



2020 ONE PLANET REPORT



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EXECUTIVE SUMMARY

This past year has been memorable and filled with hardships felt across the planet. The COVID-19 pandemic has impacted multiple aspects of our lives including the economy, our work and social lives, our knowledge and interest in health, politics and decision-making processes. At Zibi, it has truly reinforced the value of One Planet Living (OPL). As we navigate our new reality, the importance of health and happiness, local economy and community are top of mind. We consider ourselves fortunate to have been able to safely continue construction work, with some short-term interruption, while providing our growing community with as many opportunities for connection as possible in a physically distanced reality.

2020 was a year of progress, Zibi welcomed new residents, our first in Ottawa. Construction began on our first affordable housing project, Block 10, which will also house our district thermal energy central plant. Our partnerships with local organizations such as Roots and Shoots and Alvéole, allowed for us to not only foster a sense of community but provided our residents with local and sustainable food options. Remote work provided our Sustainability Team the opportunity to strategize and focus on process including the development of monitoring protocols and documents that act as tools to help us achieve our OPL targets.

Finally, despite its hardships, 2020 was also a year marked with successes at Zibi, namely the team demonstrated how solution oriented and adaptable it is in the face of ever changing restrictions, particularly around construction. The seeds of our community were planted in 2020 as the garden committee was created and thrived setting the tone for Zibi community. Finally, significant progress was made with respect to the construction of infrastructure tied to our district thermal energy system, and financial resources were secured. Our hope is that our model will serve as inspiration and guidance for other zero carbon communities.



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 2020.



SITE SPECIFICS

Uniquely situated on the Ottawa River in both the provinces of Québec 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 Québec were never surrendered, or treated.

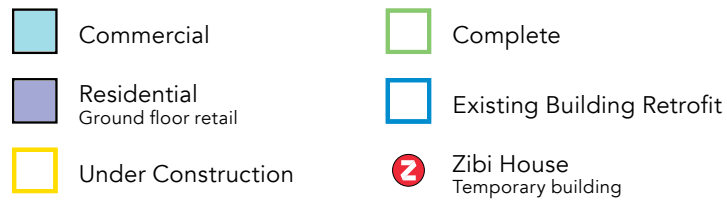
The site and the surrounding area has been central to historically significant activity in the Ottawa area including; use by First Nation's people, a travel route for early European explorers and industrial activity including lumber and pulp and paper operations. Landmarked by 60 meter wide cascading 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.



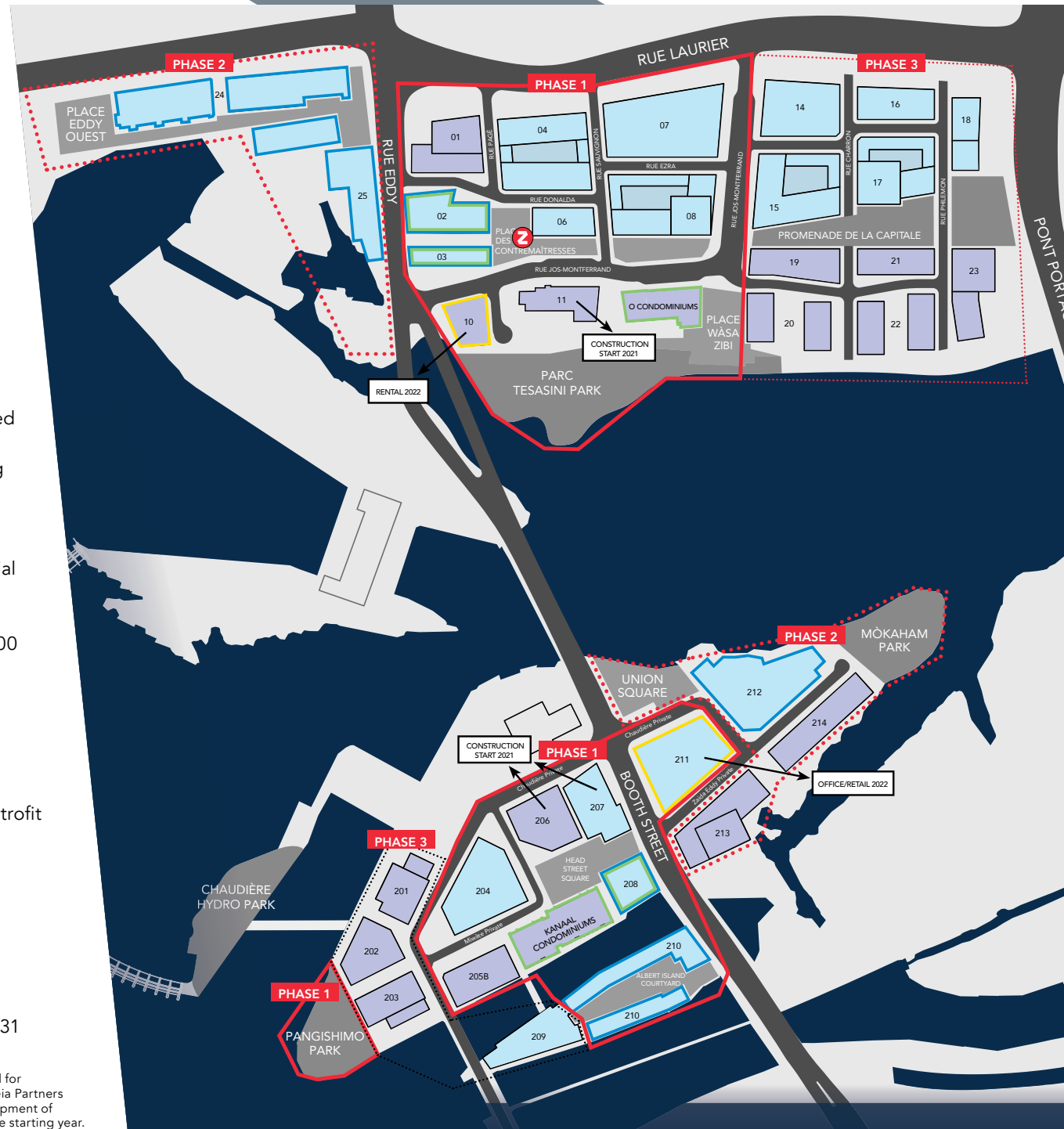
Québec Construction phasing

Phase 1: Now – 2025, Phase 2: 2022 – 2025, Phase 3: 2023 – 2032

Ontario Construction phasing

Phase 1: Now – 2024, Phase 2: 2023 – 2027, Phase 3: 2026 – 2031

These proposals are being considered by various levels of Government and are provided for informational purposes only. Dream Unlimited, Dream Hard Asset Alternatives Trust, Theia Partners Incorporated and each of their respective subsidiaries are not responsible for the development of these projects. Plans are subject to change and approval. Construction dates indicate the starting year. Specifications are subject to change. 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 2020 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

In 2020, Zibi welcomed new residents to the community; Kanaal the first condo building in Ottawa was almost entirely occupied in 2020. Zibi was able to adapt quickly to physical distancing restrictions by offering workshops online that helped to maintain a sense of community. Some residents from O are stepping up as leaders within Zibi's programming and are inspiring the same in Kanaal residents.

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 2020 HEALTH AND HAPPINESS ACHIEVEMENTS

Refer to Appendix A for data. Refer to previous reports for 2017 data.

IDENTIFIER	PROJECT OUTCOME	TARGET	INDICATOR	BASELINE	2018 STATUS	2019 STATUS	2020 STATUS	2021 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.	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%).	Average from residents surveyed is 4 (80%) on a scale from 1-5, 5 where 5 is very happy.	Zibi will share meaningful knowledge and tips on social media platforms, facilitate the creation of an outdoors activities club, and engage with residents on a personal level when they participate to workshops (online or in person), as well as follow up with 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 .	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).	35.7% of 60 surveyed residents feel involved in the Zibi community. Throughout the year, Zibi has hosted 24 events and workshops, 14 of which were offered exclusively to community members.	In 2021, Zibi will bring together both residential condo boards to form a site-wide resident association which will increase resident engagement. Some residents are already reaching out to start annual Zibi traditions like a yard sale, an outdoors activities club, a low-carbon community cookbook, and a community garden committee. Zibi will continue to support these initiatives by partnering with local organizations and facilitating interactions.
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.	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).	Despite the global pandemic, Zibi adapted, and offered a variety of virtual workshops and events throughout the year, for a total of 24 events and workshops, 14 of which were exclusive to community members.	The One Planet Ambassador will host several events and workshops throughout 2021 that will satisfy this outcome, while following pandemic-related restrictions.

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IDENTIFIER	PROJECT OUTCOME	TARGET	INDICATOR	BASELINE	2018 STATUS	2019 STATUS	2020 STATUS	2021 ACTION
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.	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.	Residents were surveyed on whether or not their health allows for them to meet their day-to-day needs. 100% of respondents indicated that yes, their health allows them to meet their daily needs.	The One Planet Ambassador will host several events and workshops throughout 2021 that will satisfy this outcome, such as outdoor recreational activities, while following pandemic-related restrictions.
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.	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 2020 health and happiness average from trade and office workers surveyed is 3.5 on a scale from 1-5, 5 where 5 is very happy.	The One Planet Ambassador will implement several programs targeting this outcome, adapting to COVID-19 restrictions, namely a Trade of the Month program, office Sustainability monthly champions, an office community garden, and Fit Lunches.
		>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.	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.	22% of construction workers surveyed indicated their increased satisfaction working on Zibi's site. We continue to struggle to track this outcome as there is significant worker turnover on site.	In 2021 we will focus on surveying partners and stakeholders, 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 meaningful progress with respect to its affordable housing target this year. Specifically, financing from Canada Mortgage Housing Corporation was secured for and construction began on an affordable housing project, Block 10. Occupancy of this rental building is anticipated to begin late 2021 or early 2022. This is an important milestone for Zibi as it is currently uncommon for a private developer to pursue an affordable housing strategy.

Unsurprisingly, the pandemic has had a significant impact on commercial leasing and while Zibi secured one commercial tenant in 2020, it continued to support local businesses through social media, a holiday gift buying guide and a holiday pop up event.

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 2020 EQUITY AND LOCAL ECONOMY ACHIEVEMENTS

Refer to Appendix B for data. Refer to previous reports for 2017 data.

IDENTIFIER	PROJECT OUTCOME	TARGET	INDICATOR	BASELINE	2018 STATUS	2019 STATUS	2020 STATUS	2021 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 .	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 secured a loan through Canada Mortgage Housing Corporation to be applied to Block 10. Construction began on Block 10 in 2020.	Zibi anticipates starting construction on a project in Ottawa that will have an affordable housing component and occupancy is expected to begin in Block 10 late in 2021.
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 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 Québec.	Commercial space was leased to "Spaces" an office, coworking and meeting room provider. Spaces will occupy part of a commercial block in Gatineau, as well as in Ottawa. The Zibi team completed a One Planet Living Leasing Guide in 2020 which will be provided to future leases.	Zibi will engage with commercial tenants whose values align with ours. We expect to have some store fronts in 2021. Specific commercial tenant staff and cleaning staff training will be in place, as well as an online social community platform to increase community member engagement.

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IDENTIFIER	PROJECT OUTCOME	TARGET	INDICATOR	BASELINE	2018 STATUS	2019 STATUS	2020 STATUS	2021 ACTION
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 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.	No leases have been signed for retail storefronts, however Leasing representatives continue to target a fair trade coffee shop in phase 1 of the project.	Leasing will 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.	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.	O's condo board celebrated its first year of existence in December 2020. Zibi will progress this target once Kanaal's condo board is established in early 2021.	Kanaal's condo board creation is set for end of January 2021. In 2021, Zibi intends on facilitating conversations between both condo boards in order to start a site-wide residents' association.
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.	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).	Despite the global pandemic, Zibi adapted, and offered a variety of virtual workshops and events throughout the year, for a total of 24 events. Zibi welcomed over 12,000 guests on site in 2020, respecting physical distancing requirements.	Zibi will continue to progress on this outcome in 2021 with many events already planned despite the uncertainty of the pandemic. We will adapt as needed. The Interzip zip line will be operational in 2021, which will be the first interprovincial zip line and is expected to attract thousands of tourists.

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

IDENTIFIER	PROJECT OUTCOME	TARGET	INDICATOR	BASELINE	2018 STATUS	2019 STATUS	2020 STATUS	2021 ACTION
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.	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 has created a position through the tender of the District Thermal plant, but has struggled to fill it with an Algonquin candidate, the barriers to Indigenous employment persist. Although, in 2020, 4 Algonquin individuals worked on site. Specifically, these individuals supported the COVID-19 Administration Program.	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.	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.	Given both an election and the pandemic, no progress was made on this target in 2020. Zibi is scheduled to reapproach the partner in early 2021. Our partner Modern Niagara, created a position for a Project Manager with the intent of filling it with an Algonquin worker. Unfortunately the reoccurring theme seems to be that there are systemic barriers that prevent Indigenous people from filling such positions.	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 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.	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.



HIGHLIGHTS OF THE YEAR

Like most organizations in 2020, we had to brainstorm on ways to continue engagement around sustainability and inspire a sense of belonging within the community while mostly working remotely. Outdoor activities and workshops like the O Community Garden, Alvéole's onsite bee workshops, and our Roots and Shoots CSA share drop off location helped have Kanaal and O owners to cross paths, resulting in 100% of surveyed residents claiming to know at least 1 neighbour.

The Zibi site was once the heart of the National Capital Region's industrial heart, and so, we have committed to preserving some of the industrial history through the restoration of buildings. 2020 saw the completion of Block 208 which maintained the facade of a former industrial building on the Booth St corridor.

CULTURE AND 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 2020 CULTURE AND COMMUNITY ACHIEVEMENTS

Refer to Appendix C for data. Refer to previous reports for 2017 data.

IDENTIFIER	PROJECT OUTCOME	TARGET	INDICATOR	BASELINE	2018 STATUS	2019 STATUS	2020 STATUS	2021 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.	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 continued to implement the principles of the Heritage Interpretive Plan by working with cultural advisors on space activation and art selection, some of which will be implemented in 2021.	Zibi's first park will be delivered in 2021 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. 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.	In 2020, Zibi completed the restoration of Block 208 as a base building that will serve as a commercial space.	Zibi will continue to implement this outcome throughout construction. Design will begin on Block 210b, a former industrial building rich in history.
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.	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).	In 2020, we held an online atelier program with 8 artists two of which were Indigenous. This program will help to showcase local and Indigenous art on site in the near future.	Selection processes for artist concepts will proceed into 2021 by working with our art promotion partners. Custom art bike racks with Karl Chevrier (Algonquin), as well as Zibi Plaza Wall art in development by Naomi Blondin (local) are to be installed in 2021.
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.	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.	Zibi completed the pedestrian and cycling infrastructure on the Eddy/Booth corridor in 2020. This is a significant milestone for active and sustainable transportation access in the region. While PSPC will complete their portion of the complete street at a later date, Zibi will unveil it's infrastructure in 2021.	Zibi has accomplished a major milestone with the Eddy/Booth corridor project. There are no projects related to this target scheduled for 2021.

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IDENTIFIER	PROJECT OUTCOME	TARGET	INDICATOR	BASELINE	2018 STATUS	2019 STATUS	2020 STATUS	2021 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 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 acknowledged the territory of the Algonquin in 100% of speaking engagements, media events and published reports. In 2020, Zibi worked with its cultural advisor to refine its acknowledgment statement to ensure that it is relevant and meaningful. The statement will be finalized in early 2021.	Zibi will carry this outcome forward in 2021 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 5 times in 2018.	The Council met 6 times in 2019. Refer to Appendix C for meeting dates.	The council met 7 times in 2020. The majority of these meetings were virtual. 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. The Council's focus is shifting from advocacy to implementation, and as such Algonquin culture will begin to be apparent on site.
		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.	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.	Zibi retained an Indigenous summer student, whose role was extended into an internship position in the fall and winter terms. The student supported the vertical development team and played a key role on the construction site.	With support from Algonquin partners, Zibi intends on implementing an Indigenous youth engagement strategy in local schools in 2021. Further, a summer employment opportunity for an Indigenous youth is expected in 2021.

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IDENTIFIER	PROJECT OUTCOME	TARGET	INDICATOR	BASELINE	2018 STATUS	2019 STATUS	2020 STATUS	2021 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.	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.	100% of residents surveyed claim to know at least 1 neighbour, 70% of which claim to know multiple neighbours (ranging from 2 to 10+).	Zibi will continue to implement virtual and outdoors programming that will create a sense of belonging within the community, with spaces designed to spark new encounters and socializing opportunities for post-pandemic.
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.	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.	47% of residents surveyed and Zibi office workers, stated that their awareness on sustainability has developed or improved since living/working at Zibi. Within the trades, 36% of surveyed workers stated that they have a great or good awareness on the subject of sustainability.	The One Planet Ambassador will continue to implement programs in order to better inform Zibi office workers of sustainability practices. She will produce a One Planet Zibi Community online newsletter to keep all community members informed on sustainable lifestyle tips and community construction progresses. She will also continue working with on-site coordinators to do bi-monthly environmental walks which will enable her to produce shareable monthly memos related to best practices in environmental protection on the construction site.
		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.	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.	2020 was the first full year with a full time One Planet Ambassador (OPA) developing and implementing programs to drive norms around sustainability on site. The OPA utilized the social platforms to engage residents in discussions, community activities like lunchtime yoga and vermicomposting workshops, as well as share lifestyle tips from things like low-carbon eating, gardening, sustainable shopping and exercising for health. With the help of her team, she developed guidelines to help future commercial tenants to understand the role that they play with respect to OPL.	Zibi will have two condo buildings and two commercial buildings occupied in 2021 and as such, the One Planet Ambassador will prioritize connecting the growing community through events, workshops, social media, a virtual platform, and partnership with local organizations. The One Planet Ambassador will also focus on providing the community members with ways to move better and eat healthier.



HIGHLIGHTS OF THE YEAR

With much of the site previously remediated, in 2020 we were able to make way for more vertical construction bringing life to the site. The construction of Pangishimo Park has begun and we are beyond excited to see the turn over of this sunset park that will draw on the natural features of the Ottawa River and will celebrate Indigenous culture in 2021.

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 2020 LAND AND NATURE ACHIEVEMENTS

Refer to Appendix D for data. Refer to previous reports for 2017 data.

IDENTIFIER	PROJECT OUTCOME	TARGET	INDICATOR	BASELINE	2018 STATUS	2019 STATUS	2020 STATUS	2021 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.	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 total of 13,937 metric tons of soil was remediated from site in 2020. Remediation meets provincial requirements.	In Québec, standard remediation will take place as planned for Block 7. In Ontario, a small portion of the footprint of Block 206 will be remediated. A risk assessment will be initiated for Albert Island, and the east portion of Chaudière Island. 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 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 design was completed, and 30% of the park was constructed. No parks were turned over in 2020.	Pangishimo Park and Head Street Square are to be turned over in 2021. They represent roughly 2,500 square meters of green park space and 1,600 square meters of hardscape plaza within the site, which together represent 21% of the total park space to be incorporated into the community. Some streetscape and temporary landscape associated with the zip line project will also be turned over in 2021.
		400%	Increase biodiversity of plants and animals by 400%.	There is currently no industry standard or best practice.	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.	No planting occurred in 2020. Refer to appendix D of 2019 report for plant list already on site.	Pangishimo Park, Head Street Square and woonef or streetscape areas will have their own plant lists, already marked with many different native plant species other than the ones found in Zibi Plaza. This will contribute to increasing biodiversity on site. Zibi's One Planet Ambassador will also implement a Mason Bee program in the Spring of 2021.
		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 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.	No planting occurred in 2020. Refer to appendix D of 2019 report for plant list already on site.	Pangishimo Park and Head Street Square will include different native plant species of significance to First Nations people.

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IDENTIFIER	PROJECT OUTCOME	TARGET	INDICATOR	BASELINE	2018 STATUS	2019 STATUS	2020 STATUS	2021 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.	This requirement was integrated into the specifications of the first building constructed and occupied in 2018.	This requirement has been integrated into design specifications.	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.	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.	34.5% of residents surveyed stated that their time in nature has increased since living at Zibi. Given the pandemic, it was challenging to facilitate time outdoors for the community as outings in groups were not permitted through much of the pandemic.	62% of surveyed residents expressed some type of interest in having access to their own garden spaces. The One Planet Ambassador will continue to facilitate the needs of the O Community Garden group. She will also host outdoor workouts during the warmer months, and start and outdoors activities club within the community members.



HIGHLIGHTS OF THE YEAR

With metering in place since July 2020, we are now able to track water consumption in O. The results indicate that while benefiting from the use of cistern water in the first 3 floors of the building, O residents have been consuming only 26% of the potable water of the average Québécois every month. Since inception in late 2018, the cistern has saved 8,836,000 L of potable water from being used. This level of water conservation comes at a high-capital cost, with no returns and will be difficult to achieve in other blocks. As for Kanaal, metering will be installed in 2021 which will provide more insight into water consumption.

Zibi continued to educate our construction manager on environmental protection during construction in 2020 which included biweekly quality assurance checks. This remains a challenge for the project as we thrive to do more than implement best management practices.

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 2020 SUSTAINABLE WATER ACHIEVEMENTS

Refer to Appendix E for data. Refer to previous reports for 2017 data.

IDENTIFIER	PROJECT OUTCOME	TARGET	INDICATOR	BASELINE	2018 STATUS	2019 STATUS	2020 STATUS	2021 ACTION
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. Québec households currently use 386 L/ person/day.	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's first residential building "O" continues to use low flow fixtures and a cistern (for 50% of toilets). O's water consumption has been metered since July 2020, averaging 99.3 L of potable water per resident per day.	Kanaal's water consumption is set to be metered in late January 2021. Zibi will continue to implement this target through the use of low flow 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 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.	No irrigation systems were installed for any public realm spaces in 2020.	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.	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's first building O has a cistern (capacity 47,147 L) collects rainwater from the roof of the building and distributes water to 49% of residential toilets in the building. The 48 toilets fed by non-potable water in the O building represent 19% of all toilet units in turned over buildings at Zibi.	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 .	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.	Stormwater infrastructure was installed in 2020.	A process is in place to begin measuring TSS in stormwater in 2021.

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



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.

HIGHLIGHTS OF THE YEAR

Zibi saw its first community garden group come together to harvest their own vegetables in the 2020 season at O. The success of the community garden gained a lot of attention from neighbours which resulted in plans for expansion to welcome newcomers come Spring 2021. Zibi community visited Roots and Shoots Farm, a local organic farm, for their Farmhop activity in the Fall which allowed for residents to learn more about where their food comes from.

SUMMARY OF 2020 LOCAL AND SUSTAINABLE FOOD ACHIEVEMENTS

Refer to Appendix F for data. Refer to previous reports for 2017 data.

IDENTIFIER	PROJECT OUTCOME	TARGET	INDICATOR	BASELINE	2018 STATUS	2019 STATUS	2020 STATUS	2021 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.	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.	O Community Garden was created in early Spring 2020. 11 members were part of the self-governed committee and have succeeded in sowing various types of vegetables, harvesting enough to feed the entire group throughout the summer.	Food-growing garden spaces are now being accounted for early in the design stages of future blocks. O Community Garden has agreed to welcome interested Kanaal residents to join the group . Their space will be optimized and maximized to enable every member to participate appropriately.
		1:10	Ratio of food-growing garden spaces to households.	There is currently no industry standard or best practice.	In 2018 Zibi designed an outdoor space at O Condominium that will accommodate for fifteen 1.4 m2 garden boxes to be delivered in 2019. This results in a ratio of 1:4.7.	3:14	There is a ratio of 5 food-growing garden spaces to 43 households on the Zibi site in 2020 (1:8.6 ratio). According to the survey results, 23 people expressed definite interest in having a garden space available to them out of 56 respondents. Each of the 15 garden boxes in O's Community Garden enclosure can house 2 gardeners, providing 100% of the interested people with a garden space.	Zibi has embedded garden spaces in early design stages for future blocks, and will optimize O Garden Committee's space to accommodate more gardeners in Spring 2021.

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IDENTIFIER	PROJECT OUTCOME	TARGET	INDICATOR	BASELINE	2018 STATUS	2019 STATUS	2020 STATUS	2021 ACTION
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.	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.	60% residents surveyed indicated that at least 25% of their food (by value) is organic, or local, or Fair Trade.	Zibi will continue to work closely with Roots and Shoots Farm and other local vendors to provide residents and community members with easily accessible organic, local or Fair Trade produce. Programming, workshops and events surrounding the topic will also be prioritized by the One Planet Ambassador.
		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.	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.	16% of surveyed residents indicated that they participate in Zibi's CSA program with Roots and Shoots.	Zibi will continue to work closely with Roots and Shoots Farm and other local vendors to provide residents and community members with easily accessible organic, local or Fair Trade produce. Programming, workshops and events surrounding the topic will also be prioritized by the One Planet Ambassador.
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.	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.	37.5% of surveyed residents indicated that they consume at least 50% of their food that is either from local, Fairtrade or organic sources.	Zibi's Sustainability team will define article criteria to frame community members' recipe contributions to the Low-Carbon Community Cookbook which will be issued in 2021.

ONE PLANET LIVING COMMUNITY GARDENING

Meet our first community garden members from O Condominium

Gardening saw a significant uptick in 2020 in Canada and likely around the world. Whether it was because there was a need for outdoor hobbies that would allow for physical distancing, or because of pandemic-related food insecurity, seeds were sold out in most gardening stores and gardens were popping up in creative spaces. The garden boxes available to O Condominium residents thus became a hot commodity. The first meeting of interested residents resulted in a fully organized and keen group of green thumbs. Before long, the group was successfully self-governed allowing Zibi staff to take a step back to watch the plants grow. At the end of the growing season, every one of the 11 members was pleased with the success of the committee, especially given the challenges of 2020. As the first group to tackle urban gardening in our community, Zibi could not have asked for a more passionate, self organized group. One take away from the season was that chicken manure aids in the early growth of garden plants. For the upcoming growing season, the committee is working to expand their growing space to facilitate opportunity for more gardeners; they will implement a composting station in the garden to help enrich the soil throughout the seasons; and the governance of the group is maturing to follow their growing needs.





HIGHLIGHTS OF THE YEAR

Zibi's portions of the works on the Booth/Eddy Corridor Transformation project was completed in 2020 marking a major milestone for Zibi. While a critical portion of the works remains to widen the corridor, we can already observe the start of connectivity between Zibi and regional networks. We are looking forward to the unveiling of this long-term project turning a previously car centric corridor between Ottawa and Gatineau into a complete street with safe access for pedestrians and cyclists.

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 2020 TRAVEL AND TRANSPORT ACHIEVEMENTS

Refer to Appendix G for data. Refer to previous reports for 2017 data.

IDENTIFIER	PROJECT OUTCOME	TARGET	INDICATOR	BASELINE	2018 STATUS	2019 STATUS	2020 STATUS	2021 ACTION
TT1	Reduce carbon dioxide (co2) emissions associated with local transportation of residents.	20%	Percentage of parking spaces with electric car charging stations.	Québec 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.	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.	There is empty conduit in place for every parking spot in Block 205A to receive a car charging station. For 301, there is 1 empty conduit for every 2 spaces to receive a car charge station, where a double unit could be installed thus allowing every parking stall in 301 to have access to a car charging station.	Zibi will continue to implement this target through the use of design specifications and is hoping to develop a partnership for operation of the network in Québec.
		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 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.	The portion of the 301 underground parking garage dedicated to Kanaal's residential parking was designed with a 1:1 ratio.	This is a Master Plan target that will be reached at buildout. Zibi continues 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 Booth/Eddy Corridor Transformation to prioritize active methods of transportation and transit over personal automobile.	There is currently no industry standard or best practice.	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 has completed the City of Ottawa, the City of Gatineau, and its own portions of the works on the Booth/Eddy Corridor Transformation project. The Federal Government has introduced bike lanes for most of the crossing, but one critical section of widening remains. This marks a significant milestone for Zibi and for active and sustainable transportation in the area.	Zibi has accomplished a major milestone with the Booth/Eddy Corridor Transformation project. PSPC is expected to complete their portion of the project in the coming years. There are no additional projects related to this target scheduled for 2021.
		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.	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.	Zibi's portion of the Eddy-Booth St Transformation project was completed in 2020. This marks a significant milestone for Zibi and for active and sustainable transportation in the area.	Zibi has accomplished a major milestone with the Booth/Eddy Corridor Transformation project. PSPC is expected to complete their portion of the project in the coming years. There are no additional projects related to this target scheduled for 2021.
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.	Zibi will continue to progress this outcome with 2019 planning and construction.	Zibi continued to progress this outcome with 2019 planning and construction.	Zibi continued to progress this outcome with 2020 planning and construction. The pandemic has forced us to put on hold the design of a block that could house some amenities.	Zibi will revisit the design of a block that could house amenities. It's progress will be dependent on market demand in the pandemic.

¹ CMHC figures for Ottawa Centre.

² NRCAN 2009 vehicle survey.



HIGHLIGHTS OF THE YEAR

Zibi refined its material tracking process in 2020 by revising the tracking sheet and by scheduling regular meetings with the construction project managers. This has allowed for us to collect data throughout the project and it has also facilitated a sense of appreciation for what we need to accomplish with the project managers. We also have been heavily involved with our construction manager and the trades on site to build a relationship through bi-weekly environmental walks.

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 2020 MATERIALS AND PRODUCTS ACHIEVEMENTS

Refer to Appendix H for data. Refer to previous reports for 2017 data.

INDICATOR	PROJECT OUTCOME	TARGET	INDICATOR	BASELINE	2018 STATUS	2019 STATUS	2020 STATUS	2021 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. Refer to appendix G 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.	Zibi is exceeding this target as per the master plan. Refer to Appendix H for a summary of buildings being retained.	Zibi will 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.	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.	No demolition occurred in 2020. There is very little demolition left to do on site. Although, a significant amount of wood was saved for upcycling on future projects.	Processes are in place to track the materials left to demolish on site.
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.	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.	The 2020 projects poured concrete with a combined total of 53.34% recycled content. Zibi continues to grow its list of locally sourced products that will help reduce embodied carbon. The sources of the raw materials used in the production of all concrete poured in 2020 projects meet the local requirements of the LEED certification program.	In 2021 Zibi will establish an improved system to track recycled content in all products and materials used for each project. Zibi will continue to include this target in specifications and track progress.

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INDICATOR	PROJECT OUTCOME	TARGET	INDICATOR	BASELINE	2018 STATUS	2019 STATUS	2020 STATUS	2021 ACTION
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.	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.	Block 208 did not have this as a requirement in the specifications when tendered to the rough carpentry, so no FSC wood was used. Although, some cabinetry and doors in 205A contain FSC wood products, the details of total FSC wood products used for the construction of block 205A will be reported on next year.	We have discovered significant gaps in the supply chain for FSC products in Canada. We will continue to encourage FSC to have a stronger presence in the region and track this target accordingly.
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.	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.	Zibi included this guidance in design and construction specifications and parameters were verified in shop drawing reviews. 46% of all insulation materials used in 208 are GREENGUARD Gold Certified, CFC & HCFCs free, and have less than 100ppm product formaldehyde content. All paints, coatings, sealants and adhesives used in 208 are LEED certified for VOC content. All paints, coatings, sealants and adhesives used in 205A have 45 g/l VOC content or lower.	Zibi will continue to include this target in our design and construction specifications, and will establish an improved system to track this target.
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.	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.	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. A Zibi-wide "yard" sale is scheduled for Spring 2021 to enable residents to sell/trade unwanted items amongst themselves and the broader community.



HIGHLIGHTS OF THE YEAR

Waste diversion continues to be a challenge. The lack of continuity on what is accepted in the various streams between jurisdictions is the source of confusion for many residents, despite efforts for education through signage and presentations. As for the construction site, we have encountered interesting differences in diversion rates between provinces. Our focus in 2021 is to conduct regular visual audits of collection waste bins in residential and commercial buildings, as well as visits to sorting facilities to follow waste through its life cycle.

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.

SUMMARY OF 2020 ZERO WASTE ACHIEVEMENTS

Refer to Appendix I for data. Refer to previous reports for 2017 data.

IDENTIFIER	PROJECT OUTCOME	TARGET	INDICATOR	BASELINE	2018 STATUS	2019 STATUS	2020 STATUS	2021 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 .	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.	Zibi explored financially feasible means of auditing waste in Gatineau as an audit comes at a minimum cost of \$1400/audit. Given that waste is collected by the municipality, there is no means of estimating diversion rates through the waste hauler. Attempts to conduct a visual waste audit were impacted by pandemic work from home orders.	Zibi realizes it is falling short on this target and will focus its efforts towards conducting visual audits on a regular basis.
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.	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.	Zibi explored financially feasible means of auditing waste in Gatineau as an audit comes at a minimum cost of \$1400/audit. Given that waste is collected by the municipality, there is no means of estimating diversion rates through the waste hauler. Attempts to conduct a visual waste audit were impacted by pandemic work from home orders.	Zibi realizes it is falling short on this target and will focus its efforts towards conducting visual audits on a regular basis.

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=-117.580.8251

IDENTIFIER	PROJECT OUTCOME	TARGET	INDICATOR	BASELINE	2018 STATUS	2019 STATUS	2020 STATUS	2021 ACTION
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.	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.	No concrete demolition occurred in 2020.	Zibi will 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 92.4 % of waste was diverted from landfill.	99% site-wide waste was diverted from landfill. See Appendix H for details.	We have noticed an interesting difference between provincial construction sites waste diversion rates. With Québec diverting 98% of their waste, but Ontario having a much higher volume of waste, a weighted average showed a site-wide waste diversion rate of 83%. See Appendix I for details.	In 2021, we will conduct regular visual audits of collection waste bins during bi-weekly environmental walks on both construction sites, as well as visits to sorting facilities.



HIGHLIGHTS OF THE YEAR

2020 was an important year for Zero Carbon at Zibi; construction began on our central plant located in Block 10. Seeing this come to fruition after years of planning and designing brings to light the value of thinking outside of the box when it comes to tackling climate change. The Federation of Canadian Municipalities has recognized this and has provided Zibi with financing and a grant in support of its district thermal energy system. Survey results indicate that 63% of residents use ZibiStat, our district thermal energy application, to reduce their energy demands during working hours or vacation time. This interesting feedback will enable us to highlight each individual's role in decreasing peak demand in the future through education.

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 2020 ZERO CARBON ENERGY ACHIEVEMENTS

Refer to Appendix J for data. Refer to previous reports for 2017 data.

IDENTIFIER	PROJECT OUTCOME	TARGET	INDICATOR	BASELINE	2018 STATUS	2019 STATUS	2020 STATUS	2021 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.	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 Québec 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.	Zibi obtained permits from federal and provincial regulatory authorities to construct and operate the district thermal energy system in 2020. Construction began on Zibi's district thermal energy central plant and much of the connection from the plant to the river was done this year. Finally, Zibi secured financing and a grant for its district thermal energy system.	Zibi's district thermal energy system will come online in summer 2021. This is a significant milestone for the project and for projects contemplating zero carbon energy.
ZC2	Decrease building energy demand by 30%.	30%	Percent reduction in building energy demand during operations.	A code-compliant baseline building.	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.	The final energy modeling report for Kanaal reported a performance rate of 25.4% relative to ASHRAE 90.1.	Zibi will continue to implement this outcome in future building designs through energy modeling exercises. This target is one of the most challenging targets to achieve with a sudden and significant increase in construction costs in the National Capital Region.
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: 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.	Opportunities to reuse rock on site were maximized: 71% of all blast rock was crushed and reused or kept in stockpiles on-site.	Zibi will continue to crush rock on-site when possible. Rock is reused as much as possible and practical on site for each project. Excess rock is reused on other sites or for other projects.

2020 IN REVIEW



By the end of 2020, 90% of Kanaal Condominiums were sold and occupied.



Lunchtime community yoga classes hosted in the first few months of the year, pre pandemic.



Pipe work on the permanent DES plant in the basement of Block 10.



Construction began on Zibi's first rental building at the Eddy and Jos-Montferrand intersection in Gatineau.



Our third year of urban beekeeping at Zibi.



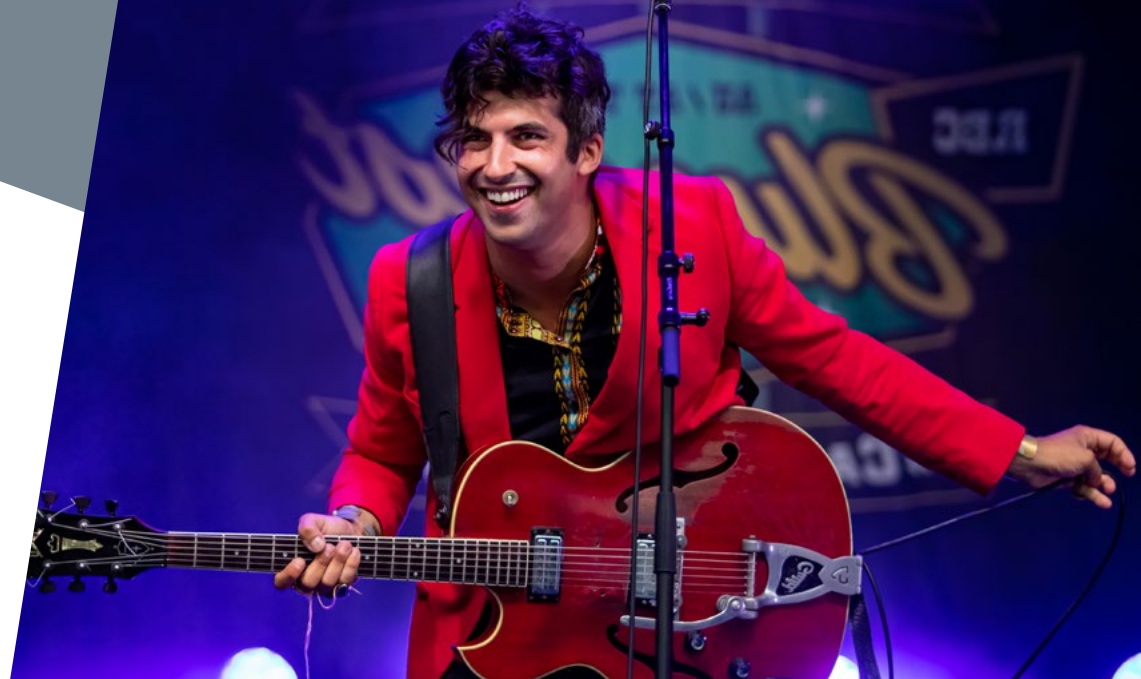
O Condominiums community garden.



Artscape, in association with Zibi, hosted a collaborative artist residency program to bring artists from the NCR and from the Algonquin Anishinaabe communities of Ontario and Québec into the design and animation of the site, resulting in 3 public art pieces commissioned for Zibi.

COVID-19 PANDEMIC

In March 2020, almost all work on site came to a complete halt for several weeks due to the COVID-19 pandemic. We pivoted events to host livestreams instead of concerts, outdoor distanced fitness classes and drive-in events to keep our community together during the uncertain times.



A diverse range of emerging and established Canadian artists and bands such as Sam Roberts Band, Patrick Watson and Tim Hicks during Canada Performs at the RBC Bluesfest Drive-In at Zibi.



La P'tite St-Jean concert livestream with Qualité Motel, D-track and Hugo Sabourin.



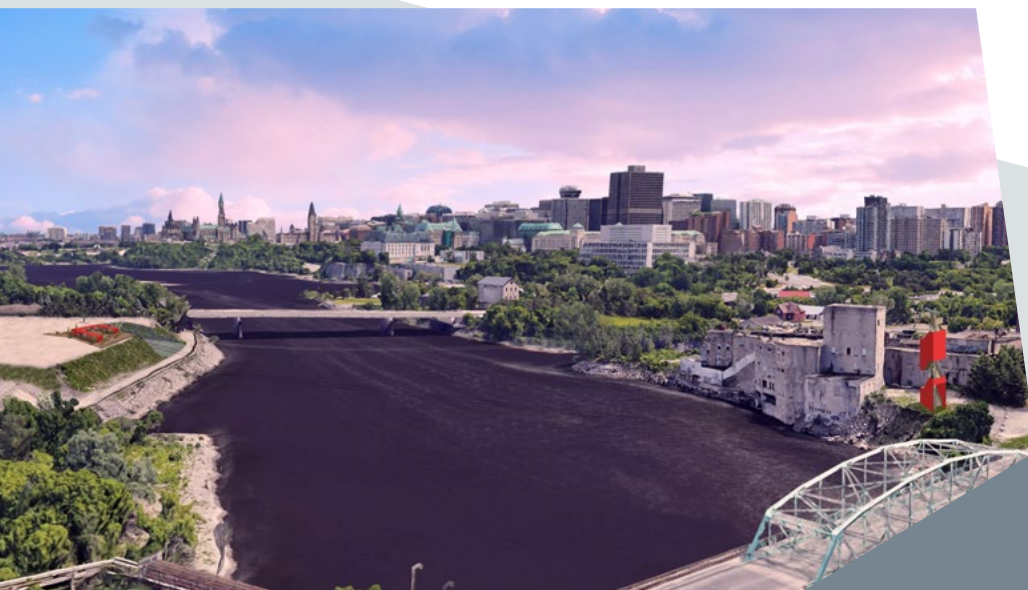
Barres and Wheels kept us fit with outdoor spinning and yoga classes at Place des Contremaîtres.



Ciné parc urbain, Zibi's own urban drive-in, played blockbuster films over two audio channels allowing spectators to listen in French or English – a first in north-America!

LOOKING AHEAD

A year ago, while writing this report, we would never have predicted that 2020 would become the year that it did. As the year progressed, we began to question the future of urban development, the willingness of people to invest in sustainability if they have been impacted financially by the pandemic, the comeback of single use plastics due to public health concerns but we were also comforted by the recognition of the importance of community and of adaptability. We look forward to running with this in 2021 as the unknowns around commercial leasing continue, or the return to work of our federal government neighbours remain. This upcoming year will give Zibi the opportunity to further foster a sense of community through online and outdoor programming. We will be creative and will organize outdoor activities in Pangishimo Park and will take advantage of the undeveloped space on our site to host physically distanced events. We will welcome people out of their homes and onto Interzip, the interprovincial zip line. Finally, we will also “flip the switch” on our district thermal energy system and will become Canada’s largest zero carbon community. So, despite the uncertainty we expect that our community will flourish and that we will be able to prove that there’s a lot of value in thinking outside of the box.



The world’s first interprovincial zip line, Interzip Rogers will open in June 2021.



Pangishimo Park, a new 0.3-hectare waterfront destination on the western shoreline of Chaudière East will open to the public.



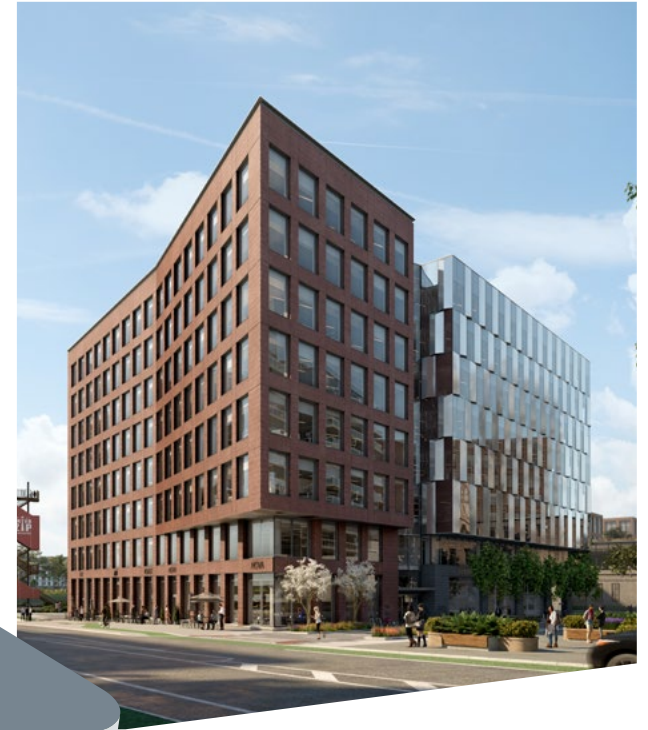
In early 2021, SPACES newest coworking location will open in a newly restored building at 15 rue Jos-Montferrand in Gatineau. A second SPACES x Zibi location is set to open later in the year in Ottawa.



Our first purpose-built rental building will begin occupancy in late 2021 at 10 Jos-Montferrand, Gatineau



Construction will begin on residential Block 206 and, commercial block 207 on Chaudière East.



In late 2021, located on Chaudière west and fronting on Booth, this office building will open its doors to federal government workers on the upper floors and street-front retail on the ground floor.



2020 ONE PLANET REPORT

Zibi.ca