

What We Heard

Malmo Plains
Visioning and Local
Knowledge

| BUILDING GREAT
NEIGHBOURHOODS

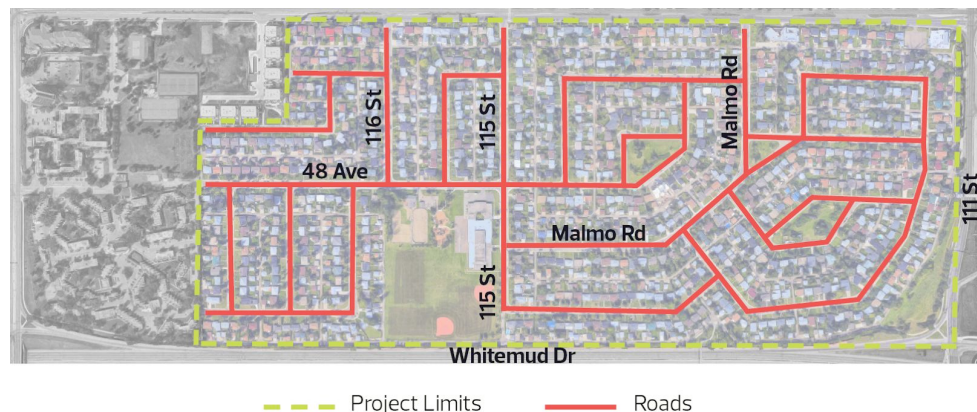


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Project background

Beginning in spring 2021, Malmo Plains will experience Neighbourhood Renewal. Through the City of Edmonton’s Building Great Neighbourhoods and Open Spaces branch, the Neighbourhood Renewal program will rehabilitate roads, replace street lights, curbs and gutters, repair sidewalks, and connect missing sidewalk links where possible in Malmo Plains. Cost sharing opportunities will be made available through the Local Improvement process for sidewalk reconstruction and decorative street lighting upgrades in the neighbourhood. Other opportunities to improve City-owned parks and public spaces will also be explored.



Roadmap to Building Great Neighbourhoods

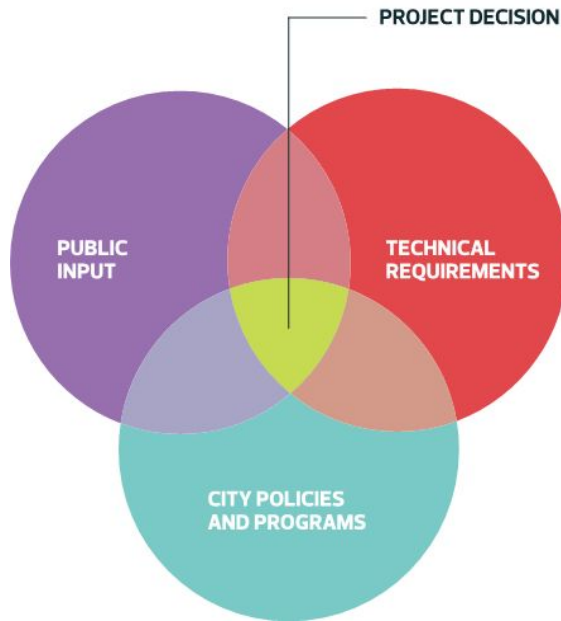
The Neighbourhood Renewal program follows the roadmap below. Currently we are at **“Building a Project Vision Together and Exploring Opportunities”**. At each step, the project team will share with you what the purpose is, how to get involved and how your input will inform the decisions being made.



Decision-making process

It is important to note that there are many critical aspects in the decision-making process for neighbourhood renewal. Along with public input captured throughout the public engagement process, the project team needs to consider technical requirements, funds available, and city policies and programs to determine what is ultimately built during neighbourhood renewal.

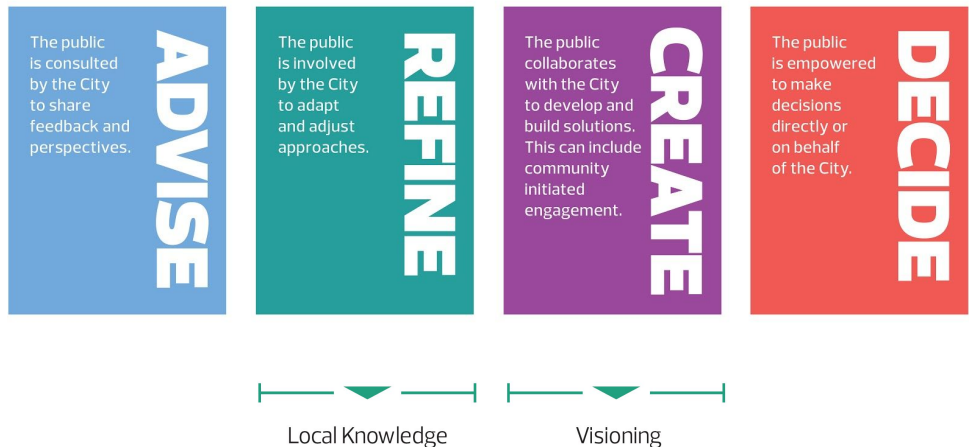
Input from the public is one aspect considered to make decisions.



Engagement spectrum

The Public Engagement spectrum is a tool that explains the four roles the public can play when they participate in City of Edmonton Public Engagement activities. As we move forward in the spectrum, there is an increasing level of public influence and commitment from the City and the public.

The subjects we have engaged on are shown on the spectrum below, reflecting the level of public influence at each level.



Engagement to date

Workshop

On June 19, 2019, the Community Vision and Guiding Principles Workshop was held at the Malmo Plains Community League Hall from 7:00 to 8:30 pm, with more than 75 participants attending. The Malmo Plains Neighbourhood Renewal project team introduced the Neighbourhood Renewal program and explained what is included and what is not included.

Participants were divided into eight groups and asked to work with the project team to help CREATE the draft Vision and Guiding Principles for Malmo Plains. A vision is a short description that sets the direction for the community's future liveability. Guiding Principles are ideas which inform how the vision is applied to the neighbourhood design.

Walking tour

The Community Walking Tour took place on July 9, 2019 from 6:00 to 7:00 pm, with more than 40 participants attending. Community members were divided into four groups and took the lead on the walking tour, identifying issues and opportunities for improvements around the neighbourhood.

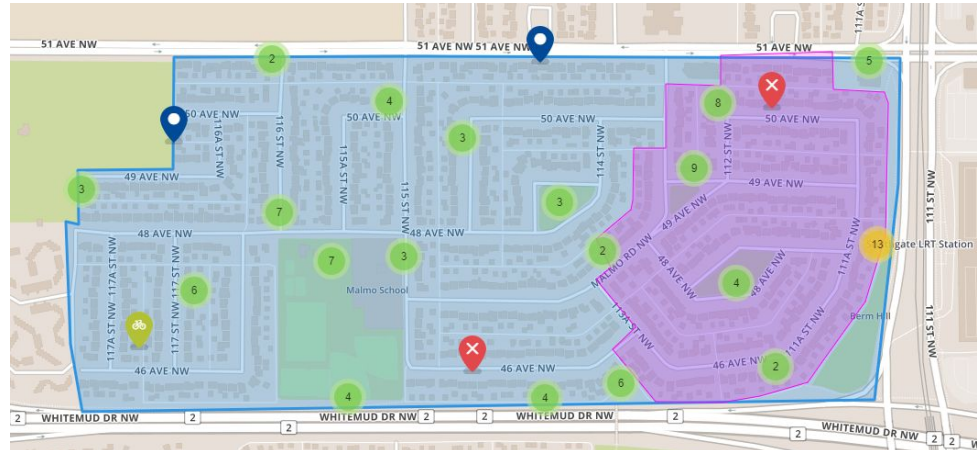
"Love all the little green spaces in Malmo Plains"

Online engagement

Three online engagement tools were available for the public to provide input. In total, there were 44 participants through the online engagement.

An online survey was open from June 19 to July 3, 2019, where the public could provide input on issues and opportunities for improvement in the neighbourhood.

A virtual mapping tool was available from July 9 until July 31, 2019, where the public could place pins to provide their feedback on topics including parking, lighting, transit, parks and much more.



Online virtual map hot spots

An online question and answer tool was also available for the public to pose project related questions for the project team to answer. Answers were posted online for all community members to view.

Vision and Guiding Principles

The emerging themes based on the feedback from the Community Vision and Guiding Principles Workshop and online engagement are as follows:

Connectivity

- What people like:
 - Malmö Plains has great access to the LRT, University of Alberta and downtown
 - Close to ravine and river valley trails system
 - Walkability of the community
- What people want improved:
 - Connections to shared-use paths and pathways in the alleys connecting to the LRT station and bridge over Whitemud Drive
 - Sidewalks and missing links, many are cracked, broken or missing in high foot traffic areas. Consider safety and comfort for all ages and abilities
 - Connections for walking around the neighbourhood

Safety

- What people want improved:
 - Access to the LRT station
 - Better lighting and sightlines of shrubs/trees in the alley along the Whitemud Drive noise wall

People and families

- What people like:
 - Families and young kids are important to Malmo Plains
 - Pet-friendly neighbourhood
- What people want improved:
 - Opportunities to meet and connect with neighbours
 - Areas for dog walkers and desire for a designated dogs-off-leash area(s)

Parks and open spaces

- What people like:
 - The green spaces in the community
 - The mature trees or, if tree removal is required, replace the trees with the same species
- What people want improved:
 - Lighting around the green spaces

Character

- What people like:
 - Malmo Plains is a well-maintained neighbourhood with mostly single-family homes
 - Wide roads
 - Quiet; no cut-through traffic
- What people want improved:
 - The neighbourhood to prepare for different housing types, like duplexes or secondary suites (such as garage suites)

Amenities/design

- What people want improved:
 - Create more spaces for kids' activities, such as a mini skate park or spray park
 - Reduced noise from the freeway

What we heard

The following section includes a summary of what we heard at the workshop, community walk and through the online engagement. The feedback we received has been themed and summarized to reflect the frequency and diversity of input received at the events and online.

The primary themes are:

Community Spaces



Getting Around



Safety



Community spaces

- Child Orientated Spaces
 - Add new natural playgrounds and child orientated play spaces
- Green spaces
 - Keep open green spaces
 - Add more seating and garbage cans
 - Improve open green spaces that are under utilized to encourage use
 - Beautify roads and entrances to the neighbourhood with trees/gardens



Getting around



- Biking
 - Improved bike connections are needed, especially through the alley along Whitemud Drive towards 111 Street for the many people who ride bikes in Malmo Plains
- Driving
 - Parking permit restrictions is supported however, parking enforcement needs to be improved
 - Traffic volume in the neighbourhood is high and has increased
 - Congestion can occur at peak hours which makes getting out of Malmo Plains onto 51 Avenue a challenge
 - Drivers ignore many no u-turn, yield, and stop signs in the neighbourhood, particularly around the school
 - Speed limits in the area need to be reassessed, consistent, enforced and/or mitigated through speed bumps/curb diversions
 - Wayfinding and signage could be improved to help people who drive, walk and bike find their way in the neighbourhood
 - Poor road conditions and drainage cause water pooling in the spring
- Walking
 - Clearly defined crosswalks are needed to improve pedestrian safety in several areas, such as Malmo Road and 49 Avenue, 48 Avenue and 111A Street, Malmo Road and 113A Street, and across 51 Avenue for students attending schools in Lendrum
 - Improved sidewalks, crosswalks and curb ramps at corners and crosswalk connections would encourage more walking
 - It would be good to have separation of sidewalks with treed boulevards on major streets like 115 Street
 - People walking kids to school (in Malmo Plains and nearby communities) on narrow sidewalks creates a safety concern, since there is no separation between sidewalks and traffic
- Connectivity
 - There are missing links in sidewalk connections particularly through the alley to the LRT station

Neighbourhoods

- There could be better defined connections and paths for people who bike

Safety

- Crime concerns
 - Perceived increase in crime, loitering, and drug usage in the proximity of the LRT station and the LRT access point from the community
 - Eliminate low and dense brush to create better sightlines to reduce cover used for criminal behaviour
 - The berm and noise reduction wall causes poor sightlines where people can participate in criminal activity
 - Urination can be a problem around the sports fields, suggestions for temporary toilet installation
- Walking
 - Poor drainage on sidewalks and streets causes water to pool
 - In winter months frozen pooling creates slipping hazards
 - Causes issues for those with mobility concerns
 - Slanted sidewalks are an issue for those with mobility concerns
 - Large cracks and uneven pavement is a hazard
 - Foliage on City right-of-way is overgrown in some areas which causes unsafe conditions while walking
 - Better lighting is required to make areas around the LRT, the alleys near Whitemud Drive and at the end of the alley paths feel safe at night
- Driving
 - Improper parking near intersections and in no parking zones causes problems for driver sight lines and their ability to see people walking
 - In the winter, parked cars along windrows reduce the lane width

Neighbourhoods

- Clear streets and safer separation of people walking, biking and driving is required, such as in the alley passage to the LRT (e.g. a sidewalk or painted lines)
- General Comments
 - Shrubs block sight lines at the end of alleys (intersections with local roads)
 - Large potholes on the road and excess gravel on the roads and sidewalks are a hazard for people driving, walking and biking

Additional Feedback

Building Great Neighbourhoods project team also heard from residents about other neighbourhood concerns. We will share these with the appropriate City department for their attention and may be able to coordinate upgrades during the Malmo Plains Neighbourhood Renewal.

- Alleys in the community have potholes and poor general upkeep
- Garbage trucks use the alleys and the pavement cannot handle the weight
- LRT signals are badly timed and cause traffic congestion
- Shared-use path and alleys surrounding the LRT station entrance become very icy in winter due to high use and minimal snow clearing
- Issues with rental properties and derelict houses in the east part of Malmo Plains
- Street lights have not been on in the northeast quadrant since June 2019
- Berm at the corner of Whitemud Drive and 111 Street
 - Improve the safety in this area
 - Flatten the berm and create something different, it is a missed opportunity for the neighbourhood
 - Improve the alley connection in this area as it is a main connector to the LRT from Malmo Plains and Royal Gardens via the footbridge even though the shared-use path does not extend down the west side of the berm

Neighbourhoods

Next steps

The next steps for the Malmo Plains Neighbourhood Renewal project will include:

- Create a draft Vision and Guiding Principles for further refinement and confirmation at the next phase of engagement.
- Exploring Opportunities, we ask you to:
 - Get more specific on what you like most about your neighbourhood
 - Tell us how you get around the neighbourhood
 - Share your ideas, and what ideas you have to improve your neighbourhood.

Please visit edmonton.ca/BuildingMalmoPlains for more information and to subscribe to the email list for project updates and future engagement opportunities.