



REPORT TO COUNTY COUNCIL

FROM: Nicholas Loeb, Director of Legal Services

DATE: August 1, 2023

SUBJECT: Addendum to Population, Housing and Employment Forecasts and Associated Land Needs Analysis;

RECOMMENDATIONS:

1. THAT Council for the Corporation of the County of Elgin receive this report entitled "Addendum to Population, Housing and Employment Forecasts and Associated Land Needs Analysis" dated August 1, 2023 and file it for information;
2. THAT Council for the Corporation of the County of Elgin approve an expenditure of \$18,000.00 plus taxes and disbursements for Hemson Consulting Ltd. to provide an addendum to its final report dated November 23, 2022 titled Population, Housing and Employment Forecasts and Associated Land Needs Analysis as a single sourced proposal (the "Addendum");
3. THAT Council for the Corporation of the County of Elgin authorize the Warden and CAO to execute any agreement or amending agreement necessary to give effect to the Addendum;

INTRODUCTION:

This Report to Council seeks authorization to expend approximately \$18,000.00 plus disbursements and applicable taxes to single source an addendum to the Hemson Consulting Ltd. report entitled Population, Housing and Employment Forecasts and Associated Land Needs Analysis. The reason for staff seeking this authorization is to update the report following information that leads to significant projections for job and population growth that did not form part of the earlier Hemson report as it was completed before the information was available.



BACKGROUND AND DISCUSSION:

As part of its Official Plan Review, the Corporation of the County of Elgin prepared a number of background studies to inform its Official Plan. One of those reports is the Population, Housing and Employment Forecasts and Associated Land Needs Analysis prepared by Hemson Consulting Ltd.. Since the final report was delivered to County Council, there have been significant strategic investment announcements by the federal and provincial levels of government regarding the Volkswagen industrial site and associated industrial development.

The announcement has included significant projections for population growth in the area arising out of the potential job creation at both the Volkswagen plant and related industry.

It is the recommendation of County staff and its planning consultants that the Population, Housing and Employment Forecasts and Associated Land Needs Analysis be updated to include projections associated with the proposed industrial development to ensure that the Official Plan Review has regard to all relevant information.

County Council authorization is required for this addendum as the earlier contract entered into with Hemson Consulting Ltd. did not include a provision for follow-on work. The single sourcing of this follow-on work is permitted by section 4.7(c) of the Policy for the Procurement of Goods and Services, as there is both (i) a need for compatibility with the service previously acquired; and, (ii) the service is similar to the service that was supplied under the recent contract.

FINANCIAL IMPLICATIONS:

The cost of the additional work is \$18,000.00 plus applicable taxes and disbursements and will be allocated to the Official Plan Review project budget.



ALIGNMENT WITH STRATEGIC PRIORITIES:

Serving Elgin	Growing Elgin	Investing in Elgin
<input checked="" type="checkbox"/> Ensuring alignment of current programs and services with community need. <input type="checkbox"/> Exploring different ways of addressing community need. <input checked="" type="checkbox"/> Engaging with our community and other stakeholders.	<input checked="" type="checkbox"/> Planning for and facilitating commercial, industrial, residential, and agricultural growth. <input checked="" type="checkbox"/> Fostering a healthy environment. <input checked="" type="checkbox"/> Enhancing quality of place.	<input checked="" type="checkbox"/> Ensuring we have the necessary tools, resources, and infrastructure to deliver programs and services now and in the future. <input checked="" type="checkbox"/> Delivering mandated programs and services efficiently and effectively.

Additional Comments:

LOCAL MUNICIPAL PARTNER IMPACT:

None.

COMMUNICATION REQUIREMENTS:

None.

CONCLUSION:

County staff seek authorization to update the background information that informs the Official Plan Review to ensure that the Official Plan has regard to the relevant information regarding projected industrial growth in the region.

All of which is Respectfully Submitted

Approved for Submission

Nicholas Loeb
Director of Legal Services

Don Shropshire
Chief Administrative Officer/Clerk