

Environment and Climate Change Advisory Committee Meeting

held on Thursday, May 22, 2025

at 5:30 o'clock p.m. in Room 204, 350 City Hall Square West

1. Call to Order

READING OF LAND ACKNOWLEDGEMENT

I would like to begin by acknowledging that the land on which we gather is the traditional territory of the Three Fires Confederacy of First Nations, which includes the Ojibwa, the Odawa, and the Potawatomi. The City of Windsor honours all First Nations, Inuit and Métis peoples and their valuable past and present contributions to this land

2. Declaration of Conflict

3. Minutes

Adoption of the minutes of the meeting held December 4, 2024 – ***attached.***

4. Business Items

4.1 SNAP Overview and Report Update

Matthew Johnson, Executive Director, Economic Development and Climate Change to provide a Presentation – ***attached.***

4.2 Environmental Assessment Process

Matthew Johnson to provide a verbal update.

4.3 Earth Day Debrief

Matthew Johnson to provide a verbal update.

4.4 Committee Sponsorship/Partnership Opportunities

Matthew Johnson to provide a verbal update.

4.5 ECCAC Logo Design

Shane Potvin, Spotvin Design Co. to present the new logo design.

4.6 Partnering on a Climate Change Workshop.

4.7 Discussion regarding re-committing to WIFF for 2025.

5. Subcommittee Reports

5.1 City of Windsor Bird Team Subcommittee
Jennifer Nantais, Chair

5.2 Planning and Environment Subcommittee
Councillor Angelo Marignani, Chair

5.3 Public Education and Engagement Subcommittee
Maria Boada, Chair

5.4 Youth Subcommittee
VACANT, Chair

5.5 Budget Subcommittee
Frank Butler, Chair

6. New Business

7. Date of Next Meeting

The date of the next meeting 'to be determined.

8.. Adjournment

ENVIRONMENT & CLIMATE CHANGE ADVISORY COMMITTEE (ECCAC)

Meeting held December 4, 2024

A meeting of the Environment and Climate Change Advisory Committee is held this day commencing at 5:30 o'clock p.m. in Room 140, 350 City Hall Square West, there being present the following members:

Councillor Kieran McKenzie, Chair
Councillor Angelo Marignani
Maria Boada
Frank Butler
Masoumeh Mazandarani
Jennifer Nantais

Regrets received from:

Glory Aimufua
Mike Fisher

Guest in attendance:

Philippa von Zeigenweidt

Also present are the following resource personnel:

Jelena Payne, Commissioner, Economic Development
Matthew Johnson, Executive Director, Economic Development, Climate Change and Development
Nolan Lachance, Environmental & Sustainability Coordinator
Karen Kadour, Committee Coordinator

1. Call to Order

The Chair calls the meeting to order at 5:30 o'clock p.m. and the Committee considers the Agenda being Schedule A, attached hereto, matters which are dealt with as follows:

2. Declaration of Conflict

None disclosed.

3. Adoption of the Minutes

Moved by Councillor Angelo Marignani, seconded by Maria Boada,
That the minutes of the Environment and Climate Change Advisory Committee of
its meeting held July 30, 2024 **BE ADOPTED** as presented.
Carried.

Addition to the Agenda

Moved by Councillor Angelo Marignani, seconded by Maria Boada,
That the Environment and Climate Change December 4, 2024 Agenda **BE
AMENDED** to add the “Sandwich South: Sustainable Neighbourhood Action Plan”.
Carried.

Jelena Payne, Commissioner, Economic Development and Matthew Johnson,
Executive Director, Economic Development, Climate Change and Development are
present to provide an overview. The document entitled “Sandwich South: Sustainable
Neighbourhood Action Plan – Summary Report” or SNAP report is **attached** as Appendix
“A”.

Jelena Payne advises that the SNAP Report has tight deadlines related to the FCM
Grant that funded this work. The intent of this Grant was to proactively work with the
community, work with consultants and stakeholders to create and identify best practices
as this new area is developed. She adds that the document will be going to Council on
December 9, 2024.

Matthew Johnson provides the following remarks:

- The SNAP Summary report covers the process that the team went through as well as a vision for the site including the major themes for SNAP.
- The process included a three-phased approach where it included public consultation, and engagement with subject matter experts and looking how to have sustainable development within the Sandwich South area.
- The 5 themes that are outlined in the report have several goals and actions that are linked to those goals.
- Themes include:
 - Theme #1 Natural Environment and Green Infrastructure
 - Theme #2 Green Jobs and Economy
 - Theme #3 Climate Leadership and Green Energy
 - Theme #4 Sustainable Transportation and Mobility
 - Theme #5 Community, Land use and Design

Jelena Payne and Matthew Johnson advise they will come back at a future date to
ECCAC and will present an overview on the 92 action items. She states once the plan is

endorsed by City Council, and is presented to FCM, it will be shared with all relevant City departments and developers who may be developing in the Sandwich south area.

Frank Butler requests that the 92 best practices be provided to the Committee prior to the next meeting of the ECCAC. Jelena Payne advises that a link will be provided.

Councillor Angelo Marignani advises that education relating to Sandwich South Neighbourhood Action Plan is important. Jelena Payne responds that the entire Report will be on-line (on the website and FCM's website).

Maria Boada asks if this is something the ECCAC can recommend to Council in terms of budget. She adds it is important to keep Council and our government accountable due to the climate emergency.

Matthew Johnson responds that they are currently going through a Community Improvement Plan review in the Planning Department, and this process involves considering incentivizing of various green issues and actions. From an economic development lens, we are attracting and targeting companies to the area that support the green economy. Jelena Payne responds that updates will be reported to Council. Maria Boada states that the city is not doing enough as they have less than 5 years to meet the environmental goals.

The Chair advises that the 92 recommendations can be reviewed by the Committee. If the city follows what has been presented, the city will build the most sustainable and environmentally progressive neighbourhoods that the city has ever built.

Councillor Angelo Marignani suggests that a "Windsor Communication Clerk App" be developed for the residents and to promote the developers.

Jennifer Nantais remarks if there are recommended best practices with no real requirements for minimum standards, she asks how we will measure in the future whether this neighbourhood is any more sustainable than any other neighbourhood as the recommendations do not have to be adopted. She questions if ECCAC could provide some goals in terms of how much green space, etc. to be able to see some measure of success. Jelena Payne responds that some of that may come from the Secondary Plan process and notes that "green space" can be integrated into the Secondary Plan as a measurable requirement. The Chair asks if that would form part of the recommendations that will come from the plan that would be developed. He notes there is no strategy in the plan for metrics.

Maria Boada questions if there will be an opportunity after viewing the plan to provide recommendations as to how things will be measured and implemented. Jelena Payne responds that is the role of the Committee.

The Chair thanks Jelena Payne and Matthew Johnson for their presentation.

Moved by Councillor Angelo Marignani, seconded by Maria Boada,
That the Sandwich South: Sustainable Neighbourhood Action Plan presented by Jelena Payne, Commissioner, Economic Development and Matthew Johnson, Executive Director, Economic Development **BE RECEIVED** and further, that Administration **BE REQUESTED** to report back on an implementation strategy including all of the documentation for a full review.

Carried.

4. Business Items

4.1 WIFF Environment Movie

The Chair states that the screening recently shown at the Capitol Theatre dealt with algae being added to the water in some parts of the country because of the impact of the invasive species. He adds that two film makers were present, and the event was a great success with approximately 150 people in attendance. He indicates that a comment board was available for the public to offer feedback on the film which will be consolidated and provided at the next meeting.

Frank Butler expresses concern that the booklet available at the showing was not done in an environmentally friendly way. The Chair suggests correspondence can be sent to WIFF to request that more sustainable materials be utilized in their handouts.

Councillor Angelo Marignani advises that there are three episodes of “All Too Clear” available on TVO which refers to the poisonous algae in Lake Erie and the St. Clair River.

Moved by Maria Boada, seconded by Frank Butler,

That the report regarding the screening of an environmental film at the Capitol Theatre on October 29, 2024, **BE RECEIVED** and further, that the Chair **BE DIRECTED** to correspond with WIFF to express gratitude and to suggest that environmental sustainability be considered in future festivals.

Carried.

4.2 Election of a new Chair for the Youth Subcommittee

Maria Boada reports that she and Kiemia Rezagian (no longer a member) make up the subcommittee. The Chair states that the Public Engagement Subcommittee is equipped to take on the work of the Youth Subcommittee. It is generally agreed that that membership of the Youth Subcommittee will remain vacant at this time.

Moved by Frank, seconded by Councillor Angelo Marignani,

That the election of a new Chair for the Youth Subcommittee **BE REFERRED** to the next meeting of the ECCAC.

Carried.

4.3 Earth Day Planning to Commence

Nolan Lachance remarks that Earth Day will be held on April 27, 2025 at Malden Park. The Committee agrees to participate in the 2025 Earth Day event.

Moved by Frank Butler, seconded by Maria Boada,
That the Environment and Climate Change Advisory Committee **BE INVOLVED** in the 2025 Earth Day event to be held at Malden Park.
Carried.

4.4 ECCAC 2024 Operating Budget

The Chair suggests the creation of an ad hoc subcommittee to meet and make recommendations regarding the allocation of the 2024 Operating Budget in the amount of \$11,974.56. Councillor Angelo Marignani proposes using some of the funds for an ad campaign or a video to promote the environment.

Moved by Maria Boada, seconded by Councillor Angelo Marignani,
That an Ad Hoc Subcommittee **BE CREATED** to review various options to invest the available 2024 Operating Budget funds for environmental initiatives.
Carried.

5. Subcommittee Reports

5.1 City of Windsor Bird Team

Jennifer Nantais, Chair provides the following update:

- The Bird Team Subcommittee met this month. A general template from Nature Canada is used which involves all the priorities that they have to connect on.
- In terms of the species at risk monitoring, they did some work towards chimney swifts and collected data in the city relating to roofing and nesting sites which can be viewed by all city staff.
- In terms of window collisions, briefs can be requested for Official Plan Amendments, Zoning By-law Amendments and Draft Plans and Site Plan Control. She suggests making recommendations to new developments for bird friendly windows.
- They participated in the global bird rescue for the first time and the building was monitored by City staff. Some of the buildings with the most collisions were recorded.
- Filling out the terms of reference provided by Nature Canada to solidify the team to be opened to public members.

Massoumeh Mazandarani asks if data is available regarding how many birds are killed due to window collisions in the City of Windsor and what can be done to minimize this problem. Jennifer Nantais responds that one of the things that we can do is to notice where the problem areas are and to record those numbers. The City of Windsor has to count the collisions to know the extent of the impact.

The Chair suggests that Jennifer Nantais provide initiatives to be funded from the 2025 operating budget.

The Chair proposes at the next meeting, that consideration be given to send a recommendation to Council regarding the dedication of resources to this initiative, how we are engaged in these processes, and what are the recommendations coming forward from various organizations.

Moved by Councillor Angelo Marignani, seconded by Frank Butler,
That the update by Jennifer Nantais, Chair, City of Windsor Bird Team
Subcommittee **BE RECEIVED**.
Carried.

The Chair requests that information be provided for the next meeting relating to what are the bird friendly initiatives that the city is currently undertaking, what is the status on that front, and a report on how well the city is doing.

Moved by Jennifer Nantais, seconded by Councillor Angelo Marignani,
That a report on the City of Windsor's status as a bird friendly community **BE PROVIDED** for the next meeting.
Carried.

5.2 Planning and Environment Subcommittee

No report.

5.3 Public Engagement and Education

Maria Boada refers to the WIFF movie, previously discussed and adds they will be meeting to discuss a "youth mock Council," climate change cafes, and building more awareness on compost. In terms of the mock council, the Chair advises he has reached out to a few high school contacts and reports that École Secondaire de Lamothe-Cadillac is interested in this initiative. He envisions 5 or 6 schools to propose an environmental initiative for the city to consider. The committee would then stage a mock council in the Council Chambers and allow them to present, to debate, and to make recommendations that would go forward to Council.

Maria Boada advises that the logo for the Committee is not a high-resolution image. The Chair suggests hiring a professional to do a refresh of the logo.

Moved by Councillor Angelo Marignani, seconded by Jennifer Nantais,
That the update by Maria Boada, Chair, Public Engagement and Education **BE RECEIVED.**

Carried.

5.4 Youth Subcommittee

No report.

5.5 Budget Subcommittee

Frank Butler, Chair submits the following budget items for consideration:

- **Red light cameras and enforcement of lower speed limits near schools.** Suggestion to double the red light cameras to twenty (20).
- **Naturalize city-owned parks** Planting more shade trees and incorporating features like berms and swales in parks will reduce maintenance costs and improve resilience in the event of extreme weather conditions.
- **Let grass in city-owned parks grow higher** – Increasing the time between mowings and allowing grass to grow several inches higher will save labour costs. It will also support biodiversity in city-owned parks.
- **Improve Windsor Police Services (WPS) stolen bicycle recovery by signing into Garage 529.** WPS currently does not have dedicated staff to actively manage bicycle registration. This makes it complicated to track down stolen bicycles. Garage 529 is an international online platform that provides bike registry services, costing much less than managing a city-owned registration and tracking system.
- **Streamline Property Standards By-law** – Updating and streamlining the Property Standards By-law to meet current environmental best practices will enable responsible land stewardship practices and reduce enforcement costs.
- **Lean on environmental non-governmental organizations (NGO's) and engaged citizens**
- Windsor's current hiring freeze has made staffing of important environmental positions difficult. Yet, many engaged citizens through volunteer NGO Boards have expertise that can make it easier for the city to meet its environmental and active transportation commitments.
- **Fluoride** – Annual cost of \$150k for community water fluoridation can be saved by ending community water fluoridation. These indirect cost savings would impact Enwin's bottom line and the utility's dividend to the city.

The Chair states that currently all of the revenue generated from red light cameras because it is administered through Provincial Offences, is shared 50% with the County. The Committee is in support of increasing the number of red light cameras.

The Chair advises in terms of the suggestions to “naturalize city-owned parks’ and to “allow grass in city-owned parks to grow higher”, he proposes that this matter be referred to Parks and to ask Administration to attend the next meeting.

Jennifer Nantais remarks that conversation has been held regarding updating bylaws to support native plant gardening. She adds if Parks is present at the next meeting; it would provide an opportunity to discuss this matter.

As it relates to streamlining the Property Standards By-law, the Chair suggests that Administration from Building be invited attend the next meeting.

The Chair asks how the elimination of fluoride fits into climate change. Frank Butler responds that it is harmful to the environment and presents health issues. The Chair responds this is an issue for the Health Unit.

Moved by Frank Butler, seconded by Councillor Angelo Marignani,
That an increase in the implementation of red light cameras **BE SUPPORTED**
across the community.
Carried.

In terms of the suggestion to “improve the stolen bicycle recovery by signing onto Garage 529”, the Chair recommends inviting Lori Newton, Executive Director, Bike Windsor Essex and a representative from Windsor Police to attend the next meeting.

Maria Boada suggests that protected bike lanes be a topic of discussion at the next meeting.

Moved by Councillor Angelo Marignani, seconded by Maria Boada,
That Council **BE REQUESTED** to consider better leveraging the community’s
environmental knowledge with greater stakeholder engagement.
Carried.

Moved by Frank Butler, seconded by Jennifer Nantais,
That as fluoride is an environmental hazard, that the City of Windsor **BE
REQUESTED** to eliminate the use of fluoride in city water.
Carried.
The motion is put and is lost.

Councillor Angelo advises that the Windsor Essex County Health Unit recommends the use of fluoride due the positive dental results.

The Chair remarks this is not the work of ECCEC, but rather the work of the Health Unit.

6. New Business

None.

7. Relevant Public Engagement Opportunities

No discussion.

8. Confirm and Ratify E-mail Poll

8.1 That the following motion BE CONFIRMED AND RATIFIED:

Moved by Councillor Angelo Marignani, seconded by Maria Boada,
That the motion to approve an expenditure in the upset amount of \$1,500 BE
AMENDED to \$2,000 in order to guarantee a prime time viewing spot for the showing of
an environmental film at the Windsor Film Festival.
Carried.

9. Date of Next Meeting

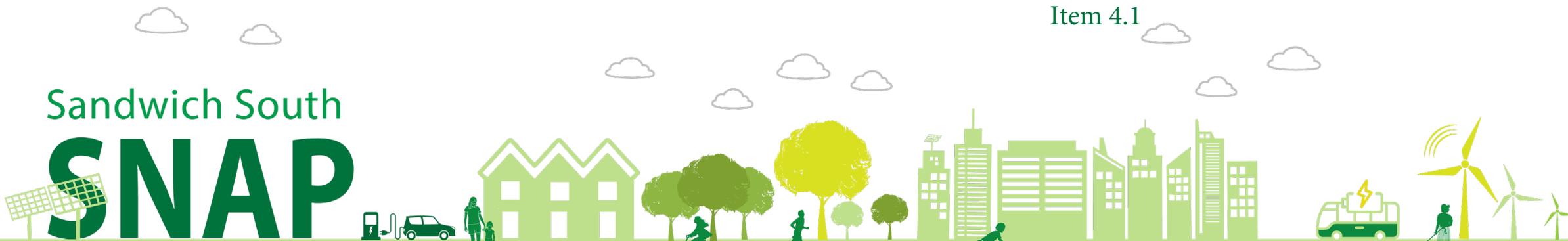
The next meeting will be held at the call of the Chair.

10. Adjournment

There being no further business, the meeting is adjourned at 7:40 o'clock p.m.

Sandwich South

SNAP



Sustainable Neighbourhood Action Plan

Environment and Climate Change Advisory Committee Meeting

May 22, 2025

Agenda

1. Project Background
2. Sandwich South Planning Area
3. Engagement Overview
4. The Vision
5. Potential Actions
6. Implementation



Presentation Objectives

1. Familiarize the committee with the background and objectives of the SNAP
2. Outline potential actions and prioritize areas of interest included in SNAP Report
3. Outline next steps for this guiding document and actions currently underway

Project Background

Phase 1	Phase 2	Phase 3
Establish a Shared Vision Understanding and Vision	Developing the Strategies for Local Success	Co-creating the Path Forward
<i>January 2023 – January 2024</i>	<i>February 2024 – April 2024</i>	<i>May 2024 – September 2024</i>
Work with the community stakeholders, the City, and consultants to create a clear Sandwich South SNAP vision.	Identify and create locally tailored strategies to achieve the Vision through community and City input.	Create an action plan with community input; finalize it for approval.
Opportunities to Engage: <ul style="list-style-type: none">• Community-wide online survey• Community and Stakeholder Visioning Workshop	Opportunities to Engage: <ul style="list-style-type: none">• Strategy Review Workshop	Opportunities to Engage: <ul style="list-style-type: none">• Individual and small-group stakeholder interviews• Sandwich South SNAP Open House (virtual)

City Plans Referenced:

City of Windsor Official Plan	County Road 42 Secondary Plan	East Pelton Secondary Plan	Windsor International Airport Master Plan
Active Transportation Master Plan	Zoning By-law	Sandwich South Master Servicing Plan	Environmental Master Plan
Community Energy Plan	Climate Change Adaptation Plan	Corporate Climate Action Plan	

Sandwich South Planning Area

The Sandwich South area is located on eastern edge of Windsor.

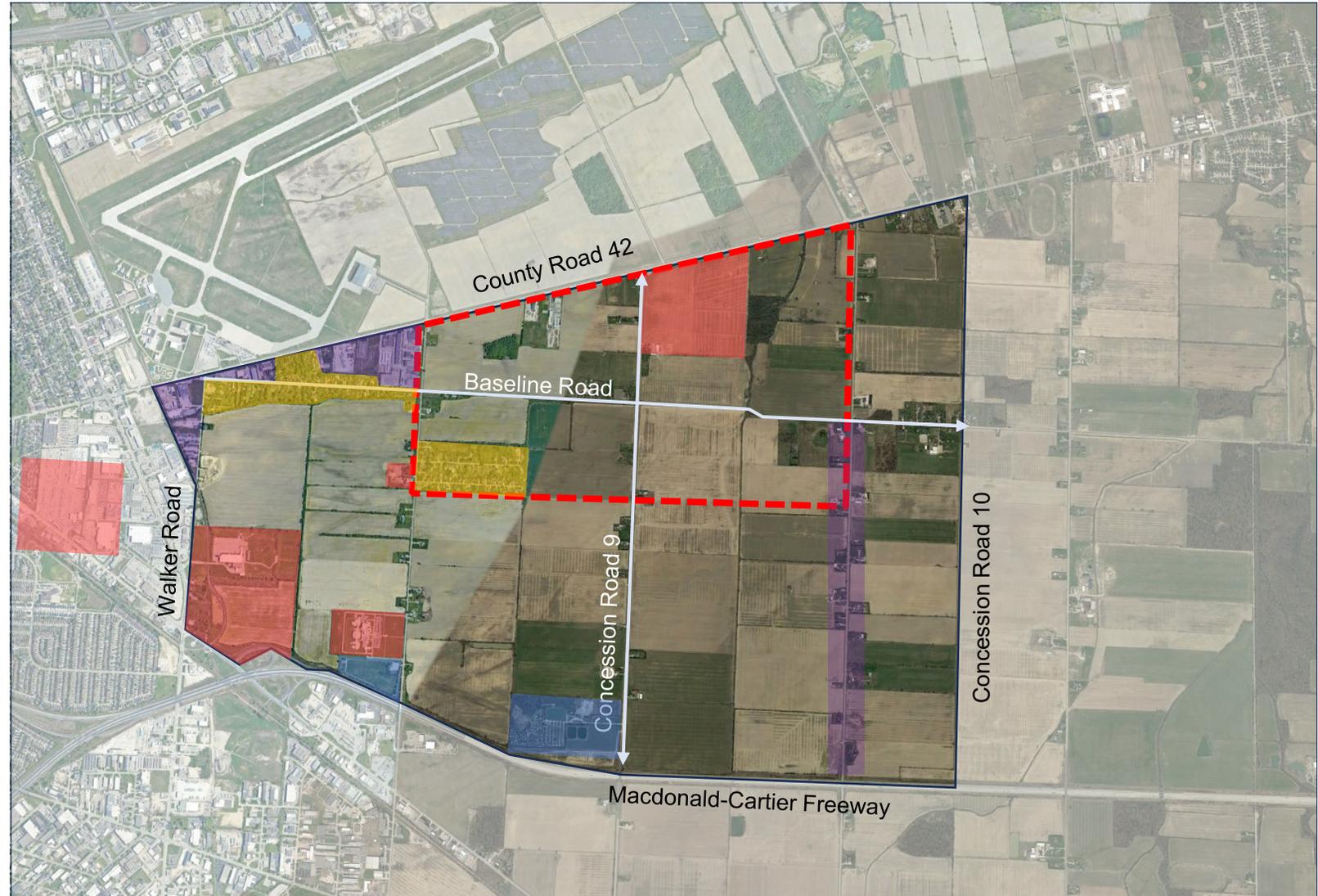


Study Area vs. Focus Area

While the SNAP encompasses a substantial study area, the focus of the efforts will be on a core focus area. In the remaining regions, designated as context areas, the approach may be somewhat less detailed or specific. The Core Study Area includes the site of the future Windsor-Essex Acute Care Hospital, and the planning policies for the area have been developed to accommodate more density and a broader mix of land uses than other parts of the Study Area.

Existing Uses

- Residential
- Institutional
- Recreation
- Commercial/Retail



Engagement Overview

1. **Project Webpage (July 2023-July 2024)** : Published on the City's Let's Talk Windsor online engagement platform, sharing project details, timelines, background information, and opportunities to engage – 760 unique visitors
2. **Stakeholder Visioning Workshop (October 27, 2023)**: 35+ subject matter experts came together to help shape the vision and identify topic-specific priorities for Sandwich South
3. **Community Visioning Survey (Nov 9, 2023 – Jan 24, 2024)**: Deployed through the City's Let's Talk webpage to gather community input on priorities, issues, opportunities and aspirations for Sandwich South (136 surveys completed)
4. **Virtual Strategy Review Workshop (April 16, 2024)**: 45+ subject matter experts attended a 2-hour virtual workshop to receive updates on the project and provide feedback on the early draft of the report and potential actions
5. **Internal department stakeholder meetings (Spring 2024)**: Stakeholder meetings were conducted with numerous departments across the City to help create the potential actions

The vision

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.

SNAP Topic Areas

The **SNAP** is structured around the following 7 Topic Areas:



Potential Actions:

Theme #1: Natural Environment and Green Infrastructure

Goal 1.A. Preserve and protect the natural environment and biodiversity of Sandwich South.

Potential Action	City of Windsor	Tactics to Consider
Principle Actions		
Action 1.1. Complete and document an ecosystem assessment for the entire community boundary to identify vulnerable ecosystem areas, existing ecosystem services, natural heritage resources, habitat types, biodiversity and develop recommendations for preservation and enhancement measures.	Forestry and Natural Areas, Environmental Sustainability and Climate Change Office	
Action 1.2. Conserve the natural heritage of Sandwich South by maintaining and managing existing ecosystem services, habitats, and species to ensure their resilience long-term.	Forestry and Natural Areas, Environmental Sustainability and Climate Change Office	
Action 1.3. In areas where there is a loss of ecosystem or habitat, encourage mitigation and restoration of habitat and ecosystem services elsewhere within the Sandwich South site boundary.	Forestry and Natural Areas, Environmental Sustainability and Climate Change Office	
Supplemental Actions		
Action 1.4. Establish requirements for bird-friendly development and infrastructure that protects against bird collisions.	Environmental Sustainability and Climate Change Office, Forestry and Natural Areas	Green Development Standard; SS Master Servicing Plan - Waterfowl Mitigation Plan

Potential Actions:

Theme #1: Natural Environment and Green Infrastructure

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.

Potential Action	City of Windsor	Tactics to Consider
Principle Actions		
Action 1.5. Enhance existing natural features to establish a network of natural areas and ecological linkages that will allow for and improve biodiversity and movement of wildlife while providing opportunities for use and recreation by the community.	Environmental Sustainability and Climate Change Office, Forestry and Natural Areas, Planning and Development Services	Policy: Augment Official Plan / Country Road 42 Secondary plan; SS Master Servicing Plan
Action 1.6. Establish sustainability requirements for urban tree canopy, active trails, vegetated buffers, and naturalized areas within the study area.	Forestry and Natural Areas, Parks and Facilities, Environmental Sustainability and Climate Change Office	Policy: Augment Official Plan / Country Road 42 Secondary plan
Supplemental Actions		
Action 1.7. Include natural area buffers and wildlife crossings into infrastructure planning, where possible, to minimize human-wildlife conflict.	Forestry and Natural Areas, Engineering, Environmental Sustainability and Climate Change Office	

Potential Actions:

Theme #1: Natural Environment and Green Infrastructure

Goal 1.C. Create a community that promotes sustainable stormwater management.

Potential Action	City of Windsor	Tactics to Consider
Supplemental Actions		
Action 1.8. Prioritize nature-based solutions and features to manage stormwater quality and quantity such as preservation and enhancement of existing wetlands, integration of stormwater management with existing and enhanced natural features.	Engineering, Environmental Sustainability and Climate Change Office	Green Development Standards
Action 1.9. Establish incentives to reuse rain and greywater at the site level.	Engineering, Environmental Sustainability and Climate Change Office	Incentive, Stormwater Financing Charges
Action 1.10. For both public and private infrastructure, facilitate use of sustainable hardscape materials to reduce the amount of high-permeability surfaces and to manage stormwater run-off, e.g. permeable pavement.	Environmental Sustainability and Climate Change Office, Engineering, Parks and Facilities	Education: Provide related resources and case studies

Potential Actions:

Theme #1: Natural Environment and Green Infrastructure

Goal 1.D. Reduce overall water consumption.

Potential Action	City of Windsor	Tactics to Consider
Principle Actions		
Action 1.11. Establish landscaping guidelines that address biodiversity as well as planning for future climate change through resilient landscape design, e.g. drought-tolerant, flood proof, native plantings, rain gardens, rain barrels, and more.	Environmental Sustainability and Climate Change Office, Forestry and Natural Areas, Planning and Development Services	Education: Provide related resources and case studies
Supplemental Actions		
Action 1.12. Establish standards and targets to reduce water consumption at the building and property level through use of low-flow fixtures and efficient irrigation systems.	Environmental Sustainability and Climate Change Office	Green Development Standards

Potential Actions:

Theme #1: Natural Environment and Green Infrastructure

Goal 1.E. Reduce operational waste and divert waste streams from disposal to recycling and reuse.

Potential Action	City of Windsor	Tactics to Consider
Principle Actions		
Action 1.13. Develop a community-scale waste management plan that, at a minimum, identifies waste reduction targets, identifies materials to be diverted from disposal, infrastructure needs to support waste management, and source reduction strategies and solutions.	Environmental Sustainability and Climate Change Office, Environmental Services	Green Development Standards
Action 1.14. Conduct waste audits to track the total and diverted municipal solid waste for the community on a yearly basis.	Environmental Sustainability and Climate Change Office, Environmental Services	
Action 1.15. Facilitate community-based composting to reduce organic waste from households by providing facilities for composting for residents who don't have their own backyard space or won't have curbside collection, e.g. within community gardens.	Environmental Sustainability and Climate Change Office, Environmental Services	
Action 1.16: Establish operational waste management strategies and goals when developing properties in Sandwich South.	Environmental Sustainability and Climate Change Office, Planning and Development Services, Engineering	

Potential Actions:

Theme #1: Natural Environment and Green Infrastructure

Goal 1.F. Prioritize waste diversion strategies for construction and demolition waste.

Potential Action	City of Windsor	Tactics to Consider
Principle Actions		
Action 1.17. Establish performance targets and reporting requirements for construction waste management and diversion for all City-owned projects in the study area.	Planning and Development Services, Environmental Sustainability and Climate Change Office	Green Development Standards: city-owned buildings
Action 1.18. Require developers to prepare construction waste management plans for new construction and development projects as part of the approvals process.	Planning and Development Services, Environmental Sustainability and Climate Change Office	Green Development Standards

Potential Actions:

Theme #2: Green Jobs and Economy

Goal 2.A. Leverage sustainable development in Sandwich South for broader community benefits and employment.

Potential Action	City of Windsor	Tactics to Consider
Principle Actions		
Action 2.1: Develop a Community Benefits Plan for Sandwich South's ongoing development. The Plan should articulate goals and strategies for local workforce development and participation; equitable and local procurement; and community infrastructure. The Community Benefits Pan should establish a governance structure that enables long-term tracking of success and deep community participation, while not shifting oversight responsibilities to equity-deserving groups.	Economic Development and Climate Change, Human and Health Services, Employment and Social Services	Engagement Forum: Ideally includes creation of standing community working group.
Action 2.2: Create development incentives for sustainable building practices, including use of solar PV to support a green grid.	Planning and Development Services, Economic Development and Climate Change, Finance	Incentive: May be implemented through a CIP.
Action 2.3: Create incentives for equitable and local hiring practices in the development process. This would include incentives for hiring equity-deserving or under-represented groups, and for hiring from a City-defined local context.	Economic Development and Climate Change, Finance, Employment and Social Services	Incentive: May be implemented through a CIP. Ideally guided by Community Benefits Plan.
Action 2.4: Establish goals and incentives for local and sustainable procurement, from suppliers adhering to defined sustainability standards, and from suppliers representing equity-deserving groups.	Economic Development and Climate Change, Corporate Services: Purchasing, Risk Management and Provincial Offences	Incentive: May be implemented through a CIP. Ideally guided by Community Benefits Plan.

Potential Actions:

Theme #2: Green Jobs and Economy

Goal 2.B. Encourage sustainable food sector activity to support local food access and food security.

Potential Action	City of Windsor	Tactics to Consider
Principle Actions		
Action 2.5: Ensure that land use policies and regulations permit a full range of community-based urban agriculture, including community gardens and allotment gardens.	Environmental Sustainability and Climate Change Office, Parks and Facilities	Policy: Requires Official Plan and Zoning By-law, Community Garden policy review.
Action 2.6: To support increased access to food and economic opportunities for food producers and merchants, permit local food markets (e.g., farmers markets and community good food markets) throughout Sandwich South in both regular locations and pop-up formats.	Economic Development and Climate Change, Planning and Development Services	Policy: Requires Official Plan and Zoning By-law policy review.
Action 2.7: Examine demand for, and benefits of, encouraging local and sustainable food production industries to locate in Sandwich South. If feasible and impactful, identify required marketing and incentive supports.	Economic Development and Climate Change, Planning and Development Services	

Potential Actions:

Theme #2: Green Jobs and Economy

Goal 2.C. Establish partnerships with the Regional Hospital and other local institutions to support innovation, talent development, attraction and retainment.

Potential Action	City of Windsor	Tactics to Consider
Principle Actions		
Action 2.8: Support the Windsor-Essex Acute Care Hospital's local hiring practices by making connections to local educational institutions.	Human and Health Services, Economic Development and Climate Change	Partnership: Requires establishing connections with educational institutions.
Action 2.9: Work with landowners and developers to implement the policies of the County Road 42 Secondary Plan that encourage locating healthcare-related services and businesses near the future hospital.	Economic Development and Climate Change, Planning and Development Services	Action aligns with the intentions of the Business Park Type 2 land use designation. Most feasible after completion of new hospital and substantial residential development.
Action 2.10: Provide the Sandwich South SNAP to Infrastructure Ontario and development leads of the Windsor-Essex Acute Care Hospital to identify potential alignment with existing or additional commitments to sustainable materials and design.	Economic Development and Climate Change, Corporate Services: Purchasing, Risk Management and Provincial Offences	
Action 2.11: At build-out of Windsor-Essex Acute Care Hospital and Windsor International Airport employment lands, explore feasibility of event, conference and training spaces to maximize opportunities for industry advancement.	Economic Development and Climate Change	

Potential Actions:

Theme #2: Green Jobs and Economy

Goal 2.D. Establish a Green Technology Innovation Hub that supports and catalyzes the local green technology industry.

Potential Action	City of Windsor	Tactics to Consider
Principle Actions		
Action 2.12: Establish a green technology industry group (starting with groups already active in the green technology space) to identify shared objectives and identify opportunities for marketing, clustering, and industry capacity-building.	Economic Development and Climate Change	Engagement Forum: Requires creation of industry group.
Action 2.13: Partner with institutional anchors to provide onsite and offsite education and training to develop local skills and capacities to match the needs in both traditional trades and emerging technologies. Where possible, adapt curricula to address ambitions and needs related to green technologies.	Economic Development and Climate Change	Engagement Forum: Ideally undertaken with input from an industry advisory group. Partnership: Requires establishing connections to educational institutions.
Supplemental Actions		
Action 2.14: Identify a potential location for a physical innovation hub in Sandwich South that is near existing businesses, convenient for users of green technologies, and provides opportunities for cluster growth.	Planning and Development Services, Economic Development and Climate Change, Legal Services and Real Estate	Engagement Forum: Ideally undertaken with input from an industry advisory group. Partnership: Would benefit from established connections to educational institutions.
Action 2.15: Establish a City or industry-led forum to connect local green technology expertise with the construction and development needs of major local employers and enterprises.	Planning and Development Services, Economic Development and Climate Change	Engagement Forum: Requires creation of an industry advisory group.

Potential Actions:

Theme #2: Green Jobs and Economy

Goal 2.E. Promote the establishment and success of small-scale local businesses in Sandwich South.

Potential Action	City of Windsor	Tactics to Consider
Principle Actions		
Action 2.16. Establish a Community Improvement Area (CIP) and Business Improvement Area (BIA) to support economic development opportunities.	Planning and Development Services, Economic Development and Climate Change	Incentive / Engagement Forum: Most feasible after completion substantial residential development, though creation of CIP should precede build-out.
Supplemental Actions		
Action 2.17. Establish land use policies and built form standards that require and encourage spaces for small businesses.	Planning and Development Services, Economic Development and Climate Change	Policy: Requires Official Plan and Zoning By-law policy review.

Potential Actions:

Theme #3: Climate Leadership and Green Energy

Goal 3.A. Develop a net zero ready community.

Potential Action	City of Windsor	Tactics to Consider
Principle Actions		
Action 3.1. Establish energy and carbon targets and standards for new City-owned buildings that go beyond building code, including targets for energy performance, greenhouse gas intensity, and embodied carbon of construction materials.	Environmental Sustainability and Climate Change Office, Planning and Development Services, Corporate Projects	Green Development Standard: city-owned buildings Capital budget Impacts (in terms of upfront costs and potential long-term efficiencies) should be assessed.
Action 3.2. Establish energy and carbon targets and standards for new developments that go beyond building code, including targets for energy performance, greenhouse gas intensity, and embodied carbon of construction materials.	Environmental Sustainability and Climate Change Office, Planning and Development Services	Green Development Standard
Action 3.3. Engage utility, developer, and government partners to analyze future opportunities for district and low-carbon energy systems for the study area and future development. With partners, develop a net-zero community energy study addressing climate mitigation and energy resilience.	Environmental Sustainability and Climate Change Office, Planning and Development Services	Engagement Forum: developers, utilities, provincial authorities and agencies
Action 3.4. Create incentives for the adoption of site level renewable energy systems for existing and new developments in the study area, e.g. solar panels, "solar ready" development.	Environmental Sustainability and Climate Change Office	Incentive
Action 3.5. Engage in partnerships and policy discussions with higher levels of government / government agencies to address barriers, regulatory challenges, and opportunities related to net zero communities. E.g. IESO, OEB	Environmental Sustainability and Climate Change Office	Engagement Forum: provincial authorities and agencies
Supplemental Actions		
Action 3.6. Incentivize and enable the retrofit of existing buildings within the study area to increase energy efficiency and decrease GHG emissions, in alignment with the City's wider Community Energy Plan.	Environmental Sustainability and Climate Change Office	Incentive

Potential Actions:

Theme #3: Climate Leadership and Green Energy

Goal 3.B. Reduce embodied carbon community-wide.

Potential Action	City of Windsor	Tactics to Consider
Principle Actions		
Action 3.7. Provide education and resources related to reducing embodied carbon from building materials. Engage with local material suppliers and manufacturers to identify lower carbon materials in the Windsor-Essex market.	Environmental Sustainability and Climate Change Office	Education: Provide related resources and case studies
Action 3.8. Require the performance of upfront material carbon Life Cycle Assessments (LCA) for all City-owned new construction projects. Share LCA data and results as an educational resource.	Environmental Sustainability and Climate Change Office, Engineering, Corporate Projects	Green Development Standard: city-owned buildings
Action 3.9. Require the performance and submission of upfront material carbon Life Cycle Assessments (LCA) for all new construction projects in the study area.	Environmental Sustainability and Climate Change Office, Engineering	Green Development Standard
Supplemental Actions		
Action 3.10. Research the feasibility of use of low-carbon materials for City infrastructure, such as sidewalks and roadways, e.g. lower-carbon concrete, steel, paving materials. Identify opportunities for use of low-carbon materials in City-led development projects.	Environmental Sustainability and Climate Change Office, Engineering	Education: research opportunities for use in city infrastructure, share findings with relevant departments

Potential Actions:

Theme #3: Climate Leadership and Green Energy

Goal 3.C. Integrate climate change adaptation and resilience measures into the development of buildings, infrastructure, and energy systems.

Potential Action	City of Windsor	Tactics to Consider
Principle Actions		
Action 3.11. Develop a resilience screening checklist to be submitted at the application and approval stage for new projects within the study area, with the aim of documenting encouraging site level resilience measures for all new developments.	Environmental Sustainability and Climate Change Office, Planning and Development Services	Policy: Augment Official Plan/County Road 42 Secondary plan to require submittal at approvals stage
Supplemental Actions		
Action 3.12. Building on City's Climate Change Adaptation Plan, integrate energy resilience considerations into a community-wide net zero energy study addressing relevant climate hazards, potential impacts, and resilience measures for the study area's energy infrastructure.	Environmental Sustainability and Climate Change Office	
Action 3.13. Identify and plan for the development of a future Sandwich South community "Resilience Hub", a public, community facility that provides services during and after emergency events including non-fossil backup power, cooling center, and community resources. e.g. co-located within a community center, school, library, or other public space within the Sandwich South community.	Environmental Sustainability and Climate Change Office, Asset Planning, Parks and Facilities, Engineering	
Action 3.14. Work with other levels of government, government agencies to explore opportunities for a pilot and incentive program for the use of Distributed Energy Resources (DERs) at the community scale. E.g. renewables, battery storage systems, vehicle-to-grid, microgrids, smart grid and metering solutions.	Environmental Sustainability and Climate Change Office	Engagement Forum: utilities, provincial authorities and agencies

Potential Actions:

Theme #4: Sustainable Transportation and Mobility

Goal 4.A. Promote travel by more active modes.

Potential Action	City of Windsor	Tactics to Consider
Principle Actions		
Action 4.1. Expand direction for Sandwich South within the Windsor Active Transportation Master Plan to guide new investments as the area develops.	Transportation Planning	Will require consideration of timing for next update. It may be valuable to undertake in advance of significant development.
Action 4.2. Strengthen connections between Sandwich South and surrounding communities by updating the Windsor Loop Plan to connect with the site of the new hospital.	Transportation Planning, Planning and Development Services	
Action 4.3. Disconnect the number of required bike parking spaces from the required parking spaces within new development to ensure reductions in vehicular parking do not result in a reduction in bike parking.	Transportation Planning, Planning and Development Services	Policy: Zoning By-law Amendment
Action 4.4. Support active mobility and Windsor's commitment to Vision Zero by identifying and implementing a network of complete streets connecting key destinations within and surrounding Sandwich South.	Transportation Planning, Engineering, Planning and Development Services, Transit Windsor	

Potential Actions:

Theme #4: Sustainable Transportation and Mobility

Goal 4.B. Promote travel by more sustainable modes.

Potential Action	City of Windsor	Tactics to Consider
Principle Actions		
Action 4.5. Implement transit priority measures along the key routes connecting the future hospital with the Windsor International Transit Terminal Via Devonshire Mall and the East End Terminal.	Transit Windsor	Should be timed to coincide with the opening of the hospital.
Action 4.6. Leverage the high level of trips to and from the hospital and airport to establish eco-mobility hubs that bring together transit, active and micromobility to create a convenient point of access to more sustainable modes. Complement the larger mobility hubs with smaller localized hubs throughout the community.	Transit Windsor, Transportation Planning	Should be timed to coincide with the opening of the hospital.
Action 4.7. Establish a Sandwich South TDM program that works with local employers and institutions to encourage more sustainable modes of travel. Strategies could include providing corporate transit pass discounts, providing education and training on sustainable travel options, facilitating development of a neighbourhood-focused rideshare program or supporting emergency/off-peak travel.	Economic Development and Climate Change, Transit Windsor	
Action 4.8. Implement an Education and training program for local residents and school children to make them aware of more sustainable mobility options/programs.	Environmental Sustainability and Climate Change Office, Transportation Planning	
Action 4.9. Require transportation demand management strategies to be submitted as component of larger development applications. The strategies should identify a suite of incentives to encourage and enable future users to choose more sustainable modes of travel.	Planning and Development Services, Transportation Planning	Policy: May require Official Plan Amendment to establish new submission requirement.
Supplemental Actions		
Action 4.10. Create a micro-mobility (e.g., bike-share, E-scooters) strategy for Sandwich South and establish a phased plan of improvements to support and expand micro-mobility programs into Sandwich South and integrate micro mobility it with other circulation systems.	Transportation Planning	Should be aligned with consideration of Complete Streets and Active Transportation Network updates.
Action 4.11. Implement the updated Bus Stop Planning and Urban Design Guidelines on all stops within Sandwich South and key routes leading to and from the community.	Planning and Development Services	Policy: Should be timed to coincide with new development and transit delivery
Action 4.12 Explore partnerships with local auto manufacturers and industries to implement and expand car share services within South Sandwich and the broader community.	Economic Development and Climate Change, Planning and Development Services, Transit Windsor	
Action 4.13 Explore and pilot an on-demand transit service to connect residents to local businesses and provide off-peak transit to local employers.	Transit Windsor	
Action 4.14. Eliminate minimum parking requirements and explore the implementation of maximum parking requirements.	Planning and Development Services, Public Works Operations	Policy: Could be delivered through an area-specific by-zoning by-law amendment.

Potential Actions:

Theme #4: Sustainable Transportation and Mobility

Goal 4.C. Promote travel by more active modes.

Potential Action	City of Windsor	Tactics to Consider
Principle Actions		
Action 4.15. Adopt "EV ready" building standards to ensure that all new housing and development enables the shift to electrified mobility	Economic Development and Climate Change, Planning and Development Services	Green Development Standards: Should be timed in advance of significant new development
Supplemental Actions		
Action 4.16. Work with local energy providers and battery manufacturers to implement charging stations in key locations throughout the community.	Asset Planning, Public Works Operations	Partnership: Should be timed to coincide with significant new development
Action 4.17. Co-locate electric mobility charging infrastructure with other transportation options in a multimodal hub, offering residents convenient transportation options.	Asset Planning, Public Works Operations, Transit Windsor	
Action 4.18. Work with major employers, institutions and local transportation delivery services to understand barriers and identify strategies for increased electrification of local fleets over time.	Economic Development and Climate Change	

Potential Actions:

Theme #5: Community, Land use and Design

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.

Potential Action	City of Windsor	Tactics to Consider
Principle Actions		
Action 5.1. Increase the permitted densities and mix of uses outside of the County Road 42 Secondary Plan area to establish critical mass and range of activity capable of supporting frequent (15-minute) transit service.	Planning and Development Services, Transit Windsor	Policy: Requires Official Plan and Zoning By-law amendment.
Action 5.2: Apply permissive land use policies for incremental "gentle density" (e.g., fourplexes, 4-storey development, additional dwelling units, etc.) throughout Sandwich South.	Planning and Development Services	Policy: Requires area-specific Official Plan and Zoning By-law amendment.
Action 5.3. Augment the Residential land use designations and zones to permit local commercial uses at appropriate junctures, enabling walkable access to stores in all neighbourhoods.	Planning and Development Services	Policy: Requires Official Plan and Zoning By-law amendment.
Action 5.4. Identify locations for schools and community facilities in Sandwich South, aligned with complete streets and transit services to reduce the need to drive.	Planning and Development Services	
Supplemental Actions		
Action 5.5. Create land use policies and built form standards that require commercial uses and active frontages on primary streets, informed by economic analysis of the potential commercial land demand in Sandwich South.	Planning and Development Services, Economic Development and Climate Change	Policy: Requires Official Plan and Zoning By-law amendment.
Action 5.6. Identify areas to be planned as particularly "car-light" environments, with associated urban design guidelines. Align these areas with transit, and permit and require a mix of uses to enable local destinations that can be reached without using a car.	Transportation Planning, Economic Development and Climate Change, Transit Windsor	

Potential Actions:

Theme #5: Community, Land use and Design

Goal 5.B. Engage communities in equitable and sustainable placemaking and place keeping.

Potential Action	City of Windsor	Tactics to Consider
Principle Actions		
Action 5.7. Establish clear and accessible forums for community participation in the planning and design of public spaces.	Planning and Development Services, Economic Development and Climate Change, Parks and Facilities, Engineering	Engagement Forum: May benefit from creation of standing community advisory group. Likely most effective as more development activity/detailed area planning is initiated.
Action 5.8. Consider opportunities for Indigenous-led place keeping and environmental stewardship as a means of growing understanding and sharing knowledge of local Indigenous communities and practices.	Planning and Development Services, Economic Development and Climate Change, Corporate Services: Equity, Diversity, Inclusion, Accessibility and Indigenous Affairs	
Supplemental Actions		
Action 5.9. In consultation with community members and First Nations, identify priorities for preservation of land and access to natural amenities.	Planning and Development Services, Forestry and Natural Areas	Engagement Forum: Requires input from local Indigenous communities. Likely most effective as more development activity/detailed area planning is initiated.
Action 5.10. Develop a community wayfinding and public art strategy to reinforce local placemaking and/or place keeping.	Planning and Development Services, Cultural Affairs Office	
Action 5.11. Require new buildings and public outdoor spaces to be fully accessible, aligned with the City of Windsor Facility Accessibility Design Standards and the City of Windsor Accessibility Plan.	Planning and Development Services	

Potential Actions:

Theme #5: Community, Land use and Design

Goal 5.C. Encourage private development to deliver a range of needed housing types, tenures, and affordability levels.

Potential Action	City of Windsor	Tactics to Consider
Principle Actions		
Action 5.12. Require new higher-density development to demonstrate how the proposed unit mix responds to housing needs in Sandwich South. The threshold for applying this requirement should be informed by analysis of development viability.	Economic Development and Climate Change, Planning and Development Services	
Action 5.13. Establish clear definitions and metrics for developer-provided affordable housing. Provide clarity with regard to what qualifies as affordability, required duration of affordability, and how units or land may be transferred to the City or agencies.	Housing and Children's Services	
Action 5.14. Develop Financial Incentive Programs ("FIPs") to facilitate private sector delivery of needed housing types, tenures, and affordability levels. FIPs should be directed to projects that align with the Windsor Essex Housing and Homelessness Master Plan.	Housing and Children's Services, Planning and Development Services	Incentive: May be implemented through a CIP.
Supplemental Actions		
Action 5.15. Permit and encourage flexible building and property design to allow units and properties to meet shifting needs.	Planning and Development Services	Policy: Requires Official Plan, Zoning and other building standards review.
Action 5.16. Create a forum for coordination amongst employers and developers to create a strategy for providing sustainable and attainable workforce housing in Sandwich South.	Economic Development and Climate Change	Engagement Forum: Would benefit from the creation of an industry advisory group.

Potential Actions:

Theme #5: Community, Land use and Design

Goal 5.D. Develop financial tools and land strategies to enable public and non-profit delivery of affordable housing.

Potential Action	City of Windsor	Tactics to Consider
Principle Actions		
Action 5.17. Establish Financial Incentive Programs and other measures to enable public and non-profit acquisition of land for affordable housing and access to cost-reduction or cost-deferral measures for development.	Planning and Development Services, Finance, Housing and Children's Services	Incentive: May be implemented through a CIP.
Action 5.18. Evaluate the potential for municipal levies or Community Benefits Charges ("CBCs") to be applied in a manner that can support affordable housing development in Sandwich South.	Planning and Development Services, Finance, Housing and Children's Services	Policy: May require new Official Plan policy and CBC By-law
Action 5.19. Plan to co-locate public or non-profit affordable housing with all public facilities (e.g., community centres, fire stations) delivered through the build-out of Sandwich South. This may require permissive height and density policies.	Planning and Development Services, Engineering, Housing and Children's Services	
Supplemental Actions		
Action 5.20. Support development of new affordable housing units for Indigenous Peoples in consultation with Indigenous rights holders.	Housing and Children's Services	
Action 5.21. Establish partnerships with all levels of government and non-profits to develop affordable housing.	Housing and Children's Services, Economic Development and Climate Change, Planning and Development Services	

Potential Actions:

Theme #5: Community, Land use and Design

Goal 5.E. Design affordable housing to address energy poverty and avoid stigmatization.

Potential Action	City of Windsor	Tactics to Consider
Principle Actions		
Action 5.22. Reduce parking requirements for affordable housing projects to reduce delivery costs and increase available space for units, amenities, and bicycle/mobility device storage.	Planning and Development Services, Housing and Children's Services, Transportation Planning	Policy: Requires Official Plan and Zoning By-law policy review.
Action 5.23. Establish incentives for ultra-low energy housing design to reduce energy costs for housing operators, owners or tenants.	Economic Development and Climate Change, Planning and Development Services, Finance	Incentive: May be implemented through a CIP.
Action 5.24. Develop low-energy design and construction training to enhance capacity within local trades, in partnership with local institutions and industry groups.	Economic Development and Climate Change, Planning and Development Services	Engagement Forum: Would benefit from establishing an industry advisory group, and connections with educational institutions.
Supplemental Actions		
Action 5.25. Co-locate affordable housing with transit service and active transportation options. This may require extending transit service or active transportation infrastructure to affordable housing locations.	Housing and Children's Services, Transit Windsor	
Action 5.26. Provide ample on-site bicycle, e-bike and mobility scooter parking that provides convenience and security for users.	Planning and Development Services, Transportation Planning	Green Development Standards
Action 5.27. Require affordable housing design that meets or exceeds design standards for market-based housing and is indistinguishable in quality.	Housing and Children's Services, Planning and Development Services	

Implementation:

Some key implementation tools and strategies to consider include:

- 1. Making policy adjustments**
- 2. Providing incentive programs**
- 3. Creating partnerships**
- 4. Promoting education**
- 5. Establishing engagement forums**

Immediate and Future Next Steps:

1. Council Confirmation

- Received Council confirmation to receive the SSSNAP report for information.
- This step fulfills grant obligations under the Federation of Canadian Municipalities (FCM) program.

2. Submit Final Claim Form and Report

- Completed the final report as required by the contribution agreement with FCM.
- Prepared and finalized the SSSNAP final claim report for reimbursement.
- Packaged all necessary documents and submitted package to FCM on December 31, 2025.

3. SSSNAP as a working document.

- Utilize SSSNAP as a guiding document to inform administrative efforts toward sustainable development in the study area.
- Highlight actions currently underway, as noted in the presentation.
- Bring additional sustainable potential actions to Council as they emerge.
- Request necessary resources (financial and human) to implement these actions effectively.