

ELECTION PRIORITIES

Town of Grimsby



OUR PRIORITIES

- 1. Aligning Housing Policy with Intergenerational Fairness**
- 2. Establishing a Housing-Enabling Hierarchy for Municipal Decision-Making**
- 3. Building Complete Communities for Families and Seniors**
- 4. Protecting Property Taxpayers Through Assessment Growth**
- 5. Supporting Strategic Intensification, Including Around the Grimsby GO Station**

1. Aligning Housing Policy with Intergenerational Fairness

Who gets to live in Grimsby in the future? Grimsby has long been a community where families put down roots, build careers, raise children, and enjoy a high quality of life. But for many young people growing up in Grimsby today, the path to remaining in the community they call home is becoming increasingly uncertain.

Rising home prices, limited housing options, and policies that restrict new housing supply are making it harder for young adults, first-time buyers, essential workers, and young families to afford living in Grimsby. Many are being forced to move farther from family, jobs, and support networks in search of attainable housing.

Too often, housing debates are framed around preserving the status quo, with insufficient consideration for the long-term consequences of inaction. When communities resist new housing without creating alternatives, the burden is disproportionately borne by younger generations, those trying to buy their first home, start families, or remain close to parents and grandparents.

Ensuring young people can remain in Grimsby requires a more balanced approach to housing policy that respects neighbourhood character while recognizing the urgent need for more housing choice.



WE Support:

- Housing policies that consider intergenerational fairness and long-term community sustainability
- Expanding attainable homeownership opportunities for first-time buyers and young families
- Increasing housing forms that bridge the gap between detached homes and apartments, including townhomes, multiplexes, and other missing middle housing
- Thoughtful intensification in appropriate locations, including strategic growth areas and transit-supportive communities
- Policy decisions that balance neighbourhood concerns with the broader public interest in housing supply
- Reducing exclusionary barriers that limit housing opportunities for future generations

The Opportunity

Grimsby's future depends on its ability to remain accessible to the next generation. A more balanced housing policy framework will:

- **Help young people remain close to family and community**
- **Support workforce attraction and retention**
- **Create more attainable pathways to homeownership**
- **Strengthen long-term economic resilience**
- **Foster a more inclusive and diverse community**

Grimsby should remain a place where young people can aspire not only to grow up, but also to build their futures. If housing policy fails to create room for the next generation, the community risks becoming increasingly inaccessible to the very people who grew up here.



2. Establishing a Housing-Enabling Hierarchy for Municipal Decision-Making

Grimsby is one of Ontario's most desirable communities, attracting residents because of its natural beauty, strong quality of life, strategic location, and vibrant small-town character. But in order for the community to continue to grow in a fair way, municipal decision-making must ensure that Grimsby remains not only an attractive place to live today, but also an attainable place to live for future generations.

Too often, housing projects become more difficult, more expensive, or financially unviable because housing objectives are weighed against an ever-growing number of competing priorities without a clear framework for balancing outcomes. While goals related to urban design, environmental stewardship, transportation, heritage preservation, accessibility, and neighbourhood character are important, the cumulative impact of layering additional requirements onto housing projects can significantly increase costs, reduce feasibility, and limit housing supply.

A housing-enabling hierarchy does not require Grimsby to abandon other important priorities. Rather, it ensures that the impact of municipal decisions on housing supply, affordability, and attainability is clearly understood and thoughtfully considered.

Municipal departments and Council should evaluate new policies, guidelines, standards, and development requirements through a housing lens, ensuring that housing impacts are assessed before additional obligations are imposed on new development.



WE Support:

- Establishing housing supply, affordability, and attainability as core considerations in municipal policy and regulatory decisions
- Requiring housing impact assessments for new policies, guidelines, standards, and development requirements
- Reviewing existing municipal policies to identify barriers that increase housing costs or constrain supply
- Prioritizing policies that support housing construction and accelerate housing delivery
- Evaluating the cumulative impact of development requirements rather than assessing each requirement in isolation
- Aligning municipal implementation practices with provincial housing supply objectives and long-term growth planning

The Opportunity

Every additional requirement imposed on housing projects carries a cost, whether through increased construction expenses, reduced project viability, or increased timelines.

A housing-enabling hierarchy will:

- **Increase housing supply by reducing compounding barriers to development**
- **Improve housing attainability for young families, first-time buyers, and seniors**
- **Increase efficiency as to ensure savings are enjoyed by new homeowners**
- **Create greater consistency and predictability in municipal decision-making**
- **Support the new GO Station**
- **Help ensure young people can build their future in Grimsby**

If Grimsby is serious about preserving its long-term vitality and addressing housing affordability, every municipal policy must be viewed through the lens of its impact on housing opportunity. A housing-enabling approach to decision-making will help ensure that well-intentioned policies do not unintentionally limit the very growth needed to keep Grimsby inclusive, prosperous, and accessible to future generations.

3. Building Complete Communities for Families and Seniors

One of Grimsby's greatest strengths is its appeal to families and retirees alike. Future growth should continue to support complete communities where residents can live, work, shop, access services, and enjoy recreational opportunities close to home.

This means planning for schools, local businesses, healthcare services, and transportation options alongside housing.

It also means ensuring seniors can age in place and young families can establish roots in the community.

This means planning for schools, local businesses, health care and hospitality for our growing tourism sector including retail and hotels. Grimsby should also be focused on transportation options with a diversity of uses to create complete communities alongside housing for our growing workforce and to accommodate young families that can establish roots in the community as well as ensuring seniors can age in place.



WE Support:

- Family-friendly neighbourhood design
- Housing options for seniors wishing to downsize within Grimsby
- Walkable mixed-use communities
- Access to community services and local businesses
- Planning that supports quality of life alongside growth

The Opportunity

Complete communities strengthen neighbourhoods, improve quality of life, support local businesses, and help ensure Grimsby remains one of Ontario's most desirable places to live.

Grimsby should be a community that attracts both the young and old, as well as families.



4. Protecting Property Taxpayers Through Assessment Growth

As municipalities across Ontario face rising infrastructure, service delivery, and operating costs, protecting property taxpayers has become an increasingly important priority. For Grimsby, one of the most effective tools for maintaining long-term fiscal sustainability is responsible growth.

New housing and employment developments expand the municipal assessment base, generating additional property tax revenue that helps fund existing infrastructure, municipal services, parks, recreation, and community amenities. When growth is well-managed and aligned with infrastructure planning, it can help distribute costs more broadly and reduce pressure on existing taxpayers, especially those with fixed incomes.

Conversely, when housing supply is unnecessarily constrained, municipalities risk limiting assessment growth while fixed and capital costs continue to rise. This can place increasing financial pressure on existing residents and businesses through higher property taxes or reduced service levels. This can adversely affect seniors/elderly within the community.

Growth should not be viewed solely as a source of infrastructure demand, but also as a critical contributor to Grimsby's long-term fiscal health.



WE Support:

- Policies that recognize housing and employment growth as essential contributors to the Town's fiscal sustainability
- Strategic infrastructure investments that unlock new assessment growth
- Securing provincial and federal funding to reduce pressure on local taxpayers
- Long-term financial planning that aligns growth with infrastructure delivery
- Municipal decision-making that considers the fiscal consequences of constrained housing supply

The Opportunity

Responsible growth strengthens Grimsby's financial resilience.

A growing assessment base will:

- **Ensuring seniors enjoy the services they need, in the community they built**
- **Help reduce long-term tax pressure on existing residents**
- **Support infrastructure renewal and service delivery**
- **Strengthen Grimsby's long-term fiscal sustainability**

By supporting responsible growth, Grimsby can better protect property taxpayers while continuing to invest in the infrastructure and services residents expect.



5. Supporting Strategic Intensification, Including Around the Grimsby GO Station

Strategic growth areas, including Downtown Grimsby and the GO Station Secondary Plan area, represent some of the community's greatest opportunities to deliver new housing while maximizing existing and planned infrastructure investments.

These areas are uniquely positioned to support higher-density housing because of their access to transit, services, employment, amenities, and transportation networks. Concentrating growth in these locations can help preserve established neighbourhood character while creating more housing choice where it makes the most planning sense.

However, unnecessary height and density restrictions can significantly reduce housing potential, undermine project viability, and discourage investment in precisely the locations intended to accommodate growth.

While built form, design quality, and compatibility remain important, planning policies must ensure that height and density permissions are realistic enough to support financially viable housing development. Restrictive policies in strategic growth areas risk limiting housing supply, worsening affordability challenges, and undermining broader provincial and municipal growth objectives.



WE Support:

- Planning policies that enable appropriate height and density in strategic growth areas
- Intensification around transit-supportive and infrastructure-ready locations
- Urban design standards that support quality development without unnecessarily constraining viability
- Policy frameworks that balance community character with long-term housing needs
- Increased housing opportunities in Downtown and GO Station areas

The Opportunity

Strategic intensification will:

- **Increase housing supply in the most appropriate growth areas**
- **Improve housing affordability through greater supply**
- **Support transit investments and reduce transportation pressures**
- **Strengthen economic development and private investment**

If Grimsby is serious about providing housing opportunities for young people and seniors, strategic growth areas must be allowed to function as intended. Thoughtful intensification is essential to delivering the housing, economic growth, and sustainability Grimsby will need in the decades ahead.



WE BUILD THE FUTURE

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