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Future-Proofing Guelph: Council Candidate Questionnaire

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Ward: 5

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Priority One: Build More Homes, Faster:

- 1. Will housing be your first priority for the 2026–2030 term? If so, name one current city priority you would subordinate to it when they conflict. If not, what ranks ahead of it and why?**

Housing will be one of my highest priorities, but I would not put it ahead of everything else the City is responsible for. We need homes, but we also need the roads, transit, parks, water, wastewater and other infrastructure that make a community work. My focus would be on getting more of the housing that has already been approved moving to construction, while making sure growth is financially sustainable.

- 2. Guelph has unlocked over 22,000 potential units but issued permits for a fraction of that. What do you believe explains the gap, and which parts of your explanation are within Council's power to change?**

I believe some of the gap is outside of Council's control, including interest rates, construction costs, labour shortages and market conditions. Some of it is the continually changing provincial legislation creating unpredictability. We can do better on the things we can control such as making approvals more predictable, reducing unnecessary delays and coordinating infrastructure and approvals more effectively. I would like to see us measure success by homes actually being built.

- 3. Would you support publishing binding end-to-end approval timelines by application class, reported quarterly against actuals? What consequences should follow when the city misses them?**

Yes, I support publishing clear timelines for different types of applications and reporting publicly on them. People should know what to expect. When we miss a timeline, we should explain why, identify the

bottleneck and fix the underlying problem. Accountability should be about improving the system, not simply assigning blame.

- 4. Getting approved housing built depends on strong working relationships with the people who build it — both for-profit developers and non-profit housing providers. What would you do to build genuine working relationships with both, and what's one concrete step you'd take in your first year to strengthen them?**

Good housing policy requires good working relationships. I would encourage and work with the new Mayor to talk directly with both private and non profit housing providers about barriers they encounter and what the City can do differently.

- 5. What three housing metrics should residents use to judge the next Council — and you — at the end of the term? State the values you would consider success.**

I want to see a substantial increase in the number of approved homes moving into construction. I, also, want to see more affordable housing being delivered. In addition, I want approval timelines to become shorter and more predictable.

Priority Two: Make Guelph More Competitive

- 6. Guelph is one of Ontario's most tariff-exposed communities because of its manufacturing and agri-food base. What's one specific thing you'd do as a councillor to help those employers weather this period, and how would you work with the Province and Ottawa to bring supports to bear and ensure Guelph's business voice is at the table?**

I would work with the Mayor to create a Tariff and Trade Task Force modelled on Kitchener's, bringing together local businesses, economic development staff, and other key partners. It would assess local impacts, connect businesses with available supports, and strengthen Guelph's advocacy with Queen's Park and Ottawa. While the City cannot control tariffs, it can ensure Guelph's business voice is heard.

- 7. Guelph businesses and residents consistently raise the cost of property taxes as a concern. How would you approach property tax increases while ensuring the City can continue to deliver the services residents expect?**

Guelph is facing pressures from inflation, increase service demands and provincial funding that has not kept pace. Development Charges have made it difficult for ensure growth pays its fair share. The new Strategic Plan and multi year budget should be developed together to create expectations are clear and realistic. Ensure we have a commercial and industrial base to help spread the tax burden and supports local jobs. We need to more aggressively pursue funding from other levels of government. We also need to strongly advocate for the province to pay its fair share.

Furthermore, property taxes – and the services they provide - are good value for the wallet and well-being of Guelph residents: I believe the city needs to be better at marketing this fact.

8. What would you do to make major municipal spending decisions more transparent and ensure residents and businesses can clearly understand the value they are receiving for the taxes and fees they pay?

Residents should be able to understand what we are spending, why we are spending it and what they can expect in return. There is a significant amount of reporting on large projects through the City's website. We need ensure it is easily accessible. It also does not explain the 'why' for these projects. I will advocate for a change in this reporting to make it more accessible and clear from beginning to end.

Priority Three: An Effective Strategy to Advocate for a Fair Deal

9. Guelph's pending development-charge reduction trades short-term relief for long-term financial risk if the offsetting funding falls short. Name one non-negotiable condition you'd require before supporting a deal like this, and one safeguard you'd put in place to protect taxpayers if it doesn't pan out.

My non-negotiable condition would be knowing exactly how the City will replace the revenue needed for growth related infrastructure. DC's are a significant part of how Guelph pays for growth, so reducing them without reliable replacement funding could simply shift costs to existing taxpayers. I would want the replacement funding identified and secured before supporting an agreement. I would also require regular public reporting so we can respond quickly if the expected funding does not materialize.

10. When infrastructure capacity is the reason a housing application stalls, the City's real power may lie in advocacy for provincial and federal funding rather than in saying no. What specific ask would you bring to Queen's Park or Ottawa to unlock that funding, and what would you do to build the kind of relationship that gets a yes?

I believe the City should be making a strong case to Queen's Park and Ottawa for the funding needed to unlock that housing. I would identify the specific infrastructure project, the number of homes it would enable and the funding gap. Guelph already received \$34.8 million from our application for wastewater and trunk sewer infrastructure that would support growth and housing. The strongest advocacy is specific, evidence based and consistent.

11. Describe, in your own words, the division of responsibility among the City, Wellington County as service system manager, and the Province on homelessness, mental health, and addictions. What is the city's job, specifically?

The City has an important role, but it does not control every part of this system. Wellington County is the service manager responsible for provincially mandated housing programs and initiatives to prevent and address homelessness, while the province has major responsibility for health care, mental health and addiction services. The City's role is to use the tools we have, land, planning, infrastructure, services and advocacy and work closely with the County, Province, health partners, police and community organizations. Municipalities cannot solve this alone.

12. Would you support supportive and transitional housing, with expedited approvals for qualifying projects? Would you accept such a project in every ward, including your own?

Yes, I support supportive and transitional housing when it is appropriately designed, properly designed, properly funded and accompanied by the supports people need. I have already used my role as a councillor to move this forward, including moving the motion to use this municipal tool for the Delhi Street project, which helped open the door for similar approaches on other projects. I believe supportive and transition housing should continue to be part of our whole community including Ward 5 where such housing already exists.

13. Do you endorse the municipal sector's case for rebalancing provincial-municipal finances (cost uploads, predictable infrastructure funding, growth-linked revenue tools)? What should Guelph offer in return?

Yes, I support a fairer and more predictable financial relationship between municipalities and the province. Guelph has strong financial record, including maintaining our AAA credit rating, which reflects responsible financial management and long-term planning. At the same time, social services funding is not keeping pace with the cost of delivering the services people depend on, while infrastructure and growth pressures continue to increase. We need better cost sharing, predictable infrastructure funding and revenue tools that reflect the real cost of growth. In return, Guelph should continue to manage carefully, be transparent and demonstrate that we are getting value for the taxes the City collects.