

# ZIBI COMMUNITY | FCM SCC

Welcome to the National Capital Region's new borderless community: a 34-acre master planned, mixed-use neighbourhood steeped in history and poised to become one of Canada's most sustainable communities. Once a contaminated industrial site, the land has undergone remediation and all 10 principles of the world class One Planet Living (OPL) framework are being applied to the redevelopment.

## One Planet Living

One Planet Living is the vision of a world where people live happy and healthy lives within their fair share of Earth's resources – the ONE planet we have! Zibi and Bioregional, the founder of OPL, developed a One Planet Action Plan (OPAP) defining our sustainability goals and establishing indicators and targets to achieve this vision. **Of note:**

1. Decrease building energy demand by 30% below code-compliant baseline building
2. Divert 70% residential and 90% construction waste
3. Retain and repurpose 50% of the existing buildings on-site (excluding the primary mill buildings)
4. Achieve a 90 Walk Score by 50% build out
5. Provide access to modest garden spaces for 90% of interested households
6. Create a culture of sustainability throughout Zibi, from design to operations
7. 50% of retail space storefronts contain small, local, and/or ethical businesses
8. At least 12 community gathering opportunities (events/workshops) per year

## Zibi Community Utility

Zibi Community Utility (ZCU) is providing zero carbon heating and cooling site-wide. This innovative District Thermal Energy System (DES) – the first in North America to use post-industrial waste recovery in a master-planned community – makes Zibi the region's first zero-carbon-emission community. **Of note:**

1. ZCU will service all 4M sq.ft. of residential and commercial spaces at Zibi
2. \$20M in debt financing from FCM and a \$3M grant from GMF to support build
3. 100% of Zibi energy needs, including peak energy, are satisfied on a net zero carbon basis

## Algonquin Anishinabe Peoples

The Algonquin Anishinabe Peoples are an integral part of the Zibi community, in fact, 'Zibi' is the Algonquin word for river! We've made it a top priority to engage the Indigenous community at every stage of the development process, creating a true partnership. Zibi is committed to improving the way Indigenous Peoples and non-Indigenous private sector companies work together. **Of note:**

1. Collaborative Benefits Agreements with Pikwakanagan and the Algonquins of Ontario
2. Offer economic participation through procurement, mentorship and job opportunities
3. 15% of signage, wayfinding, and place names in Algonquin; 50% of artwork from local and/or Indigenous artist

## First Nation and Industrial Heritage

There is significant First Nation and industrial Heritage at the site. Therefore, a unique Heritage Interpretive Plan was mandated by the City of Ottawa to ensure important history was integrated into public spaces. **Of note:**

1. 14% (over 19,000 m<sup>2</sup>) of Zibi site reserved for parks and plazas, with re-naturalization of shorelines and all prominent waterfront property dedicated to public realm
2. Creating new pathway connections and dedicated facilities to promote cycling/walking
3. Woonerf style streetscapes that give comfort to pedestrians and cyclist

