

Sandwich South

**SNAP**

Sustainable Neighbourhood Action Plan



# **Sandwich South: Sustainable Neighbourhood Action Plan – Summary Report**

Final

October 25, 2024

# 1. Overview

The Sandwich South Sustainable Neighbourhood Action Plan (SNAP) is an ambitious community-driven initiative aimed at fostering sustainable urban development in the Sandwich South neighbourhood of Windsor. In response to Windsor's declaration of a Climate Change Emergency, City Council approved an application to the FCM Green Municipal Fund in September 2020 to develop a sustainable neighbourhood strategy for Sandwich South. The SNAP project, initiated in late 2022, provides a sustainability vision and clear potential actions to achieve sustainable development in Sandwich South.

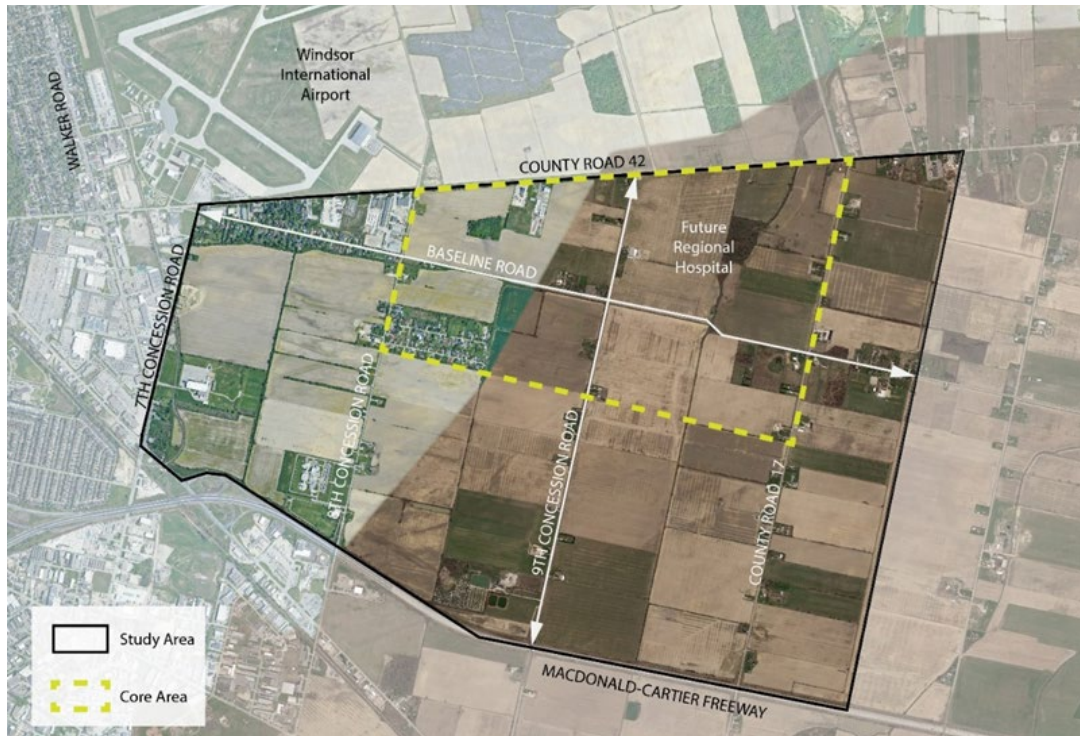
The SNAP envisions Sandwich South as a sustainable and climate-oriented neighbourhood, focusing on connecting to the broader city with sustainable travel options, reduced carbon impacts of infrastructure and buildings, green economic activity, and protected and enhanced green spaces for biodiversity, community benefit, and climate adaptation. This SNAP aligns with Windsor's broader climate goals, emphasizing the long-term delivery of green infrastructure, renewable energy, sustainable transportation, and environmentally focused urban design.

The SNAP is organized around five key themes, each with specific goals and potential actions to support the vision.

1. **Natural Environment and Green Infrastructure:** Preserving ecosystems, enhancing biodiversity, and implementing sustainable, resilient water management practices.
2. **Green Jobs and Economy:** Creating and promoting sustainable, equitable economic development.
3. **Climate Leadership and Green Energy:** Developing net-zero energy strategies, reducing greenhouse gas emissions, and enhancing climate resilience.
4. **Sustainable Transportation and Mobility:** Prioritizing active transportation, enhancing transit services, and supporting sustainable vehicle use.
5. **Community Land Use and Design:** Creating a complete, connected, sustainable community with diverse housing options and engaging public spaces.

The SNAP's development involved extensive community engagement through in-person workshops, an online survey, and virtual discussions, ensuring that the community's ideas and aspirations were reflected in the final action plan. The expertise and feedback from community groups and stakeholders, the public, and City of Windsor staff has been crucial in shaping the SNAP.

Moving forward, the implementation of the SNAP will rely on policies and standards, incentive programs, key partnerships, education, and engagement forums. These are to be determined and considered by City Staff and Council, as appropriate, through future processes. Each of these tools will support the successful realization of the SNAP vision to create a sustainable, resilient, and inclusive neighbourhood that serves as a model for future developments.



**Figure 1: SNAP Study Area and Core Area**

## 2. Process

The SNAP was developed through three distinct phases:

**Phase 1: Establishing a Shared Understanding and Vision:** This initial phase focused on creating a common vision and understanding among stakeholders. It involved focused community engagement to gather input and set the foundation for the neighbourhood's sustainability goals.

**Phase 2: Developing the Strategies for Local Success:** During this phase, the project team worked closely with the community and City stakeholders to identify strategies to achieve the established vision. This included identifying specific opportunities and responsibilities to meet sustainability goals.

**Phase 3: Co-creating the Path Forward:** The final phase involved co-creating an action plan with community and stakeholder input, detailing the potential actions necessary to achieve the set goals. This phase also included finalizing the plan for approval by relevant authorities.

### 2.0 Engagement

The creation of the SNAP included a broad engagement process, providing many opportunities for community members and stakeholders to share their ideas and thoughts. Engagement events took place in all three phases of the SNAP's creation and ranged from a City-wide virtual survey to in-person workshops and virtual discussions.

Throughout the duration of the SNAP process, there were a variety of engagement touchpoints including:

1. **Project Webpage and Survey:** The Sandwich South SNAP project webpage was published on the City's Let's Talk Windsor online engagement platform as a venue for sharing project details, timelines, background information, and opportunities to engage. An online Community Visioning Survey was posted on the project webpage, from July 2023 until July 2024, enabling Windsor residents to share their ideas and priorities for Sandwich South.
2. **Stakeholder Visioning Workshop:** An in-person workshop was facilitated by the project team on October 27, 2023. Over 35 subject matter experts participated in two interactive group exercises that captured feedback on the vision and goals for Sandwich South.
3. **Strategy Review Workshop:** Over 45 subject matter experts participated in a virtual workshop on April 16, 2024. The workshop included a presentation and break-out discussion groups to gain feedback on the draft goals and potential actions.

### 3. The Vision

The following sustainability Vision for Sandwich South was developed based on community and stakeholder input and is the basis for the SNAP Goals and Potential Actions:

*When developed, Sandwich South will be the most sustainable and climate-oriented neighbourhood in Windsor. Its planning and development will provide a replicable model of sustainable community-building for the City and surrounding region. Sandwich South will be planned from the outset to:*

- *Connect to the broader City with sustainable travel options that are safe and inviting;*
- *Have infrastructure and buildings that reduce carbon impacts and*
- *Leverage green spaces for biodiversity, community resilience, and climate mitigation and adaptation.*

*The Sandwich South community and Windsor's green economy will be mutually supportive, creating meaningful connections between local innovators and industry employers, educational institutions, and the need for sustainable housing.*

*The sustainability values on which Sandwich South is planned and developed will attract existing and new Windsor residents, offering a full range of mobility options and opportunities to live, work and play, thereby instilling a lasting sense of pride and long-term commitment to the area.*

Section 4 of the SNAP outlines what successfully achieving Sandwich South's vision for each of the five project Themes looks like.

### 4. Sustainable Neighbourhood Action Plan (SNAP)

The Sustainable Neighbourhood Action Plan (SNAP) organizes Goals and Potential Actions under the five key Themes, which were identified through a review of best practices and engagement with local stakeholders.

A Vision of what success looks like and the Challenges and Opportunities for getting there are identified for each Theme. These are followed by a series of Goals which set out the aspirational objectives for developing Sandwich South as a sustainable neighbourhood. A series of Potential Actions under each Goal describes the more detailed activities needed to achieve those aspirational objectives.

### 4.1 Theme #1 Natural Environment and Green Infrastructure

Enhancing and preserving the existing ecosystems and creating opportunities for the community to value and connect with nature are just some of the vital strategies to strengthen the overall natural environment in Sandwich South. Where possible, this Framework will address strategies to restore any loss of natural biodiversity or ecosystems.

Water is a significant factor when planning for a sustainable neighbourhood. Therefore, resilient landscaping and stormwater management are essential for planning for future climate changes, whether it be large amounts of rain or not enough rain. To further contribute towards a sustainable future in Sandwich South, this framework identifies strategies to not only reduce and divert waste from construction and demolition activities in the new buildings but also identifies strategies to track operational waste in existing facilities.

Theme #1 Goals	Number of Potential Actions
Goal 1.A. Preserve and protect the natural environment and biodiversity of Sandwich South.	4
Goal 1.B. Create a network of natural areas, open space and active trails that maintain, enhance, and protect the functionality of the natural environment and wildlife.	3
Goal 1.C. Create a community that promotes sustainable stormwater management.	3
Goal 1.D. Reduce overall water consumption.	2
Goal 1.E. Reduce operational waste and divert waste streams from disposal to recycling and reuse.	4
Goal 1.F. Prioritize waste diversion strategies for construction and demolition waste.	2

### 4.2 Theme #2 Green Jobs and Economy

Sustainable growth in Sandwich South will rely on the availability of sustainable products, market demand for sustainable practices and a talented workforce with training that aligns with sustainable best practices. Sandwich South’s growth may therefore support the expansion of the green technology sectors, sustainable and equitable job opportunities for workers, and links between industries and educational and training institutions if a demand is created within the market.

Theme #2 Goals	Number of Potential Actions
Goal 2.A. Leverage sustainable development in Sandwich South for broader community benefits and employment.	4
Goal 2.B. Encourage sustainable food sector activity to support local food access and food security.	3
Goal 2.C. Establish partnerships with the Regional Hospital and other local institutions to support innovation, talent development, attraction and retainment.	4
Goal 2.D. Establish a Green Technology Innovation Hub that supports and catalyzes the local green technology industry.	3
Goal 2.E. Promote the establishment and success of small-scale local businesses in Sandwich South.	2

### 4.3 Theme #3 Climate Leadership and Green Energy

Reducing greenhouse gas emissions, enhancing energy and climate resilience, and developing a net zero energy strategy are essential for creating a sustainable Sandwich South. The Climate Change and Green Energy Goals focus on key partnerships, performance targets, and strategic initiatives that establish a pathway to reducing emissions and strengthening the community's climate resilience. Through these efforts, Sandwich South will pave the way for a sustainable future, setting a benchmark for climate action and environmental responsibility in the region.

Theme #3 Goals	Number of Potential Actions
Goal 3.A. Develop a net zero ready community.	6
Goal 3.B. Reduce embodied carbon community-wide.	4
Goal 3.C. Integrate climate change adaptation and resilience measures into the development of buildings, infrastructure, and energy systems.	4

### 4.4 Theme #4 Sustainable Transportation and Mobility

Sustainable transportation and mobility will contribute significantly to a sustainable Sandwich South. The Sustainable Transportation and Mobility Goals and Potential Actions describe how people, departments and agencies involved with the design and delivery of roads, transit, walking/cycling networks, and new forms of mobility can help to support more sustainable modes of travel within and beyond Sandwich South.

Theme #4 Goals	Number of Potential Actions
Goal 4.A. Promote travel by more active modes.	4
Goal 4.B. Promote travel by more sustainable modes.	10
Goal 4.C. Encourage sustainable vehicle usage, where automobiles are appropriate.	4
Goal 2.D. Establish a Green Technology Innovation Hub that supports and catalyzes the local green technology industry.	3
Goal 2.E. Promote the establishment and success of small-scale local businesses in Sandwich South.	2

## 4.5 Theme #5 Community, Land Use, and Design

The Goals and Potential Actions under the Community, Land Use, and Design Theme address the broader aspects of complete community-building and sustainability that support everyday quality of life. The measures under this theme are focused on establishing the quality of urban design and mixed land uses and housing options for diversity at any stage of life.

Theme #5 Goals	Number of Potential Actions
Goal 5.A. Create a complete, connected community that attracts residents to Sandwich South and enables them to stay throughout the stages of their lives.	6
Goal 5.B. Engage communities in equitable and sustainable placemaking and place keeping.	5
Goal 5.C. Encourage private development to deliver a range of needed housing types, tenures, and affordability levels.	5
Goal 5.D. Develop financial tools and land strategies to enable public and non-profit delivery of affordable housing.	5
Goal 5.E. Design affordable housing to address energy poverty and avoid stigmatization.	6

## 5. Implementation

While the Vision for Sandwich South is ambitious, the SNAP seeks to provide clear and implementable Potential Actions that can be undertaken incrementally. The Potential Actions range from improved education and outreach to updating local policies to formalizing partnerships between the City, key industries, and institutions.

The SNAP identifies 92 Potential Actions to achieve the overall Vision, and the Goals under each of the 5 Project Themes. Some Potential Actions should have greater implementation focus than others, and not all tactics need to be undertaken all at once, or even in the near term. Of the 92 total SNAP Potential Actions, the SNAP identifies 47 Principle Actions which:

- Have the greatest potential impact on the related Goal; and
- Have the clearest path to implementation, in terms of responsibility, partnership opportunities, and enabling conditions; and/or,
- Were high priority items for people who participated in the project’s engagement process.

The detailed Sandwich South SNAP Framework provides tactics to consider for many of the SNAP Potential Actions. These considerations indicate that there are certain overarching implementation tools and strategies that will enable multiple Potential Actions across multiple SNAP Themes and Goals. These key implementation tools and strategies are:

- Making **policy adjustments**;
- Establishing **green development standards**;
- Providing **incentive programs**;
- Creating **partnerships**;
- Promoting **education**; and
- Establishing **engagement forums**.

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