

# Edwardsburgh Cardinal CIP Study Affordable Housing Workshop

May 7 , 2025

# Agenda



**Project Team  
Overview**



**What is a  
CIP?**



**Purpose of this  
Project**



**Workshop  
Discussion**

# Project Team Overview

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**NPG Project Advisor** – Mary Lou Tanner, President

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**NPG Project Manager** – Denise Horne, Manager, Heritage & Policy Planning

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**NPG Project Support** – Lichheng Lim, Senior Planner

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**NPG Project Support** – Isabella Brioso, Planner

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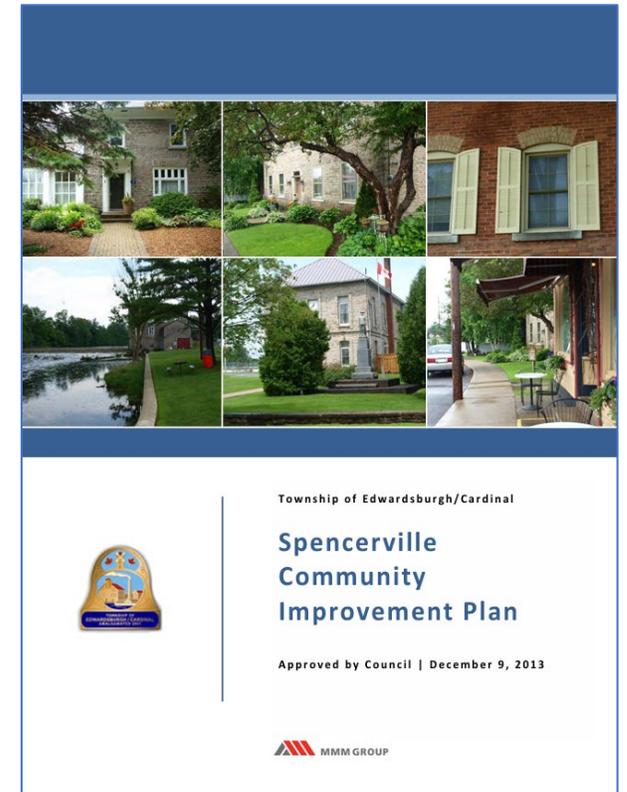
**TWC Housing Advisor** – Tim Welch, Principal

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**TWC Housing Consultant** – Mia Trana, Housing Consultant

# What is a Community Improvement Plan?

- Permitted under Section 28 of the *Planning Act*
- Tool to achieve **targeted improvements** in the community through funding and other incentives
- Targeted improvements through a CIP may include:
  - Affordable housing development
  - Downtown/main street beautification
  - Energy efficient homes and development, and more.
- CIPs contain the overall vision, incentives, and tools to achieve its vision for the area



# Purpose of this Project

- Review of existing CIP programs and incentives
  - Cardinal CIP
  - Spencerville CIP
- Review CIP Area boundary (where incentive programs apply)
- Ensure the CIP goals and incentive programs are relevant to the community's needs
- Consider incentives downtown improvement and investment and affordable and attainable housing development



# Timeline

## Council Meeting

- 01** Introduce the project and provide an overview of the project process and timelines.



**Q1**

Township Council Meeting

Report on Township's website

**Q1/Q2**



**02**

Research and analysis of key issues, trends and topics and review of existing CIPs

## Needs Assessment and Environmental Scan Report

## Community Survey

- 03** Host an on-line Community Survey on the project site to gather information about CIP needs



**Q2**

Engagement Opportunity

## WE ARE HERE

Engagement Opportunity

**Q2**



**04**

Host two in-person workshops to gather input from key stakeholders to inform CIP development

## Stakeholder Workshops

# Timeline

## Draft Community Improvement Plan

**05** Prepare draft CIP, including policies, incentive program recommendations, implementation plan and evaluation criteria



**Q2**

 Report on Township's website

 Engagement Opportunity

 Township Council Meeting

 Report on Township's website

**Q2**



**06** Presentation for Council and the public providing an overview of the recommendations for the CIP

## Council Meeting - Draft CIP Update

## Public Meeting

**07** Presentation for the public providing an overview of the CIP and recommendations



**Q3**

 Public Meeting

 Engagement Opportunity

 Township Council Meeting

 Report on Township's website

**Q3**



**08** The final CIP will be presented to Council for adoption

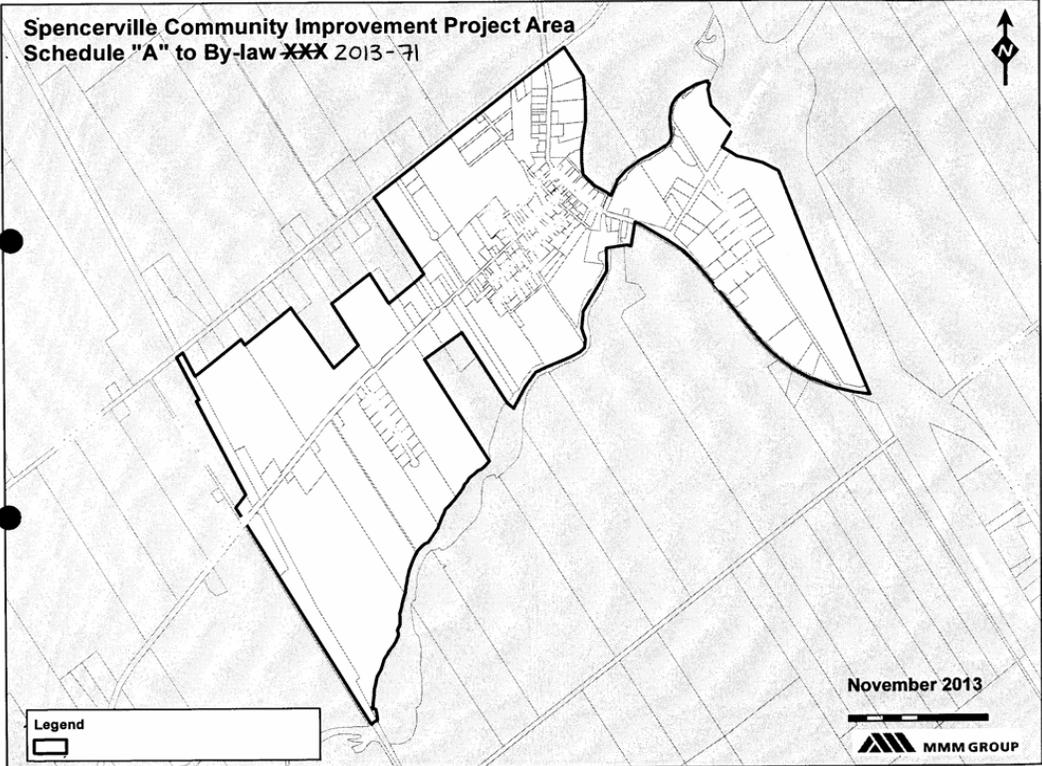
## Council Meeting - Adoption of CIP

# Existing CIPs Area Boundary

## Village of Cardinal CIP



## Spencerville CIP



# Existing CIPs Focus

- Both CIPs focus on economic development and community revitalization by:
  - Supporting the tourism and commercial base
  - Increasing quality of life for residents

## Cardinal CIP

**Focus on Waterfronts and Canals, Attracting New Retail and Businesses, Streets and Public Spaces**

## Spencerville CIP

**Focus on Historic Main Street, Streets, Signage, and Gateways to the Community**

# Existing CIPs Program Areas

## Building and Property Improvements

Awnings, signage, doors, windows, murals, benches, walkways, tree and shrub plantings

## Heritage Property Improvements

Restoring heritage features such as original siding and significant architectural features

## Housing Improvements

Creating or improving residential unit or converting a non-residential space to a residential unit

## Waiving Municipal Taxes

Large-scale development or improvements that will increase property value

## Waiving Planning and Building Permit Fees

## Project Feasibility Study\*

\* = Cardinal CIP only.

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# Workshop Discussion

# Village of Cardinal CIP Goals

**Goal #1:** Cardinal is a walkable, well-connected community that is integrated with its waterfront, the historic Canals and the Village Core

**Goal #2:** Cardinal's community facilities and infrastructure are of a high-quality, supportive of a walkable community and waterfront tourism and use

**Goal #3:** That Cardinal offers a range of housing types, including affordable housing and moderate income housing which is provided in the Village's core.

**Goal #4** That the Village's pride is evident in the care and maintenance of its buildings, landscaping and public space

**Goal #5** Cardinal's existing historic buildings are well utilized and restored

**Goal #6** Encourage compatible new development and improvement of existing properties and buildings through private investment

**Goal #7** The Village is an attractive community, with pedestrian-scaled streetscape, high quality buildings and public spaces that have a sense of place

# Village of Spencerville CIP Goals

**Goal #1:** Spencerville's streets are well-connected, safe, accessible, walkable and complementary to the community's historic character

**Goal #2:** Spencerville is an attractive, unique and historic village

**Goal #3:** Spencerville is a well-known destination for visitors and tourists, attracted annually by festivals and events, and throughout the year by Spencerville's unique character, its parks, amenities, history and unique shops

**Goal #4:** Spencerville offers a wide range of housing options, attracting a diverse group of residents and ensuring the long-term prosperity of the community

# Workshop Questions

1. Could you tell us about your organization, your role, and **your level of involvement in housing** locally? Including any new housing developments?
2. Can you comment on the **range of housing needs or market demands** in Edwardsburgh Cardinal?
3. What are the **greatest challenges and issues** that you see in creating housing in the Township?

# Workshop Questions

4. What do you see as the **major barriers** preventing people from securing adequate housing?
5. What **type(s) of supports** do you feel could best support people in the community? Are they available today?

# Workshop Questions

6. What **type of housing** do you see missing in Edwardsburgh Cardinal? (single detached, semis, townhouses, condos, purpose build rental, low to mid rise, mixed use, infill)?
7. Are there things that **you think your municipality or neighboring municipalities are doing well** to enable new affordable housing?
8. What types of initiatives could the municipality implement to address these challenges and improve access to housing? **How could a new community improvement plan support affordable housing development?**

# Workshop Questions

- 9.** What do you think the **key housing priorities** for the Township should be (e.g. reducing homelessness/creating supportive housing, creating additional affordable rental housing, helping people purchase their first homes, workforce housing for local businesses seeking to attract and retain workers)?
- 10.** What role do you think your organization/department could play in the future in helping to meet the housing needs in Edwardsburgh Cardinal? **Where do you see opportunities?**

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# Thank you for attending and contributing to this important study.