



# 216 Street Complete Street Project

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What We Learned Report

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## 1.0 Introduction

### 1.1 Project Background

In 2020, the Township of Langley (Township) began the process of completing a corridor study of 216 Street. After two previous phases of extensive public consultation and technical analysis, the Township is now undertaking the detailed design for the 216 Street Complete Street Project. Using a 'complete street' approach, the project aims to improve the safety and livability of the corridor by:

- reducing vehicle speeds
- expanding active transportation opportunities
- creating new pedestrian crossings
- retaining as permanent some temporary on-street parking
- adding left-turn bays and medians
- aligning the intersection at 96 Avenue
- balancing the needs for people and goods movement

The project area includes the 216 Street corridor between 88 Avenue and 96 Avenue, as well as the 96 Avenue and 216 Street intersection.

### 1.2 Project Process

This project has been informed by a corridor study that was completed in two phases. Three design options were originally presented to the public, and based on feedback from the previous round of public consultation a community-preferred design was selected. Figure 1 below shows the project process.

Figure 1 Project Process



### 1.3 Purpose of Engagement

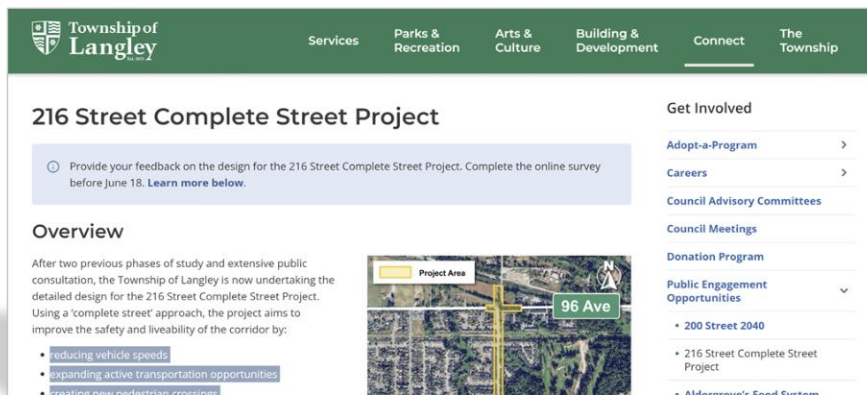
With a preferred design concept, it was important to engage with the community again to seek feedback on key elements of the design and see if there is anything else the project team needs to consider. Feedback from this round of public consultation will be used to inform any improvements that need to be made before finalizing the design and presenting to Council later this year.



## 2.0 How We Engaged

The 216 Street Complete Street Project engagement launched May 28, 2024 and was communicated through:

- The Township of Langley website
- Social media posts on Facebook, Instagram, and X (formerly Twitter)
- Paid social media boosts and ads
- eNewsletter insertions
- Newspaper ads
- News release and media invitation to local media
- Community signs at several locations throughout the Township
- Direct mail to local residents



Screenshot of project page

## 2.1 Community Survey

The community survey was open from May 29 until June 18, 2024. The survey asked respondents to provide feedback on key elements of the preferred design and anything else the project team should consider as part of a 'complete street' approach. In total, the online survey received 642 responses.

## 2.2 Open House

Township staff hosted an in-person open house on June 11, 2024. The open house provided community members with the opportunity to discuss the project and ask questions directly to the project team. Display boards were set up to share information on the 216 Street Complete Street Project and collect feedback on the key design elements. More than 150 people attended the open house.



## 2.3 Virtual Stakeholder Meeting

The project team hosted a virtual meeting with interested stakeholders. The session included a presentation reviewing the key design elements of the 216 Street corridor between 88 Avenue and 96 Avenue, including the 96 Avenue and 216 Street intersection. 12 individuals attended the meeting, representing the following organizations:

- Langley School District
- Fraser Health Authority
- ICBC
- TOL Fire Department
- BCTA
- Langley RCMP
- Topham Elementary PAC
- MoTI
- TransLink



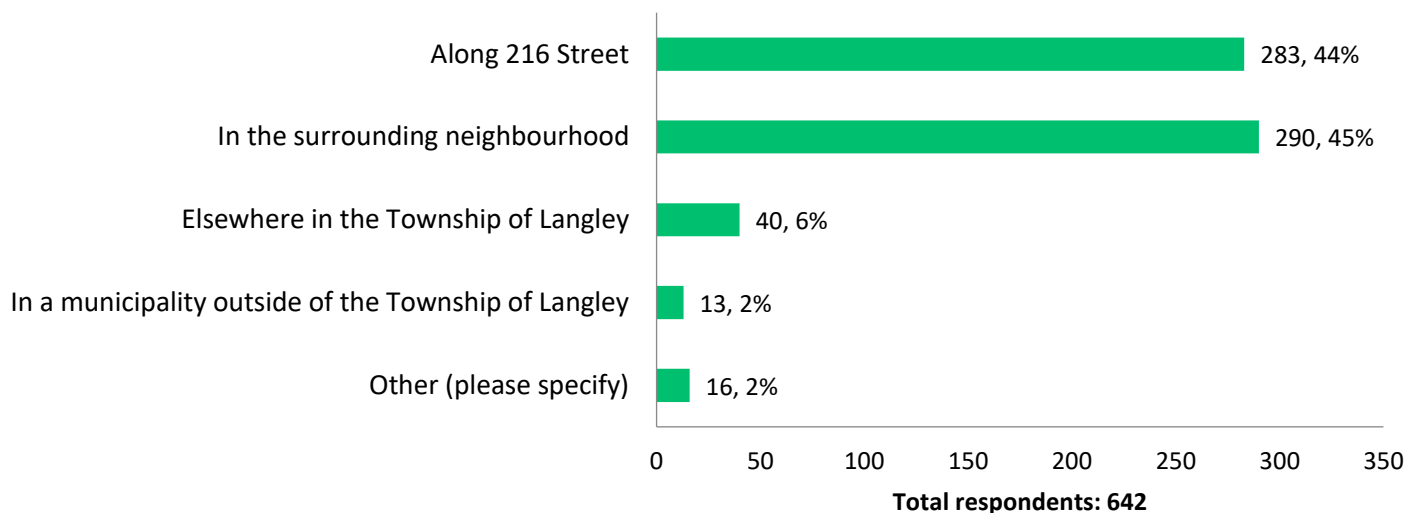
## 3.0 What We Learned

### 3.1 Community Survey

Between May 29 and 18 2024, 642 community members completed the online survey to share their feedback on the preferred design for the 216 Street Complete Street corridor design. The following section summarizes the findings.

#### About You

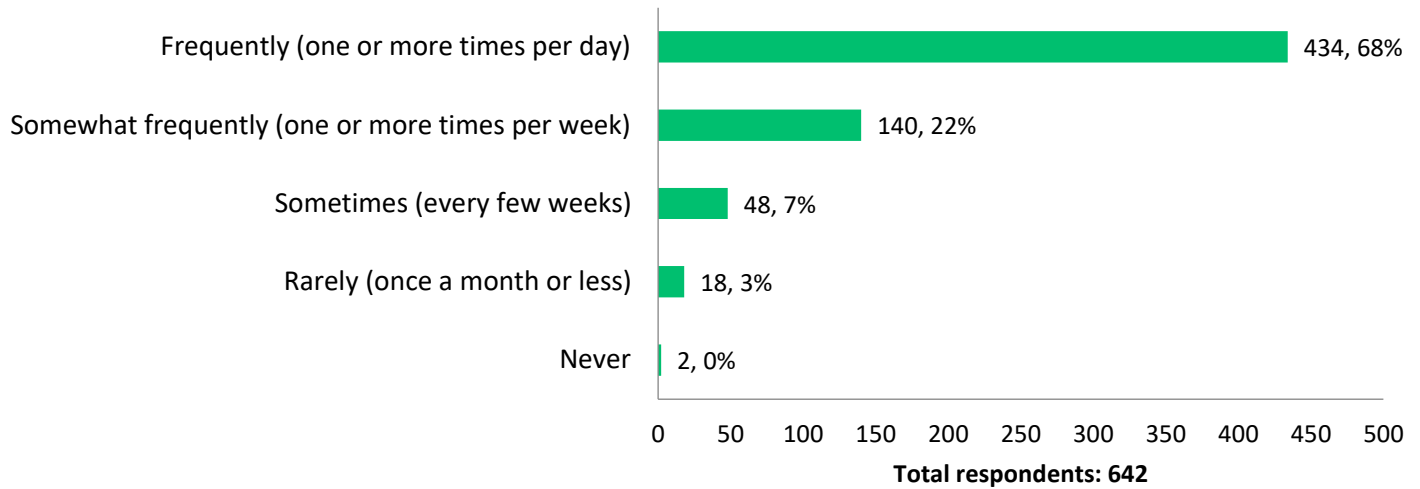
##### Question 1: Where do you live?



Most survey respondents live along 216 Street (44%) or in the surrounding neighbourhood (45%).

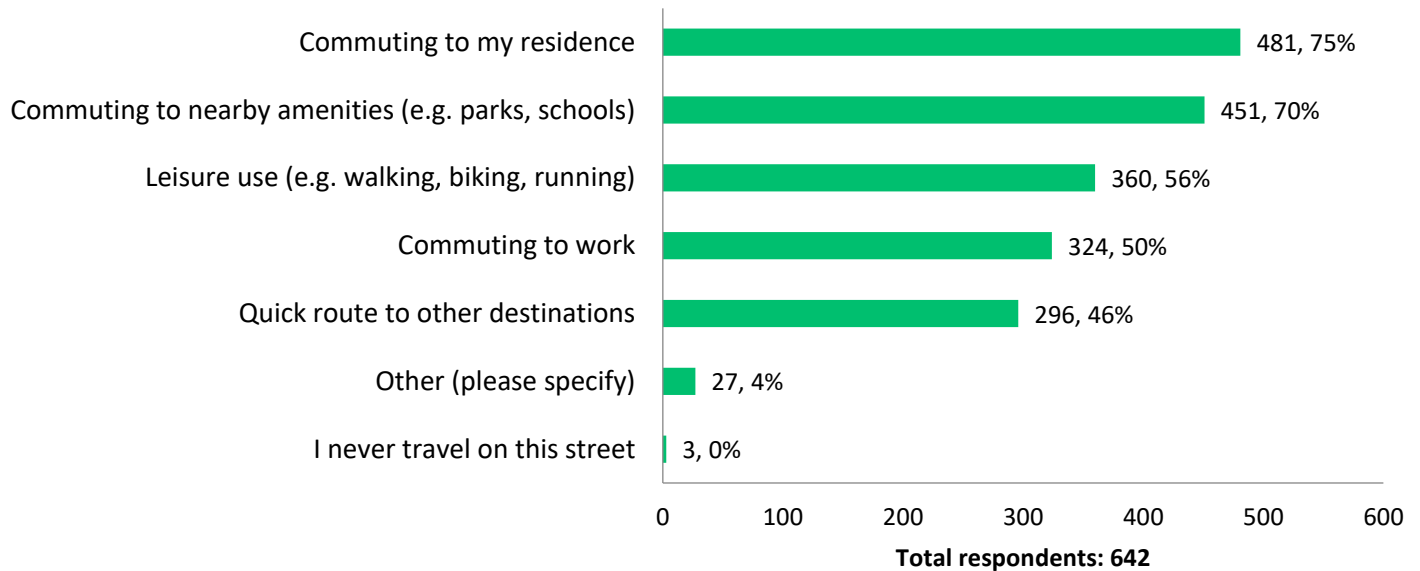
Survey respondents who selected “other” specified specific locations in Langley, with most living along 216 Street or in the surrounding neighbourhoods.

### Question 2: How often do you travel along or through the 216 Street corridor, between 88 Avenue and 96 Avenue?



The majority of survey respondents travel along the 216 Street corridor at least once a week, with 68% saying they travel along the corridor one or more times a day.

### Question 3: What purposes do you travel on 216 Street for? (Select all that apply)

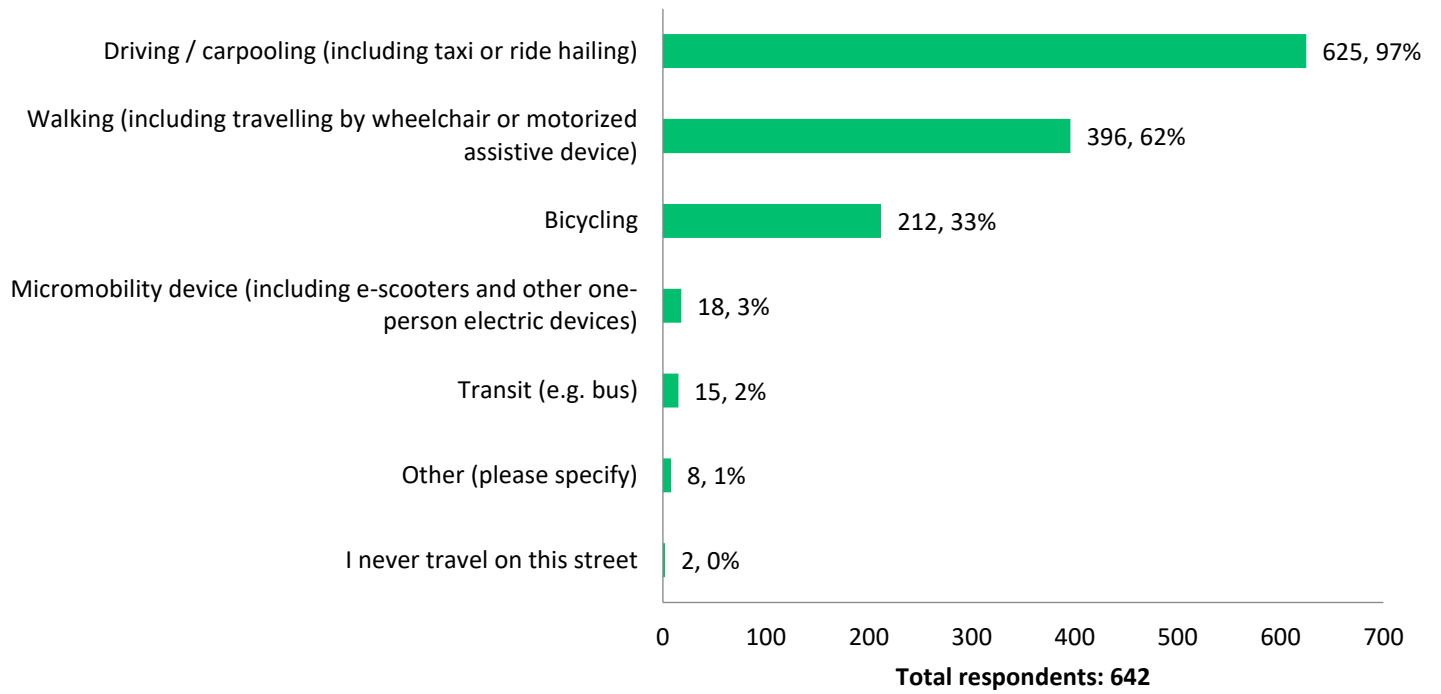


Most trips made by survey respondents along the 216 Street corridor are for commuting to their home (75%) or commuting to nearby amenities (70%), and more than half of survey respondents (56%) use the corridor for leisure, including walking, biking, and running.

Those who selected “other” were invited to leave a comment. The top comments are listed below:

- Visiting family and friends (10)
- Accessing the Golden Ears Bridge and Highway 1 (5)
- Walking kids to school (3)

**Question 4: What modes of transportation do you use along the 216 Street corridor? (Select all that apply)**

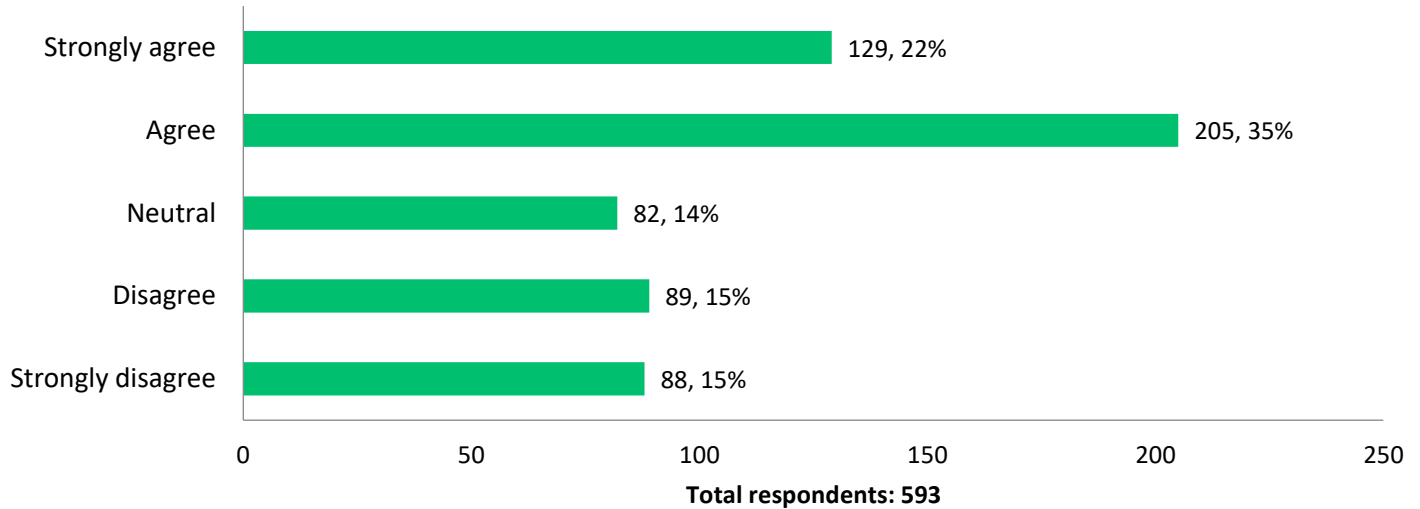


While nearly all survey respondents (97%) indicated that they drive or carpool along the 216 Street corridor, 62% said they walk and 33% bicycle along the corridor.

Survey respondents who selected “other” specified that they run along the corridor (4).

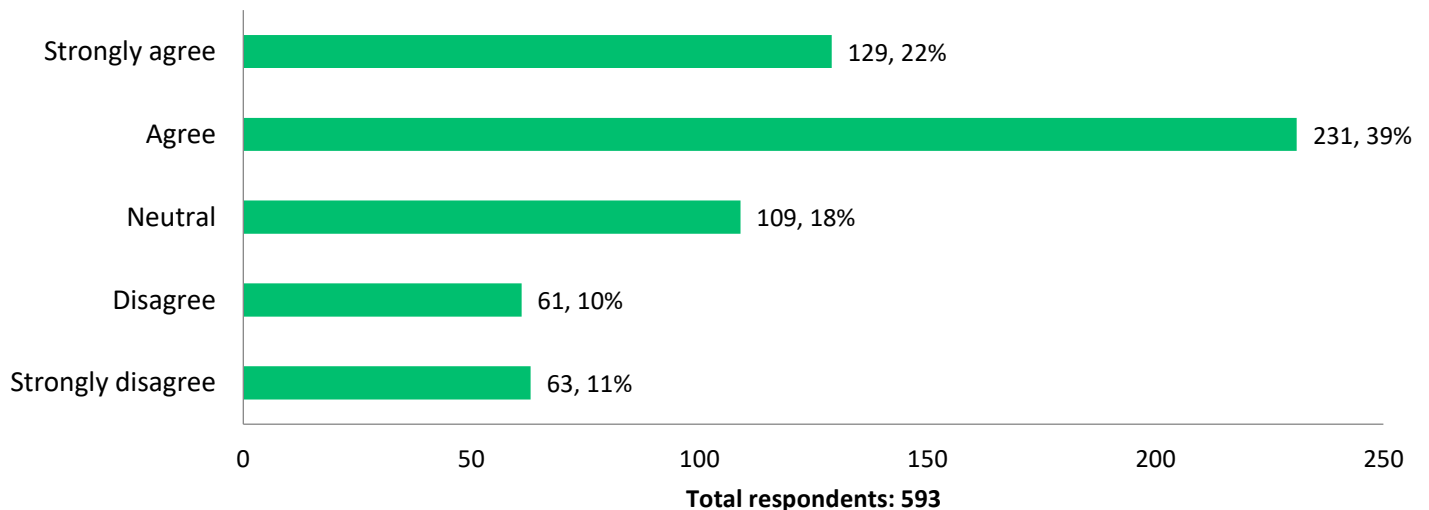
## 216 Street Corridor Improvements

### Question 5: To what extent do you agree that the design achieves the goal of improving community livability and safety?



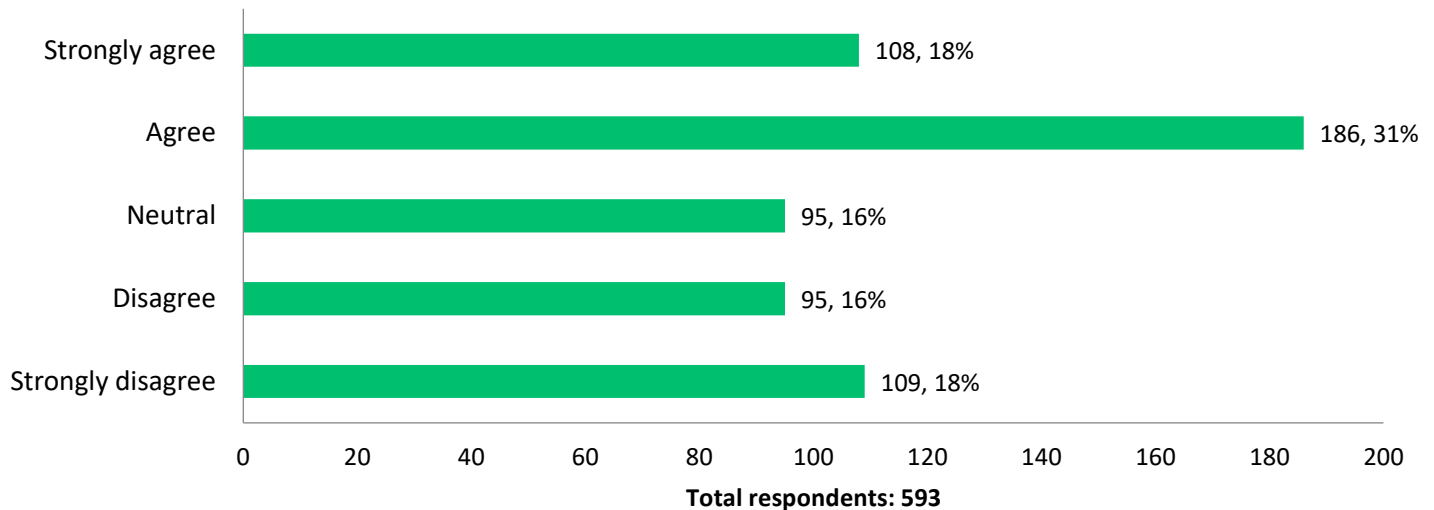
A total of 57% of survey respondents said that they agree or strongly agree that the preferred design achieves the goal of improving community livability and safety. However, 30% of respondents said that they disagree or strongly disagree with this statement.

### Question 6: To what extent do you agree that the design achieves the goal of enhancing the level of comfort for walking and cycling?



Most survey respondents (61%) said that they agree or strongly agree that the design achieves the goal of enhancing the level of comfort for walking and cycling along the corridor, while 21% disagree or strongly disagree with this statement.

### Question 7: To what extent do you agree that the design meets your needs for local and regional travel?



Nearly half of survey respondents (49%) agree or strongly agree that the design meets their needs for local and regional travel. However, 34% said that they disagree or strongly disagree with this statement.

### Question 8: Do you have any comments you would like to share about the design for the 216 Street Corridor improvements?

Survey respondents were invited to leave a comment for Question 8. All responses were reviewed and grouped based on similar themes. The top themes are listed below:

#### Parking (181 comments)

- Concerned about a lack of parking (177)
  - There will not be enough parking available on 216 Street.
  - Multi-family homes in the area require street parking to accommodate all the vehicles for their households.
- Support the proposed parking changes (4)

#### Motor Vehicle Traffic (102 comments)

- Concerned about high volumes of motor vehicle and truck traffic along 216 Street (52)
  - Do not want 216 Street to be a truck route.
- Concerned about current motor vehicle speeds. Would like to see design improvements that will reduce motor vehicle speeds. (34)
- 216 Street should be made 4 lanes, as was originally planned (16)

#### Project Support (85 comments)

- General support for intersection improvements along 216 Street (46)
- General support for the project and bike lanes on 216 Street (39)

### Bike Lanes (63 comments)

- Do not need bike lanes on 216 Street (50)
- Consider installing a multi-use path instead of bike lane (9)
- Bike lanes should have concrete barriers (4)

### Design Suggestions (59 comments)

- Suggestions for improving safety, including traffic calming measures, more traffic lights, and opportunities for turning left onto 216 Street from side streets (24)
- Concerned about proposed medians and the impact they will have on emergency vehicles and drivers needing to turn left onto 216 Street from side streets (13)
- Would prefer roundabouts along 216 rather than traffic lights (13)
- Currently visibility is blocked by parked cars when turning onto 216 Street from side streets (9)

### School/Student Safety (18)

- Concerned about safety for students near Topham Elementary (18)
  - Congestion during pick up and drop off times
  - Concerned about medians near Topham Elementary

### Sidewalks and Crosswalks (15 comments)

- General support for crosswalks (9)
- Looking forward to improved sidewalks (6)

### Project Opposition (14 comments)

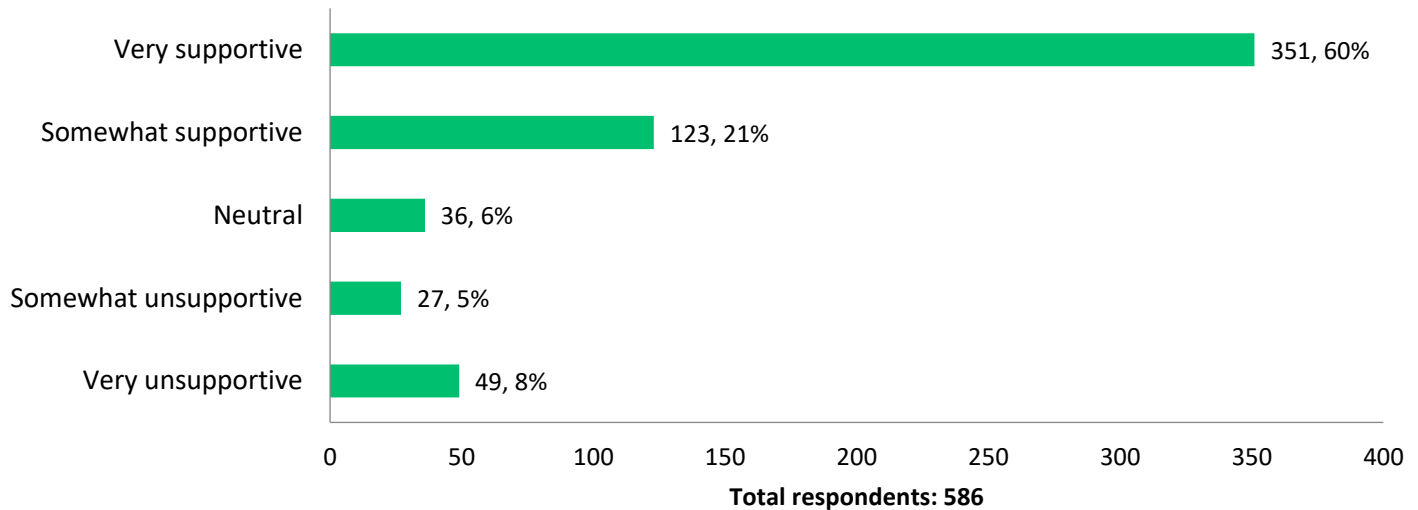
- General opposition to the project (9)
- Do not support the 96 Avenue and 216 Street realignment (5)

### Other Comments (48 comments)

- Concerned about costs for implementing improvements (13)
- Active Transportation improvements are needed elsewhere / concerned about other locations in the Township (10)
- Concerned about lack of transit service (9)
- Would like to see more trees and vegetation incorporated along 216 Street (8)
- Concerned about how the corridor improvements will be maintained (8)

## 96 Avenue and 216 Street Intersection Realignment

### Question 9: How supportive of the 96 Avenue and 216 Street intersection realignment are you?



The majority of survey respondents (81%) said that they are very or somewhat supportive of the 96 Avenue and 216 Street intersection realignment, while 13% of survey respondents indicated that they are somewhat or very unsupportive of this project.

### Question 10: Do you have any comments you would like to share about the design for the 96 Avenue and 216 Street intersection realignment?

Survey respondents were invited to leave a comment for Question 10. All responses were reviewed and grouped based on similar themes. The top themes are listed below:

#### Project Support (155 comments)

- General support for intersection improvements and realignment (66)
- Support for a traffic light at 96 Avenue and 216 Street (41)
- Believe the design will improve safety (31)
- Support for proposed cycling improvements (11)
- Support for crosswalks (6)

#### Design Suggestions (63 comments)

- Would support a roundabout (21)
- Concerned about high volumes of motor vehicle and truck traffic along 216 Street (17)
- Suggestions for additional improvements, including widening 216 to four vehicle lanes (17)
- Would like to see additional safety improvements, including traffic calming and extending sidewalks and bike lanes beyond the study area (8)

#### Project Opposition (51 comments)

- Intersection improvements should not be a priority (34)

- Do not support proposed realignment (8)
- Do not support a traffic light at 96 Avenue and 216 Street (5)
- Do not support bike lanes (4)

### Other Comments (9 comments)

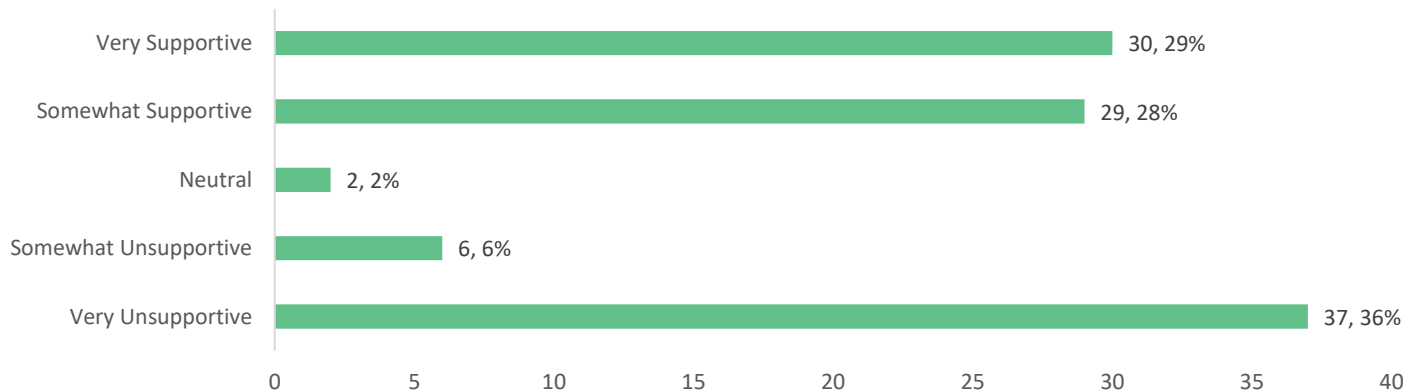
- Would like to see motor vehicle speeds reduced (5)
- Do not support bike lanes along 216 Street (4)

## 3.2 Open House

An in-person open house was hosted on June 11, 2024 with more than 150 attendees.

### Support for the Project

Open house attendees were asked to share their overall level of support for the design improvements by voting using sticker dots.



More than half (57%) of attendees who shared feedback on the interactive boards said they are very or somewhat supportive of the proposed design improvements. 42% of attendees who shared feedback on the interactive boards said that they are very or somewhat unsupportive of the design improvements. It should be noted that this voting was not mandatory and does not capture all of the in-person attendees.

Open house attendees were also able to provide comments on the design. A summary of the top comments received are listed below:

### Parking (32 comments)

- Do not support removing on-street parking (30)
- Consider narrowing the medians south of 90 Avenue to allow for street-parking on the east side (2)

### Cycling (27 comments)

- Lack of support for bike lanes, especially at the expense of parking (17)
- Would like to see a multi-use path instead of bike lanes (4)
- Add openings in protected bike lanes at side streets to allow left turns (3)
- Bike lanes will improve safety for cyclists (3)

### Road Design (23 comments)

- Like that the design improvements will help to slow down motor vehicle traffic and improve safety for pedestrians (7)
- Add speed bumps for traffic calming (6)
- Do not support installing medians, especially at the expense of parking (6)
- Add trees/landscaping to medians (2)
- Add a roundabout at 96 Avenue and 216 Street intersection (2)

### Transit (10 comments)

- Add transit service along 216 Street (10)

### Truck Routes (8 comments)

- Would like 216 Street to not be a truck route (8)

## 3.3 Public Correspondence

The project team also received feedback from community members via email. The Township received five emails through the [216streetstudy@tol.ca](mailto:216streetstudy@tol.ca) project inbox. Feedback received included:

- Concerns and lack of support for removing parking along 216 Street (3)
- Concerned about emergency vehicle access being obstructed by medians (1)
- Would like to see larger buffers between parking and bike lanes (1)
- Curious about impacts to visibility when turning onto 216 Street from side streets (1)

The Township also received a letter from HUB Cycling sharing their support for the 216 Street Complete Street Project. Feedback from HUB is summarized below.

- Support for the proposed separated and protected bike lane and separated Multi-use Path.
- Recommend including some degree of protection from vehicles in areas where there is roadside parking or bus stops. They recommend using green paint to indicate areas of potential conflict between vehicles and vulnerable road users, as well as physical barriers to avoid dooring collisions.
- Recommend the Township use TransLink's Design Guide for Bus Stops Adjacent to Cycling Infrastructure as the standard for ensuring equitable accessibility for people with a disability that impacts their mobility, vision, or hearing.
- Recommend removing the speed gates on Langley Lane Greenway to improve access for people in wheelchairs or using other mobility devices, and for a wider variety of bikes.
- Recommend prioritizing improvements to the 96 Avenue and 216 Street intersection to address safety for all road users.

### 3.4 Virtual Stakeholder Meeting

On June 5, 2024, the project team facilitated a virtual stakeholder meeting. The presentation consisted of an overview of the 216 Street Complete Street project, sharing the proposed designs, and sharing next steps.

Top themes from this meeting are listed below:

#### Improvements near Topham Elementary School

- Interested in how these improvements will integrate with the new daycare facility.
- Concerned about speeding in front of Topham Elementary School.
- Concerned parking on the east side of 216 Street will encourage parents and students to cross mid-block rather than using the crosswalk.
- Interested in current and projected traffic and parking trends around school drop-off and pick-up times.

#### Parking

- Unsure why on-street parking is necessary. Residential parking needs should be met without needing on-street parking on 216 Street.

#### Bike Lanes

- Concerned about the design of bike lanes next to on-street parking, creating situations where cyclists may be “doored”

#### Driving

- Interested in traffic volumes along 216 Street and if there is warrant for new traffic signals.
- Concerned about how large trucks and emergency vehicles will navigate 216 Street with new design elements.



## 4.0 Next Steps

The Township would like to thank all community members who participated in the engagement activities for the 216 Street Complete Street Project. The feedback provided will help inform the detailed design, which is planned to be completed this year.



Township of  
**Langley**  
Est. 1873

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