

One Planet Living® action plan progress review April 2025





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Report overview

Report overview

Organisation:

Zibi

Project type:

Real estate

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.

Reviewers:

Nicole Lazarus and Philippa Hoy

Sign-off and quality review:

Sue Riddlestone

Date of review:

Leadership status:

April 2025



Global Leader 2025



Tesasini Park celebration feast © Zibi

Current status of Zibi

Current status of Zibi

Zibi – meaning 'river' in the Algonquin language – is a unique redevelopment project by Dream Impact Trust and Dream Asset Management 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:

Residential:

- O Condominium, (block 13), 70 units occupied since 2018.
- Kanaal (block 205a), 71 units occupied since 2020.
- 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), 148 apartments, including some affordable, completed in 2023
- Block 206, shared rental accommodation with an affordable housing element. Completed in 2024.

Commercial:

- La Ruelle (block 2/3), restoration of an industrial brick building completed in 2019, currently one tenant: Spaces, a shared office concept.
- Block 208 with a retained façade, completed at the end of 2020, occupied in 2021 by Spaces, then by Zibi offices in May 2022.
- Block 301, a public underground car park in Ontario completed in 2019
- Block 211, an office building leased to the Federal government, since 2022
- Block 207 completed in 2024.

Under construction during 2024:

• Block 204, a 22-storey apartment block with an affordable housing component and commercial uses on the ground floor.

In design:

• Block 1, a 22-storey residential rentals with commercial on ground floor

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

- Wasa Zibi Plaza was opened in 2020.
- Pangishimo (sunset) park was poened in 2021.
- Head St Square opened in 2021 and has 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.
- Tesasini park opened in 2023.
- Mokaham (sunrise) park will undergo a 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 2024, its fourth year.

Bioregional and One Planet Living

Bioregional and One Planet Living

About Bioregional

Bioregional is a charity and 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 to achieve this vision because if everyone lived like the average north American, we would need nearly five 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



Travel and transport

Reducing the need to travel, encouraging walking, cycling and low carbon transport



Land and nature

Protecting and restoring land for the benefit of people and wildlife



Local and sustainable food

Promoting sustainable, humane farming and healthy diets high in local, seasonal organic food and vegetable protein



Sustainable water

Using water efficiently, protecting local water resources and reducing flooding and drought



Materials and products

Using materials from sustainable sources and promoting products that help people reduce consumption



Zero waste

Reducing consumption, reusing and recycling to achieve zero waste and zero pollution



Zero-carbor energy

Making buildings and manufacturing energy-efficient and supplying all energy with renewables

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 2024.



Garden workshop in 2024 © Zibi

Review summary and highlights

2024 summary of progress and highlights

- ☐ This year, residents moved into the new co-living apartments at Voda. Voda offers an exciting new approach with 48 coliving units, each accommodating up to 5 residents, and 19 geared-to-income social rent homes, managed by Ottawa Community Housing. The homes are furnished and "move-in ready" with bright, airy interiors, floor-to-ceiling windows, brand-new appliances, and communal facilities like laundry and rooftop garden boxes. The building's amenities include a fitness centre, an onsite movie room, outdoor terraces with incredible views and quiet workspaces in the lounge.
- □ Zibi's zero carbon energy company, Zibi Community Utility continues to deliver more heat and power at an ever lower carbon intensity. This year, the domestic hot water supply was connected to the district heating system, making further carbon savings possible. Zibi's buildings are being monitored for energy performance and they are meeting their thermal performance targets. Zibi is delivering a greenhouse gas intensity of 1.4kgCO2/m2/year as compared with 15.2kgCO2/m2/year for business as usual.
- □ Zibi continues to provide an **inspiring cultural hub**, both for residents and visitors, with many events, such as the Zipline and Festibière. 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 target of 1,000 tourist visitors by has been smashed with 75,000 visitors in 2024.
- ☐ The Resident Sustainability Committee doubled in size this year and continues to work with the One Planet Ambassador, engaging with the resident community and delivering great community events.
- ☐ This year Zibi featured in a <u>video</u> focusing on 'Cities Reimagined How green infrastructure is transforming Canadian cities'. This was shared on the resident's portal, eliciting feelings of pride in Zibi's achievements.



Co-working lounge at Voda © Zibi

Overview of progress in 2024

Overall progress against the goal and targets in the action plan is described below and scored using the traffic light system opposite.

- **5** Excellent progress towards goals
- 4 Mosty good progress towards goals
- 3 Some issues but some goals on track
- 2 Some challenges to achieving goals
- 1 Goals unlikely to be achieved



Zibi residents reported happiness scores similar to last year which are a little above target. There were no construction workers on site at survey time, but Zibi staff satisfaction was down 10% to 63%. Unfortunately, regarding community involvement, both the survey response rate and the number of residents feeling involved was down slightly, however 2024 saw another excellent programme of community events, many with an OPL theme.

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Zibi is still on track to meet its affordable homes target, with 19 such homes added as Block 206 opened. This block also includes an innovative co-living concept, with 48 units each accommodating 5 residents. No new tenants took up commercial space in 2024, however two markets were held featuring local artists and producers. These will continue in 2025. The Residents' Sustainability Committee doubled in size – all but one building is now represented. Zibi welcomed over 75,000 guests as a socially responsible tourist destination with a sustainability tours programme and world class cultural events. Zibi continues to offer employment and investment opportunities for Indigenous communities. A preferential pricing programme is in place for Indigenous purchasers.

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Heritage continues to be protected and promoted at Zibi as the Heritage Interpretive Plan continues to be implemented. 3 heritage buildings have been preserved. New Indigenous art has been incorporated into the new Block 206 and Tesasini Park. The Cultural Committee met 3 times in 2024. Outreach work with schools was undertaken, including visits to Zibi. Resident portal membership rose again to 229, over 25% of the Zibi population. Residents and staff continue to report that their awareness of sustainability issues has increased. The OPA continues to welcome residents, workers and visitors at the One Planet Living Centre.

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Parking provision is now at just 0.6 spaces per household. Works on the Chaudières Bridge are now complete so bus services are much improved. Walkscores continue to increase, and all properties have "excellent transit" and are a "biker's paradise" according to WalkScore.com. The number of residents that report having no vehicle doubled to 25% this year whilst 19% have an EV or hybrid car. EV chargers are installed in 7% of parking spaces with future-proof conduit available in 55%. Residents report travelling fewer kilometres weekly and most short journeys are done by non-car means.

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Overview of progress in 2024 continued



Land and nature

Phase 3 decontamination work continued this year, with the removal of large quantities of contaminated soil. Zibi is well on track to deliver its open space targets. 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. Using iNaturalist, Zibi launched a citizen science program in 2024. As a result, residents identified 65 fauna species.





Local and sustainable food

The terrace at Block 206 has added nearly 30m² of gardening space, and the overall target for growing spaces is on track. Zibi is struggling to meet its very ambitious target for residents' purchases of local/organic/fair trade food, however 26% of residents reported eating more plant-based meals compared to 2023. There was good participation with the new Community Supported Agriculture and farm-to-table programmes.





Zibi met its ambitious potable water reduction target for the first time this year on the blocks where data was available. However metering issues on Aalto blocks meant that data was only available for $1/3^{rd}$ of dwellings. Targets for non-potable water use in toilets are falling behind. Drought tolerant plants mean no potable water is needed for irrigation. Practices for clean stormwater runoff have resulted in targets being almost met when there is no construction activity.





Zibi is still on track for retaining existing buildings and facades. The construction team experienced some incomplete materials data tracking this year so are slightly below target on recycled content and FSC timber. Embodied carbon analyses of big hitter materials demonstrated good savings. Zibi held two successful Repair Cafes where 165 items were fixed. In the resident survey, 83% of respondents said they had sold, traded or donated unwanted items for reuse.





Zero waste

Regular visual waste audits at Kanaal Condos indicate that residents are exceeding the 70% diversion target. This is a major achievement for a multi-residential building. However, total waste was higher this year and fell short of the 20% reduction target. It was still challenging to collect data at the Quebec properties due to irregular waste collections, but Zibi will commission a professional audit for 2026. Commercial spaces are still struggling to meet the diversion rate target and construction at Block 206/207 has not succeeded in achieving 90% diversion.





In 2024, completion of the bridge works enabled the Zibi Community Utility district energy company to meet all heating, cooling and domestic hot water demands for the first time. Zibi resulted in CO2 emissions of just 1.4kgCO2/m2, compared with 15.2kgCO2/m2/year for business-as-usual design. This ultra-low result was delivered through energy efficient design, by meeting heat demands from post-industrial waste heat and cooling demands from the river. Post occupancy energy monitoring was comprehensive and showed that for space heating and cooling demands, Zibi is meeting its energy efficiency targets. Electricity consumption is higher than hoped so the OPA plans some more residents' engagement activities for 2025.

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Key plans for 2025

This year, design will commence on Block 1, a new 20 storey apartment building on the Gatineau side of the Zibi project. Zibi will pursue support from the Canada Mortgage and Housing Corporation (CMHC) in order to offer affordable housing.

Zibi has a full event calendar for 2025 which includes the ever-popular repair cafes, a garden workshop and more events focussed on getting people outdoors. Zibi has decided to replace its longstanding honey bee program with one that focusses on native bees and pollinators. The new program will include plenty of opportunities for community engagement.

Zibi hopes to secure retail and/or restaurant leases in 2025, as it becomes more viable and attractive with a growing population.

A recycling education campaign is underway, particularly for the Quebec side of the project as the province revamped their diversion strategy putting more responsibility on producers and increasing allowable items in the recycle bin. This will be a good opportunity for a general refresher site-wide.

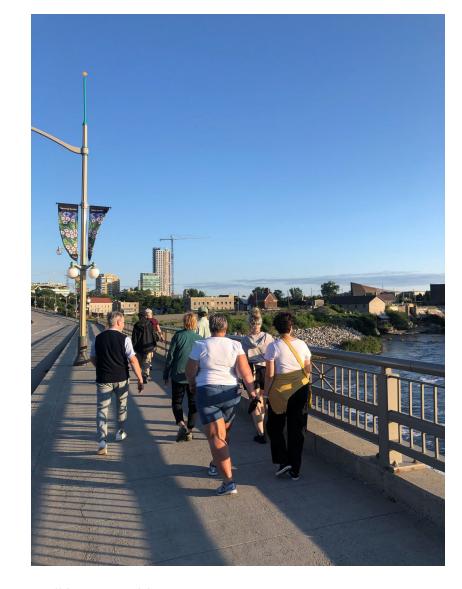
As construction of Block 204 ramps up, the sustainability team is excited to implement the improved strategy for material tracking and to work closely with the CM to improve waste diversion.

The OPA also looks forward to building on new connections made with individuals within the office spaces to increase waste diversion.

Working with a local school board and trade partners, Zibi will host a Career Fair specific to Algonquin and Indigenous youth.

The district heating system will be expanded in Ontario to accommodate connection to Block 204 in 2026. This will complete the pipe loop in Ontario, which is an important milestone. All future blocks on the Ontario side simply connect to this pipe loop, without the need for further civil works. Expansion of the heat-recovery facility at Kruger will also begin, in anticipation of future loads.

Zibi's OPA will engage with community members to promote energy conservation and connect with property managers to address energy inefficiencies.

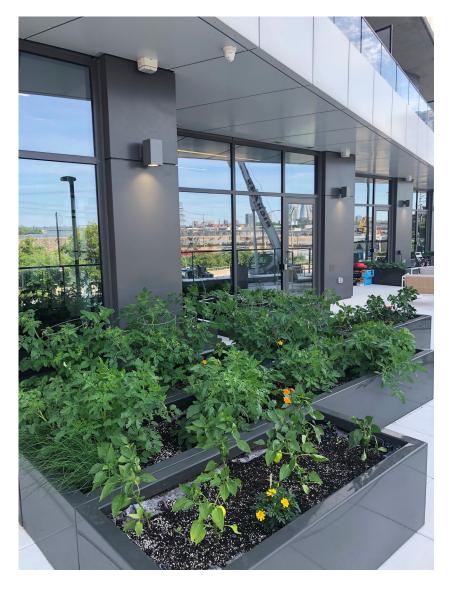


Walking group history tour © Zibi

Suggestions from the reviewers

Bioregional and the Zibi team have discussed suggestions for further action in 2025:

- 1. Local & sustainable food, Health & happiness the Zibi team will consider:
- developing a **sustainable food charter** for food and catering establishments to sign up to, similar to <u>Good Food Oxfordshire's</u>.
- encouraging less consumption of ultra-processed foods (UPFs) as evidence grows regarding the damage to health UPFs can cause.
- Working with a local outlet to provide a 'sustainable, healthy canteen' for construction workers.
- Facilitating surplus food sharing amongst local food providers and residents, possibly including **community fridges** in buildings.
- 2. The Zibi team have agreed to report on some additional metrics next year:
 - Thermal Energy Demand Intensity (kWh/m2)
- Energy Use Intensity (kWh/m2)
- Embodied carbon (kWh/m2)



Garden space at Aalto © Zibi

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 progress against the targets set out in Zibi's One Planet Living Action Plan.

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

Health and happiness

Outcomes	Indicators	Baseline	Progress in 2024	Plans for 2025
Increase happiness for Zibi residents	> 75 % of residents 'happy' with their lives	Ottawa-Gatineau: 8/10 2018: 3.75/4	Survey results very similar to 2023: average response 4.0 out of 5. 78% of respondents rated 4 or better. Much positive feedback regarding community events. The innovative co-housing concept at Voda will help with affordability of rental property and creating a sense of community among residents, particularly when so much social	The OP Ambassador will work with the Resident Sustainability Committee (RSC) to obtain feedback and ideas as to how to improve resident happiness. As Zibi received many new residents in 2024, work will be done to ensure they feel welcome and know how to get involved, by sharing resources and

			interaction has been lost due to home- working.	encouraging participation in events and committees.
Create opportunities for community	> 70% of residents feel actively involved in their community	58% for Ottawa- Gatineau, (O&G) 65% for all of Canada	40% of residents feel involved at Zibi, a drop of 5% from 2023 with only 11% of residents responding, down from 19% in 2023.	Zibi has a full event calendar for 2025, including recurring popular workshops, festivals and markets.
involvement, learning and creative expression	> 12 events / classes held per year within community spaces	n/a	Zibi hosted 28 events/workshops in 2024, up from 24 in 2023. Many of the events were related to OPL, such as the Repair Cafes, Bike Maintenance workshops and Dance Series.	
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	No survey data as there were few construction workers on site at survey time. No construction worker data. 63% of Zibi staff indicated it was better working at Zibi compared to other places of employment, down 10% on 2023.	OP Ambassador will connect with the new Construction Manager (CM) for Block 204 to share OPL resources and develop programming on health and happiness. Trade of the Month scheme for recognising individuals who embrace OPL principles particularly well will restart in 2025.

Equity and local economy

Outcomes	Targets / indictors	Progress in 2024	Plans for 2025
Plan for 7% affordable housing	7% of total units social housing	Zibi is still exceeding this target at 34%, as Block 206 came online with an additional 19 units of geared-to-income housing. The percentage will drop over time as further residential properties with lower amounts of affordable housing are built.	The design of Block 1 will begin in 2025. Once again, Zibi is planning on pursuing the Canada Housing and Mortgage Corporation's (CMHC) MLI Select mortgage loan insurance programme that focuses on affordability.
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	There were no new commercial tenants in 2024. However, Zibi did support the Urban Art Collective in hosting two markets featuring local artist and producers. Block 211, an office building that houses several federal government departments, is now at full capacity after welcoming Environment and Climate Change Canada, a tenant that clearly shares values with Zibi.	Zibi will continue to work with the Urban Art Collective to host a full calendar of markets in 2025 and the leasing team will continue to engage with local or ethically run enterprises.
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 have been signed for retail storefront.	The One Planet Ambassador will promote Fair Trade products whenever they are locally available.
Provide opportunities for all community members to democratically participate in governing and managing Zibi	Set up association within 1 year of first occupancy	The RSC (Residents' Sustainability Committee) continued regular monthly meetings in 2024. It is very positive that, by the end of the year, the committee nearly doubled in size, with a representative from each building, except for one.	The RSC will hold regular meetings in 2025 and Zibi/Dream will explore ways to allow for more autonomy to the committee members so they can organise events on their own.
Create a socially responsible tourist destination	By year 5, have 1,000 tourists per year visit Zibi	Zibi had 28 activations on site in the form of events, festivals, workshops and tours, including the return of Cirque du Soleil which set up for a month. Overall, Zibi welcomed over 75,000 guests to these events in 2024.	The events team has a full calendar of events planned. Zibi continues to have support from the Dream Community Foundation for community-based events, with the goal of bringing people to Zibi.

Develop Zibi beneficially with and for the Algonquin Anishinabe Nation and people - to ensure Indigenous	☐ At least 20 First Nations individuals are bridged from on-reserve work to off-reserve work experience ☐ At least 2 opportunities	In 2024, 4 employment opportunities for roles in the Zibi office were shared with Algonquin communities and employment services. The services of one, self-identified, Indigenous business was used on the project. Zibi also participated in an Indigenous job fair with its Construction Manager and incorporated an Indigenous Participation Plan in all contracts on the construction portion of the project.	Zibi will continue to support and encourage trade partners to preferentially hire members of the Algonquin and Indigenous communities. Zibi intends to host a Career Fair for Algonquin and Indigenous youth in 2025.
culture is not only present at Zibi, but that Indigenous people truly live, work and play at Zibi	for long-term investment throughout project lifecycle	To date, one investment opportunity has been presented to Pikwakanagan First Nation and the Algonquins of Ontario.	No investment opportunities will be available to present in 2025.
work and play at 2101	□ Offer a preferential residential pricing program for Indigenous purchasers	Both respectfully declined the opportunity. A preferential pricing programme has been put in place for Indigenous purchasers.	There are plans to meet with an Indigenous housing provider to discuss future opportunities to collaborate.

Culture and community

Outcomes	Target / indicator	Progress in 2024	Plans for 2025
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 (HIP) continues to be implemented at Zibi.	The HIP will guide ongoing plans for Mokaham Park in 2025.
Adapt and re-use at least four existing historic industrial buildings	4 heritage buildings preserved	To date, Zibi has retrofitted 3 existing buildings and is on track to meet this target by the end of phase 1 of the project.	Plans to retrofit Block 24

Promote local art and support the local arts community	50% of art installations on site are created by local artists	This percentage is no longer 100% but it is well above the 50% target as Block 206 includes artwork from Indigenous Peoples from Nunavut but also some stock art. Tesasini Park, designed to celebrate the Indigenous teachings of the 13 moons, contains some beautiful pieces including custom rock carvings and etched bronze medallions	Algonquin culture is interwoven into the design of Mokaham Park. Park design due to be approved in 2025.
Create connectivity with the surrounding communities of the National Capital Region	A developed network of connected pedestrian and cycling pathways to and from adjacent communities to be completed before 40% of the building area is complete	Zibi is roughly 25% complete and is on track to meet this target by 40% completion.	Zibi will continue to support the NCC in their shore stabilisation work on the north shore of the Ottawa River. Once complete, this will be the last link of multi use pathway connecting Zibi to the entire local network.
Engage with Algonquins to ensure First Nations history, presence and culture are reflected throughout the development	 □ Mention traditional Algonquin territory in all media events □ 15% of place names will be in Algonquin □ Establish an advisory council of Algonquin Anishinabe to guide on cultural matters □ Minimum of 2 youth engagements per year 	Zibi acknowledged 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. A Cultural Committee was established in 2024. Currently, with two members from the Algonquin Nation, the Committee met 3 times in 2024. The work that Zibi is doing with respect to One Planet Living and Indigenous Engagement was presented to several classes in Renfrew County District School Board (RCDSB). Two classes visited Zibi and applied their learning to an urban planning assignment.	Zibi will work with the Cultural Committee to identify an appropriate permanent land acknowledgment on the site. Zibi intends to meet with the Cultural Committee quarterly in 2025, and will continue to seek additional members for the committee. Zibi will continue to work with RCDSB on integrating sustainability and Indigenous Engagement into their curriculum. Zibi will also be looking to recruit a summer intern from the Algonquin Nation.

		81% know >1 neighbour (down from 87%) 32% know >4 neighbours (down from 43%)	Through events, both community-wide and building-specific, there will be plenty of opportunities for neighbours to build connections in 2025.
		56% of residents said their awareness of sustainability issues has increased in the last year and 83% rated the importance of sustainability issues a 4 out of 5 or higher. All Zibi staff said their awareness has increased.	The RSC will host a Speaker Series for Zibi community members, which will include five events/seminars where guest speakers will explore OPL topics like wellness, sustainable technology and biodiversity.
Create a sense of belonging through a culture of sustainability	70% of residents know their neighbour 80% of all residents and workers indicate their awareness of sustainability	Zibi Community on Mighty Networks (MN) climbed from 175 to 229 members (over a quarter of Zibi's population) where the OPA continues to share sustainability content.	The One Planet Ambassador will maintain a content calendar for Mighty Networks and lean on the RSC for additional support/engagement.
	has increased	Several events/workshops were hosted in support of the principles, e.g. Repair Cafes and bike maintenance workshops. The RSC put together a waste sorting game to have as an activity at community events.	To maximise reach, OPA will work with property managers to disseminate information via their tenant mailing lists.
		OPA continues to hold office hours at the One Planet Centre, which welcomed over 480 people in 2024 through drop-ins, tours and meetings.	The OPL onboarding video for trade workers has been successfully integrated into the site training package for Block 204.
			Trade of the Month scheme for recognising individuals who embrace OPL principles particularly well will restart in 2025.

Travel and transport

Outcomes	Targets	Baseline / 2017	Progress in 2024	Plans for 2025
	20% of parking spaces with electric car charging stations	Ontario: >20%	7% of permanent parking spaces at Zibi currently have EV chargers; 55% have conduit easily accessible for future connections, down from 64%.	EV charging requirements will be incorporated into the design of Block 1.
	0.7 household car parking ratio	Car ownership in O&G >1.45 per household	To date residential parking is at a 0.6 spaces per household, down from 0.7 last year.	Zibi will continue to apply this ratio for future blocks.
Reduce carbon emissions	Modify roadway reducing lanes from 4 to 2	Planned	The modification of the corridor is nearly complete, including a new bus stop at Zibi.	A second bus stop will be operational in 2025, completing the modification.
associated with local transportation of residents	Targeted commuter transport split: Auto Driver: 25%, Auto Passenger: 10%, Transit: 45%, Non-motorized: 20%	n/a	Most residents use active transport for trips of 5 kms or less. 72% of survey respondents now report traveling less than 100 kms per week. For journeys between 5-20 kms, 46% use their car, 31% use public transport and 12% use active transport. 19% of respondents own a hybrid or electric vehicle (down from 23%), 55% own a gas or diesel vehicle (down from 64%), 25% do not own a vehicle (up from 13%) and 65% own or have access to a bike.	Zibi's OPA will promote sustainable modes of transportation to get to and from Zibi and will host an urban cycling workshop to address some barriers to cycling in the region.

Reduce the travel distance for basic goods and services to within walking distance	Community Walkscore >90 at 50% build-out	Gatineau 92, Ottawa 44, (O&G region 54)	Zibi is at 25% build-out. Walkscores for some blocks have increased again this year. Kanaal and Block 206 share a Walkscore of 61 (somewhat walkable), Aalto I and II and O Condo blocks share a Walkscore of 85 (very walkable and up from 79). All properties have "excellent transit" and are a "biker's paradise" according to WalkScore.com.	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.
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Land and nature

Outcomes	Targets	Baseline	Progress in 2024	Plans for 2025
Remediate contaminated land and revitalize the area to maximize the benefit to natural ecosystems	□ 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	Contam- inated land	This year, 16,444t of contaminated soil was removed from the block 204 area. This and all remediation work to date has met provincial requirements. Zibi now has over 12,000 m2 of park and plaza space, making up 8% of the site. The biodiversity native plant species indicator is now at 116% (up from 103%) compared to the baseline study (72 native species now vs. 62 then), with 55 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. Using iNaturalist, Zibi launched a citizen science program in 2024. As a result, residents identified 65 fauna species, including some 45 bird species, 3 wasp species, water snake, beaver, chipmunks and bald eagle. 8 of these faunas were not present in the baseline study. There are 43 culturally significant plants on site that can be found in the parks, plazas and streetscapes at Zibi, up from 34 in 2023.	Remediation in 2025 is contingent on advancements with Block 1. Mokaham park design to advance in 2025. OPA will continue to encourage community members to log sightings on iNaturalist as Zibi continues to work with landscape architects on the reintroduction of native species.

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		46% of residents said their time in nature has increased over the last year	There are some outdoor activities planned for 2025, like a community skate night, bird watching expedition, group bike ride, etc. Zibi will also be replacing the honey bee hive with wild bee homes and there will be opportunities to engage community members with this initiative.
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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	1:10 Ratio of food-growing garden spaces to households, with 1.4 m2 of garden space per household	Zibi remains on target with a site-wide ratio of 1:9 The terrace at Block 206 has 29.24 m2 of gardening space, enough for 10% of households.	Roof top gardening will be included in the design of Block 1. This will be the first season for the Block 206 garden. A fourth-annual gardening workshop will be held so other residents can share lessons learned in community gardening and also home/balcony gardening.
Create a community-scale food distribution network to increase access to local, fairly traded and organic food	70% Zibi residents that purchase at least 25% of their food (by value) that is organic, or local, or Fair Trade 5% in year 1, growing to 25% by year 5 of Zibi residents participating in 'farm-to-table' schemes	Behind on this ambitious target: 45% of residents surveyed indicated at least 25% of their food is local and 38% indicated that at least 25% is organic or Fair Trade, up 5% on 2023; most people do not know or are in the 1-24% range. On track: 14% of survey respondents said they participated in a Community Supported Agriculture (CSA) program or farm-to-table program in 2024. Zibi hosted a local farmer who provided locally grown produce to interested members of the community on a weekly basis.	Zibi's OPA will use Mighty Networks to keep residents informed of what's in season and encourage recipe sharing using locally available ingredients. Effort will be made to showcase local and in-season foods at community events. Zibi will have a CSA partner again in 2025.
Engage residents to reduce their consumption of high- carbon foods	50% of all residents will report a decrease in high- carbon food consumption year over year	Nearly 50% of residents indicated that 25% or more of their weekly meals are plant-based. 26% say they are eating more plant-based meals this year compared to last year.	Zibi's OPA will continue to share pertinent information on sustainable diets through Mighty Networks and newsletters and will host a local CSA program.

Sustainable water

Outcomes	Targets	Baseline	Progress in 2024	For 2025
Reduce potable water use for residents and irrigation	 □ 138L Potable water consumed per resident, per day □ 0% of potable water used for permanent irrigation systems □ 10% toilet flushing with non-potable water 	1631	All water fittings meet LEED platinum standard. Potable water consumption data was available for only a third of dwellings this year. Aalto I and II data was not available due to technical metering challenges. However, for those buildings that did have data, there was an impressive drop in average potable water consumption from 165 down to 135 litres per person per day. This meets the ambitious water efficiency target for the first time. Individual blocks consumed 135, 116 and 155l/p/d for Kanaal, O Condo and Voda respectively. An irrigation system using potable water was installed at Block 11 to help establish plants on the terrace. Once established, the drought-tolerant species are not expected to require watering. Zibi now has 1,189 toilets on site, of which 48 (at O Condos) use non-potable water. So Zibi has dropped further below its 10% target to 4%. To date, upfront costs have prevented further installations.	Water meters and low flow fixtures will continue to be installed in new builds as per design specifications. The OPA will share consumption data with residents and open conversations about water conservation tactics. After some technical challenges in 2024, the meters at Blocks 10 and 11 should be recording water consumption data in 2025. Zibi will continue to plant drought tolerant species. There are no upcoming opportunities for more non-potable toilet flushing so this target will continue to fall for the time being.

Achieve near-zero export of pollutants via stormwater outflow	Total Suspended Solids will be reduced by 80% prior to discharge	Stormwater sampling has continued to reveal variable results, depending largely on the level of construction activity at the time and location of testing. Results suggest that Zibi is on track to meet its targets whenever there is no construction activity. Best practice on the construction sites and regular cleaning of the stormceptors continue to be implemented.	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.
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Materials and products

Outcomes	Targets	Progress in 2024	Plans for 2025
	 □ 50% of existing building area retained □ 90% of demolition materials recycled □ 5% of demolition materials reused 	Zibi is exceeding this target, as per the master plan. Refer to 2020 report for a summary of buildings being retained. Block 207 was completed in 2024, featuring a retained façade. There was no demolition work in 2024.	Zibi will look for opportunities to reuse materials from Block 24 if reconstruction advances.
Reduce the impact of construction	20% of materials contain recycled content 20% materials locally sourced/manufactured	A new tracking process was put in place for 2024 but some glitches in the system led to the loss of some data. Nonetheless, on blocks 206 and 207, recycled and local materials made up 17% and 28% (down from 25.7% and 36.2%) of the total cost of materials, respectively. Items with recycled content included: concrete, rebar, metal siding, various steel products, laminate flooring, carpet, drywall & drywall accessories, cabinets. Locally sourced materials included: concrete, rebar, masonry, roofing, metal siding, drywall & drywall accessories.	An updated process for material tracking will be implemented for Block 204. The tracking process will be made clear to the design and construction teams at the onset of future projects. A post construction analysis will be carried out on Blocks 1 and 204 which will present an embodied carbon reduction in kgCO2/m2. Zibi will continue to source as many locally produced products as possible and will continue to provide a list of preferred suppliers to the design and construction teams.

	80% of timber or wood products reclaimed, reused or certified by FSC	In 2024, new processes were set up to collect data on materials procurement. However, this was not altogether successful, and some data was lost. For Blocks 206 and 207, at least 71% of the total wood used is certified by the Forest Steward Council, down from 75.6% in 2023.	Zibi will again 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 2024, Blocks 206 and 207 were professionally tested and were mostly compliant.	All future buildings 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	A new question was introduced to the resident survey this year, showing that 83% of respondents sold, traded or donated unwanted items in some way or form. Zibi hosted another two Repair Cafés organized by the Ottawa Tool Library where over 165 items were fixed.	Zibi's OPA will continue to promote use of the community portal and to encourage sharing, donating and fixing items rather than buying new.

Zero waste

Outcomes	Targets	Baseline	Progress in 2024	Plans for 2025
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%	Visual waste audits suggest recycling rates for Kanaal >70% Due to construction activity, it was not possible to get regular, accurate audits for Aalto or O Condo. However from the survey, most residents recycle (94%), many compost (71%) and the majority are confident about their waste sorting knowledge (96%). Zibi sponsored two repair cafes put on by the Ottawa Tool Library where over 120 broken items were repaired. Commercial spaces on average diverted 37% of waste.	Residential recycling rules have changed in Gatineau. More items are now accepted. So the OPA will ensure residents know of the changes through newsletters and updated signage. Zibi will arrange professional waste audits for residential buildings and continue annual audits for commercial buildings in Ottawa as per ON regulations. Zibi will perform waste audits at other residential buildings to
Reduce residential waste	291 kg/person/year, a 20% reduction compared to municipal average	365 kg/ person/year	Based on estimated averages from visual audits, Kanaal residents produced around 340kg per person (up from 237kg). No data is available this year for other blocks.	understand average waste production. Some educational materials on avoiding packaging and overconsumption may be beneficial, as the biggest change from the previous year is an increase in paper/card recycling.

Divert 90% of construction waste from landfill	□ 90% construction waste diverted from landfill □ Concrete: 75% re- use on site, 20% re-use off-site, 5% clean fill	98%	No demolition in 2024. No re-use of materials was reported this year. According to audit reports from the waste haulier, Block 206/7 diverted only 59% of construction waste in 2024 (down from73%). Plastic wrap makes up a large proportion of site waste in the end stages of each block but cannot be recycled locally.	Zibi's OPA will keep up engagement on this target and help the construction manager at Block 204 with their strategy to achieve it.
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Zero carbon energy

Outcomes	Targets	Progress in 2024	Plans for 2025
Ensure 100% of Zibi energy needs met from renewable	100% of total building energy demand met through zero carbon sources	Some amazing progress this year, exemplified on intensely cold days where outside temperatures were below -35C and yet the entire Zibi community used no fossil fuels! All of Zibi's grid electricity, 97% from Quebec Hydro and just 3% from Hydro Ottawa, is extremely clean with a carbon intensity of just 1.5g and 25gCO2/kWh respectively. Zibi Community Utility provided 8,422MWh (up from 6,500MWh) of zero-carbon energy to the buildings at Zibi for heating and cooling needs using waste heat from the Kruger factory. This year with the completion of the bridge works, all domestic hot water is now be supplied from the zero carbon district energy system and the temporary gas plant has been switched off. This year Zibi energy use resulted in 140tCO2, down from 188tCO2 in 2024, despite increased occupation and floor area. This carbon footprint represents an 88% CO2 saving compared to business-asusual. The GHG intensity for Zibi was just 1.4kgCO2/m2/year, compared with 15.2kgCO2/m2/year for business-as-usual design. This tiny residual carbon footprint is offset through the purchase of Renewable Energy Credits.	As new buildings are completed, they will continue to be connected to the ZCU network. Design work will commence to expand the heat recovery facility at the Kruger plant.

Decrease building energy demand by	25% reduction in building energy demand during operations, compared with	Post occupancy monitoring shows that for thermal loads (heating, cooling and hot water), all but one of the buildings are meeting the target improvement on a code-compliant baseline building. For non-thermal electrical demand, results are higher than design	Zibi's OPA will share current energy demand data with residents as well as practical energy conservation practices in the home and/or office to encourage lower consumption.
25%	a code-compliant baseline building	models, ranging from 2,700-3,700kWh/year per apartment. This non-thermal component is highly dependent on resident behaviour, much less on design. Electricity at Zibi is both cheap (\$0.07/kWh) and also very clean (1.5gCO2/kWh).	Data will also be shared with appropriate property management teams to try and solve any inefficiencies.