

Date: November 29, 2025

Attention: Ashlyn Fox, Development Planning, IPPW

Reviewer: Ainsley Rego, Transportation Services, IPPW

RE: 258 Albert Street – Holding Provision

Dear Mr. Cotter,

It is our understanding that the City of Waterloo has received a Zoning By-Law Amendment to lift the holding provision at 258 Albert Street to construct a new residential development. The application proposes demolishing the existing single detached home and constructing a new building which includes 21 bedrooms, 260m² of landscape open space and 1 accessible parking space.

The subject site is located within the Northdale Neighbourhood and the University of Waterloo Station Area as per Official Plan schedule 'J4'. Given Bill 185, there are no minimum parking requirements within station areas.

Transportation Services confirms that holding provision b) "Verification of sufficient transportation capacity and transportation infrastructure within the surrounding road network affected by the development and/or use of the LOT" is satisfied as it relates to site plan SP-25-03 for subject site 258 Albert Street. This provision is considered cleared as the site includes 1 accessible parking space on-site which will generate few trips on the surrounding road network. The surrounding road network includes existing controlled intersections at: 1) Albert Street at Columbia Street (signalized), 2) Albert Street at University Avenue (signalized) and 3) Albert Street at Hickory Street (All-way stop). In conclusion, it is unlikely that the subject site would warrant transportation improvements.

Should the nature of the application change in the future, including, but not limited to, additional parking spaces, a Transportation Impact Study may be required.

Best Regards,

Ainsley Rego, BES, RSP1 (she/her)

Engineering Technologist – Traffic

Transportation Engineering, Integrated Planning & Public Works, City of Waterloo