

PLANNING AROUND RAPID TRANSIT STATIONS (PARTS)

Frequent Asked Questions

1. What is PARTS?

Planning Around Rapid Transit Stations (PARTS) is the name for Kitchener's station study area planning project. PARTS is comprised of two phases. The first phase occurred in 2013 and involved compiling and evaluating existing conditions and data; preparing an overall vision and goals to guide planning within the station study areas; confirming the [station study areas](#); identifying the likely extent of work for future phases and key deliverables for each station study area plan; and developing a work program for subsequent phases.

Phase 2, which will occur in 2014, will look at corridor-wide initiatives which identify work that is best suited to be conducted all at once for all of the station study areas. Corridor-wide initiatives include: interim direction to guide development; development of a communications approach, Urban Design Guidelines; Sanitary Sewer Capacity Analysis, and; Transportation Demand Management. Following this work, between 2014 and 2017, the City will complete station study area plans around the 12 light rail transit stations in Kitchener and the neighbourhoods immediately surrounding them. PARTS does not include discussion on the merits of rapid transit or the location and design of the actual rapid transit alignment.

2. How does PARTS affect me?

Station study area plans have the potential to affect individuals who live, own land or run businesses within the station study areas. These plans will consider, among other things, land uses, engineering and community infrastructure, streetscapes, urban design, transportation implications and transportation demand management techniques. As light rail transit has the potential to be a major factor in the long-term growth and continued economic prosperity of our area, the potential for change in these areas is great. PARTS will help to ensure that there is a proper framework to guide growth and stability in these locations.

3. Will there be an opportunity to comment on PARTS? How can I become involved?

Through PARTS Phase 2 and subsequent station study area planning the City of Kitchener will provide a range of opportunities to get involved and comment on the work that is being undertaken. As the PARTS project moves further along, there will be a series of interactive public meetings and open houses which will allow the public to help shape the communities within the station study areas.

4. Will the zoning regulation on my property change?

The zoning regulation on your property *could* change as a result of the PARTS work that is being conducted. Coinciding with the PARTS work will be a comprehensive review of the Zoning By-law to commence in 2014. This review will involve updating the current zoning by-law to reflect recent changes in policies (at the Provincial and Regional level and through the City's impending new Official Plan), reflect best practices and, provide clarity and improve readability. PARTS and the comprehensive Zoning By-law will identify whether zoning changes are needed.

5. What is a Station Study Area Plan?

A Station Study Area Plan is a comprehensive review of the station study area that ensures that future growth within these areas is appropriate, organized, and transit supportive. Potential deliverables of a Station Study Area Plan may include:

- Development scenarios and a preferred plan
- Land use master plan
- Density targets
- Built form plan
- 3D Model/Visualizations
- Urban design guidelines
- Transportation demand management
- Natural and cultural heritage resources framework
- Recommended implementation approach

6. When will station study area planning start?

1. Central (2014-2015)
2. Midtown & Rockway (2015-2016)
3. Fairway & Block Line (2016-2017)
4. Sportsworld (2017+)

7. What is a Focus Area? An Influence area? A Major Transit Station Area (MTSA)? What does it mean if my property is in one or more of these areas?

- Focus Areas are lands which due to their proximity to a LRT station stop require further study in the immediate term (2014-2017) to determine how they can better support the rapid transit system. These lands will be examined from a multitude of aspects including land use, connectivity, and sense of place.
- Influence Areas are lands within the station study area which are outside of a focus area but contribute to the role and function of a station study area. These areas, although not the focus of change, may provide opportunities for minor infilling.
- A Major Transit Station Area is the area formed by an 800 metre radius (10 minutes "as the crow flies") from a LRT Station Stop.

If your property is in one or more of these areas, it will be examined as part of a Station Study Area Plan.

8. How will the City deal with development in influence and focus areas in advance of completing station study area plans?

Phase 2 of PARTS will include the examination of interim-direction measures which would help guide development of land prior to the completion of station study areas plans.

Possible interim-direction measures being considered in Phase 2 include:

1. Implementing interim direction policies in Kitchener's New Official Plan
2. Amending the current Official Plan with new interim-direction policies
3. Implementing an interim-control by-law or introducing a new Holding Provision in the current Zoning By-law
4. Implementing general or property specific regulations and land use permissions in the Zoning By-law