



List of Delegations Regina Planning Commission

**Tuesday, March 17, 2026
4:00 PM**

Henry Baker Hall, Main Floor, City Hall



OFFICE OF THE CITY CLERK

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**RPC26-4 Official Community Plan & Zoning Bylaw Amendments – 4025
Parliament Avenue**

DELEGATIONS

RPC26-5 William Wells, Albert Park Community Association, Regina, SK

Dustin McCall and Chad Jedlic, City Land Development, Regina, SK

The Albert Park Community Association Board of Directors has reviewed the potential commercial/retail development being considered by the City of Regina along the south side of Parliament Avenue between Montague Street and Pasqua Street.

We understand that if this property (immediately north/adjacent to the proposed Cricket Pitch Park and across Parliament Avenue from the existing Rugby Facility immediately north of this parcel) is being considered for rezoning.

Further we understand that there are only two possible rezoning/development option for this parcel:

MH – MIXED HIGH-RISE ZONE or ML – MIXED LOW-RISE ZONE

The Albert Park Community Association Board of Directors recently (January 19th, 2026) met with three City of Regina staff to discuss this potential rezoning. We want to emphasis that this was a positive and productive sharing of the current property circumstances/issues and the potential development options.

In summary we feel it is appropriate to convey relevant aspects of that discussion for consideration by the Planning Commission and City Council that:

- a) the Rugby Fields are a valued community asset;
- b) everyone should take pride in the fact that this community asset is so well used and functional for a variety of sports;
- c) during the “Flag Football” season the surrounding streets (on all sides), parking lots (on and off site) and the neighbourhood is overwhelmed with parking, (legal and otherwise);
- d) the parking demand during these busy periods, typically on weekends, creates significant safety concern as families cross Parliament Avenue and Pasqua Street and 25th Avenue from between parked vehicles;
- e) the MH – MIXED HIGH-RISE ZONE zoning option contains permitted uses that would increase the amount of thru traffic, thus increasing the risk to public safety due to vehicles looking to enter and exit the area for those purposes only;
- f) there are currently nearby properties that are ML – MIXED LOW-RISE ZONE zoning that are generally seen as neighbourhood assets; and
- g) if the traffic/parking issues are not addressed as a part of this approval it will contribute to these issues and eliminate solutions going forward.

In conclusion the Albert Park Community Association Board of Directors would like to recommend the following with respect to this application:

1. that the land immediately to the west of the Rugby Fields across Pasqua Street that acts as a de facto parking lot; be developed as a city standard parking lot (asphalt service with access and egress points on Pasqua Street; and
2. that a significant portion of the land in question is dedicated to a city standard parking lot (asphalt service with access and egress points on Parliament Avenue and/or Queen Street or Pasqua Street;
3. that pedestrian control lights be installed on the three sides of the Rugby Fields where pedestrian traffic can be an issue;
4. that the land in question be rezoning as a ML – MIXED LOW-RISE ZONE as it is the most compatible with the circumstances and the neighbourhood.