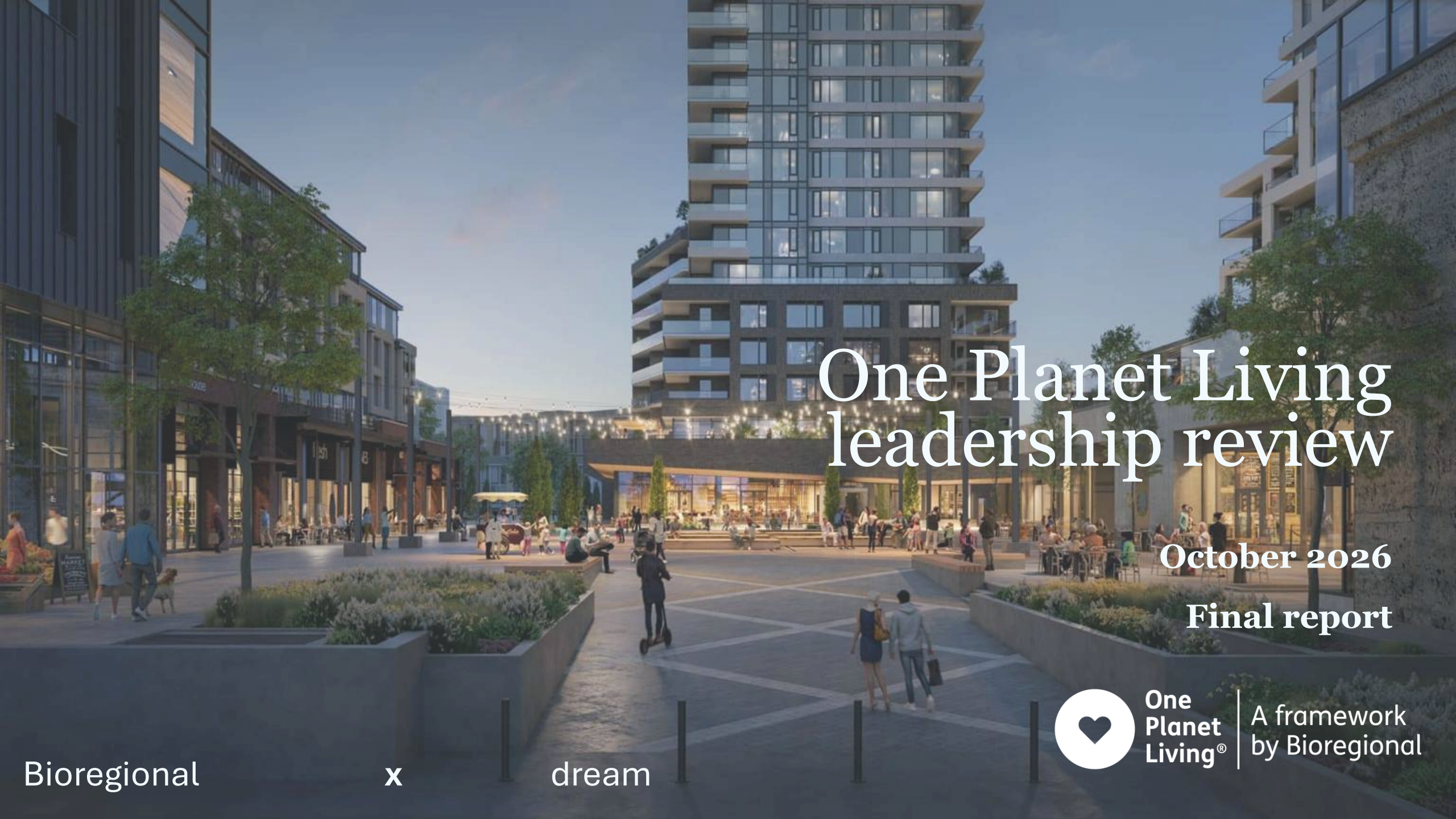


One Planet Living leadership review

October 2026

Final report

Bioregional x dream

One Planet Living®

A framework by Bioregional

Inside



03 Report overview

05 Bioregional and One Planet Living

08 About this leadership review

11 Summary and highlights

20 Detailed review

x dream

Report overview



Photos courtesy of zibi.ca

Report overview

Project name: Zibi Development

Project type: Real estate

Developer: Dream Unlimited

Description:

Zibi is a 34-acre redevelopment project owned by Dream Impact Trust and Dream Asset Management 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: Julia Evans Asano and Jo Mortensen

Sign-off and quality review: Sue Riddlestone

Date of review: September/October 2026

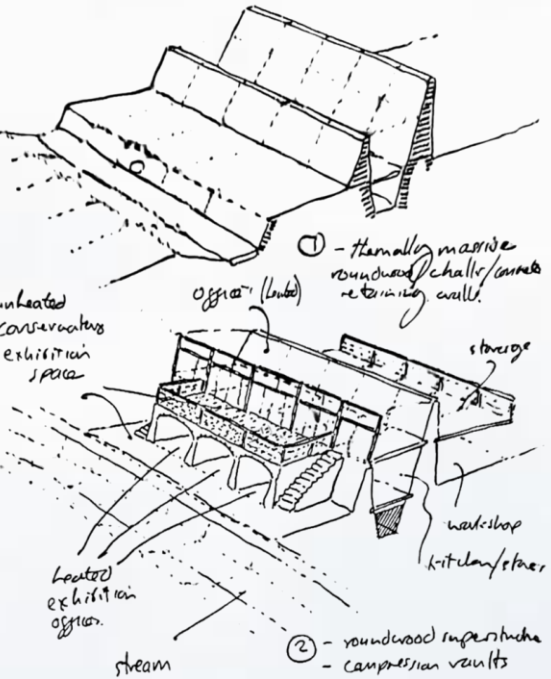
Leadership status:

One Planet Living® | Global Leader 2026



Photos courtesy of zibi.ca

Bioregional and One Planet Living



The history

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 in 2003 with WWF, 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.

One Planet Living is our vision of a world where everyone can live happily and healthily within the limits of our planet's resources while leaving space for nature to thrive.

We need to achieve this vision because if everyone lived like the average UK citizen, we would need two and a half 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.





About One Planet Living

One Planet Living was developed from strategies and approaches used at the award-winning BedZED eco-village, the UK's first large mixed-use sustainable housing development.

It is based on the concept of ecological footprinting and enabling residents and workers to live happy, healthy lives within the Earth's natural limits, while leaving space for nature to thrive. Bioregional makes the One Planet Living framework freely available for anyone to use under an open licence.

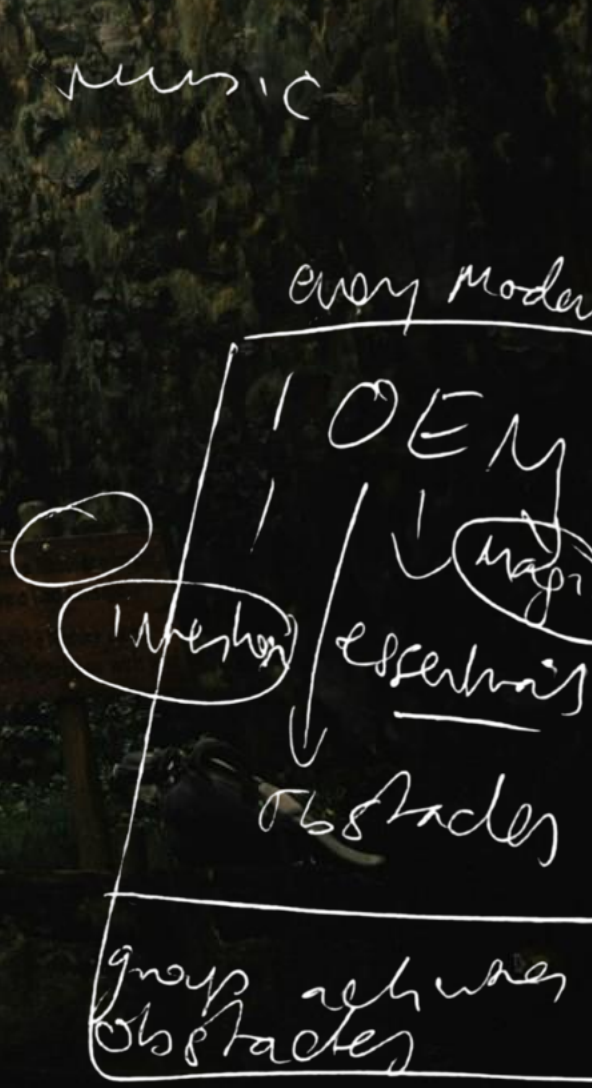
Today, One Planet Living is used across the globe including in Australia, Canada, Ireland, South Africa, Switzerland and the USA. Millions of people are now living in, or visiting, communities or cities that have used One Planet Living.

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 our planetary boundaries, and then to create an action plan to respond to those needs.

- Health and happiness
- Equity and local economy
- Culture and community
- Travel and transport
- Land and nature
- Local and sustainable food
- Sustainable water
- Materials and products
- Zero waste
- Zero carbon energy

About this leadership review



Firstly, what *exactly* is a One Planet Living leadership review?

A review is when you open your action plan to scrutiny from a suitable, qualified expert from Bioregional (or one appointed by us). It will include:

- Reviewing the action plan as a whole and providing advice and suggestions on how it might be improved
- Evaluating it against several criteria including impact, systems change, ambition and delivery
- Assessing the action plan against the One Planet Living goals and guidance and local industry best practice.

A One Planet Living user can then discuss with us whether the action plan could be a candidate for leadership recognition, and to be endorsed as either a ‘Leader’ or a ‘Global Leader’.



Photos courtesy of zibi.ca

About this leadership annual review

The One Planet Living Leadership annual review for Zibi development evaluates and the progress of the project and whether it remains on track to meet its Global Leader commitments during the delivery phase.

The review draws on a structured evaluation of submitted evidence, including the project's progress tracker and narrative reporting. The process evaluates progress against the agreed One Planet Living action plan and intended outcomes for Zibi development, identifying key achievements, challenges and any areas requiring corrective action.

It also provides clear feedback on performance and confirms whether the project continues to meet the requirements of the Leadership standard. The review results in an updated progress tracker and a formal review report for Zibi development, and, where continued leadership is demonstrated, may support communications to highlight the project's ongoing performance and exemplar status.



Photos courtesy of zibi.ca



Review summary and highlights

Photos courtesy of zibi.ca

Review summary

Zibi demonstrates One Planet Living global leadership by combining substantial operational carbon savings with Indigenous cultural participation and resident-led environmental stewardship. Its strength lies in delivering connected environmental and social outcomes at neighbourhood scale. In 2025 alone, Zibi welcomed over 43,000 visitors through 33 activations on site in the form of events, festivals workshops and tours. This demonstrates the role Zibi plays as a regional destination and catalyst for sustainable place making.

Environmental performance remains a key strength, with the Zibi Community Utility achieving a 98% carbon saving compared with business as usual, construction waste diversion exceeding 90%, potable water consumption remaining below project targets and regional averages and biodiversity increasing by 187% compared with pre-development baseline through a combination of ecological restoration and resident-led participation.

The project particularly demonstrates leadership through its long-term commitment to Indigenous reconciliation, culture and community building. Algonquin and First Nations culture is embedded throughout Zibi through public art, place naming, community engagement and the integration of 47 culturally significant plant species. In 2025, 27% of surveyed tradespeople working on Block 204 identified as Indigenous, while school outreach programmes helped share One Planet Living and Indigenous perspectives with future generations. These initiatives continue to strengthen Indigenous presence, visibility and participation across the development.

Finally, Zibi demonstrates a legacy beyond its physical development. The One Planet Ambassador programme, Resident Sustainability Committee, citizen science activities and community gardening initiatives have helped embed One Planet Living into everyday life at Zibi. Together, these programmes have created a strong foundation for long-term community participation and the continued evolution of One Planet Living outcomes beyond the delivery of individual development phases.



Photos courtesy of zibi.ca

Recommendations for Zibi

For future progress reports, we recommend that Zibi undertakes a strategic review of selected One Planet Living targets and metrics with Bioregional to ensure they continue to reflect successful outcomes as the project matures. Several targets are now beginning to reveal practical delivery constraints or feasibility limitations that were not fully apparent during earlier phases of development. Establishing a shared understanding of what success looks like for these areas, and whether alternative metrics may better capture the intended outcomes, will help ensure that reporting remains meaningful and outcomes-focused.

Future reporting could also be strengthened through the inclusion of additional qualitative evidence, case studies, photos and resident stories to help demonstrate the breadth of work being undertaken across the site. This could provide valuable context in areas where quantitative data collection may be challenging, such as lower survey participation. This can also help identify lessons learned to improve performance and better respond to resident needs.

Building on the strong foundation already established, Zibi has an opportunity to support greater resident participation and community led action over time, helping to sustain the long-term legacy of One Planet Living across the development.



Photos courtesy of zibi.ca



Overall leadership qualities

These questions remain a reference point as we assess project progress against the OPL action plan

Scope of the action plan
Is the action plan holistic in terms of its consideration of sustainability and the needs of its local community?

Ambition (Goals)
Does the development exceed local regulations and industry best practice?

Transformation potential
Will the new development be a catalyst for wider change?

Implementation (Actions)
Will a sustainability action plan deliver the goals it has set?

Organisational appraisal
Is the organisation and team behind the scheme able to deliver the action plan?

Photos courtesy of zibi.ca

Our RAG review process

1	2	3	4	5
Not addressed	Not adequately addressed	Partly addressed	Addressed	Well addressed



We use a simple red/amber/green traffic-light approach to indicate how well the action plan addresses the One Planet Living principle and its goals.

More detailed comments and recommendations are in the ‘detailed review’ section.

Please note that these ratings reflect only the evidence reported in the 2025 annual report.

Overall review summary

One Planet Living® | A framework by Bioregional

	Comment	RAG rating
Health and happiness	Resident wellbeing outcomes remain positive overall, with 65% of residents reporting happiness levels of 4 out of 5 or higher and 69% rating their health positively. Zibi continues to foster health, happiness and social connection through a diverse programme of community events, exceeding its annual target and demonstrating a strong commitment to resident wellbeing. While reported happiness and feelings of involvement have declined since 2024, the continued investment in community programming provides a strong foundation to build participation, strengthen social connections and support a growing sense of community ownership as the development matures.	4
Equity and local economy	Zibi continued to strengthen local economic and community outcomes in 2025 through the signing of two new commercial leases, including a convenience store that will improve access to daily goods within the community. The project also supported local capacity building through an internship opportunity for a member of the Algonquin community and demonstrated growing resident stewardship through the creation of a community-led native plant garden. As additional commercial units become operational, there is an opportunity to further strengthen the local economy by expanding neighbourhood-serving amenities and supporting resident-led initiatives that contribute to community identity, participation and sense of place.	4·5
Culture and community	Community connections continue to strengthen at Zibi, with 74% of residents reporting that they know at least one neighbour. Positive progress was also demonstrated through ongoing collaboration with the Algonquin community, including school outreach sessions exploring One Planet Living principles and Indigenous perspectives in urban design. Zibi continues to benefit from the legacy established through the One Planet Action Plan and associated community-building initiatives, with growing evidence of resident-led stewardship, including community gardening and native planting projects. As the community continues to mature, there is an opportunity to build on this foundation by enabling greater resident ownership of activities, cultural initiatives and community stewardship, helping to embed a lasting sense of identity and belonging beyond developer-led programming.	4·5
Travel and transport	Zibi continues to demonstrate strong progress towards lower-car living, achieving a residential parking ratio of 0.6 spaces per household and expanding the Communauto car-sharing programme to provide three vehicles across the Ottawa and Gatineau sides of the development. Sustainable travel behaviours are also evident, with 29% of surveyed residents reporting that they do not own a vehicle and 44% owning or having access to a bicycle. All properties benefit from excellent public transport and cycling accessibility, although walkability varies across the site and is expected to improve as further amenities and services are delivered. As the development grows, disaggregated reporting by province and building type, together with clearer modal-split and car-share usage data, would help Zibi understand performance differences and target future sustainable mobility provision more effectively	4·5

Overall review summary

One Planet Living® | A framework by Bioregional

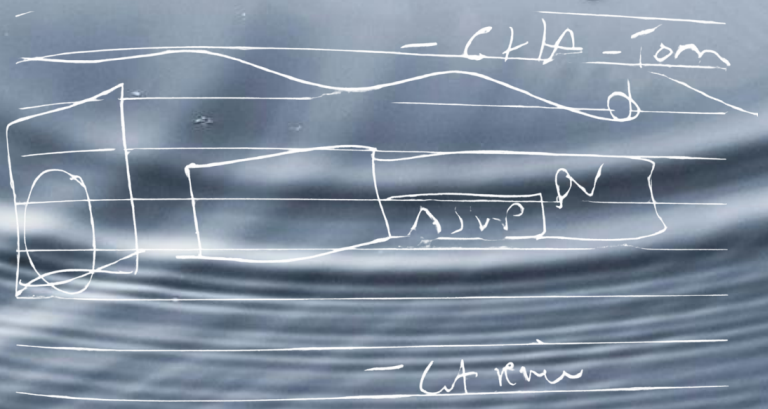
	Comment	RAG rating
Land and nature	Zibi delivered strong progress under Land and Nature in 2025, with resident-led citizen science contributing to the identification of 185 native species and a 298% increase in recorded biodiversity from the baseline. The development has also delivered more than 12,000 m^2 of park and plaza space, integrated 47 culturally significant plant species and continued to meet remediation requirements, providing a strong foundation for nature recovery and community stewardship. Resident connection with nature is moving positively, with 51% reporting increased time in nature, up from 46% in 2024 and exceeding the target. As further open spaces are delivered, including Mokaham Park, continued park-based activities and citizen-led monitoring can help translate Zibi's strong ecological performance into deeper everyday interaction with nature.	4·5
Local and sustainable food	Zibi made encouraging progress on local and sustainable food in 2025, maintaining 97 m^2 of growing space, exceeding its food-growing provision target and establishing a successful community garden at Voda. A weekly farm stand and continued CSA activity improved access to locally grown food, while survey results showed growing participation in farm-to-table initiatives and lower-carbon diets. Although the proportion of residents purchasing local, organic or Fairtrade food remains below target, potentially reflecting affordability and the community's current scale, the planned continuation of the Farm Market and CSA programme provides a strong foundation for improvement. As occupancy grows, Zibi can build on this progress through community-led growing, harvesting and cooking activities that make sustainable food choices more accessible, practical and connected to local food provision	4
Sustainable water	Zibi continued to demonstrate strong water performance in 2025, with average potable water consumption falling to 129 litres per person per day, remaining within the project target and well below regional averages. Stormwater sampling also recorded total suspended solids below 3 mg/L and below ambient levels in the Ottawa River, supported by the ongoing monitoring and maintenance of erosion and sediment controls. However, non-potable water use for sewage conveyance remains below target and is expected to decline as more toilets come online, making a strategic review important to understand delivery barriers and determine whether the target should be revised or replaced with an alternative measure that delivers comparable water-efficiency outcomes.	4

Overall review summary

One Planet Living® | A framework by Bioregional

	Comment	RAG rating
Materials and products	Zibi made strong behind-the-scenes progress on Materials and Products in 2025, despite no buildings reaching completion during the year. A more robust material-tracking process for Block 204 recorded 98% of permanently installed wood by value as meeting responsible-sourcing criteria, while embodied-carbon guidance has been integrated into Block 1 specifications and indoor air-quality measures have been embedded across completed phases. Resident participation in repair, reuse and redistribution also remained strong, supported by successful Repair Cafés and plans for further resident-led activity in 2026. As construction advances, planned life-cycle assessment reporting and continued material verification will be important to demonstrate the realised embodied-carbon and responsible-sourcing outcomes, alongside opportunities to connect residents more closely with the material choices underpinning Zibi's healthier and more circular built environment	4
Zero waste	Zibi demonstrated strong progress on Zero Waste in 2025, with Block 204 exceeding the 90% construction-waste diversion target and positive engagement in recycling, composting, repair and reuse across the community. Residential waste audits indicate that further progress will depend on supporting residents and building users to separate waste effectively, particularly by keeping compostable materials out of residual waste. Planned professional audits, clearer communications and targeted, building-specific workshops provide a strong basis for influencing behaviour, strengthening resident ownership and reducing waste sent to landfill as the community grows.	4·5
Zero-carbon energy	Zibi delivered exceptional operational carbon performance in 2025, with the Zibi Community Utility providing 9,899 MWh of energy while achieving a 98% carbon saving against the business-as-usual scenario. Building energy demand also remained generally well below the reference building, demonstrating the value of the district energy system and Zibi's wider energy-efficiency approach. Some buildings are not yet operating as expected, and Zibi's commitment to work with property managers and condo boards to investigate these anomalies is welcomed. As the development progresses, reporting performance by province and building type would provide clearer context for these differences and support more targeted operational improvements	4

Detailed review



Health and happiness

Outcomes:

- Increase happiness for Zibi Residents
- Create opportunities for community involvement
- Support better health outcomes for residents
- Support better health outcomes for construction workers



Topic	Highlights	Opportunities
Happiness and wellbeing	• Despite variations in response rates across survey questions, the results indicate positive wellbeing outcomes and a sustained commitment to fostering resident happiness, health and community participation. – 65% of Zibi residents rate their happiness as a 4 or better – 69% of respondents rate their health a 4 out of 5 – 46% of rsidents feel involved in Zibi. • Zibi hosted 22 community-specific events in 2025, demonstrating exceeding performance against the target of 12 events. These activities supported learning, creative expression and community building. These included initiatives such as a medicine bag workshop, community-wide barbeque and bike repair workshop. A full programme of events is already planned for 2026, demonstrating an ongoing commitment to fostering community connection and wellbeing. • Worker wellbeing and satisfaction maintained strong outcomes in 2025. – 100% of trade workers and 86% of staff surveyed rate an overall satisfaction with their health as 4 out of 5. – 76% of staff and trade workers at Zibi reported that Zibi is similar or better than other places of employment. Zibi demonstrates continued commitment to workforce wellbeing and satisfaction in 2026 through programming and monitoring of wellbeing on-site.	• As occupancy increases, there is an opportunity to review and evolve engagement and survey approaches to maintain representative participation rates and ensure happiness and involvement metrics remain meaningful over time. This could include periodically reviewing survey questions and exploring additional engagement or feedback mechanisms to capture resident experiences. • As the community matures, there is an opportunity to further strengthen long-term stewardship by supporting increased resident leadership and community ownership of activities and events, with Zibi continuing to play an enabling and supportive role. This could include expanding opportunities for residents to shape, lead or organise community initiatives. • The successes of the events hosted at Zibi presents an opportunity to better understand the relationship between programming and wellbeing outcomes. Collecting resident testimonials and developing case studies of successful events could provide a valuable qualitative record to complement quantitative health, happiness, and involvement indicators.

Equity and local economy

Outcomes:

- Zibi will offer access to affordable homes
- Zibi will foster responsible business and consumption



Topic	Highlights	Opportunities
Affordable homes	• Zibi is demonstrating continued exceedance in performance with 34% of affordable housing units with an additional 60 units anticipated in Block 204 in 2027.	
Responsible business and consumption	• Zibi signed two commercial leases in 2025, with fit-out activities beginning in late 2025. The introduction of new retail tenants is expected to increase the range of on-site amenities available to residents and may help address identified food access challenges. – Aisle 24 began construction in 2025 and opened in 2026, improving access to everyday retail provision for residents. – Zibi continues to engage prospective food and beverage tenants, including local operators, although securing retail tenants has proved more challenging than leasing commercial office space. – The proposal to promote local and Fairtrade products within new tenants' offers such as through dedicated shelf space or menu items is welcomed as a practical and proportionate way to support progress while the wider retail offer develops.	• Build on Zibi's existing local market activity by hosting regular pop-up markets, potentially monthly or seasonally, where local producers, makers and independent traders can sell directly to residents and visitors. – This could provide a low-risk way to test demand, increase the visibility of local businesses and develop relationships with businesses that could become future retail tenants. • As residential occupancy grows and Zibi continues to scope future retail tenancies, there is an opportunity to co-design the evolving mix of shops, food businesses and services with existing residents so that it reflects their everyday and cultural needs. – revisiting this engagement in advance of tenancy renewals or expiries could help ensure the retail offer continues to reflect and respond to Zibi's changing community over time.

Equity and local economy

Outcomes:

- Zibi will develop beneficially with and for the Algonquin and Anishinaabe Nation and people



Topic	Highlights	Opportunities
Place stewardship and local economic development	• Positive progress has been demonstrated through the continued growth of the Resident Steering Committee (RSC), including the establishment of a native plant garden subcommittee and delivery of a resident-led planting initiative. These activities reflect increasing resident involvement in the stewardship and enhancement of community spaces. • In 2025, Zibi brough 43,000 guests to the site through its 33 activations in the form of events, festivals and workshops. These include an outdoor winter music and dance festival. There is demonstration of positive continued commitment in 2026 to continue bringing people to the site.	• As identified under Health and Happiness, there is an opportunity to complement quantitative performance indicators with resident testimonials and case studies that provide a richer narrative of community outcomes and social impact. • As residential and commercial occupancy grows, a future opportunity could be to build a wider network with local organisations, businesses and community groups, creating mutually beneficial partnerships through which Zibi can contribute to, learn from and participate more fully in the wider Ottawa-Gatineau community.
Algonquin Anishinabe partnership, equity and economic development commitments	• Positive progress was demonstrated through the recruitment of an Algonquin summer intern, participation in two Indigenous job fairs, retention of an Indigenous contractor and reported 27% of respondents self-identified as Algonquin among tradespeople working on Block 204. • Zibi had previously presented an invitation to participate as a partner in the District Energy System, although the opportunity was declined. No other Indigenous investment opportunities were presented during the reporting period, but Zibi continues conversations and exploration of potential future opportunities. • Zibi continues to support Indigenous access to housing through preferential pricing for purchasers and early access to purpose-built rental opportunities. The commitment to apply learning from Dream's partnership with the Multifaith Housing Initiative on the Odenak project is a positive step towards exploring future Indigenous housing partnerships at Zibi.	• Establish a clear baseline and consistent approach for assessing Indigenous workforce participation. Future reporting should define what success looks like and provide the number of voluntary survey respondents alongside the percentage, where available. • Provide a brief account of the engagement undertaken to identify Indigenous investment opportunities and the outcomes. Future reporting should also define what successful progress looks like to support consistent assessment.

Culture and community

Outcomes:

- Zibi will engage with Algonquins to reflect First Nations history and culture



Topic	Highlights	Opportunities
Cultural identity and heritage	• Zibi continues to implement the Heritage Interpretive Plan (HIP) and will guide ongoing plans for Mokaham Park and the public realm in 2026. • Zibi has successfully retrofitted three existing buildings and remains on track to achieve the Phase 1 target of retaining four existing buildings, demonstrating continued progress towards conserving and repurposing existing built assets. There is evidence of the continued commitment into 2026 where retrofit of Blocks 24 and 25 could commence in 2026 subject to the finalisation of partnership agreements. • The addition of new art installations at Voda in 2025 increased the proportion of onsite artwork created by local artists to 61%, exceeding the target of 50%. Zibi has also demonstrated a continued commitment to supporting local artists through the coordination of further custom art pieces and a pop-up art installation.	There is an opportunity for Zibi to consider revisiting this HIP in 5 or 10 year cycles to ensure it is relevant to the present and continues to seek positive implementation of the objectives in the plan.
Connectivity	No additional progress against this target was reported in 2025, with shoreline stabilisation remaining at approximately 25% complete, consistent with previous reporting periods. However, Zibi continues to report that the project remains on track to achieve the target by 40% project completion and has reaffirmed its commitment to supporting the National Capital Commission's shoreline stabilisation work along the north shore of the Ottawa River.	
Sense of belonging	Community connections remain strong at Zibi, with 74% of residents surveyed in 2025 reporting that they know at least one neighbour and 41% knowing at least four neighbours, exceeding the target of 70% of residents knowing their neighbour. Continued investment in community-wide and building-wide events demonstrates an ongoing commitment to fostering social connections across the community.	As the community grows, a future opportunity could be to capture and share residents' stories and experiences, helping people feel seen, recognise themselves in the evolving identity of Zibi and develop a deeper sense of belonging within the community.

Culture and community

Outcomes:

- Zibi will reflect Algonquin and First Nation Culture
- Zibi will foster a sense of belonging
- Zibi will foster a culture of sustainability.



Topic	Highlights	Opportunities
Embedding Indigenous culture	• Zibi achieved its target of acknowledging the territory of the Algonquin People in 100% of speaking engagements, media events and published reports during 2025. Continued commitment to advancing permanent site-wide signage incorporating a land acknowledgement, alongside ongoing efforts to embed Algonquin heritage and language in place names, is also viewed positively. • the Cultural Committee met twice in 2025, achieving the target for the reporting period. The planned expansion of the committee and commitment to quarterly meetings in 2026 demonstrates continued support for this objective. • Zibi continued to promote One Planet Living and Indigenous engagement beyond the development site through educational outreach with several classes in the Renfrew County District School Board (RCDSB). The recruitment of an Indigenous youth as a Sustainability Communications Coordinator summer intern also demonstrates a tangible commitment to supporting Indigenous participation and skills development.	Future reporting could provide additional narrative on the Cultural Committee, including its role and key activities, to demonstrate how Indigenous cultural governance has evolved following the transition from the Memengweshii Council while highlighting areas of continuity in cultural stewardship.
Sustainability culture	• Awareness of sustainability issues remains strong across the Zibi community: – 66% of residents rating the importance of sustainability issues at 4 out of 5 or higher – 49% reporting that their awareness has increased over the past year – all Zibi staff who responded to the survey reported increased awareness of sustainability issues, suggesting that ongoing events, workshops and outreach activities are continuing to support engagement with One Planet Living principles. • The One Planet Ambassador continued to play a significant role in fostering community engagement around sustainability themes in 2025, supporting participation in community gardens, growth in Mighty Networks membership and increased involvement in the Resident Sustainability Committee. The successful transition of responsibilities to the Senior Project Manager of Sustainability and Zibi Marketing team following the Ambassador's departure demonstrates the lasting legacy of the role and the continued integration of One Planet Living principles within the community.	

Travel and transport

Outcomes:

- Reduce carbon dioxide emissions associated with local transportation of residents
- Reduce travel distance for basic goods and services to within walking distance



Topic	Highlights	Opportunities
Reduce carbon emissions	• Zibi achieved a residential parking ratio of 0.6 spaces per household in 2025, demonstrating continued progress towards reducing private vehicle dependence. The commitment to carry this parking ratio forward into the design of Block 1 is also viewed positively, helping to reinforce a lower-car development model as the site continues to grow. • Sustainable travel behaviours remain evident across the community, with 81% of respondents travelling less than 100 km per week, 29% reporting that they do not own a vehicle, and 44% owning or having access to a bicycle. The expansion of the car share programme to the Ottawa side of the development and discounted access for residents are also viewed positively.	• Future reporting could track EV charging provision separately for Ontario and Quebec buildings and distinguish between residential and non-residential parking to better reflect performance against applicable code requirements. • Reviewing the reporting approach could improve the consistency and robustness of progress tracking against the modal split objective, while helping to provide clearer context for future performance trends.
Reduce travel distance for basic necessities	Despite being only 25% complete, Zibi already demonstrates strong sustainable transport and accessibility credentials, with all properties rated as having "excellent transit" and being a "biker's paradise". The addition of new commercial tenants, including a convenience store, is also expected to further improve access to everyday amenities and support walkability across the community.	While walkability scores are expected to improve as later phases introduce additional amenities and services, interim placemaking and activation measures could help strengthen walkability outcomes during the remaining build-out period.

Land and nature

Outcomes:

- Remediate contaminated land and revitalize the area to maximize the benefit to natural ecosystems within the development
- Reintroduce native vegetation and increase biodiversity of plants and animals



Topic	Highlights	Opportunities
Remediation and maximisation of natural assets	While no land remediation was undertaken in 2025, all remediated land continues to meet provincial regulatory requirements. The planned soil remediation programme associated with Block 1 in 2026 demonstrates a continued commitment to advancing this objective as development progresses.	Future reporting could provide greater alignment between reported remediation outcomes and the target metric. Presenting progress against the target as a percentage, alongside the reported metric tonnes of material remediated, would support clearer year-on-year comparisons and help demonstrate how remediation activities are contributing to overall target achievement.
Reintroduce native vegetation and increase biodiversity	• Zibi has delivered over 12,000 m^2 of park and plaza space to date, representing 8% of the site and demonstrating continued progress towards the overall target of 14%. The commitment to progress Mokaham Park, subject to the National Capital Commission's shoreline stabilisation programme, is also viewed positively and will support the continued expansion of publicly accessible open space as the development advances. • Zibi has achieved a 187% increase in biodiversity to date, with 116 native species identified on site compared to 62 recorded in the baseline study, demonstrating strong progress towards the target of a 400% increase. The use of citizen science initiatives, including resident-led species monitoring through iNaturalist, is also viewed positively as an effective way of engaging the community in biodiversity stewardship. • The incorporation of 47 culturally significant plant species across Zibi's parks, plazas and streetscapes represents a strong achievement, significantly exceeding the project's target. The planned integration of culturally significant planting within Mokaham Park and collaboration with the Cultural Committee on culturally sensitive public interpretation will help build on this success.	

Land and nature

Outcomes:

- Zibi will be designed to minimise the impacts of light pollution
- Zibi will foster a love for nature through education and increased interaction with the natural world

Topic	Highlights
Minimise light pollution	The lighting specifications demonstrate alignment with recognised best practice, incorporating quantitative limits on uplight and vertical illuminance based on the Illumination Engineering Society (IES) and International Dark-Sky Association (IDA) Model Lighting Ordinance. This demonstrates a robust approach to minimising light pollution across the development.
Nature Connection and Engagement	Connection with nature continues to be fostered across the Zibi community, with 51% of residents reporting that their time spent in nature increased over the past year, exceeding the target. The continued commitment to delivering outdoor activities and programming in 2026 is viewed positively and should help sustain resident engagement with nature as the community grows.

Local and sustainable food

Outcomes:

- Zibi will provide access to modest garden spaces
- Zibi will create a community scale food distribution network



Topic	Highlights	Opportunities
Access to garden space and food growing	• Zibi continues to provide food growing space within the development, with 97 m^2 maintained across the site. The first year of community gardening at Voda was reported as a success, supported by an engaged group of resident gardeners. The commitment to encourage greater participation in community gardening, particularly at Aalto I, is also viewed positively. • Zibi continues to exceed its target for food growing provision, maintaining a site-wide ratio of 1:9 against a target of 1:10. The inclusion of terrace gardening within Block 204 and its planned incorporation into Block 1 demonstrates a continued commitment to integrating food growing opportunities within future phases of development.	Future phases could explore opportunities to expand food-growing and garden spaces, enhancing benefits for both community engagement and local biodiversity.
Community scale food distribution network	• Positive progress was demonstrated in increasing the consumption of local, organic and Fair Trade food, with 49% of surveyed residents indicating that at least 25% of their food is local and 37% reporting that at least 25% is organic or Fair Trade. The continued commitment to partner with Ottawa Street Markets in 2026 is also viewed positively, helping to improve access to these food options within the community. • Participation in community-supported agriculture and farm-to-table initiatives has increased since 2023, with 15% of surveyed residents reporting involvement in a CSA or farm-to-table programme in 2025. Zibi also continued to support access to locally grown food by hosting a local farmer who provided fresh produce to community members on a weekly basis. The commitment to continue the CSA programme and weekly Farm Market in 2026 is also viewed positively.	

Local and sustainable food

Outcomes:

- Zibi will engage residents in an education programme to encourage reduction in consumption in high-carbon foods

Topic	Highlights	Opportunities
Encourage low-carbon food choices	• Positive progress was demonstrated in the adoption of lower-carbon diets – 52% of residents reporting that at least 25% of their weekly meals are plant-based – 25% of residents indicating that they are eating more plant-based meals than the previous year. The continued commitment to promoting sustainable diets through community communications, alongside the CSA programme and Farm Market, is also viewed positively.	The continued promotion of sustainable diets presents an opportunity to further increase awareness of local food systems and lower-carbon food choices. Community-led activities, such as growing, harvesting, food preparation and cooking workshops linked to community gardens, CSA initiatives or local food suppliers, could help residents build knowledge and confidence around a wider range of food options while strengthening community connections.



Sustainable water

Outcomes:

- Minimise pollutant export via stormwater outflow

Topic	Highlights
Reduce residential potable water use	• Zibi continues to demonstrate strong performance in water conservation, with average potable water consumption decreasing to 129 L/person/day in 2025, down from 135 L/person/day in 2024. This remains within the project's target and well below regional averages. The continued commitment to recognising community efforts and promoting water conservation is also viewed positively.
Reduce potable water use in landscaping	• Landscape designs for Block 204 and Block 1 incorporate measures intended to reduce reliance on potable water for irrigation, supporting achievement of the target.



Sustainable water

Outcomes:

- Minimise pollutant export via stormwater outflow

Topic	Highlights	Opportunities
Utilize non-potable water for sewage	• Zibi continues to use non-potable water for sewage conveyance through the rainwater cistern at O Condos, which currently services 48 toilets across the development. However, as additional buildings and toilets have come online, the proportion of toilets connected to non-potable water systems has fallen to 4%, below the 10% target.	Undertake a strategic review of this target, given the indication that implementation is no longer considered feasible, and performance is expected to decline as additional development phases are completed. Clarifying the barriers to delivery and whether the objective remains achievable will be important to determine whether the target should be retained, revised or replaced with an alternative measure that supports comparable water-efficiency outcomes.
Achieve near-zero export of pollutants	• Stormwater sampling demonstrated strong water quality performance, with TSS concentrations below 3 mg/L and lower than ambient levels in the Ottawa River.	



Materials and products

Outcomes:

- Reduce embodied carbon in buildings
- Reduce reliance on unsustainable raw materials
- Promote healthy, low-emission materials



Topic	Highlights	Opportunities
Retention/repurpose existing building material	Retention of three existing buildings has been completed, with partnership discussions continuing to support the potential retrofit of Blocks 24 and 25 in 2026.	
Repurpose/recycle demolition materials	While no demolition occurred in 2025, plans for the Block 1 remediation project will enable buried crushed concrete from the former Hull Mill to be recycled and reused off site in 2026, as it is unsuitable for on-site residential reuse.	There is an opportunity to provide greater clarity on the standards affecting on-site reuse of the buried crushed concrete and to demonstrate that alternative on-site applications have been considered before proceeding with off-site reuse.
Embodied carbon	While no buildings were completed in 2025, Zibi progressed lower-impact material selection by integrating embodied carbon guidance into Block 1 specifications and supporting local sourcing for Block 204. Planned LCA reporting and continued local sourcing in 2026 will help build on this progress.	

Materials and products

Outcomes:

- Reduce embodied carbon in buildings
- Reduce reliance on unsustainable raw materials
- Promote healthy, low-emission materials



Topic	Highlights	Opportunities
Material transparency and responsible sourcing	Material tracking introduced for Block 204 has enabled the monitoring of responsibly sourced timber, with 98% of permanently installed wood (by value) reported as meeting the specified sourcing criteria. The approach has also been carried forward into the design of Block 1, demonstrating continued commitment to responsible material procurement.	
Indoor air quality	Indoor air quality measures have been incorporated into completed development phases, including carbon monoxide detectors, smoke-free building policies and the implementation of indoor air quality management plans during construction and pre-occupancy. The achievement of multiple LEED indoor environmental quality prerequisites and credits demonstrates a comprehensive approach to supporting occupant health and wellbeing.	
Circular economy culture	Zibi continued to support a culture of reducing and reusing in 2025, with 76% of surveyed residents reporting that they had sold, traded or donated unwanted items. Two Repair Cafés assessed 101 items, of which 69 were repaired and eight partially repaired. Plans to host two further Repair Cafés and support a resident-led clothing exchange in 2026 are also viewed positively.	A future resident learning opportunity could bring together the design or construction team and One Planet Ambassador to explain how material choices support lower embodied carbon, responsible sourcing and healthier indoor environments.

Zero waste

Outcomes:

- Construction waste to landfill is minimised



Topic	Highlights	Opportunities
Divert and reduce household waste	• Strong engagement in residential waste reduction was reported in 2025: – 74% estimated diversion at Kanaal Condos – 98% of residents surveyed recycle – 69% of residents surveyed compost • Professional waste audits and updated resident communications planned for 2026 will strengthen monitoring and support further improvement. • Voda remained below the waste-to-landfill target in 2025: – 58,382 kg estimated total waste sent to landfill – 278 kg per person, based on an estimated 210 occupants • Planned residential waste audits and community waste-diversion workshops in 2026 will strengthen monitoring and support further reductions in waste sent to landfill.	• Building on the planned resident communications and waste-diversion workshops, there is an opportunity for Zibi to explore a more targeted approach informed by the residential waste audits, including: – using audit findings to shape future workshop content – holding building-specific sessions to strengthen resident ownership of local waste performance and solutions. – explore a multifunctional, intergenerational programme connecting community composting with future planting activities, enabling residents to experience the full journey from food waste to food growing and nature enhancement.

Zero waste

Outcomes:

- Construction waste to landfill is minimised

Topic	Highlights	Opportunities
Reuse demolition waste	While no demolition occurred in 2025, the planned Block 1 remediation project will enable buried crushed concrete from the former Hull Mill to be recycled and reused off site, as it is unsuitable for on-site residential reuse.	
Divert construction waste	Block 204 achieved an average construction waste diversion rate of 90.8% in 2025, exceeding the 90% target. This demonstrates a strong commitment to minimising construction waste and diverting material from landfill.	Undertake a review of the remaining waste streams that continue to be sent to landfill and identify targeted interventions for the highest-volume materials, including opportunities for supplier take-back schemes and alternative recycling routes.



Zero-carbon energy

Outcomes:

- Decrease building energy use intensity
- Ensure buildings are constructed and operate as zero carbon buildings
- Utilize a renewable energy source

Topic	Highlights	Opportunities
Energy demand met through zero carbon sources	The Zibi Community Utility provided 9,899 MWh of energy in 2025 while generating approximately 36 tonnes of CO_2e. This represents a 98% carbon saving compared with the business-as-usual scenario and demonstrates the significant value of the district energy system in supporting Zibi's zero-carbon objective	
Reduce Energy demand	Building energy demand was generally significantly lower than the reference building in 2025. Zibi's commitment to work with Property Managers and Condo Boards to investigate buildings with unexpected results is viewed positively.	Consider disaggregating future energy reporting by province and building type to improve understanding of performance differences, operational challenges and regulatory influences across the development.
Reduce construction emissions	Excavation of Block 204 was completed in 2025, with excavated material crushed off site due to space constraints. The planned crushing and reuse of rock excavated from Block 1 in 2026 is viewed positively.	




Bioregional
Poop-shaped support for planet-sized goals
jo.mortensen@bioregional.com