



# THE WATERFRONT CITY



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

### **Visionary, integrated, sustainable.**

Discover Zibi, a transformative 34-acre community nestled on the shores of the Ottawa River. Set to accommodate over 5,000 residents and create more than 6,000 job opportunities, Zibi seamlessly integrates rich historical heritage with forward-thinking development.

Experience a dynamic environment where visionary entrepreneurs are shaping expansive commercial spaces, including bustling plazas and riverside retail, fostering a vibrant blend of commerce and culture. With nearly 8 acres of NCC parks providing an urban oasis along the river, Zibi offers moments of tranquility just steps away from the bustling downtown core. Embrace a sustainable lifestyle with interconnected walking and cycling pathways and top-notch transit options, ensuring a perfect balance of accessibility and quality of life in Canada's most innovative neighborhood.

# DEMOGRAPHICS

	1 km	3 km	5 km
 <b>Trade Area Population</b>	8,864	112,322	229,061
 <b>Daytime Population</b>	8,864	112,322	229,061
 <b>Median Age</b>	37.3	36.5	38.5
 <b>Avg. Household Income</b>	91,505	91,014	98,774
 <b>Number of Households</b>	5,708	62,560	117,999
 <b>Traffic Counts</b>	<p>Approximately 150,000 yearly visitors to the site</p> <hr/> <p>Approximately 500,000 annual visitors to the Canadian War Museum</p>		



# QUICK FACTS

- Overlooks the Ottawa River
- Two provinces
- 5,500 people, 6,800 jobs
- Curated retail space
- Eight acres of river front green space

## 1,500

Approximate on-site residents by Q4 2024

## 1,200

Approximate on-site office workers by Q4 2024



## 16,500

Approximate daily workers

### Surrounding

Place du Portage & Terrasse Des Chaudières government office complexes are directly adjacent to the Zibi site on Rue Laurier.

## 100,000

Visitors at Zibi during 2024

### Events

Zibi will welcome over 100,000 visitors in 2024 who flew across the Ottawa River on the Interzip Zipline, were delighted by Cirque du Soleil, explored the Urban Christmas Market, and attended many other events. With the opening of our third purpose built residential rental building we are experiencing increased resident event attendance and expect this trend to continue in 2025.

## 500,000

Visitors per year to the Canadian War Museum

### Attractions

The Canadian War Museum is directly adjacent to Zibi and attracts 500,000 visitors per year.

## 6

Transit routes

### Transit Hub

Booth Street/Eddy Street & Rue Laurier serve as major transit routes for both Gatineau & Ottawa, with 6 transit routes crossing along the street and hubs at Place du Portage & Terraces des Chaudières.

## 220

kilometres of biking paths

### Cycling Paths

The Capital Pathway is a collection of biking paths that travels across the city with a scope laid out until 2030 that connects to Zibi through the Booth Street Bridge and adjacent to the river.

# COMMERCIAL PARKING MAP

**1** **Block 7**  
Underground Parking  
**243 Stalls**

**2** **Block 207**  
Underground Parking  
**32 Stalls**

**3** **Block 206**  
Underground Parking  
**32 Stalls**

**4** **Block 211**  
Underground Parking  
**150 Stalls**

**5** **Block 15**  
Underground Parking  
**75 Stalls**

**6** **Block 209**  
Underground Parking  
**50 Stalls**

Additional parking opportunities nearby. Potential for additional parking in blocks under development.

**500**

Total number of current stalls

**800**

Total number of stalls upon completion



# NEARBY AMENITIES

## Cultural

1. Parliament Hill
2. Library and Archives Canada
3. Bank of Canada Museum
4. Canadian War Museum
5. Royal Canadian Mint
6. National Gallery of Canada
7. Canadian Museum of History
8. Gatineau City Hall
9. Ottawa City Hall
10. National Arts Centre
11. National Holocaust Monument
12. Bronson Centre
13. Théâtre de l'île
14. Maison du citoyen
15. LIVE! on Elgin
16. Future Ottawa Senators Arena

## Clinics & Hospitals

17. CLSC St-Rédempteur
18. Pharmacie Proxim
19. Pharmacie Uniprix
20. Centre de Pédiatrie Sociale du Vieux-Hull
21. Appletree Medical Centre
22. Centretown Community Health Centre
23. Rexall Drugstore
24. Ottawa Medical Pharmacy
25. Shoppers Drug Mart

## Hotels

26. Ottawa Marriott Hotel
27. Sheraton Ottawa Hotel
28. reStays Luxury Boutique Hotel
29. Delta Hotels Ottawa City Centre
30. Homewood Suites by Hilton Ottawa Downtown
31. Alt Hotel Ottawa
32. Sonder Arlo
33. Four Points by Sheraton Hotel & Conference Centre Gatineau-Ottawa
34. Les Suites Victoria, Ascend Hotel Collection

## Groceries & Liquor Stores

35. SAQ
36. LCBO
37. Beer Store
38. Marché Monette
39. Marché de l'Outaouais
40. Massine's Your Independent Grocer
41. Shiraz Food Market
42. Sobeys Urban Fresh

## Parks

43. Pindigen Park
44. LeBreton Flats Park
45. Tech Wall Dog Park
46. Dundonald Park
47. Confederation Park
48. Major's Hill Park
49. Parc Jacques-Cartier
50. Parc du Carré-Vaudreuil
51. Parc Sainte-Bernadette
52. Parc Montcalm-Taché
53. Parc Tesasini
54. Pangishimo Park
55. Victoria Island

## Gyms

56. Anytime Fitness
57. GoodLife Fitness
58. YMCA-YWCA
59. UVU Fitness
60. Anytime Fitness
61. Wheelhouse Cycle
62. Pure Yoga

## Residential Developments

63. LeBreton Flats
64. Claridge Moon Condos
65. reResidences
66. The Bowery Condos + Lofts
67. James House
68. uOttawa Student Housing



94

Current walk score

100

Projected walk score



87

Current bike score

100

Projected bike score



92

Current walk score

100

Projected walk score

O-Train Line 1

STO Public Transport

STO Rapibus

OC Transpo Public Transport

Walk & Bike Paths

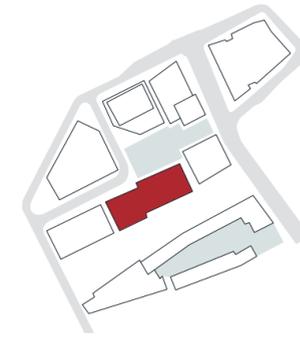
The projected Walk Score and Bike Score above reflect the developer's current expectations of the Walk Score and Bike Score upon completion of the project and are subject to change. Dream Unlimited, Dream Hard Asset Alternatives Trust, Theia Partners Incorporated and each of their respective subsidiaries makes no warranties or representations, express or implied with respect to the projected scores. E. & O.E.

# ONTARIO



# BLOCK 205A

Opening on to the vibrant Head Street Square, the heart of Chaudière Island, the retail spaces within Block 205A play a starring role in Zibi’s public realm. The double-height ceilings and glass storefronts offer retailers an attractive showcase in the Dutch-architecture inspired building, while industrial design accents pay tribute to the industrial heritage of the Zibi site.



<b>Building Overview</b>	6-storey residential “Kanaal” building	
<b>Timing</b>	Immediate	
<b>Available Area</b>	<b>Retail A</b>	5,198 SF
	<b>Retail B</b>	3,426 SF
<b>Additional Rent</b>	\$16.75 PSF (est. 2024)	
<b>Additional Information</b>	<ul style="list-style-type: none"> <li>- Existing condo building, 71 units &amp; 100 residents</li> <li>- Underground parking coming soon</li> <li>- Ceiling height: 20 FT</li> <li>- Frontage: 12 FT</li> </ul>	



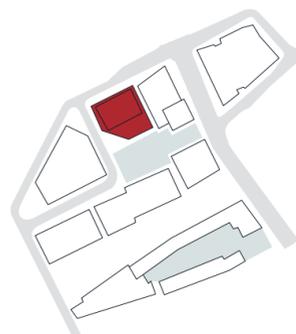
# BLOCK 206

PRIVUÉ DE LA CHAUDIÈRE PRIVATE



<b>Building Overview</b>	10-storey residential rental		
<b>Timing</b>	Immediate		
<b>Available Area</b>	<b>Unit A</b>	708 SF	<b>Unit C</b> 6,250 SF
	<b>Unit B</b>	2,521 SF	
	<b>Units B &amp; C</b>	Contiguous up to 8,771 SF	
<b>Additional Rent</b>	\$12.76 PSF (est. 2024)		

- Additional Information**
- Existing condo building, 207 units & approximately 330 residents
  - Facing onto Head Street Square
  - Exclusive photo opportunity
  - Underground parking coming soon
  - Unit A Ceiling height: 15 FT
  - Unit B Ceiling height: 20 FT
  - Unit C Ceiling height: 18 FT
  - Frontage: 7 FT

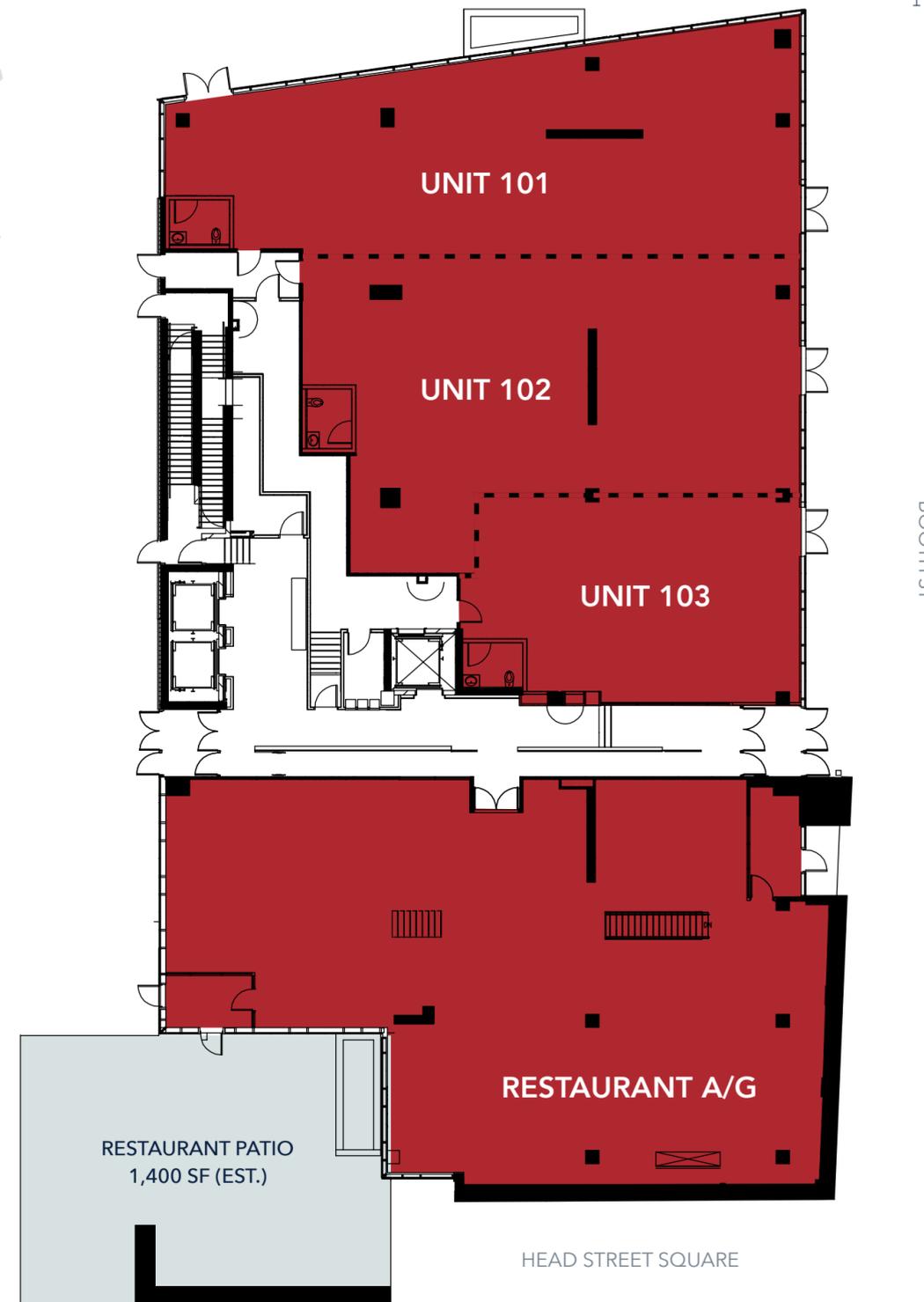
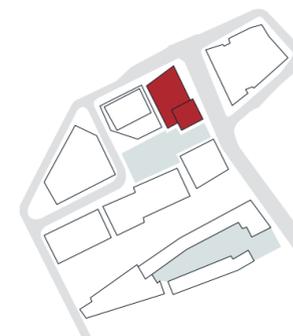


# BLOCK 207



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>Timing</b>	Immediate	
<b>Available Area</b>	<b>Restaurant</b>	8,542 SF ~ 1,400 SF patio
	<b>Unit 101</b>	2,732 SF
	<b>Unit 102</b>	2,731 SF
	<b>Unit 103</b>	1,456 SF
	<b>Units 101, 102 &amp; 103</b>	Contiguous up to 6,919 SF
<b>Additional Rent</b>	\$20.06 PSF (est. 2024)	
<b>Additional Information</b>	<ul style="list-style-type: none"> <li>- Small retail units available</li> <li>- Restaurant A/G is slated for a restaurant with a patio facing Head Street Square</li> <li>- Exceptional frontage on Booth Street with ample visibility</li> <li>- 400 office workers estimated on site each day</li> <li>- Ceiling height: 23.5 FT</li> <li>- Frontage: 7 FT</li> </ul>	



----- PROPOSED DEMISING WALL



BOOTH ST

HEAD STREET SQUARE

# BLOCK 211

PRIVUÉ DE LA CHAUDIÈRE PRIVATE



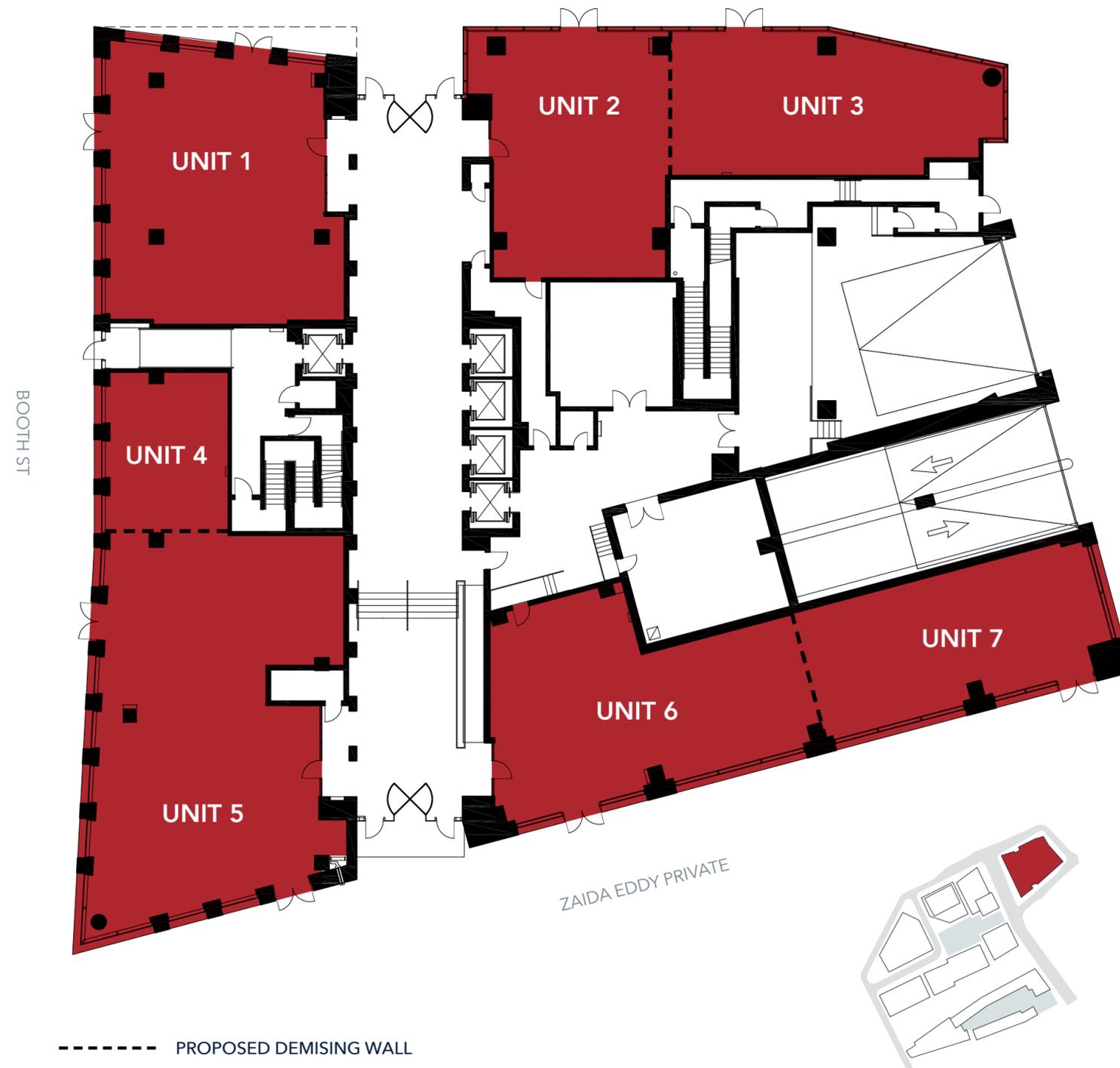
Artist's concept. E.&O.E.

Situated at the gateway to East Chaudière Island, Block 211 will open up to the breathtaking future Union Square park. Ground floor retail tenants will benefit from prominent Booth Street frontage and loading bays at the rear of Block 211.

<b>Building overview</b>	10-storey commercial building
<b>Timing</b>	Q4 2024
<b>Available area</b>	Ground floor retail
<b>Unit 1</b>	2,279 SF
<b>Unit 2</b>	1,560 SF
<b>Unit 3</b>	1,488 SF
<b>Unit 4</b>	716 SF
<b>Unit 5</b>	3,105 SF
<b>Unit 6</b>	2,010 SF
<b>Unit 7</b>	1,524 SF
<b>Units 2 &amp; 3</b>	Contiguous to 3,048 SF
<b>Units 4 &amp; 5</b>	Contiguous to 3,821 SF
<b>Units 6 &amp; 7</b>	Contiguous to 3,534 SF

**Additional Rent** \$19.43 PSF (est. 2024)

- Additional Information**
- 3 levels of underground parking
  - 730 employees daily
  - Located on Ottawa side with great visibility
  - 90% leased office building
  - Ideal for quick service restaurant, service retail & restaurant
  - Patio available for Units 2 and 3

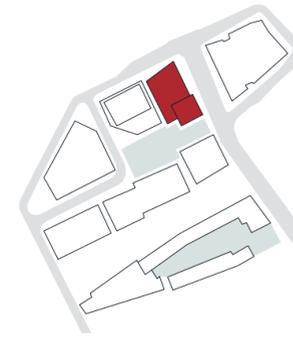


# BLOCK 207

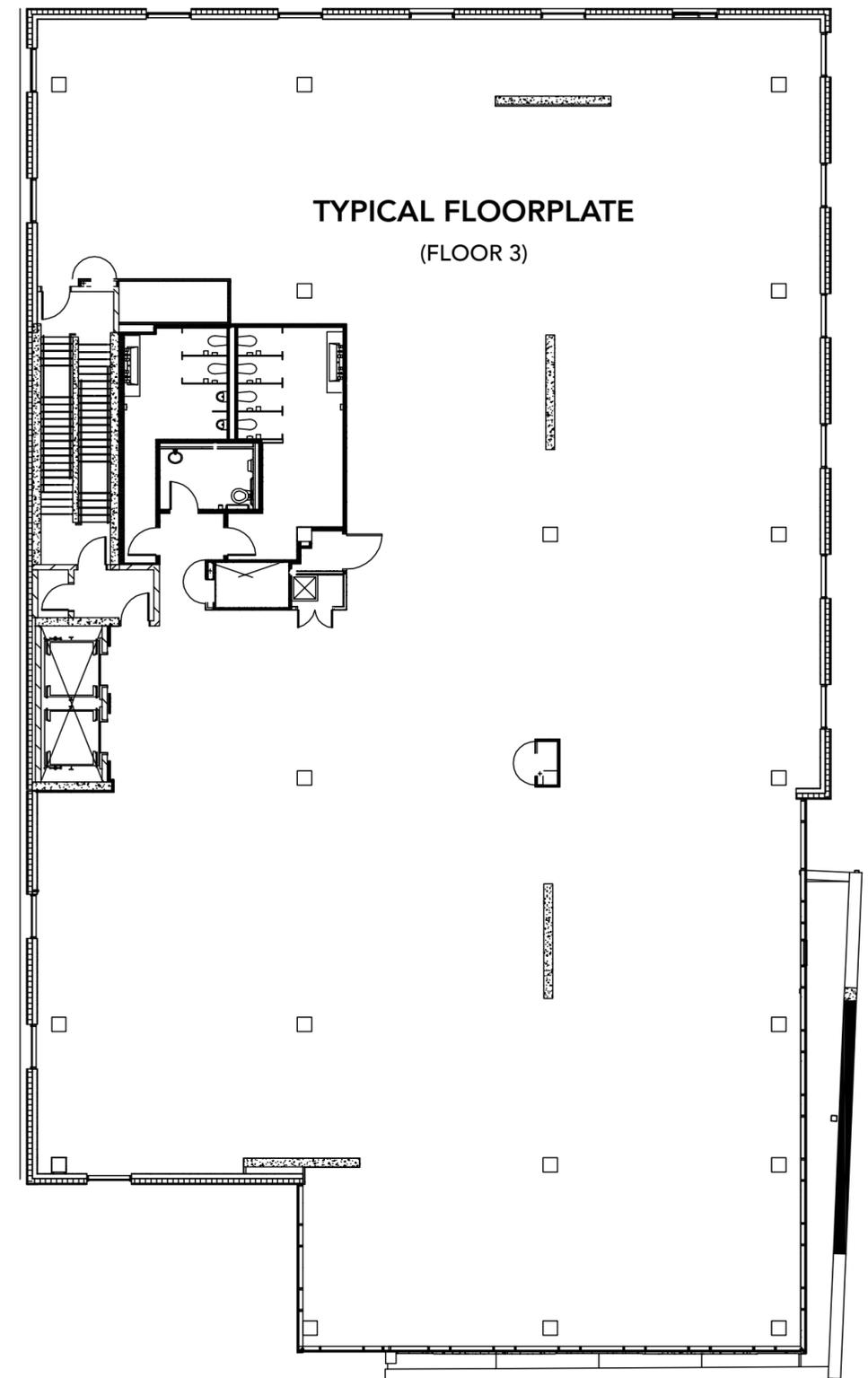


Block 207 is located on Chaudière Island West. Block 207's succinct floorplates, high efficiency systems, and prominent location along Booth Street will offer its occupants a comfortable and attractive working environment, sure to reflect well on tenants' organizational values and promote brand visibility.

<b>Building Overview</b>	6-storey commercial building			
<b>Tenant Fixturing</b>	Immediate			
<b>Available Area</b>	<b>Unit 201</b>	12,441 RSF	<b>Unit 501</b>	12,090 RSF
	<b>Unit 301</b>	13,250 RSF	<b>Unit 601</b>	11,997 RSF
	<b>Unit 401</b>	12,089 RSF		
<b>Additional Rent</b>	\$20.06 PSF (est. 2024)			
<b>Additional Information</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 floorplates</li> </ul>			



PRIVUÉ DE LA CHAUDIÈRE PRIVATE





# WHERE CITY MEETS WATERFRONT



## 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 and the Ottawa River and connects the community to the NCC's many bike paths. Tesasini Park is the first park located in Gatineau, with views of Parliament Hill it offers a welcoming gathering place to unwind.

## 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.

[Learn more](#) ↗



## Museums and Galleries

Just a short stroll from Zibi will bring you to must-visit cultural gems; explore Canada's military heritage through powerful exhibits at the Canadian War Museum, immerse yourself in the rich narratives of Canada and Indigenous cultures at the Canadian Museum of History, or step into a world of creativity and artistic brilliance at the National Gallery of Canada, home to an extensive collection of Canadian and European masterpieces.

# SUSTAINABILITY

## Net-zero commercial properties

Region's first zero-carbon emission community.

Zibi Community Utility is a District Energy System, developed by Zibi, that provides zero carbon heating and cooling for all Zibi tenants and residents in the 34-acre waterfront city.

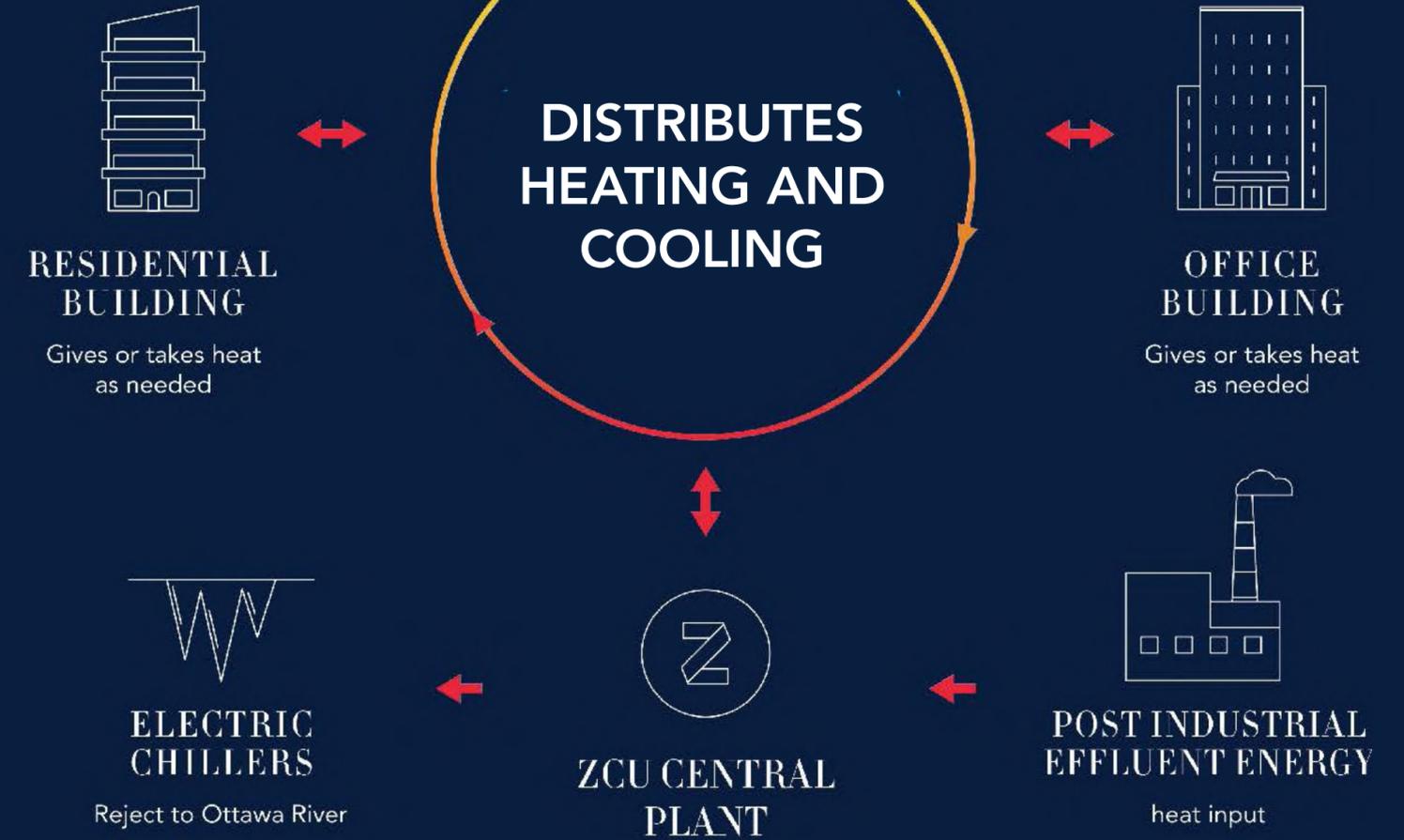
## Operating your business at Zibi means

### ENCOURAGING THE USE OF LOCAL RESOURCES

Increased reliability due to reduced energy supply disruptions.

### ONE PLANET COMMUNITY

Zibi adheres to all 10 principles of the world-class One Planet Living framework.



## How It Works

All buildings at Zibi are interconnected through a **hydronic loop** that will deliver heating and cooling energy generated at the ZCU central plant located in the lower level of a Zibi residential building at the corner of Eddy and Jos-Montferrand.

Heat is injected into this plant through low-grade heat from effluents recovered from the neighbouring Kruger Products plant. The heat is rejected through chillers into the Ottawa River to efficiently produce chilled water to cool the buildings.

**Capacity**  
4M square feet

**Heating Capacity**  
18MW

**Cooling Capacity**  
4,500 tons

# FUTURE OTTAWA SENATORS ARENA

The Ottawa Senators have secured a 10-acre plot of land at LeBreton Flats to build their new home, a multipurpose arena set to be valued at \$1 billion. Not only is the development expected to boost downtown foot traffic and create a vibrant hub for future residents and visitors, it is an opportunity for the Senators to be close to their downtown community.

In addition to hockey games, the arena is also expected to attract audiences for other major events, thereby enhancing Ottawa's cultural scene.



# DREAM IMPACT

Impact investing forms an integral part of who we are, how we invest and how we have done business for more than 25 years.

Dream has a proven track record of building better communities. We generate strong financial returns by creating unique, inclusive assets which have lasting positive impacts on the lives of our 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.

Our impact investing verticals were designed with the universally recognized and accepted United Nations Sustainable Development Goals (UN SDGs) in mind.

## Affordable Housing

Invest in mixed-income communities that are transit oriented and located close to employment opportunities and offer lower relative cost of living.

## Inclusive Communities

Create communities that generate positive social outcomes for all groups, with a focus on indigenous peoples and women's empowerment.

## Resource Efficiency

Develop sustainable real estate that optimizes energy use, limits greenhouse gas emissions, and reduces water use and waste.



# TWO PROVINCES, ONE PLANET.

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 only One Planet Living endorsed community in Canada. Below you will find the 10 principles of the One Planet Living framework.



### 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.



### Land & Nature

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



### Sustainable Water

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



### Local & Sustainable Food

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



### Travel & Transport

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



### Material & Products

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



### Zero Waste

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



### Zero Carbon Energy

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



GET MORE  
INFORMATION

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