



2019 ONE PLANET REPORT



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EXECUTIVE SUMMARY

In 2019, at Zibi, we began to lay the foundation of our community with our first residents moving into O Condominiums in Gatineau. Unlike most other development projects, Zibi's involvement in the community does not end at building hand over. As a One Planet Living Community we are not only here to design and build sustainable infrastructure, but through the role of the One Planet Ambassador, a position that exists to build change through sustainable culture, residents are inspired to lessen their impact on the planet. In 2019, the One Planet Ambassador hosted a series of events including an evening snowshoe, a talk on zero carbon, an organic gardening workshop and a hands-on introduction to Zibi's honey bees, the Zibeas. The intent of these events is to foster a sense of appreciation for the planet and to create a sense of community among residents.

In the spring of 2019, the National Capital Region experienced unprecedented and catastrophic flooding. As a project building on islands and the shores of the Ottawa River, climate change vulnerability is top of mind. In response, our buildings are constructed to accommodate the 1 in 1000-year flood and incorporate additional climate resilient mitigation measures including waterproofing of underground infrastructure. As a result, we were spared from the flooding of 2019 and will continue to follow climate change science closely to adapt to future changes.

Zibi undertook a major infrastructure project in 2019 that will have a significant positive impact on the region. Working with many land managers, Zibi closed a major commuting corridor connecting Gatineau and Ottawa for three months during the summer to install site services and to modernize active transportation infrastructure. The corridor which was previously a harrowing experience on a bike will now facilitate relevant, safe and accessible cycling and pedestrian access across the Ottawa River to and from our project. This project also marks significant investment in our district thermal system and ultimately solidifies our commitment to our long-term goal of operating as a zero-carbon community.

Lastly, with our One Planet Design and Contractor Specifications in place, we became better at systemizing our approach to sustainability. Throughout the year, we developed procedures that allow us to track our progress on our One Planet Action Plan, building by building. Ultimately, this enhances accountability and allows us to boast about our leadership in sustainability with confidence.



THE PROJECT

Located in both Ottawa and Gatineau, Zibi is a transformative project on a physical, environmental, and societal level. The only One Planet Living endorsed community in Canada, Zibi inhabits former contaminated industrial lands, and is transforming them into one of Canada's most sustainable communities. Incorporating public spaces and parks, as well as commercial, retail, and residential real estate, Zibi is poised to become a truly integrated mixed-use community, one that will reinvigorate both the Ottawa and Gatineau downtown core.

Zibi offers a place where residents, retailers, and the public will want to call home. Straddling both the Ottawa and the Gatineau waterfront, Zibi will include unrivaled access to public and active transit routes, Ottawa's brand new light rail train system, one of Canada's most extensive cycle network, public and park space, all while offering the most stunning vistas the region has to offer. Zibi is essentially a waterfront city, reimagined for the 21st century.

We are committed to transparency and environmental and social responsibility, from conception to completion. To guide and track this commitment we have adopted a One Planet Action Plan; a framework based on 10 guiding principles of sustainability which we can use to create holistic solutions. Endorsed by Bioregional, the founder of One Planet Living, our Action Plan is Zibi specific drawing on our regional characteristics and unique site history and is integrated into our municipal development permits. The following pages will walk you through Zibi's progress as a One Planet Community by highlighting accomplishments and experiences of 2019.



SITE SPECIFICS

Uniquely situated on the Ottawa River in both the provinces of Quebec and Ontario, Zibi redevelopment occupies Chaudière and Albert Islands and the north shore of the river in Gatineau.

Zibi, the Anishinabe word for River, is located on unceded Algonquin-Anishinabe territory; meaning that these lands, including all of the land in Eastern Ontario and Western Quebec were never surrendered, or treated.

The site and the surrounding area has been central to historically significant activity in the Ottawa area including; use by First Nation's people, a travel route for early European explorers and industrial activity including lumber and pulp and paper operations. Landmarked by 60 meter wide cascading cauldron shaped falls in the middle of the Ottawa River, as a result of industrial activity, the site has been inaccessible to the public for decades.

 Zibi site



PROJECT PHASING

Site redevelopment includes the coordination of various land owners, demolition of the existing industrial buildings, servicing the site, environmental remediation of contaminated soil, and rehabilitating heritage buildings and the natural environment, designing and building new buildings, creating public spaces, and the list goes on. Given this complexity, the community will be constructed over the course of 12-15 years in a phased approach. The end result will be a mixed-use community consisting of residential, retail and commercial space boasting purpose built public spaces and unique waterfront green spaces over 34 acres in the heart of the National Capital Region. We will welcome approximately 5000 residents and 6000 workers to our One Planet Community.

- PHASE ONE | 2017-2019
- PHASE TWO | 2019-2021
- PHASE THREE | 2020-2023
- PHASE FOUR | 2021-2024
- PHASE FIVE | 2023-2026
- PHASE SIX | 2026-2029
- PHASE SEVEN | 2028-2032



Dates are approximate and subject to change without notice. E.&O.E.

THIS REPORT

This report is intended to satisfy annual reporting requirements with respect to Zibi's progress with its One Planet Action Plan and has been peer reviewed by Bioregional's panel of experts on sustainable development.

The front half of this report provides a summary of Zibi's progress on its One Planet Action Plan in 2019 by walking through each of the 10 principles. The appendices provide a detailed analysis of data collected to achieve targets and ultimately project outcomes defined in Zibi's One Planet Action Plan.





HIGHLIGHTS OF THE YEAR

Zibi experienced full occupancy of its first condo building, O early 2019. This milestone, significant for many reasons, marks the foundation of our One Planet Living community. The first year of life at Zibi included opportunities for neighbours to get to know one another through events such as a snowshoe night, an organic gardening workshop and a cocktail party. Despite this, when surveyed over half of survey respondents did not feel involved in the community. Individual suggestions were offered as to how residents could feel more involved. We are reflecting on these results and see this as an opportunity to develop a strategy as we welcome more residents and commercial tenants in 2020.

HEALTH AND HAPPINESS

The creation of community green spaces and play areas will provide ample infrastructure for everyone to lead active lifestyles within the community. Coordinated community gatherings and initiatives will give residents the opportunity to be active in shaping and participating in their community.

SUMMARY OF 2019 HEALTH AND HAPPINESS ACHIEVEMENTS

(Refer to Appendix A for data)

IDENTIFIER	PROJECT OUTCOME	TARGET	INDICATOR	BASELINE	2017 STATUS	2018 STATUS	2019 STATUS	2020 ACTION
HH1	Increase happiness for Zibi residents.	>75%	Percentage of residents that say they're 'happy' with their lives.	Average life satisfaction between 2009-2013 in Ottawa-Gatineau was rated at approximately 8 on a scale to 10 where 10 is "very satisfied" ¹ . Average from residents surveyed is 3.75 of 4 where 4 is very happy.	No residents living on site.	A One Planet Ambassador was onboarded to facilitate programming that will promote happiness within the community.	Average from residents surveyed is 3.93 of 5 where 5 is very happy (79%).	Zibi will share mindful knowledge and tips on Facebook platform, implement a lunchtime yoga program, engage with residents on a personal level when they participate and follow up on them.
HH2	Create opportunities for community involvement.	>70%	Percentage of residents that feel actively involved in their community.	Ottawa-Gatineau residents are less likely than the national average to report that they feel a sense of belonging in their community (58% for Ottawa-Gatineau vs. 65% for all of Canada) ¹ .	There were no residents on site in 2017.	Occupancy of Zibi's first residential building began in mid November 2018. Throughout the year, Zibi hosted two workshops related to sustainable food as well as a welcome to the neighbourhood pre-occupancy event.	47.7% of surveyed residents feel involved in the Zibi community. Throughout the year, Zibi hosted 7 activities, and 5 workshops (refer to Appendix A).	Zibi will welcome another condo building in 2020 allowing for us to host community wide events that will bridge the gap within the community.
HH3	Facilitate learning and creative expression opportunities for residents.	12	Number of events and/or classes held per year within community spaces.	There is currently no industry standard or best practice.	No residents on site in 2017.	Zibi hosted two workshops related to beekeeping and honey harvesting that were attended by residents in 2018 as well as a welcome to the neighbourhood pre-occupancy event.	Zibi hosted a total of 12 workshops and events in 2019 (refer to Appendix A).	The One Planet Ambassador will host several events and workshops throughout 2020 that will satisfy this outcome.
HH4	Support better health outcomes for residents.	>85%	Percentage of residents that indicate an overall satisfaction with their health.	63.6% of Ottawa & Gatineau residents perceive their health as very good or excellent; 72.3% perceive their mental health as very good or excellent; Canadian average is 59.9% and 72.2% respectively.	No residents on site in 2017.	Residents were surveyed on whether or not their health allows for them to meet their day-to-day needs. 94% of respondents indicated that yes, their health allows them to meet their daily needs.	Residents were surveyed on whether or not their health allows for them to meet their day-to-day needs. 93.3% of respondents indicated that yes, their health allows them to meet their daily needs.	The One Planet Ambassador will host several events throughout 2020 that will satisfy this outcome, such as outdoor recreational activities.

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IDENTIFIER	PROJECT OUTCOME	TARGET	INDICATOR	BASELINE	2017 STATUS	2018 STATUS	2019 STATUS	2020 ACTION
HH5	Support better health outcomes for construction workers.	>85%	Percentage of workers that indicate an overall satisfaction with their health.	There is currently no industry standard or best practice.	No outreach was done with workers in 2017.	2018 Baseline surveying indicated that of the sample of trade workers surveyed, 50% indicated that their overall health (mental and physical) was great, while 45% indicated that it was good and 5% indicated that there is room for improvement.	2019 surveying comprising of both trade and office workers indicated that 28% claimed their overall health (mental and physical) was great, 52% was good, 14% average and 6% indicated that there is room for improvement.	The One Planet Ambassador will implement several programs targeting this outcome, namely a Smoking Cessation program, Trade of the Month, Fit Lunches, and Walk and Learns.
		>85%	Percentage of workers that indicate increased satisfaction working at Zibi as compared to other sites.	There is currently no industry standard or best practice.	No outreach was done with workers in 2017.	Given the vast majority of trades that work on site, worker turnover is high. Despite this, Zibi endeavours to assess worker satisfaction in 2019 after implementing more programming focused on worker health and happiness.	We continue to struggle to track this outcome as there is significant worker turnover on site. As such we do not have a tangible result for 2019.	In 2020 we will focus on surveying office staff as well as the staff of a new commercial tenant as there will be less turnover. We will still continue to deliver programming that will place emphasis on the health and happiness of trade workers.

¹Statistics Canada Life Satisfaction Survey 2009-2013
<https://www150.statcan.gc.ca/n1/pub/11-626-x/11-626-x2015046-eng.htm>



HIGHLIGHTS OF THE YEAR

Zibi made significant progress on the design of a future high rise rental building that will be constructed in Gatineau. Since Zibi has applied for a Canada Mortgage Housing Corporation's (CMHC) Rental Construction Financing program we are designing this building to meet CMHC's definition of affordable housing.

Further, Zibi hosted several large public events in 2019 including Latin Sparks, Festibière and Cirque du Soleil and ultimately showcased our site to 140,000 visitors making our community a tourist destination in the National Capital Region.

EQUITY AND LOCAL ECONOMY

A community for all, Zibi will incorporate a range of housing opportunities to ensure a diverse mix of owners and renters. The development includes commercial and retail spaces that are preferentially allocated to local and socially responsible business, creating jobs and giving opportunity to small, ethically run enterprises.

SUMMARY OF 2019 EQUITY AND LOCAL ECONOMY ACHIEVEMENTS

(Refer to Appendix B for data)

IDENTIFIER	PROJECT OUTCOME	TARGET	INDICATOR	BASELINE	2017 STATUS	2018 STATUS	2019 STATUS	2020 ACTION
ELE1	Plan for 7% affordable housing.	7%	Percentage of affordable housing, measured by number of affordable units compared to the total number of units.	In 2011, on average those living in the Gatineau-Ottawa area spent 21% of their income on shelter. According to CMHC, in order for housing to be affordable, no more than 30% of income should be spent on shelter ¹ .	In 2017, Zibi held multiple workshops on how to approach affordable housing in the development. Zibi will meet this target overall, but not likely in the first 5 years of the project.	Zibi began developing its affordable housing strategy in 2018 and worked towards strengthening partnerships with key stakeholders in affordable housing management in the region.	Zibi negotiated a partnership with Ottawa Public Housing in Ottawa and applied for a loan through Canada Mortgage Housing Corporation targeted at affordable housing to support a project in Gatineau.	Zibi will ratify agreement with Ottawa Public Housing and must implement its strategy and begin construction in 2020.
ELE2	Promote and give precedence to smaller, local and/or ethically run enterprises.	50%	Percentage of retail space storefronts that contain small, local, and/or ethical businesses, compared to the total number of storefronts at Zibi.	There is currently no industry standard or best practice.	No leases were signed in 2017.	No leases were signed in 2018 however Zibi did host a pop up holiday market showcasing the work of local artisans whose business values align with those of Zibi's.	No leases were signed in 2019 however Zibi hosted a pop up beer market over the course of 12 weeks. Run by a local enterprise, La Terrasse Festibière featured a rotation of beers local to Quebec.	Zibi will entertain commercial tenants whose values align with ours. We expect to have some store fronts in 2020.
ELE3	Engage Zibi residents in fair trade programs and products.	One fairtrade business will be in place by the time that 50% of retail storefronts are occupied.	Deploy fair trade guidelines in retail strategy.	There is currently no industry standard or best practice.	No leases were signed. Leasing representatives are targeting a fair trade coffee shop for phase 1 of the project.	No leases have been signed. Leasing representatives are targeting a fair trade coffee shop for phase 1 of the project.	No leases have been signed. Leasing representatives are targeting a fair trade coffee shop for phase 1 of the project.	Leasing representatives continue to work with this target as negotiations with prospective tenants progress.
ELE4	Provide opportunities for all community members to democratically participate in governing and managing Zibi.	Set up association within 1 year of first occupancy.	Create a community wide residents' association with documented democratic governance procedures.	There is currently no industry standard or best practice.	There was no occupancy in 2017.	Occupancy began in November 2018, as such no association was established in 2018.	A condo board was created at our first condominium O in December 2019. Building hand over was a long process involving requiring significant resident input, as such, it was not appropriate to develop a community association in 2019.	With an additional condo building on board in 2020, Zibi will work to move the needle on this target.

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IDENTIFIER	PROJECT OUTCOME	TARGET	INDICATOR	BASELINE	2017 STATUS	2018 STATUS	2019 STATUS	2020 ACTION
ELE5	Create a socially responsible tourist destination.	By year 5, have 1000 tourists per year visit Zibi.	Number of tourists per year.	There is currently no industry standard or best practice.	The Zibi team made progress on planning for this outcome.	In 2018, Zibi hosted 26 events welcoming over 15,000 visitors on site.	In 2019, Zibi furthered its mission of creating a new, vibrant waterfront community. Utilizing all available event venues on both sides of the river, we welcomed over 140,000 guests on site (refer to Appendix B).	Zibi will continue to progress this outcome in 2020 with many events already planned.
ELE6	Develop Zibi beneficially with and for the Algonquin Anishinabe nation and people.	At least 20 individuals are bridged from on-reserve work to off-reserve work experience, throughout the project life cycle.	Zibi will prioritize qualified Algonquin Anishinabe and Indigenous peoples for employment opportunities at the project. Indigenous workers are employed continuously throughout the construction phase, and/or as other service-providers to the project.	There is currently no industry standard or best practice.	14 Algonquin workers were employed for the remediation work (phase 1); of these, 4 workers were retained for further work with contractors.	In 2018, eight individuals were bridged from on-reserve work to off-reserve work experience at Zibi.	In 2019, nine individuals were bridged from on-reserve work to off-reserve work experience at Zibi, for a total of 31 individuals over the years.	Zibi will continue to progress on this outcome and seek new opportunities for Algonquin Anishinabe employment.
		At least 2 opportunities for long-term investment throughout project lifecycle.	Invite First Nations as preferential partners for long-term investment opportunities. Provide detailed information for these opportunities as soon as they are available and provide support as needed to ensure First Nations partners understand the opportunity and how it works.	There is currently no industry standard or best practice.	There is a placeholder for 10% ownership of the district utility company by the Algonquin people.	Zibi progressed conversations with First Nation partners on one long-term investment opportunity in 2018.	A First Nation partner was offered a stake in Zibi's district energy business and engaged a consultant to review the offer.	Zibi will continue to implement this outcome by identifying other opportunities and progressing existing dialogue surrounding this outcome.
		Preferential pricing program details to be in place prior to launch of first residential project. Details of Indigenous inclusion to be included in formal affordable housing strategy.	Offer a preferential residential pricing program for Indigenous purchasers, and include Indigenous members as part of affordable housing strategy, to ensure that Indigenous culture is not only present at Zibi, but that Indigenous people truly live, work, and play at Zibi.	There is currently no industry standard or best practice.	A preferential pricing program is in place.	A preferential pricing program is in place which provides a small discount to all First Nation, Inuit or Métis purchasers.	A preferential pricing program is in place which provides a small discount to all First Nation, Inuit or Métis purchasers.	Zibi will continue to implement the pricing program.

¹ https://cmhc.beyond2020.com/HiCOMain_EN.html



HIGHLIGHTS OF THE YEAR

In 2019, we began implementing the culture defined in our Master Plan through both public and private events. While there is still ample work to do, we are pleased to see survey results that indicate that residents know their neighbours. In addition, we spent a large part of 2019 planning for our future culture and community with our Algonquin and municipal partners. This has included planning for place naming of our public realm and planning to have a presence of local artists on site. We look forward to seeing some of this come to fruition in 2020.

CULTURE & COMMUNITY

Zibi will give the public unprecedented and long overdue access a site of great cultural relevance. Through signage, architecture, art, and community programming, Zibi will make the rich history of the site legible to residents and visitors and establish a distinct cultural identity. Thanks to improved physical connection to neighbouring attractions and landmarks, Zibi will be integrated into the existing network of cultural destinations within the National Capital Region.

SUMMARY OF 2019 CULTURE & COMMUNITY ACHIEVEMENTS

(Refer to Appendix C for data)

IDENTIFIER	PROJECT OUTCOME	TARGET	INDICATOR	BASELINE	2017 STATUS	2018 STATUS	2019 STATUS	2020 ACTION
CC1	Create a cultural identity that reflects the history of the locale throughout the development.	Implement the municipally-endorsed Heritage Plan.	A heritage plan, endorsed by municipal heritage planners and First Nation partners, development and implemented at Zibi.	There is currently no industry standard or best practice.	A heritage interpretive plan has been in place since March 2017.	Zibi will continued to implement the principles of the heritage interpretive plan–design for park and the public realm was refined in 2018. For example, several public spaces will be named in Algonquin.	Zibi continued to implement the principles of the Heritage Interpretive Plan through design for park and the public realm in 2019 by officially naming future park spaces in Algonquin language.	Zibi's first park will be built in 2020 and will include specific elements from our Heritage Interpretive Plan including water, wood, habitat, transport and renewal.
CC2	Adapt and re-use at least four existing historic industrial buildings.	4 Buildings	Number of heritage buildings preserved.	There is currently no industry standard or best practice.	2 façades, plus 2 full buildings in phase 1 to be preserved and repurposed.	2 façades, plus 2 full buildings in phase 1 to be preserved and repurposed. Zibi will continue to implement this target throughout construction.	3 façades, plus 2 full buildings in phase 1 to be preserved and repurposed. In 2019, Zibi completed the restoration of Blocks 2/3 which will serve as incredible commercial space to be partially occupied in 2020.	Zibi will continue to implement this outcome throughout construction. 2020 will see the completion of Block 208 which includes the façade of a former industrial building in the same footprint.
CC3	Promote local art and support the local arts community.	50%	Percentage of art installations on site that are created by local artists.	There is currently no industry standard or best practice.	No art was installed in 2017.	Zibi will carry this outcome forward in 2019 as construction continues. Zibi installed its first two public art displays in O Condominiums. The art is the work of Frank Polson of Long Point First Nation.	In 2019, Zibi commissioned 2 public art projects to be installed in 2020. Custom art benches by Amy Thompson (local), and customs art bike racks by Karl Chevrier (Algonquin).	Zibi will carry this outcome forward in 2020 by working with our art promotion partners to revisit Zibi's goal of promoting local and Indigenous art.
CC4	Create connectivity with the surrounding communities of the National Capital Region.	All network connections completed before 40% of the building area is complete.	A developed network of connected pedestrian and cycling pathways to and from adjacent communities.	There is currently no industry standard or best practice.	Plans were made to address this target.	Zibi carried this target forward in 2018 primarily through planning with stakeholders. Much of this work is being contemplated as part of the parks and public realm detailed design work. Major bike routes connecting into the NCC's existing pathway will be built by end of 2019.	Due to unprecedented flooding in 2019 plans to connect to existing NCC infrastructure were put on hold until the NCC can rebuild infrastructure. Zibi did however make significant progress on its complete street on the Eddy/Booth St corridor which will provide modern and safe pedestrian and cycling infrastructure across the Ottawa River, connecting Gatineau and Ottawa.	In 2020, Zibi will finalize its complete street on the Eddy/Booth St corridor and will connect to NCC bike path infrastructure in Ottawa providing more connectivity in the region.

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IDENTIFIER	PROJECT OUTCOME	TARGET	INDICATOR	BASELINE	2017 STATUS	2018 STATUS	2019 STATUS	2020 ACTION
CC5	Engage with Algonquins to ensure First Nations history, presence and culture are reflected throughout the development.	Mention traditional Algonquin territory in 100% of public speaking engagements, media events and published reports; 15% of place names will be in Algonquin . Visitors to Zibi know that Zibi is the Algonquin word for river, and Ottawa-Gatineau is within traditional Algonquin territory.	Raise public awareness that project lands are within unceded traditional Algonquin territory through public statements and acknowledgments, signage, wayfinding and place names.	There is currently no industry standard or best practice.	Zibi representatives acknowledged that the Zibi project is occurring within unceded traditional Algonquin territory at 100% of speaking engagements, media events and in published reports. Zibi averages 2-3 public speaking engagements a month. Sales team mentions Zibi that Zibi is the Algonquin word for river in 100% of client and purchaser interactions.	Zibi acknowledged the territory of the Algonquin in 100% of speaking engagements, media events and published reports. Algonquin words were incorporated into on-site construction signage.	Zibi acknowledged the territory of the Algonquin in 100% of speaking engagements, media events and published reports. Algonquin words have officially been incorporated into the design of future public parks.	Zibi will carry this outcome forward in 2020 through the implementation of targets.
		Minimum of 2 advisory Council meetings per year.	Establish a standing advisory Council of Algonquin Anishinabe to continuously guide on project matters related to First Nations culture, history and language.	There is currently no industry standard or best practice.	The Council was established in 2015, and met 7 times in 2017.	The Council was established in 2015, and met 5 times in 2018.	The Council met 6 times in 2019. Refer to Appendix C for meeting dates.	Zibi will continue to meet and collaborate with the Memengweshii Council as well as our other Algonquin partners on a regular basis.
		Minimum of 2 youth engagements per year.	Indigenous youth engagement through internship opportunities, site tours, Zibi staff presentation, or other educational programming.	There is currently no industry standard or best practice.	Several community presentations in Pikwakanagan involved youth but were not exclusive to youth. Though promoted, no requests from Algonquin communities for site visits or school presentations. No internship or summer students in 2017.	Zibi retained a summer student from Pikwakanagan in 2018 who supported several teams throughout the internship including sustainability and marketing. Zibi engaged with the overall community when soliciting feedback on public realm design at events in March, April, and May of 2018. This engagement was not limited to youth but certainly involved youth from the community.	Zibi retained an Algonquin summer student in 2019 who supported several teams throughout the internship including sustainability and marketing.	With support from Algonquin partners, Zibi intends on developing a plan to engage Indigenous youth in 2020. Further, summer employment opportunities for Indigenous youth are expected in 2020.

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IDENTIFIER	PROJECT OUTCOME	TARGET	INDICATOR	BASELINE	2017 STATUS	2018 STATUS	2019 STATUS	2020 ACTION
CC6	Create a sense of belonging within Zibi.	>70%	Percentage of residents that 'know their neighbour'.	There is currently no industry standard or best practice.	No residents on site in 2017.	The first residents occupied their condos in November of 2018. Zibi has already implemented programming to facilitate this action and will report on 2019's success next year.	100% of residents surveyed claim to know at least 1 neighbour, 78% of which claim to know between 2-5 neighbours.	Zibi will continue to implement programming that will create a sense of belonging within the community, with spaces that will spark new encounters and socializing opportunities.
CC7	Create a culture of sustainability throughout Zibi, from design to operations.	80% of all residents and workers will indicate that their awareness of sustainability issues and solutions has increased year-over-year.	A measurable difference in environmental and sustainability awareness among contractors, tenants and residents.	There is currently no industry standard or best practice.	No residents on site in 2017.	Zibi administered a baseline survey in 2018 with workers and residents that will allow for reporting on this target in 2019.	50% of surveyed residents and Zibi office workers stated that their awareness on sustainability has developed or improved since living/working at Zibi. Within the trades, 50% of surveyed workers stated that they have a great or good awareness on the subject of sustainability, while 37% state that they have an average understanding of the issue, and 13% claim that there is some room for improvement on their knowledge of the issue.	The One Planet Ambassador will implement programs in order to better inform Zibi office workers of the sustainability issues encountered in every department of the project. She will also host more talks and workshops with the residents on the 10 One Planet Living principles, while posting daily on the online platform providing tips on living a sustainable lifestyle. She will also be involved in monthly trades safety meetings to share messages related to sustainability and construction and will perform monthly site inspections.
		80% of all residents and workers will indicate that their awareness of sustainability issues and solutions has increased year-over-year.	Implement a full-time One Planet Ambassador to develop programs and implement cultural norms around sustainability until the development reaches 30,000 sq. m of buildings, and then transfer the leadership over to the community associate/BIA.	There is currently no industry standard or best practice.	No residents on site in 2017.	A One Planet Ambassador was retained in 2018 and began implementing programming relevant to this target. Initiatives including One Planet training was delivered to workers.	2019 saw a change in personnel in the One Planet Ambassador role in the fall. Significant progress was made in Q4 to switch online platforms and grow our online community. This change saw an increase in online engagement from residents. Further, strategies were developed on how to more actively engage the community in 2020.	Zibi will have two condo buildings on board in 2020 and as such, the One Planet Ambassador will prioritize connecting the community through events and workshops. The One Planet Ambassador will also focus on providing low carbon diet opportunities to the community.



HIGHLIGHTS OF THE YEAR

Similar to the previous year, 2019 marked a year of significant design planning for future park spaces on site. Spring brought with it unprecedented flooding that inundated Zibi's already designed but yet to be constructed (and to be renamed) North Shore Park. This event brought light to the impacts of climate change in our region and forced Zibi and the National Capital Commission back to the drawing board with respect to park design. What has resulted is a design for a climate resilient park that will draw on the natural features of the riverbed and will celebrate Indigenous culture.

LAND AND NATURE

Starting with the remediation of this former industrial site, Zibi will restore the area as a biologically diverse ecosystem. Carefully designed landscapes and greenspaces will provide micro-habitats for Indigenous species, thereby increasing biodiversity on the site.

SUMMARY OF 2019 LAND AND NATURE ACHIEVEMENTS

(Refer to Appendix D for data)

IDENTIFIER	PROJECT OUTCOME	TARGET	INDICATOR	BASELINE	2017 STATUS	2018 STATUS	2019 STATUS	2020 ACTION
LN1	Remediate contaminated land and revitalize the area to maximize the benefit to natural ecosystems within the development.	100%	Percentage of the site area that meets provincial regulations after remediation.	There is currently no industry standard or best practice.	51,460 metric tons of remediated soils completed to end of 2017 with 47,578 metric tons in process on site (removed from the bedrock, and being processed and sorted before leaving site).	A total of 70,000 metric tons of soil was remediated from the site in 2018.	A total of 56,300 metric tons of soil was remediated from the site in 2019. Remediation meets provincial requirements.	A risk assessment approach will be used in Ontario on both Albert Island and the balance of Chaudière East. In Québec, standard remediation will take place as planned for Block 7. Both sites will continue to meet provincial regulation within the development.
LN2	Reintroduce native vegetation and increase biodiversity of plants and animals.	14%	Percentage of site area dedicated to park space.	There is currently no industry standard or best practice.	No park space was turned over in 2017.	No park space was turned over in 2018 however Zibi progressed the design of the two of its future park spaces.	No park space was turned over in 2019 although Pangishimo Park design progressed to 66% complete.	Pangishimo Park is to be turned over in 2020. It represent roughly 2,500 square meters of green park space within the site, which represents 13% of the total park space to be incorporated into the community.
		400%	Increase biodiversity of plants and animals by 400%.	There is currently no industry standard or best practice.	No planting occurred in 2017.	2018 planting was limited to minimal temporary landscaping in Gatineau and the installation of a service berry tree in Zibi House. Zibi's first park space was designed in 2018 and will increase biodiversity on site.	A total of 17 native species were planted at Zibi Plaza, representing 27% of the original native biodiversity found on site.	Pangishimo Park and Head Street Square will have their own plant lists, already marked with many different native plant species than the ones found in Zibi Plaza. This will contribute to increasing biodiversity on site.
		All parks will contain at least 1 plant of significance to First Nations people.	Reintroduce Indigenous plants of historic or cultural significance to First Nations people.	There is currently no industry standard or best practice.	In 2017 Zibi worked with our Algonquin partners to refine a list of plants of significance.	In 2018, Zibi worked with our landscape architect to ensure that plants suggested by our Algonquin partners are incorporated into public space design.	Zibi Plaza features 11 plant species identified as being culturally significant to First Nations people.	Pangishimo Park and Head Street Square will further implement different native plant species of significance to First Nations people.

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IDENTIFIER	PROJECT OUTCOME	TARGET	INDICATOR	BASELINE	2017 STATUS	2018 STATUS	2019 STATUS	2020 ACTION
LN3	Design lighting strategies to minimize the effects of light pollution.	Meet LEED requirements.	Meet uplight and light trespass specifications for exterior areas per the LEED v4 rating systems.	There is currently no industry standard or best practice.	Planned but not executed in 2017.	This requirement was integrated into the specifications of the first building constructed and occupied in 2018.	This requirement has been integrated into design specifications.	Zibi will continue to implement this target through the use of design specifications.
LN4	Foster a love for nature through education and by increasing opportunities to interact with the natural world.	50% of all residents will increase their time "in nature" comparing their personal baseline prior to Zibi to one year after living at Zibi.	Participation in nature programs.	There is currently no industry standard or best practice.	Planned but not executed in 2017 as there were no residents on site. Spaces are being designed to facilitate this outcome.	No programming executed in 2018 as residents began to occupy the first building in November 2018.	20% of surveyed residents living at Zibi for a year stated that their time in nature has increased since living at Zibi.	66% of surveyed residents expressed some type of interest in having access to their garden spaces .The One Planet Ambassador will help facilitate a Community Garden group within the residents in order to improve the results of this target. She will also host more workshops and activities outside when possible.



HIGHLIGHTS OF THE YEAR

In 2019, emphasis was placed on protecting the receiving environment during construction. For Zibi, the receiving environment is the Ottawa River; there is no buffer between our project and river. As such, everything that we do on site impacts the health of the river. Working with our construction manager, we have had to educate contractors and raise awareness about the potential effects of construction on the environment.

Zibi's One Planet Specifications have proven to be an effective means of ensuring that low flow fixtures are incorporated into building design and construction.

SUSTAINABLE WATER

As a whole, the development will reduce potable water consumption by 15% compared to the regional average of 163L of water per person per day. This is to be achieved through the use of super-efficient appliances and employ non-potable water for sewage conveyance and landscaping, where feasible. Zibi's landscaping will provide storm water remediation to prevent run-off pollution

SUMMARY OF 2019 SUSTAINABLE WATER ACHIEVEMENTS

(Refer to Appendix E for data)

IDENTIFIER	PROJECT OUTCOME	TARGET	INDICATOR	BASELINE	2017 STATUS	2018 STATUS	2019 STATUS	2019 STATUS
SW1	Reduce residential potable water use to 138 litres per person, per day.	138 litres	Potable water consumed per resident, per day (L).	Ontario households currently use 271 L/ day/person. Quebec households currently use 386 L/ person/day.	No residents lived on site in 2017.	Low flow high efficiency fixtures have been installed in all suites meeting requirements for LEED For Homes Platinum. Zibi anticipates being able to report more accurately on this target in 2019.	Zibi's first residential building O continues to use low flow fixtures and a cistern (for 50% of toilets). Water consumption is metered but due to the global pandemic, Zibi is unable to obtain a meter reading. Zibi will report on all building water consumption in 2020.	Zibi will continue to implement this target through the use of design specifications.
SW2	Reduce potable water use in landscaping by way of planning drought tolerant species and using non-potable means if permanent irrigation is required.	0%	Percentage of potable water used for permanent irrigation systems.	There is currently no industry standard or best practice.	No irrigation systems were installed in 2017.	No irrigation systems were installed in 2018.	No irrigation systems were installed in 2019. The project is situated on the Ottawa River and as such sediment and erosion control is integral. Zibi was forced to issue a couple of stop work orders to contractors who were not complying with standard construction practices. Zibi has zero tolerance for these behaviours.	Zibi will continue to work with landscape architects and our infrastructure team to implement this outcome.
SW3	Utilize non-potable water for sewage conveyance in buildings where feasible in order to meet water consumption targets.	10%	Percentage of non-potable water used for sewage conveyance.	There is currently no industry standard or best practice.	No sewage infrastructure was required in 2017.	Zibi's first O Condominiums a cistern (capacity 47,147 L) collects rainwater from the roof of the building and distributes grey water to approximately 50% of residential toilets in the building.	Zibi's first building O has a cistern (capacity 47,147 L) collects rainwater from the roof of the building and distributes grey water to approximately 50% of residential toilets in the building. No additional buildings were operational in 2019.	Zibi will continue to implement strategies to achieve this outcome.
SW4	Achieve near-zero export of pollutants via stormwater outflow.	Total suspended solids will be reduced by 80% prior to discharge.	Pollutant levels in stormwater outflow.	Ambient levels in the Ottawa River: Total suspended solids–6.0 mg/L and turbidity–4.2 NTU ¹ .	No stormwater infrastructure was installed in 2017.	Stormceptors designed to remove total suspended solids were installed on site in 2018.	Stormwater infrastructure was installed in 2019 but had no significant flow to the receiving environment.	Zibi will continue to work with the infrastructure team to implement this outcome and will develop a sampling protocol in 2020.

¹Data collected between 1985 and 1990 at Carillon. Source Ottawa River Nomination Document, Chapter 3 prepared by Ottawa River Heritage Designation Committee.



HIGHLIGHTS OF THE YEAR

Despite the small size of Zibi's community, progress was made on connecting the community to local and sustainable food options. A partnership was formed with local organic farm, Roots and Shoots which resulted in Zibi hosting a Community Supported Agriculture (CSA) program pick up spot. Consequently, residents who chose to participate had access to fresh, local and organic produce delivered to their building in winter, summer and fall. This pick up location was made available to the general public and so we attracted foot traffic from neighbouring government employees in an otherwise food scarce sector of the region. We look forward to further developing relationships with local, food suppliers so that we can expand offerings to our community.

LOCAL AND SUSTAINABLE FOOD

Zibi will serve as a model for integrating agriculture into the urban landscape. Easy access to seasonal, local, and sustainably produced food will help residents enjoy healthier, fresher diets and support local farms and vendors, while reducing the carbon footprint of their diets by 50% as compared to a conventional one.

SUMMARY OF 2019 LOCAL AND SUSTAINABLE FOOD ACHIEVEMENTS

(Refer to Appendix F for data)

IDENTIFIER	PROJECT OUTCOME	TARGET	INDICATOR	BASELINE	2017 STATUS	2018 STATUS	2019 STATUS	2020 ACTION
LSF1	Provide access to modest garden spaces for 90% of households that want it.	1.4 Meter squared	Area of food-growing garden spaces onsite per household.	There is currently no industry standard or best practice.	No residents lived on site in 2017.	Zibi's O Condominiums building will have access to 15 garden boxes that are 1.45 M ² each.	Garden boxes were constructed for Zibi's first condominium but due to construction delays they were not made available to residents in time for gardening season. 66% of surveyed residents expressed some type of interest in having access to their garden spaces.	Zibi will provide guidance to O's condominium board in early 2020 to launch a garden committee and make use of existing garden boxes.
		1:10	Ratio of food-growing garden spaces to households.	There is currently no industry standard or best practice.	No residents lived on site in 2017.	In 2018 Zibi designed an outdoor space at O Condominium that will accommodate for fifteen 1.4 m ² garden boxes to be delivered in 2019. This results in a ratio of 1:4.7.	3:14	Zibi will continue to progress this outcome.
LSF2	Create a community scale food distribution network to improve connections between food and farmers and increase access to local, fairly traded, and organic food.	>70%	Percentage of Zibi residential tenants that purchase at least 25% of their food (by value) that is organic, or local, or fair trade.	Organic food represents less than 1% of Canada's retail food sales.	No residents lived on site in 2017.	Occupancy began in November 2018 and as such no progress was made on this indicator in 2018.	1/3 of residents surveyed indicated that at least 25% of their food (by value) is organic, or local, or Fair Trade.	Zibi will continue to progress this outcome by connecting the community to local farmers and suppliers.
		5% in year 1, growing to 25% by year 5.	Percentage of Zibi residential tenants that participate in Zibi's various farm-to-table programs.	There is currently no industry standard or best practice.	No residents lived on site in 2017.	Occupancy began in November 2018 and as such no progress was made on this indicator in 2018.	13% of residents surveyed indicated that they participate in Zibi's CSA program with Roots and Shoots.	Zibi will continue to progress this outcome by hosting workshops, and by connecting the community to local farmers and suppliers.
LSF3	Engage residents in education programs to encourage a reduction in consumption of high-carbon foods.	50% of all residents will report a decrease in high-carbon food consumption year over year.	Percent reduction in the consumption of high-carbon foods.	There is currently no industry standard or best practice.	No residents lived on site in 2017.	Occupancy began in November 2018 and as such no progress was made on this indicator in 2018.	13% of residents surveyed indicated that they participate in Zibi's CSA program with Roots and Shoots.	Zibi intends on pursuing programming to continue progress this outcome including opportunities for education and connecting the community with other local vendors.



HIGHLIGHTS OF THE YEAR

Zibi's biggest milestone of 2019 falls under travel and transport with the near completion of the Eddy-Booth St Corridor Transformation. This major infrastructure project which was part of site servicing installation, required the closing of one of the region's major commuting corridors for three months. The result, to be unveiled in spring 2020 will be a complete street that provides safe and modern access across the Ottawa River to cyclists and pedestrians. The work, done at Zibi's cost, was in collaboration with several land managers who manage or own the infrastructure. Zibi benefits in that the public will soon be able to access its site safely using sustainable forms of transportation.

TRAVEL AND TRANSPORT

Sustainable transport is based on both reducing the need for energy reliant transportation by giving priority to bikes and pedestrians and, when energy reliant transport is needed, provide infrastructure for efficient and low-impact alternatives such as ride-share and electric cars.

SUMMARY OF 2019 TRAVEL AND TRANSPORT ACHIEVEMENTS

IDENTIFIER	PROJECT OUTCOME	TARGET	INDICATOR	BASELINE	2017 STATUS	2018 STATUS	2019 STATUS	2020 ACTION
TT1	Reduce carbon dioxide (co2) emissions associated with local transportation of residents.	20%	Percentage of parking spaces with electric car charging stations.	Quebec building code makes it mandatory that 240v infrastructure be installed in all new builds. Ontario building code requires that no less than 20% of parking spaces in a building be provided with EVSE.	The first building will be outfitted with the capability to install charging infrastructure in 100% of parking spaces.	To date, in Zibi's first residential building, one charging station has been purchased and installed, 4 more parking spots are equipped with the infrastructure required to plug and play a charging unit, and all parking spots are equipped with conduits to install charging units.	No new parking space was operational in 2019.	Zibi will continue to implement this target through the use of design specifications.
		0.7	Ratio of car parking spaces per household.	Car ownership is 1.3 vehicles per household ¹ . Provincial average is 1.45 vehicles per household ² .	The first building was designed with a 1:1 ratio.	The first building was designed with a 1:1 ratio for market purposes. Zibi will track parking ratios through the design of the project and adapt to achieve the target.	No new parking space was operational in 2019.	Zibi will continue to implement this target through the use of design specifications.
		Modify roadway to reduce car lanes from 4 to 2, implement new bus shelters and transit schedule improvements, sidewalks and bikeway in both directions.	Modify the Eddy-booth corridor to prioritize active methods of transportation and transit over personal automobile.	There is currently no industry standard or best practice.	Planned but not executed.	This will be executed in Q3 of 2019.	The Eddy-Booth St Corridor project was 95% complete by end of 2019. Zibi worked with local cycling advocacy groups on design of the infrastructure.	Zibi will unveil the completed Eddy-Booth St Corridor project in spring 2020.
		Auto driver: 25%, auto passenger: 10%, transit: 45%, non-motorized: 20%.	Achieve modal split targets to decrease personal vehicle trips.	There is currently no industry standard or best practice.	Planned but not executed.	Zibi will continue to progress this outcome with 2018/19 planning and construction.	Zibi continued to progress this outcome through planning with regulatory authorities and through the construction of the Eddy-Booth St Corridor. Further, Ottawa's Light Rail Transit opened in Fall 2019. At only 800 meters from the site, this will have a significant impact on transit access.	The completion of the Eddy-Booth St Corridor complete street will have a significant impact on this outcome. Zibi will continue to work with the NCC to provide connectivity to infrastructure.
TT2	Reduce the travel distance for basic goods and services to within walking distance.	>90 at 50% build-out.	Community walkscore.	The region's walkscore is 54.	Gatineau is currently rated at 92 and Ottawa rated at 44.	Zibi will continue to progress this outcome with 2019 planning and construction.	Zibi continued to progress this outcome with 2019 planning and construction.	In 2020, Zibi will achieve significant design milestones on buildings that will host critical community amenities.

¹ CMHC figures for Ottawa Centre.

² NRCAN 2009 vehicle survey.



HIGHLIGHTS OF THE YEAR

In 2019, Zibi began to develop a list of suppliers and manufacturers whose services or products align with what we are trying to accomplish. This stemmed from a local shortage of FSC products and the intent is to simplify the procurement process and ensure that our One Planet targets are being achieved. This list is living and is made available to our construction manager and our consultants.

MATERIALS AND PRODUCTS

When considering the materials comprising the development, a life-cycle analysis approach will be implemented. This approach takes into consideration the environmental impacts of all materials over their respective lifetimes. New technologies and innovative construction solutions will minimize the environmental impact of assembly.

SUMMARY OF 2019 MATERIALS AND PRODUCTS ACHIEVEMENTS

(Refer to Appendix G for data)

INDICATOR	PROJECT OUTCOME	TARGET	INDICATOR	BASELINE	2017 STATUS	2018 STATUS	2019 STATUS	2020 ACTION
PM1	Retain and repurpose 50% of the existing buildings on-site (excluding the primary mill buildings).	50%	Percentage of existing building area retained and repurposed (excluding primary mill buildings).	There is currently no industry standard or best practice.	Zibi is exceeding this target as per the Master Plan.	Zibi is exceeding this target as per the Master Plan. Refer to appendix D for a summary of buildings being retained.	Zibi is exceeding this target as per the Master Plan. Refer to Appendix G for a summary of buildings being retained.	Continue to implement commitment in Master Plan.
PM2	Repurpose or recycle 90% of all demolition materials (excluding hazardous materials), of which a minimum of 5% by volume should be reused.		1. Percentage of demolition materials that are recycled or repurposed (by weight). 2. Percentage of demolition materials that are reused on site (by weight).	There is currently no industry standard or best practice.	By weight, 2.8% of demolition material was reused on site (concrete). Legacy material has been set aside for reuse but the % is unknown.	A minimum of 98.5% of demolition material was reused or recycled: 1. 98.5% of demolition material was recycled. 2. Legacy material has been set aside for reuse but the % by weight is unknown. Demolition concrete is reused on site (see Zero Waste).	A total of 90% of demolition material was sorted and hauled to a local recycling facility for reuse purposes. No concrete (0%) generated from the demolition was reused on-site because of contamination; thus, it was hauled to landfill in accordance to applicable provincial requirements and regulations.	Zibi will continue to work toward this target drawing on opportunities to reuse as they are feasible.
PM3	Reduce embodied carbon of buildings.	20%	1. Percentage of materials that contain recycled content. 2. Percentage of materials that are locally sourced or manufactured.	There is currently no industry standard or best practice.	Not applicable in 2017.	Zibi provided direction in specifications that required the use of local and low carbon products. In the future, we will have a more robust system in place to track this target.	The 2019 projects poured concrete and installed rebar with a combined total of 35.3% recycled content.	In 2020 Zibi will establish a project baseline for embodied carbon and will develop a strategy to proactively reduce embodied carbon. Zibi will continue to include this target in specifications and track progress.
PM4	Reduce reliance on unsustainable wood sources. Instead, use wood products with a minimum of 80% FSC certified content, and/or are re-claimed, recycled or from locally managed supply chains.	80%	Proportion of timber or wood products reclaimed, reused or certified by FSC (by value).	There is currently no industry standard or best practice.	Not applicable in 2017 with no buildings constructed.	Approximately 68% of the wood products used in O Condominiums were FSC or reclaimed.	All wood used for the rendering of Zibi Plaza was FSC or reclaimed. Zibi met with local suppliers to discuss opportunities to provide the project with FSC or other sustainable wood products.	Zibi will continue to include this target in specifications and track progress all while continuing to encourage FSC to have a stronger presence regionally.

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INDICATOR	PROJECT OUTCOME	TARGET	INDICATOR	BASELINE	2017 STATUS	2018 STATUS	2019 STATUS	2020 ACTION
PM5	Meet or exceed established best practice standards for indoor air quality.	Achieve LEED IEQ v4 indoor environmental quality: prerequisites 1 and 2, plus credit IEQc3, plus a minimum of 3 points from IEQc1 and/or ieqc3.	LEED v4 IEQ standards.	LEED v4 IEQ standards.	Adhering to this standard was implemented in the construction of the first building.	Zibi included this guidance in design and construction specifications for the first buildings. In the future, we will have a more robust system in place to track this target.	Zibi included this guidance in design and construction specifications for the first buildings.	In 2020 Zibi will actively track VOC content of products used and will continue to include these requirements in specifications.
PM6	Embed a culture of reducing and reusing within the development by providing opportunities to share resources.	1	Number of sharing centers and/or related web-based sites established at Zibi.	There is currently no industry standard or best practice.	No residents on site in 2017.	Residents have been provided with an online forum that will allow for them to share, buy, and sell.	Residents have been provided with an online forum that allow for them to share, buy and sell.	Zibi will continue to encourage residents to share, buy and sell primarily through online tools.



HIGHLIGHTS OF THE YEAR

Zibi is proud to continue to divert construction waste with a 99% diversion rate in 2019. Not only is this significant from an ecological footprint perspective but this target also allows for us to educate our site supervisors and trades working on site about the opportunities that exist to divert waste.

Our biggest challenge with respect to waste at the residential level lies in an uncertainty as to how to track data since the waste from our first condominium is collected by the municipality with no opportunity for tracking. We have also observed a lack of diversion in this condominium potentially due to the short term rental market. We have some challenges to overcome with respect to waste diversion at Zibi.

ZERO WASTE

Zibi will offer waste alternatives to increase waste diversion rates, including recycling and compost programs, to more than 70%. Establish a sharing culture by encouraging residents to share resources.



**Meet François Charette,
Zibi's Health and Safety Officer in Gatineau**

ONE PLANET LIVING ON A CONSTRUCTION SITE

Creating community culture that focuses on reuse and recycling is critical to Zibi as we work toward achieving our Zero Waste targets. Promoting reuse and recycling on the construction site has far reaching implications as construction, demolition and renovation waste accounts for nearly 12% of waste generated in Canada. Encouraged by Zibi's commitment to sustainability, François Charette, Zibi's Health and Safety Officer in Gatineau recognized an opportunity on such a large site. François, with the help of some trades began collecting pop cans to be returned for money which in turn was donated to people requiring wheelchairs. This initiative evolved to the collection of recyclable metals on the construction site; copper, aluminum and heavy metal and cash donations from many of Zibi's trades. In addition to an already full work schedule, François does all of this work in his spare time. To date, he has collected 126 thousand metric tonnes of recyclable material and has raised tens of thousands of dollars which has been donated to Moisson Outaouais, a regional food bank. Not only does this initiative divert material from the construction site, but it also has a positive implications for the local community thanks to François' tireless effort and big heart.

SUMMARY OF 2019 ZERO WASTE ACHIEVEMENTS

(Refer to Appendix H for data)

IDENTIFIER	PROJECT OUTCOME	TARGET	INDICATOR	BASELINE	2017 STATUS	2018 STATUS	2019 STATUS	2020 ACTION
ZW1	Divert 70% of total annual residential and commercial waste from landfill.	>70%	Percentage of residential and commercial waste diverted from landfill.	In 2016, the city of Ottawa's residential diversion rate was 44% ¹ . The Ville de Gatineau has a target of 45% diversion by 2020 ² .	No residents lived on site in 2017.	Residents began to occupy the first residential building in November 2018, no waste data was collected in 2018. Waste management has been included in a commercial tenant fit up guide which will assist in achieving targets.	Full occupancy of O was only complete in Spring 2019. As such, Zibi will undertake a waste audit after a year of full occupancy.	In 2020 Zibi must develop a realistic strategy to track this outcome as it is not economically feasible to undertake waste audits in all buildings.
ZW2	Reduce residential waste.	291 kg/person/year reduction compared to municipal average.	Weight of residential waste produced per person, per year.	Municipal average 349 kg/person/year.	No residents lived on site in 2017.	Residents began to occupy the first residential building in November 2018, no waste data was collected in 2018.	Full occupancy of O was only complete in Spring 2019. As such, Zibi will undertake a waste audit after a year of full occupancy.	In 2020 Zibi must develop a realistic strategy to track this outcome as it is not economically feasible to undertake waste audits at all buildings.
ZW3	Reuse concrete demolition waste.	75% re-use on site, 20% re-use offsite, 5% clean fill.	Percent of concrete demolition waste that is crushed and reused as aggregate on site.	There is currently no industry standard or best practice.	Approximately 33% was reused on site, 66% was reused off site, and less than 1% was contaminated and landfilled.	Zibi made every effort to reuse demolition concrete. Approximately 71% was reused on site and 29% was trucked off site.	Zibi made every effort to reuse demolition concrete. A small amount was used as backfill on Chaudière Island, but ultimately Zibi didn't have a need for it on site so the bulk of demolition concrete was hauled off-site. The clean concrete was used by the City of Ottawa as construction materials for trail roads, and the contaminated concrete was sent to landfill.	Continue to maximize on concrete reuse opportunities.
ZW4	Divert 90% of construction waste from landfill.	90%	Percentage of construction waste diverted from landfill (by weight).	There is currently no industry standard or best practice.	An average of 98% of waste was from landfill.	An average of 92.4 % of waste was diverted from landfill.	99% site-wide waste was diverted from landfill. See Appendix H for details.	Continue to work toward target as project progresses. 2020 will include the implementation of a visual waste audit program on site and auditing of recycling facilities.

¹<https://Ottawa.ca/en/residents/garbage-and-recycling/solid-waste-data-and-reports>

²http://www.Gatineau.ca/portail/default.aspx?p=la_ville/salle_medias/communiqués/communiqué_2015&id=-1175808251



HIGHLIGHTS OF THE YEAR

As we welcomed our first residents in 2019, we had the opportunity to share the excitement of our future district thermal energy system with them. Through the use of a Zibi specific application, residents have the ability to control the thermal comfort of their units from afar. This state of the art app gives residents a sense of ownership over their energy consumption and while we worked through some technological glitches in 2019, we found residents to be curious and empowered to lessen their footprint.

The year also marked significant investment in our district thermal system through the installation of pipes that will service the entire community. Ultimately this solidifies our commitment to our long-term goal of operating as a zero-carbon community.

ZERO CARBON ENERGY

Zibi's objective is to create a zero carbon community during operations. In addition to sustainable materials and sustainable transport, this will be achieved by creating a district energy system whose aim is to eliminate 100% of the community's reliance on GHG emitting energy sources by 2025.

SUMMARY OF 2019 ZERO CARBON ENERGY ACHIEVEMENTS

(Refer to Appendix I for data)

IDENTIFIER	PROJECT OUTCOME	TARGET	INDICATOR	BASELINE	2017 STATUS	2018 STATUS	2019 STATUS	2020 ACTION
ZC1	Ensure 100% of Zibi energy needs, including peak energy, are satisfied on a net zero carbon basis.	100%	Percentage of total building energy demand met through zero carbon sources.	There is currently no industry standard or best practice.	Planned but not yet executed.	In 2018, we established a new company to deliver heating and cooling—Zibi community utility. We built the first phase of our district energy system and electricity needs will be met using Quebec hydro.	While not yet zero carbon, in 2019 Zibi Community Utility had its first customers, the occupants of O. Further, we installed district thermal energy system infrastructure in Ontario including our temporary plant.	In 2020 Zibi will pursue environmental permitting required to support the district thermal system and will undertake infrastructure work to carry pipes across the interprovincial boundary and will begin construction on a heat exchange facility at Kruger's plant where we will be harnessing post industrial thermal heat for our zero carbon energy system.
ZC2	Decrease building energy demand by 30%.	30%	Percent reduction in building energy demand during operations.	A code-compliant baseline building.	No buildings completed in 2017.	Zibi will be in a position to report on Condominium O's energy demand in 2019.	The final energy modeling report for Condominium O reported a performance rate of 31.6% relative to ASHRAE 90.1.	Zibi will continue to implement this outcome in future building design through energy modeling exercises.
ZC3	Decrease construction emissions by processing excavated rock on site into aggregates for use in the development.	50% on site use; 50% off site use	Volume of excavated rock processed on site for reuse as aggregate on site, off site in the city's core.	There is currently no industry standard or best practice.	Opportunities to reuse rock on site were maximized: 22% of blast rock reused onsite; 78% hauled off site for regional use.	Opportunities to reuse rock on site were maximized: 36% of blast rock reused onsite; 28% hauled off site for regional use and 28% was stockpiled on site for future use as space allows.	Opportunities to reuse rock on site were maximized: 87% of all blast rock was crushed and reused or kept in stockpiled on-site. Zibi worked to supply local contractors working in the downtown core with crushed aggregate from our site.	Zibi will continue to maximize on opportunities to reuse rock on site however space constraints and limits to the need for crushed rock will influence this target. As a result, we will continue to supply contractors in the downtown core with aggregate as needed.

2019 IN REVIEW



Zibi House launch



Festibière



Terrasse Festibière



Cirque du Soleil Alegria



Rogers Interzip press conference



Complete Wāsa Zibi Plaza



Block 2/3 construction

LOOKING AHEAD

2020 will be a transformative year for Zibi as our site begins to shift from what is predominantly a construction site to a community. By summer we will have welcomed the residents of a second condo building, Kanaal. This building is located in Ottawa and so this will provide us with the opportunity to begin bridging the gap between Gatineau and Ottawa as we bring neighbours together in our new public spaces. We will also welcome commercial tenants in some unique spaces including the renovated Block 2/3, a former red brick industrial building, an homage to the site's history. Finally, we will begin work on Pangishimo Park, our first green space which will boast phenomenal views of the Ottawa River and breathtaking sunsets.



Kanaal Condominiums



Complete Block 2/3 atrium



Pangishimo Park

