

2024 ONE PLANET LIVING REPORT



EXECUTIVE SUMMARY

The Zibi community continues to grow as the third rental property, Voda (Block 206), opened its doors to residents in 2024 with an affordable housing and a coliving component, in addition to market rentals. Adjacent to it, a commercial building known as Block 207 was completed and the project's second park, Terasini, was opened with a feast and celebration with members of the Algonquin community.

Zibi hosted 28 public events in 2024, including the world renowned Cirque du Soleil which brought nearly 70,000 visitors to site. On top of events, Zibi hosted many tours for schools and industry professionals, welcoming nearly 450 people to the project to learn about Zibi's commitments to sustainability, urban land development and reconciliation. Community gardens expanded in 2024 with the opening of the Aalto gardens where many veggies were sowed and harvested, and lessons were learned. Zibi residents appear to have travelled less in 2024 but are still choosing personal vehicles more than intended.

While waste data continues to be difficult to gather, one building, Kanaal Condos, is proving that effective waste diversion is possible, having exceeded Zibi's diversion target. Commercial and construction waste diversion has not shared in that success, and Zibi faces challenges in diverting some key construction materials. Finally, Zibi made great progress to becoming net zero in 2024, saving 1,030 tonnes of GHG emissions or 88% better compared to business as usual. The District Energy System is now fully operational, and capable of zero carbon operations. While Zibi did bring two buildings online this year, they remained largely unoccupied, so energy data was not fulsome enough to analyze.



THE PROJECT

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.

Zibi now inhabits former contaminated lands after years of industrial activity, 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.

Québec Development Phasing*

Phase 1: Now - 2028, Phase 2: 2024 - 2028,
Phase 3: 2025 - 2031

-  Complete
 Existing Building Retrofit
 Under Construction

Ontario Development Phasing*

Phase 1: 2018 - 2028, Phase 2: 2026 - 2029,
Phase 3: 2026 - 2028

-  Commercial
-  Residential
Ground floor retail
-  Zibi Community Utility
District energy system central plant

* 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. Specifications are subject to change. E. & O.E.



ONE PLANET LIVING

A FRAMEWORK BY BIOREGIONAL

We only have one Planet Earth, but as a global society we're living as if we have several planets and consuming in ways which cannot be sustained. One Planet Living is our vision of the world where everyone, everywhere can live happy, healthy lives within the limits of the planet, leaving space for wildlife and wilderness. Backed by science and hands-on experience from decades of sustainability projects, it's a flexible sustainability framework that's helping provide a clear and practical path to creating a sustainability action plan that can engage hearts as well as minds.

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 2024 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.



HEALTH & HAPPINESS

Encouraging active, social, meaningful lives to promote good health and wellbeing.



LOCAL & SUSTAINABLE FOOD

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



EQUITY & LOCAL ECONOMY

Creating safe, equitable places to live and work which support local prosperity and international fair trade.



TRAVEL & TRANSPORT

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



CULTURE & COMMUNITY

Nurturing local identity and heritage, empowering communities and promoting a culture of sustainable living.



MATERIALS & PRODUCTS

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



LAND & NATURE

Protecting and restoring land for the benefit of people and wildlife.



ZERO WASTE

Reducing consumption, re-using and recycling to achieve zero waste and zero pollution.



SUSTAINABLE WATER

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



ZERO CARBON ENERGY

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

HEALTH & HAPPINESS



Zibi residents are meeting the targets tied to health and their happiness, but the feeling of engagement in the community remains low. According to surveys and word-of-mouth, the variety of events put on at Zibi has been good for morale - current residents really enjoy them and prospective tenants report that it is an attractive component to living at Zibi. Due to lack of active construction at survey time, it was not possible to gather data on worker satisfaction, although all Zibi staff report that working at Zibi is either similar or better than other places of employment.



77%

of Zibi residents rated their happiness as 4 out of 5 or better.

TARGET: 75%

88%

rated their health as 4 out of 5 or better.

TARGET: 85%

HH 2024 ACHIEVEMENTS

Refer to Appendix A for data. Refer to previous reports for earlier statuses.

IDENTIFIER	PROJECT OUTCOME	TARGET	INDICATOR	BASELINE	2023 STATUS	2024 STATUS	2025 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 of 10 where 10 is 'very satisfied'. Average from residents surveyed is 3.75 of 4 where 4 is very happy.	According to our annual survey, on average, residents rate their happiness a 4 out of 5; 78% of respondents rated their happiness a 4 or better (Figure 1).	The average happiness rating is 4 out of 5, with 77% of respondents rating their happiness a 4 or better (Figure 1). Construction continues to be a source of malaise. But there has been a lot of positive feedback on the variety of events held at Zibi.	Zibi's Resident Sustainability Committee (RSC) will be a good source for feedback on how to influence resident happiness and the One Planet Ambassador (OPA) will work with them to find ways to look beyond the construction and embrace community living.
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 .	According to the annual survey, 45% of residents feel involved at Zibi (Figure 2). While this result is lower than 2022, the survey response rate improved compared to last year with 71 respondents out of roughly 375 possible.	According to the annual survey, 40% of residents feel involved at Zibi (Figure 2). The response rate for the survey was roughly 11%, with 85 respondents out of roughly 775 possible.	As Zibi received many new residents in 2024, work will be done to ensure they feel welcome and know how to get involved, by sharing resources and encouraging participation in events and committees.
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 of best practice.	Zibi hosted 24 events/workshops in 2023, 7 of which were exclusive to community members.	Zibi hosted 28 events/workshops in 2024, seven of which were exclusive to the Zibi community. Many of the 28 events were chosen due to their ties to OPL, such as the Repair Cafes, Bike Maintenance workshops and Dance Series. Community members also benefited from discounted admission to some of the public events.	Zibi has a full event calendar for 2025, including recurring popular workshops, festivals and markets.
HH4	Support better health outcomes for residents.	>85%	Percentage of residents that indicate an overall satisfaction with their health.	63.3% 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.	86% of survey respondents rated their health a 4 out of 5 or better (Figure 3).	88% of survey respondents rated their health a 4 out of 5 or better (Figure 3).	Zibi will continue to advocate for a healthy, sustainable lifestyle and organize activities focused on health and happiness. The Walking Group will continue and the RSC is considering starting a yoga/fitness group.
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.	79% of staff and 92% of trade workers (86% average) rated their overall satisfaction with their health at 4 out of 5, or better (Figures 4 & 5, respectively).	With the completion of Block 206/7 and delays starting 204, there were no construction workers on site in 2024 to gather data from at the time of surveying.	Zibi's OPA will connect with the new Construction Manager (CM) for Block 204 to share resources and develop programming on health and happiness.
		>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.	73% of staff reported working at Zibi is better compared to other places of employment, none reported that it is worse (Figure 6). Most trade workers reported that working at Zibi is similar to other sites, 28% say it's better and only 4% say it's worse (Figure 7).	There were no construction workers to gather data from, however 63% of Zibi staff indicated it was better working at Zibi compared to other places of employment; none reported it was worse (Figure 4).	Zibi looks forward to welcoming new and returning trade crews to the Block 204 site and share messaging about One Planet Living and how it sets the Zibi construction site apart from others. Trade of the Month will restart in 2025.

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

EQUITY & LOCAL ECONOMY



Zibi added truly affordable housing to the portfolio with the completion of Block 206, which has 19 geared-to-income units (social rent) managed by Ottawa Community Housing (OCH). The Resident Sustainability Committee nearly doubled in size by the end of the year as the community grew, and work is being done to ensure visibility of each OPL principle in action at events and workshops. Zibi shared several job opportunities with the Algonquin community and provided guidance and support to our new Construction Manager on how to preferentially hire Algonquin and Indigenous staff.



34% of units at Zibi are deemed “affordable” with 19 new “geared-to-income” units.

TARGET: 7%

75,000+
people attended events /
visited Zibi.

TARGET: 1,000 PEOPLE

ELE 2024 ACHIEVEMENTS

Refer to Appendix B for data. Refer to previous reports for earlier statuses.

IDENTIFIER	PROJECT OUTCOME	TARGET	INDICATOR	BASELINE	2023 STATUS	2024 STATUS	2025 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 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.	With Aalto II online at Zibi, 45% of the total number of units in the community are affordable (Table 1). This number will decrease over the years, but Zibi is currently responding to market needs and leveraging on government financing programs.	Zibi is still exceeding this target at 34%, as Block 206 offers an additional 19 units of geared-to-income housing (Table 1).	The design of Block 1 will begin in 2025. Once again, Zibi is planning on pursuing the Canada Housing and Mortgage Corporation's (CMHC) MLI Select mortgage loan insurance program that focuses on affordability.
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.	Zibi's commercial leasing program continues to be affected by the longterm impacts of the pandemic, and as such welcomed no new commercial tenants in 2023.	There were no new commercial tenants in 2024. However, Zibi did support the Urban Art Collective in hosting two markets featuring local artist and producers. Block 211, an office building that houses several federal government departments, is now at full capacity after welcoming Environment and Climate Change Canada, a tenant that clearly shares values with Zibi.	Zibi will continue to work with the Urban Art Collective to host a full calendar of markets in 2025 and the leasing team will continue to engage with local or ethically run enterprises.
ELE3	Engage Zibi residents in Fair Trade programs and products.	One fair-trade business will be in place by the time that 50% of retail storefronts are occupied.	Deploy Fair Trade guidelines in retail strategy.	There is currently no industry standard or best practice.	No leases have been signed for retail storefronts and Zibi is not close to 50% occupation.	No leases have been signed for retail storefront.	The OPA will promote Fair Trade products whenever they are locally available.
ELE4	Provide opportunities for all community members to democratically participate in governing and managing Zibi.	Create a community wide Residents' Association with documented democratic governance procedures.	Create a community wide Residents' Association with documented democratic governance procedures.	There is currently no industry standard or best practice.	The RSC continued regular monthly meetings in 2023. Membership shifted slightly but generally remained at 5 dedicated residents. In addition, a social committee was formed at Kanaal condos.	The RSC continued regular monthly meetings in 2024. By the end of the year, the committee nearly doubled in size, with a representative from each building, except for one. An overarching goal for the year, and moving forward, is to clearly identify which principles are in action at each event/workshop. So far this has been done through promotional materials or a brief pitch at the events, developing standard procedures remains a work-in-progress.	The RSC will hold regular meetings in 2025 and Zibi/Dream will explore ways to allow for more autonomy to the committee members so they can organize events on their own.

ELE 2024 ACHIEVEMENTS

Refer to Appendix B for data. Refer to previous reports for earlier statuses.

IDENTIFIER	PROJECT OUTCOME	TARGET	INDICATOR	BASELINE	2023 STATUS	2024 STATUS	2025 ACTION
ELE5	Create a socially responsible tourist destination.	Number of tourists per year.	Number of tourists per year.	There is currently no industry standard or best practice.	Zibi had 24 activations on site in the form of events, festivals, workshops and tours, welcoming over 14,000 visitors (Table 2). Interzip also attracted an additional 6,500 thrill-seekers.	Zibi had 28 activations on site in the form of events, festivals, workshops and tours, including the return of Cirque du Soleil which set up for a month. Overall, Zibi welcomed over 75,000 guests to these events in 2024 (Table 2).	The events team has a full calendar of events planned. Zibi continues to have support from the Dream Community Foundation for community based events, with the goal of bringing people to Zibi.
		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.	Zibi achieved this target in previous years but continues to promote employment opportunities in Algonquin communities and within the broader Indigenous community. In 2023, a labourer from Decontie Construction worked on Block 11 and a young Algonquin woman joined Zibi as an intern.	In 2024, 4 employment opportunities for roles in the Zibi office were shared with Algonquin communities and employment services. The services of one self identified Indigenous business was used on the project. Zibi also participated in an Indigenous job fair with its Construction Manager and incorporated an Indigenous Participation Plan Contractor Guide in all contracts on the construction portion of the project.	Zibi will continue to support and encourage trade partners to preferentially hire members of the Algonquin and Indigenous communities. Zibi intends to host a Career Fair for Algonquin and Indigenous youth in 2025.
		At least 2 opportunities for long-term investment throughout project life cycle.	"Invite First Nations as preferential partners for long-term investment opportunities. Provide detailed information for these opportunities as	There is currently no industry standard or best practice.	To date, one investment opportunity has been presented to Pikwakanagan First Nation and the Algonquins of Ontario. Both respectfully declined the opportunity.	To date, one investment opportunity has been presented to Pikwakanagan First Nation and the Algonquins of Ontario. Both respectfully declined the opportunity.	No investment opportunities will be available to present in 2025.
ELE6	Develop Zibi beneficially with and for the Algonquin Anishinabe Nation and people.	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 for Indigenous purchasers. A pre-leasing program for Block 206 was also offered to the Algonquin community. Given that there are currently no condos for sale at Zibi, internal discussions have begun on leasing incentives for Indigenous People.	A preferential pricing program is in place for Indigenous purchasers.	Meet with an Indigenous housing provider to discuss future opportunities to collaborate.

CULTURE & COMMUNITY



As the community doubled in numbers, so did relative attendance at community events, which could explain why most residents (81%) know at least one neighbour. Zibi's local and Indigenous art collection continued to grow in 2024, including beautiful custom rock carvings in Terasini Park by Solomon King, that pay homage to the Indigenous teachings of "the 13 moons." The new Cultural Committee continues to ensure cultural integrity in everything tied to Algonquin and Indigenous culture at Zibi. Meanwhile, Zibi's OPA continues to promote sustainability through the online community platform, tours, and open office hours at the One Planet Centre which saw almost 500 people in 2024.



81%
of residents know at least
1 neighbour.

TARGET: 70%

>50%
of artwork from local or
Indigenous artists.

TARGET: 50%

CC 2024 ACHIEVEMENTS

Refer to Appendix C for data. Refer to previous reports for earlier statuses.

IDENTIFIER	PROJECT OUTCOME	TARGET	INDICATOR	BASELINE	2023 STATUS	2024 STATUS	2025 ACTION
CC1	Create a cultural identity that reflects the history of the locale throughout the development	Implement the municipal-endorsed Heritage Plan.	A Heritage Plan, endorsed by Municipal Heritage Planners and the First Nations, developed and implemented at Zibi	There is currently no industry standard or best practice.	The Heritage Interpretive Plan (HIP) continues to be implemented at Zibi.	The Heritage Interpretive Plan (HIP) continues to be implemented at Zibi.	The HIP will guide ongoing plans for Mokaham Park in 2025.
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.	To date, Zibi has retrofitted 3 existing buildings and is on track to meet this target by the end of phase 1 of the project (see Project Phasing page).	To date, Zibi has retrofitted 3 existing buildings and is on track to meet this target by the end of phase 1 of the project (see Project Phasing page above).	Depending on provincial and municipal regulators, plans to retrofit Block 24 should advance in 2025.
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.	100% of the art installed at Zibi, in both the public realm and within buildings, was produced by Indigenous and/or local artists (Table 1).	This percentage is no longer 100% but it is well above the 50% target as Block 206 includes artwork from Indigenous Peoples from Nunavut but also some stock art (Table 1). Terasini Park, designed to celebrate the Indigenous teachings of the 13 moons, contains some beautiful pieces including custom rock carvings and etched bronze medallions.	Algonquin culture and Indigenous art is interwoven into the design of Mokaham Park. Zibi hopes that the National Capital Commission's (NCC) review of the park design will be complete in 2025.
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 is currently around 25% complete and most connections are completed. This target should be met by 40% completion although, depending on block development, a few minor stretches on the North end of the project may be delayed.	Zibi is roughly 25% complete and is on track to meet this target by 40% completion.	Zibi will continue to support the NCC in their shore stabilization work on the north shore of the Ottawa River. Once complete, this will be the last link of multi use pathway connecting Zibi to the entire local network.
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 and continues to look for opportunities to include Algonquin heritage and language in place names.	Zibi acknowledged the territory of the Algonquin Nation in 100% of speaking engagements, media events and published reports and continues to look for opportunities to include Algonquin heritage and language in place names.	Zibi will work with the Cultural Committee to identify an appropriate permanent land acknowledgment on the site.
		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.	In 2023, the members of the Memengweshii Council made the decision to sunset the Council. Zibi is extremely grateful to all of the members who sat on the Council over the years. Their contributions were critical in ensuring cultural integrity and in supporting Zibi on the path toward reconciliation.	To ensure cultural integrity on the project, a Cultural Committee was established in 2024. Currently, with two members from the Algonquin Nation, the Committee met 3 times in 2024.	Zibi intends to meet with the Cultural Committee quarterly in 2025, and will continue to seek additional members for the committee.
		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.	A First Nations youth worked with Zibi in 2023 as an intern to the project.	The work that Zibi is doing with respect to One Planet Living and Indigenous Engagement was presented to several classes in Renfrew County District School Board (RCDSB). Two grade nine classes from the Board visited Zibi for a site tour in 2024. Students applied their learning to an urban planning assignment.	Zibi will continue to work with RCDSB on integrating sustainability and Indigenous Engagement into their curriculum. Zibi will also be looking to recruit a summer intern from the Algonquin Nation.

CC 2024 ACHIEVEMENTS

Refer to Appendix C for data. Refer to previous reports for earlier statuses.

IDENTIFIER	PROJECT OUTCOME	TARGET	INDICATOR	BASELINE	2023 STATUS	2024 STATUS	2025 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.	87% of residents surveyed know at least 1 neighbour; 43% know at least 4 (Figure 1).	81% of residents surveyed know at least 1 neighbour; 32% know at least 4 (Figure 1).	Through events, both community-wide and building-specific, there will be plenty of opportunities for neighbours to build connections in 2025.
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.	56% of residents said their awareness has improved (Figure 2). 83% of staff said their awareness has improved (Figure 3). 64% of trade workers knew about Zibi's sustainability commitments and 64% said sustainability is important to them (Figures 4 & 5).	56% of residents said their awareness of sustainability issues has increased in the last year and 83% rated the importance of sustainability issues a 4 out of 5 or higher (Figures 2 & 3). All Zibi staff said their awareness has increased (Figure 4).	The RSC will host a Speaker Series for Zibi community members, which will include five events/seminars where guest speakers will explore OPL topics like wellness, sustainable technology and biodiversity.
			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 association/BIA.	There is currently no industry standard or best practice.	Zibi Community on Mighty Networks (MN) climbed from 91 to 175 members where the OPA continues to share sustainability content. Trade of the Month also continued on both construction sites, and over 50 workers participated in a grand prize competition that required workers to correctly answer all questions on an OPL themed quiz.	The OPA continues to use Zibi's online community portal to share sustainable lifestyle tips and community updates. The portal had 229 active members by the end of 2024, over a quarter of the population. Otherwise, several events/workshops were hosted in support of the principles, like the ever-popular Repair Cafes and bike maintenance workshops. The RSC put together a waste sorting game to have as an activity at community events, as appropriate. OPA continues to hold office hours at the One Planet Centre, which welcomed over 480 people in 2024 through drop-ins, tours and meetings.	The OPA will maintain a content calendar for Mighty Networks and lean on the RSC for additional support/engagement. To maximize reach, OPA will work with property managers to diffuse information via their tenant mailing lists. The OPL onboarding video for trade workers has been successfully integrated into the site training package for Block 204.

LAND & NATURE



Biodiversity in native flora continues to increase, sitting at 116% compared to the baseline study. To gain insight on fauna biodiversity, Zibi's OPA launched a citizen science program asking residents to log wildlife sightings. Keen residents have identified 65 different animal and insect species, 8 of which were not found in the baseline study. With the official opening of Terasini Park, Zibi now has over 12,000 m² of outdoor gathering space, although residents' time in nature continues to be below target.



12,000 m²
of new park and plaza space.

43
culturally significant
plants can be found in
the parks, plazas and
streetscapes at Zibi.

TARGET: 1 PER PARK

LN 2024 ACHIEVEMENTS

Refer to Appendix D for data. Refer to previous reports for earlier statuses.

IDENTIFIER	PROJECT OUTCOME	TARGET	INDICATOR	BASELINE	2023 STATUS	2024 STATUS	2025 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	3,700 MT of soil was removed from a parcel of land to be developed in Phase 3. This and all remediation work to date has met provincial requirements.	Where Block 204 is now being constructed, 16,444 tonnes of soil were removed and landfilled due to contamination. This and all remediation work to date has met provincial requirements.	Remediation in 2025 is contingent on advancements with Block 1.
LN2	Reintroduce native vegetation and increase biodiversity of plants and animals.	14%	Percentage of site area dedicated to park space.	There is currently no standard or best practice	Tesasini Park was substantially completed in 2023 and will open to the public in 2024. Zibi remains at the half-way mark for park space with certainty that 14% will be achieved (Table 1).	Zibi now has over 12,000 m ² of park and plaza space, making up 8% of the site (Table 1).	Mokaham Park design to advance in 2025.
		400%	Increase biodiversity of plants and animals by 400%.	There is currently no standard or best practice	Biodiversity at Zibi is at 103% compared to the baseline study (64 species now vs. 62 then), with 49 species having been reintroduced to the site (Table 2). This does not include the various plants in the vegetable gardens nor any of the fauna present on site.	Biodiversity in native flora at Zibi is at 116% compared to the baseline (72 species now vs. 62 then), with 55 species reintroduced to the site (not including various plants in vegetable gardens). Using iNaturalist , Zibi launched a citizen science program. As a result, residents have identified 65 fauna species, 8 of which were not found in the baseline study (Table 2). With 195 fauna species identified in the baseline (not including fish/aquatic species), there is still some work to be done to get a full picture of where we are today compared to before.	OPA will continue to encourage community members to log sightings on iNaturalist as Zibi continues to work with landscape architects on the reintroduction of native species.
		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 standard or best practice	There are 34 culturally significant plants on site that can be found in the parks, plazas and streetscapes at Zibi (Table 2).	There are 43 culturally significant plants on site that can be found in the parks, plazas and streetscapes at Zibi (Table 2).	Culturally significant plants will be incorporated into the design of Mokaham Park.
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 standard or best practice	This requirement has been integrated into design specifications.	This requirement has been integrated into design specifications.	As part of Zibi's commitment to continuous progress in tracking information, the design team will be required to sign off on this requirement in the design process for Block 1.
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 standard or best practice	49% of residents said their time in nature has increased since living at Zibi (Figure 1). Feedback from residents suggests more park space and less construction disrupting Zibi grounds will help improve this target.	46% of residents said their time in nature has increased over the last year (Figure 1).	There are some outdoor activities planned for 2025, like a community skate night, bird watching expedition, group bike ride, etc. Zibi will also be replacing the honey bee hive with wild bee homes and there will be opportunities to engage community members with this initiative.

SUSTAINABLE WATER



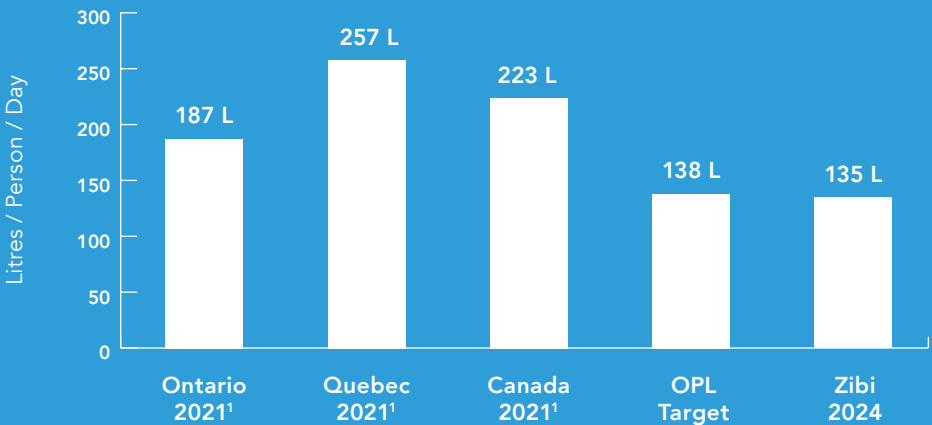
Water consumption at Zibi has gone down, below the target, although due to technical challenges, Zibi was unable to collect data from two buildings in 2024. Stormwater samples on the Quebec side, where there was no active construction, were within or slightly above the city’s allowable limit for suspended solids, suggesting that Zibi could remain on target post construction. Samples in Ontario were lower than previous years but still above the limit, construction done by others may have influenced these results. Best practices on the construction sites and regular cleaning of the stormceptors continue to be implemented.



135 L

Estimated average potable water consumption site-wide per person per day.

TARGET: 138L/PERSON/DAY



Average Consumption By Location

¹ Statistics Canada 2021
<https://www150.statcan.gc.ca/t1/tbl1/en/tv.action?pid=3810027101&cubeTimeFrame.startYear=2021&cubeTimeFrame.endYear=2021&referencePeriods=20210101%2C20210101>

SW 2024 ACHIEVEMENTS

Refer to Appendix E for data. Refer to previous reports for earlier statuses.

IDENTIFIER	PROJECT OUTCOME	TARGET	INDICATOR	BASELINE	2023 STATUS	2024 STATUS	2025 ACTION
SW1	Reduce residential potable water use to 138 litres per person, per day.	138L	Potable water consumed per resident, per day (L).	Ontario household consumption: 184 L/day/person ² ; Quebec household consumption: 238 L/day/person ² .	Average potable water consumption site-wide was roughly 165 L/person/day (Table 1). Zibi is well below the baseline but not hitting the target.	Estimated average potable water consumption site-wide was 135 L/person/day (Table 1). This does not include data from Blocks 10 and 11 as unfortunately the meters were not functional for most of the year.	The OPA will share consumption data with residents and will discuss water conservation with the community. After some technical challenges in 2024, the meters at Blocks 10 and 11 should be recording water consumption data in 2025.
SW2	Reduce potable water use in landscaping by way of planting 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 standard or best practice.	No permanent irrigation systems were installed in 2023.	An irrigation system using potable water was installed at Block 11 to help establish plants on the terrace, a common practice in landscaping. Once established, the drought-tolerant species are not expected to require watering.	The irrigation system at Block 11 will be used again for second year of plant establishment, after which it is expected to be no longer required.
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 standard or best practice.	With the addition of Block 11, Zibi now has 780 toilets on site, with the rainwater cistern at O Condos servicing 48 toilets, the percentage of non-potable water used for sewage conveyance is down to 6% (Table 2).	With the addition of Block 206, Zibi now has 1189 toilets on site, with the rainwater cistern at O Condos servicing 48 toilets, the percentage of non-potable water used for sewage conveyance is down to 4% (Table 2).	There are no opportunities identified for this target in 2025 however Zibi continues to keep this on their radar.
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 ³ .	Stormwater sampling at the beginning of the year indicated high levels of suspended solids. Sediment catch basins in the storm systems were cleaned in the spring and subsequent sampling revealed much lower levels, although 3 out of 4 outfalls were still over the allowable limit (Table 3). Construction Managers on the Zibi site continued to adhere to best practices, but the trades restoring Chaudière Bridge are staged at Zibi and their activities will directly impact stormwater quality as well.	Outfalls on the Quebec side, where there was no construction in 2024, averaged 17 mg/L of suspended solids, only 2 mg over the municipal allowable limit. The lands still have many open gravel lots which could be affecting the results, suggesting Zibi is on track to meet this target once construction is complete. The outfall in Ontario fluctuated greatly with the end and restarting of construction (Table 3). Construction and construction staging for work done by the Federal government may have had a significant impact on water quality at the Ontario outfalls.	Work with new CM to ensure best management practice sedimentation controls are in place, monitored and maintained.

²Based on data at time of OPAP creation (Statistics Canada, 2017)
<https://www150.statcan.gc.ca/t1/tbl1/en/tv.action?pid=3810027101&cubeTimeFrame.startYear=2017&cubeTimeFrame.endYear=2021&referencePeriods=20170101%2C20210101>

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

LOCAL & SUSTAINABLE FOOD



The third-annual gardening workshop included a successful seedling swap. The new gardens at Aalto and Aalto II got off to a late start which affected uptake in participation, but those that did participate got a bounty of veggies. Zibi residents are currently purchasing local and organic foods below the target rate and only 14% reported participating in a CSA program, however compared to last year, more residents are eating plant based meals.



1:9

ratio of food growing space to households.

TARGET: 1:10

~ 50%

of residents indicated that 25% or more of their weekly meals are plant-based.

LSF 2024 ACHIEVEMENTS

Refer to Appendix F for data. Refer to previous reports for earlier statuses.

IDENTIFIER	PROJECT OUTCOME	TARGET	INDICATOR	BASELINE	2023 STATUS	2024 STATUS	2025 ACTION
LSF1	Provide access to modest garden spaces for 90% of households that want it.	1.4 m ²	Area of food-growing garden spaces onsite per household (m ²).	There is currently no standard or best practice.	The terrace at Block 11 has 25.75 m ² of gardening space, enough for 12% of households (Table 1).	The terrace at Block 206 has 29.24 m ² of gardening space, enough for 10% of households (Table 1).	This will be the first season for the Block 206 garden. A fourth-annual gardening workshop will be held so other residents can share lessons learned in community gardening and also home/ balcony gardening.
		1:10	Ratio of food-growing garden spaces to households.	There is currently no standard or best practice.	Zibi remains on target with a new site-wide ratio of 1:9.1 (Table 1).	Zibi remains on target with a site-wide ratio of 1:9 (Table 1).	Roof top gardening will be included in the design of Block 1.
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.	45% of residents surveyed indicated at least 25% of their food is local and 32% indicated that at least 25% is organic or Fair-Trade; many people still do not know or selected 0% (Figures 1 & 2).	45% of residents surveyed indicated at least 25% of their food is local and 38% indicated that at least 25% is organic or FairTrade; most people do not know or are in the 1-24% range (Figures 1 & 2).	Zibi's OPA will use Mighty Networks to keep residents informed of what's in season and encourage recipe sharing using locally available ingredients. Effort will be made to showcase local and in-season foods at community events.
		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.	The CSA dropbox at Zibi had roughly 20 subscribers, or 6% of residents. While this number may seem low, local farms have limited capacity and this level of participation met their target.	14% of survey respondents said they participated in a CSA or farm-to-table program in 2024 (Figure 3). Zibi hosted a local farmer who provided locally grown produce to interested members of the community on a weekly basis.	Zibi will have a CSA partner again in 2025.
LSF3	Engage residents in education program 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.	27% of residents are eating a moderate (around 7 to 13) to high (14 plus) amount of plant-based meals per week (Figure 3). 24% say they are eating more plant-based meals compared to last year, while 69% say their diet hasn't changed and 7% say they are eating less plant-based meals (Figure 4).	Nearly 50% of residents indicated that 25% or more of their weekly meals are plant-based (Figure 4). Twenty-six percent (26%) say they are eating more plant-based meals this year compared to last year (Figure 5).	Zibi's OPA will continue to share pertinent information on sustainable diets through Mighty Networks and newsletters and will host a local CSA program.

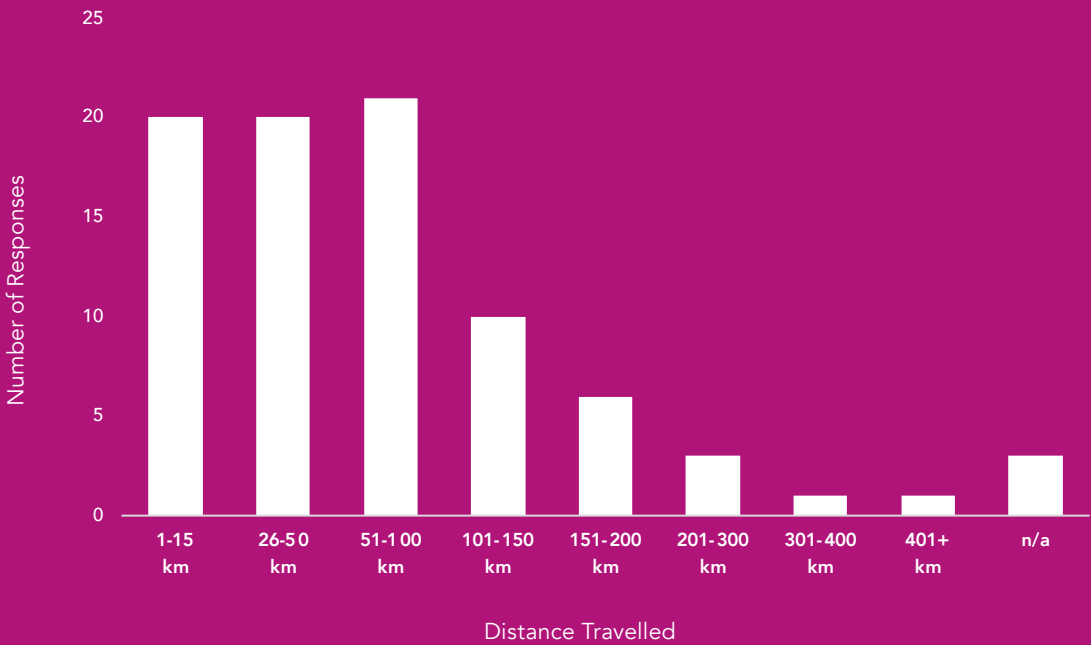
TRAVEL & TRANSPORT



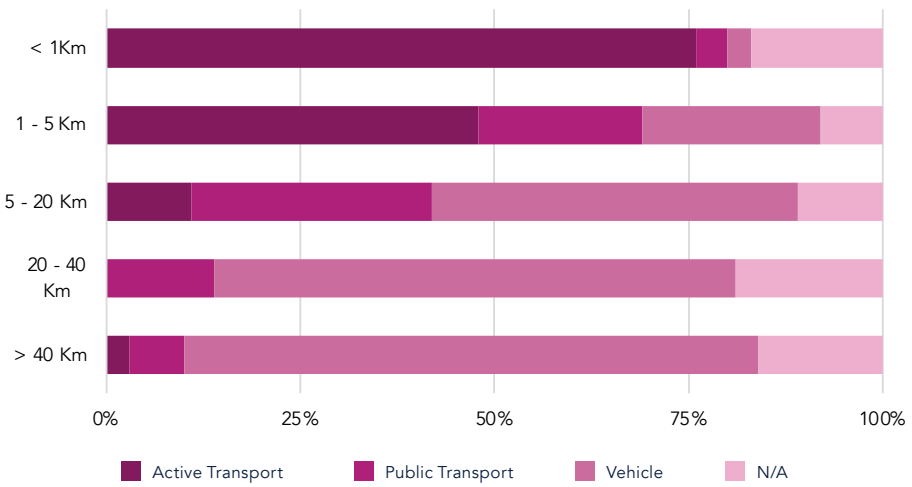
The Chaudière Bridge corridor is substantially complete and busy with pedestrians, cyclists and buses, as well as cars. The number of residents that report having no vehicle doubled to 25% compared to last year, though EV uptake remains low. Residents also appear to be traveling fewer kilometres weekly, with almost three quarters traveling less than 100 km per week compared to last year when almost half travelled more than 100 km.



Kilometres Travelled per Week for Personal Trips



Choice of Transportation by Distance



TT 2024 ACHIEVEMENTS

Refer to Appendix G for data. Refer to previous reports for earlier statuses.

IDENTIFIER	PROJECT OUTCOME	TARGET	INDICATOR	BASELINE	2023 STATUS	2024 STATUS	2025 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.	Zibi Block 11 qualified for a federal grant program (ZEVIP) which will fund half the cost of the 24 chargers installed. To date, 7% of permanent parking spaces at Zibi have EV chargers; 64% have conduit easily accessible for future connections (Table 1).	With the additional parking at Blocks 206 and 207, 7% of permanent parking spaces at Zibi have EV chargers and 55% have conduit easily accessible for future connections (Table 1).	EV charging requirements will be incorporated into the design of Block 1.
		0.7	Ratio of car parking spaces per household.	Car ownership is 1.3 vehicles per household¹. Provincial average is 1.45 vehicles per household².	Current resident parking ratio is 0.7 spaces per household (Table 1).	Current resident parking ratio is 0.6 spaces per household (Table 1).	This parking ratio will be incorporated into the design of Block 1.
		Modify roadway to reduce car lanes from 4 to 2, implement new bus shelters and transit schedule improvements, sidewalks and bike-way 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.	While Zibi has completed its portion of the work required to facilitate this, the federal government's work on Chaudiere Bridge continued throughout 2023. Despite this, service to new bus stops within the corridor began in 2023.	The modification of the corridor is nearly complete which includes a new bus stop installed along the corridor within the Zibi footprint.	A second bus stop will be operational in 2025, completing the modification.
		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.	Most residents are choosing active transport for trips of 5 km or less but then most choose their car for over 5 km (Figure 1). Almost half of survey respondents are traveling at least 100 km per week (Figure 2). 64% of residents have a gasoline/diesel vehicle, 23% have an EV or hybrid and 13% have no vehicle (Figure 3).	72% of survey respondents are traveling less than 100 km per week, which would average around 14 km per day (Figure 1). For distances between 5 km and 20kms, 46% would use their personal vehicle, 31% would choose public transport and 12% would choose active transport (Figure 2). Furthermore, 19% of respondents own a hybrid or electric vehicle, 55% own a gas or diesel vehicle, 25% do not own a vehicle and 65% own or have access to a bike (Figure 3 & 4).	Zibi's OPA will promote sustainable modes of transportation to get to and from Zibi and will host an urban cycling workshop to address some barriers to cycling in the region.
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 is still several years away from 50% buildout (currently at 25%). Block 205A has Walkscore of 61 (somewhat walkable), Blocks 10, 11, and 13 share a Walkscore of 79 (very walkable). All properties have "excellent transit" and are a "biker's paradise" according to walkscore.com .	Zibi is still several years away from 50% buildout (currently at 25%). Blocks 205A and 206 share a Walkscore of 61 (somewhat walkable), Blocks 10, 11 and 13 share a Walkscore of 85 (very walkable). All properties have "excellent transit" and are a "biker's paradise" according to WalkScore.com.	Zibi's leasing team will continue to seek a variety of tenants for commercial spaces to ensure Zibi residents have access to necessities.

¹ CMHC figures for Ottawa Centre.
² NRCAN 2009 vehicle survey.

PRODUCTS & MATERIALS



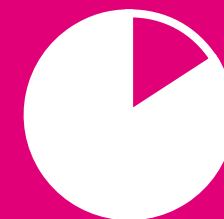
The excavation for Block 204 began at the end of 2024. Products and material data was collected for Blocks 206/207, however despite best efforts, roles and responsibilities were not well understood and some data is not recoverable. Zibi has now integrated more opportunities for checks and balances in the data collection process and has a strong support from the new Construction Manager to integrate these processes into the construction of Block 204.



>28%

of materials sourced locally
for Block 206 and 207.

TARGET: 20%



83%

of residents sold, traded, or
donated unwanted items.

PM 2024 ACHIEVEMENTS

Refer to Appendix H for data. Refer to previous reports for earlier statuses.

IDENTIFIER	PROJECT OUTCOME	TARGET	INDICATOR	BASELINE	2023 STATUS	2024 STATUS	2025 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 project phasing map on page 3 for a summary of buildings being retained.	Zibi is exceeding this target as per the Master Plan; refer to the Project Phasing page for a summary of buildings being retained.	Block 24, a group of heritage buildings, will advance in design of retrofit.
PM2	Repurpose or recycle 90% of all demolition materials (excluding hazardous materials), of which a minimum of 5% by volume should be reused.	90%	Percentage of demolition materials that are recycled or repurposed (by weight).	There is currently no industry standard or best practice.	There was no demolition in 2023. Trusses salvaged from a previously demolished building were installed in Head Street Square.	There was no demolition in 2024.	Zibi will look for opportunities to reuse materials from Block 24 if reconstruction advances.
		5%	Percentage of demolition materials that are reused on site (by weight).				
PM3	Reduce the embodied carbon of buildings.	20%	Percentage of materials that contain recycled content.	There is currently no industry standard or best practice.	Block 11 used recycled materials contributing to 25.7% of the total cost of materials.	Block 206 and 207 used materials containing recycled content that contributed to at least 17% of the total cost of materials (Table 1). There is high confidence this percentage is higher as several more materials have recycled content according to material data sheets but the development team was unable to determine their value at time of reporting. Better record keeping practices are now in place for future builds.	An updated process for material tracking will be implemented for Block 204. The tracking process will be made clear to the design and construction teams at the onset of future projects.
		20%	Percentage of materials that are locally sourced or manufactured.	There is currently no industry standard or best practice.	Block 11 procured locally manufactured materials contributing to 36.2% of the total cost of materials.	Block 206 and 207 procured locally manufactured materials contributing to at least 28% of the total cost of materials.	Zibi will continue to source as many locally produced products as possible and will continue to provide a list of preferred suppliers to the design and construction teams.
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.	For Block 11, 75.6% of the total wood used is certified by the Forest Stewardship Council.	For Block 206 and 207, at least 71% of the total wood used is certified by the Forest Steward Council (Table 1). As with recycled content, there is high confidence that this percentage is greater and better record keeping practices are now in place.	An updated process for material tracking will be implemented for Block 204.
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	Block 11 was compliant with all IAQ recommendations as per professional testing (Table 1).	Block 206 and 207 are compliant with IAQ recommendations as per professional testing (Table 1). In cases where levels were inadequate, results were most likely influenced by on-going construction work during testing.	Indoor air quality testing will continue for future residential blocks.
PM6	Embed a culture of reducing and reusing within the development by providing opportunities to share resources.	1	Number of sharing centres and/or related web-based sites established at Zibi.	There is currently no industry standard or best practice	The community "Marketplace" hasn't had any sales but is gaining traction.	There have been several posts on the community marketplace on Mighty Networks with some trades completed. According to the resident survey, 83% of respondents sold, traded or donated unwanted items in some way or form (Figure 1). Zibi hosted another two Repair Cafés organized by the Ottawa Tool Library where over 165 items were fixed.	Zibi will continue to promote the platform and OPA will continue to encourage sharing, donating and fixing items rather than buying new.

ZERO WASTE



According to regular visual waste audits, Kanaal Condos is exceeding the 70% diversion target, which is a big success for a multi-residential building in this region. However, the building is creating more waste overall. It was still challenging to collect data at the Quebec properties due to irregular waste collections, but Zibi will make a point to get a professional audit done in the future. Commercial spaces are still struggling to meet the diversion rate and construction at Block 206/207 has not succeeded in achieving 90% diversion.



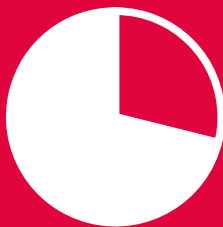
73%

Estimated diversion rate
at Kanaal Condos.

TARGET: 70%



94%
of residents
recycle



71%
of residents
compost

ZW 2024 ACHIEVEMENTS

Refer to Appendix I for data. Refer to previous reports for earlier statuses.

IDENTIFIER	PROJECT OUTCOME	TARGET	INDICATOR	BASELINE	2023 STATUS	2024 STATUS	2025 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 2022.	The diversion rate at Kanaal Condos was estimated at 56% based on visual audits and respective estimated weight conversions (Table 1). It was not possible to get regular, accurate audits done at Blocks 10 and 13 due to collection interruptions caused by construction activity. However, most (97%) residents recycle, many (73%) compost and the majority (96%) are confident about their waste sorting knowledge (Figures 1, 2, & 3). Commercial spaces on average diverted 33% of waste, most of which was organics (Figures 4 & 5).	The diversion rate at Kanaal Condos was estimated at 73% based on visual audits and respective estimated weight conversions (Table 1). It was not possible to get accurate visual audits done at Blocks 10, 11 and 13 due to irregular collection schedules throughout the year. However, most (94%) residents recycle and many (71%) compost (Figures 1 & 2). According waste audits submitted by the waste hauler, commercial spaces on average diverted 37% of waste (Figures 3 & 4). This stat is on par with a professional waste audit completed in Ontario office buildings for a 24 hour period in October.	Residential recycling rules have changed in Gatineau, more items such as chip bags and styrofoam containers are accepted, under the new "Extended Producer Responsibility" scheme. OPA will ensure residents know of the changes through newsletters and updated signage. Zibi will organize professional waste audits for residential buildings and continue annual audits for commercial buildings in Ottawa as per ON regulations.
ZW2	Reduce residential waste.	291 kg/person/year, a 20% reduction compared to municipal average.	Weight of residential waste produced per person, per year.	Municipal average 349 kg/person/year.	Based on the estimated averages from the visual audits, Kanaal residents produced roughly 23,241 kg of waste in 2023, with around 98 residents, that's roughly 237 kg per person.	Based on the estimated averages from the visual audits, Kanaal residents produced roughly 33,298 kg of waste in 2024, with around 98 residents, that's roughly 340 kg per person (Table 1).	Zibi will perform waste audits at other residential buildings to understand average waste production. Some educational materials on avoiding packaging and overconsumption may be beneficial, as the biggest change from the previous year is an increase in fibre recycling.
ZW3	Reuse concrete demolition waste.	75% re-use on site, 20% re-use off-site, 5% clean fill.	Percent of concrete demolition waste that is crushed and re-used as aggregate on site.	There is currently no industry standard or best practice.	There was no demolition in 2023.	There was no demolition in 2024.	Zibi will look for opportunities to re-use materials if Block 24 retrofit advances in 2025.
ZW4	Divert 90% of construction waste from landfill.	90%	Percentage construction waste diverted from landfill (by weight).	There is currently no industry standard or best practice.	According to audit reports from the respective waste collectors, Block 206/7 in Ontario diverted 73% of construction waste and Block 11 in Quebec diverted 100% (Tables 2 & 3). Note that Block 11 data continues to miss the residual waste amounts. Also note that several materials destined for the waste bin were reclaimed by workers/trades for use/reuse, which would increase the diversion rate but there are currently no methods of tracking these creative diversions.	According to audit reports from the waste hauler, Block 206/7 diverted 59% of construction waste in 2024 (Table 2). Zibi's OPA has engaged the Block 204 crew on this topic. Plastic wrap continues to be a large challenge at Zibi as it cannot be recycled locally.	Zibi's OPA will keep up engagement on this target and help the CM at Block 204 with their strategy to achieve it.

¹ <https://Ottawa.ca/en/residents/garbage-and-recycling/solid-waste-data-and-reports>
² http://www.Gatineau.ca/portail/default.aspx?p=la_ville/salle_medias/communiques/communiqu_e_2015&id=-117.580.8251

ZERO CARBON



Zibi saved 1,030 tonnes of CO₂e compared to business-as-usual, an 88% improvement, but has not achieved the goal of zero at this time. The remaining Scope 1 and Scope 2 emissions of 140 tonnes CO₂e have been offset through the purchase of Renewable Energy Credits. With the completion of the bridge work at the end of Q1, the temporary gas-fired plant on the Ontario side could be taken off line, allowing all domestic hot water for Zibi to be made from recovered heat and electricity. Block 204 commissioning also caused a few growing pains for the District Energy System that necessitated some gas peaking in December.

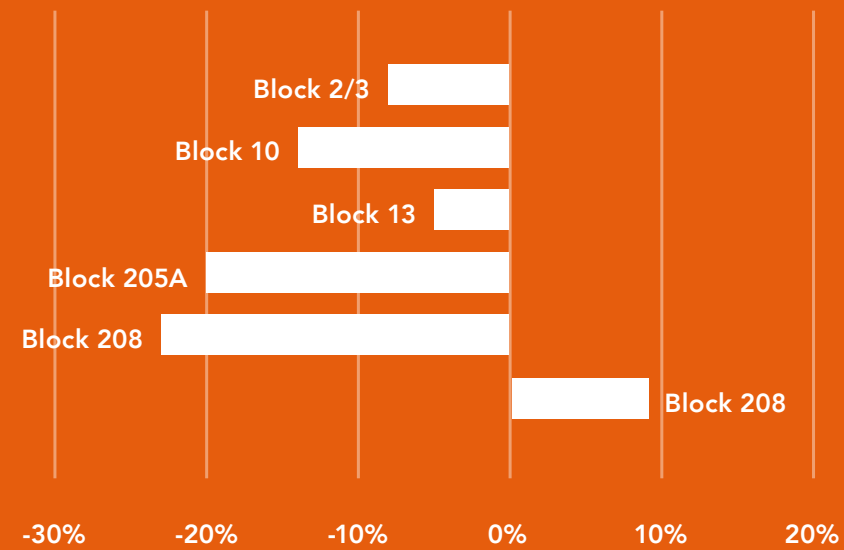
Even with these challenges, we have seen extraordinary success, including days where the outside temperatures were below -35C and the entire community used no fossil fuels. We expect to see some gas usage in 2025 as we continue to tweak operations, but are well positioned to achieve the zero-carbon goals in the near term. As for energy demand, most buildings are not yet performing 30% better than a base-building, though this seems mostly due to high non-thermal loads which could be addressed with education on energy conservation.



88%
less CO₂e produced compared
to business-as-usual.

TARGET: 100%

Energy Demand Compared to Reference Base Building



ZC 2024 ACHIEVEMENTS

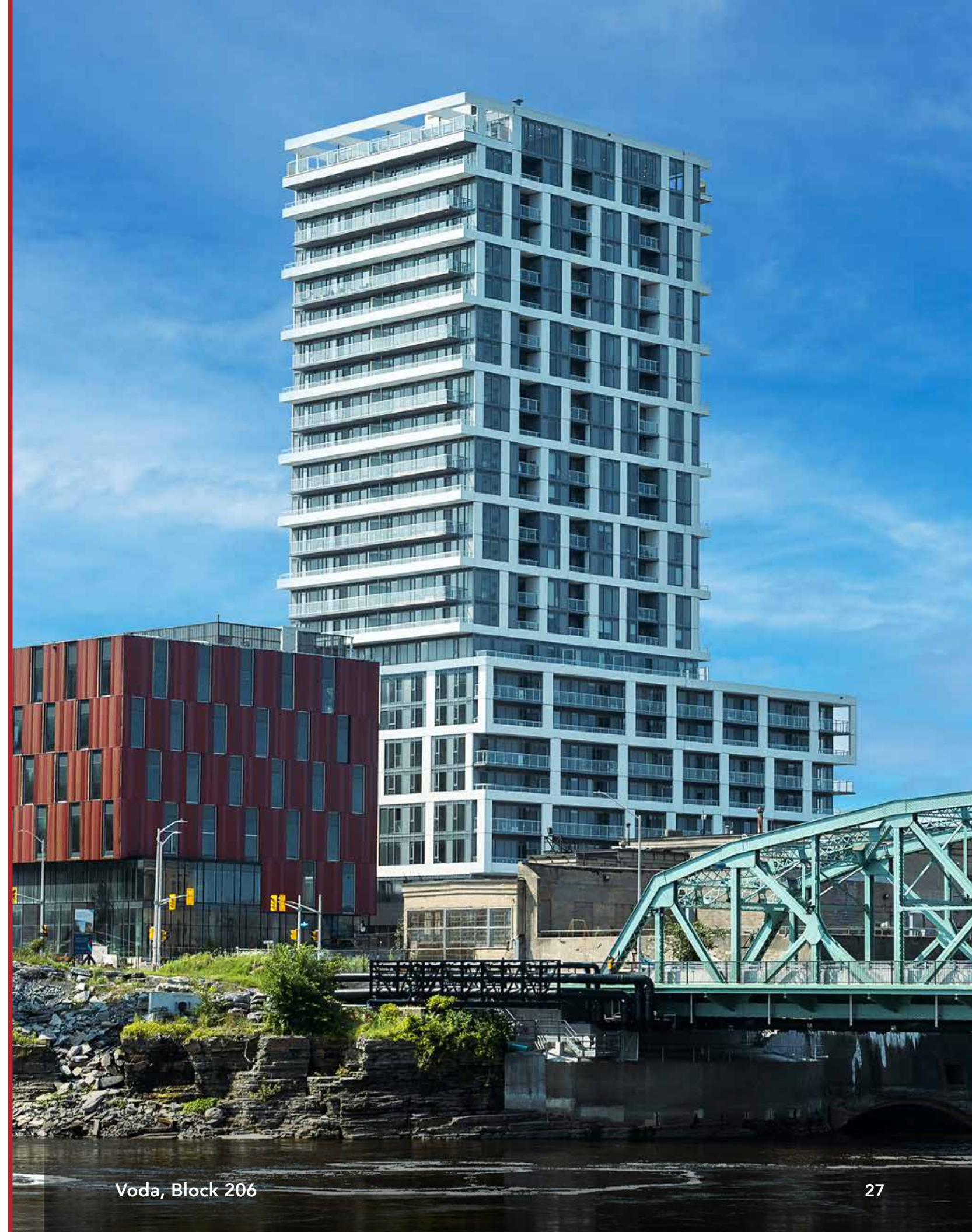
Refer to Appendix J for data. Refer to previous reports for earlier statuses.

IDENTIFIER	PROJECT OUTCOME	TARGET	INDICATOR	BASELINE	2023 STATUS	2024 STATUS	2025 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.	Delays in connecting domestic hot water (DHW) continued through 2023, so more gas was burned than anticipated. In total, 6,626 MWh of energy were provided to the buildings by ZCU, producing roughly 188 tonnes of CO2e (Table 1 & 2). This represents a 78% savings compared to business as usual. Most of the CO2 was due to incomplete DHW connection.	In total, 8,422 MWh of energy were provided to the buildings by ZCU, producing roughly 140 tonnes of CO2e (Table 1 & 2). This represents a 88% savings compared to business as usual.	ZCU will continue the build-out of the DES, including connections for Block 204. Continue with the necessary commissioning of the system as new buildings come on line. Start the design for the expansion of the heat recover facility at Kruger.
ZC2	Decrease building energy demand by 30%.	30%	Percent reduction in building energy demand during operations, compared with a code-compliant baseline building.	A code-compliant baseline building.	According to actual energy demand data, all buildings are currently below the 30% target (Table 3). Few are performing better than modeled. For those that are doing worse, it's largely due to excessive non-thermal energy demand, aside from Block 211 which is an anomaly due to commissioning issues (Figure 1).	All but one of the Zibi buildings are doing better than a base-building, but not quite hitting the 30% target (Table 3). In most cases, it is the non-thermal demand that is exceeding the expected/ modeled amount (Table 4 & 5). Data for Block 11 is expected to change once the building is fully occupied. Since Block 206 and 207 were largely unoccupied in 2024, accurate data was not possible to collect.	Zibi's OPA to share current energy demand data with residents as well as practical energy conservation practices in the home and/or office to encourage lower consumption. Data will also be shared with appropriate property management teams to try and solve any inefficiencies.
ZC3	Decrease construction emissions by processing excavated rock on site into aggregates for use in the development.	50% on site, 50% off site.	Volume of excavated rock processed on site for re-use as aggregate on site, off site in the city's core.	There is currently no industry standard or best practice.	There was very little opportunity for reuse on site, only some around a ZCU pump station.	Excavation began for Block 204 and will be reported on in full next year once it's complete.	Report on excavated material from Block 204 and possibly Block 1 depending on design advancement.

SPECIAL HIGHLIGHT

Block 206, Voda, a “tenure-blind” residential building offers mixed housing with 48 co-living units, each accommodating up to 5 residents, 140 traditional suites, and 19 affordable homes. Amazing amenity spaces are available to everyone in the building, including unprecedented panoramic views of Chaudiere Falls, the Ottawa River, Gatineau Park and Parliament Hill on the 25th floor.

The affordable homes will be managed by Ottawa Community Housing’s (OCH) affordable housing branch, ARRIV Properties, a new brand within the OCH portfolio designated for affordable housing. ARRIV offers homes at average or below-average market prices, setting the standard for modern living and lifestyle at an affordable price. The partnership with OCH is special - Stéphane Giguère, CEO of OCH, says “Providing much-needed affordable and diverse housing options to the residents of Ottawa, in one of the most amazing locations in Ottawa, is a prime example of how public-private partnerships can work together to create inclusive and sustainable communities.” The OCH apartments, ranging from 1 to 2 bedrooms, have a pricing structure in line with Canada Mortgage and Housing Corporation (CMHC) 2023 affordable market rents. Notably, two of these apartments have been designed to be barrier-free, ensuring accessibility for all. Zibi received the following statement from a resident in an OCH unit: “We love it here. I can’t think of anything to make it better than it is now. It’s perfect!” This project is an important step in changing the way in which we look at integrating people from all walks of life into one community.



Voda, Block 206

2024 IN REVIEW



Celebration in Terasini Park with members of the Algonquin community



Community Holiday Party



Dance at Zibi presented by the National Art Centre, sponsored by the Dream Community Foundation



Gardening Workshop

LOOKING AHEAD

The new year will begin with a kick off on the design of Block 1, a new 20 storey apartment building on the Gatineau side of the Zibi project. Once again, Zibi will be pursuing support from the Canada Mortgage and Housing Corporation (CMHC) to offer affordable housing. Zibi has a full event calendar for 2025 which includes the ever popular Repair Cafés by the Ottawa Tool Library, a garden workshop and more events focused on getting people outdoors. Zibi has decided to shift its longstanding honey bee program for one that focuses on native bees and pollinators, the new program will include plenty of opportunities for community engagement. Zibi hopes to secure retail and/or restaurant leases in 2025, as it becomes more viable and attractive with a growing population.

A recycling education campaign is underway, particularly for the Quebec side of the project as the province revamped their diversion strategy putting more responsibility on producers and increasing allowable items in the recycle bin. This will be a good opportunity for a general refresher site-wide. As construction of Block 204 ramps up, the sustainability team is excited to implement the improved strategy for material tracking and to work closely with the CM to improve waste diversion. The OPA also looks forward to building on new connections made with individuals within the office spaces to increase waste diversion.

Working with a local school board and trade partners, Zibi will host a Career Fair specific to Algonquin and Indigenous youth. The DES will see an expansion of the pipe network in Ontario to accommodate the connection of Block 204 in 2026. This will complete the pipe loop in Ontario, which is an important milestone. All future blocks on the Ontario side simply connect to this pipe loop, without the need for further civil works. There will be some ongoing commissioning work on the system to accommodate the new loads, and we will begin planning for the expansion of the heat-recovery facility at Kruger in anticipation of the loads coming onto the system for Blocks 204 and 1. Zibi's OPA will engage with community members to promote energy conservation and connect with property managers to address energy inefficiencies.



Rendering of Block 204



Ongoing work with local youth integrating sustainability into their studies

