



INTERNATIONAL SOCIETY OF CITY AND REGIONAL PLANNERS

**2016 ISOCARP AWARD FOR EXCELLENCE**





**dream** 

PERKINS+WILL





# PROJECT DESCRIPTION

## WHAT IS ZIBI?

Zibi is a world-class sustainable community and redevelopment project by Windmill Development Group and Dream Unlimited Corporation. Zibi offers an exceptionally unique and balanced lifestyle combining the best of urbanity and healthy-living principles on a vibrant waterfront in Canada's National Capital region.

The multi-phase development will transform the derelict former industrial lands into a blend of residential housing types, commercial, and office space, unique waterfront plazas and outdoor squares, recreational and cultural facilities, and more. The result will be one of the world's most sustainable communities, extending between two provinces, in the heart of Canada's capital.

The urban form responds to the underlying principles of a transit oriented, walkable and socially engaging community. The Plan comprises eight (8) unique districts made up of a series of specific urban places, each with a unique identity, creating differentiation and variety in both the built form and the social activities. Together, these urban places will define the physical and social identity of the neighbourhood. These districts have been organized around services, amenities and gathering places that support an urban, pedestrian-focused lifestyle.

## DEVELOPMENT PRINCIPLES

The planning process collaborated with various stakeholders resulting in the creation of eight (8) design principles, consistent with the vision to and to provide a framework within the local context for achieving these goals. The principles include:

### Celebrate Heritage

Zibi celebrates the rich cultural heritage of the Ottawa and Gatineau area by providing unique and public access to the Ottawa riverfront, Chaudière Falls, the monumental Ring Dam and more. This allows for a better understanding of the industrial heritage of the site and its significance for First Nations.

A number of structures throughout the site are planned or under investigation for adaptive re-use or partial preservation. Historic streets and public spaces on both sides of the river are a reminder of the former public realm and activity that existed on the site and their re-opening will provide public access to the river's edge.

### Connecting the Capital

Though geographically close, there has been a historic cultural divide between Ottawa and Gatineau. Zibi will create a community that respects the unique history and culture of both sides, while providing an easy connection point via public transit systems, pedestrian and cycling networks that connect to existing pathways on both sides and allow seamless travel through the development.

### Healthy Living

Zibi encourages the healthiest lifestyle possible. A robust public realm network ensures public access and enjoyment of new open spaces that will encourage social cohesion. A minimum of 20% of the lands are dedicated public spaces to include woonerf streets, public parks, and urban plazas and squares. As a complete community, Zibi will provide opportunities for people to shop, work and play in proximity to their home.

### Ecological Systems

Zibi is built on rethinking and re-structuring the built environment in response to, and in collaboration with, the natural environment. Zibi utilizes the 'One Planet Communities' framework to help guide sustainability and eco-friendly planning for the project. Zibi is Canada's first One Planet designated community. A site-specific One Planet Action Plan for Zibi has been endorsed and will inform all aspects of the implementation of the Master Plan

### Vibrant Waterfront

Creating public access to the riverfront where none had previously existed, Zibi is the place where locals and tourists will go to experience a range of urban amenities. The public will have access to previously closed-off areas of the Ottawa River through vibrant dockside waterfronts, several public gathering spaces, restaurants and boardwalks.

### Complete Community

Cars at Zibi are intended to be an optional convenience, not a necessity. The Master Plan envisions a community where a resident could live for a month without leaving a 1 kilometre radius and every residence is subsequently located within 500 metres of a place of employment.

### Incubate Innovation

The Zibi lands have long represented an area of industry innovation. The redevelopment lands will continue to foster innovation through inspiring social spaces and architecture that facilitate collaboration and an embedded commitment to creativity.

### Create and Enhance Views

Zibi offers some of the best views in Canada. The site provides truly unparalleled and protected views of Parliament Hill, the National Gallery of Canada, the Supreme Court of Canada, the Canadian War Museum, Gatineau Park, the skylines of Ottawa and Gatineau, as well as the Ottawa River and the Chaudière Falls.

## PUBLIC REALM

Zibi represents a unique opportunity to create a set of public open spaces within an extraordinary setting. The mix of public plazas, parks, and woonerf streets seek to provide a rich mixture of program and amenity while maximizing exposure to sun and stunning views. Internal spaces have generally been designed with an urban character and will be programmed, active spaces where the community can interact and gather. Perimeter spaces become more naturalized to restore the ecology of site edges where feasible within their magnificent natural context and offer more passive, contemplative opportunities for recreation.





### INNOVATION

The Zibi development represents a unique city-building opportunity for the National Capital Region and an opportunity to promote and implement principles of good planning. Zibi is one of the largest urban infill opportunities in Ottawa and Gatineau and will become one of ten (10) endorsed One Planet Communities in the world demonstrating the very latest in sustainable technology and development, redeveloping a brownfield site, capitalizing on views of National Symbols and skylines, and re-connecting the Nation's capital to its waterfront. Zibi demonstrates that economically viable urban renewal can also serve as a catalyst for ecological renewal.

### CONSULTATION

An important component of the preparation of the Master Plan, from early on, large public consultation sessions welcomed hundreds of people interested in seeing and inputting on the plan for the lands. Consultation throughout the preparation of the Master Plan and following the submission of development applications provided significant opportunities for all members of the community to comment, make suggestions, and provide input.

### SUSTAINABILITY

To create one of the most sustainable and environmentally conscious communities on the planet, Zibi follows an ambitious One Planet Action Plan - a model based on ten simple principles to make sustainable living easy and affordable. The Action Plan will serve as the “DNA” during the preparation of architectural visions, contracts, construction and tender documents, business plans, and property management plans are developed. The Action Plan will be inform development, construction, and operations to meet the One Planet Community ethos. Zibi’s response to the 10 One Planet Principles are discussed in the following table.

Zibi is a world-class prototype for 21st Century design and development. It is an opportunity to re-think and counter traditional car-centric urban planning principles, high maintenance landscapes, and inefficient buildings. It achieves the highest green building standards for materials, water, energy and indoor air quality, and is a zero carbon sustainability showpiece. It will create habitat protection, outdoor recreation, community agriculture and connect the site with adjacent open spaces. It means more local, organic and fair trade products in restaurants and shops, and cleaner transportation options, creating quality affordable housing and jobs, and healthy green lifestyles.



#### Zero Carbon

All buildings and structures at Zibi are carbon neutral; powered and heated by a combination of on and off-site renewable energy.



#### Sustainable Water

At Zibi, the products we buy and manage water in will support healthy land-use and avoid local flooding and pollution to watercourses. Best practice standards in water conservation, water efficiency, recycling and surface water management will be adopted.



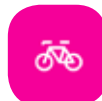
#### Zero Waste

Zibi is designed around a waste hierarchy, prioritizing waste prevention first, then re-use, recycling and composting, and lastly, energy recovery before disposal to landfill. Zibi aims to achieve zero waste by 2020.



#### Land Use & Wildlife Habitats

Zibi’s sustainable community will provide a model for urban living in a diverse and productive natural environment, while making appropriate and efficient use of land and support beautiful landscapes.



#### Sustainable Transport

Zibi includes a transport plan to reduce greenhouse gas and carbon emissions. To reduce the need to travel, Zibi provides access to sustainable transport modes including designated cycling lanes, walking paths, and easy access to public transportation.



#### Culture & Community

At Zibi, a culture of sustainability, community and a sense of place will be nurtured. Zibi will maintain, enhance or revive aspects of local culture, and heritage will be developed.



#### Sustainable Materials

Windmill Development Group will prioritize construction materials that are low impact, durable, local and reclaimed. High impact or polluting materials will be avoided.



#### Equity & Local Economy

Zibi ensures vibrant social equity by nurturing a strong social fabric of diverse community members with accessible services to all. Zibi is designed to be a thriving, resilient economy supporting fair employment, inclusive communities and international fair trade.



#### Local and Sustainable Food

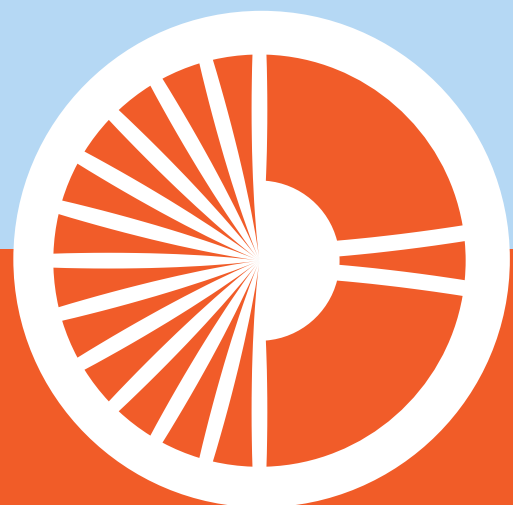
Zibi makes it easy and convenient for residents and tenants to procure and enjoy local, healthy and sustainable food.



#### Health and Happiness

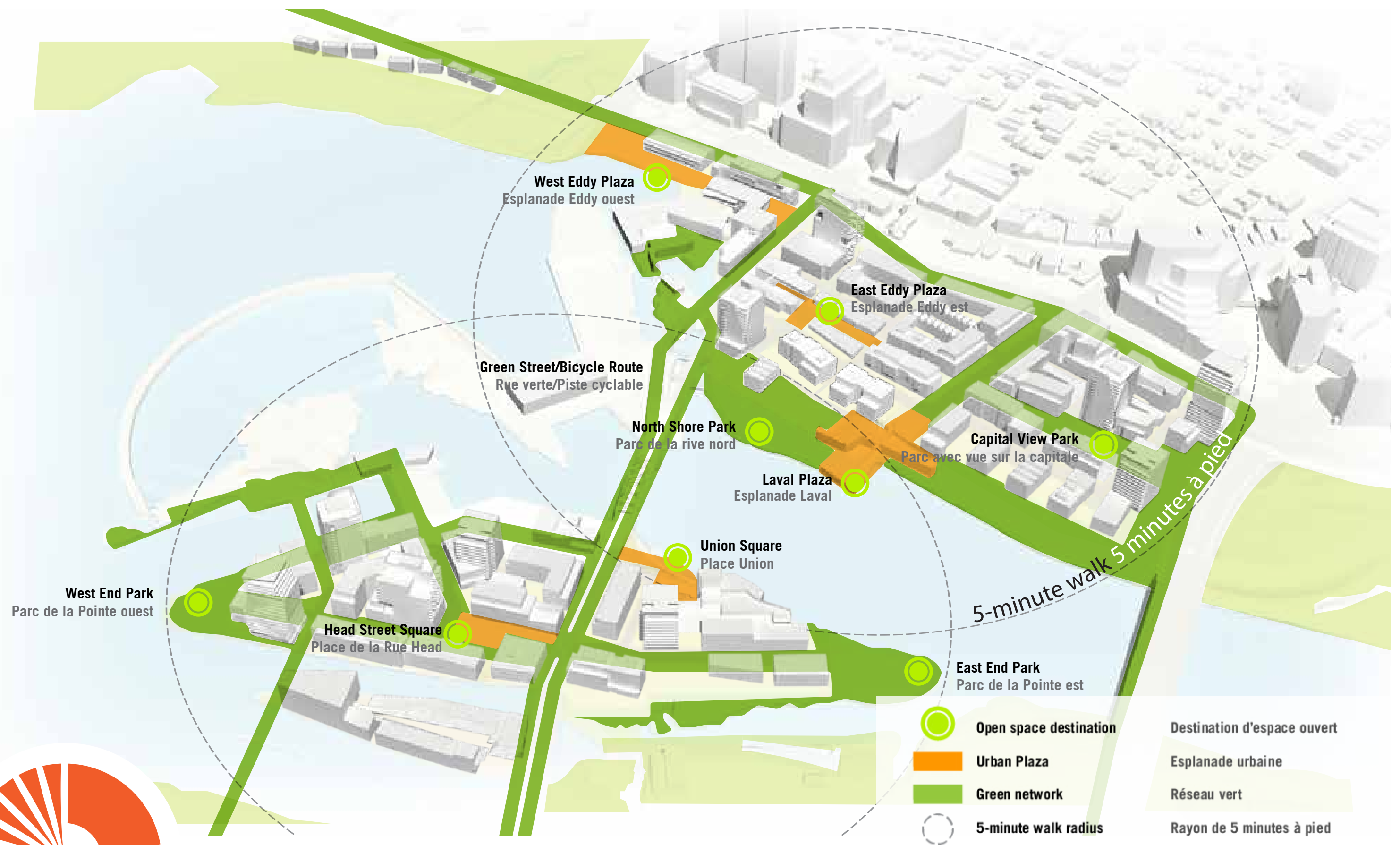
Zibi introduces easy, attractive and affordable methods for people to lead happy and healthy lives within a fair share of the earth’s resources.





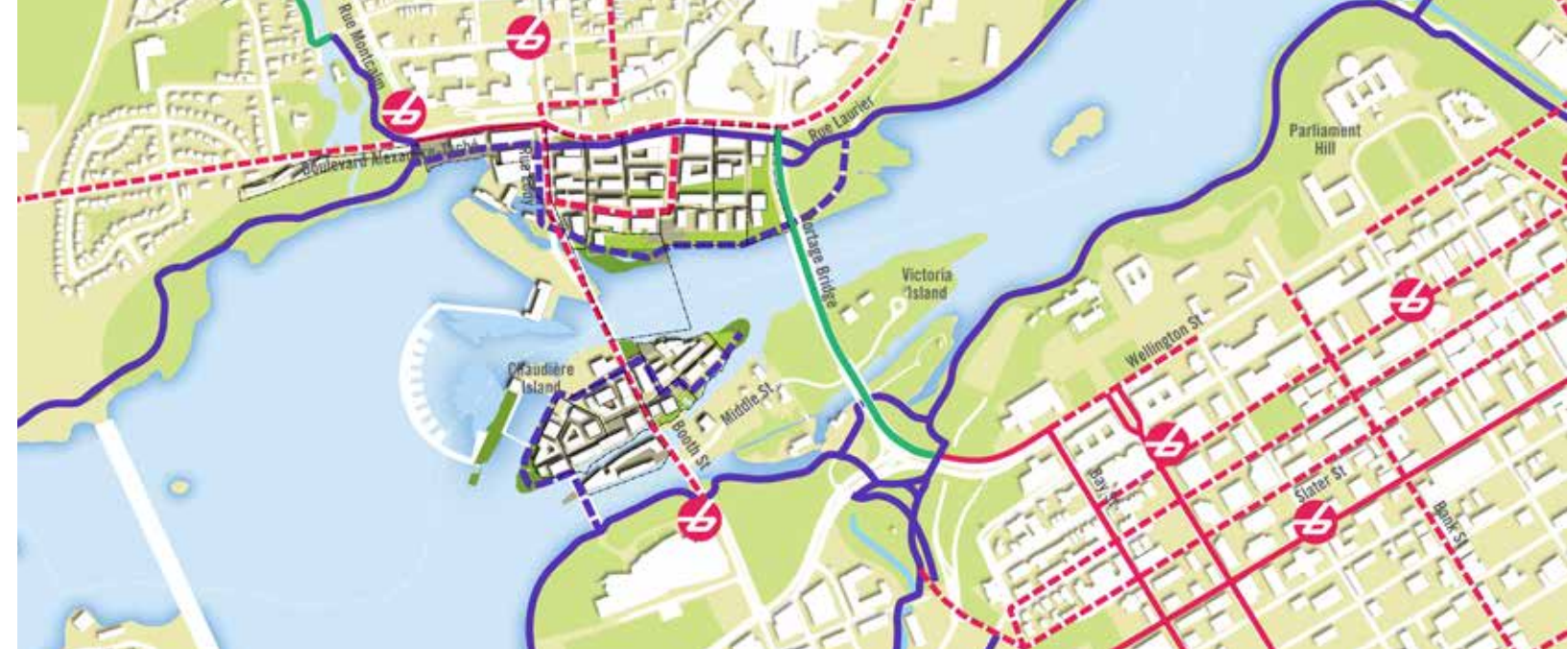
# ILLUSTRATED MASTER PLAN





# ILLUSTRATED LANDSCAPE PLAN





- |  |                           |                         |  |                                   |                            |
|--|---------------------------|-------------------------|--|-----------------------------------|----------------------------|
|  | <b>BIXI Bike Station</b>  | Station de vélos BIXI   |  | <b>Green Corridor</b>             | Corridor vert              |
|  | <b>Bike Lane</b>          | Allée de vélos          |  | <b>Multi-Use Pathway</b>          | Sentier polyvalent         |
|  | <b>Proposed Bike Lane</b> | Allée de vélos proposée |  | <b>Proposed Multi-Use Pathway</b> | Sentier polyvalent proposé |
|  | <b>Multi-Use Pathway</b>  | Sentier polyvalent      |  |                                   |                            |



- |  |                                 |                                   |
|--|---------------------------------|-----------------------------------|
|  | <b>Public parks</b>             | Parcs publics                     |
|  | <b>Public plazas</b>            | Places publiques                  |
|  | <b>Neighborhood communes</b>    | Communes de quartier              |
|  | <b>Steep slope preservation</b> | Préservation de la pente escarpée |
|  | <b>Recreational trail</b>       | Piste récréative                  |



- |                    |                     |            |
|--------------------|---------------------|------------|
|                    | <b>1-4 floors</b>   | 1-4 étages |
|                    | <b>5-6 floors</b>   | 5-6 étages |
| >6 floors color"/> | <b>&gt;6 floors</b> | >6 étages  |



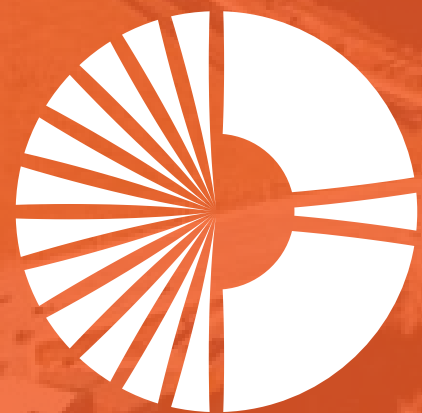
# MASTER PLAN GRAPHICS





**RENDERINGS**





zibi