



# THE WATERFRONT CITY



# SUMMARY





# A VIBRANT 34-ACRE URBAN COMMUNITY IN THE HEART OF THE NATIONAL CAPITAL REGION

*Visionary. Integrated. Sustainable.*

Discover a groundbreaking community that transcends borders, seamlessly blending rich historical heritage with a forward-thinking vision. Located on the shores of the Ottawa River, this vibrant 34-acre community is poised to become the premier destination for over 5,000 residents and a thriving hub of more than 6,000 job opportunities.

Immerse yourself in a dynamic environment where visionary entrepreneurs will shape expansive commercial spaces, including a bustling plaza and enticing riverside retail. With nearly 8 acres of unique NCC parks located on the shores of the Ottawa River where Zibi residents and visitors can find solace in an urban oasis, just moments away from the bustling downtown core.

Embrace a life of leisure, entertainment, and recreation within this visionary community. Experience Canada's most sustainable neighborhood, thoughtfully planned with connections of walking and cycling pathways, and nearby transit, that will reach walk, bike, and transit scores of 100 pathways that lead to a truly enhanced and enriched way of living.

The opportunity

# DISCOVER YOUR FUTURE COMMUNITY

State-of-the-art Office Opportunities

**1.7M SF**  
of premiere office space

**430,000 SF**  
of a new retail space

**5,000**  
residents

**6,000**  
workers

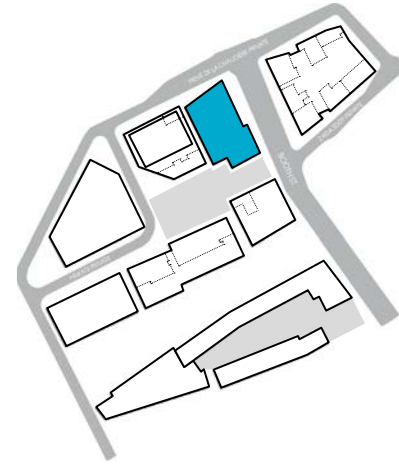
**8 ACRES**  
of riverfront green space



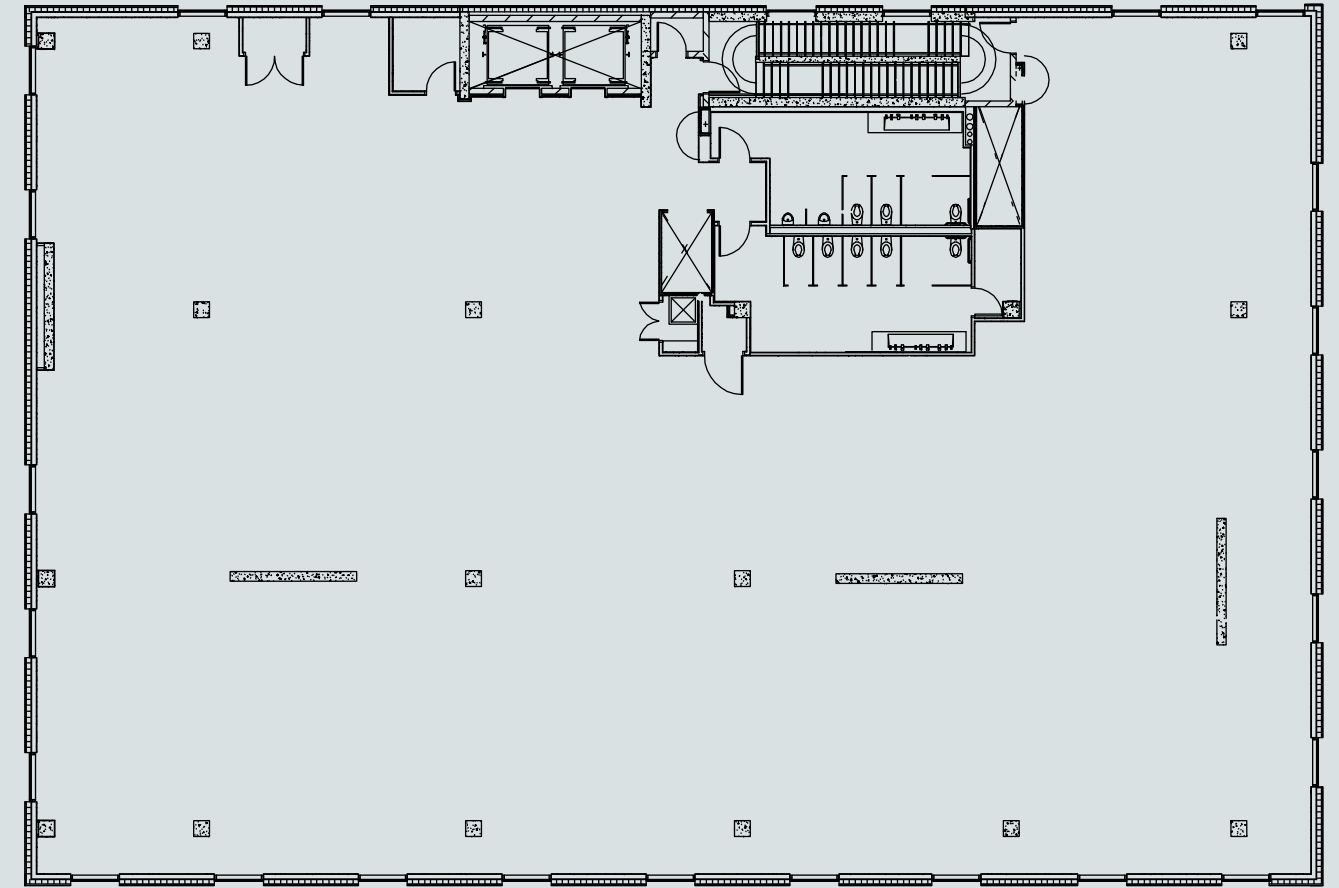
**The opportunity**  
Ottawa

# BLOCK 207

Ottawa Office Opportunity



Block 207 is located on Chaudière Island West. Block 207's succinct floorplates, high efficiency systems, and prominent location along Booth Street will offer its occupants a comfortable and attractive working environment, sure to reflect well on tenants' organizational values and promote brand visibility. Block 207's first floor retailers will benefit from the building's prominent location within Zibi's public realm, with Head Street Square to the south and frontage along Booth Street.



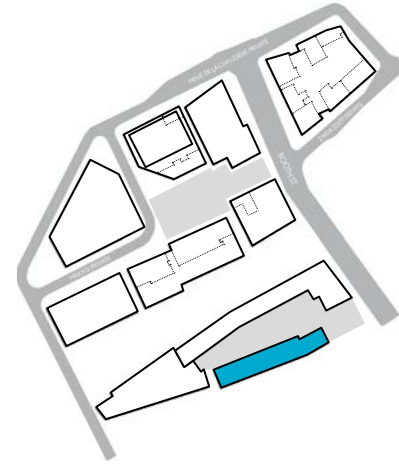
<b>Building overview</b>	6-storey commercial building	
<b>Tenant fixturing</b>	Q4 2023	
<b>Available area</b>	2nd floor	12,441 RSF
	3rd floor	13,250 RSF
	4th floor	12,089 RSF
	5th floor	12,090 RSF
	6th floor	11,997 RSF
	<b>Total</b>	<b>61,867 RSF</b>
<b>Additional rent</b>	\$19.97 (Est.)	
<b>Comments</b>	<ul style="list-style-type: none"> <li>· Ample underground commercial parking</li> <li>· High visibility signage opportunities</li> <li>· State-of-the-art high performance building</li> <li>· Highly efficient floor plates</li> </ul>	



**The opportunity**  
Ottawa

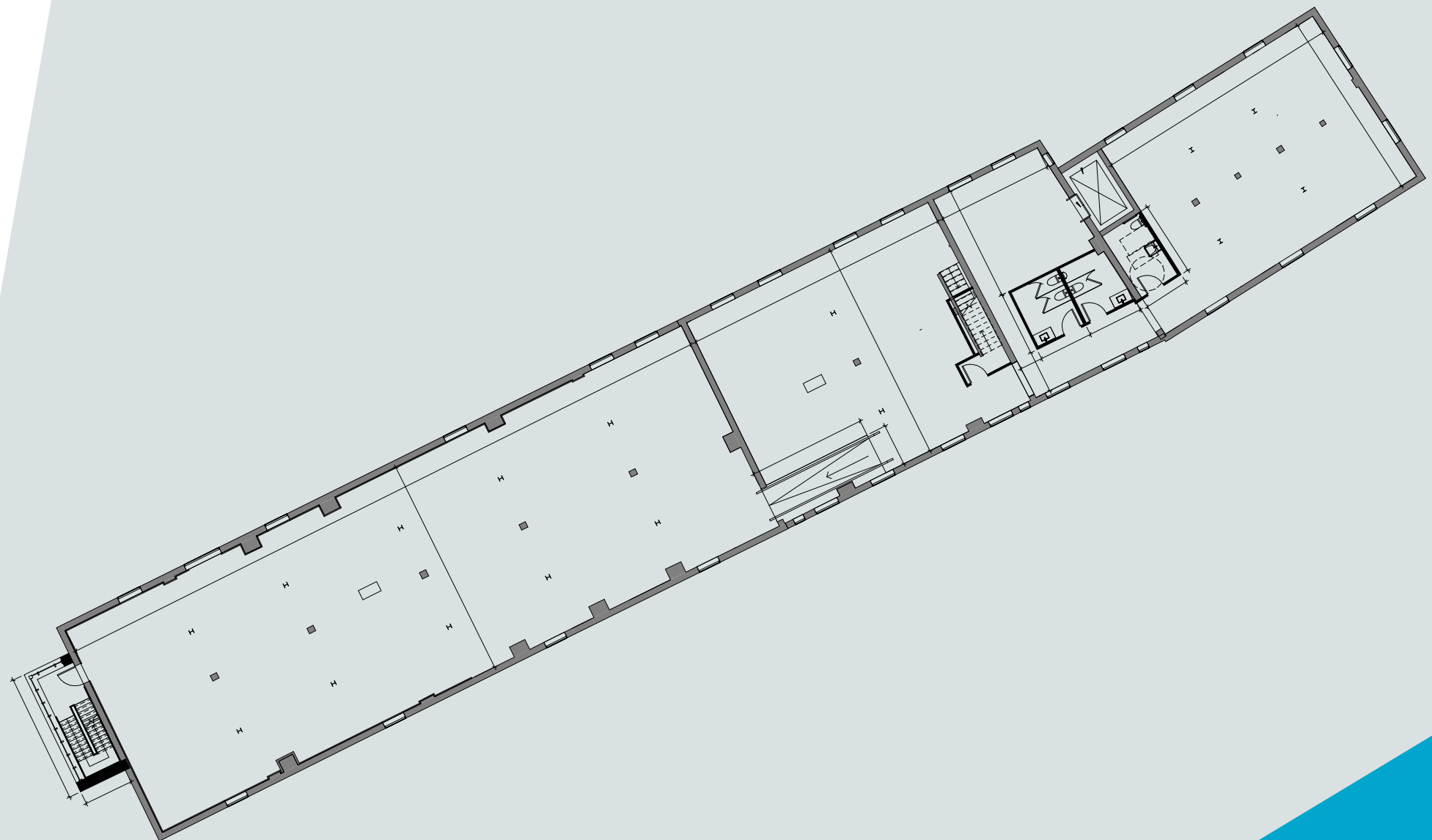
# BLOCK 210B

## Ottawa Office Opportunity

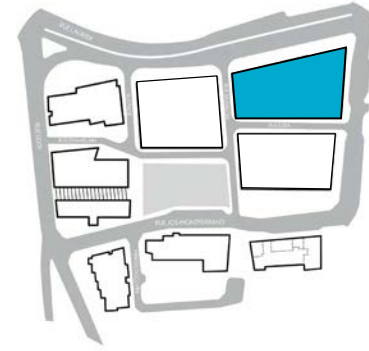


Block 210B is a historical masterpiece dated back to the early 1900s, which was formerly used for paper mill operations of EB Eddy. 210B is undergoing a full restoration and transformation to what will be known as the "creative" hub of Zibi. Upon completion, this building will boast time brick and beam construction, original hardwood floors, brick facade, integrated with new efficient new design features that will not only be aesthetically pleasing but function as a productive, one-of-a-kind workspace.

<b>Building overview</b>	3-storey commercial building with rooftop terrace	
<b>Tenant fixturing</b>	Q4 2024	
<b>Available area</b>	Ground floor	8,643 RSF
	2nd floor	8,643 RSF
	3rd floor	8,643 RSF
	4th floor	2,421 RSF
	Rooftop terrace	650 RSF
	<b>Total</b>	<b>29,000 RSF</b>
<b>Additional rent</b>	\$19.95 (Est.)	
<b>Comments</b>	<ul style="list-style-type: none"> <li>· Character brick and beam building</li> <li>· Opportunity for exclusive rooftop terrace</li> <li>· Animated ground floor space that spills out to pedestrian courtyard</li> <li>· Secure bike storage on-site</li> <li>· Unique waters edge views</li> <li>· Newly renovated building systems</li> </ul>	



**The opportunity**  
Gatineau



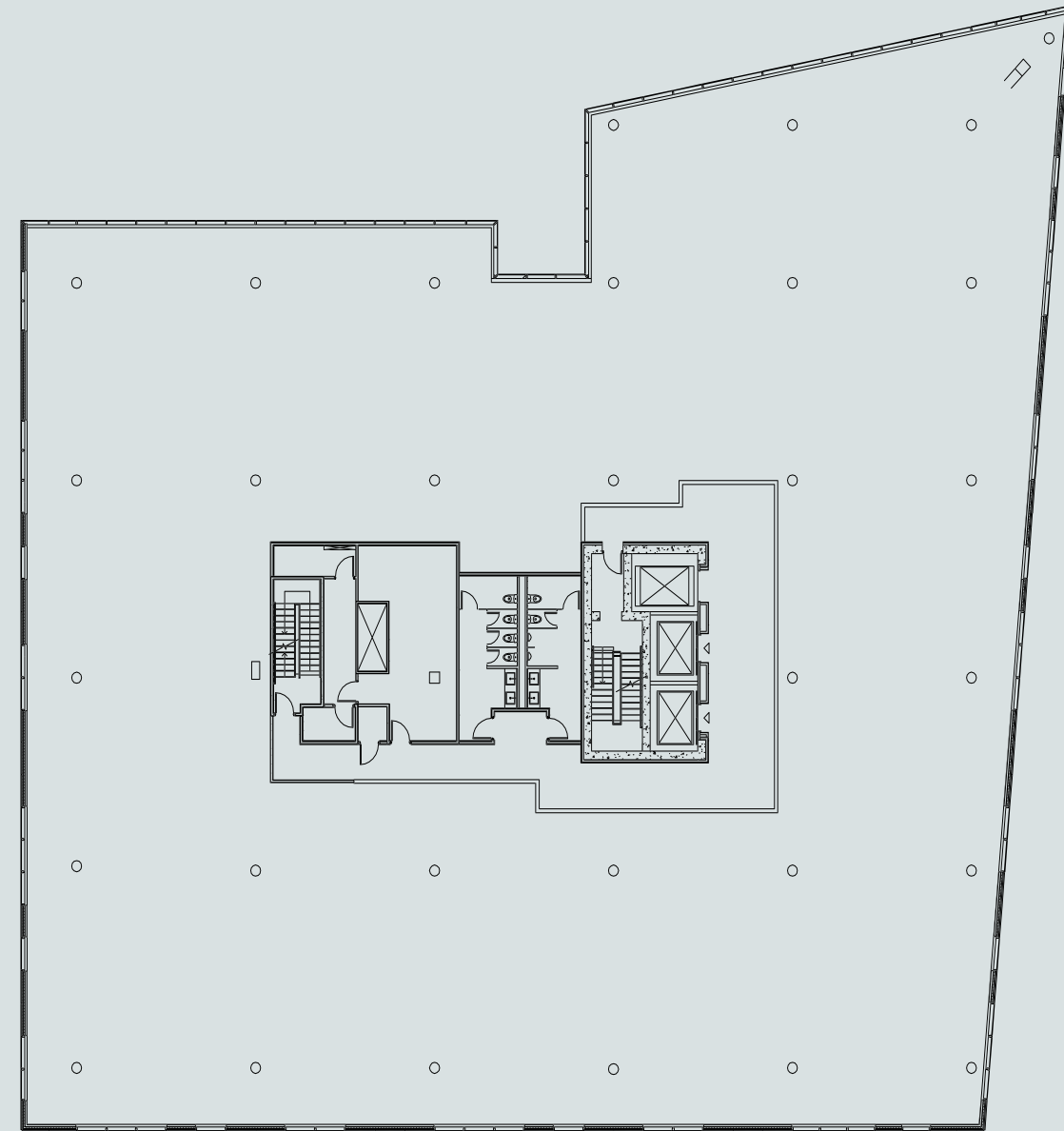
# BLOCK 7

## Gatineau Office Opportunity

Block 7 is prominently located at the bustling intersection of rue Laurier and rue Jos-Montferrand. High efficiency systems and building elements, large and efficiently designed floorplates, combined with engaging architecture offer office tenants a comfortable, compelling working environment.

<b>Building overview</b>	6-storey commercial building	
<b>Tenant fixturing</b>	Q4 2025	
<b>Available area</b>	2nd floor	25,652 RSF
	3rd floor	25,679 RSF
	4th floor	25,677 RSF
	5th floor	25,671 RSF
	6th floor	25,669 RSF
	<b>Total</b>	<b>128,348 RSF</b>
<b>Additional rent</b>	\$19.95 (Est.)	

- Comments**
- State-of-the-art high performance office building
  - Signage opportunities
  - High efficient floor plate
  - Planned retail amenities on side in direct vicinity
  - Secure tenant bike storage
  - Shower facility
  - Backup generator for life safety and security
  - Potential rooftop terrace
  - Ample underground vehicle parking



## Location Overview

# WHERE CITY MEETS WATERFRONT

34-Acres Connecting Two Cities



## Shopping & Dining

Zibi is more than just a destination; it's a vibrant community where residents enjoy a wealth of amenities, from dining and shopping to world-class greenspaces, steps from their doorstep. For those working in the area, convenience is key with easy access to errands and fantastic lunch and dinner choices. Visitors will find a picturesque waterfront location to explore, offering an array of dining, leisure, and relaxation options all in one captivating place.

## Interzip Rogers

Adventurous residents can fly across the Ottawa River on the only interprovincial zipline in the world. With views of Parliament Hill it is a unique way to experience the community.



## Parks & Plazas

Zibi values the wellness of its residents, providing nearly 8 acres of thoughtfully designed parks and plazas to cater to serene moments of contemplation as well as lively community gatherings. Pangishimo Park offers panoramic views of Chaudière Falls, the Ottawa River and connects the community to the NCC's many bike paths. Opening in 2023, Terasini park will be the first park located in Gatineau, with views of Parliament Hill it will offer a welcoming gathering place to unwind.



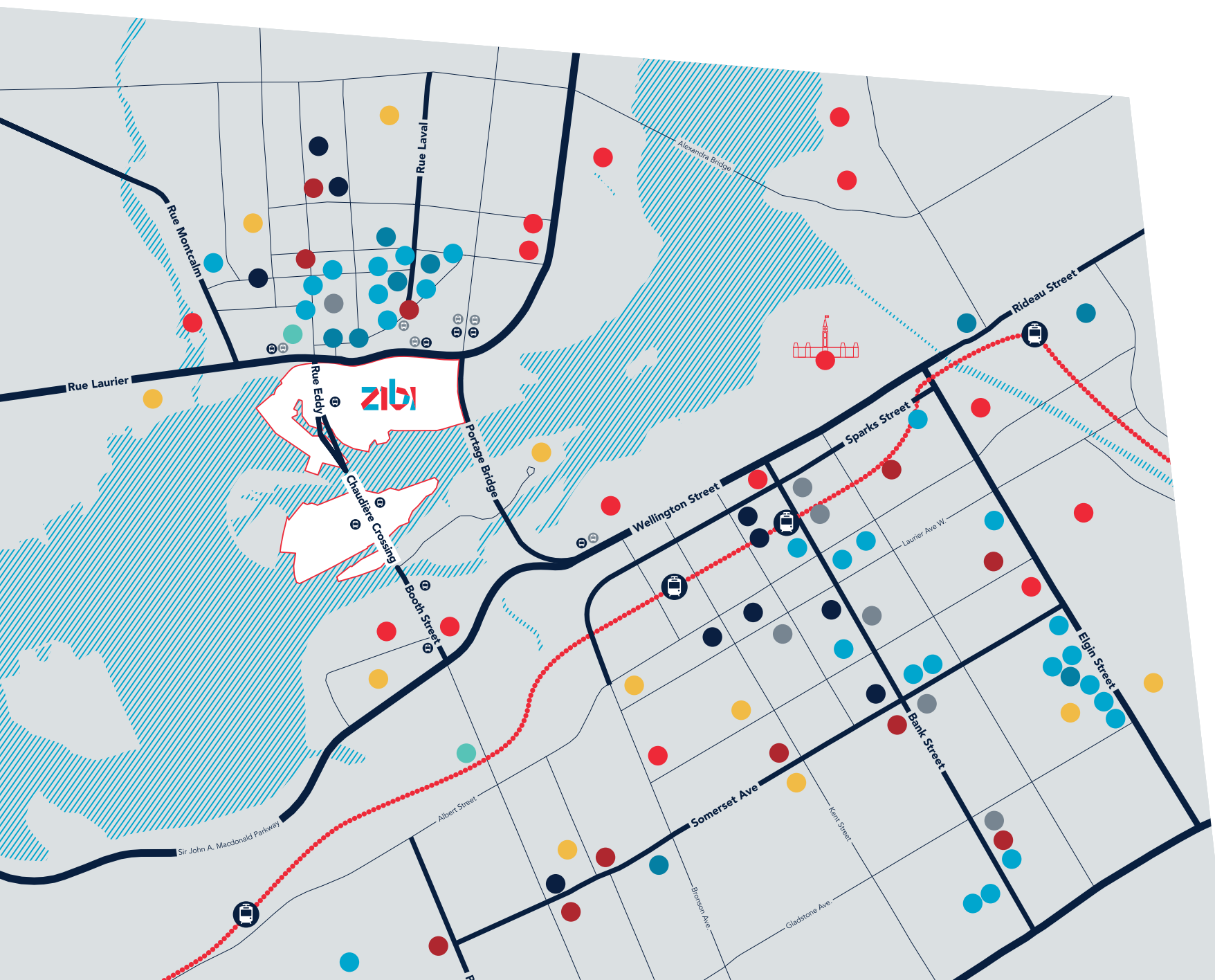
## Zibi House

A cutting-edge landmark, featuring an all-glass observation deck, event venue, and immersive cultural experience in North Shore. Designed by renowned Canadian designer Paolo Ferrari, this bespoke shipping container installation offers unmatched views of the Waterfront City, becoming the vibrant heart of the community and a must-visit destination.



## Location Overview Amenities

# REINTRODUCING THE REGION TO THE RIVER



## Neighbourhood Amenities

Zibi's location is unparalleled. No other community boasts 34 acres of waterfront in the downtown cores of both Ottawa and Gatineau. Framed by Portage Bridge and Waterfront Quarter to the East and Chaudière Crossing and Albert Island to the West, this master-planned community will provide unprecedented connectivity to both cities and offer stunning views of the falls and Parliament Hill.

### Cultural

- Parliament Hill
- Library and Archives Canada
- Bibliothèque et Archives Canada
- Bank of Canada Museum
- Musée de la Banque du Canada
- Canadian War Museum
- Musée canadien de la guerre
- Royal Canadian Mint
- Monnaie royale canadienne
- National Gallery of Canada
- Musée des beaux-arts du Canada
- Canadian Museum of History
- Musée canadien de l'histoire: Accueil
- Gatineau City Hall
- Hôtel de ville de Gatineau
- Ottawa City Hall
- Hôtel de ville d'Ottawa
- National Arts Centre
- Centre national des arts
- National Holocaust Monument
- Monument national de l'Holocauste
- Bronson Centre
- Centre Bronson
- Théâtre de l'île
- Maison du citoyen
- LIVE! on Elgin

### Parks

- Dalhousie Community Centre Park
- Dundonald Park
- Lisgar Parkette
- Tech Wall Dog Park
- Victoria Island
- LeBreton Flats Park
- Parc des Portageurs
- Parc Fontaine
- Parc Sainte-Bernadette
- St. Luke's Park
- Jack Purcell Park

### Gyms

- Anytime Fitness
- GoodLife Fitness
- YMCA-YWCA
- UVU Fitness
- Anytime Fitness
- Wheelhouse Cycle
- Pure Yoga

### Restaurants

- Olivia Bistro-Boutique
- Ke Ola Poké Bar
- Le Rustiek
- Les Vilains Garçons
- Bistro CoqLicorne
- Piz'za-za
- Le Clandestin
- Choux Choux
- Gainsbourg Gastropub
- Paradise Poké
- Santosei Ramen
- Clover food + drink
- Riviera
- Beckta
- Citizen
- Pure Kitchen
- Fairouz
- North & Navy
- Art-Is-In Bakery
- Wilf & Ada's
- Arlington Five
- Moo Shu Ice Cream & Kitchen
- Soif Bar à vin
- Common Eatery
- The Manx Pub
- The Ministry of Coffee
- Town
- Union Local 613

### Bars

- Le Petit Chicago
- Où Quoi
- Minotaure
- Aux 4 jeudis
- Le Pub du Bon Vivant
- Charlotte
- Bar Robo
- Zoe's Lounge
- The Albion Room

### Clinics & Pharmacies

- CLSC St-Rédempteur
- Pharmacie Proxim
- Pharmacie Uniprix
- Centre de Pédiatrie Sociale du Vieux-Hull
- Appletree Medical Centre
- Appletree Medical Centre
- Centretown Community Health Centre
- Rexall Drugstore
- Rexall Drugstore
- Ottawa Medical Pharmacy
- Shoppers Drug Mart

### Groceries & Liquor Stores

- SAQ
- LCBO
- Beer Store
- Marché Monette
- Marché de l'Outaouais
- Massine's Your Independent Grocer
- Luciano Foods
- Lim Bangkok Grocery
- Shiraz Food Market
- LCBO
- Sobey's Urban Fresh

### Transit

- Terrasses de la Chaudière
- Pimisi Station
- LRT
- STO
- OC Transpo
- LRT Transit Line

# Location Overview

## Demographics

# A FUSION OF LOCATION, COMMUNITY AND DIVERSITY

## Redefining Waterfront Living

ZIBI boasts a diverse and vibrant demographic within its 10km radius, making it an ideal location for a company to establish its office. The area is characterized by a mix of residential and commercial spaces, attracting a wide range of individuals and businesses.

The surrounding area is home to a well-educated population due to its proximity to several universities and colleges. This educated workforce can contribute significantly to the company's growth and innovation, as they bring diverse skills and knowledge to the table.

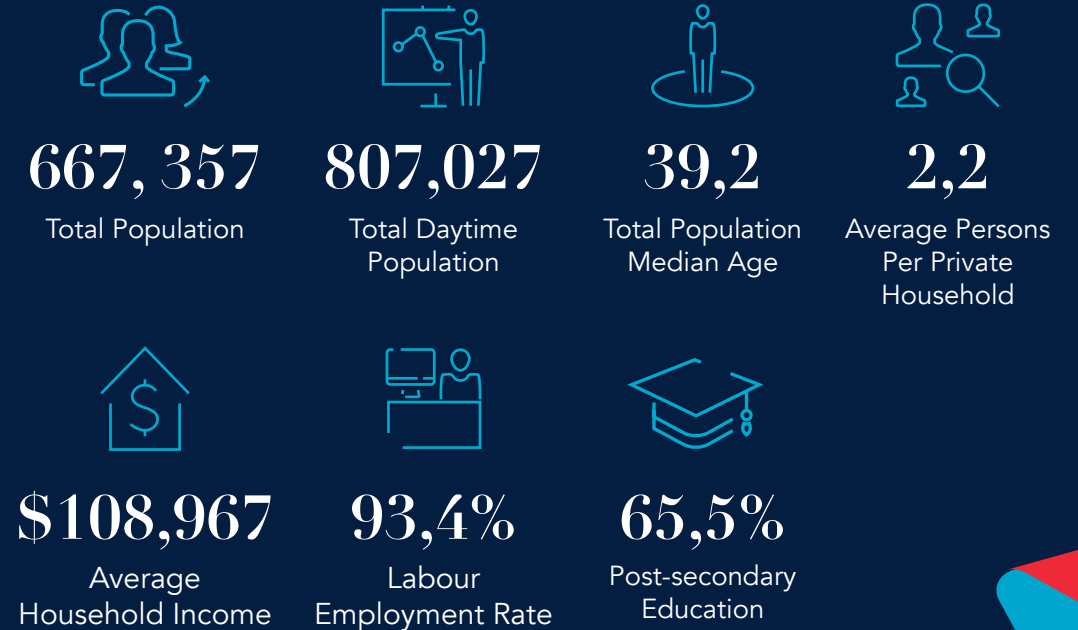
The age distribution is favourable for a company looking to build a dynamic and talented team. With a blend of young professionals and established individuals, there is a rich pool of potential employees with varying levels of experience and fresh perspectives.

Moreover, the area's cultural diversity is another advantage. A wide range of backgrounds and experiences lead to a more inclusive and creative work environment, fostering collaboration and a broader understanding of global markets.

The location's accessibility is a crucial factor as well. Good transportation links and proximity to the city center make it convenient for employees, clients, and partners to reach the office easily.

Additionally, the surrounding amenities, such as restaurants, cafes, parks, and recreational facilities, provide a positive work-life balance for employees, contributing to increased productivity and job satisfaction.

ZIBI offer a winning combination of education, age diversity, cultural richness, and accessibility, making it highly beneficial for a company to choose this location for its office. The area's dynamic and talented workforce, coupled with a welcoming community, creates a stimulating and nurturing environment that can drive the company's success and growth.



### Walk Score

Actual Walk Score : 94  
Projected Walk Score : 100

### Bike Score

Actual Bike Score : 87  
Projected Bike Score : 100

### Transit Score

Actual Transit Score : 92  
Projected Transit Score : 100

Location Overview  
Surrounding Area

# SURROUNDING AREA



Théâtre de l'île



National Gallery of Canada



Fête Nationale 2017, rue Laval.



Parliament Hill



Gatineau Park



National Arts Centre



Canadian Museum of History



LeBreton Flats Annual Bluesfest



Future Senators Arena Development

## The Dream Impact

# THE IMPACT

## A leader in building better communities

Dream has a proven track record of building better communities and has generated strong financial returns by creating unique, inclusive assets which have lasting positive impacts on the lives of the residents, customers and stakeholders. Impact investing encompasses more than the investment alone. By managing investments for impact, Dream provides enhanced access to a broad range of investment opportunities that achieve stronger market returns with positive, measurable social and environmental outcomes. The impact investing verticals were designed with the universally recognized and accepted United Nations Sustainable Development Goals (UN SDGs) in mind.



### No Poverty

200 affordable units under construction



### Zero Hunger

90% of interested households will receive gardening space



### Good Health & Well-being

22% of Zibi includes parks, public spaces and views of Ottawa River



### Gender Equality

Zibi benefits from the guidance of the Memengweshii Advisory Council, a circle of women who are active participants in community planning



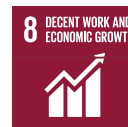
### Clean Water & Sanitation

42% less potable water used than average Canadians



### Affordable & Clean Energy

100% Net Zero Carbon for all buildings using the District Energy System



### Decent Work & Economic Growth

6,000 new jobs with 50% of retail committed to local business



### Industry, Innovation & Infrastructure

All buildings at Zibi will deliver clean heating and cooling energy generated at the ZCU central plant



### Reduced Inequality

200 affordable units under construction and engages Indigenous for partnerships, training programs and as subcontractors



### Sustainable Cities & Communities

#1 most sustainable and only One Planet Living endorsed Global Leader in Canada



### Responsible Consumption & Production

50% of existing on site buildings will be repurposed with 90% of all demolition materials and remediate all contaminated soil



### Climate Action

Zibi will be built to the 1 in 1000 year floodplain level

**The Dream Impact  
Sustainability**

# TWO PROVINCES. ONE PLANET

## Welcome to the most sustainable community in Canada

Zibi adheres to all 10 principles of the world-class One Planet Living framework from eliminating GHG emitting energy sources to encouraging social equity. Together we are reaching our goal of building the most sustainable and only One Planet Living endorsed community in Canada.

Zibi has developed the region's first zero-carbon District Energy System (ZCU) relying on post-industrial waste energy for heating, and the Ottawa River for cooling.

The One Planet Living framework was developed by Bioregional and the World Wildlife Fund. ZCU is integral to helping Zibi attain its One Planet Living goals by ensuring its energy needs are satisfied on a net-zero carbon basis. While many district thermal systems exist in Canada, Zibi will be the first in North America to use post-industrial effluent energy recovery in a master-planned community.



### Health & Happiness

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



### Equity & Local Economy

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



### Culture & Community

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



### Zero Carbon Energy

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



### Sustainable Water

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



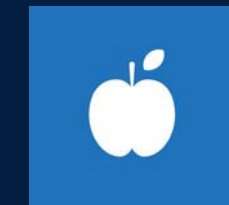
### Land & Nature

Protecting and restoring land for the benefit of people and wildlife



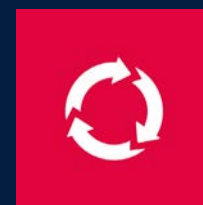
### Travel & Transport

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



### Local & Sustainable Food

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



### Zero Waste

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



### Material & Products

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

## The Dream Impact Sustainability

# CANADA'S LARGEST CARBON-NEUTRAL COMMUNITY

Be part of the Region's  
First Zero-Carbon  
Emission Community

### Reduced overall costs

Reduced overall costs compared to carbon energy including those associated with ongoing operation and infrastructure maintenance. Since the ZCU does not use fossil energy, operating costs will not be affected by Federal carbon-tax increases.

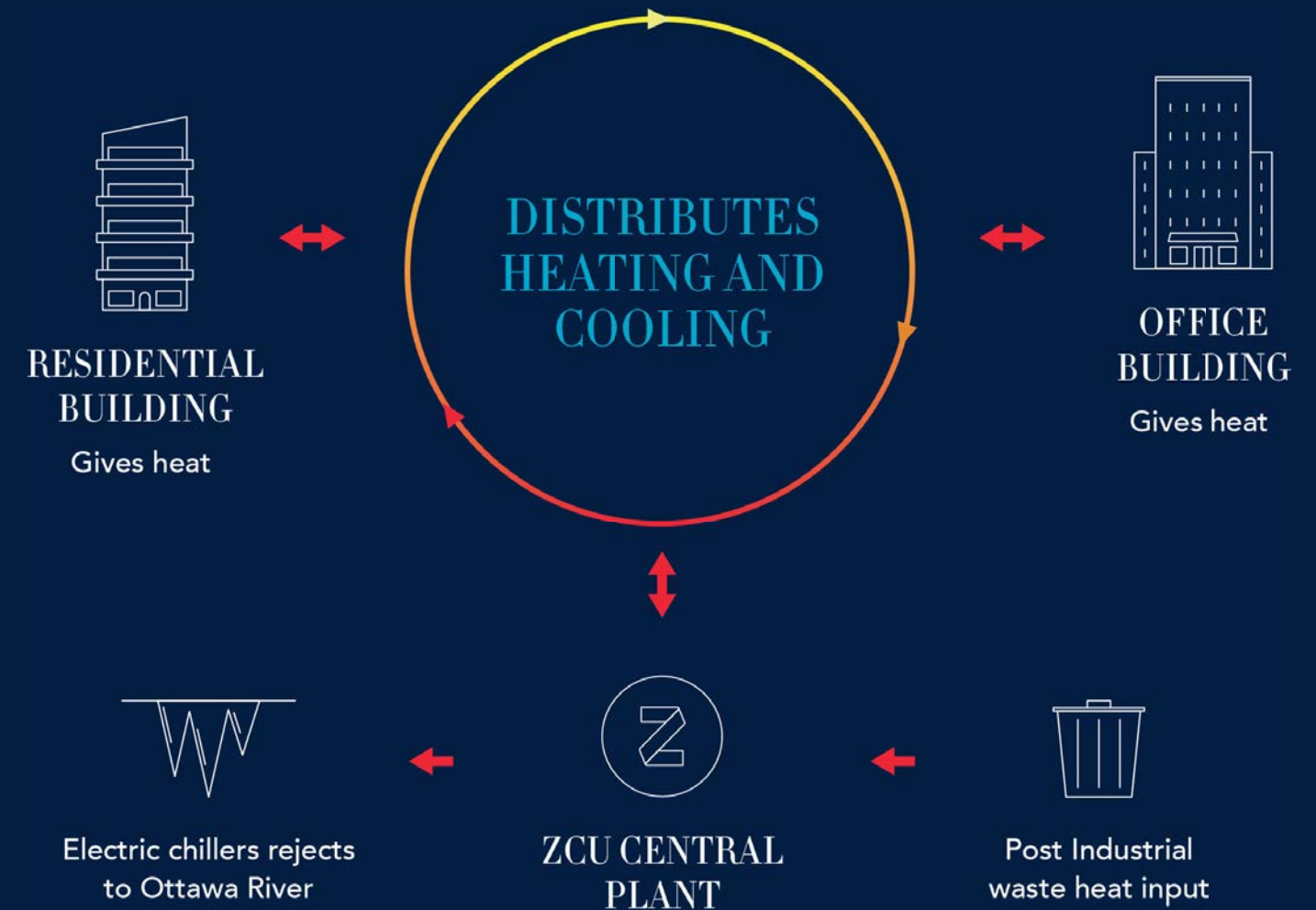
### A smaller carbon footprint

In Ottawa, almost 50% of greenhouse gas emissions come from heating, cooling, lighting and operating commercial buildings. Zibi buildings operate on a net-zero basis for heating and cooling using Quebec electricity which is 10x cleaner and near zero-carbon.

### Encouraging the use of local resources

Cool water sourced from the Ottawa River is used for cooling, and hot water is sourced and reused from the neighbouring Kruger Products plant (post-industrial effluent heat).

## Zibi Community Utility



# For Leasing Inquires:

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