

West Macleod Quadrant Boundary Alignment – C2017-1212

EXECUTIVE SUMMARY

Administration has prepared this report in response to a Motion Arising put forward by Councillor Demong regarding a potential boundary change between the southeast and southwest quadrants, south of Highway 22X. Administration has reviewed the current boundary and the boundary proposed in the Motion Arising and has examined three options for proceeding: 1) implement the proposed changes only when development of the parcels within the affected area occurs; 2) implement the proposed changes at one time; and 3) maintain the current quadrant boundary.

ADMINISTRATION RECOMMENDATION:

That Council direct Administration to maintain the current south quadrant boundary (Option 3).

PREVIOUS COUNCIL DIRECTION / POLICY

A Motion Arising (Attachment 1) was put forward at the 2017 June 12 Regular Meeting of Council by Councillor Demong and seconded by Councillor Colley-Urquhart after reviewing Report CPC2017-188 (a land use amendment supported by an outline plan). The Motion directed Administration to examine the SE/SW quadrant boundary, research the impact and develop options for moving the boundary from its current alignment eastward to Macleod Trail. On 2017 July 24, Administration requested that the report be deferred until later in 2017 to ensure internal and external feedback was included in its investigation.

BACKGROUND

In September 1979 Council approved the existing SE/SW quadrant boundary aligned with the CPR tracks and the Sheriff King Street alignment, south of 149 Avenue (now James McKeivitt Road). Subsequent annexations (occurring in 1989, 1994 and 2007) maintained the Sheriff King Street alignment as the quadrant boundary.

In the past, there has been some alteration of quadrant boundaries: the area of Coach Hill was originally part of the NW quadrant, but the boundary was subsequently changed and Coach Hill became part of the SW; Mayland Heights was originally in the SE, but the quadrant boundary was moved so that Mayland Heights became a NE community.

With the existing quadrant boundary alignment, the community of Silverado is bisected by the quadrant boundary, with the western portion in the SW and the eastern (currently undeveloped) portion in the SE. There are currently 22 communities that are also bisected by quadrant boundaries in Calgary. They are: Abbeydale, Applewood Park, Beddington Heights, Beltline, Bridgeland/Riverside, Chinatown, Crescent Heights, Downtown Commercial Core, Erlton, Franklin, Highland Park, Huntington Hills, Livingston, Manchester Industrial, Mayland, Meridian, Millrise, Mission, Pine Creek, Shawnessy, Thorncliffe and Tuxedo Park.

The area that would be impacted by a quadrant boundary change (Attachment 2) currently contains the following:

- 56 unique registered owners
- 54 unique building addresses

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- 90 unique parcel addresses
- Six numbered streets:
 - 6 Street SE
 - 190 Avenue SE
 - 194 Avenue SE
 - 210 Avenue SE
 - 218 Avenue SE
 - 226 Avenue SE
- 10 Outline Plans, proposing development within the area
- Two Subdivision submissions which may result in 337 titled parcels

INVESTIGATION: ALTERNATIVES AND ANALYSIS

As part of Administration's investigation into alternatives, three options were examined, along with the level of effort to make the changes and the impacts of the changes for both internal and external stakeholders.

Option 1: Re-align the quadrant boundary at the time of property development (as proposed in the Motion). This is the most complex option and will require careful consideration and planning to have a logical and consistent addressing plan. Streets and addresses will be changed to reflect the new quadrant boundary as parcels are developed. If no development occurs, the streets, addresses and quadrant designations would not be changed. This could result in inconsistent addresses and quadrant designations within the affected area. The impact of this option is potential confusion in way-finding/routing; and since Macleod Trail runs in a southeast direction, the quadrant boundary will continue to move further east with future southward expansion of city limits.

Option 2: Re-align the quadrant boundary and update all addresses, quadrant designations and street names at one time. This option will require the most effort as all addresses, data management systems, street signage, mapping and routing applications will need to be updated at the same time. This will result in a significant amount of unplanned work for and cost to Administration. Since Macleod Trail runs in a southeast direction, the quadrant boundary will continue to move further east with future southward expansion of city limits.

Option 3: Status quo – no changes to the quadrant boundary. There are no impacts to The City (or to external stakeholders) in the form of additional effort or cost. The impact is that the community of Silverado will continue to be bisected by the quadrant boundary, like the other 22 communities bisected by quadrant boundaries in Calgary.

Maps of the quadrant boundary change options are presented in Attachment 3. The relative level of internal stakeholder effort to enact each of these options is depicted in Attachment 4.

Stakeholder Engagement, Research and Communication

A follow up meeting was held with Councillor Demong to clarify the intent of the Motion, and to discuss amending the affected area to include the commercial area to the north which is currently in the SE quadrant and west of Macleod Trail. Administration was directed that the commercial area to the north, although west of Macleod Trail was not be included in quadrant change (it would remain in the SE quadrant).

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Discussions were held with City business units that will be affected by any change, to discuss the proposed options, the level of effort the proposed options would take, and to summarize findings. The impacts would include creating a communications plan for the affected area, creating and implementing an addressing plan, updating the base map & mapping applications, ensuring road signs for the area are updated, and ensuring that the numerous (more than 35) computer applications that rely on addressing are updated, coordinated, and working properly. As a class 5 estimate, this work is anticipated to be equivalent to \$233,000 in direct and indirect costs.

External engagement was conducted by sending a combination of letters and e-mail messages to targeted stakeholders, and asking them to respond to a questionnaire on the three options. The targeted stakeholders were property and business owners residing within the affected area, as well as businesses that operate within the area. A list of business owners contacted is provided in Attachment 5. The questionnaire was developed with the assistance of Customer Service and Communication's Engage section, and posted on the Engage website from November 14 to 24. The questionnaire asked for the respondent's perception of each of the three options (whether positive, neutral or negative) and for the perceived impact in terms of time, cost, and effort for respondents for each option.

Overall, the respondents rated Option 1 as having the greatest impact on them and rated Options 2 & 3 as having an equal impact on them.

A summary of the internal engagement can be found in Attachment 6, and the external engagement report is included in Attachment 7.

Strategic Alignment

Addresses in Calgary must adhere to the Addressing Bylaw (67M86).

Social, Environmental, Economic (External)

Option 1: Social impacts include potential way-finding confusion due to inconsistent addresses and quadrant designations in the affected area; no environmental impacts have been identified with Option 1; there would be economic impacts to property owners, businesses, postal/delivery companies and utility companies operating in the affected area and to the provincial land titles office.

Option 2: No social or environmental impacts were identified with Option 2; there will be economic impacts to property owners, businesses, postal/delivery companies and utility companies operating in the affected area and to the provincial land titles office.

(In Options 1 & 2 affected stakeholders would be financially responsible for updates to their stationery, signs, websites, advertising, databases, et al.)

Option 3: There are no social, environmental or economic impacts resulting from Option 3.

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Financial Capacity***Current and Future Operating Budget:***

Option 1 will impact The City's operating budget to enact the proposed changes. As this option is dependent on the timing of development within the affected area, both current and future operating budgets will be affected.

Option 2 will also impact The City's current operating budget. If the changes can be completed prior to the end of the current 2015-2018 business cycle, there will not be any effect on future operating budgets.

Option 3 has no impact on current or future operating budgets.

Current and Future Capital Budget:

There are no impacts to current or future capital budgets for any of the options identified.

Risk Assessment

Option 1 has significant risks associated with it. By waiting for its development to re-designate a parcel's quadrant (change from SE to SW), there will be a patchwork of quadrants within the affected area (for example, there could be alternating quadrant designations on a single street). Parcels that are not developed will remain designated as SE indefinitely while physically residing in the SW quadrant. In addition, because The City does not initiate development, it will have no control over when the re-designation of parcels within the affected area will be complete, if at all.

Option 2 has risks associated with it. By instituting the changes at the same time, costs to stakeholders (City and external) will be greater due to the amount of change in a single instance.

Option 3 has no associated risks.

REASON(S) FOR RECOMMENDATION(S):

Addressing (and subsequently mapping) in Calgary follows a logical and orderly system, based on the Addressing Bylaw (67M86). Changes that affect addressing must be closely examined to ensure that they conform to City standards. Any changes to addresses that already exist have many downstream impacts; and any changes would need to be closely monitored and coordinated with the many internal and external stakeholders including global content providers for many commercial applications including in-vehicle and internet based navigation systems. If the goal of this potential boundary change is to eliminate the confusion about where that boundary is and make Macleod Trail the boundary, then to be consistent the change should be made from 149 Avenue southwards.

Option 1 would result in an inconsistent system of addresses and street names that would create confusion in finding an address – this confusion is avoided in Option 2, which has significant implications in cost and effort. In addition, if the new quadrant boundary is aligned to Macleod Trail, which runs in a south-easterly direction, the quadrant boundary continues to move further east as development continues south. The current boundary (Option 3) has a

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north/south alignment, without deviating east, which is a logical boundary between the SE and SW quadrants.

From a technical (mapping) point of view, the boundary between West & East should have a North-South alignment. No benefits have been identified for changing the alignment to Macleod Trail.

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ATTACHMENT(S)

1. Motion Arising
2. Current Development within Affected Area
3. Proposed Boundary Changes – Options 1 & 2, and Option 3
4. Estimated Effort/Complexity Matrix
5. List of Businesses Contacted
6. City Business Unit Responses
7. Engage Stakeholder Report Back