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Future-Proofing Guelph: Council Candidate Questionnaire

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Ward: 1

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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 is a priority for me, especially concerning the amount of homelessness this city has. Housing needs to be more affordable so that every person has access to basic rights.

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?**

To be honest, I don't know why there's a gap, but my goal is to create or support an already existing committee that gets more people in to affordable housing. I think city council can fix the homeless crisis we have when every single person comes together.

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?**

I would definitely support being transparent when it comes to how the city operates and why it doesn't seem to be working. If the city fails to meet deadlines, I do feel and support that there should be some sort of consequence.

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?**

I live in non-profit housing so I feel like I already have a relationship with them. I'm seeking to purpose a housing committee to oversee and make changes to housing itself. I believe that with the friends I have and the people they know, we can build more affordable homes together.

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.

Residents should look to see if council has improved any of the factors that we say we're going to do to make a difference or change especially concerning the area of housing.

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?

To help tariffed businesses, I would partner with Mike Schreiner and come up with some offers that would help offset their bottom lines. I know the federal government has extended help to the steel sector and so I would advocate for the same courtesy for the manufacturing sector in Guelph.

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?

I'm not in favour of raising taxes. If taxes are to be raised, it's at a minimal rate for me. I think services should be increased such as transit and recreational usage. I'm for reducing taxes for residents so long as they come on board for helping with homelessness.

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?

I would propose to put forth surveys regarding any major infrastructure projects and it would have to be a majority of residents in agreement before any plan could be brought to fruition.

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.

I feel that developers should be held more accountable and any work they do (it should be a bidding process), at least 50% of it, should be paid up front. The only time I think they should get any sort of deal is if it's in the best interest of the city.

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 non-negotiable for me, is that they pay at least 50% of the agreed upon fee and to protect taxpayers, if for whatever reason, they bowed out of the contract, they would lose 50% of their initial deposit. Since most housing projects are provincially approved, I would request that municipalities have access to more funding through initiatives that would seek to end homelessness.

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?

I think all groups are equally responsible. I think Guelph should be able to decide for itself as to how to best handle the challenges the city faces. If it needs additional help from the other facets, then they should come on board to help. I think Guelph should be responsible for building another hospital. We definitely need one, not a new library!

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?

I would definitely support transitional and supportive housing. I think Guelph needs more of them in every ward including my own.

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?

I agree 100% that Guelph should have more predictable funding from the province. If something was working that the province was doing, I think it should go back to that. Guelph would have to be transparent and accountable with the money given by the province. If not, there should be a penalty.