



THE WATERFRONT CITY



GATINEAU

OTTAWA

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







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
 Trade Area Population	8,864	112,322	229,061
 Daytime Population	8,864	112,322	229,061
 Median Age	37.3	36.5	38.5
 Avg. Household Income	91,505	91,014	98,774
 Number of Households	5,708	62,560	117,999
 Traffic Counts	<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

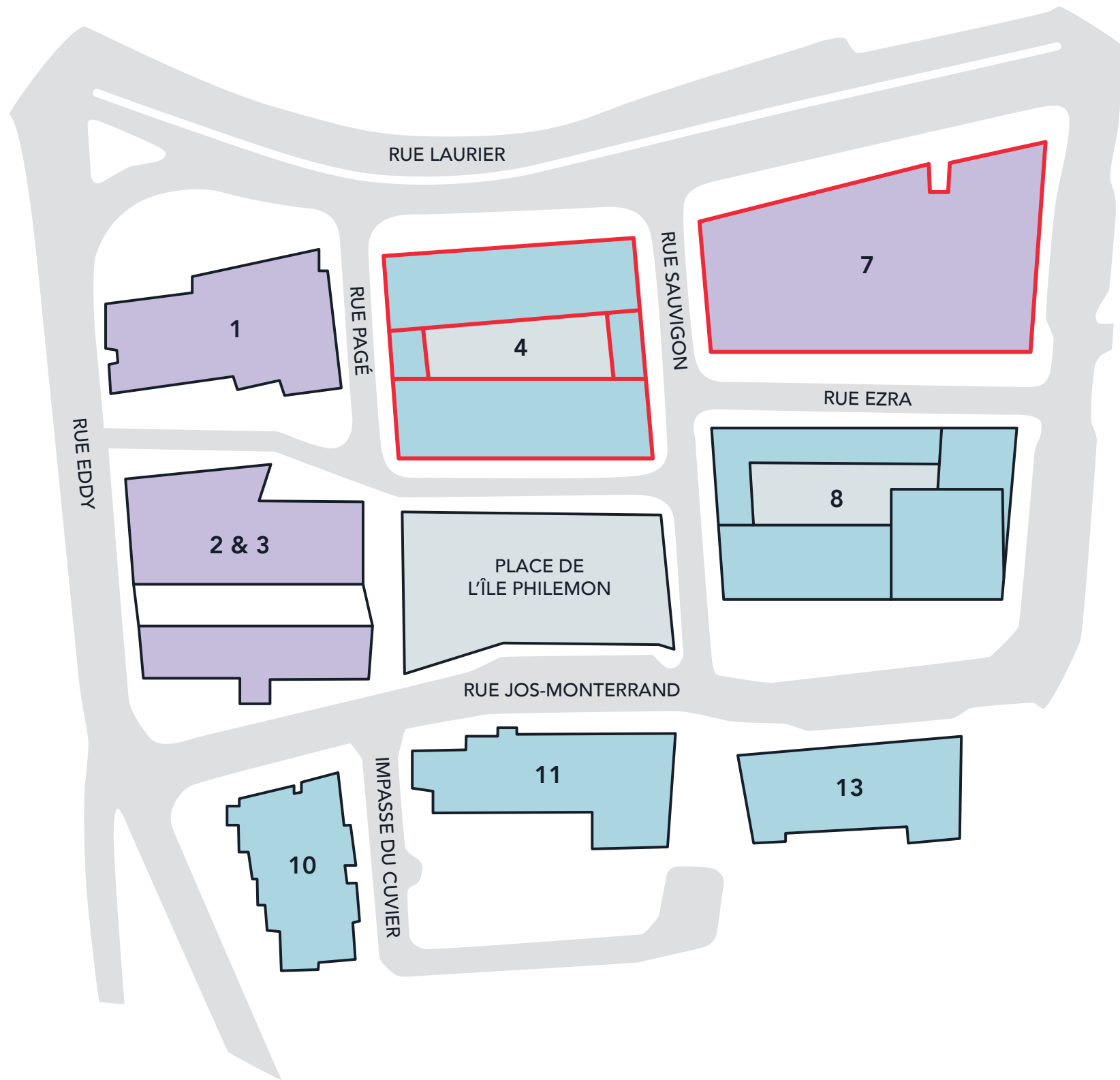
STO Rapibus

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.

QUEBEC



BLOCK 2-3

Blocks 2 & 3 are former industrial buildings, beautifully rehabilitated and repurposed into unique retail and office space. Located to the east of Eddy Street in Gatineau, and to the west of the welcoming Place de l'île-Philemon, the brick and beam structures of Blocks 2 and 3 are joined by a striking glass atrium. Nearby Public Works campuses, the residential "O" building, engaging outdoor spaces, and previously inaccessible waterfront make Blocks 2 & 3 a dynamic setting for ground-floor retail tenants.



Block 2 - 3 west of Place de l'île-Philemon



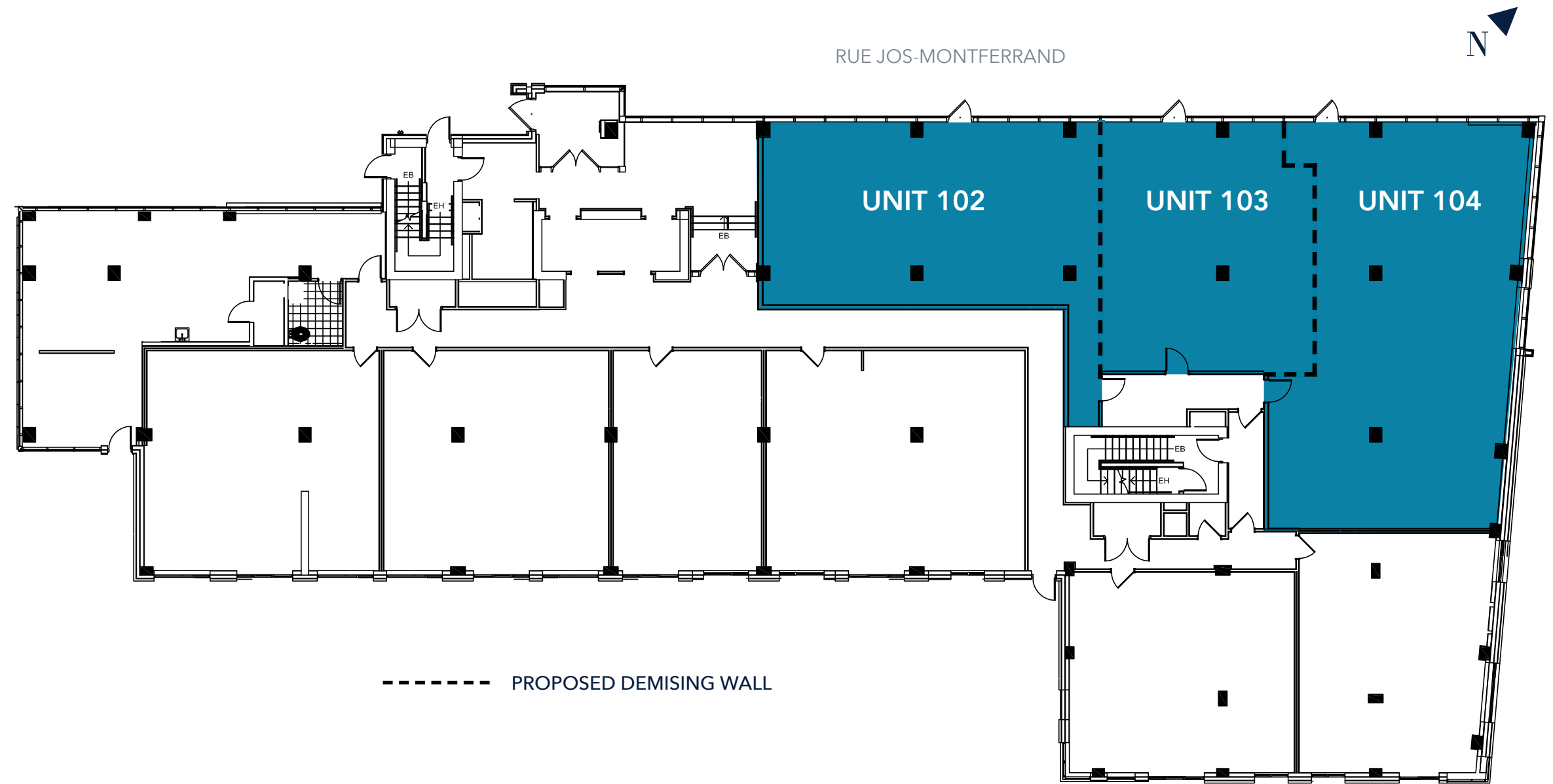
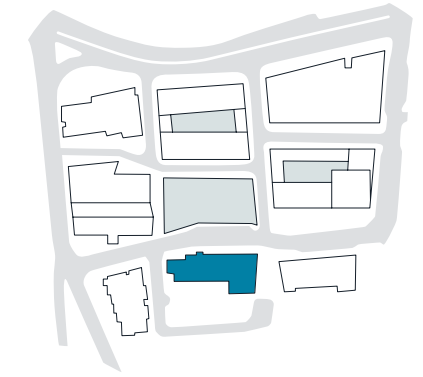
Glass atrium joining Block 2 - 3

Building Overview	3-storey commercial building	
Timing	Immediate	
Available Area	Retail A	8,229 SF
Additional Rent	\$20.21 PSF (est. 2024)	
Additional Information	<ul style="list-style-type: none"> - Retrofitted brick and beam building with lots of character - Ability for user to utilize the atrium for events - Large patio space - Ceiling heights: 25.5 FT - Frontage: 4.8 FT 	



BLOCK 11

Block 11 is a newly built residential building with 10 floors and three underground levels. Comprised of residential units from floors 2 to 10, Block 11 will also house approximately 4,200 square feet of prime commercial space on the ground floor.



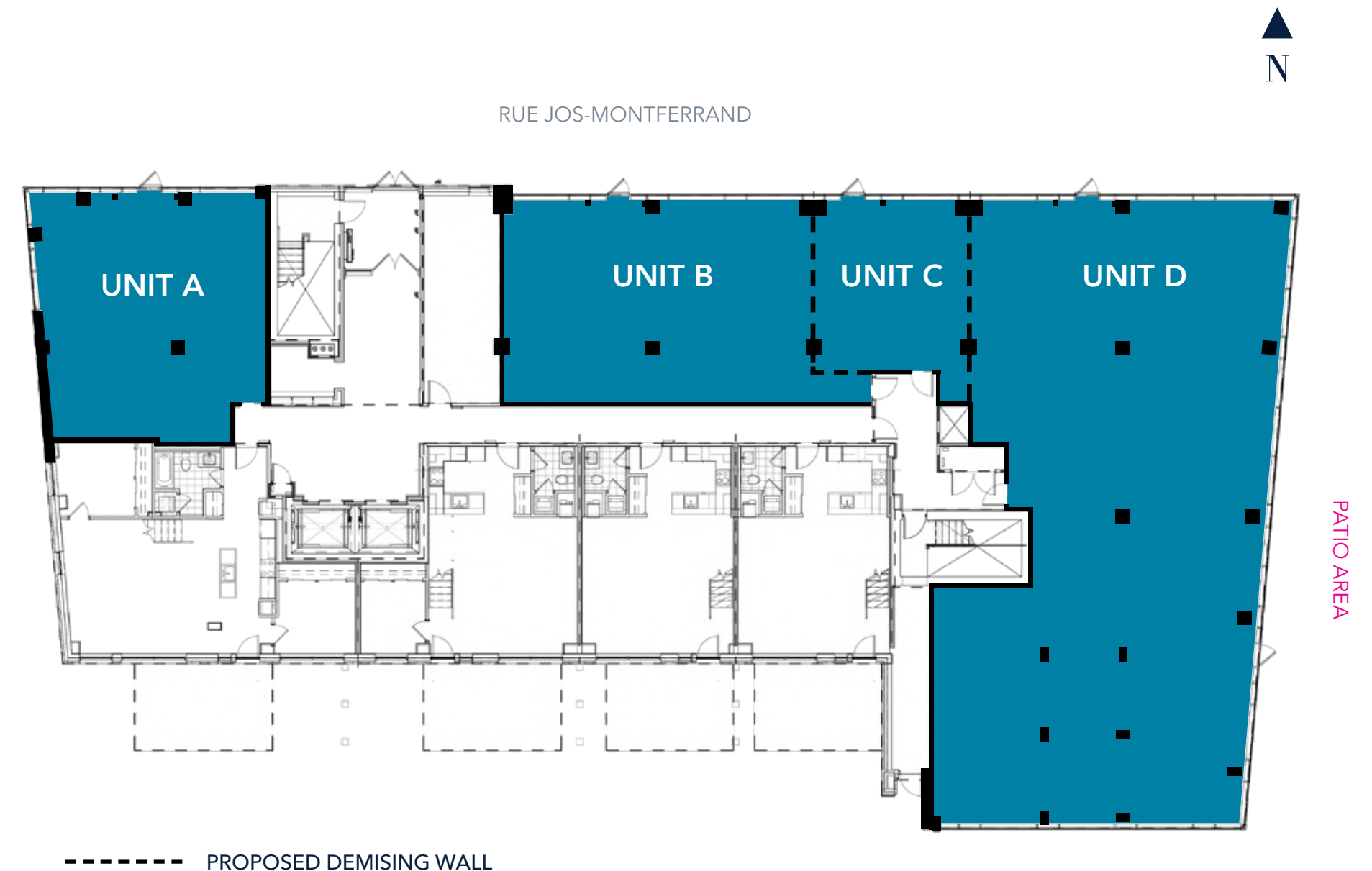
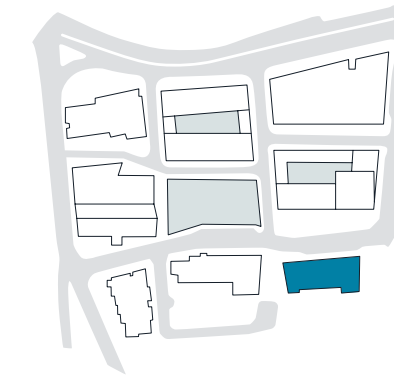
Building Overview	New build residential rental building	
Timing	Immediate	
Available Area	Unit 102	1,354 SF
	Unit 103	1,022 SF
	Unit 104	1,874 SF
	Unit 102, 103, & 104	Contiguous up to 4,250 SF
Additional Rent	\$11.51 PSF (est. 2024)	
Additional Information	<ul style="list-style-type: none"> - 148 units, approximately 350 residents - Ceiling height: 17 FT - Frontage: 7 FT 	

BLOCK 13

Ground-floor retail suites at the base of the 6-level residential “O” building - available as contiguous space or demised according to tenant’s needs. Located to the west of future Zibi Plaza and to the north of previously inaccessible waterfront and NCC park space. Surrounded by a walkable network of greenspace, Block 13 will offer retail space to a revitalized Gatineau, with enticing views of the Ottawa River and Parliament.



Building Overview	6-storey residential “O Condominium” building	
Timing	Immediate	
Available Area	Unit A 1,138 SF Unit B 1,301 SF	Unit C 553 SF Unit D 3,696 SF
	Unit B, C & D Contiguous up to 5,550 SF	
Additional Rent	\$13.37 PSF (est 2024)	
Additional Information	<ul style="list-style-type: none"> - Fully occupied condo, 74 units & approximately 90 residents - Glass storefronts - Large patio opportunity - Ceiling height: 17 FT - Frontage: 7 FT 	

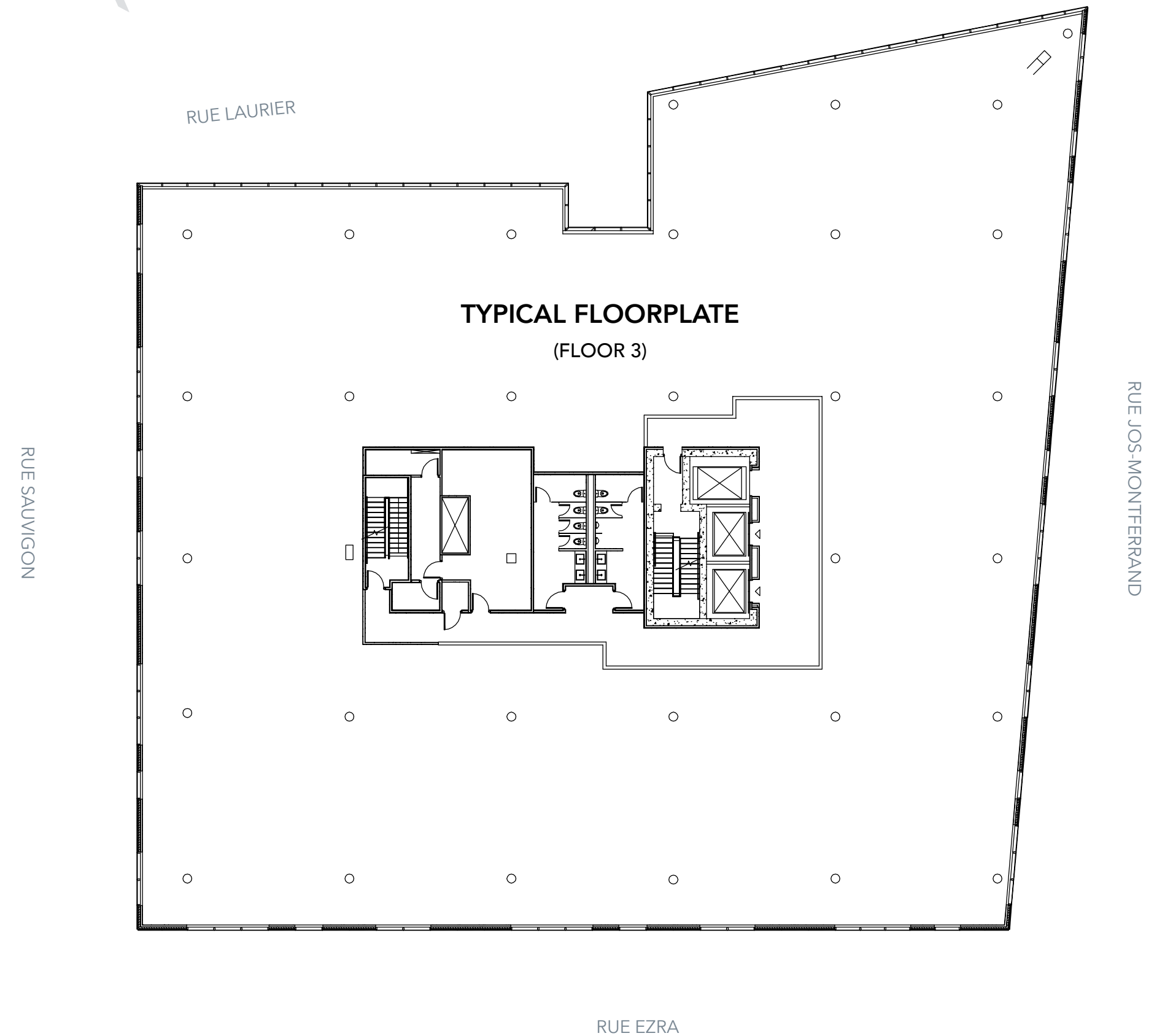
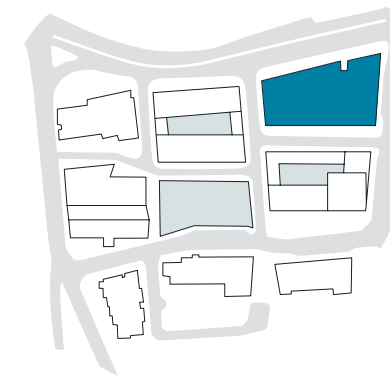


BLOCK 7

The large format retail space at the base of Block 7, including two full-size loading bays, will be the ideal home for a grocer to serve the Zibi community and Vieux-Hull neighbourhood. The building's striking design was inspired by the site's legacy as a lumber yard and matchstick manufacturer, offering commercial tenants a unique presence at a key gateway to the Zibi community.



Building Overview	6 Story, 150,000 SF commercial building			
Timing	Q4 2024			
Available Area	Unit 210	25,652 SF	Unit 510	25,671 SF
	Unit 310	25,679 SF	Unit 610	25,669 SF
	Unit 410	25,677 SF		
Additional Information	<ul style="list-style-type: none"> - Ideal for grocery offering - Ceiling height: 18 FT 			





SITE PLAN



Phase 1 | Now - 2024

1,300

Residents



Phase 2 | 2024 - 2028

1,500

Residents*

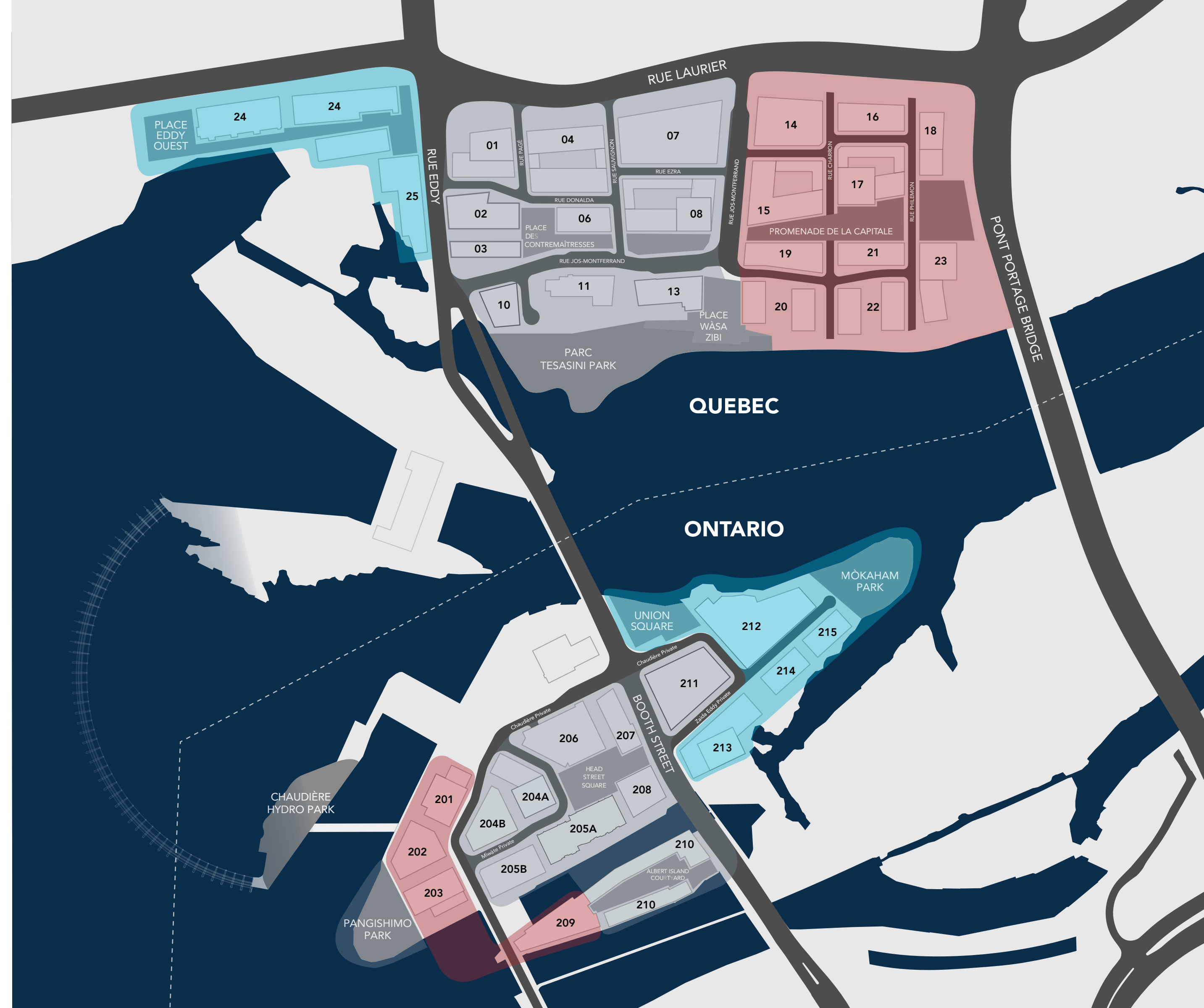


Phase 3 | 2028 - 2032

2,000

Residents*

These proposals are being considered by various levels of Government and are provided for informational purposes only. Dream Unlimited, Dream Hard Asset Alternatives Trust, Theia Partners Incorporated and each of their respective subsidiaries are not responsible for the development of these projects. Plans are subject to change and approval. Illustrations are artist's concept. Specifications are subject to change. E. & O.E.



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.

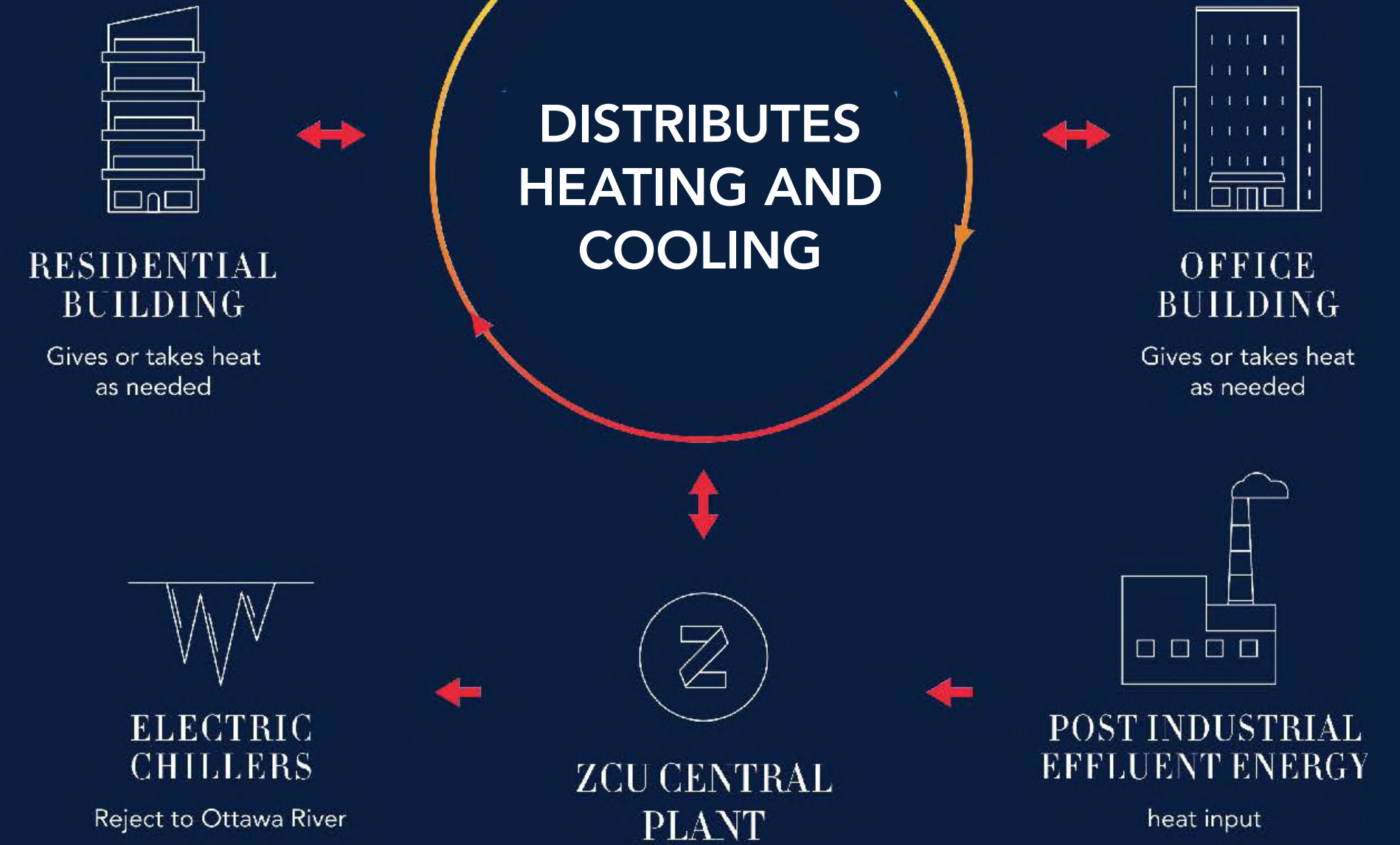
Operating your business at Zibi means

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.



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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

Corrine Dorazio

Vice President, Leasing
416.560.3649
cdorazio@dream.ca

Melody Irankhah

Manager, Retail Leasing
647.308.3529
mirankhah@dream.ca



zibi.ca