

Thank you to our Sponsor:



Future-Proofing Guelph: Council Candidate Questionnaire

Candidate Name: Alec Purves

Ward: 2

Contact Email: alecpurves@gmail.com

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?**

Yes. We need more transitional housing, and non-profit low income housing.

- 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?**

Developers are waiting to maximize profits. There needs to be time restrictions on approvals.

- 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. Record and hold accountable on any further developments.

- 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?**

As a Ward 2 Councillor, meeting every 3 months to track progress, and do solution solving/reporting back to City staff and Council.

- 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.**

1. Shovels in the ground. 2. Full occupancy. 3. Actual geared to income housing starts.

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?**

Guelph is the leader in agri-food research, education and innovation. We need to lean into that expertise. Linamar is an absolute economic driver in Guelph. It should be protected at all cost.

- 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?**

We need to sift the chaff, remove unnecessary spending, eliminate duplicates. Spend within our means.

- 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?**

Establish a KPI dashboard; hold bi-monthly town halls. Get out and knock on doors asking for input or concerns.

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.**

An isolated "Risk-Mitigation" Escrow Reserve. Require the establishment of a segregated, interest-bearing escrow account funded upfront by a slice of the early project revenues or a letter of credit from the developer.

- 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?**

A dedicated allocation from the Municipal Housing Infrastructure Program. (MHIP). Frame it helping the Province meet it's target of building 1.5 million homes.

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's responsibilities lie around infrastructure and community safety. It is a funding partner, emergency responder and local advocate.

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. Absolutely.

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?

If the Province absorbs social costs and stabilizes infrastructure dollars, it's primary return on investment is housing supply.