square. The construction team exceeded targets for recycled content and local sourcing. A specialist contractor gathered data for all construction materials. Embodied carbon analyses of big hitter materials demonstrated good savings. Zibi held two successful Repair Cafes.



Where visual waste audits were possible, residents exceeded the project target for 20% absolute waste reduction. Of that smaller waste quantity, the recycling rate met the Ottawa baseline but has not yet met the OPL target of 70%. On construction waste, however, waste diversion on the Ontario site fell below the 90% target to 76% and the Quebec site diversion rate was high but audits delivered incomplete data (missing residual waste metrics).



In 2023, Zibi resulted in CO2 emissions of just 3.3kgCO2/m2, compared with 15.2kgCO2/m2/year for business-as-usual design. This ultra-low result was delivered through both energy efficiency, by meeting heat demands from post-industrial waste heat, cooling demands from the river and through the groundbreaking Zibi Community Utility district energy company. Post occupancy monitoring shows that space heating and cooling demands are roughly as designed, with a few commissioning anomalies still playing out. Electricity consumption is higher than expected so the OPA plans some residents' engagement activities for 2024.



Key plans for 2024-25

The OPL team at Zibi is now in full force, allowing for a strong focus on engagement and activities on site that will support sustainability commitments and help to ensure targets are met in 2024.

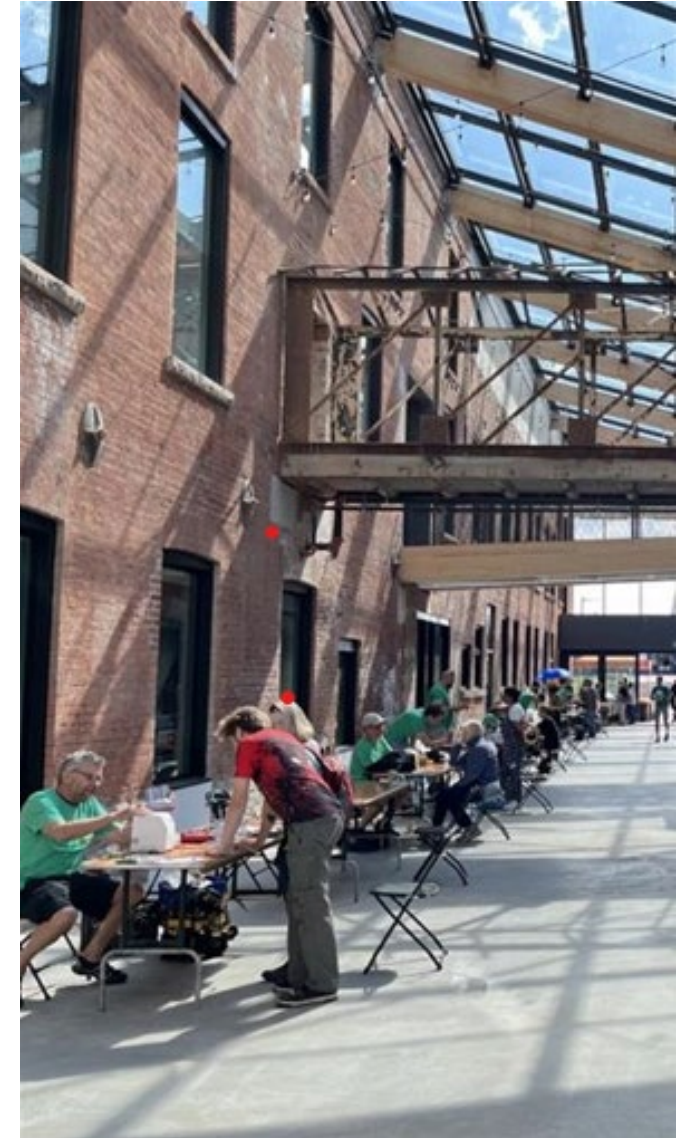
Zibi looks forward to hosting more **Repair Cafes**, an event that brings in people from all over the region and which last year helped to divert over 120 broken items from landfill. The RSC will host another **gardening workshop and seedling swap**. Up to three garden committees will come together in 2024 as Aalto II and Block 206 begin to occupy and Aalto I terrace boxes are installed.

Zibi's OPA is ready to welcome a new Construction Manager and trade workers for construction of Block 204. Learning will be passed from phase to phase. They will continue to work toward better **construction waste diversion with a strong signage and education program**. They plan to document creative waste diversion that is happening on the construction site.

Zibi will work with the **Algonquin community** to establish a new cultural committee which will continue to bring cultural integrity to the project.

Finally, the **district thermal energy system will be fully operational**, meaning that domestic hot water, the last piece of the puzzle, will be heated by the plant, making Zibi a zero carbon community.

Repairers in action at a
Repair Cafe
© Zibi



Suggestions from the reviewer

Bioregional and the Zibi team have discussed suggestions for further action in 2024:

1. The Zibi OPAP was last updated in 2017. The majority of goals and targets in the plan remain aspirational and relevant. In a few areas, best practice in the industry has progressed in a good way and so the Zibi team might consider **refreshing certain targets** for future phases to stay at the pinnacle of sustainability best practice. The targets that could be refreshed include:
 - Domestic potable water consumption (l/p/d)
 - Thermal energy demand intensity (kWh/m²)
 - Energy use intensity (kWh/m²)
 - Life cycle embodied carbon (kWh/m²)
2. **Construction waste reporting** was problematic this year and so it would be great to get full reporting back in place and hopefully to get back to achieving the 90% diversion target.
3. Access to nature and increasing species diversity is progressing well at Zibi so a further win-win could be to initiate some **citizen science projects** where residents learn about and report on species sightings for birds, butterflies or other insects
4. The resident survey is getting a good response rate now and could include a question or two about **reuse, sharing and repairing of goods**.

Appendix

Detailed review of progress against Zibi's One Planet Living Action Plan



Detailed review of progress against Zibi's One Planet Living Action Plan

This section reviews the progress against the targets set out in Zibi's One Planet Living Action Plan. It takes into account the latest changes made to the Action Plan in 2017.

	Substantially or entirely completed, or a high degree of certainty over deliverability
	On track for a long-term target
	Substantially incomplete, behind schedule or doubt over delivery

Health and happiness

Outcomes	Indicators	Baseline	Progress in 2023	Plans for 2024
Increase happiness for Zibi residents	> 75 % of residents 'happy' with their lives	Ottawa-Gatineau: 8/10 2018: 3.75/4	Survey: average response 4.0 (up from 3.8). 78% of respondents rated 4 or better (up from 58%).	Zibi will continue to market the online community portal and the community mailing list to gain even more followers and reach even more community members. The Resident Sustainability Committee (RSC) is now well established. They have plans for repeating successful

Create opportunities for community involvement, learning and creative expression	> 70% of residents feel actively involved in their community	58% for Ottawa-Gatineau, (O&G) 65% for all of Canada	45% feel engaged, down from 58% in 2022, however survey response rate was up to 19%, suggesting a greater level of engagement.	events as well as new ones, and the Zibi events team has been marketing vacant commercial spaces to host a variety of activities.
	> 12 events / classes held per year within community spaces	n/a	Zibi hosted 24 events/workshops in 2023, 7 of which were exclusive to community members.	
Support better health outcomes	> 85% of residents/workers indicate overall satisfaction with their health >85% of workers indicate increased satisfaction working at Zibi as compared to other sites	63.6% of O&G residents perceive their health as very good; and 72.3% perceive for their mental health. Canadian average is 59.9% and 72.2% respectively	Survey: 79% of site staff and 92% of trade workers (average 86%) rated overall satisfaction with their health at 4 out of 5, or better. 73% of staff and 28% of trade workers said working at Zibi was better than other jobs.	Zibi will continue to advocate for a healthy, sustainable lifestyle and organize physical outdoor activities where possible. Zibi's OPA will connect with the new Construction Manager (CM) for Block 204 to ensure workers are aware of resources available to them.

Equity and local economy

Outcomes	Targets / indicators	Progress in 2023	Plans for 2024
Plan for 7% affordable housing	7% of total units social housing	<p>With Aalto I and II both now complete, 45% of the total number of units in the community are affordable. In addition, block 206 will have 2 floors of affordable housing units managed by Ottawa Community Housing as well as 7 innovative co-living floors, offering a variety of more affordable options.</p> <p>This number will decrease over the years, but Zibi is currently responding to market needs and leveraging on government financing programs.</p>	Occupancy of Block 206 will begin in 2024 which will feature affordable units thanks to the Canada Mortgage and Housing Corporation's Rental Construction Financing initiative and a partnership with Ottawa Community Housing.
Promote and give precedence to smaller, local and/or ethically run enterprises	50% of retail space storefronts that contain small, local, and / or ethical businesses, as a % of total Zibi storefronts	Due to lasting impacts from the pandemic, there were no additional new commercial tenants in 2023. Spaces, a coworking establishment still occupies space on both the Gatineau and Ontario sides of Zibi; their business values align well with Zibi's and collaboration on waste management has been particularly good.	As Zibi waits to welcome new commercial tenants, the sustainability team is standing by to provide OPL guides for different types of businesses to ensure any new tenants have the tools and information necessary to operate sustainably from the very beginning.
Engage Zibi residents in Fair Trade programs and products	One fair-trade business will be in place by the time that 50% of retail storefronts are occupied	No leases for retail are yet in place.	Leasing representatives continue to target Fair Trade businesses. In the meantime, the OPA is sharing information on local businesses in the surrounding area that offer Fair Trade products with the community.

Provide opportunities for all community members to democratically participate in governing and managing Zibi	Set up association within 1 year of first occupancy	<p>The Resident Sustainability Committee (RSC) met regularly throughout 2023 to plan events and discuss ways to promote sustainable living among residents at Zibi. A preliminary Charter has been drafted outlining the structure, roles and responsibilities of the RSC. The intention is that the RSC evolves into a Residents' Association when the community is ready for such a thing.</p> <p>In addition, a social committee was formed at Kanaal condos.</p>	The RSC will explore how to collaborate meaningfully with the Kanaal Social Committee, which will be a sort of pilot for growing branches into all residential buildings. The RSC will continue to put out callouts for more members, targeting the rental properties and O condos as they are currently only represented by one member each on the committee.
Create a socially responsible tourist destination	By year 5, have 1,000 tourists per year visit Zibi	Zibi had 24 events on site in the form of festivals, workshops and tours, welcoming over 14,000 visitors. Interzip also attracted an additional 6,500 thrill-seekers.	Cirque du soleil will return to Zibi bringing thousands of visitors along with it. Otherwise, the events team has a full calendar of events planned. Zibi continues to have support from the Dream Community Foundation for community-based events.

<p>Develop Zibi beneficially with and for the Algonquin Anishinabe Nation and people - to ensure Indigenous culture is not only present at Zibi, but that Indigenous people truly live, work and play at Zibi</p>	<ul style="list-style-type: none"> <input type="checkbox"/> At least 20 First Nations individuals are bridged from on-reserve work to off-reserve work experience <input type="checkbox"/> At least 2 opportunities for long-term investment throughout project lifecycle <input type="checkbox"/> Offer a preferential residential pricing program for Indigenous purchasers 	<p>Zibi achieved the work experience target in previous years but in addition, in 2023, a labourer from Decontie Construction worked on Alto II and a young Algonquin woman joined Zibi as an intern.</p> <p>Zibi has supported the Native Women's Association of Canada's National Apprenticeships Program by donating money and by holding a lunch and learn for contractors to learn more about the program.</p> <p>Zibi introduced a new clause in the bidding process to prompt construction companies to indicate how they plan to create positions for Indigenous workers, with preference given to those that provide such a plan. For Block 204, and owner-led Indigenous Participation Plan was created for tendering.</p> <p>To date, one investment opportunity has been presented to Pikwakanagan First Nation and the Algonquins of Ontario. Both respectfully declined the opportunity.</p> <p>A preferential pricing program is in place for Indigenous purchasers. A preleasing program for Block 206 was also offered to the Algonquin community. Given that there are currently no condos for sale at Zibi, internal discussions have begun on leasing incentives for Indigenous People.</p>	<p>No investment opportunities are forecast for 2024.</p> <p>Zibi will finalize future leasing incentives for Indigenous People.</p>
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Culture and community

Outcomes	Target / indicator	Progress in 2023	Plans for 2024
Create a cultural identity that reflects the history of the locale	A Heritage Plan, endorsed by Municipal Heritage Planners and regional Algonquin communities, developed and implemented	The Heritage Interpretive Plan continues to be implemented at Zibi and was incorporated extensively into the design of Terasini Park. New artworks continue to provide unique and inspiring interest throughout Zibi.	
Engage with Algonquins to ensure First Nations history, presence and culture are reflected throughout the development	<ul style="list-style-type: none"> <input type="checkbox"/> Mention traditional Algonquin territory in all media events <input type="checkbox"/> 15% of place names will be in Algonquin <input type="checkbox"/> Establish an advisory council of Algonquin Anishinabe to guide on cultural matters <input type="checkbox"/> Minimum of 2 youth engagements per year 	<p>Zibi continued to acknowledge the territory of the Algonquin in 100% of speaking engagements, media events and published reports and continues to look for opportunities to include Algonquin heritage and language in place names.</p> <p>The Memengweshii Council has decided to wrap up so a new Cultural Committee has just been established consisting of indigenous members from the Algonquin community.</p> <p>A First Nations young intern worked with Zibi in 2023.</p>	<p>Zibi will continue to acknowledge Algonquin territory.</p> <p>Zibi will work with the new cultural committee to ensure the cultural integrity on the project.</p> <p>Zibi will focus outreach efforts on schools located close to Pikwakanagan in 2024.</p> <p>Zibi will finalise its new Indigenous Participation Plan, to guide engagement commitments, planning and annual reporting on the subject.</p>

<p>Create a sense of belonging through a culture of sustainability</p>	<ul style="list-style-type: none"> □ 70% of residents know their neighbour □ 80% of all residents and workers indicate their awareness of sustainability has increased 	<p>87% know >1 neighbour (up from 79%) 43% know >4 neighbours (unchanged) 56% of residents, 83% of staff and 64% of trade workers surveyed report increased or good awareness of sustainability (all up from 2022)</p> <p>Zibi Community on Mighty Networks (MN) climbed from 91 to 175 members where the OPA continues to share sustainability content.</p> <p>Zibi released a new OPL onboarding video for trades and continued a "Did you know" poster campaign on the construction site.</p> <p>Trade of the Month also continued on both construction sites, and over 50 workers participated in a grand prize competition that required workers to correctly answer all questions on an OPL themed quiz.</p> <p>The OPA continues to welcome guests at the One Planet Living Centre to share Zibi's sustainability goals, successes and lessons learned with residents, workers and visitors.</p>	<p>The OPA has OPL education campaigns planned to keep community members engaged and will work with the RSC to offer workshops pertaining to sustainable lifestyle, making sure all events have a message about at least one OPL principle.</p> <p>A new construction crew will start work on Block 204 so OPA will ensure they are set up to successfully apply OPL principles on site.</p> <p>Zibi's OPA will continue to grow and engage the online audience while looking for opportunities to reach those less inclined to interact virtually, for example, creating a quarterly newsletter or lobby installations.</p> <p>Workshops for gardening, biking, pollinator awareness and more will take place, as well as social events like a harvest BBQ and holiday social.</p> <p>The new construction site for Block 204 will be adorned with OPL content to keep up awareness and the OPL onboarding video will be updated.</p>
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Land and nature

Outcomes	Targets	Baseline	Progress in 2023	Plans for 2024
Remediate contaminated land and revitalize the area to maximize the benefit to natural ecosystems	<ul style="list-style-type: none"> □ 100% of the site area to meet provincial regulations after remediation □ 14% of site to be parks □ 400% increase in biodiversity with all to contain at least one plant of significance to First Nations people 	Contaminated land	<p>This year, 3,700MT of contaminated soil was removed from phase 3 land. This and all remediation work to date has met provincial requirements.</p> <p>Work on Terasini Park was all but completed in 2023, offering an additional 6,100 square meters of river-front park space and bringing Zibi halfway to the 14% goal.</p> <p>The biodiversity native plant species indicator is now at 103% compared to the baseline study (64 native species now vs. 62 then), with 49 species having been reintroduced to the site. This does not include the various plants in the vegetable gardens nor any of the fauna present on site.</p> <p>There are 34 culturally significant plants on site that can be found in the parks, plazas and streetscapes at Zibi, up from 28 in 2022.</p>	<p>Zibi looks forward to celebrating the official opening of Terasini Park, and Mokaham Park will undergo design review by the National Capital Commission.</p> <p>Zibi will explore the use of citizen science programs to gather data on biodiversity.</p>
Foster a love for nature through education and enhanced opportunities to interact with the natural world	50% of all residents will increase their time in nature		<p>49% of residents surveyed said their time in nature has increased since living at Zibi (up from 42%). Many indicated that more green spaces would be beneficial, which will come in time.</p> <p>A new musical audio experience at Pangishimo park has been installed and plays at intervals throughout the day.</p>	The opening of Terasini Park this year will offer some welcome new access to park space.

Sustainable water

Outcomes	Targets	Baseline	Progress in 2023	For 2024
Reduce potable water use for residents and irrigation	<ul style="list-style-type: none"> □ 138L Potable water consumed per resident, per day □ 0% of potable water used for permanent irrigation systems □ 10% toilet flushing with non-potable water 	163l	<p>All water fittings meet LEED platinum standard.</p> <p>Potable water consumption has risen again this year to an average 165l/p/d, above the baseline for the area. Individual blocks consumed 142, 155, 197l/p/d for Kanaal, O Condo and Aalto I respectively.</p> <p>No irrigation was installed for public realm, instead drought tolerant species were used.</p> <p>Zibi now has 780 toilets on site, of which still only 48 (at O Condos) use non-potable water. So Zibi has dropped further below its target to 6.1%</p>	<p>Water meters and low flow fixtures will continue to be installed in new builds as per design specifications.</p> <p>The OPA will share consumption data with residents and open conversations about water conservation tactics.</p> <p>The sustainability team will investigate the feasibility of a rain barrel at Block 11 for garden watering.</p> <p>Zibi will continue to plant drought tolerant species.</p> <p>There are no upcoming opportunities for more non-potable toilet flushing so this target will continue to fall for the time being.</p>

<p>Achieve near-zero export of pollutants via stormwater outflow</p>	<p>Total Suspended Solids will be reduced by 80% prior to discharge</p>		<p>Stormwater sampling has revealed variable results. The cleaning out of sediment catch basins results in much lower sediment levels, although 3 out of 4 outfalls were still over the allowable limit.</p> <p>Construction Managers on the Zibi site continued to adhere to best practices, but the trades restoring Chaudiere Bridge are based at Zibi although not being part of the Zibi team so their activities will directly impact stormwater quality as well.</p>	<p>Regular cleanings of catch basins are now scheduled - every 6 months during heavy construction periods or once annually otherwise. While Zibi's Construction Manager has taken many steps to improve sediment control, this will be a top priority as construction on Block 204 kicks off in 2024. Additional sampling will be done to track improvement.</p>
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Local and sustainable food

Outcomes	Targets	Progress in 2023	Plans for 2024
Provide access to modest garden spaces for 90% of households that want it	1.4 m2 Area of food-growing garden spaces onsite per household (m2) 1:10 Ratio of food-growing garden spaces to households	The terrace on Aalto II has 25.75 m2 of gardening space, enough for 12% of households Zibi remains on target with a ratio of 1:9.1	Block 206 and Aalto II will have terrace garden boxes in time for the 2024 growing season. Zibi's OPA will work with residents at Aalto I and II to establish garden committees. The RSC will plan a third-annual balcony gardening workshop and seedling sharing exercise.
Create a community-scale food distribution network to increase access to local, fairly traded and organic food	5% in year 1, growing to 25% by year 5 of Zibi residents participating in 'farm-to-table' schemes	The CSA dropbox at Zibi had roughly 20 subscribers, or 6% of residents. The OPA and Mighty Network members maintain a local business map they created, highlighting sustainable food suppliers.	Zibi will have to source a new CSA program for 2024 due to Two Beets Farm closing down; there may be opportunity for a mini market with the new provider which will make farm to table more accessible for residents.

<p>Engage residents to reduce their consumption of high-carbon foods</p>	<p>% Zibi residents that purchase at least 25% of their food (by value) that is organic, or local, or Fair Trade</p> <p>50% of all residents will report a decrease in high-carbon food consumption year over year</p>	<p>45% of residents surveyed indicated at least 25% of their food is local and 32% indicated that at least 25% is organic or Fair Trade; many people still do not know or selected 0%</p> <p>27% of residents are eating a moderate (around 7 to 13) to high (14 plus) amount of plant-based meals per week. 24% say they are eating more plant-based meals compared to last year, while 69% say their diet hasn't changed and 7% say they are eating less plant-based meals.</p>	<p>Zibi's OPA will use Mighty Networks to keep residents informed of what's in season and encourage recipe sharing using local, in season ingredients. The OPA will explore interest in a local farm visit as an opportunity to reconnect with where our food comes from.</p> <p>Zibi's OPA will use Mighty Networks to share knowledge about the carbon intensity of certain foods and encourage recipe sharing for delicious alternatives. Zibi will also work to identify buildings with lower results to focus programming/events on these buildings in 2024.</p>
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Travel and transport

Outcomes	Targets	Baseline / 2017	Progress in 2023	Plans for 2024
Reduce carbon emissions associated with local transportation of residents	20% of parking spaces with electric car charging stations	Ontario: >20%	Zibi Block 11 qualified for a federal grant program (ZEVIP) which will fund half the cost of the 24 chargers installed at Block 11. To date, 7% of permanent parking spaces at Zibi have EV chargers, up from 4% last year; 64% have conduit easily accessible for future connections, up from 35%.	Block 206 will have conduit available at all stalls with 18 chargers installed for occupancy. Zibi's OPA will share information on government incentives that exist to make EVs more affordable.
	0.7 household car parking ratio	Car ownership in O&G >1.45 per household	To date residential parking is at a 0.7 spaces per household, down from 1.0 last year.	Zibi will continue to apply this ratio for future blocks.
	Modify roadway reducing lanes from 4 to 2	Planned	Zibi's portion of the Eddy-Booth Street transformation project was completed in 2020. Public Services and Procurement Canada (PSPC) began their portion of the work in 2022 and still continues. Service to new bus stops within the corridor began in 2023.	The corridor should be fully accessible in its new format in 2024.

	<p>Targeted commuter transport split: Auto Driver: 25%, Auto Passenger: 10%, Transit: 45%, Non-motorized: 20%</p>	n/a	<p>Most residents are choosing active transport for trips of 5 kms or less but then most choose their car for over 5 kms (Figure 1). Almost half of survey respondents are traveling at least 100 kms per week. 64% of residents have a gasoline/diesel vehicle, 23% have an EV or hybrid and 13% have no vehicle.</p>	<p>The Zibi site is becoming more accessible for public and active transport.</p> <p>Zibi's OPA will promote sustainable modes of transportation to get to and from Zibi.</p> <p>Zibi will be a sponsor for Let's bike Month in June.</p>
<p>Reduce the travel distance for basic goods and services to within walking distance</p>	<p>Community Walkscore >90 at 50% build-out</p>	<p>Gatineau 92, Ottawa 44, (O&G region 54)</p>	<p>Zibi is at 25% build-out. Walkscores for each block have increased during 2023. Kanaal has a Walkscore of 61 (somewhat walkable and up from 57), Blocks Aalto and O Condo buildings share a Walkscore of 79 (very walkable and up from 71). All properties have "excellent transit" and are a "biker's paradise" according to WalkScore.com.</p>	<p>Zibi's Leasing team will continue to seek a variety of tenants for commercial spaces to ensure Zibi residents have nearby access to all necessities.</p>

Materials and products

Outcomes	Targets	Progress in 2023	Plans for 2024
Reduce the impact of construction	<input type="checkbox"/> 50% of existing building area retained <input type="checkbox"/> 90% of demolition materials recycled <input type="checkbox"/> 5% of demolition materials reused	<p>Zibi is exceeding this target, as per the master plan. Refer to 2020 report for a summary of buildings being retained.</p> <p>No demolition during 2023.</p> <p>Trusses salvaged from a previously demolished building were installed in Head Street Square.</p>	<p>Block 207 will be complete, featuring a retained facade.</p> <p>Should demolition of Block 24 take place, Zibi will look for opportunities to repurpose materials.</p>
	20% of materials contain recycled content 20% materials locally sourced/manufactured	<p>A new tracking and reporting process has been put in place for 2023.</p> <p>During the construction of Aalto II, recycled and local materials made up 25.7% and 36.2% of the total cost of materials, respectively.</p> <p>Items with recycled content included: concrete, rebar, metal siding, various steel products, laminate flooring, carpet, drywall & drywall accessories, cabinets.</p> <p>Locally sourced materials included: concrete, rebar, masonry, roofing, metal siding, drywall & drywall accessories.</p>	<p>Zibi will implement new guidelines for material tracking with the intent of streamlining the process to collect even more fulsome data.</p> <p>Zibi will be transferring knowledge gained from Block 11 to the procurement team responsible for Block 204.</p>

	80% of timber or wood products reclaimed, reused or certified by FSC	<p>In 2023, a new consultant was appointed to collect data on materials procurement.</p> <p>For Aalto II, 75.6% of the total wood used is FSC certified.</p>	Zibi will implement new guidelines for material tracking with the intent of streamlining the process to collect more fulsome data.
Meet or exceed best practice standards for indoor air quality	Achieve relevant LEED credits	In 2023, Aalto demonstrated it is meeting this standard.	Block 206 and every building hereafter will have similar IAQ testing.
Embed a culture of reducing and reusing within the development	At least one sharing centres and/or related web-based sites established at Zibi	The community "Marketplace" hasn't had any sales but is gaining traction.	Zibi's OPA will continue to promote the platform but will also consider introducing some survey questions on this subject.

Zero waste

Outcomes	Targets	Baseline	Progress in 2023	Plans for 2024
Divert 70% of total annual residential and commercial waste from landfill	>70% of residential and commercial waste diverted from landfill	Regional average for multi-residential blocks is 17% Ottawa's kerbside average is 49%	<p>Visual waste audits suggest recycling rates for Kanaal >50%</p> <p>It was not possible to get regular, accurate audits done at Aalto I or O Condo due to collection interruptions caused by construction activity. However from the survey, most residents recycle (97%), many compost (73%) and the majority are confident about their waste sorting knowledge (96%).</p> <p>Zibi sponsored two repair cafes put on by the Ottawa Tool Library where over 120 broken items were repaired. The yard sale was less well attended.</p> <p>Commercial spaces on average diverted 33% of waste, most of which was organics.</p>	<p>Zibi will explore opportunities to work with the City of Gatineau to have waste audits done at the Quebec residential properties.</p> <p>Waste sorting signage will be improved site-wide and Zibi's OPA will increase engagement with office/commercial spaces. The RSC will organize zero waste workshops.</p>
Reduce residential waste	291 kg/person/year, a 20% reduction compared to municipal average	365 kg/ person/year	Based on the estimated averages from visual audits, Kanaal residents produced around 237kg per person.	

<p>Divert 90% of construction waste from landfill</p>	<ul style="list-style-type: none"> ❑ 90% construction waste diverted from landfill ❑ Concrete: 75% re-use on site, 20% re-use off-site, 5% clean fill 	<p>98%</p>	<p>No demolition in 2023</p> <p>Block 206/7 in Ontario diverted only 73% of construction waste. For Block 11 in Quebec, there is good data on tonnes of material diverted from landfill but no data on residual waste so a % is not possible to calculate.</p> <p>Several materials destined for the waste bin were reclaimed by site workers reuse, which would increase the diversion rate if tracked.</p>	<p>The sustainability team will work with project managers to determine how to better document diversion by re-use on site. The team will also review previous waste data against construction phases to generate a waste generation profile in hopes of identifying targeted recycling opportunities.</p>
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Zero carbon energy

Outcomes	Targets	Progress in 2023	Plans for 2024
Ensure 100% of Zibi energy needs met from renewable energy	100% of total building energy demand met through zero carbon sources	<p>All of Zibi's grid electricity, 83% from Quebec Hydro and 17% from Hydro Ottawa, is extremely clean with a carbon intensity of just 1.5g and 25gCO₂/kWh respectively.</p> <p>Zibi Community Utility provided 6,500MWh of zero-carbon energy to the buildings at Zibi for heating and cooling needs using waste heat from the Kruger factory. However, some natural gas was burned for domestic hot water in Ontario as connections to the district energy system were not yet completed.</p> <p>This year Zibi energy use resulted in 188tCO₂e, down from 415tCO₂e in 2023, despite increased occupation and floor area. This carbon footprint represents a 78% CO₂ saving compared to business-as-usual.</p> <p>The GHG intensity for Zibi is just 3.3kgCO₂/m²/year, compared with 15.2kgCO₂/m²/year for business as usual design.</p>	In 2024, domestic hot water supply systems will be connected to the ZCU district system.

Decrease building energy demand by 25%	25% reduction in building energy demand during operations, compared with a code-compliant baseline building	<p>Post occupancy monitoring shows that space heating and cooling demands are roughly as designed, with a few commissioning anomalies still playing out.</p> <p>This is the first year in which Zibi has reportable data on actual electricity consumption. It is higher than expected so the 25% target has not been met.</p>	Zibi's OPA plans to share current energy demand data with residents as well as practical energy conservation advice to encourage energy efficiency.
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