

## ZIBI | Ottawa, Ontario, Canada



Size: About 0.5<sup>2</sup> miles

Dates: 2007-2020

Team: Windmill Development Group, Dream Unlimited Corp

Description: Zibi is an urban greyfield redevelopment with a comprehensive urban plan for sustainable living. The site will contain a mixed use development that emphasizes vibrant sustainable living. One Planet Living Community

Intent: Mixed socioeconomic development with a strong sense of community, access to local produce, remediation, increased biodiversity

S

Sit+Place

GOALS: (Food) Community wide access to local and sustainable produce by 75% by 2020 ; (Habitat+Biodiversity) Remediation of the soil, removal of invasive species ; (Transport) Reduce vehicle travel to and from site by 55%, reduce vehicle carbon emissions by 75%

STRATEGIES: (Food) 10% of landscaping is edible, 25% of residents can garden ; (Habitat+Biodiversity) Pre-development assessment of the landscape and ecosystems, landscaping to increase biological diversity, restored river landscape, park space, resident education on natural world; (Transport) Bicycle infrastructure, bike sharing, walking paths, access to public transportation, limited on street parking, adaption for electric vehicle infrastructure, car sharing programs encouraged

W

Water

GOALS: 200 year flood risk strategy, water conservation, run off volumes designed to be less than the previous condition of the site

STRATEGIES: Water recycling, master planned storm-water treatment and drainage strategy

E

Energy

GOALS: Carbon neutral, 100% renewable energy, exceed energy performance standards by 30%

STRATEGIES: Energy efficient design, district heating and cooling, geothermal, wind turbines, buildings designed to be updated to best practices, remaining energy demands met by off-site renewable energy or the purchase of renewable energy certificates, ongoing monitoring

E

Equity

Percentage of affordable units: Not defined

GOALS: 60% residential, 20% retail 20% commercial, walk score of 90%, by 2020 70% of residents will participate in local or fair trade purchasing

STRATEGIES: Public access to streets, human scale design, 12% of master planned area is public space: plazas, squares, parks, emphasis on indoor air-quality, mixed affordability of units, exceed LEED indoor air quality standards

M

Materials

GOALS: (Materials) Reduce buildings embodied energy, 50% or more of FSC wood ; (Waste) Zero waste, reduce household waste by 10%/ year until no more than 2% is landfilled

STRATEGIES: (Materials) LCA on materials and design, adaptive reuse of existing buildings ; (Waste) 90% of construction waste by weight will be reclaimed or recycled, re-use, recycling, composting and energy recovery, businesses and residents educated on waste prevention, recycling infrastructure

SUSTAINABILITY MATRIX

		STANDARD	GOOD	BETTER	LIVING COMMUNITY	REGENERATIVE
<b>S</b> Site+Place	Limits to growth			Built on greyfield of brown-field, developed for density, conserves habitat land		
	Urban Ag			Opportunity for every resident to have access to community garden, green-house, local farm education		
	Habitat Exchange		Landscaping includes parks, landscaping, some emphasis on storm water management			
	Human Powered Living				Pedestrian oriented community, public transit linkage to services, public bike infrastructure	
<b>W</b> Water	Net Positive Water		Some stormwater reuse or infiltration, grey water recycling, conservation goals			
<b>E</b> Energy	Net Positive Energy			2030 standards goal of efficiency, some reduction goals for energy & carbon, some renewable energy, solar PV ready		
<b>H</b> Health+Happiness	Civilized Environment			Community has some organization and collaborates on 1-2 of the living community listed programs		
	Healthy Neighborhood Design			Access to walking and bike trails that connect to amenities, parks, recreation areas		
	Biophilic Environment			Innovative landscaping using native plants, rain gardens, constructed wetlands, access to parks, waterfront, community gardening		
	Resilient Community Connections			Emergency planning, access to facilities in case of emergency		
<b>M</b> Materials	Living Material Plan			Rigorous material selection standards, material plan made available to public		
	Embodied Carbon Footprint			Material selection requirements, proxy standards for reducing CO2 in material selection and construction on-going energy monitoring		
	Net Positive Waste			Reduction in construction waste, material selection for recycled/recyclable materials, innovative waste collection facilities, waste to energy		
	Human Scale and Humane Places			Project is designed to create human-scaled places, promotes culture and interaction		
<b>E</b> Equity	Universal Access to Nature and Place			Access to parks, innovative landscaping, promotes sense of place, community agriculture, daylighting in buildings		
	Universal Access to Community Services			Diversity of services available in community easily accessible by different modes of transportation		
<b>B</b> Beauty	Equitable Investment	No contribution to charity				
	Beauty and Spirit Inspiration and Education			Unit metering, education on sustainable practices, opportunities for community engagement		

SOURCES:

<http://www.zibi.ca/sustainability/>  
[http://www.zibi.ca/wp-content/uploads/2015/05/zibi\\_masterplan\\_2015.pdf](http://www.zibi.ca/wp-content/uploads/2015/05/zibi_masterplan_2015.pdf)  
[http://www.zibi.ca/wp-content/uploads/2015/05/Green\\_Community\\_2015.pdf](http://www.zibi.ca/wp-content/uploads/2015/05/Green_Community_2015.pdf)



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