

ZIBI

Ottawa, Ontario, Canada



Photo courtesy of Zibi/Handout

Size:

Approximately 0.5 square miles

Dates:

2007 – 2020



Project Team:






Windmill Development Group,
Dream Unlimited Corp.

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, a One Planet Living Community. It is designed to create mixed socioeconomic development with a strong sense of community, with access to local produce, site remediation, and increased biodiversity.

Goals & Strategies

 Place	
Food	Goals: Community-wide access to local and sustainable produce (75% by 2020) Strategies: 10% of landscaping is edible. 25% of residents can garden.
Habitat	Goals: Remediation of soils, removal of invasive species. Strategies: Predevelopment assessment of the landscape and ecosystems. Landscaping to increase biological diversity. Restored river landscape. Park space. Resident education on the natural world.
Transportation	Goals: Reduce vehicle travel to and from the site by 55%. Reduce vehicle carbon emissions by 75%. Strategies: Bicycle infrastructure. Bike sharing. Walking paths. Access to public transportation, limited on-street parking. Adaptation for electric vehicle infrastructure. Car sharing programs encouraged.
 Water	
Water	Goals: 200-year flood risk strategy, water conservation, runoff volumes designed to be less than the previous condition of the site. Strategies: Water recycling; master planned stormwater treatment and drainage strategy.

 Energy	
Energy	<p>Goals: Carbon neutral. 100% renewable energy. Exceed energy performance standards by 30%.</p> <p>Strategies: Energy-efficient designs. District heating and cooling. Geothermal, wind turbines. Buildings designed to be updated to best practices. Remaining energy demands met by offsite renewable energy certificates. Ongoing monitoring.</p>
 Health + Happiness (Details not provided by researchers)	
 Materials	
Material Plan	<p>Goals: Goals not specified.</p> <p>Strategies: Strategies not reported.</p>
Materials	<p>Goals: Reduce buildings' embodied energy. 50% FSC wood.</p> <p>Strategies: LCA on materials and design. Adaptive reuse of existing buildings.</p>
Waste	<p>Goals: Zero waste. Reduce household waste by 10% per year until no more than 2% is landfilled.</p> <p>Strategies: 90% of construction waste by weight will be reclaimed or recycled. Reuse, recycling, composting and energy recovery. Businesses and residents educated on waste prevention. Recycling infrastructure.</p>
 Equity	
Neighborhood & Access	<p>Goals: 60% commercial, 20% retail, 20% residential. 70% of residents will participate in local or fair-trade purchasing by 2020.</p> <p>Strategies: Public access to streets, human-scaled design. Emphasis on indoor air quality. Mixed affordability of units. Exceed LEED indoor air quality standards.</p>
Access to Nature	<p>Goals: Walk score of 90%.</p> <p>Strategies: 12% of master-planned area is public space: plazas, squares, parks.</p>
Access to Community Services	<p>Goals: Goals not specified.</p> <p>Strategies: Strategies not reported.</p>
 Beauty	(Details not provided by research)

> See next page for Performance Levels achieved

Performance Levels Achieved:

	Standard	Good	Better	Living	Regenerative
Place					
Limits to Growth					
Food					
Habitat					
Transportation					
Water					
Energy					
Health + Happiness					
Civilized Environment					
Neighborhood Design					
Biophilia					
Resilient Connections					
Materials					
Material Plan					
Embodied Energy & Carbon					
Waste					
Equity					
Neighborhood & Access					
Access to Nature					
Access to Community Services					
Investment					
Beauty					
Beauty & Spirit	Not specified.				
Inspiration					

Sources:

<http://www.zibi.co/sustainability/>

**Note: This case study was developed using found information.*

21st Century Development is a model for the creation of regenerative communities that strives to provide a healthy environment for all people and living systems now and in a dynamic future.

The initiative is created and supported by a partnership of AIA Minnesota, the Center for Sustainable Building Research, Colloqate Design and The McKnight Foundation.

