



# WASCANA CENTRE 2016 MASTER PLAN



The 10th Sequential Master Plan for Wascana Centre Authority / 2016







The 2016 Wascana Centre Master Plan is dedicated to

**Roger du Toit, 1939 - 2015**

Roger was Architect Planner and Chair of Wascana Centre Authority's Architectural Advisory Committee since 1982. His passion for quality planning and design is evident throughout Wascana Centre, and his authorship of numerous Master Plans leaves a legacy for generations to come.

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# WASCANA CENTRE 2016 MASTER PLAN

Approved by Wascana Centre Authority  
March 10, 2016

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# EXECUTIVE SUMMARY

**This is the tenth sequential Master Plan for Wascana Centre. These plans represent a level of continuity in the development of a place which is extremely rare in Canada and indeed, the world.**

Wascana Centre as a place encapsulates much of the history of the province, from prehistoric times as the bottom of a great inland sea, through early indigenous settlement, farming settlement, the expression of great aspiration in the government of the land, the carving of a treed oasis and recreational area, to the current foresighted vision to meet five noble purposes, followed by their implementation over the last fifty years or more. This tenth Master Plan seeks to continue that vision, tailored in small but relevant ways to the needs of today, as its predecessors have done in increments over the years.

The Master Plan is a tool that is central to the operation of Wascana Centre Authority. The role of the Master Plan is to ensure that ongoing development, both landscape and institutional, furthers the vision upon which Wascana Centre was founded - the seat of Government, education and research, cultural arts, recreational opportunities and conservation of the environment. To the founders, the importance of the Master Plan merited its inclusion in The Wascana Centre Act, which governs the operation, development and financing of the Centre. The Act stipulates the contents of the Master Plan, and also the scheduling and procedures for its periodic review and renewal.

#### Contents of master plan

##### 12.6 A master plan may contain:

- (a) a statement of the objectives for the future development and conservation of Wascana Centre;
- (b) statements of policy with respect to:
  - (i) the development and use of land under the Authority's jurisdiction;
  - (ii) the conservation and improvement of the physical environment of Wascana Centre;
  - (iii) the provision or undertaking of service facilities, improvements and landscape construction within Wascana Centre;
  - (iv) the development of transportation, electrical and communication systems;
  - (v) the management and preservation of historical resources, forested areas, natural areas, wildlife and waterfowl areas and water storage areas;
  - (vi) the relationship between Wascana Centre and adjacent developments; and
  - (vii) any other matter that the Authority considers advisable;
- (c) a statement of guide-lines for land use and the development of improvements by persons and participating parties;
- (d) plans showing the concept or detailed design for particular sites or areas under the Authority's jurisdiction; and
- (e) a statement of the development priorities or a capital works forecast of the Authority.

Contents of the Master Plan (Excerpted from The Wascana Centre Act)

The 2016 Master Plan document begins by describing Wascana Centre Authority, and its planning and administrative process. The report then deals with Wascana Lake, followed by general planning principles and then detailed examinations of the various development areas. Important aspects of the urban and rural context of the Centre follow. The report concludes with a description of the implementation process and a condensed list of implementation items. For those interested, a detailed record of Wascana Centre's planning history is included as an Appendix to the Master Plan.

## Significant Changes to the Plan

Changes to the Master Plan occur as result of several factors including new requirements and changing community expectations. Changes also reflect societal shifts that are occurring well beyond Wascana Centre and Saskatchewan. Global warming, for instance, is now a matter of world-wide concern that is influencing planning efforts at all levels, including Wascana Centre.

The following is a brief summary of changes that have been made in the 2016 Master Plan.

### Wascana Lake

The Lake is the centerpiece of Wascana Centre. Flooding, irrigation supply, water quality and quantity, recreational, wildlife and educational uses and land-based support facilities continue to be discussed in the 2016 Master Plan.

The Lake is divided into two zones separated by the Broad Street Bridge. In the lower or western lake,

the emphasis is on water-based recreation. In the upper or eastern lake, the emphasis is on wildlife habitat and education.

Given the benefit of a 10-year perspective, the "Big Dig" has been a success. Scientists at the University of Regina, who have been studying Wascana Lake along with other lakes throughout the province, observe that the lifespan of the lake has been extended to beyond 500 years. They also observe that plant growth and the consequent noxious odours have been significantly reduced.

These benefits are in addition to the significant benefits a deeper lake has brought in terms of recreational use of the lake and the lake's capacity to provide water for irrigation purposes.

Going forward, potential upstream sources of pollution that could affect Wascana Lake should be monitored on an ongoing basis.



Map of Canada indicating location of Regina, Saskatchewan, home to Wascana Centre

## Principles

**Principle 1 - Main Components of the Centre:** The development of Wascana Centre has stabilized to the point that there have not been major changes in land use from the 2006 Plan. One addition in this Plan is the identification of Wascana South as a place that will be required to accommodate Wascana uses in the future.

**Principle 2 - Land Use Patterns:** Major land use patterns at the Centre remain unchanged from the 2006 Plan.

**Principle 3 - Mature and Developing Areas:** The 2016 Plan confirms the shift in emphasis from development to stewardship. Much of Wascana Centre is mature in the sense that development in those areas is nearing completion and landscapes are well-established. Changes in these areas will largely be limited to modest building renovations and replacements, and to normal landscape evolution. Currently under cultivation, large parts of the south and east quadrants of Wascana Centre are identified for future, as yet undefined, institutional and parkland development.

(This item incorporates Principle 7, Preservation Landscapes, in the 2006 Plan)

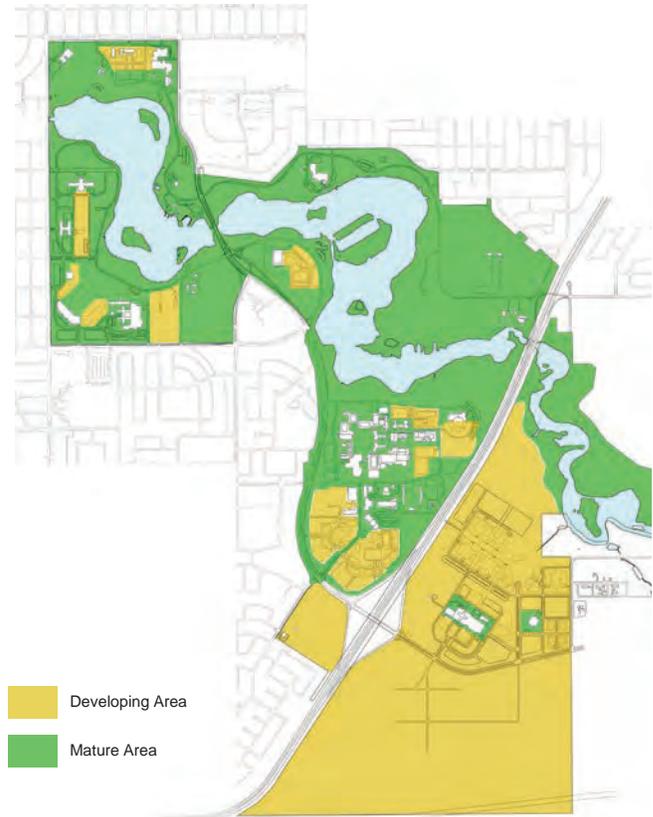
**Principle 4 - Landscape Character:** The mature landscapes of Wascana Centre are rooted in romantic landscape motifs imported from Europe at the beginning of the 20th Century. These landscapes are cherished and should be maintained. Going forward, however, the natural and cultural prairie setting should be adopted as a basis for future landscape development. These landscapes will be more sustainable, and will reflect a contemporary, localized aesthetic.

(This item expands upon Principle 4.4, Landscape Pattern, in the 2006 Plan)

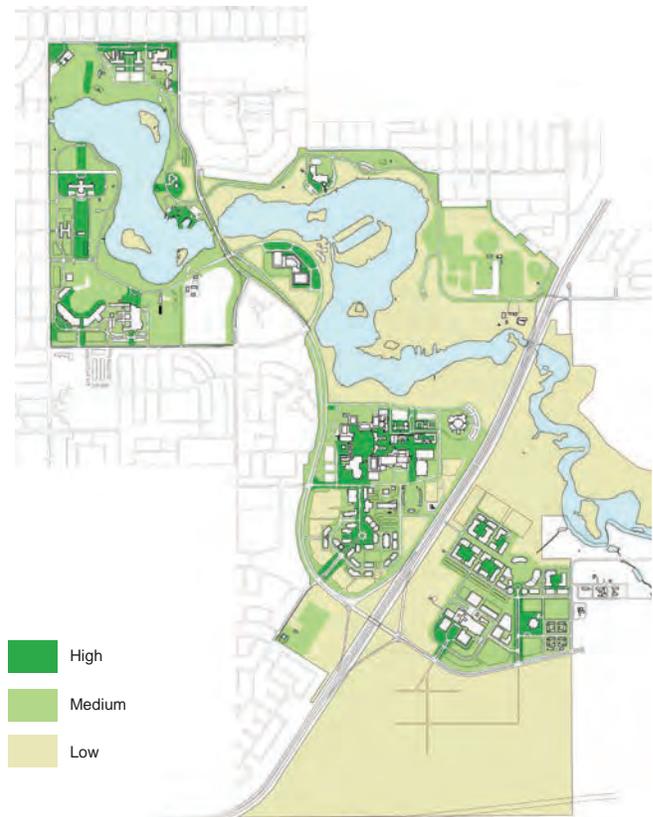
**Principle 5 - Landscape Management:** Management strategies should be developed that will promote sustainability in the face of increasing diminished water resources. A first strategy will be to prioritize levels of maintenance throughout the established landscapes. A second strategy will be to adopt sustainable, prairie-based approaches to the design of new landscapes.

The 2016 Plan identifies limited areas that should receive high maintenance and expands the extent of low maintenance landscape.

**Principle 6 - Understorey Management:** The 2016 Plan sets out strategies for improving public safety and views through the landscape through the selective removal of understorey while respecting wildlife.



Mature and Developing Landscape



Maintenance Regimes

**Principle 7 - Building Pattern:** The 2016 Plan recommends that future development respects the orthogonal grid of the prairie survey system.

**Principle 8 - Heritage:** In the 2016 Plan, Wascana Centre as a whole is considered as a Cultural Heritage Landscape based on its longevity, historical associations and the prominence of past designers. The Legislative Building and Grounds currently enjoy federal heritage designation. The 2016 Plan identifies other buildings and landscapes that should be identified for further heritage assessment and possible designation in the near future.

**Principle 9 - Roads Through Wascana:** The 2016 carries forward the analysis and recommendations from the 2006 Plan.

**Principle 10 - Scenic Drives:** The 2016 Plan continues to support the maintenance of Scenic Drives as an important way of allowing people to experience Wascana Centre. However, to help resolve periodic conflicts between cars and other users, the 2016 Plan recommends giving priority to active transportation modes (walking, jogging, cycling) by closing certain portions of these roads either permanently or during times of heavy use.

The 2016 Plan realigns the Douglas Park scenic road (back to the existing) to avoid the historic Sifton Homestead and to maintain the link through to Park Street.

**Principle 11 - Parking:** Institutional parking should be located underground or in structures. Picnic parking should be screened and dispersed.

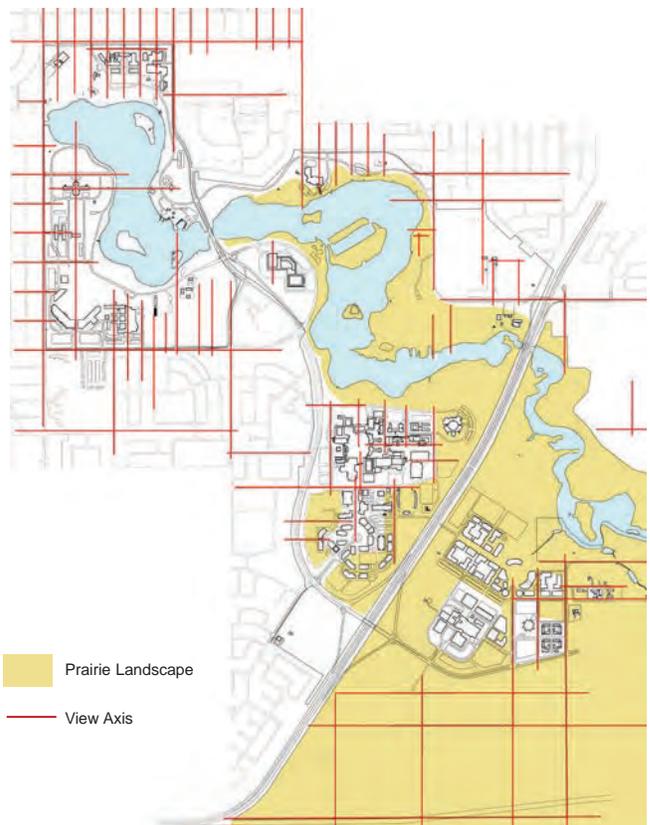
**Principle 12 - The Trail System:** The 2016 Plan continues to support the development of a comprehensive, multi-purpose trail system. The trail system is being developed over time, with key segments near Douglas Park still to be formalized. Other improvements should be made along the north side of the West Lake. Conflicts between pedestrians and cyclists can be alleviated by making roads more bike-friendly, and by implementing minimum widths for multi-use trails.

All trails are multi-purpose and there are no plans to provide separated trails for pedestrians and cyclists. For this reason, the 2006 principle on Bicycle Routes has been incorporated into Principle 10.

**Principle 13 - Information Systems:** The 2016 Plan carries through the 2006 objectives for the development of a comprehensive signage and wayfinding system.



The Romantic Landscapes



The Prairie Base

**Principle 14 - Commemoration and Public Art:** Wascana Centre is a popular venue for commemorations and public art because of its visibility and high profile. Since these installations are typically viewed as permanent, proposals for new pieces should be carefully reviewed to ensure an appropriate fit between subject, site and expression. Particularly popular as a location for public art and commemorations, the Legislative Precinct is identified for installations of only provincial and national importance. A Commemoration Park is identified south of the Legislative Precinct for other commemorations.

**Principle 15 - Building Heights:** Like the 2006 Plan, this Plan supports the idea of limiting building heights to maintain the visual dominance of the tree cover. The 2016 Plan sets the limit at 13.0 meters, and removes the somewhat ambiguous reference to the height of “average mature trees”.

**Principle 16 - Universal Access:** The 2016 Plan continues to support the goal of making Wascana Centre accessible to all people.

**Principle 17 - All Seasons:** Wascana Centre should be developed to encourage use in all seasons. This can be achieved through sensitive design, appropriate management and relevant programming.

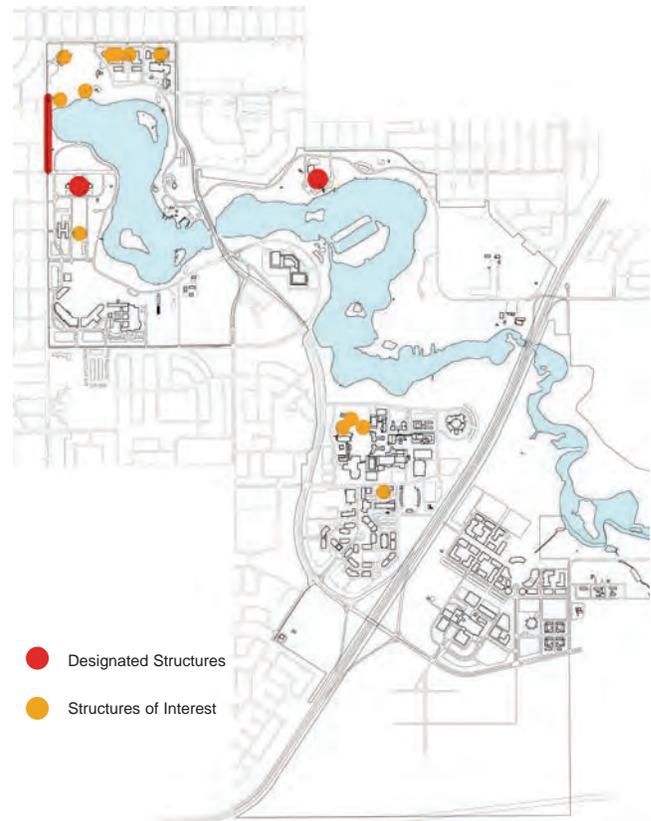
**Principle 18 - Project Expectations Checklist:** The 2016 Plan includes a checklist that should guide proponents in preparing development proposals, and help in their review and evaluation.

**Planning Areas**

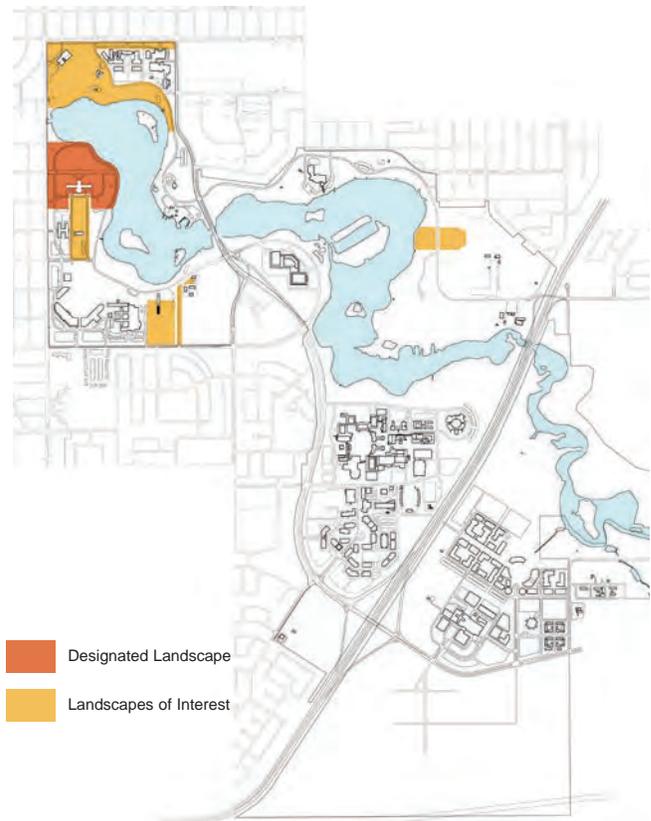
**1 - South of College Avenue:** The 2016 Plan places special emphasis on the protection of historic Wascana Park, and in the re-creation of selected visual connections between College Avenue and the Lake. Expansion of the Royal Saskatchewan Museum is adjusted to maintain the presence of the Park on College Avenue. Expansion of the University of Regina College Avenue Campus will occur to the south and east of the existing buildings and in a pattern reminiscent of Mawson’s 1913 plan for the area.

**2 - Wascana Headland:** No change from the 2006 Plan.

**3 - Legislative Precinct:** Institutional development in this area reflects Provincial policy, and is therefore predicted to be quite limited. The Mall south of the Legislative Building is reconfigured into a large open lawn, similar to that shown in the 1962 Yamasaki Master Plan. The parkland south of the Legislative Grounds is identified as a location for additional commemorations. Vegetation along the shoreline is selectively removed to create



Heritage Buildings and Structures



Heritage Landscapes

“windows to the lake”. A new floral conservatory is sited within the former Broad Street Nursery, which is redeveloped into “Nursery Park”.

**4 - Family Parkland:** This popular part of Wascana Centre is currently well-developed, and will be maintained in its current state. Small additions to the Science Centre are being considered along with a protected connection to an elevated lookout on the shoreline.

**5 - Conexus Arts Centre:** This area continues to be seen as an important cultural focus in Wascana Centre. As before, new buildings could be developed over the existing parking lots, but should be physically linked to the Conexus Arts Centre. The buildings are oriented and the site developed to create a single, formal frontage facing the lake.

**6 - Douglas Park / Wascana Hill:** The 2016 Plan includes a few modifications to this area. Wascana Drive has been returned to its existing alignment to protect the historic Sifton Farmstead, and to maintain the continuity of this important scenic route. The formal garden east of the Sifton Farmstead (known to some as “Beautyrest Park”) has been retained and should be upgraded. The amphitheatre proposed for the south side of Wascana Hill has been removed from the plan.

**7 - Waterfowl Park:** Waterfowl Park is identified in the 2016 Plan as a discrete Development Area, in order to highlight the specific management strategies necessary for its protection and interpretation.

**8 - The University Precinct:** Development of the University is expected to proceed at a modest pace. New residences are planned

for the northeast quadrant of the Main Campus. A mix of academic, athletic and structured parking facilities are planned for the southwest quadrant. A new facility, possibly including a large dining hall, is planned for a site west of Campion College.

In the long term, new future buildings along the Wascana Parkway and Lake frontages are organized to create open courts that extend out to embrace the street and the Lake respectively.

The long term plan for First Nations University of Canada has not changed from the 2014 Plan. In the medium term, the building will be expanded to complete the inner

court yard, and the FNUUniv access road will be changed to align with the road north of Luther College.

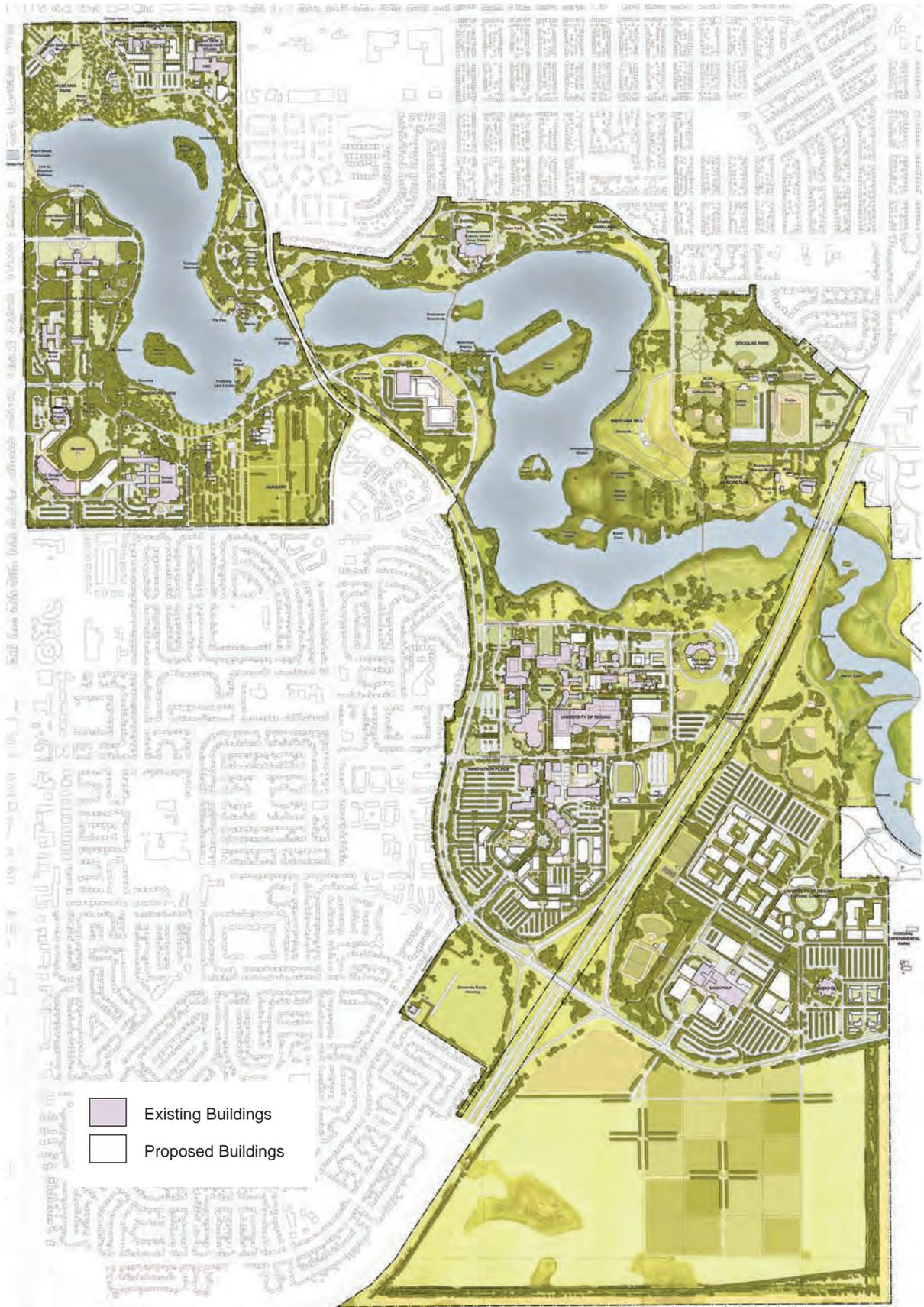
No changes have been made in the Plan for Innovation Place.

**9 - Wascana East:** No change to the 2006 Plan.

**10 - Wascana South:** Future development in this area will be organized according to extensions of the prairie survey grid in the area. A system of orthogonal streets and windbreaks will create a flexible structure, which can accommodate a broad range of institutional, recreational and parkland uses as required.



Planning Areas



2016 Demonstration Plan

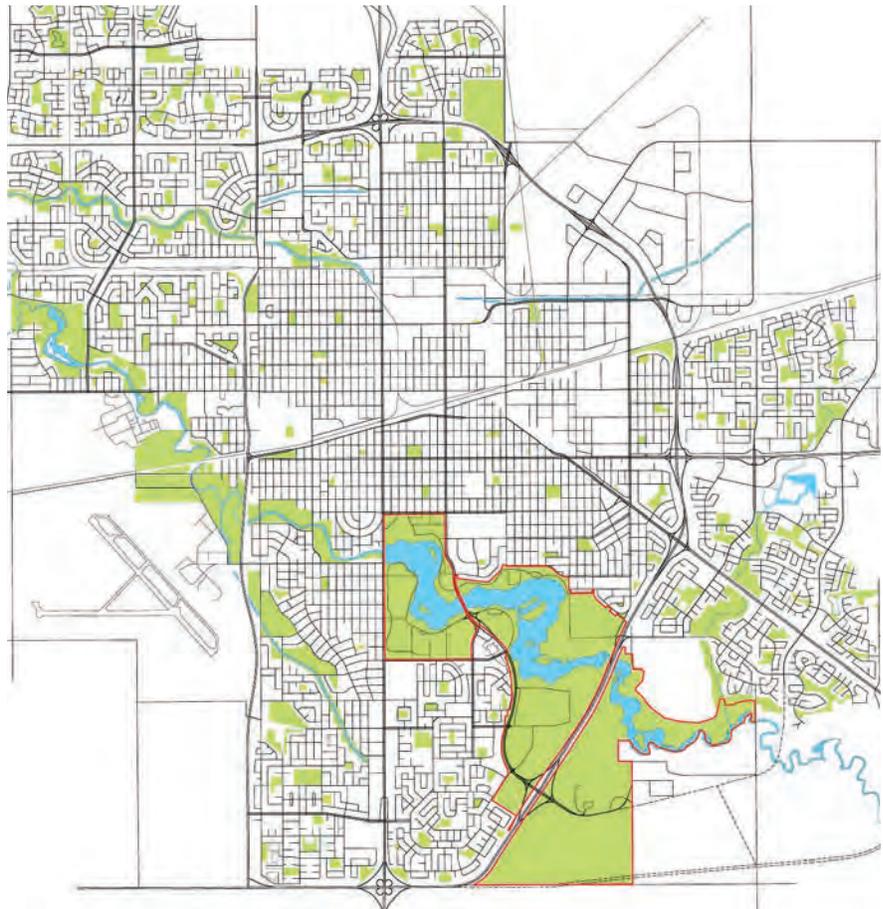


# WASCANA CENTRE AUTHORITY

**This Section reviews the mandate of Wascana Centre Authority and the nature of the Master Plan Review process.**

Wascana Centre Authority was established by an Act of the Provincial Legislature in 1962. It was a bold and imaginative step, a far-sighted collaboration of the Province of Saskatchewan, the City of Regina and the University of Saskatchewan (now the University of Regina), which established and supported an unusually rational system of development and maintenance for a large part of the City of Regina. The result is a unique and wonderful place which is both a

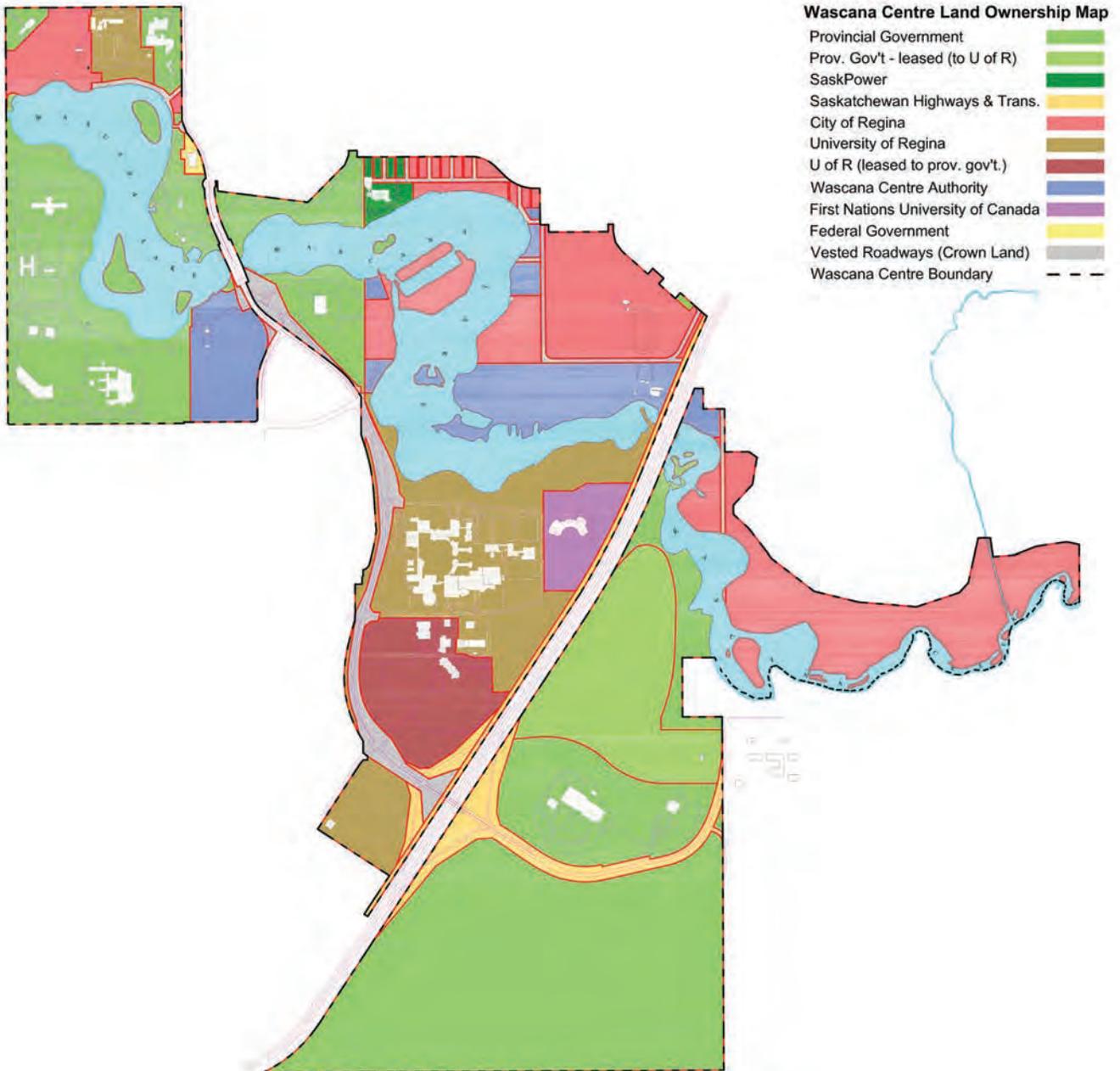
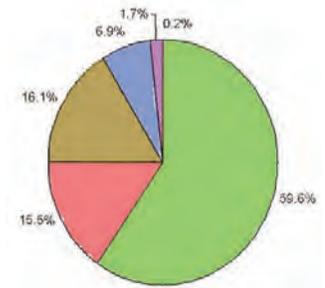
park and a development area. The Capital with the associated Wascana Lake and Park is classic; the most significant man-made landscape in Saskatchewan, cherished by those who know and use it. The conservation and development of Wascana Centre in all its parts is an outstanding example of Canadian prairie culture, entirely capable of being distinguished in the world as a place of significant built and natural quality.



Wascana Centre in the City of Regina

## 1.1 A Statutory Partnership of Public Land Owners

The Act stipulates that the owners of land in the Centre will act in partnership to develop it: the Government of Saskatchewan, the City of Regina, and the University of Regina. They are represented through the Wascana Centre Authority, a statutory corporation consisting of eleven directors - five appointed by the government, three by the city, and three by the university - whose mandate it is to implement The Act.



General Land Ownership

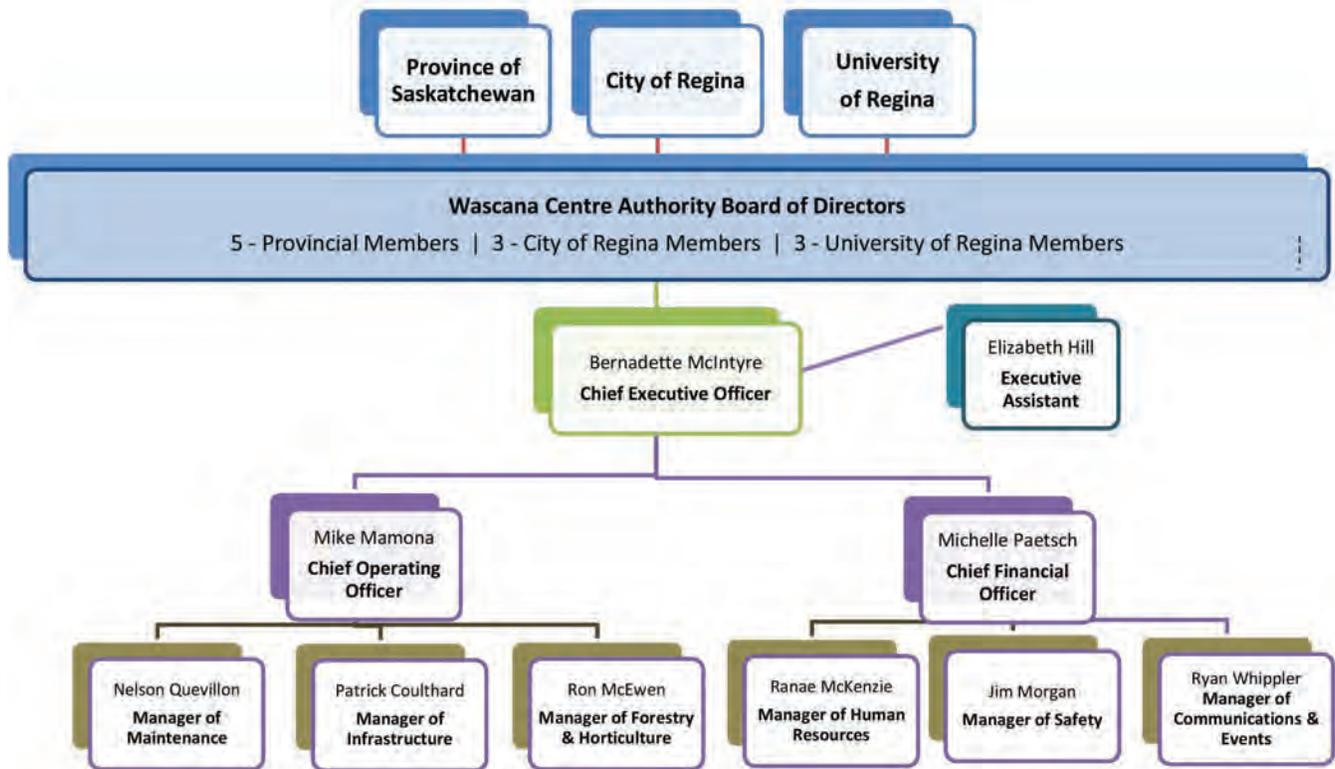
While most of the land remains in the ownership of the various parties, some acquisitions have been made directly by the Authority. The diagram on the previous page illustrates land ownership in a general and schematic way.

Land use within the Centre is also defined by The Act. Development can serve one or more of only five purposes—the development of the seat of government, the advancement of the cultural arts, the enlargement of educational and

research development opportunities, the improvement of recreational facilities and the conservation of the environment.

The Authority has legislated responsibility for the installation and maintenance of landscapes, recreation and service facilities, using a budget to which the participating parties contribute. The work of the Authority is carried out by staff organized as shown in the chart below.

### WASCANA CENTRE AUTHORITY FUNDING PARTNERS



Wascana Centre Authority - Administrative Structure

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## 1.2 A Master Plan for Coordinated Development and Preservation

The Act stipulates that development should be in conformity with a Master Plan approved by Wascana Centre Authority. The purpose of the Plan is to coordinate the character, location, access and landscape setting of facilities within Wascana Centre. The Plan identifies those existing facilities and landscapes that are to remain, and sets out known development intentions for future use.

The Plan also establishes the overall image and character of the Centre, the pattern of building footprints and movement systems, intentions for specific sub-areas, maintenance strategies, priorities for implementation, and proposes approaches to planning issues which affect the Centre but which are beyond the Authority's sole jurisdiction.

There is an occasional need for parts of the Centre to be the subject of a supporting master plan initiated by the land owner in question. Examples include the University Campus (1961, 1972, 1998, 2001, 2011, 2016), the Legislative Area (1975), Wascana East (1982) and the Regina Research Park (1998)

## 1.3 Implementing the Master Plan

All proposed projects, called "improvements" in The Act, are tested against the provisions of the Master Plan. The process begins with a proponent's "Expression of Intent" to the Authority. In most cases, it is forwarded to the Architect Planner for advice as to whether the proposal complies with the Master Plan. If it does comply, the proposal

proceeds to the design stage. Staff can determine if the proposed improvement is of a minor nature, in which case, advice of the Architect Planner can be omitted.

If it does not comply, the proposal is abandoned or modified, or the Master Plan is amended to permit the proposed project. The Architect Planner advises as to whether the proposed amendment is significant enough to warrant public consultation.

All complying proposals are reviewed by Architectural and Engineering Advisory Committees at each phase of design, and when appropriate also by the Heritage Committee.

The Landscape Advisor reviews all significant landscape proposals.

## 1.4 Revising the Master Plan

The Master Plan will change incrementally through sequential amendments. In addition, it is formally reviewed and revised through public consultation every seven years. At that time, completed projects and amendments made during the previous planning period are incorporated into the Plan, unimplemented plan proposals are reconsidered, and new ideas are added. The next Master Plan review will occur in 2023.

## 1.5 Planning Horizon

The site plan illustrated in this report is projected to a long range planning horizon, in which planning principles and development intentions are extended to a vision of the ideal "mature state". In places where a land use intention is known, but not enough to illustrate a circulation and built form framework, it is set aside as a reserve, which may be put to interim use.

## 1.6 Planning Participation

This Plan update is the result of the collaboration of the three participating parties (the Province of Saskatchewan, the City of Regina and the University of Regina), other stakeholders, the Authority staff, and the general public. It reflects the thrust of the Authority's Strategic Framework established through extensive consultation in 2005, 2006 and 2012.

At the outset of the review, the participating parties, stakeholders and public were invited to comment on the 2006 Plan and identify issues that should be addressed. With this input a series of alternatives were discussed with the partners and the public, and this draft prepared for internal and public review, which after final input will be submitted for approval by the Authority.

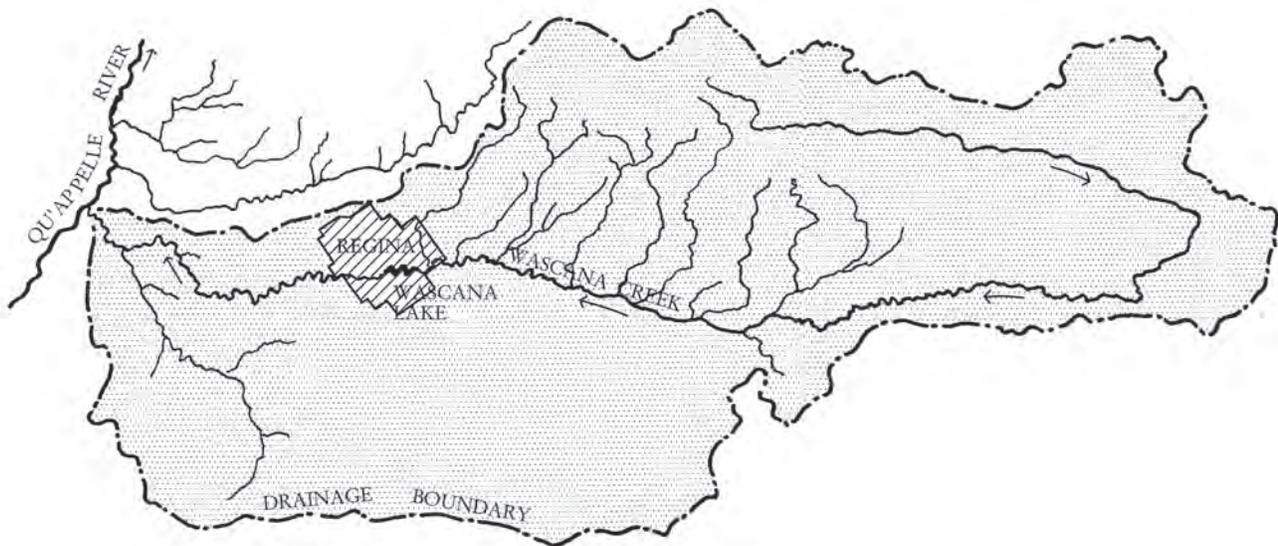
# **WASCANA LAKE**

**This section deals with planning for the various uses of Wascana Lake. The lake is the dominant element that establishes the physical structure of Wascana Centre. It is the physical focus of the area, it is a major recreational, scenic, and educational resource and it irrigates the unique landscape which does so much to define and set Wascana Centre apart from its urban and agricultural surroundings. While the lake unites the Centre in these ways, it divides the land area into components and acts as a barrier between uses on opposite shores, a barrier which the circulation system and landscape structure seek to overcome. The Lake is also the habitat and nesting ground for migratory birds, making Wascana Centre a privileged place to observe and learn about ecology and natural prairie systems.**

## 2.1 Wascana Creek

Wascana Creek is a small stream which originates in poorly drained land southeast of Regina and flows away from the City until it reverses direction at Tyvan. Fed by many small tributaries, it meanders through flat agricultural land until it enters the City of Regina, where it is dammed at Albert Street to form Wascana Lake. The dam was first constructed before 1900 and has been rebuilt several times. The Creek

relies on surface runoff for its supply of water, but because of the low topographic relief of the drainage basin, high rates of evaporation and loss of water through plant transpiration, only a small fraction of the annual precipitation shows up in the Creek as runoff. Both the creek and lake therefore, rely on the spring runoff for most of their water supply. Urban runoff has the greatest impact on maintaining lake level during the post spring period.



Wascana Creek - Drainage Basin

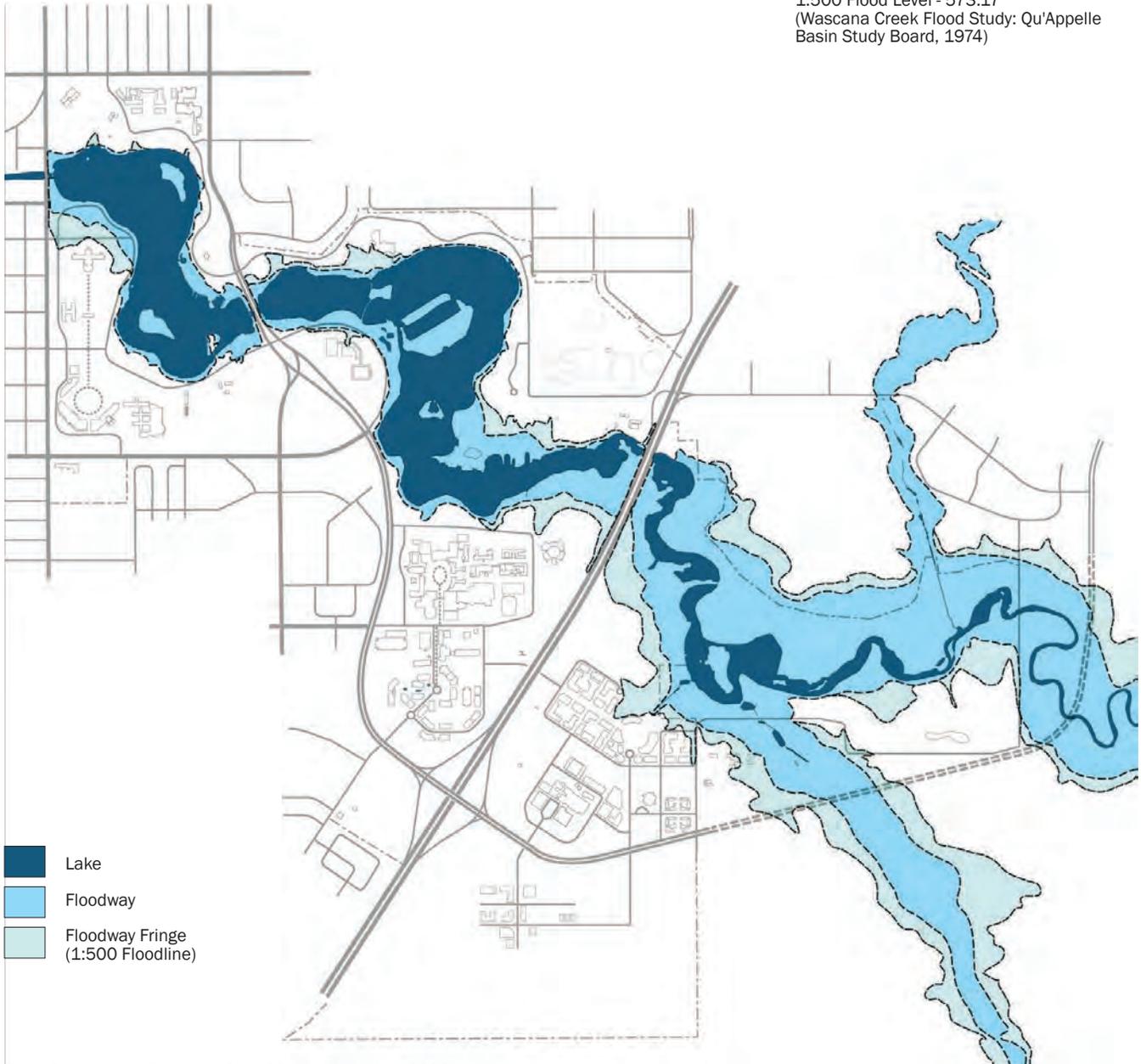
### Flood Control

During times of flood, the lake and Creek expand into a flood plain, which is regulated in two zones, as shown on the adjacent plan:

1. The Floodway designates the area of the main flood channel within which no structures or landforms may obstruct flood water flows.
2. The Floodway Fringe may be developed for some uses, but only under very strict control. Buildings, planting and other elements are permitted in this zone, but only with appropriate flood-proofing. The outer line of the Floodway Fringe coincides with the 1:500 floodline, to which there is a one in five-hundred probability of flooding to that elevation each year.

Although much of Wascana Centre lies close to the lake, the relatively high elevation of the land west of the Trans-Canada Highway places few restrictions on development, except immediately adjacent to the shoreline where landscaping, docks, walkways and other structures must be designed to either accommodate or resist flooding.

Full Supply Level (FSL) - 570.56  
1:500 Flood Level - 573.17  
(Wascana Creek Flood Study: Qu'Appelle  
Basin Study Board, 1974)



Flood Plain Limits (Based on City of Regina Mapping, 2006)

## 2.2 Irrigation

Adequate irrigation has become a crucial factor in maintaining the image of Wascana Centre as a verdant oasis in the prairie. At present, the more mature northern parts of the Centre use lake water for irrigation while the southern areas, including the University and Wascana East, use municipal water.

In years of normal precipitation, the water supply in the lake is sufficient to meet the requirements of the major users—Wascana Centre Authority, Wascana Country Club and Riverside Memorial Cemetery. In years of low precipitation, however, the supply of water has historically been inadequate to meet competing

demands. Water rationing required during dry years can result in reduced irrigation and, consequently, costly landscape degradation.

The withdrawal of lake water requires a permit from the Saskatchewan Watershed Authority (SWA). Permits have been issued for areas which currently irrigate with lake water, but permits for additional areas have been denied. Now that the lake has greater storage capacity, these authorizations for irrigation should be revisited with SWA.

The imperatives of sustainability point to a clear need to reduce, or at least not increase, the need to irrigate. Strategies for

this are discussed in Section 4 under 4.8, Landscape Character and Management. They include limiting irrigation to strategic areas, establishing water-conserving maintenance procedures and designing landscapes which are not overly water-dependent. While implementing these measures will require adjustments to the traditional landscape images which have shaped Wascana Centre, they will ultimately result in greater landscape diversity, more viable wildlife habitats, and an expression for Wascana Centre which is more in tune with the natural regional ecology.



Existing Irrigation Zones

## 2.3 Quantity and Quality of Water

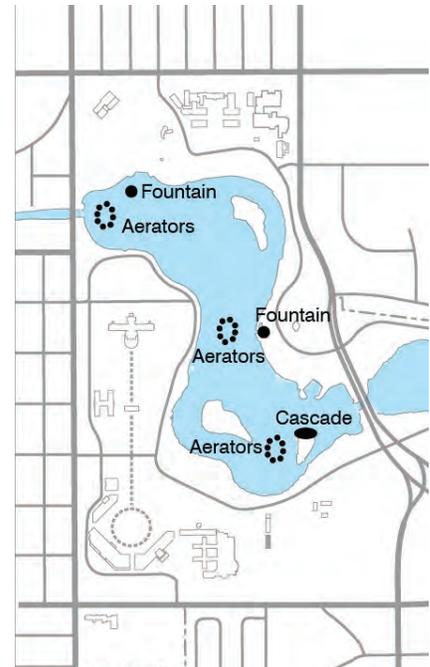
In 1962 the lake held an estimated 1.7 billion litres of water, 1.5 billion litres in 1990, and 2.5 billion litres after the Big Dig.

Algae growth, if permitted to proliferate, is the main cause of reduced water quality. It is controlled by an ecological chain. Zooplankton feed upon algae. The small minnows and sticklebacks traditionally supported by Wascana Lake feed on the zooplankton. As the zooplankton numbers decrease, algae increase. However, if the water is deep and aerated enough to support natural predators of the small fish, they seek refuge in shallow waters, which allows the protected zooplankton in the deeper waters to eat the algae, thus keeping the lake as whole cleaner.

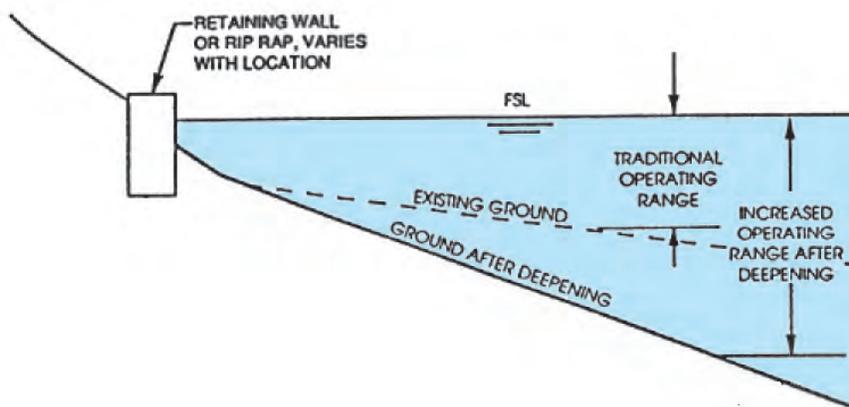
The quantity of water in the lake is almost entirely dependent on the spring run-off in March and April. After that the creek supplies very little water and the lake is fed primarily by surrounding urban runoff.

During the Big Dig in the winter of 2003-2004, the West Lake was deepened by about 5.5 metres. A smaller area east of Spruce Island was excavated even further to create a winter refuge for fish. The addition of two new fountains, aerators, and a waterfall on the newly created Pine Island now promotes the oxygenation of the water which supports the ecological process that controls algae growth as described above.

Notwithstanding the recent Big Dig, the lake's capacity will gradually diminish because it is a natural sediment trap. Historically, storage capacity reduces by about 0.5% per year. If left unchecked, the lake will first become a marsh and later a meadow; a process already advanced in its upper reaches. The Big Dig postponed the urgency for dealing with the West Lake, but the process continues to advance visibly in the East Lake. A task for the next Plan Review may be to determine which future the people of Regina and Saskatchewan favour: the continued progress toward a marsh, or sustaining the lake through excavation.



Aeration Features on West Lake



Typical West Lake Shoreline Treatment (based on Wascana Lake Management Study, 1991)

## 2.4 Recreational Use

### Year Round Use

The primary human use of the lake both winter and summer is as an adjacent focus for land based recreation: picnicking, walking, running, cycling and scenic driving. It acts as a setting and destination for these activities. As such, the lake is a major asset of the city and province, both for its citizens and as a tourist attraction.

### Active/Passive Lake Use Zones

Use of the Lake is divided by the Broad Street Bridge. To the west, the West Lake is an area for boating (excluding power boats) in summer. To the east, the East Lake and entry of Wascana Creek is set aside for wildlife habitat. This arrangement

is logical, fits the natural conditions, and is a satisfactory balance between the various interests in lake use.

The West Lake is a scenic resource, a source of irrigation water and a place for water-based active recreation.

The East Lake, east of the Broad Street Bridge, is a scenic resource, a (minimal) source of irrigation water and the central feature of the waterfowl conservation area. Use of the East Lake for active water sports, including canoeing, is discouraged.

### Summer On-the-Water Use

The primary use of the water in summer is for boating, particularly kayaking, canoeing and rowing.

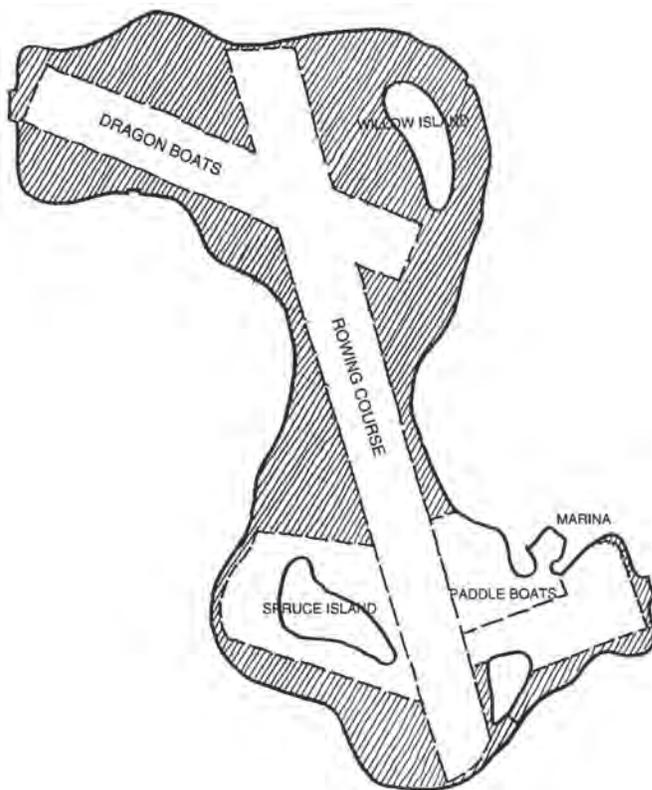
The Wascana Racing Canoe Club and the Regina Rowing Club, for example, conducts a thriving set of recreational and competitive programs.

Wascana Lake's size, central location in the City, ease of access, supporting land based facilities such as the marina, docks and landings, and the shoreline landscape make the lake ideal for both recreation and competitive canoeing activities.

The Big Dig set out to achieve the following conditions, which should be monitored and maintained over time:

- Aquatic weeds restricted to 1.5 metres below the surface
- A 5.5 metre (18 ft) depth to the main race course
- The lake bottom along the shoreline clear of debris, with high priority around docking, landing, high-use and high exposure areas.
- Shoreline construction to ensure safe and easy access from the water to the shore for those recreational paddlers whose boats have tipped.

These conditions, especially the added depth and support facilities on the shoreline, now support a strong adaptive Sailing Club and create an excellent venue for major rowing, canoeing and kayaking competitions which may put Regina on national and international circuits.



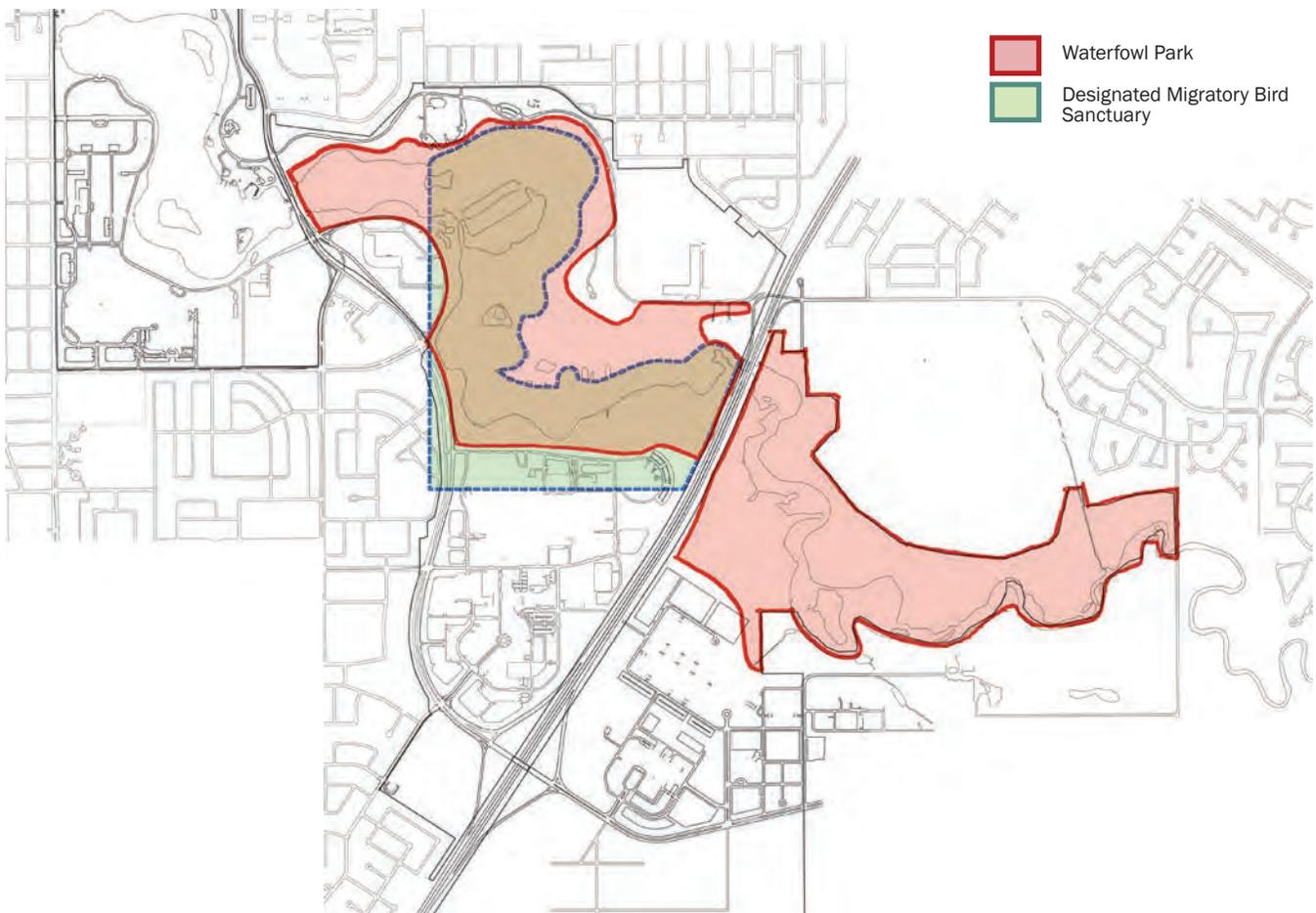
Primary Summer Lake Use Areas, West Lake

## 2.5 Wildlife Preservation and Educational Use

Wildlife, and particularly water fowl, use the lake extensively. While the lake provides habitat throughout its course, it is particularly rich in the shallower areas.

The Waterfowl Park not only provides a safe habitat for wildlife; it is an educational resource for subjects such as ecology, biology, and nature study. Various groups have suggested that:

- A shoreline vegetation management plan could be instituted to improve and maintain wildlife habitat and footpaths for observation.
- Interpretive facilities could be provided on and around the lake to reveal the lake's role as a stopover habitat for migratory birds.
- A winter ecology program could be established to interpret wildlife adaptations to prairie winter, dealing particularly with the role of the marsh in over-wintering.



Waterfowl Park and Migratory Bird Sanctuary

## 2.6 Land-Based Support Facilities

### West Lake

A trail system encircles the West Lake, with a new pedestrian bridge at Albert Street and another at Broad Street. A lakeside promenade and overlook are located on the northern shore. Small docks are located below the Willow Island overlook. The Trafalgar Overlook, on the east shore, is on the opposite axis to the Legislative dome and has a protected pool beneath it. The racing canoe club boathouse, marina and marina restaurant are located nearby. The plan proposes the development of a multiuse, lake-oriented, recreational and commercial facility labeled “The Pier” in this vicinity.

Another overlook is at the south shore. The newly created Pine Island

with its water aeration cascade and boat race finish line facility is on the old Broad Street Bridge abutment.

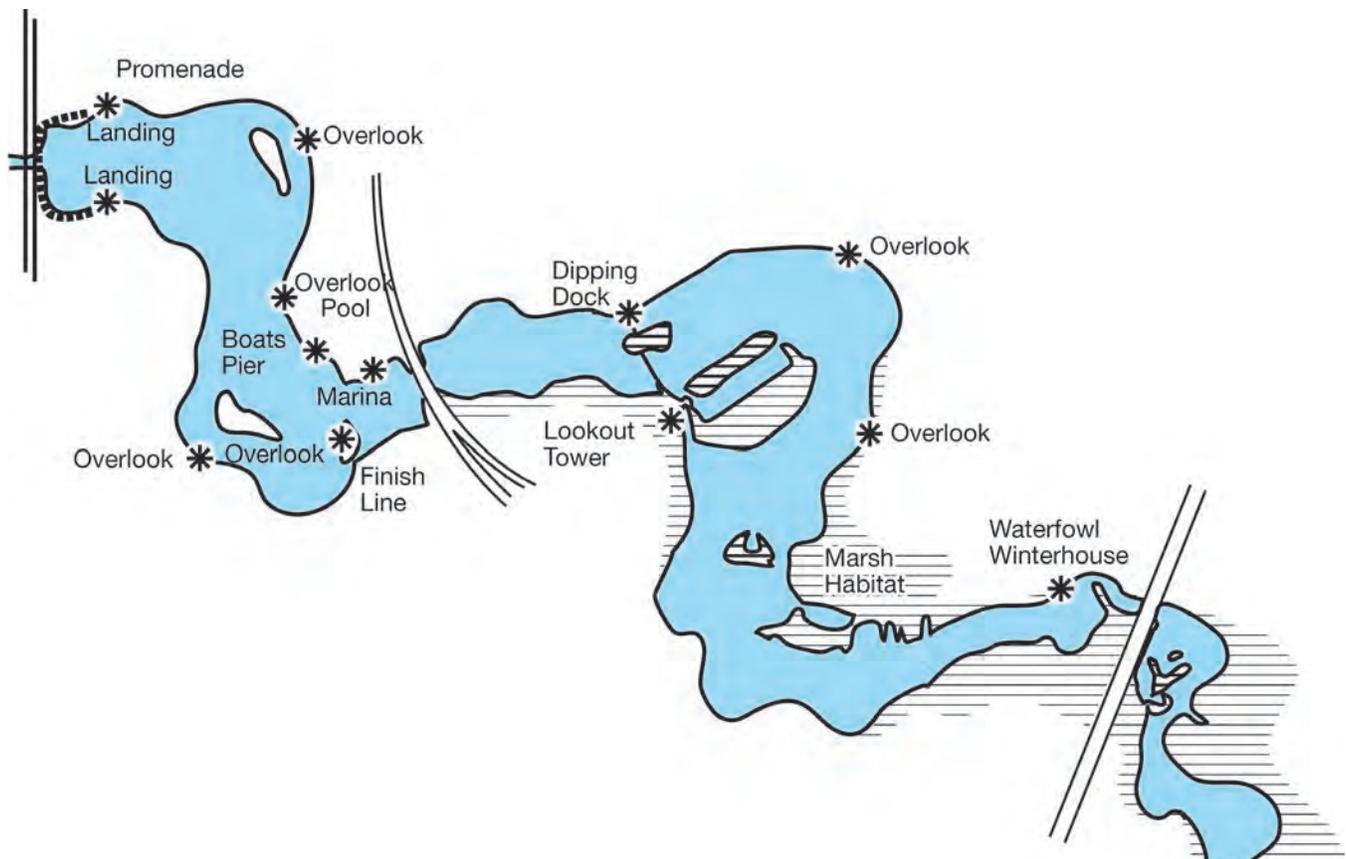
### East Lake

The proposed trail system encircles the East Lake, with two interpretive crossings of the lake and associated natural areas: one between the Science Centre and Waterfowl Display Zone over a small intermediate Island, the other between the University and Douglas Park. Two existing overlook structures are located on the north and east shores. A waterfowl interpretation information centre is proposed near the Science Centre, with interpretation trails judiciously located within the waterfowl park zone. The east shore overlook/pumphouse has the potential for a future “dipping dock”.

The waterfowl display area is on the south shore, as well as a trail along

the lake edge. The East Lake is fringed on the south and east shores with marsh habitat for waterfowl. An over-wintering structure for otherwise migratory species is also located here.

South of Wascana Hill, the access to the Native Habitat Area continues to be restricted with a trail made of natural materials. Within or adjacent to the fenced Native Habitat Area an out-door classroom will be established to provide a venue for environmental education groups to meet.



Land-Based Support Facilities

# **PLANNING PRINCIPLES**

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**This section discusses development issues concerning Wascana Centre as a whole, including mature and developing areas, land uses, development character, heritage preservation, landscape management, circulation and height limits.**

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## Principle 1: Main Components of the Centre

The five purposes of Wascana Centre codified in The Act are “the development of the seat of government, the advancement of the cultural arts, the enlargement of educational and research opportunities, the improvement of recreational opportunities, and the conservation of the environment. Places which fulfill these purposes, together with places for the Centre’s own operations and a few remaining non-conforming uses are distributed throughout the Centre, as shown right and keyed to the list below:

### **Development of the Seat of Government**

1. Saskatchewan Legislative Grounds

### **Advancement of the Cultural Arts**

2. Royal Saskatchewan Museum
3. Performing Arts Centre (Conexus Art Centre)
4. Canada Saskatchewan Production Studios
5. Canadian Broadcasting Corporation
6. Darke Hall and Conservatory
7. MacKenzie Art Gallery

### **Enlargement of Educational and Research Opportunities**

8. U of R College Avenue Campus
9. U of R Main Campus
10. First Nations University of Canada
11. Innovation Place
12. U of R Future Campus
13. Saskatchewan Polytechnic
14. Saskatchewan Science Centre / Imax Theatre
15. CNIB

### **Improvement of Recreational Opportunities**

16. Wascana Lake
17. Wascana Park
18. Lakeshore Park
19. Family Parkland / Candy Cane Play Area
20. Douglas Park
21. The Marina
22. Community Gardens

### **Conservation of the Environment**

23. Waterfowl Park

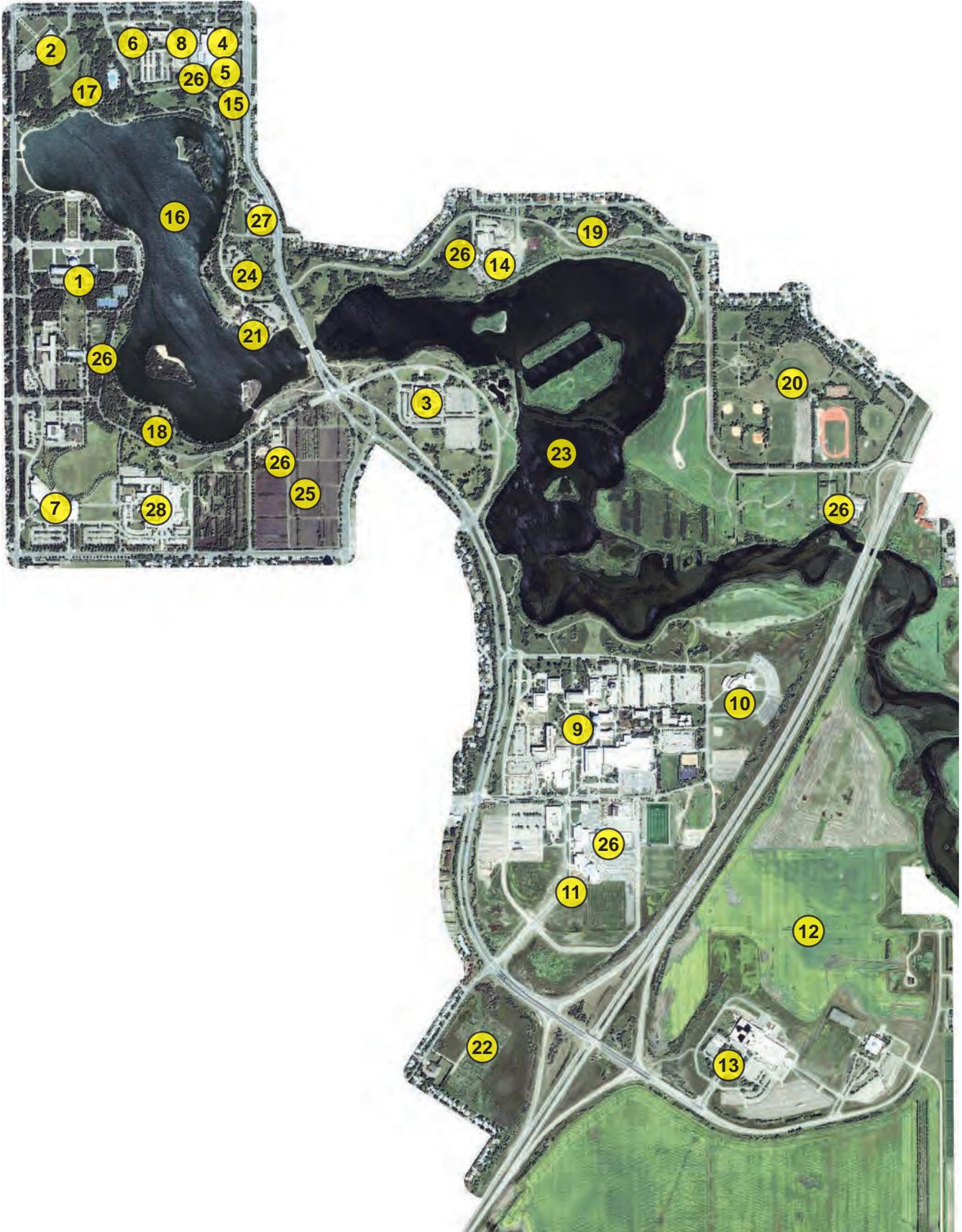
### **Operation of the Centre**

24. Wascana Place
25. Nursery
26. Work Depots

### **Non-conforming Use**

27. Queen Building (DND)
28. Wascana Rehabilitation Centre

In the 2016 Plan, Wascana South is identified as a place that will be developed to accommodate a full range of required Wascana uses. These could include any or all of the five Wascana purposes: government, education and research, recreation, or conservation of the environment. Development of Wascana South is described in the section on Demonstration Plan.



Main Components of the Centre (2005 aerial images in the Plan are courtesy of Space Imaging/Digital Environmental, Saskatoon, SK)

## Principle 2: Land Use Pattern

The distribution of uses across the Centre has been shaped by the combined influence of the lake dividing the land and the ownership pattern, much of which predates the establishment of Wascana Centre.

The Centre now represents a dynamic balance among these uses in which each enjoy its own integrity and intrinsic value, but are also mutually supportive and complementary. To remove the public institutions from the Centre would be to rob the parks of much of their life and vitality; to submerge the parks in too much development would be to lose vital resources and degrade the image of institutions set in generous and well developed landscapes.

The Land Use Pattern diagram opposite identifies the various land uses which make up Wascana Centre. There is no particular hierarchy among them: each land use is important, and no single use is dominant.

**1. Institutional** development includes buildings developed for academic, research, cultural or governmental uses as well as the roadways, parking lots and landscapes directly associated with them.

**2. Athletic facilities** include playing fields and running tracks, and the associated roads, parking lots, grandstands and other support facilities.

**3. Passive Recreation** areas include a variety of landscapes with shade trees, lawns, roadways, parking lots and walkways, used for a wide range of casual park-based activities.

**4. Special Features**, usually recreational or educational in purpose, are distributed across the Centre and include the bandstand, arboretum, the pier, commemorations and public art, and others.

**5. Research/Viewing areas** include Waterfowl Park, where active use by people is intentionally limited, and the Waterfowl Display Ponds.

**6. Authority Management** areas accommodate uses necessary for the administration and maintenance of Wascana Centre.

• **Picnic Areas and Playgrounds** accommodate specific recreational activities and are usually associated with athletic facilities or passive park areas.



Athletic Facilities



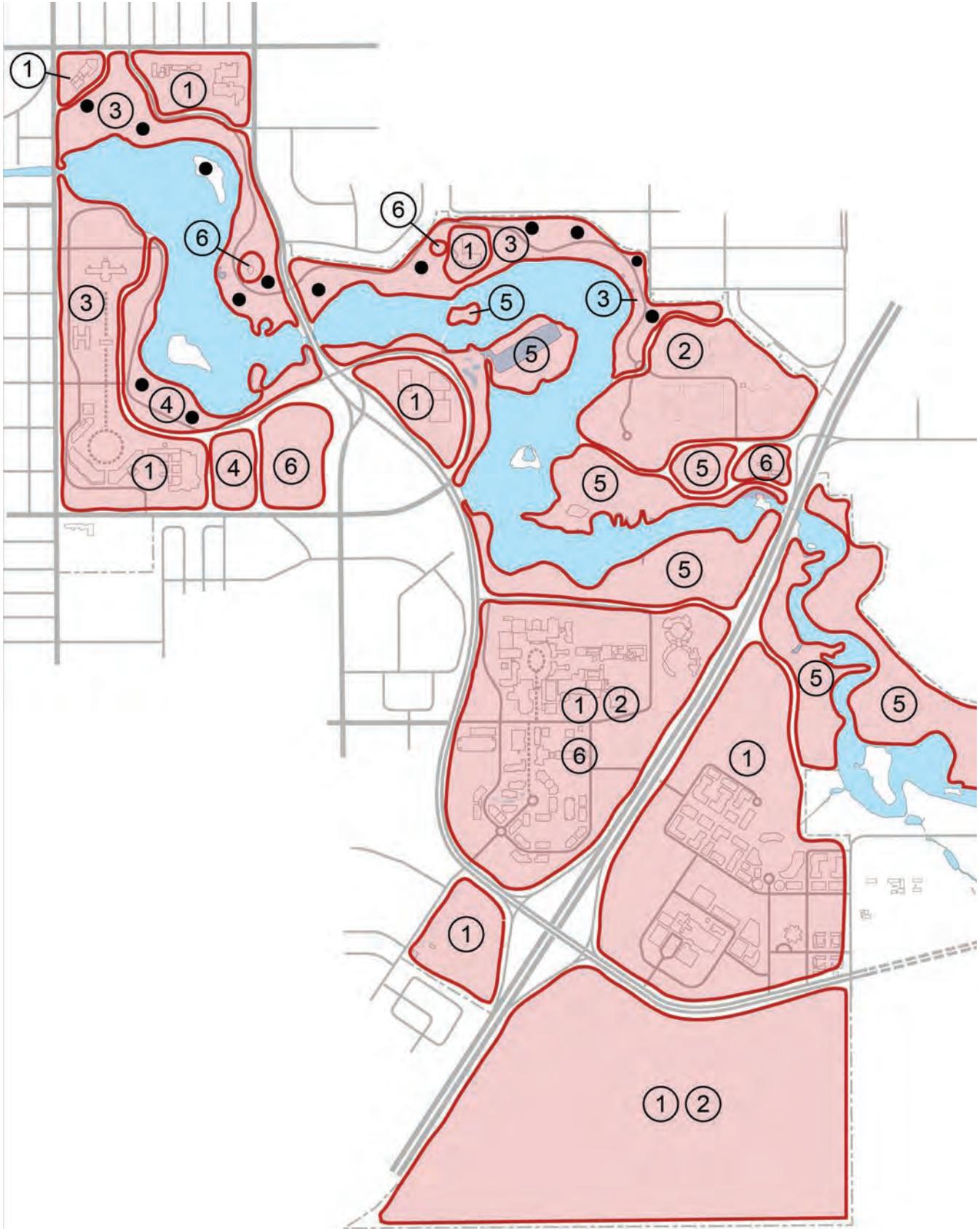
Passive Recreation



Public Art



Picnic Areas and Playgrounds



Land Use Pattern

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### Principle 3: Mature and Developing Areas

Under development for well over 100 years, Wascana Centre is approaching a state of maturity. Whereas early Master Plans were concerned with directing new institutional and landscape development, recent Plans have begun to place greater emphasis on confirming and protecting valuable assets that currently exist. The 2016 Plan confirms this direction.

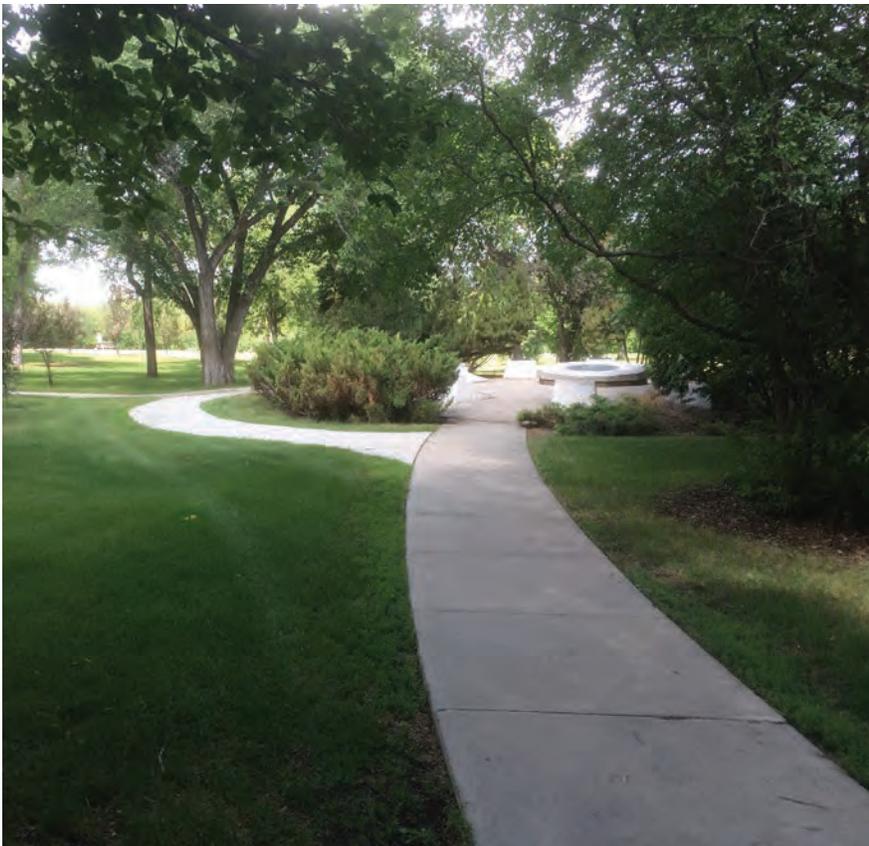
#### **Mature Areas**

Large parts of Wascana Centre can be said to be “mature” in that buildings, infrastructure and landscapes are established and have a clear function and identity. Major changes in these areas would likely be expensive, and might result in significant changes to existing use and character. That being said, no part of Wascana Centre is static: landscapes will continue to evolve, and institutions will be adjusted and updated on a regular basis. In the mature areas, however, future landscape and institutional development should be limited to

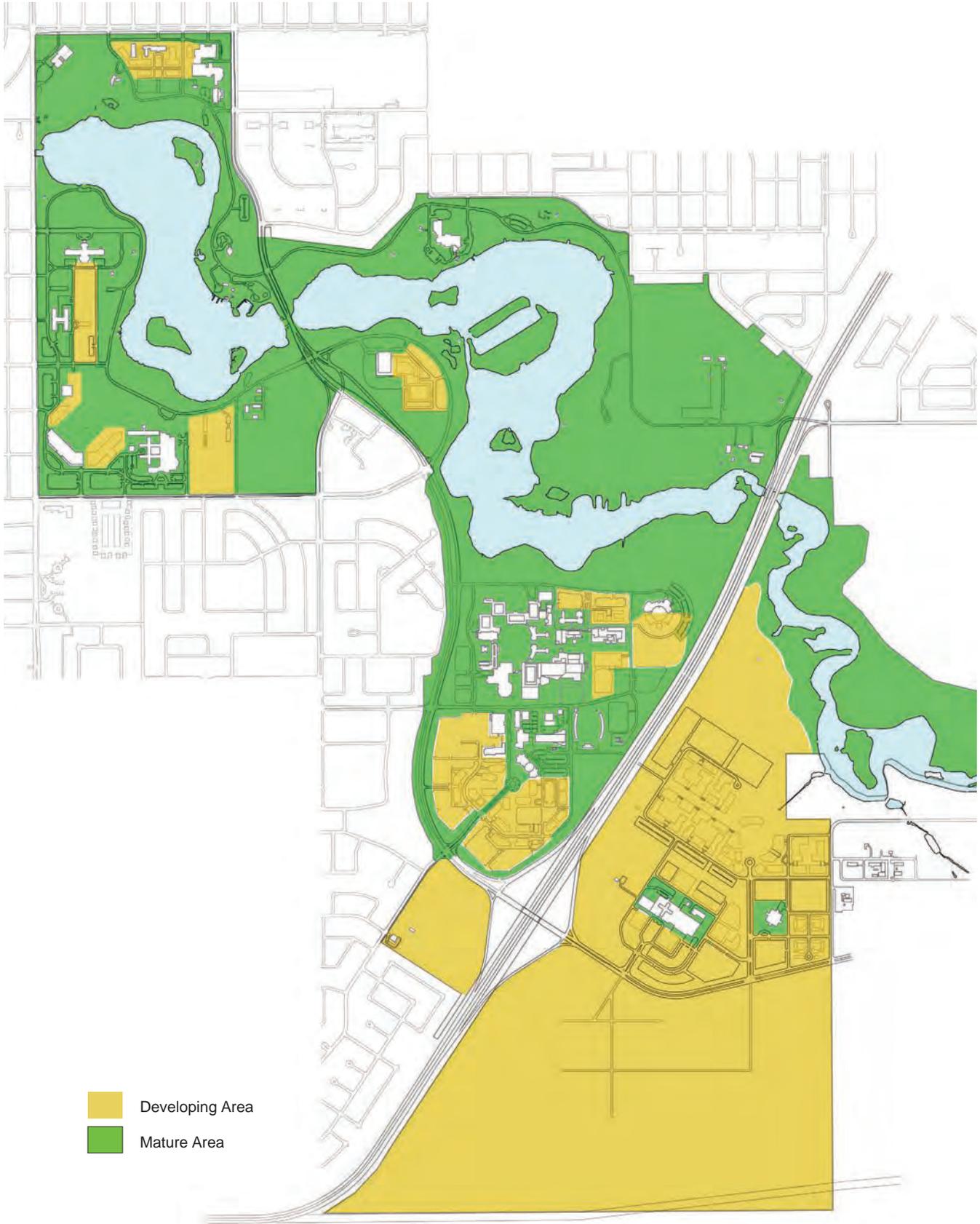
careful insertions and modifications that protect existing assets while meeting new needs and priorities.

#### **Developing Areas**

Significant parts of Wascana Centre, particularly to the east and south, remain largely undeveloped. These include parts of the University of Regina, most of Wascana East and all of Wascana South. The Master Plan predicts that these areas will eventually be required to accommodate institutions, parks and other uses when specific programs have been established.



Mature Landscapes in Wascana Centre



Mature and Developing Areas

## Principle 4: Landscape Character

The landscape character of the Centre today reflects an amalgam of the fluid shape of the lake and the orthogonal geometry of the rural survey system and the adjacent city structure. Time has reconciled these contrasting geometries to create an environment which is rich and diverse, and which is distinguished by pastoral, park-like qualities within a prairie setting. These landscapes define Wascana Centre and are cherished by all who visit the Centre.

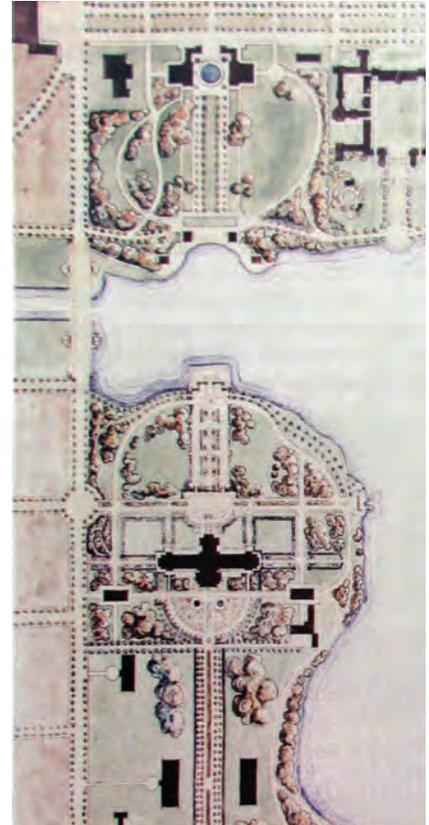
### The Romantic Landscape

The character of the mature Wascana landscapes has its roots in the picturesque landscape style that emerged in England during the 17th and 18th Centuries. With its emphasis on “naturalistic” forms and geometries, this style has become the most prevalent

approach to landscape design in the 20th Century.

The first design for Wascana Park was developed by Fredrick Todd in 1907. One of Canada’s most influential landscape architects, Fredrick Todd completed important projects in many cities across the country, including Regina. Although not implemented exactly as drawn, his concept for a romantic landscape ideal underlies much of what we now see at the Centre.

Wascana Centre includes a more formal landscape overlay that was contributed by Thomas Mawson in 1913. A famous English landscape architect at the time, Mawson was known for garden designs that were strongly influenced by the Beaux Arts movement. Mawson’s contribution to Wascana Centre is most clearly visible in the formal landscapes around the Legislative Building.



Thomas Mawson Plan, 1913



Fredrick Todd Plan, 1907



Extent of the "Romantic" Landscape in Wascana Centre

### The Prairie Landscape

Wascana Centre is very much a prairie place. Wascana Centre grew from the prairie and will always be defined by the topography, vegetation, climate and culture that identify the prairie. While the Romantic landscapes of Wascana Centre should be cherished and protected, new landscape design should seek to express and celebrate Wascana's unique prairie roots and setting.

Photographs from the early 20th Century clearly show Wascana Centre's prairie roots. At that time, Wascana Lake was little more than

a prairie slough set in a vastness of open grassland and cultivated fields. Before any trees were planted, the Legislative Building dominated the horizon like a prairie elevator. Other photos taken only a few years later show Wascana Park shortly after thousands of sapling trees had been planted.

Today, the prairie is still clearly evident at Wascana Centre. The wide open spaces of Wascana East, the marshes and wetlands along the upper reaches of Wascana Creek and the remnant prairie grasslands at Douglas Park are all key features of the natural prairie landscape.

The cultural dimension of the prairie place is also evident in and around Wascana Centre. Most notable is the highly visible pattern of roads and shelterbelts, which was laid out starting in 1871 with the Dominion Land Survey System. This original survey system governed the layout and structure of many prairie towns and cities, including Regina. Except where interrupted by the fluid geometry of the Lake, the survey grid formed the basis for the layout of buildings, roads, sports fields and many landscapes throughout Wascana Centre.



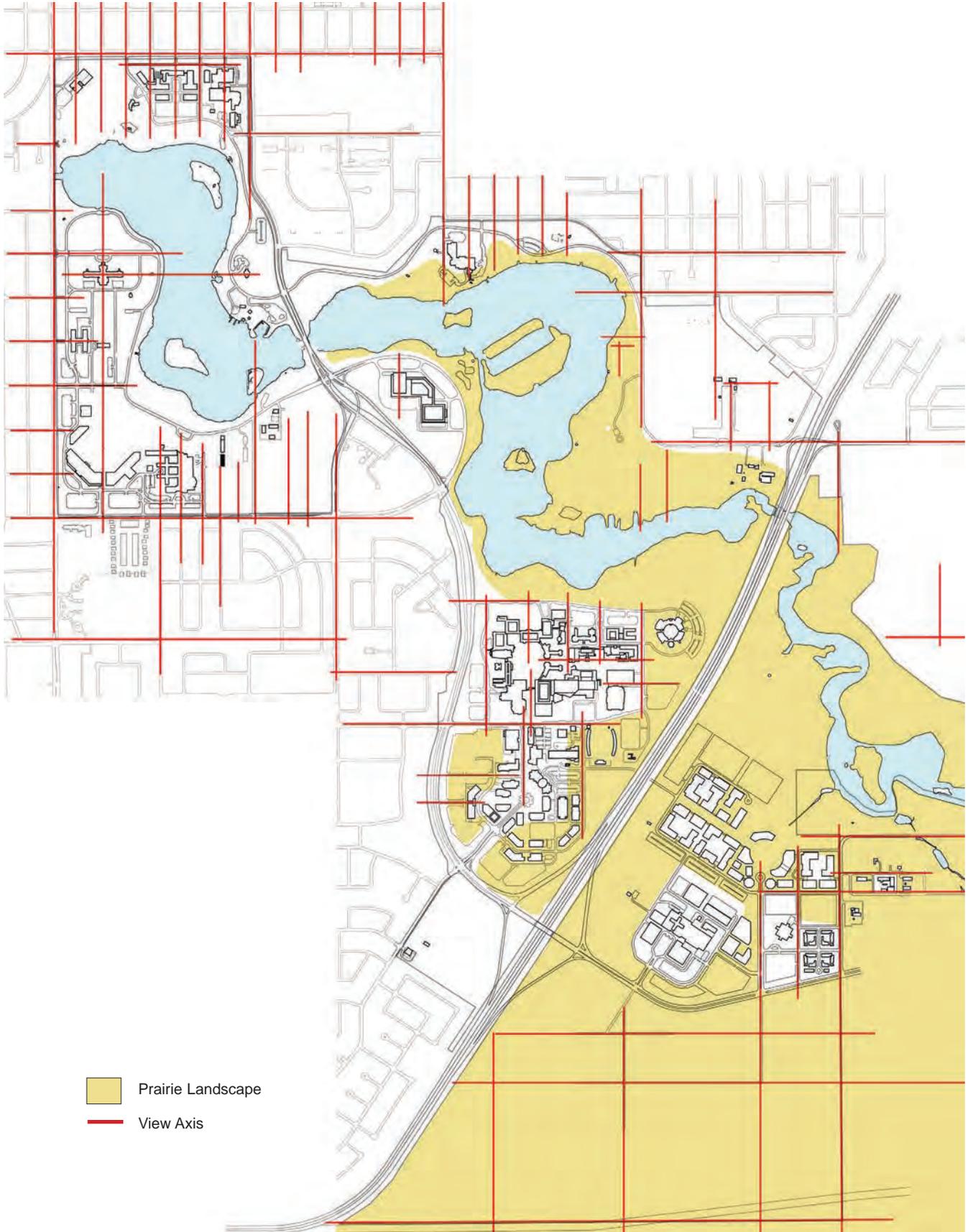
The Rigorous Geometry of the Prairie Survey System



The Survey System Laid over the Natural Landscape (Google Maps)



Remnants of the Native Prairie in Wascana Centre



Landscape Design that Embraces the Prairie Landscape Vernacular

## Principle 5: Landscape Management

Like most other major institutions in the country, the Wascana landscapes have been managed according to well-established practices that are now being challenged both environmentally and economically. The extensive use of chemicals, exotic plant species and artificial irrigation are proving to be both deleterious to the environment and financially unsupportable.

In parallel with the broader recognition of these practical concerns, there is a growing public appreciation for the aesthetic attributes of natural or naturalized environments. At one time thought of as messy and unkempt, naturalized landscapes are increasingly being seen as appropriate expressions of a more responsible and sustainable approach to landscape stewardship.

At the same time, the Romantic landscapes of Wascana Centre are much-loved by users, and form an essential dimension of the Wascana image and identity. Although expensive to maintain, these landscapes should largely be retained and supported.

The 2016 Master Plan promotes a maintenance and management regime that will provide a best balance between the preservation of valuable landscapes and the continuing stewardship of the Centre in a sustainable manner. Emphasis should be placed on developing landscapes self-sufficient, energy-efficient, and less dependent upon artificial irrigation. Exotic species will need to give way to more native, hardy species; lush green lawns will need to give way to more diverse fields of forbes and native grasses.

The approach consists of two parts: 1) establish priorities for the continuing maintenance of existing, maturing landscapes, and 2) develop a distinctly prairie approach to the design and maintenance of new landscapes.

### Maintenance Regimes

The accompanying diagram illustrates a strategy for prioritized landscape management:

**Maximum:** Areas receiving the highest attention have visual prominence or demanding functional requirements. They include the entrances and immediate settings of major institutions, key edges along city streets and sports fields. Maintenance strategies include regular lawn mowing, soil tilling, plant pruning, irrigation and fertilizing.

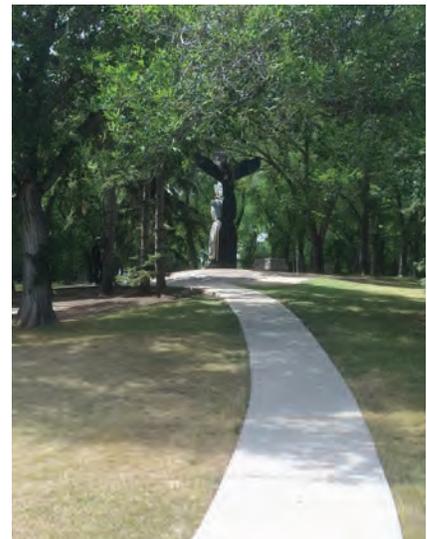
**Medium:** Landscapes in this category include parking lots, picnic areas, pastoral parkland, buffers and windbreaks. Strategies include reduced lawn mowing, turf substitutes, minimal irrigation and fertilizing and use of drought-tolerant plants.

**Minimum:** These are new and existing landscapes that should be developed as self-sustaining (or nearly) prairie landscapes. They include the marsh habitats, which require virtually no maintenance, and relatively extensive open grasslands. Where appropriate to site uses, this should include cultivated grasses and wildflowers similar to and combined with available species of the remnant native grasslands existing along the upper reaches of Wascana Creek.

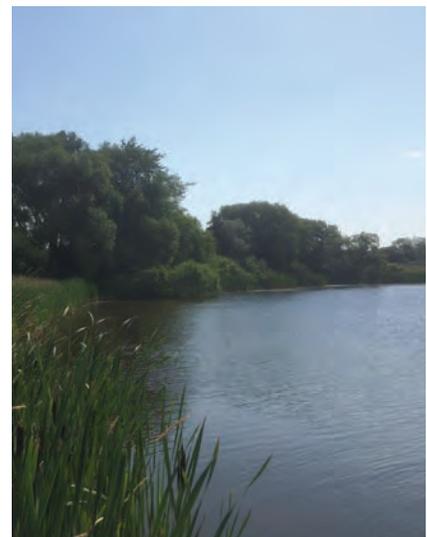
Moving towards a new landscape approach will require the disciplined application of new strategies, many of which are already in limited use.



Maximum Maintenance



Medium Maintenance



Minimum Maintenance



- High
- Medium
- Low

Maintenance Regimes in Wascana Centre

## Irrigation

Intensive irrigation has been a crucial factor in maintaining the image of Wascana Centre as a verdant oasis in the prairie. At present, the more mature northern parts of the Centre use lake water for irrigation while the southern areas, including the University and Wascana East, use municipal water.

In years of normal precipitation, the water supply in the lake has usually been sufficient to meet the requirements of the major users—Wascana Centre Authority, Wascana Country Club and Riverside Memorial Cemetery. In years of low precipitation, however, the supply of water has historically been inadequate to meet competing demands. The withdrawal of lake water requires a permit from the Saskatchewan Watershed Authority (SWA). Permits have been issued for areas which currently irrigate with lake water, but permits for additional areas have been denied.

Regardless of where the water comes from, artificial irrigation must be reduced. It is now well-understood that the Prairies and southwestern Saskatchewan in particular will become much drier in the decades to come. Natural water sources like Wascana Creek will become much more limited, and water for municipal purposes will become more expensive to provide. The long term availability of Wascana Lake as a viable recreational amenity will depend to a large extent upon the transition away from landscapes that are dependent upon intensive irrigation.

## Strategies for Naturalization, Water Conservation and Reduced Maintenance

### Design and Maintenance Strategies:

- select drought-tolerant and fertilizer-free plant species
- adjust mowing frequency to match usage and prominence
- replace turf with native grasses and other groundcovers, where appropriate
- employ more efficient irrigation technology
- continue to capture stormwater rather than piping it away
- encourage snow drifting on planted areas
- design to suit existing site and micro-climate conditions
- allow interfaces between landscape types to establish themselves
- establish grove plantings to reduce evaporation, capture snow and increase habitat diversity



Existing Irrigation Zones in Wascana Centre

## Principle 6: Understorey Management

While the maturing state of the Wascana landscapes is certainly a good thing, it does present a few challenges. The rapidly developing and maturing understorey, in particular, should be managed to achieve a number of objectives.

On the positive side, the understorey provides excellent wildlife habitat, increasing the diversity of birds and small animals in Wascana Centre. The understorey also provides effective shelter from winter winds, which helps make the Centre a year-round recreational destination.

On a less positive note, the extensive understorey creates enclosed spaces and corridors that people may find intimidating. The principles of Crime Prevention Through Environmental Design (CPTED) hold

that public safety and comfort are best served when people have clear site lines, can see other people, and feel that they (and others around them) are under casual surveillance.

The extensive understorey is also beginning to close down important views into and through the Centre. These views are important for establishing connections between Wascana Centre and the neighbourhoods around it, for revealing the structure and organization of the Centre, and for viewing the lake, which is the Centre's focus.

Maintaining or improving important views will consider the following:

### Windows to the Centre

Views into Wascana Centre from important City streets should be maintained through selective removal of the understorey. Rather than wholesale removal, "windows"

can be created at strategic locations to provide glimpses of the Lake and landscapes.

### Windows to the Lake

The lake is the focus of the Centre, and should be visible from numbers of vantage points. In areas where the shoreline understorey has blocked views of the lake, periodic "windows" can be created.

### View Corridors

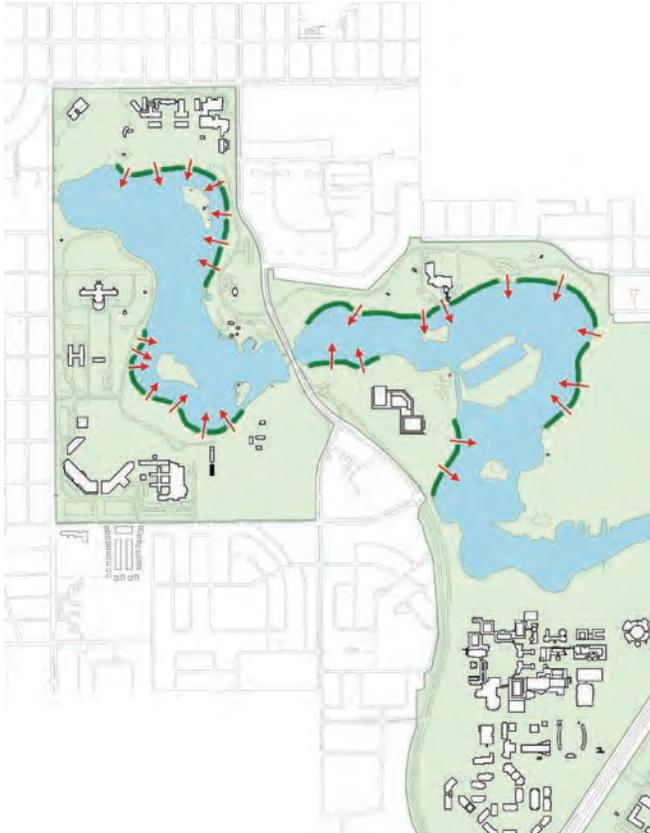
Parts of Wascana Centre, most notably the Legislative Precinct, are organized about axes that provide long and unobstructed views. These corridors should be kept open to reveal these unique features of Wascana Centre.



Windows to the Centre - General Locations



Existing Window to the Centre - Wascana Parkway



Windows to the Lake - General Locations



Existing Window to the Lake - Lakeshore Park



Existing View Corridors



View Corridor - Legislative Grounds

## Principle 7: Building Pattern

The predominant building pattern west of the Trans-Canada Highway conforms with the orthogonal grid of the city's street pattern, which in turn reflects the original Saskatchewan land survey system. This building pattern reinforces connections between Wascana Centre and the City, and expresses historical property and land use patterns. Except as noted below, new buildings in these areas should continue this pattern.

In three locations west of the highway, buildings have been constructed at 45 degrees to the orthogonal grid: the Royal Saskatchewan Museum, the T.C.

Douglas Building, and the Terrace in Innovation Place. These buildings are at odds with the predominant building pattern in the Centre. When additions are required to these buildings, the design should attempt to reconcile the built form with the orthogonal grid.

Although generally oriented on a north-south axis, the circular form of the First Nations University is an anomaly in Wascana Centre. The addition of buildings with circular form, other than to the First Nations University, should be discouraged.

The pattern of development east of the highway and the south section of the Research Park responds to the highway and parkway alignment.

Within this broad organization, there are Pavilion Buildings and Urban Settings:

Pavilion Buildings are standalone structures like the Legislative Building or the Royal Saskatchewan Museum. Set in expansive landscapes, these buildings reinforce the extent and importance of open space at the Centre.

Urban Settings include compact groups of buildings, like the University of Regina. These building groupings create defined corridors and open spaces between the buildings, but evoke images of compact prairie towns set in an expansive landscape setting.



Standalone Pavilion Buildings - Provincial Legislative Building



Compact Building Groupings in the Landscape - University of Regina



Built Form Patterns in Wascana Centre

## Principle 8: Heritage

In addition to defining what should be replaced or newly built, the Master Plan defines what should be preserved. There are now many buildings, landscapes and other features that warrant protection by virtue of their age and historical associations. Protection of these elements enriches the experience of users today and safeguards an important legacy for future generations.

### A Cultural Heritage Landscape

Wascana Centre as an entity is an important heritage resource that should be cherished and protected. While there are buildings and landscapes with heritage merit, the whole of Wascana Centre can be considered as a Cultural Heritage Landscape. The Standards and Guidelines for the Conservation of Historic Places in Canada defines a cultural heritage landscape as “any geographical area that has been

modified, influenced or given special cultural meaning by people and that has been formally recognized for its heritage value.”

Wascana Centre as a whole arguably complies with that definition. Wascana Centre (“Pile of Bones”) enjoys strong historical and associative values that extend back beyond the first European settlers to founding aboriginal practices and traditions. Created in the 1880’s as a source of water for the railways, Wascana Lake has strong associations with the founding and early development of Regina. Important Wascana landscapes were designed by pre-eminent landscape architects, and are representative of historic approaches to landscape design; Wascana Centre is valued by all people in Regina and most of Saskatchewan as a special place that offers a broad range of scenic, recreational, cultural, political, educational and conservation opportunities.

### Heritage Asset Management

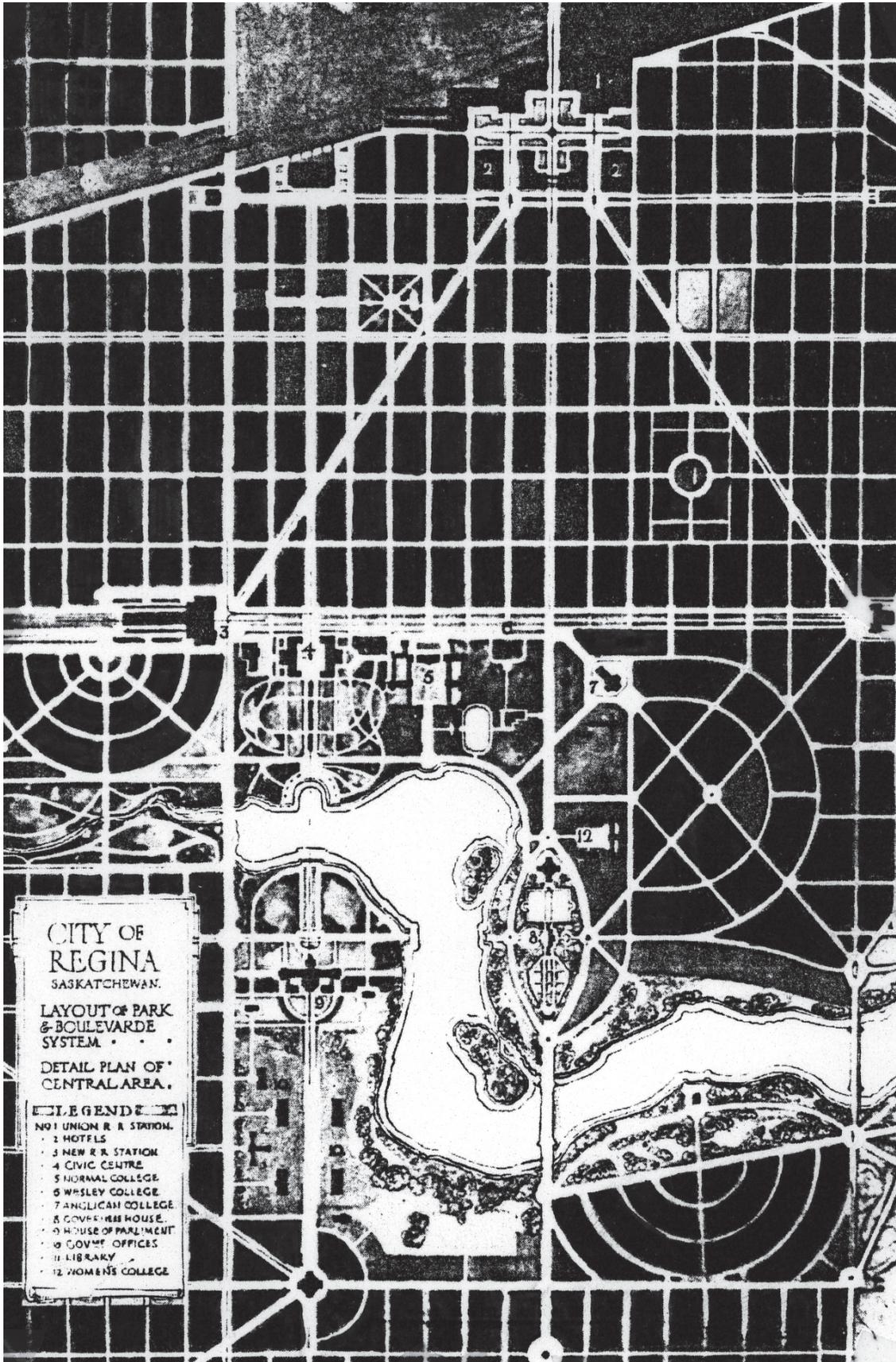
In addition to the emerging historic value of Wascana Centre as an entity, there exist heritage buildings, structures and landscapes that have already been formally designated. There are also many others that may well have heritage value. These should be identified and examined, and, if warranted, protected.

The first step is to undertake detailed inventories of all potential resources. Without that knowledge base, informed decisions cannot be made. The second step is to implement and maintain effective protocols for managing and protecting identified resources. The Act sets out mechanisms for this, which should be put into place.

The following discussion of potential heritage resources is intended to stimulate thought and discussion. It is by no means put forward as a comprehensive or definitive heritage assessment.



Wascana Park, ca 1910



Plan for the City of Regina - Mawson, 1912

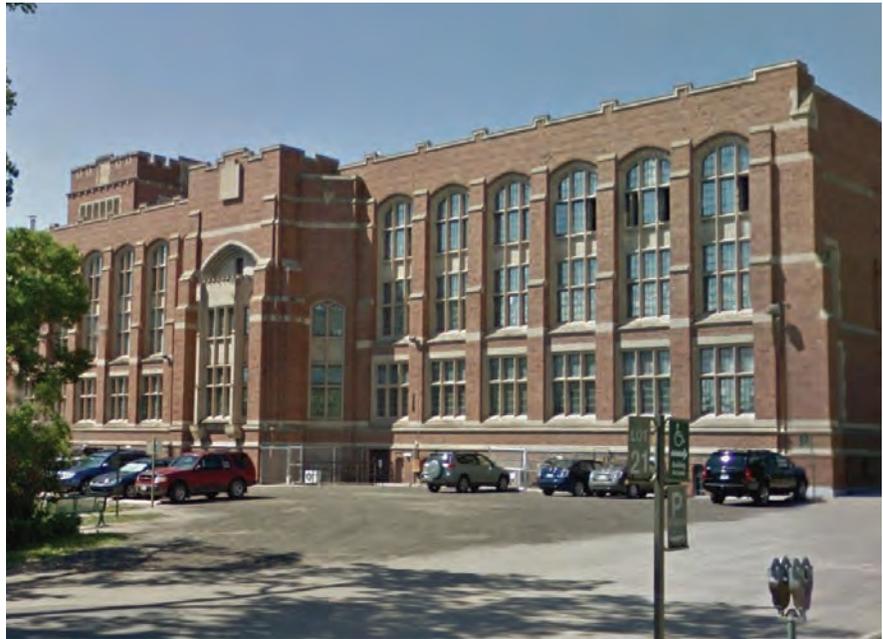
### Heritage Buildings and Structures

Three Wascana structures have been assigned formal heritage status. The most important of these, the Legislative Building, was built between 1908 and 1912 and is now a fully designated National Historic Site. The Albert Memorial Bridge, built in 1930, was designated as a Municipal Heritage Property under The Provincial Heritage Property Act. The 1914 SaskPower Regina Powerhouse was recognized by the Canadian Society for Civil Engineering as an Historic Civil Engineering Site in 2015.

A number of other buildings and structures at Wascana should be identified for further investigation and possible designation in the near future.

- Royal Saskatchewan Museum
- Darke Hall
- The Conservatory
- College Building

- Canada Saskatchewan Production Studio
- Legislative Power House
- Wascana Park Bandstand
- Laboratory Building (U of R)
- Classroom Building (U of R)
- Dr. John Archer Library (U of R)
- Speakers' Corner
- Queen Building ("Recognized" Federal Heritage Building)



College Building, 1912



Provincial Legislative Building - 1912



- Designated Buildings and Structures
- Structures of Interest

Structures with Designated or Potential Heritage Value

### Heritage Landscapes

Within Wascana Centre, a number of landscapes have special heritage value that derives from the prominence of their designers and their importance in the history of Canadian landscape design. Recognizing its pre-eminent design and historical value, the Legislative Grounds, along with the Legislative Building, have been designated as a National Historic Site.

Other landscapes, by virtue of their age and historical value, are identified in this Plan as potential sites that should be subject to further heritage evaluation. Perhaps the most important of these is Wascana Park, which is over 100 years old and continues to play an important role in the daily lives of those who live in or visit Regina. Others include:

- Wascana Lake
- Royal Saskatchewan Museum Forecourt
- Wascana Park
- South Mall, Legislative Grounds
- Kramer Residence Grounds
- Old Broad Street Right-of-way
- Old Broad Street Nursery
- Sifton Farmstead
- Beautyrest Park

### Heritage Administration

The Authority's Bylaw 21 stipulates that the demolition or removal of any structure that is "approved" (by being shown in the Master Plan) requires a demolition permit which will be issued by the Authority only if stringent conditions are met.

Bylaw 22 deals specifically with heritage properties and sets out procedures for designation and demolition that are closely coordinated with The Provincial Heritage Property Act. While the Authority holds the right to approve designation and demolition, its decisions must be made in the context of advice from the WCA Heritage Property Advisory Committee and comments from public interest groups. To assist the Authority and to make explicit the Centre's intentions, buildings and structures with perceived heritage value are formally identified and compiled in a comprehensive inventory. Buildings and landscapes captured by the inventory will be subject to in-depth review by the Authority and its advisory committee if removal, redevelopment or alterations are contemplated.



Royal Saskatchewan Museum Forecourt



South Mall, Legislative Grounds



Old Broad Street Nursery



Sifton Farmstead and Beautyrest Park in Douglas Park



Landscapes with Designated or Potential Heritage Value

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## Principle 9: Roads Through Wascana

A series of public roads pass through or immediately adjacent to Wascana Centre. These roads provide motorists with a unique, overview perspective of Wascana Centre. They are also significant arteries that facilitate movement through and around Regina, and serve to connect Wascana Centre with the City.

**Trans-Canada Highway:** Wascana Centre is a key element in the approach to Regina and contributes to a favourable first impression of the city. The Centre's main role in relation to this highway is to provide an open and scenic setting. Buildings are accordingly set back so that the foreground, as seen from the highway, consists of tree groupings, lake, open plain, meadow or playing fields.

**Wascana Parkway/Broad Street** is a major entrance into downtown and has a more intimate relationship to the Centre than does

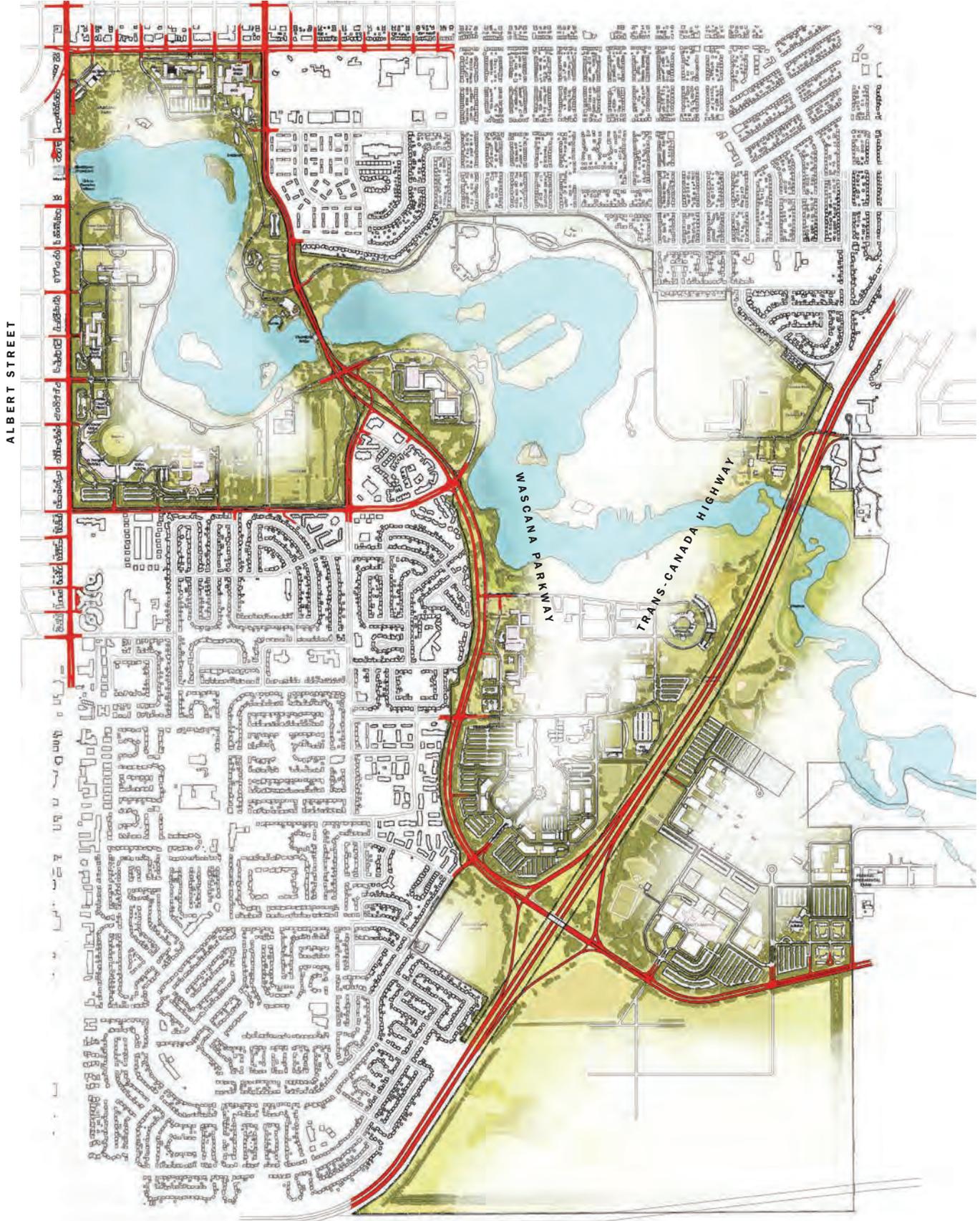
the Trans-Canada Highway. It is a major arterial roadway carrying a high volume of traffic, it is also an important scenic entry drive. Landscaping and buildings can be brought closer to this road, and tree species should be selected to provide a sequence of strong colours—flowering trees and shrubs in spring, bright foliage in summer and autumn, and branch colour and texture in winter.

Throughout its length, the Parkway's broad sweeping scale is reinforced by large scale planting and building masses which, when seen against the open lake and grassed areas, form a complex sequence of open and closed spaces. The roadway changes in character near Wascana Place, from a parkway of sweeping curves landscaped on both sides, to a straight urban avenue aligned with the City grid and flanked by buildings. This change of character is acknowledged by the shift to regularly spaced boulevard tree planting.

**Albert Street** skirts the Centre, and is another important entry road to the city centre. The emphasis of ongoing development on this street should be to reinforce what already exists—the boulevard planting, the character of adjacent parkland, and the historic Albert Memorial Bridge.

The east side of the road takes on the character of Wascana Centre. At the south end, an evergreen tree belt with dense foliage effectively screens the large parking areas behind.

Further north, deciduous trees with high canopies frame the street while permitting views through to the Legislative Building and Grounds. The overhead tree canopy continues north of the Bridge to permit similar views into Wascana Park. On the west side of the street, boulevard planting complements and reflects the regular pattern of streets and buildings beyond. This planting pattern should be reinforced in the course of normal maintenance and replanting.



Major Through Routes

## Principle 10: Scenic Drives

The scenic drives provide a special recreational opportunity for residents and visitors to Regina, especially for those who might not otherwise be able to enjoy the Centre. The designs should be:

- Attractive, taking advantage of the best views and most beautiful areas, and accessible to as many people as possible;
- Uncongested, designed to discourage use by commuter traffic;
- Continuous, to prolong the recreational driving experience.

In Wascana Centre, all roads are 'scenic' in that they offer excellent views of attractive landscapes and well-designed institutional developments. Therefore, while designated 'scenic routes' should receive particular attention to enhance their special purpose, all roads in the Centre should be designed to maximize their scenic and aesthetic qualities.

At certain times, however, Wascana Centre is a very busy place. Motorists, pedestrians, cyclists, joggers, rollerbladers all flock to the Centre and compete for space on limited roads and pathways. This causes congestion and conflicts among users that can be unpleasant and potentially hazardous. Areas where this occurs include locations along Wascana Drive and Lakeshore Drive. Both of these roads are located close to the shoreline, which is a natural destination for almost everybody, and in parts of Wascana Centre that are highly developed and see heavy use.

It should be a basic principle that where there are conflicts, preference should be given to pedestrians, cyclists and others over motorized vehicles.

With this in mind, conflicts could be reduced by making some or all of the scenic drives discontinuous. Access would be provided to all primary destinations, but the ability to travel through the Centre would

be reduced. The diagram opposite illustrates an extreme case where vehicular access to the Centre is reduced to the minimum. In this case, relatively large segments of the existing road network could be reassigned to cyclists, thereby eliminating conflicts between cyclists and vehicles, and reducing conflicts between cyclists and pedestrians.

Because there are many times of the day or year when traffic is light, this strategy could be implemented either in part or on a temporary basis as required. This is an effective and economical strategy that is employed in many cities across North America. Temporary closures also allow different options to be tested and refined over time. From time to time, Wascana Centre currently closes specific roads for special events involving large numbers of people. Consideration should be given to employing this strategy on a more regular basis.



Scenic Lakeshore Drive



## Principle 11: Parking

While many people walk or ride to Wascana Centre, most arrive by vehicle and expect to park within a reasonable distance of their destinations. All of the destinations in Wascana Centre - institutional, cultural and recreational - have requirements for parking.

The diagram opposite graphically illustrates the current parking inventory. Most of the existing parking is accommodated in surface parking lots; there are six underground facilities (all beneath buildings) at SaskPoly, the University of Regina Main Campus and at the south end of the Legislative Precinct. The greatest concentrations of parking are associated with the primary institutions (Provincial Legislature, Rehabilitation Centre, Conexus Arts Centre, the University and SaskPoly) clearly reflecting the large numbers of people for whom these places are destinations. Minor lots are distributed throughout Wascana Centre at the smaller institutions and at sports and recreation facilities.

The provision of parking is shared by the Province, City, University and Wascana Centre Authority. Each participating party is responsible for the provision of their own parking. Wascana Centre Authority provides and manages parking lots in Family Parkland and other passive recreation areas.

The demand for more parking is almost universal.

Since existing surface parking lots are typically attractive development sites, the tension between institutional expansion and parking supply is high. This is an ongoing issue at the University of Regina where the ambition to create a compact campus competes with the desire for convenient and

inexpensive surface parking. The University has met this challenge by providing some underground parking beneath new buildings. This strategy is land-efficient and popular with users, but comes with a cost premium.

People report that there is not enough parking available in the passive parkland areas of Wascana Centre. On busy weekend days during nice weather, people flock to the Centre to enjoy the full array of recreational opportunities that are available, and have difficulty finding a place to park. When there are major events such as regattas or marathons, the problem is even greater. During off-hours, most of the institutional parking lots are available for public use, but they are too often remote from preferred destinations.

In general, and in the parkland areas of Wascana Centre in particular, the provision of more parking is in conflict with the desire to maintain and enhance the pastoral ambiance of the environment. Large parking lots can compromise the very assets that people are seeking.

Moving forward, the 2016 Master Plan offers the following recommendations:

**Institutions:** The Partners will continue to provide parking needed at the institutions. In general, new development will include underground or structured parking.

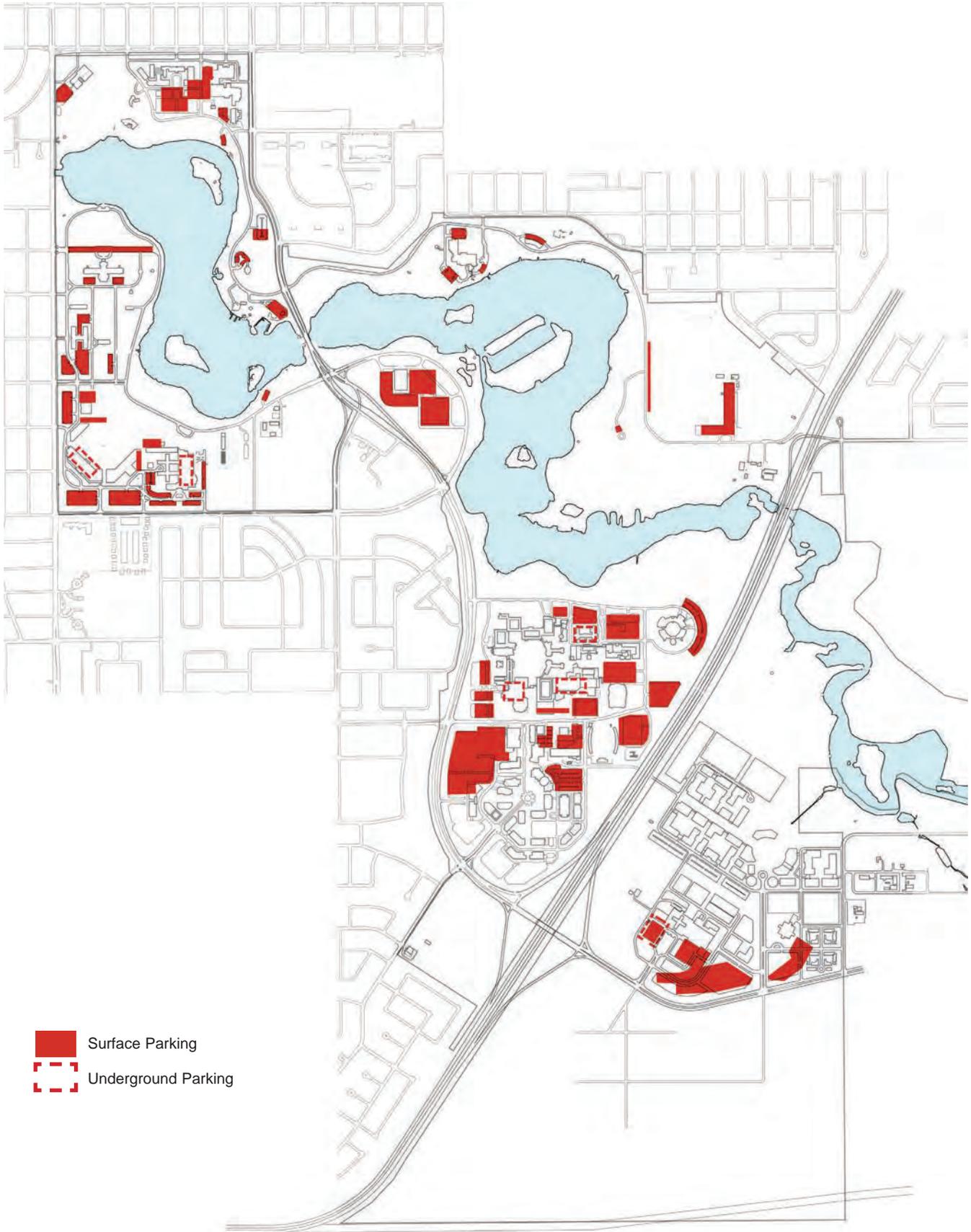
**Douglas Park:** The City has recently expanded the main parking lot to accommodate increased demand. For major events, temporary parking lots should be established on parkland not required for the event. For safety reasons, parking on local roads should be discouraged.

**Family Parkland:** Wascana Centre should assess demand and add parking if justified. Preference should be given to the development of small, dispersed parking lots rather than large central lots. Temporary parking lots on parkland should be employed to accommodate large events.

**Parking Lot Design:** Surface parking lots should be visually discreet and sustainable. Tree and understory plantings should be used to screen and shade parking lots, keeping due regard for visibility and safety. Consideration should be given to using topographic relief to assist in screening the facility. Storm water should be captured and/or guided to locations where it can support local landscapes.



Screened and Shaded Parking Lot



-  Surface Parking
-  Underground Parking

Existing Parking Lots

## Principle 12: The Trail System

Wascana Centre enjoys a well-developed trail system that accommodates casual sight-seeing, provides access to all major destinations and connects the Centre with adjacent communities. The trails are used by a broad range of people who enjoy strolling, jogging, cross-country skiing, bicycling, and rollerblading.

Previous Master Plans have advocated the development of a trail network with continuous, car-free loops around both the West and East Lakes. These trails are well underway. Major sections yet to be fully implemented are indicated on the map opposite.

As previously discussed, however, the very success of the trail system leads to conflicts between users. The solutions to this are elusive at best. Providing designated surfaces for different user groups (cyclists, pedestrians and vehicles) would not likely be feasible at Wascana Centre, because most conflicts occur in busy shoreline areas where there is insufficient space for expansion. Moreover, the complex route patterns that would be created would include numerous intersections between routes that might themselves be potentially hazardous. Finally, the visual impact of so much paving would degrade the quality of the Centre's landscapes.

Nevertheless, improvements to the trail system can be made that will increase opportunities and reduce conflicts between users. These involve both management and design strategies.

### Management

- Reduce vehicle speed limits;
- Limit vehicle access through the

Centre, either permanently or on a temporary basis as discussed above.

### Development

- Implement minimum widths for shared trails (3.0 m);
- Implement a variety of route types – low-impact dirt trails, asphalt multi-purpose trails, shared roadways;
- Modify the roadway design to reduce vehicle speeds and encourage sharing (“park” roads rather than “city” roads);
- Develop a lake link between the Science Centre and the Waterfowl Viewing Ponds;
- Complete the system along Wascana Drive by adding links between Broad Street and the Marina entrance, from Wascana Pool just past the Willow Island parking lot, and from Skateboard Park to the Trans-Canada overpass.



Trails in Wascana Centre



- Existing Trails
- - - New Trails

Multi-Use Trail System in Wascana Centre

## Principle 13: Information Systems

Effective information help users find places in the Centre and encourage an understanding of its goals and principles. A graphically coordinated signage/wayfinding system featuring the aspen leaf will present a coherent and memorable image of Wascana Centre.

The Plan promotes a broad range of information at all locations where arrival and gathering frequently occurs.

Wascana Place is a prime source of information for residents and tourists. The facility is staffed year-round and provides maps, brochures and information about the Centre's past and current planning intentions.

Major Facilities such as the Provincial Legislative Building, Royal Saskatchewan Museum and the Saskatchewan Science Centre provide information about their specific features and activities. They should also provide general information on other facilities and on the Centre as a whole.

Public Notice Kiosks are provided at strategic locations throughout the Centre. They are designed to permit notices and posters to be mounted by the users themselves.

Signage identifies individual roads, facilities, features and places. The design of these numerous and frequently encountered elements should be coordinated and related to identifiable Wascana Centre graphic design themes. In order to pass information to an increasingly fast-moving public in a dignified way, the Authority may need to develop alternative modes of communicate to replace traditional static signs.

Interpretative information is crucial for increasing awareness of the historical and ecological character of Wascana Centre. Historical interpretation could deal with the whole history of the land, culture and social conditions from aboriginal times, through early settlement such as the farm remnants and early government, and on to the origins of Wascana Centre and more recent evidence of the Big Dig.

Interpretative education, particularly

focused on ecological and environmental matters was noted as a priority in Wascana Centre's 2006 Strategic Planning Framework. Interpretative programming, including signage, guided and self-guided tours, and integration with the formal education systems are all significant priorities for the Centre. Interpretative signage should be installed throughout Wascana Centre. Good examples include installations at the Albert Street Promenade in 2005 and the Queen Elizabeth II Gardens in 2012.

Gateway structures should mark important entrances to the Centre. They may consist of architectural and/or planted features, usually paired and with sufficient vertical dimension to be noticeable to drivers as they enter and leave the Centre.

All signage at Wascana Centre should support the graphic branding of the Centre. All signs will include the Aspen leaf logo, and will follow established guidelines for fonts, colours and materials. Signs that do not comply will be removed.



The Wascana Centre Brand



A Coordinated System for Wayfinding and Interpretation

## Principle 14: Commemoration and Public Art

Wascana Centre is an important venue for commemorations and public art because of its visibility, prestige and inherent beauty. There are now a number of significant commemorative and public art installations throughout the Centre. Many are located in the established parts of the Centre around the West Lake. The Legislative Precinct is particularly sought after as a venue for commemorations and public art because of its heritage and character, and its important social, cultural and political associations as the provincial seat of government.

Commemorations and public art are important for Wascana. They

offer an additional layer of meaning to the environment, provide delight and enjoyment, and sometimes challenge our normal perceptions and understanding. As physical elements in the environment, good installations can also contribute to the quality of the public realm. They can mark important locations, define open spaces, terminate view corridors, or serve as landmarks.

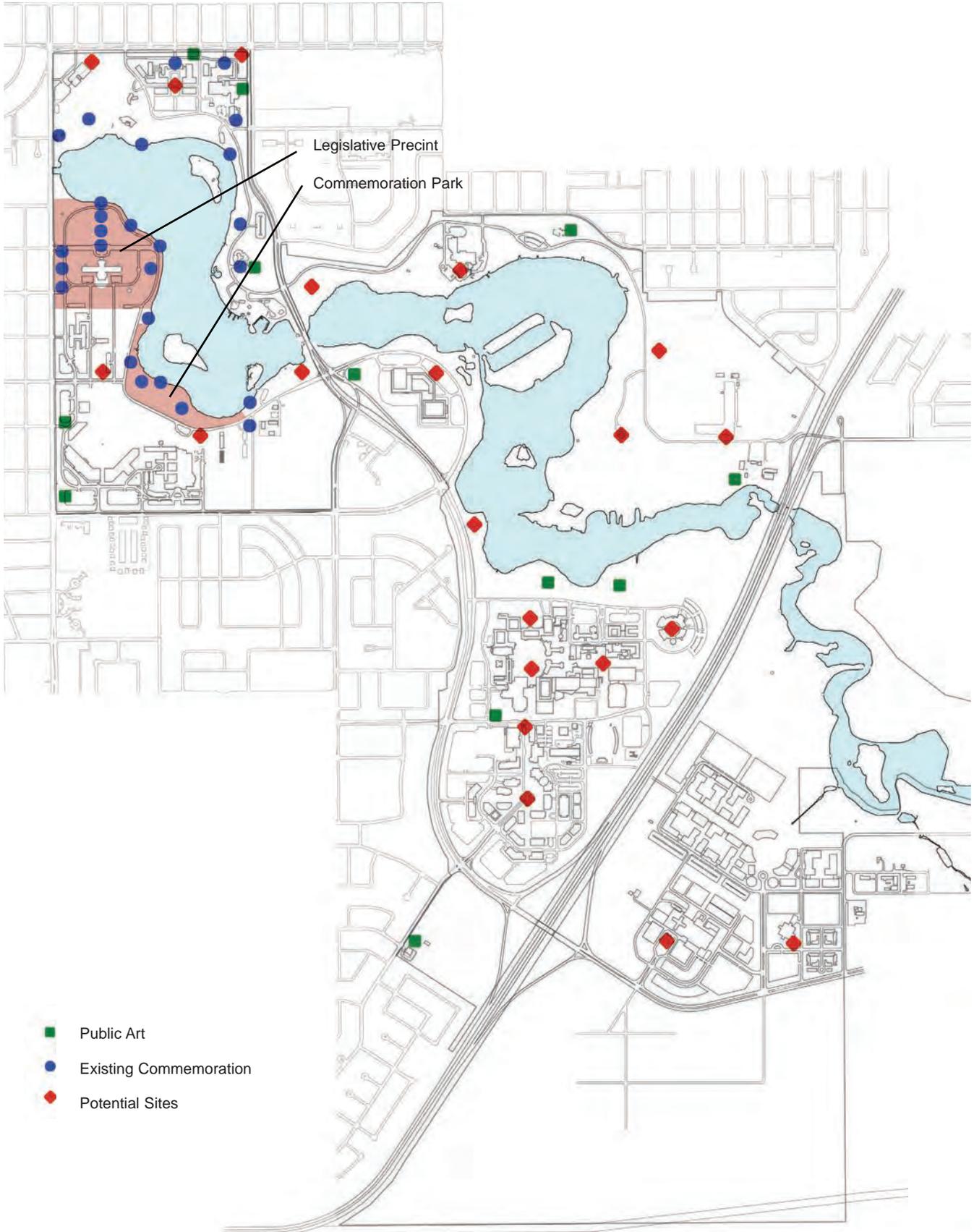
When requests to install commemorations are received by the Centre, a conversation is initiated to confirm the overall suitability and to review potential alternative sites. Site selection is followed by design and installation. Each step of the process is monitored by Wascana Staff. For more important or complex installations, the Architect-Planner and the Architectural Advisory

Committee is asked to review and comment.

New commemorations and public art installations should be installed in locations where they will be visible, and where their subjects will resonate with and draw from their surroundings. New installations should also make a positive contribution to the quality and spatial clarity of their surroundings. Care should be taken to match installations with their site and surroundings. Since commemorations and public art pieces are generally considered permanent, important sites should be reserved for installations of commensurate importance.



Saskatchewan War Memorial



A Broad-Based Commemoration Program for Wascana Centre

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### **Legislative Precinct**

The Authority prepared a Commemoration Policy in June 2002 to provide guidance for the placement of new monuments and memorials in the Legislative Precinct. The subjects of commemorations in this area should be in keeping with the meaning and symbolic importance of the Precinct as the seat of the provincial government. Appropriate subjects for the Legislative Grounds include former Premiers and Lieutenant Governors.

The diagram opposite serves as a guide to placing monuments and to the capacity of the site for the foreseeable future. Development of the recommended sites will contribute to the quality of the Legislative Precinct by articulating and clarifying the structure of the landscapes. Well-designed commemorations on these sites will be powerful emblems because they have adequate space around them, and because they share in the inherent potency of the Precinct. More would be too much.

### **Commemoration Park**

There is benefit in creating clusters of public art and commemorations that share something with each other whether it is scale, meaning, subject or materials. Like a sculpture garden, these clusters of installations establish their own identity and become a destination in their own right.

The mature landscapes along the shoreline south of the Legislative Precinct should continue to be developed as a Commemoration Park. The existing commemorations in this location benefit from association with each other and from the beautiful, well-treed setting. New commemorations could be developed in this area. Care should be taken to provide sufficient “breathing room” for each installation to prevent crowding.



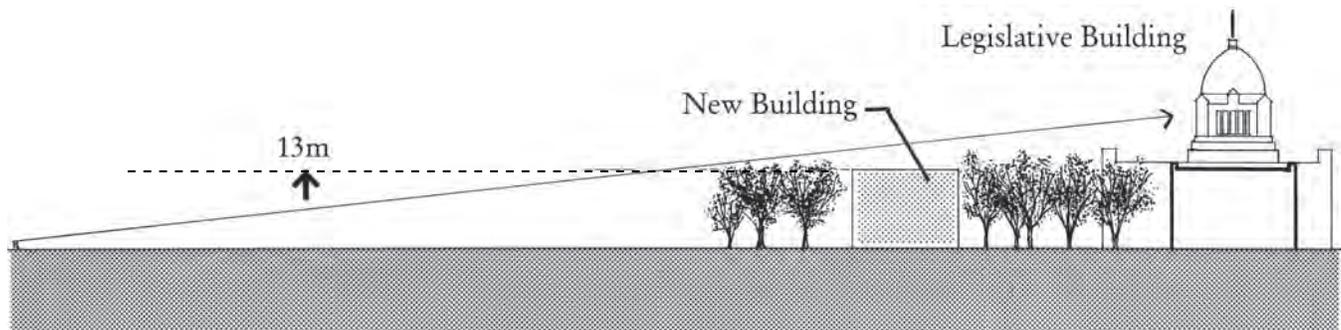
Legislative Grounds (Above); Proposed Commemoration Park (Below)

## Principle 15: Building Heights

The maturing tree cover throughout much of Wascana Centre has established a very positive relationship between built form and landscape. From most vantage points within the western parts of Wascana Centre, and from many outside the Centre, the skyline is dominated by trees and other vegetation rather than by buildings. The image created by this condition confirms the basic objective of institutions set within a verdant landscape setting. One appropriate exception is the tower of Legislative Building, which rises majestically above the tree tops to be seen from many points in Wascana Centre and the City.

In order to reinforce this powerful image, building heights within the Centre north of the University campus should not exceed 13.0 metres. Proponents wishing to exceed this limit are required to develop a detailed visual assessment that clearly demonstrates that the prevailing Wascana image will not be impacted.

An equally pressing threat to the bucolic Wascana image is presented by private development adjacent to the Centre, as is demonstrated by the visual intrusion of the tower of Roberts Plaza. These intrusions into the view shed from vantage points within Wascana Centre seriously compromise fundamental objectives. This topic is covered under “Visibility of Surrounding Development” in Section 5.5, page 111.



Building Heights limited to 13.0 Metres

## Principle 16: Universal Access

As a place of great importance to people in Regina and the Province as a whole, Wascana Centre should be universally accessible. The impact of the physical environment on persons with mobility, visual, hearing and other impairments is so great that Wascana Centre intends to make the accommodation of those with disabilities a high priority. The effective accommodation of the people with physical challenges is a basic responsibility, but will also benefit the Centre in two important ways: first, those for whom access might be restricted will be able to more fully participate in and enjoy the Centre's offerings, and, second, measures necessary to accommodate people with disabilities usually create an environ-

ment which is better for all people - more "legible", more accessible, more comfortable and more efficient.

All proposed facilities and landscapes should be carefully vetted during the design process to ensure this goal is achieved. In addition, existing facilities and landscapes should be audited so that priorities can be set for retrofitting them to current universal accessibility standards.

Although some specialized measures will be required, the development of an accessible environment need not involve exorbitant costs. What is required is an attitude toward building and landscape design and maintenance founded on awareness and sensitivity. The evaluation of and selection between otherwise equal

design options ignores the needs of people with disabilities at the risk of reducing mobility and comfort for many, and at the risk of incurring very high costs for retrofitting at a later date.

The detailed design of exterior public places and movement corridors should receive particular attention. Sidewalks and walkways should be dimensioned to accommodate wheelchairs and other mobility aids, and should be smooth-textured and free from obstructions. Gradients on pedestrian surfaces should be controlled and ramps avoided wherever possible. Special attention should be given to snow clearing and storage requirements. Exterior lighting should be designed to assist people with limited visual abilities. Signage should be clear and readable.

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## Principle 17: Plan for All Seasons

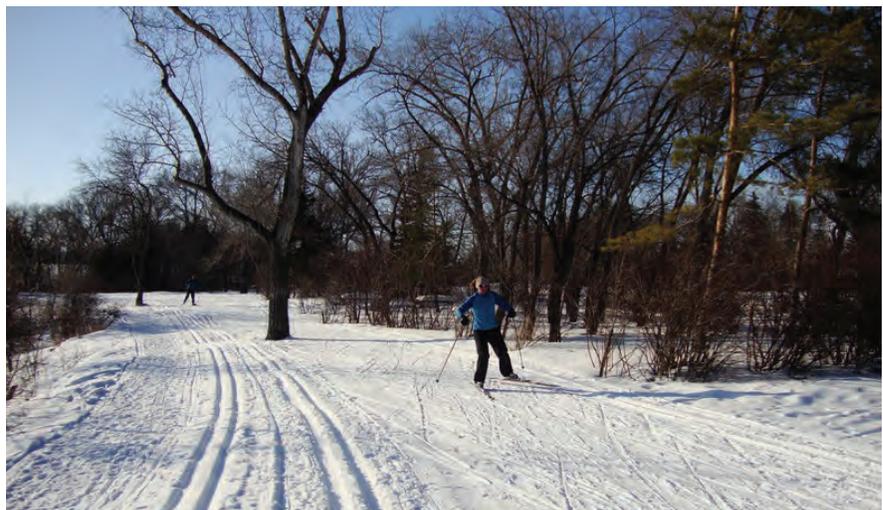
Wascana Centre should be developed as an all-season recreation destination. Regina winters can be harsh at times, but there are recreational activities possible only in winter that draw many people to the Centre during the cold months.

Planning for all seasons requires a committed approach to development, management and programming.

**Development:** A basic infrastructure needs to be provided. This includes ski trails, skating trails, winter mountain bike courses, and other activity generators. It also means washrooms, warming huts and snack bars that are open all year.

**Management:** Recreational and support facilities need to be kept in a good state of repair at all times. Trails need to be groomed on a regular basis, washrooms need to be cleaned and stocked, and roads and parking lots kept clear of snow and ice.

**Programming:** Events need to be planned that will generate interest and attract large numbers of people. Many people are looking for things to do in the winter, and joining with others to engage in an activity that is unique, fun and colourful will be attractive to many.



## Principle 18: Project Expectations Checklist

New projects and upgrades should be guided by a common set of principles in order to ensure that the environmental quality and character of Wascana Centre is maintained, and that the spirit and intentions of The Wascana Centre Act are upheld.

Many of the founding principles have been discussed in the preceding pages. A more project-specific set of “expectations” is set out in the following pages.

These expectations relate to permissible uses in Wascana Centre, as well matters dealing with location,

siting, scale, materials, circulation, micro-climate and energy. The expectations apply to both buildings and landscapes.

These expectations have two purposes. The first is to inform project proponents as to the goals and objectives of Wascana Centre, and to remind them that all building and landscape projects in Wascana Centre should be of the very highest quality. The second is to serve as a checklist to be used by the Architectural Advisory Committee and Wascana Centre Authority when reviewing development proposals. The proponent should be obliged to explain how each of the expectations has been addressed.

### Land Use Expectations

- Wascana Centre will be devoted to the development of the seat of Government, the enlargement of educational and research and development opportunities, the advancement of the cultural arts, the improvement of recreational opportunities, and the conservation of the environment.

### Urban Design Expectations

#### Response to Context

- Responsive to a specific Sense of Place – the site, Wascana Centre, the City, the prairie region.
- Reflects the type of landscape and pattern of buildings of its specific location in Wascana Centre.
- Respects the legacies of previous generations of designers.
- Recognizes and re-interprets traditional prairie typologies, forms and materials.
- Contributes to, repairs and enhances existing qualities.
- Contributes to a broader composition of buildings and landscapes.

#### Site Utilization and Organization

- Uses the site efficiently, recognizing that land has value and is a finite resource.
- Acknowledges the probability of future expansion and growth
- Optimizes functional relationships with adjacent buildings, outdoor spaces, circulation routes and infrastructure.
- Exploits the potential for synergies and shared use of existing facilities and infrastructure.

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## **Landscape Design**

- Demonstrates the qualitative values associated with the Centre's stewardship of the land.
- Contributes to overall visual cohesion of Wascana Centre.
- Supports the naturalization and maintenance principles of the specific areas of the Centre.
- Employs native or adapted plant material.
- Deploys the traditional practices for micro-climate moderation, snow catching and water conservation.
- Acknowledges the spatial requirements of snow clearing equipment.
- Optimizes irrigation in relation to defined irrigation zones.
- Minimizes heat island effect of paved areas and roofs.
- Minimizes light pollution in the design of outdoor lighting.

## **Building and Landscape Integration**

- Buildings and groups of buildings are generally sub-ordinate to the overall landscape setting and buildings are no higher than the mature tree canopy.
- Singular landmark buildings are exceptions and are prominent in the landscape.
- A mutually supportive relationship of buildings and associated open spaces.
- Defined outdoor spatial volumes are framed by buildings and plantings.
- The legibility and safety of outdoor pedestrian, cyclist and vehicular circulation routes are articulated by the buildings and plantings.
- Circulation routes have clear sense of spatial order and hierarchy in support of way-finding.
- Vehicular access to service and storage areas is discretely consolidated.
- Outdoor and indoor circulation systems are integrated and universally accessible.
- Building faces adjacent to public open spaces and thoroughfares are treated as "fronts" that are visually and physically accessible.

## **Response to Climate**

- Moderation of local micro-climates through site planning, building profiles and orientation, land form and vegetation.
- Incorporates traditional prairie landscape practices for wind shelter, snow capture and water conservation.
- Incorporates over-head shelter from rain and snow in high-traffic pedestrian areas.
- Encourages a wide range of seasonal use.

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## Architectural Design Expectations

### Response to Context

- A building's role as a singular "pavilion" in the landscape OR as a contributor to a cohesive grouping of buildings, is clearly articulated.
- Local urban settlement and rural traditions of the prairies are respected.
- Loss or disturbance of existing site features and resources is minimized.
- Legacies of earlier architects, designers and builders are respected.
- The built form and the palette of materials respond to the immediate surroundings and the local prairie context.
- Building massing and articulation in proportion with the surroundings.
- Individual buildings designed as members of a community of buildings.

### Long Life / Loose Fit

Adaptable to new uses or modes of operation, as needs and priorities change, while designed to last.

### Environmental Quality

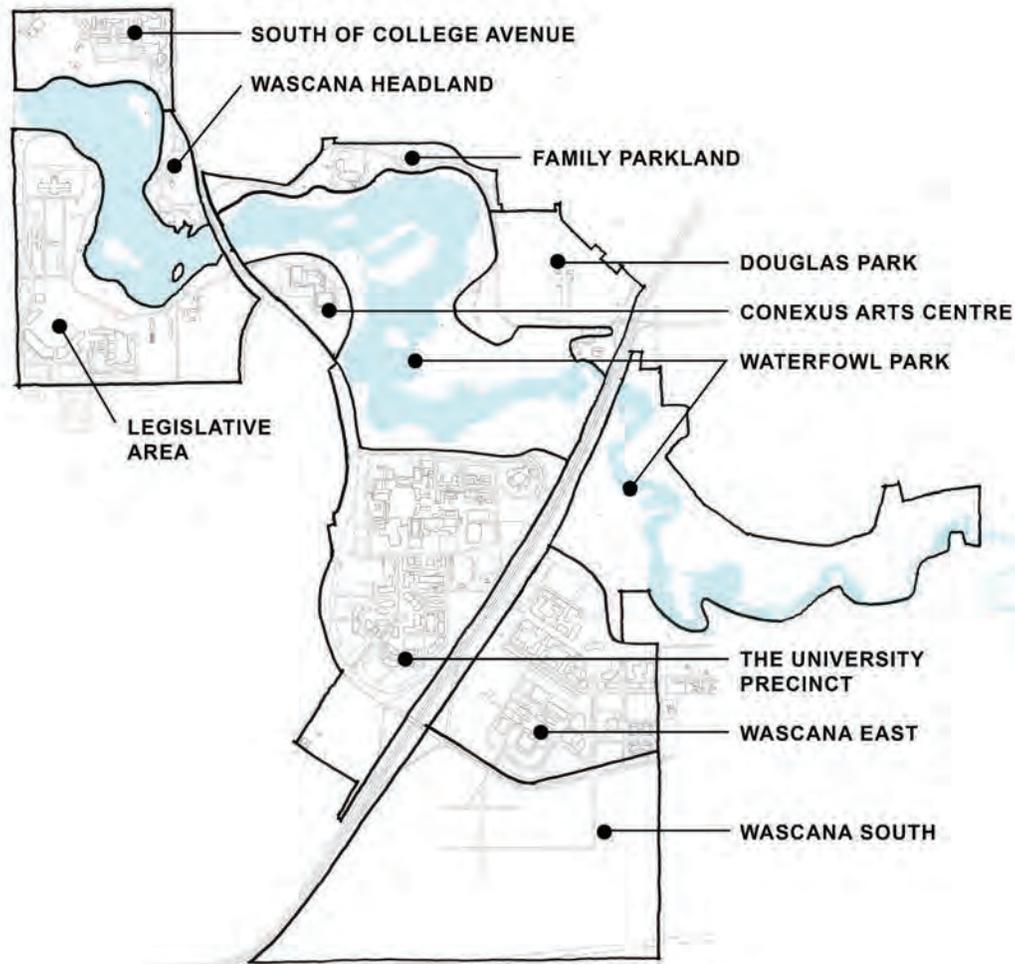
- Energy use and performance is optimized.
- Deploys renewable energy sources.
- Incorporates reduced water use and waste-water output technologies.
- Building interiors employ a construction quality assurance plan, use low emitting materials, monitor carbon monoxide, provide thermal comfort and optimize daylight penetration.
- Slowed storm water run-off rates and improved storm water quality.
- Reduced construction waste and use of re-cycled and renewable materials.
- Use of locally sourced and natural materials.

### Technical Performance

- An optimal balance of capital and operating costs is demonstrated through life cycle analyses.
- Maintenance costs are optimized.
- The National Energy Code of Canada for Buildings is exceeded by at least 25%.

# PLANNING AREA DESCRIPTIONS

This section describes development and management plans for the nine component parts of Wascana Centre. These areas are identified on the diagram below.



## Area 1: South of College Avenue

This planning area contains the Royal Saskatchewan Museum, Wascana Park, College Avenue Campus of the University of Regina, Old Normal School converted to the Canada Saskatchewan Production Studio, CBC Broadcast Centre and CNIB.

The adjacent Qu'Appelle Diocese Lands, east of Broad Street, are not part of Wascana Centre, but include substantial buildings and mature landscapes which currently form a continuation of the historic character of College Avenue and the College Avenue campus. Redevelopment should complement the present building and landscape patterns of the Centre.

### College Avenue

The historic character of this street is that of a wide and formally planted boulevard bordered by Wascana Park and institutional buildings with generous forecourt lawns. These buildings address parallel frontage driveways (Ramsey Drive), set well back from the Avenue. Any future development along College Avenue should retain and reinforce these characteristics.

### Wascana Park

Wascana Park is one of the earliest and historically important of Regina's parks. Fronting on College Avenue, it presents a broad "window" onto the Centre from the City and helps to define the dignified character of College Avenue. The Park is laid out in a romantic, picturesque pattern, apparently influenced, in part, by the Frederick Todd 1910 plan for the siting and setting of the Legislative



South of College Avenue - Existing Conditions

Building, with meandering pathways through informally planted groups of trees and shrubs.

As the vegetation has matured, many views into and from the Park have become obscured by overgrown under-plantings. Editing of vegetation is now required--selectively removing and pruning shrubs below the tree canopy, to restore the visual connections between The Park and College Avenue and, in some places, to reveal views from College Avenue to the dome of the Legislative Building,

**“Links Between Capitals” Seating/ Viewing Area**

A small seating area along the lakeside promenade uses Ottawa’s Parliament Hill park furniture and an interpretive plaque provided by the National Capital Commission (NCC). This special project is the result of

an outreach initiative of the NCC to symbolize the relationship between the Nation’s Capital and each of the Country’s Provincial Capitals.

**Park Entrance**

Numerous previous plans have recommended a change to the Wascana Drive park entrance to improve the intersection for all users and mark this important location. Wascana Drive presently meets College Avenue at an awkward and indefinite angle near the intersection with Lorne Street. To strengthen this connection into the City, Wascana Drive should be realigned to cross College Avenue at a right angle, and exactly aligned with Lorne Street. In addition, the entrance to Wascana Centre at this location should be upgraded to a formal gateway marked by tree planting and by gate pillars or other similar architectural elements.



South of College Avenue - Proposed Development

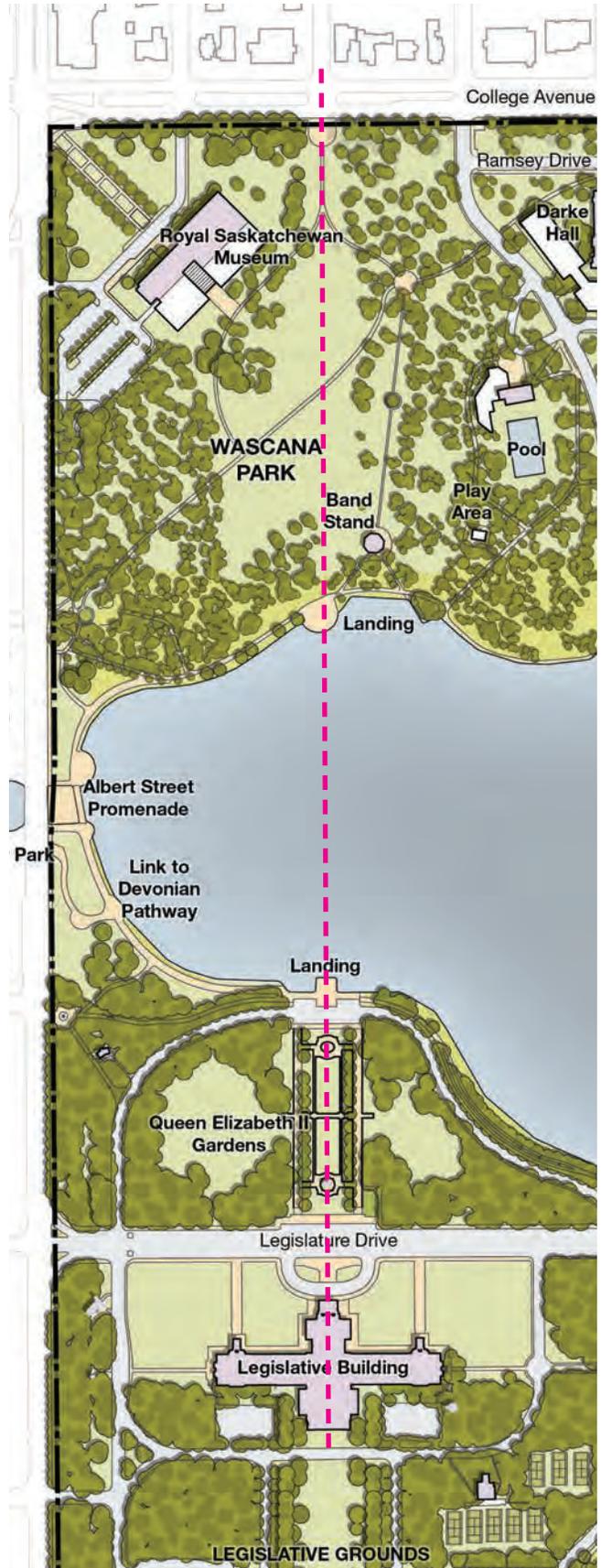
**Axial Vista to the Legislative Building**

The Legislative Building lies directly on axis with Smith Street, which in turn flanks City Hall north of Victoria Avenue. It is proposed to take full advantage of this condition through minor tree clearing and replanting in Wascana Park, as well as additional boulevard planting along Smith Street. Consideration should also be given to introducing a pathway entrance to the Park from College Avenue to further recognize the symbolic relationship between Legislative Building and City Hall.

An interesting feature of the picturesque design approach is that the axis through Wascana Park will only be revealed when looking straight down its length. The tree plantings will appear to take on a random pattern when viewed from the side. A further marking of the axis is a small landing on the north shore of the lake, opposite the Legislative landing. It is a location for future interpretive features which focus on the Legislative Building and its immediate site.



Axial Vista from Legislative Building (About 1910)



Proposed Axial Vista

### Royal Saskatchewan Museum

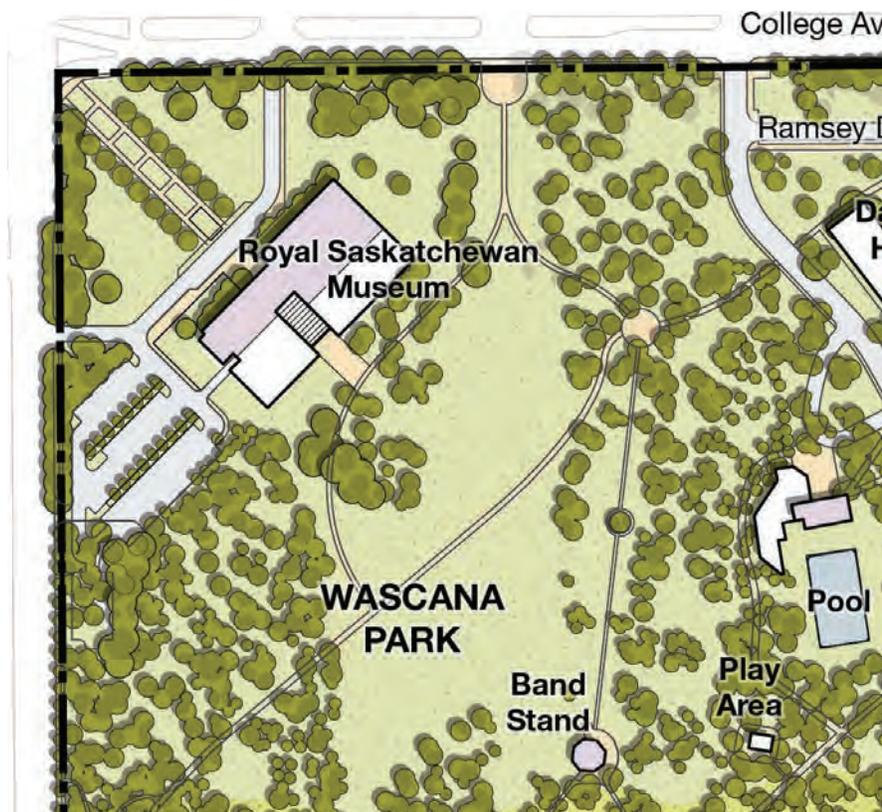
This early modernist building is set well back from the street, and is oriented diagonally to the intersection. Parking is on the south side and the access driveway and museum entrance are presently to the “rear”, effectively separating the building from the adjacent park. Expansion of the Museum has been both required and anticipated for a number of years. The expansion programme calls for an addition of more than twice the existing area.

The street facade of the present building, the landscaped forecourt and the park areas “behind” are important design features which can be maintained by locating the new expansion to the southeast side of the existing building.

Vehicular access and drop-off could be relocated to the street-front side of the building, establishing a more appropriate and dignified approach to the front door of

this important public facility. The existing road on the park side of the building would be removed so that a more contiguous and congenial relationship between the Museum and Wascana Park could be created.

The master plan concept for museum expansion is revised: The expanded building footprint is entirely on the south-east side, making a stronger integration with Wascana Park and maintaining the architectural integrity of the present building’s façade facing the Albert/College intersection. It is suggested that the expanded museum be organized about a central atrium spine extending through the building and visually connecting “front” and park sides of the building. This siting of the building’s expansion together with the relocation of the access driveway also allows for an expansion of the perceived “window” onto Wascana Park from College Avenue.



Royal Saskatchewan Museum Proposed Development

### **College Avenue Campus**

The University of Regina sees the College Avenue Campus as key to enhancing the bonds between “town and gown” and has launched, as its number one capital fundraising priority, the College Avenue Campus Renewal Project. The University has stated its commitment to transform its historic campus into a vibrant, accessible centre of learning while ensuring that refurbished heritage spaces are carefully integrated with new construction. The University has commissioned a Heritage Assessment of the campus buildings and their setting in advance of preparing for more detailed plans.

This major revision to the Master Plan (demonstration) illustrates possible long-term development in the area of the College Avenue Campus based on the following planning principles and design guidelines for development:

- Restoration and re-use of the heritage buildings;
- Compatible new infill development on the College Avenue frontage following the site planning patterns of the existing buildings;
- Maximum building height of 13.0 metres;
- Establishment of a central mall or green extending from College Building’s south façade toward the Lake;
- Recognition of the view corridors towards the Lake and from the perpendicular city streets north of College Avenue;
- Development of a well-ordered internal campus street system that provides frontage to new buildings and is not reliant on Wascana Parkway as the principal means of vehicular access, and
- Maintain parking that is available to people using Wascana Park at off-peak times.

The inclusion of a Central Mall is intended to bring an additional “lakeside” identity and dimension to the campus, beyond the College Avenue frontage, and reflects a reinterpretation of the Mawson Plan for a college precinct.

### **Canada Saskatchewan Production Studio**

The old Normal School is an important heritage building that was unoccupied for many years and needing an on-going use to maintain its viability. A commercial sound stage was approved and is now in operation although with reduced usage. At the time of this Master Plan the provincial government was seeking ways to make better use of the facility.

The decision to approve a commercial use in the Centre was formed on the basis that the preservation of an architecturally and historically important building could be seen as serving two of the purposes defined by The Wascana Centre Act: the advancement of the cultural arts and the enlargement of educational opportunities. The sound stage occupation of the building has been interpreted as ancillary to these purposes.

### **CNIB Regina Headquarters (formerly Culliton Centre)**

The Canadian National Institute for the Blind (CNIB) has resided in the Culliton Centre for many years. It was a non-conforming use which



Historic Plan of the College Avenue Campus (Thomas Mawson, 1912)

pre-dated the establishment of the Centre. The WCA Board has recently confirmed that the CNIB is a conforming use in Wascana Centre.

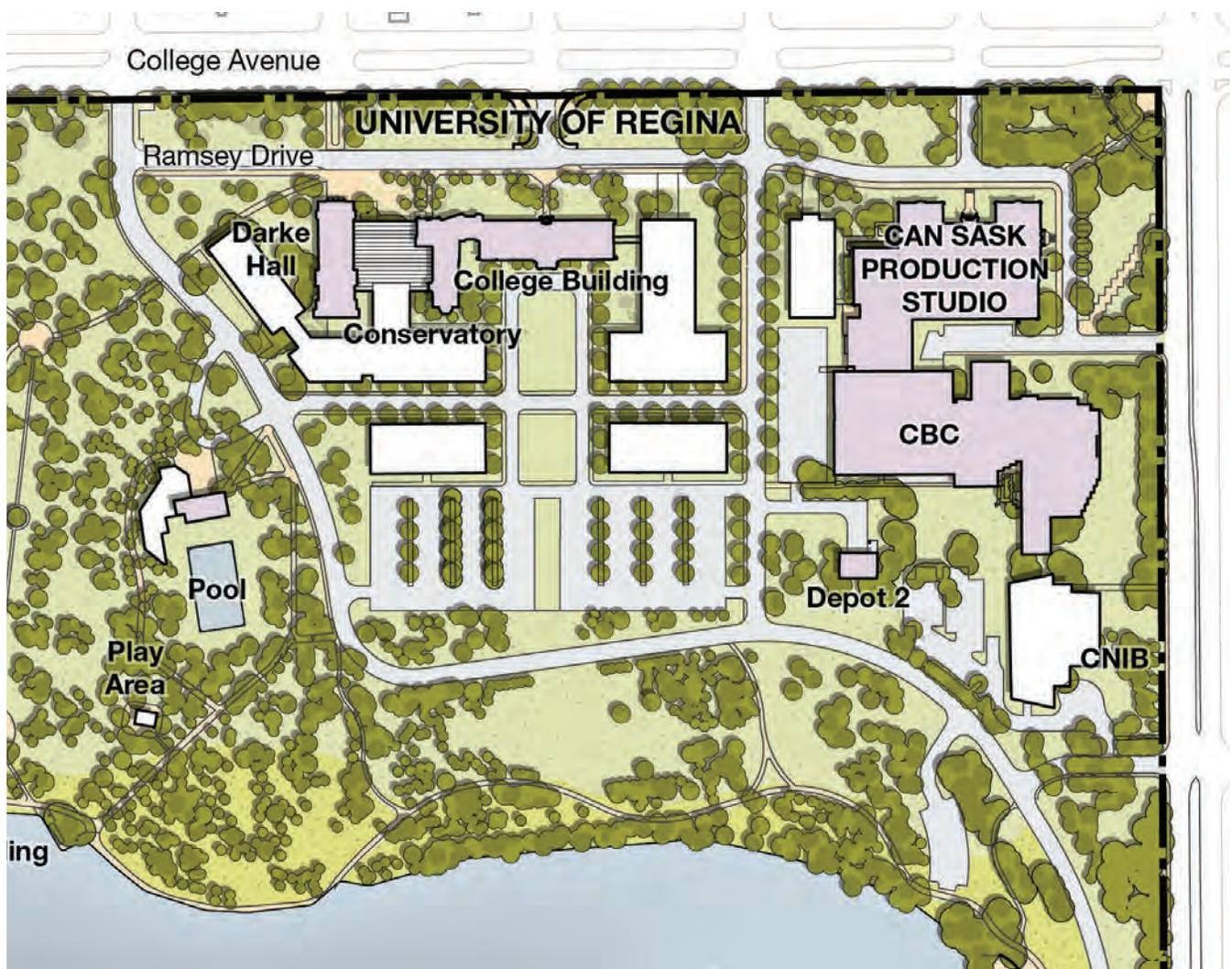
Currently, CNIB have proposed the redevelopment of their headquarters to house their operations in a new expanded facility. The new building may accommodate other tenants in addition to the CNIB. Wascana Centre Authority has conditionally approved the project.

The proposal includes a single building larger than the existing Culliton Centre. The building will align with the front of the CBC Headquarters to the north. To the south of the building is a vehicle

drop off area. Parking will be both below grade and at surface to the rear of the building so that the Broad Street landscape character is retained. Access to parking is proposed to the south and west of the building, with the existing drive removed and replaced by walkways from Broad Street. Dense planting will buffer the surface parking lot from the surrounding park.

**Maintenance Depot**

No revision is proposed for the WCA Maintenance Depot No. 2 shown in a location accessible from the service road and surrounded by a screen wall and planting. However, the present distribution of maintenance depots throughout the Centre is the subject of a current review.



Proposed Development of the College Avenue Campus

## Area 2: Wascana Headland

This small planning area includes the Queen Building, Wascana Place, picnic grounds and the Marina. No significant revisions to the Master Plan are proposed for this area.

### Queen Building

The use of this building does not conform to The Wascana Centre Act, and its appearance also does not conform to the high quality of architectural and landscape design demanded of other parts of the Centre. It is owned by the Department of National Defence and therefore not bound by Provincial statutes.

If a new building is proposed for this site, it should have a more generous setback from Broad Street and be of sufficiently high quality to justify its commanding position. Alternatively, and as shown, the site could develop as parking to serve adjacent recreation areas. Modifications to Wascana Drive could extend the area of park next to the lakeshore.

### Quinn Drive

As stated in previous plans, the removal of Quinn Drive within the Centre (the segment between Broad Street and Wascana Drive) would reduce opportunities for commuter shortcutting and create a more continuous landscape in this area.

### Trafalgar Overlook

The Trafalgar Overlook has a pond and fountain at the end of the overlook structure, as well as informal walkways, wildflower plantings, and picnic amenities.

### The Marina and Pier

The lakefront between Broad Street and the Trafalgar Overlook is the primary land base for access to the lake by the public and organized water sport clubs. The area now contains the marina, boathouse, restaurant, public washrooms, a

multi-purpose room, boat storage and athletic facilities. These facilities are the nucleus of what could be an even more vital and active place during both winter and summer. As presented in previous plans, a new building complex or pier incorporating multipurpose water sports, recreation and entertainment facilities to accommodate further boating support facilities as well as potential extended food services, exhibitions, film, theatre, dance, and other services. Conceived of as a more compact manifestation of the 'Tivoli Gardens' complex or a much smaller Santa Monica Pier

postulated in earlier Master Plans, this facility should accommodate activities which are carefully selected to maintain the high standards of quality for which Wascana Centre is already known.

New buildings should have a direct and intimate relationship with the water's edge. The roof to the existing boat house, which acts as a large terrace to the restaurant, has been constructed to support a restaurant addition in the long term.



Wascana Headland - Existing Condition



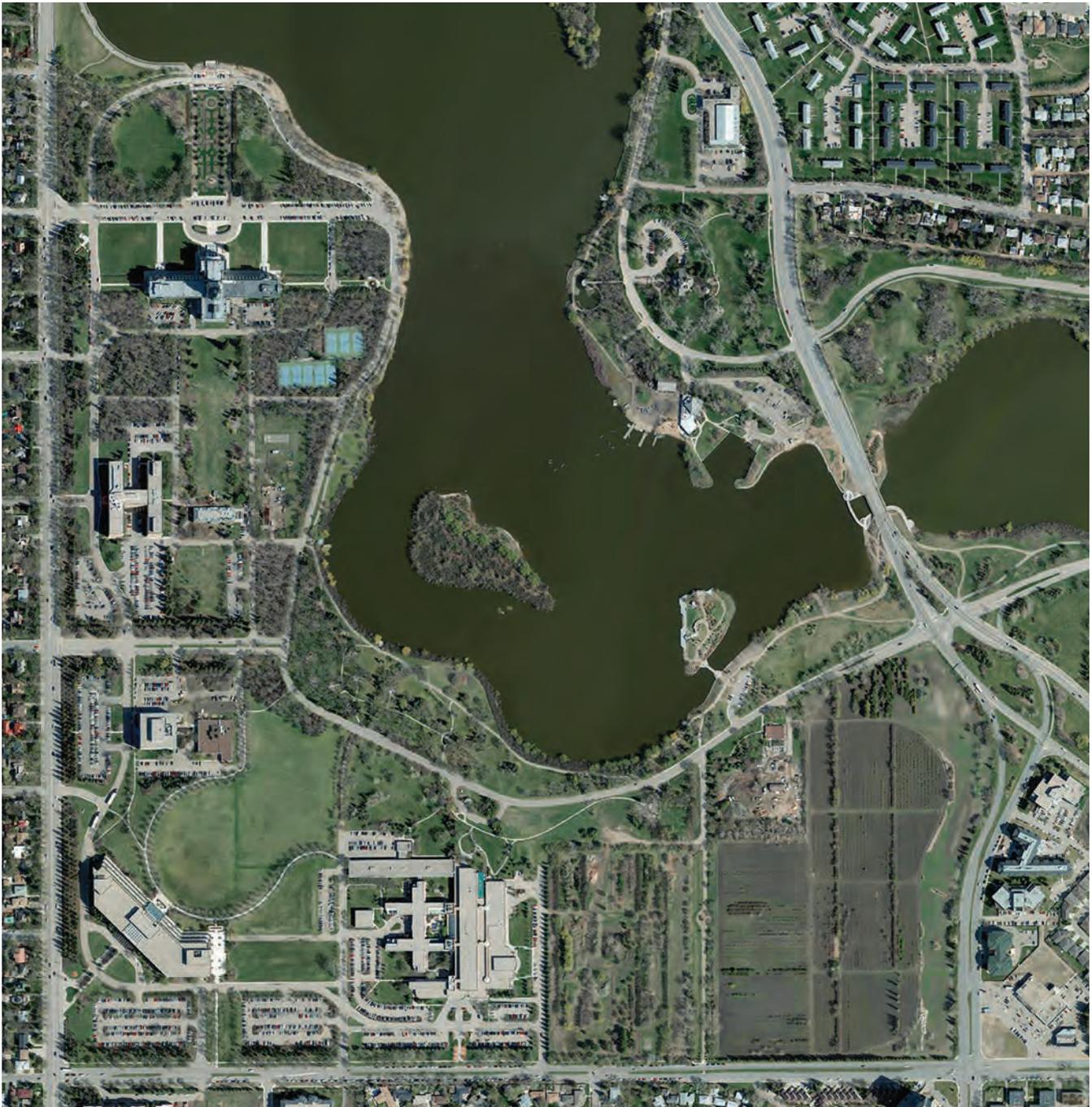
Wascana Headland - Proposed Development

### Area 3: Legislative Area

Founded in 1905, the Legislative Precinct has transformed from short-grass prairie into mature pastoral parkland with the imposing neoclassical Legislative Building as its centerpiece. This impressive building with its copper dome is set on a plinth, on expansive lawns

surrounded by mixed hardwood and coniferous woodlots. Except for the Legislative Building, all of the buildings in the Grounds are 13m or less in height (3-4 storeys). As a result, the Legislature is the only building in the grounds visible from a distance over the treetops. This remarkable and quite wonderful condition should be vigorously

protected. The grounds around the building, to the lake edge south to Avenue B, are designated as heritage. Further maintenance and development should seek, where possible, to bring the landscape and lake landings to the full glory of the original Mawson Plan.



Legislative Precinct - Existing Condition



Legislative Area - Proposed Development



Mawson Plan, 1913



Legislative Grounds (Project Planning, 1975)

### Government Offices

Several previous plans have demonstrated additional government offices in different configurations on the grounds. All of them, starting with Mawson in 1913, used a Mall stretching south from the Legislative building as the primary structuring device.

Mawson's Mall was flanked on both sides and terminated at the end by public buildings. This basic pattern was continued in Yamasaki's plans of 1962 and 1967. In 1975 the government commissioned a plan which modified the Mall. It placed buildings flanking one side only, leaving the lakeside open to parkland, and the Mall terminated not on a building but on a large meadow or open space contained by government buildings. The T.C. Douglas Building was sited according to this plan. The plan postulated growth of over two and a half million sq. ft. by 2025, and a requirement for 5,000 parking spaces, based on a policy which emphasized the centralization of Government departments in the Legislative Grounds.

By 1982 Government policy had changed to favour locating provincial office space downtown in order to reinforce the City Core and encourage the provision of office space by the private sector. These considerations led to a reduction in the land area allocated for future government buildings. The buildings shown in the 1982 Plan onward are those which would reinforce the concept of the South Mall from the Legislative Building to the Meadow, with a continuous building frontage on one side.

By 1987 the idea of reducing government office buildings went so far that all the existing buildings between the Legislature and T.C. Douglas were slated for demolition,

to be replaced by parkland. This proposal was repeated in the 1992 Plan.

Since then the thinking has shifted toward the continued use and refurbishment of existing buildings—the Legislative Power House, the Walter Scott building, and the former Health building now called Lloyd Place. The MacKenzie Art Gallery is now located within the T.C. Douglas building, an important destination within the Centre.

Since the early 1990's, the Provincial Government has committed to concentrating government services in downtown Regina rather than in Wascana Centre. Since that time, the Master Plan has shown limited new development in the Legislative Precinct. However, this Plan identifies two new buildings that would give context to the T.C. Douglas building out of its current isolation and provide spatial containment to the Meadow. The program for these buildings is not known, but they shall meet the purposes of the Centre.

### The Legislative Mall and Meadow

An original feature of the Mawson Plan, the Mall is a tree-lined combination of lawn and paths. It provides a vital symbolic and visual link between the Legislative Building and the Government buildings. Its character is treated in two ways north and south of Hill Boulevard, which reflect the distinct characters of the Park and the Meadow. The part north of Hill Boulevard was originally conceived as a way to offer long framed views of the Legislative Building. The retention of the Legislative Power House now interrupts this sight line.

The Mall between the Power House and the Legislative Building should develop as a generous open space delineated by large canopy trees. Views north along

the Mall would be terminated by the south facade of the Legislative Building and in the long term by a proposed interior winter garden conservatory, proposed in 1975 as discussed earlier. Views south from the Legislative Building would now terminate at the Power House.

The landscape of the Mall north of Hill Boulevard should consider a prairie-like character, to represent the shifting cultural views in the Centre and Regina towards greater sustainability and native landscape character.

South of Hill Boulevard, the Mall would assume a more structured form to reflect the formal nature of the Meadow and its surrounding buildings. Here it would consist of a central walkway defined by ornamental deciduous trees, planted in a regular and formal pattern.

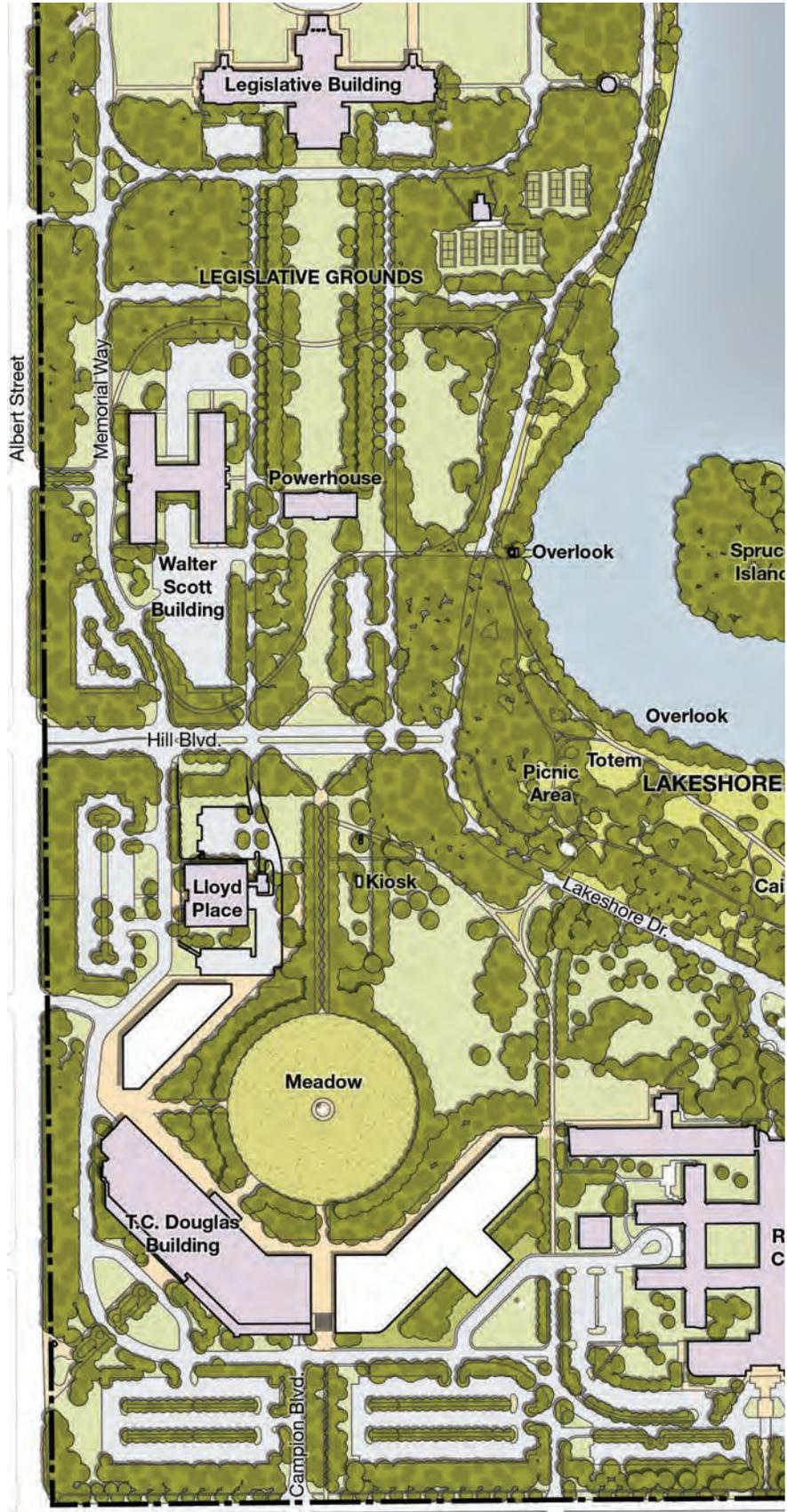
The Meadow should be defined by the forms of the surrounding buildings and by bosques of trees making the transition between the straight line geometry of buildings and the inner circle of the Meadow. To reinforce the space and to mark the alignment of the Mall, a site for a sculpture or fountain is identified at the centre of the inner circle. Regular, radiating, open paths between the trees emphasize central entrances to the buildings.

**Event Space**

Basic infrastructure (power, water, communications) to support medium and large events should be developed in the open area to the west of the Queen Elizabeth II Gardens. This development should be inobtrusive in order to protect the visual quality of this important landscape

**Legislative Power House**

The Power House was constructed in 1921 soon after the Legislative Building and designed by the



Legislative Precinct - Proposed Development

second Provincial Architect of Saskatchewan, Maurice William Sharon. Removal of the Power House was proposed in 1972 to support the ideal development of an uninterrupted Mall between the Legislative Building and TC Douglas Building. The building's heritage value has been identified (although not yet designated) and will remain an important feature within the Mall.

**Adjoining Grounds**

The Grounds adjoining the Mall and extending along the lake are developed as a pastoral park with glades, lawns, informal plantings of shade trees, and meandering walkways, all providing a stately backdrop for the Legislative Building as well as places for strolling, picnicking and viewing.

The landscapes to the north and east, including the formal gardens and the shoreline park areas, are mature and require little further development. There are also large and mature woodlots to the immediate south east and south west of the Legislative Building which should be retained.

The Legislative Grounds presently contain a small club house and eight tennis courts and set into a large woodlot. Originally intended for use by Government employees, it is now a public facility. Because it is so well protected from the wind, it is one of the best locations for tennis anywhere in the city, and its use does not appear to have any detrimental effects on the surroundings. It is therefore retained in the Plan on the assumption that its availability for public use will continue.

**Vehicular Circulation**

The large number of roads south of the Legislative Building serviced the greenhouses, residences, maintenance sheds and gardens which were once located there. In

order to develop a landscape to match the Legislative Building in scale and dignity, and to minimize conflicts between cars and people, selected roads should be removed, leaving Memorial Way, Lakeshore Drive, Hill Boulevard and Avenues A and D as access and scenic routes. Avenue B, east and west of the South Mall, should be converted to parking lots.

**Provincial Medical Laboratories**

The one-storey east annex of this building complex was located directly on the alignment of the future Mall. The building was recently demolished and the function relocated to Innovation Place.

**Area One North Maintenance Depot**

This maintenance depot includes a building and storage yard surrounded by a perimeter fence. The facility is currently under review and consideration.

**Rehabilitation Centre**

The Wascana Rehabilitation Centre was reconstructed with major additions and replacements between 1982 and 1987. At the time of this

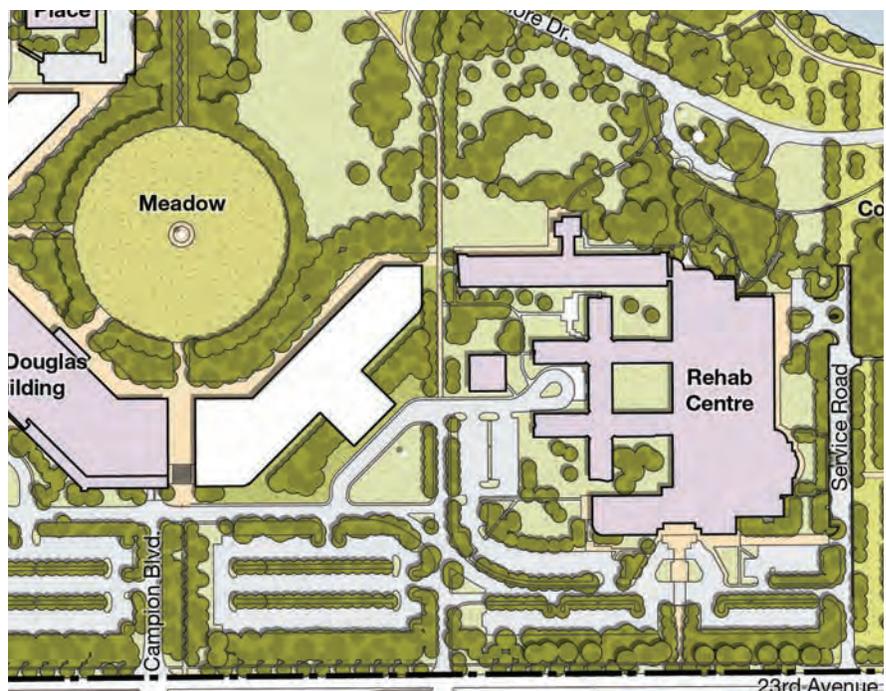
plan, the Centre is contemplating future renovation and expansion but has not submitted a formal proposal. Given the limits on the current site to move towards the east and north, a possible opportunity is to expand towards the T.C. Douglas Building. This site may become available if the Province continues to locate new office space in downtown Regina.

**Children's Play**

A new children's play area should be developed northeast of the Meadow, in association with the existing picnic area.

**Arboretum (formerly Nursery Park)**

The west parcel nursery function was retired and the area designated for redevelopment as an informal park space in 1991. Several past plans have suggested a range of uses and forms within the park. The current plan illustrates a rehabilitated nursery to become an arboretum, with the landscape structure informed by the predominant geometry of the remaining tree species. The linear pattern of trees should extend to Lakeshore Drive and extend views to the lake. Trails



The Meadow and the Rehabilitation Centre

should also follow and reinforce these patterns. The arboretum may include a pond or dugout for storm water control, and should include diversified planting. The nursery remnants also offer interpretation opportunities and inspiration for a unique garden theme.

A new floral conservatory is proposed at the northern edge of the arboretum, with the building relating to the fabric of the old nursery. The floral conservatory building should have a strong address towards Lakeshore Drive and the lake, and provide all-season facilities.

**Production Nursery**

The main Wascana Centre nursery is located in the southeast quadrant of the Legislative Grounds. It was initially developed on the assumption

that major supplies of plants would be needed only to establish the landscape in Wascana Centre and that once that purpose had been fulfilled, it would be replaced by new government buildings. It has since been recognized that an effective maintenance and replacement program will require continued operation of the east parcel nursery, so it remains in the Plan. However, a significant section adjacent to Hillisdale Street has been set aside as public open space and trails, providing an important visual and functional asset to the frontage.

**Pine Island**

This island, created during the Big Dig, is a special user destination. Access is by way of a footbridge. The island is home to a judging station to support water-based competitions,

a dock/waterfront, and a rich landscape that includes a waterfall, night illumination, and an elevated plaza-overlook with interpretive features.

**Former Kramer Property**

The future of the former Kramer property is currently under review. Parts of the property may have potential heritage value.

**Central Maintenance Depot**

South of Lakeshore Drive and east of Old Broad Street is a consolidated maintenance depot located to the south of the former Kramer Residence. This site currently includes parking for employees and service equipment. The site is currently under consideration.



Legislative Area East - Proposed Development

## Area 4: Family Parkland

Extending along the north lakeshore, this planning area contains the rolling Family Parkland with several picnic sites, a family amusement area, the Saskatchewan Power Plant redeveloped as a research and development station, the Saskatchewan Science Centre and the IMAX Theatre. The area is also the site for one of the major segments of the Scenic Drive.

### Landscape Development

Family Parkland is currently well-

developed but requires a scenic pedestrian trail route close to the lake. A mixed-use trail should be implemented from the Saskatchewan Science Centre to Douglas Park. Dense mixed planting added to screen the houses on Quinn Drive would also be of value.

For the most part, the open and informal character of Family Parkland should be maintained in order to permit views of the lake and beyond from Wascana Drive. Development of the area could include planting, picnic facilities

and relatively large open areas. A skateboard park has been added close to the Science Centre.

Candy Cane Park is an all-ages play area that was updated in 2012 and 2015. It was originally constructed in 1979 during the 'Year of the Child' and has remained a staple of family life throughout the decades.

North of Wascana Drive, there should be further development of continuous and open deciduous tree planting to create a strong canopied transition to the park from bordering



Family Parkland - Existing Condition



Family Parkland - Proposed Development

streets including 19th Avenue, Douglas Avenue and McDonald Street.

### Saskatchewan Science Centre

The Saskatchewan Science Centre is located within the historic former powerhouse originally constructed by the Regina Light and Power Company. The Science Centre was originally approved with three important attached conditions. First, the Science Centre must serve a combined recreation/education purpose. Second, the complex was provided with an area for

development which was specified in the 1982 Master Plan. Third, the Saskatchewan Power Corporation substation and related equipment would be removed over time. At the time of writing, SaskPower still uses the site as a research facility but has screened or removed most visible functions.

The 101-year-old powerhouse was recently recognized in May 2015 by the Canadian Society for Civil Engineering (CSCE) as a Historic Civil Engineering Site.

At the time of writing this plan, the Saskatchewan Science Centre has submitted a proposal to expand and modify their facilities. The proposal includes a weather protected lookout structure towards the lake leading from the Kramer IMAX Theatre, and a reorganized shared entrance for both the theatre and the Saskatchewan Science Centre situated on the south face of the property.



Proposed Development at the Saskatchewan Science Centre

## Area 5: Conexus Arts Centre

This prominent and central site is occupied by the formal and monumental Conexus building in a commanding position overlooking the lake. It is flanked by large surface parking lots. Adjacent to it are the Waterfowl Display Ponds and Goose Island.

Because of its prominent position, the site is particularly vulnerable to unsympathetic architectural design and massing. New development, if any, should be considered only if it is built over the parking lots, and only if it consists of low, perhaps terraced masses relating in scale to the base of the Conexus Arts Centre, rather

than to the auditorium or fly tower. It should also only be permitted on the parking lot sites, so that the parkland adjacent to Wascana Parkway is retained. Replacement parking should be either below grade or structured above grade, with garages lined with habitable space to minimize the visual exposure of parking areas towards public spaces.

Differing slightly from the 2006 Plan, the demonstration plan illustrates a modification to the frontage character along Lakeshore Drive. The broad planted landscaped hill that currently exists between Lakeshore and the Conexus Arts Centre is extended to the east, so that the same condition continues

in front of any new development on the parking lots. This relationship of street to landscape is similar to what currently exists along College Avenue and Wascana Parkway at the University of Regina.



Conexus Arts Centre



Conexus Arts Centre - Existing Condition



Conexus Arts Centre - Proposed Development

## Area 6: Douglas Park/ Wascana Hill

This planning area contains the Douglas Park sports complex and picnic grounds, Wascana Hill, an over-wintering structure for waterfowl, the WCA production greenhouses, Equipment Maintenance Shop, Maintenance Depot No. 4 and some of the last original prairie grassland in the region. This terrain is rich in history and ecology.

The presence in one area of remnant native prairie, the site of the old Sifton farm, the “mountain” as one of the more surprising elements of the original Wascana Plan and the recent mounded evidence of the Big Dig all point to interesting opportunities to tell the story of the place in its several manifestations over time.

### Wascana Drive

This Plan shows Wascana Drive aligned to the east of the former Sifton Farm, a site with potential

heritage value situated along the original Dominion Land Survey system. The Drive continues along the boundary of Douglas Park and connects with Assiniboine Drive.

### Wascana Hill

Built mostly from material excavated from local construction sites and lake excavation, Wascana Hill is now at its ultimate size at about 600 metres above sea level. This elevation provides nearly unobstructed views of the complete horizon, the only place this is



Douglas Park - Existing Condition

available in the city. A low-profile viewing shelter is planned at the summit to take advantage of the unique location.

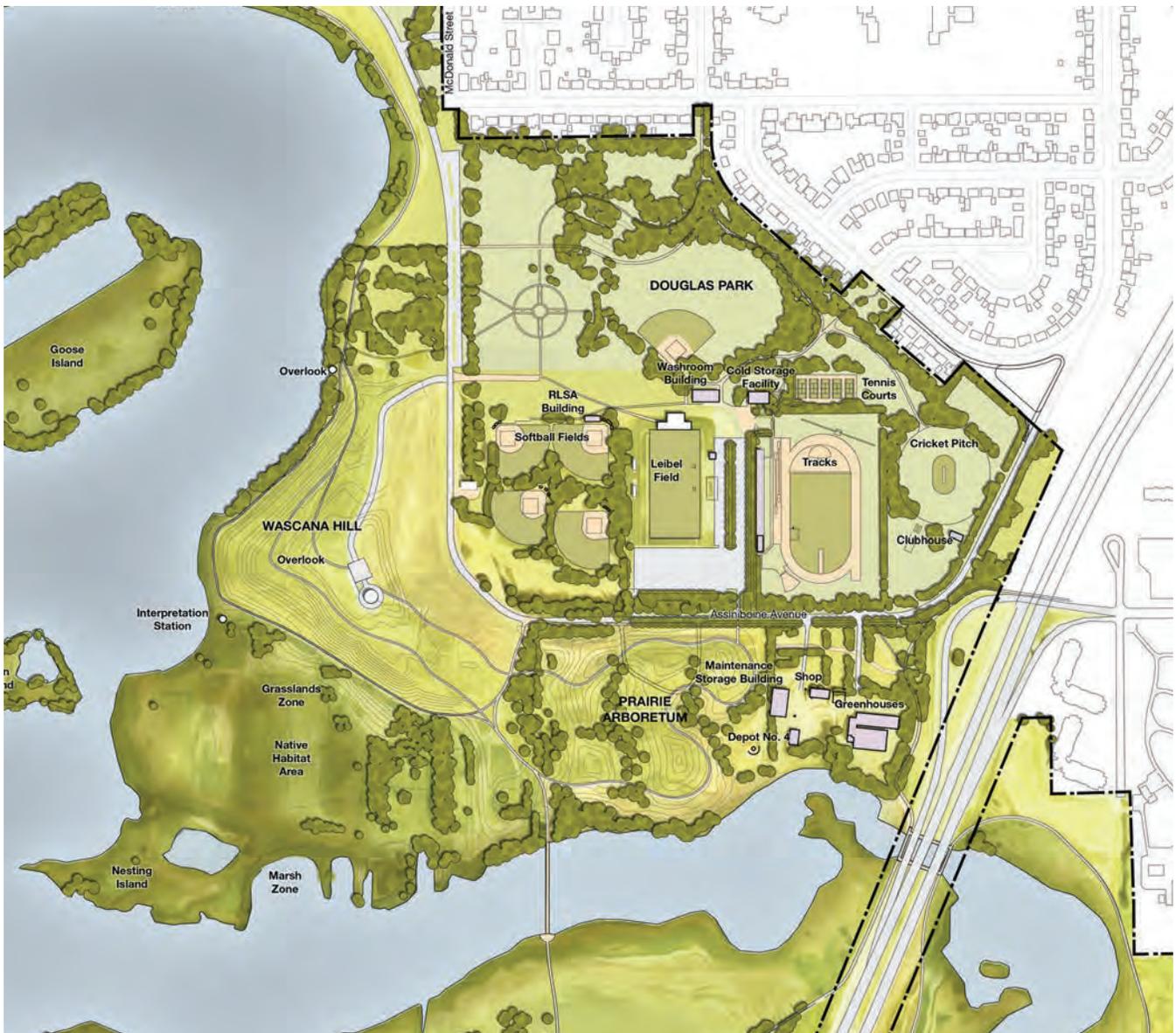
The preferred image of the Hill is of a grassed dome rising out of a mantle of rich vegetation around its base. The Hill should be covered primarily in rough-mown vegetation. Its main active recreational function is for jogging and walking trails in summer, skiing and tobogganing in winter. A gravel road leads to a parking lot at the top of the Hill. The area to the south east of the hill, previously

allocated as a conservatory and arboretum has been remodeled with lake fill to form a rolling hilly landscape for winter cross-country skiing and summer trails.

### Outdoor Performance Venue

In several of the past master plans, an outdoor amphitheatre had been proposed within Douglas Park along the east slope of Wascana Hill. This site was believed to have been large enough to accommodate seating for a large numbers of people on the grass slopes, watching music and other performances on a stage

at the edge of the ball fields. The current master plan suggests that Douglas Park should remain as a primarily active recreation uses, and that performing arts locate in the vicinity of the Conexus Performing Arts Centre. However, neither of these two areas are of a sufficient scale to accommodate the types of activities desired for such a facility. Other opportunities for large gatherings exist in the Meadow at the southern end of the Legislative Mall or perhaps within Wascana South, the large non-developed land reserve to the south of SaskPoly.



Douglas Park - Proposed Development

### Sports Facilities

Douglas Park is one of the City's most active sports field areas and is in a relatively complete state. Leibel Field has recently upgraded to artificial turf. The parking lots are currently being completed. Sports fields include the Canada Games Athletics Complex, a cricket pitch, a quartet of softball fields, multi-purpose open space, and tennis courts. A dense planted screen is proposed at the eastern edge, against the Trans-Canada Highway and the Assiniboine Avenue overpass. Regina Minor Football has proposed a headquarters building associated with Leibel Field. Other proposed structures include a new Athletic Centre, and a renovated

Field House. The older washroom facility is removed.

The area north of the sports fields should be developed as un-programmed outdoor space in un-irrigated short grass needing minimal maintenance. The demonstration illustrates retention of the Formal Garden, sometimes known as Beautyrest Park. Although not much is known about this interesting feature, it has been part of Douglas Park since the early 1950's and should be maintained. The baseball diamond is replaced with a multi-purpose field.

### Maintenance

The production greenhouses, Equipment Maintenance Shop and

WCA Maintenance Depot No. 4 are retained.

### Assiniboine Flyover

Proposed in the 1982 Plan, this bridge connection is between the Trans-Canada Highway Bypass and Assiniboine Avenue east of Wascana Centre. Care has been taken since to avoid a street connection between Assiniboine Avenue, east and west, so that commuter traffic from the south-eastern sector of Regina will not be able to use Wascana Drive as a through route. A special lane, restricted to bicycles and pedestrians, provides a direct link into Wascana Centre from Assiniboine Avenue.



Leibel Field



Douglas Park - Proposed Development

## Area 7: Waterfowl Park

Wascana Lake and its associated marshes, wetlands and backshores are part of Wascana's prairie heritage and valuable assets to manage with care. Recognizing its importance, the 2016 Plan identifies Waterfowl Park as a distinct planning zone with its own particular priorities and requirements.

In general, Waterfowl Park will be managed as a complex of natural lake, shoreline and grassland environments. Management will primarily consist of the introduction of native species and the selective control of invasives. The use of these areas for active recreation will be minimized, and public access will be carefully controlled.

### Conservation Area

The area along the lake, south of Assiniboine Avenue will be managed as an educational and research resource. The area includes

extensive marsh areas together with remnants of native prairie grassland. Of some cultural interest, the area also includes old hedgerows that speak to the use of these lands for market gardening as late as the 1950s.

### Prairie Arboretum

A section of the Conservation Area will be developed as a Prairie Arboretum, which will demonstrate the full range of prairie vegetation types from marsh habitat at the water's edge, to prairie grassland and early successional woody vegetation.

### Waterfowl Boardwalks

Given the overall increasing recreational use of Wascana, the development of previously proposed connections across the Lake would serve the Centre well. These connections would provide new ways of experiencing the lake and provide a greater choice of routes.

The 2016 Plan supports the proposal for a boardwalk connecting the Waterfowl Display Ponds and the Science Centre as a unique way of experiencing the lake and associated wetland areas while providing a needed pedestrian linkage. Once developed, the Boardwalk would also facilitate greater program coordination between these two related facilities.

The Plan also proposes a boardwalk across the lake between the University of Regina and Douglas Park. In addition to augmenting programming choices, this connection would provide new trail options and a unique perspective of Waterfowl Park.



Waterfowl Park



Waterfowl Park - Proposed Development

## Area 8: The University Precinct

The University of Regina Campus Master Plan is a subset of the Wascana Centre Master Plan. It is updated on a regular basis, and requires approval by Wascana Centre Board of Governors. The following is a brief summary of the full report, which can be found at <http://www.uregina.ca/fm/p-d-c/master-plan2016/index.html>.

The selection of a site for a new campus in Regina was precipitated by the need for rapid university expansion in the early '60s. At that time, it was expected that the new campus would accommodate some 8,000 full-time students within a 15 year time frame, a significant number of whom would live on campus. Building growth was stalled between 1974 and 1989, while student enrollment continued to increase, albeit at a slower pace than originally anticipated.

The success of the original 1962

University plan depended upon the completion of many phases of building within a relatively short period of time. Its interruption left the campus in an 'incomplete' state with a weak sense of focus and structure. For many years, the partial completion of the indoor pedestrian concourse system and the disproportionate number of isolated buildings also put students and faculty to some inconvenience and discomfort during the winter.

Since 1982 the Master Plan has proposed that development would occur in two general areas, each to accommodate quite different uses. Academic uses would be concentrated in the campus core, with new buildings arranged to spatially define the central Academic Green and to permit the completion of a continuous interior pedestrian system. Research uses with ties to private industry would be accommodated to the south, structured along a University Mall that originated at the Academic Green and extended south.

The 2006 Plan proposed development along the Wascana Parkway frontage, the new arena, small additions to the Dr. John Archer Library, Physical Education Building, Campion College, Luther College, and Kinesiology Building. The plan also included the full development of First Nations University and Innovation Place.

In 2011, the University of Regina Campus Master Plan put forward a vision of a "Campus in the Park" that promoted an extended green pedestrian system throughout the main campus. Since the 2011 Plan, major completed projects include the Research and Innovation Centre and Kisik Towers—the first of four phases in the Residential Precinct.

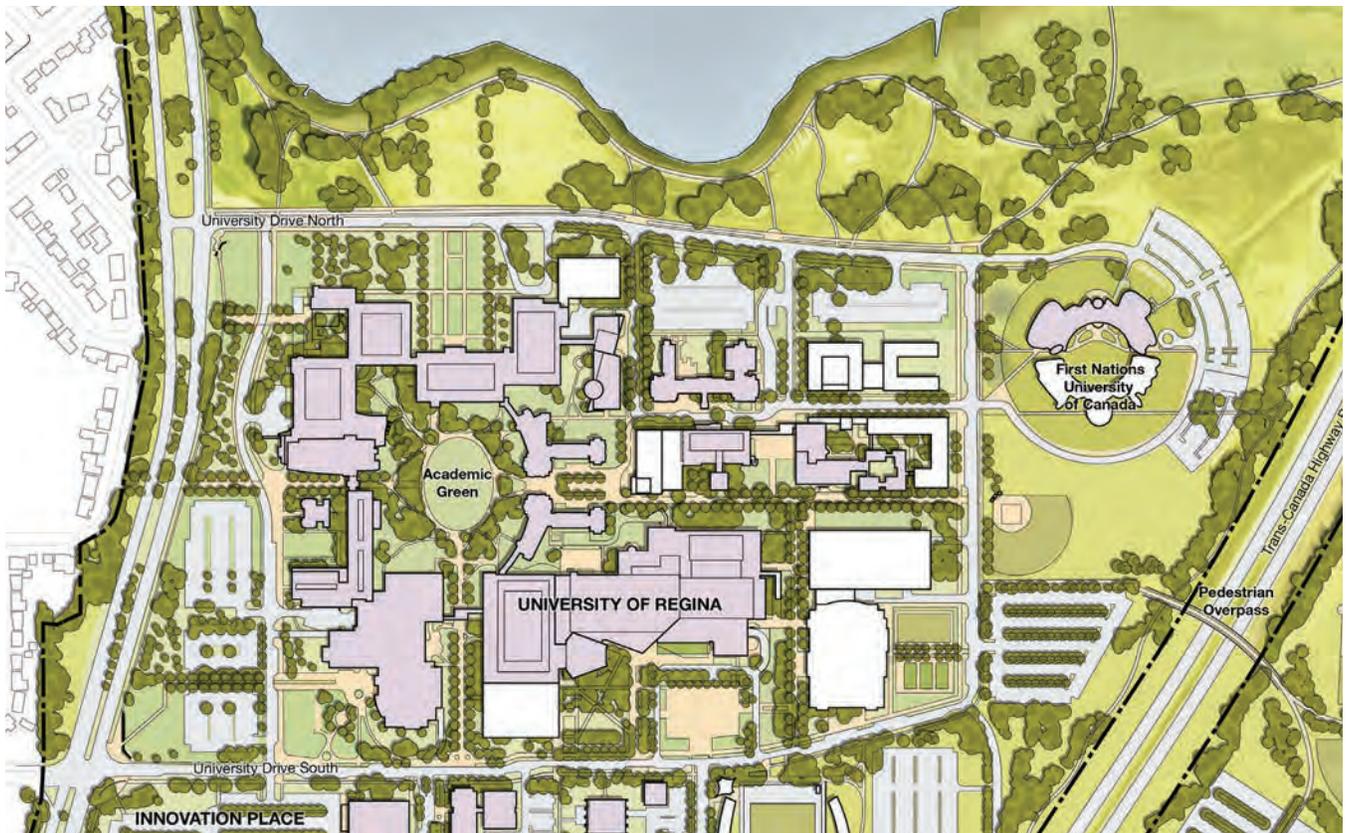
The major objectives and strategies in the 2011 Plan are all carried forward to the 2016 Master Plan. Changes in the new Plan are primarily refinements and extensions, and adaptations to emerging circumstances. Key changes include:



Main Campus, 2015



University of Regina Main Campus - Existing Condition



University of Regina Main Campus - Proposed Development

**A Prairie Campus.** The 2016 Plan extends the idea of a “Campus in a Park” to include greater consideration of native plants and design motifs. The 2016 Plan identifies the University as a “Prairie Place”. The University is very much rooted in the prairies in terms of its origins, history and present character. Ongoing landscape design should embrace natural and cultural prairie themes to produce a campus more sustainable and connected to the local context.

**Spatial Structure.** The primary spatial and landscape structure of the campus is an inverted “L” focused at its corner on the Academic Green, with projections southward along University Mall toward the Innovation Place and extending eastward to the proposed double courtyards of the First Nations University. This primary structure is complemented by a series of courtyards providing a focus and identity to smaller groups of buildings.

**Campus Landscape Structure.** The “Green Connections” concept set out in the 2011 Plan is extended to include additional corridors and spaces. The 2016 Plan recommends that these landscape corridors be highly developed and protected from future development.

**The Outer Campus.** Strategies for enhancing the Wascana Parkway and Wascana Lake frontages are refined and strengthened. The key strategy involves the organization of new buildings to form plazas that reach out and bond with Wascana Parkway and the Wascana Lake shoreline.

**The Maturing Campus.** The 2016 Plan recognizes that significant portions of the Main Campus are

in a mature state in that buildings and landscapes are well-established and generally permanent. While change and adjustment will continue to occur over time, these areas are valuable assets that should be protected and carefully managed.

**Landscape Maintenance and Management.** Water is a precious commodity across the prairies. Campus landscapes need to become less reliant on artificial irrigation and intensive maintenance. Campus landscapes should be maintained in accordance with their specific roles and importance. Limited priority landscapes that perform important functions should be identified for high maintenance. Other landscapes that perform more of a background role should evolve into self-sustaining places that celebrate drought-resistant native plantings and local materials.

**Pedestrian Concourse.** The 2016 Plan confirms that all buildings should be connected to the interior pedestrian concourse system. The concourse system will be at ground level where possible, with access to the outdoors and natural sunlight. The concourses will be designed as connected indoor “streets” - vital and sociable meeting grounds for the entire university community.

**Parking.** The University will move from reliance on surface parking to a greater mix of structured parking provided in association with building expansion. Parking is proposed partly on the surface, partly under buildings, and partly in a multi-level structure shown east of the Kinesiology building and south of Luther College.

**Materials Handling.** A materials handling strategy is a new addition to the 2016 Plan. To reduce conflicts

between trucks and pedestrians and the visual impact of loading docks and equipment, the 2016 Plan outlines a building pattern that embeds servicing yards and facilities within groups of buildings and away from heavily traveled pathways and streets.

**The Northeast Residence Quadrant.** Consistent with the development of an “Outer Campus”, future development of the Residence Quadrant is organized to create plazas that reach out to embrace the Lake and shoreline landscapes.

**The Central Campus Quadrant.** New development is shown adjacent to Luther and Champion Colleges. These projects will provide academic, residential and dining facilities, and will serve to link both colleges to the interior concourse system.

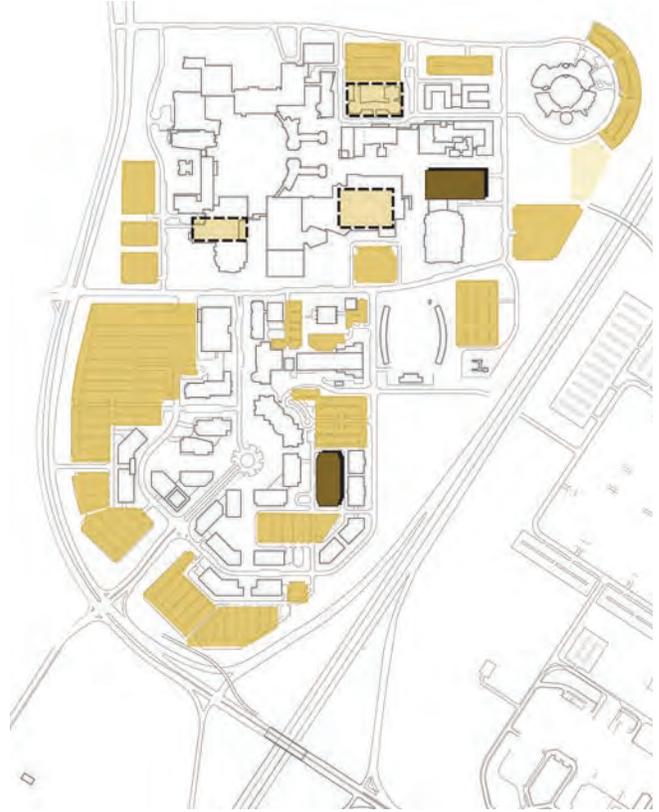
**The Southeast Mixed-use Quadrant.** In this area, the future parkade and arena are reorganized and coupled with a possible academic facility or residence. The new development pattern strengthens the landscape corridor structure in this part of the campus, and places servicing in a discreet location within the block.

**South of Wascana Parkway.** The University plans to develop some or all of these lands for student family housing. Although in the very early planning stages, the vision identifies a complete community with a variety of housing types as well as supporting retail, recreation and social services.

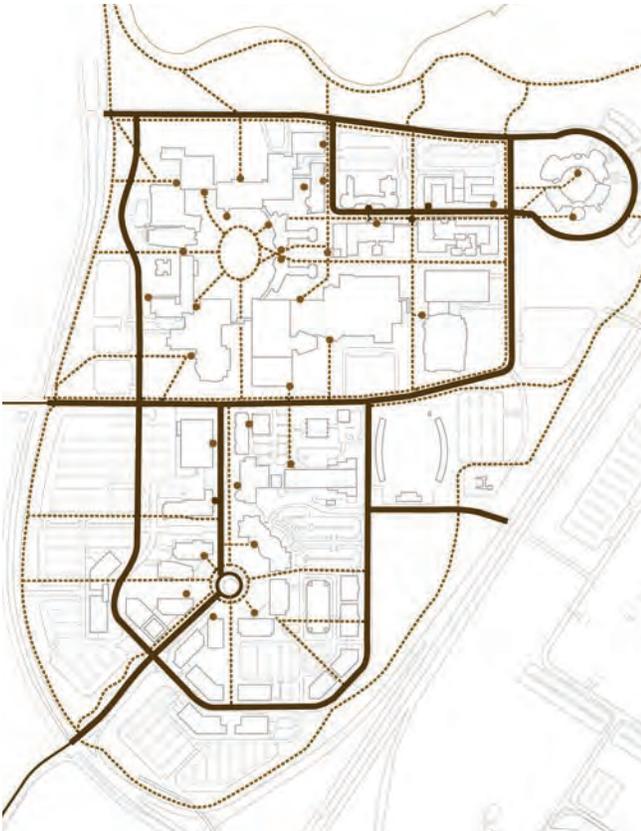
For the complete University of Regina Master Plan, go to: [www.uregina.ca/fm/p-d-c/master-plan2016/index.html](http://www.uregina.ca/fm/p-d-c/master-plan2016/index.html)



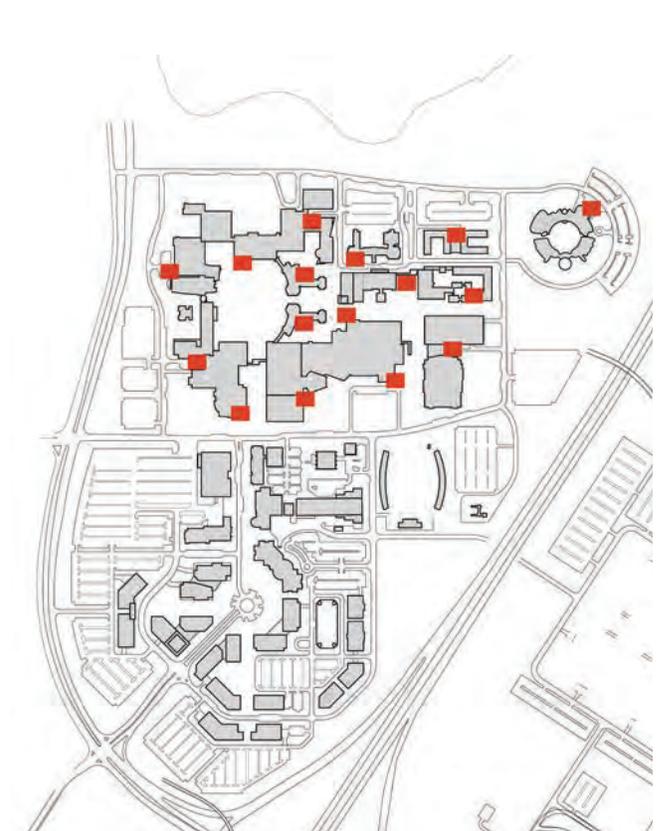
Landscape Structure



Parking



Road Network



Loading and Servicing

### **First Nations University of Canada**

Founded in 1976, First Nations University of Canada (FNU) is a federated college and has become a well-established entity on the University of Regina campus.

In order to establish its independence and identity, FNU was located at a remove from the main body of the campus, and constructed a facility with a unique architectural character. Connections with the main campus were weak, both physically and academically.

In recent years, however, programming and socio-political changes have strengthened the connections between the two institutions.

The 2016 Plan suggests ways to reinforce the physical connections between FNU and the main campus. First Nations Way, the road enclosing FNU, is modified to establish a direct connection to the road north of Luther/Campion Colleges. Furthermore, the pedestrian connection from FNU to University Drive East is seen as weather-protected. This connection links to the campus interior concourse system through a new link in proposed development immediately north of Luther College.

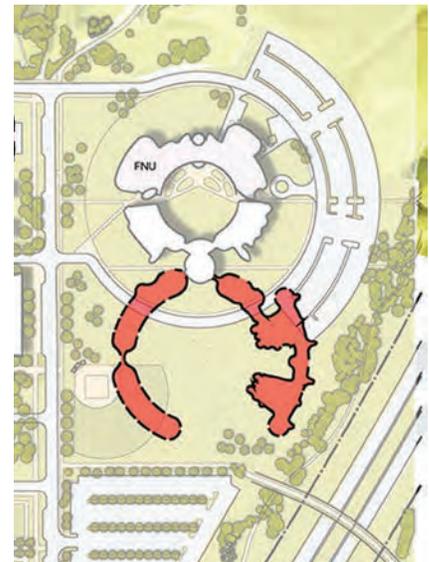
In the medium term, FNU is expected to expand. Initial ideas are being considered, but formal proposals have yet to come forward. In the meantime, the 2016 Plan illustrates an expansion form that extends the existing architectural concept. The new expansion works with the existing building to form an interior court yard.

In the very long term, expansion of FNU is illustrated as has been shown in previous master plans.

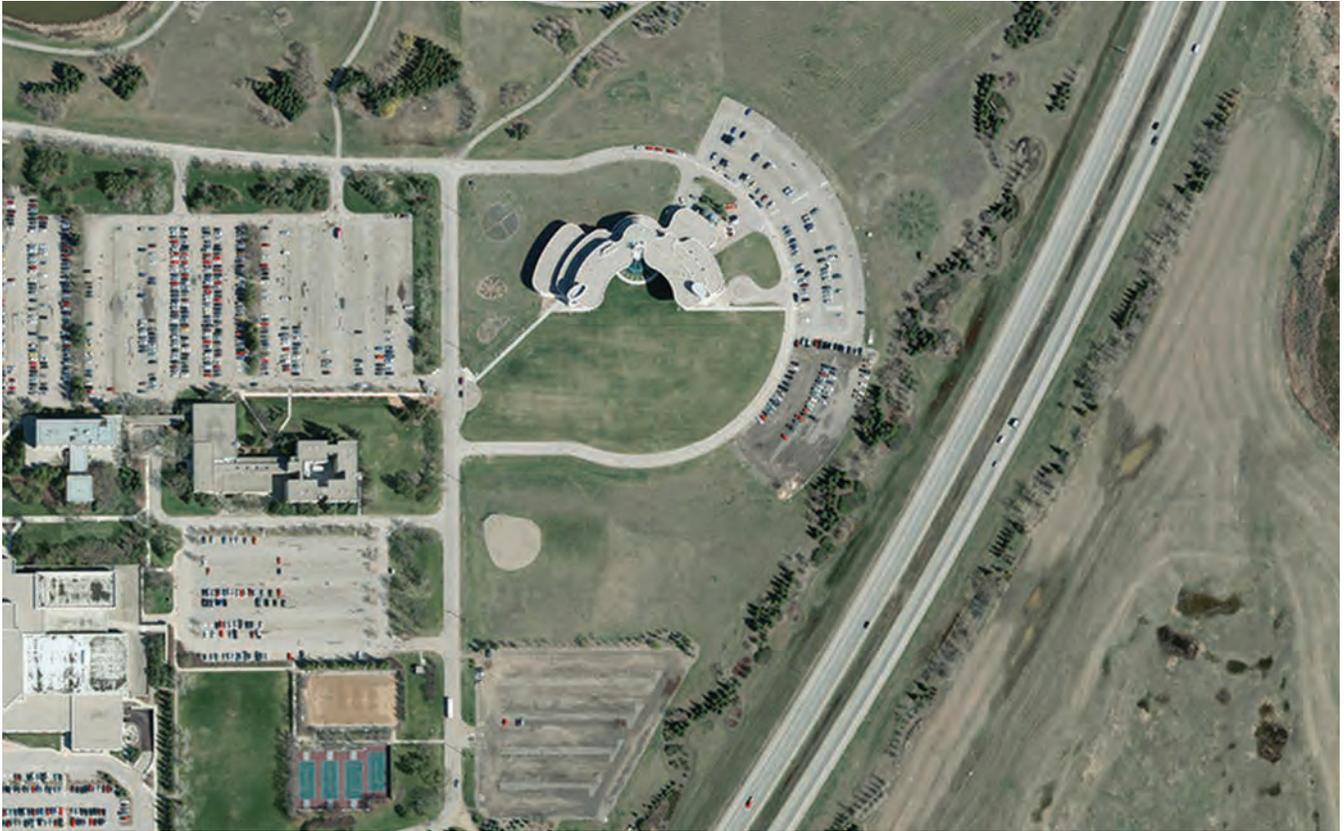
Acting upon the recommendations coming out of the Truth and Reconciliation Commission, the University of Regina Strategic Plan commits to ensuring that “First Nations and Métis cultures are reflected in all aspects of campus life, in everything from our curriculum to our campus design and the ceremonies that are part of Convocation.”

An initiative relevant to the Master Plan is the use of indigenous vocabulary to name streets and buildings on the campus. This is a commendable effort that should be extended to include named gardens, court yards and plazas.

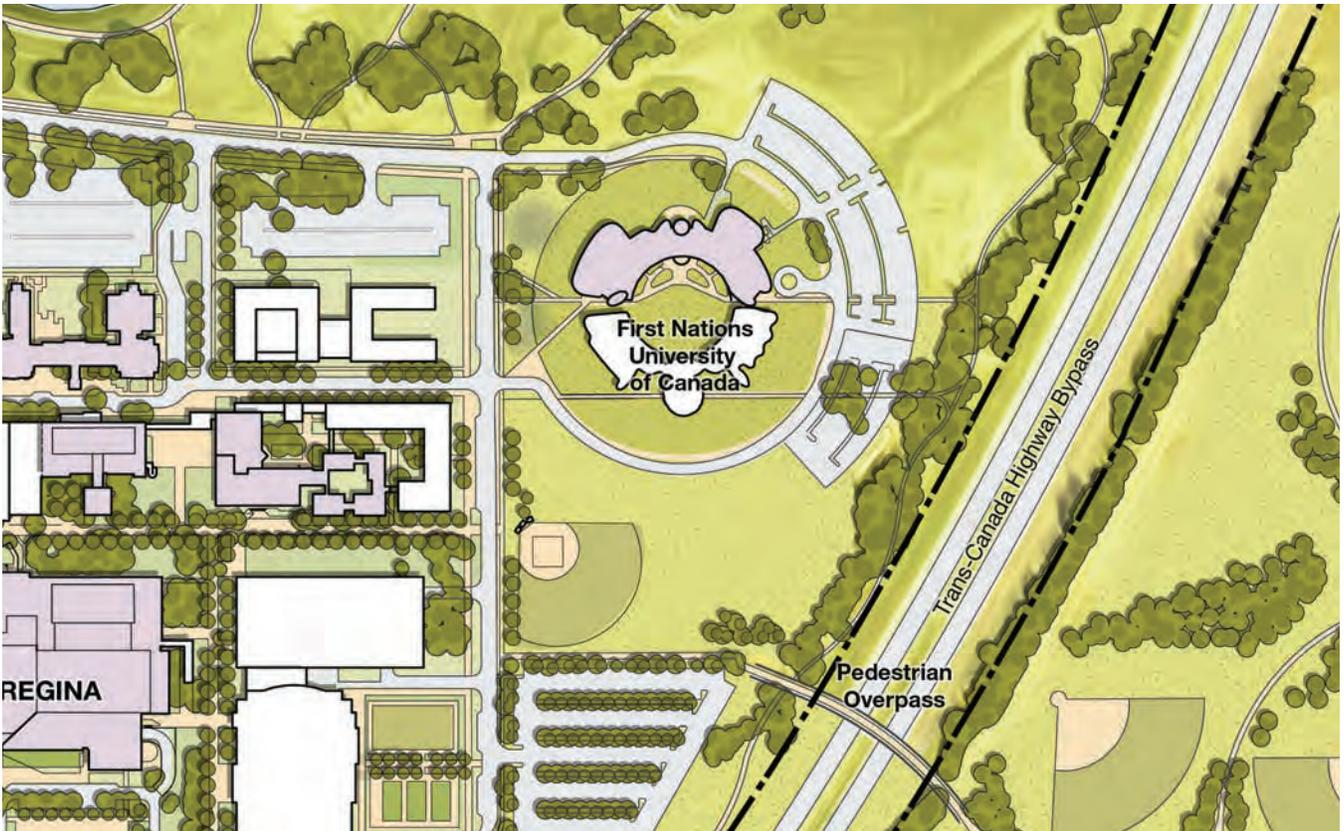
In the same vein, landscape motifs should be introduced on the campus that reflect the native character and features of the prairie.



FNU Long Range Development



Innovation Place - Existing Condition



Innovation Place - Proposed Development

**Innovation Place [formerly Research Park]**

Innovation Place is a research park under the Saskatchewan Opportunities Corporation, a Crown corporation that supports the advancement and success of Saskatchewan’s technology and key growth sectors through the development and operation of technology parks at the province’s universities in Saskatoon and Regina and the Forest Centre in Prince Albert.

The Regina campus opened in 2000. Located next to the University of Regina, Innovation Place hosts leading edge petroleum, environmental sciences and information technology organizations. Innovation Place is home to 27 tenants, employing over 1,300 people. The park includes 6 buildings with 465,000 square feet of space.

Innovation Place is located on land leased from the University and has been developed with strong physical links to the University. The priority for growth is on further developing the frontages on Research Drive along the promenade walk leading from the University mall to the Terrace Plaza. Future developments will further consolidate the connection with the University campus. The development along Research Drive will be followed by the infilling of sites within the perimeter loop road on the secondary street and greenway frontages.

No significant changes are recommended in this planning area.



Terrace Building at Innovation Place



Innovation Place - Existing Condition



Innovation Place - Proposed Development

## Area 9: Wascana East

The area east of the Trans-Canada Highway and north of Wascana Parkway is presently a relatively treeless grassland, from which rise the cruciform tower and the cubic buildings of the Saskatchewan Polytechnic Campus (SaskPoly)—formerly known as the Saskatchewan Institute of Applied Science and Technology. To the north is a triangle of land used for fill from the Big Dig, with the marshy headwaters of Wascana Lake beyond.

The primary objective of Wascana Centre, which is to provide a coordinated, attractive, park-like setting for government, cultural and recreational uses, has not yet been fully achieved in Wascana East, partly because irrigation water is not readily available here as elsewhere and partly because of the removed and monumentally institutional character of the two existing buildings—the tower because of its height and the original Institute because of its severe geometry and windowless walls. Future development provides the opportunity to bring the architectural and landscape development of the area in line with the high quality of the rest of Wascana Centre.

No significant changes are recommended in this planning area.

### SaskPoly Expansion

At present, the tower is occupied by classrooms, offices and seminar rooms. The podium is occupied by larger classrooms, laboratories, libraries, cafeteria, materials handling and mechanical shops.

SaskPoly has been expanding its programs and experienced healthy enrollment growth. Future expansion when required should include buildings on both sides of the

entrance, to give it spatial definition and some respite from the severe, windy microclimate. Secondary expansion sites are available to the north. The circulation pattern has been set up so as to encourage integration between SaskPoly and the second university campus.

### Future U of R Campus

The area allocated to academic buildings on the U of R Main Campus has space for only a few additional buildings. Once its capacity is reached, a future campus will begin east of the highway. The new campus is organized around an Academic Green and generous Central Mall. Paths at right angles to the Mall link parking, sports fields and the Sask campus. A continuation of the Mall in the form of a car, bicycle, and pedestrian route links the two campuses. The Green is of the same scale as that in the existing campus. It is accessed by a main entrance drive from Wascana Parkway.

### Response to Climate

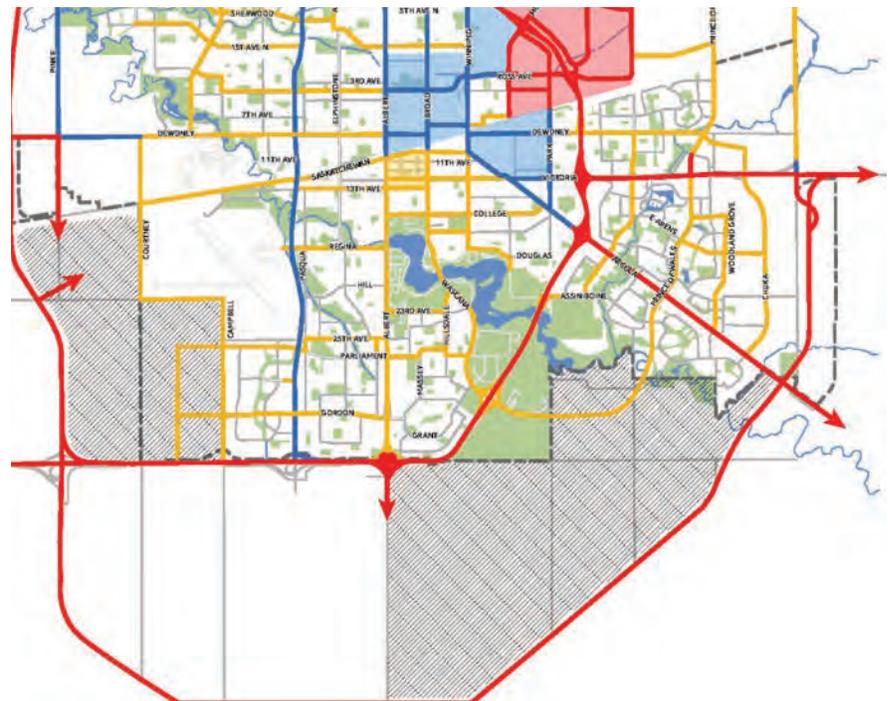
The major climatic issue on the site

concerns wind and snow conditions. The exposure of the site, particularly to the prevailing southeast winter wind, creates extreme problems of wind chill, snow drifting and poor visibility. The buildings and plantings should therefore be designed to moderate these conditions as much as possible.

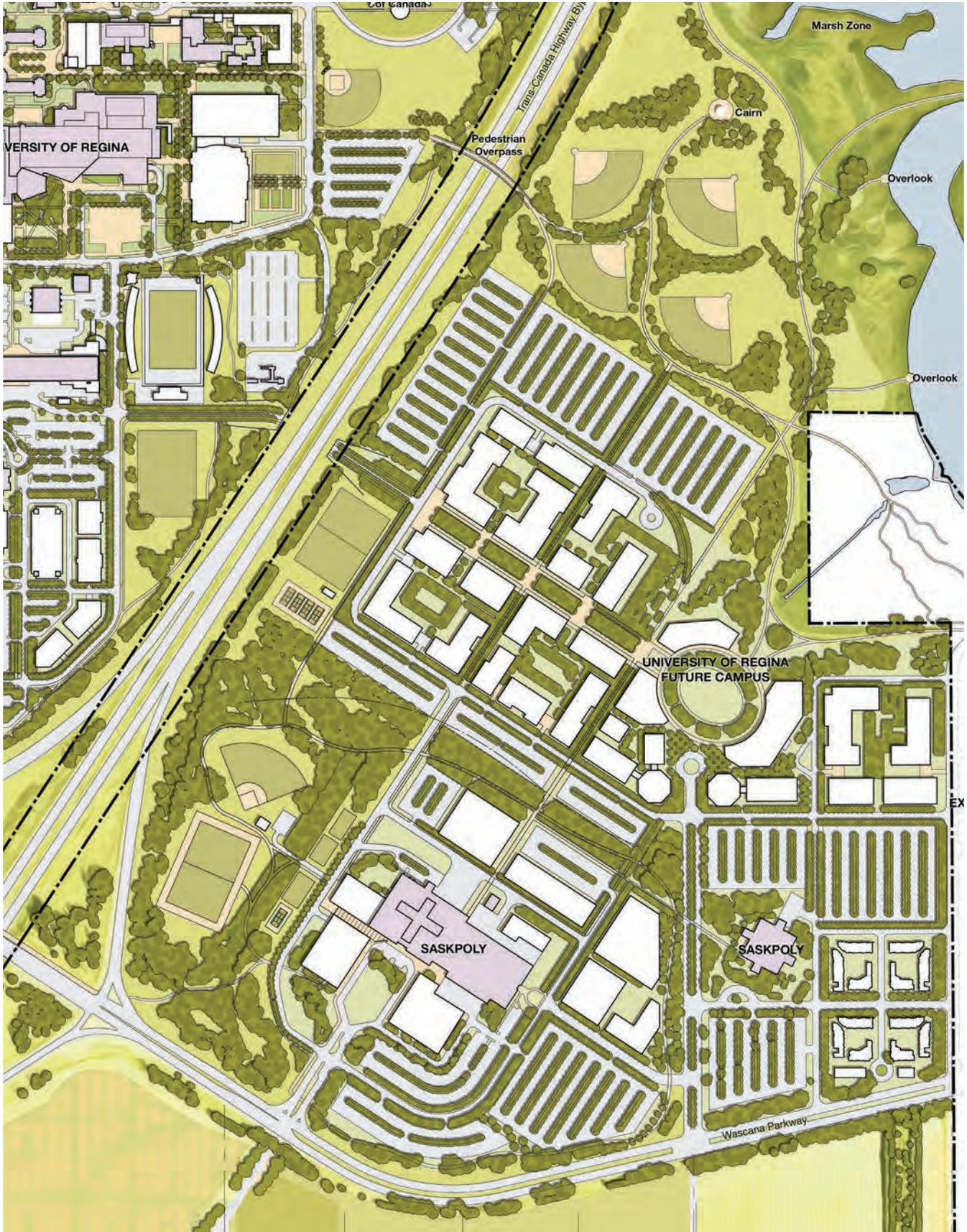
### Arterial Roads and Highways

The City of Regina 2015 Transportation Master Plan indicates an extension of Wascana Parkway to Prince of Wales Drive, and interchange improvements to Trans-Canada Ring Road with Wascana Parkway and Assiniboine Drive.

The important point for Wascana Centre is to ensure that any realignment or extension of Wascana Parkway continue to permit access both north and south to the Wascana East and South lands, the planning of which would be severely compromised if it became a limited access highway east of the interchange.



Future Road Network (Regina Transportation Master Plan (April, 2015))



Wascana East - Proposed Development

## Area 10: Wascana South

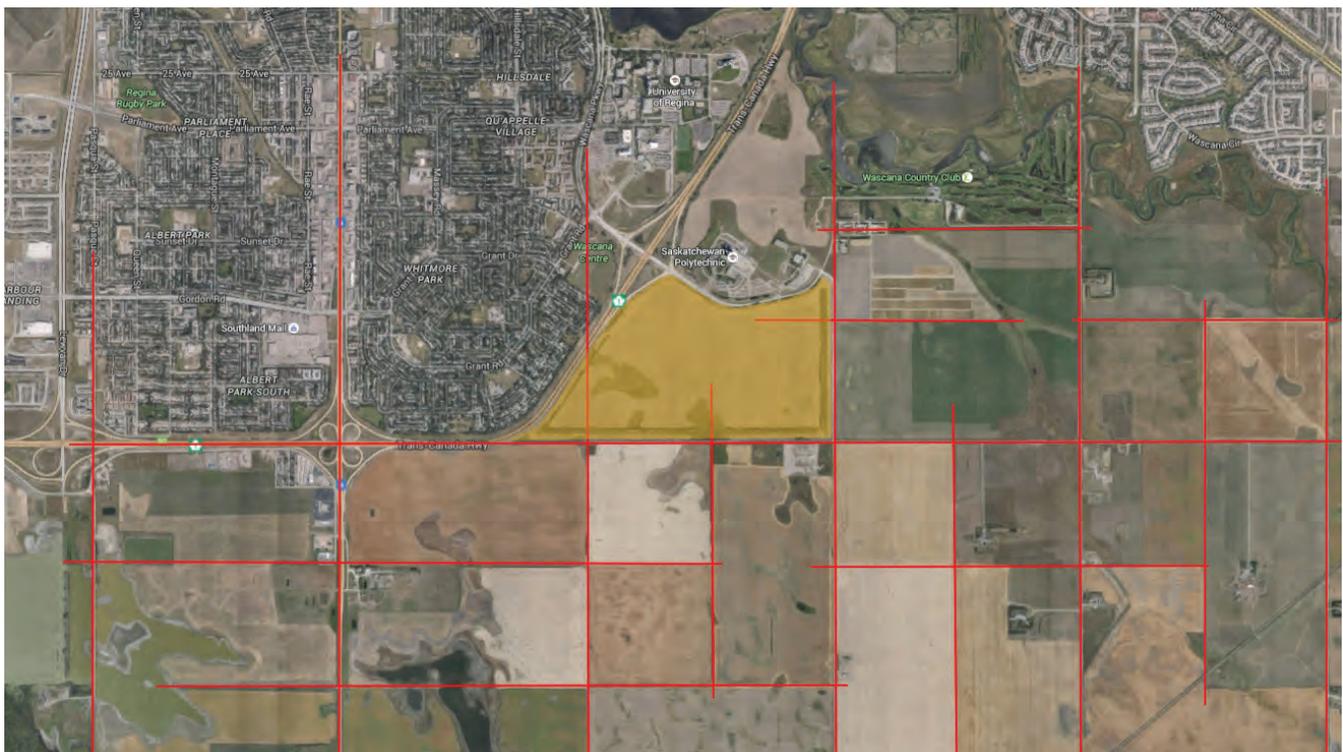
The 2016 Master Plan identifies Wascana South as a separate planning area. Although currently undeveloped, these lands will play a crucial role in the future ability of Wascana Centre to meet the needs of a growing population. These needs will spring from planned growth and development throughout the City of Regina and in the surrounding Rural Municipalities.

Wascana South is a 160-hectare plot of land at the south end of Wascana Centre, south of Wascana Parkway. The lands lie on the boundary between the City of Regina and the Rural Municipality of Sherwood. Bordered by planted shelter belts, the site is flat and currently under cultivation.

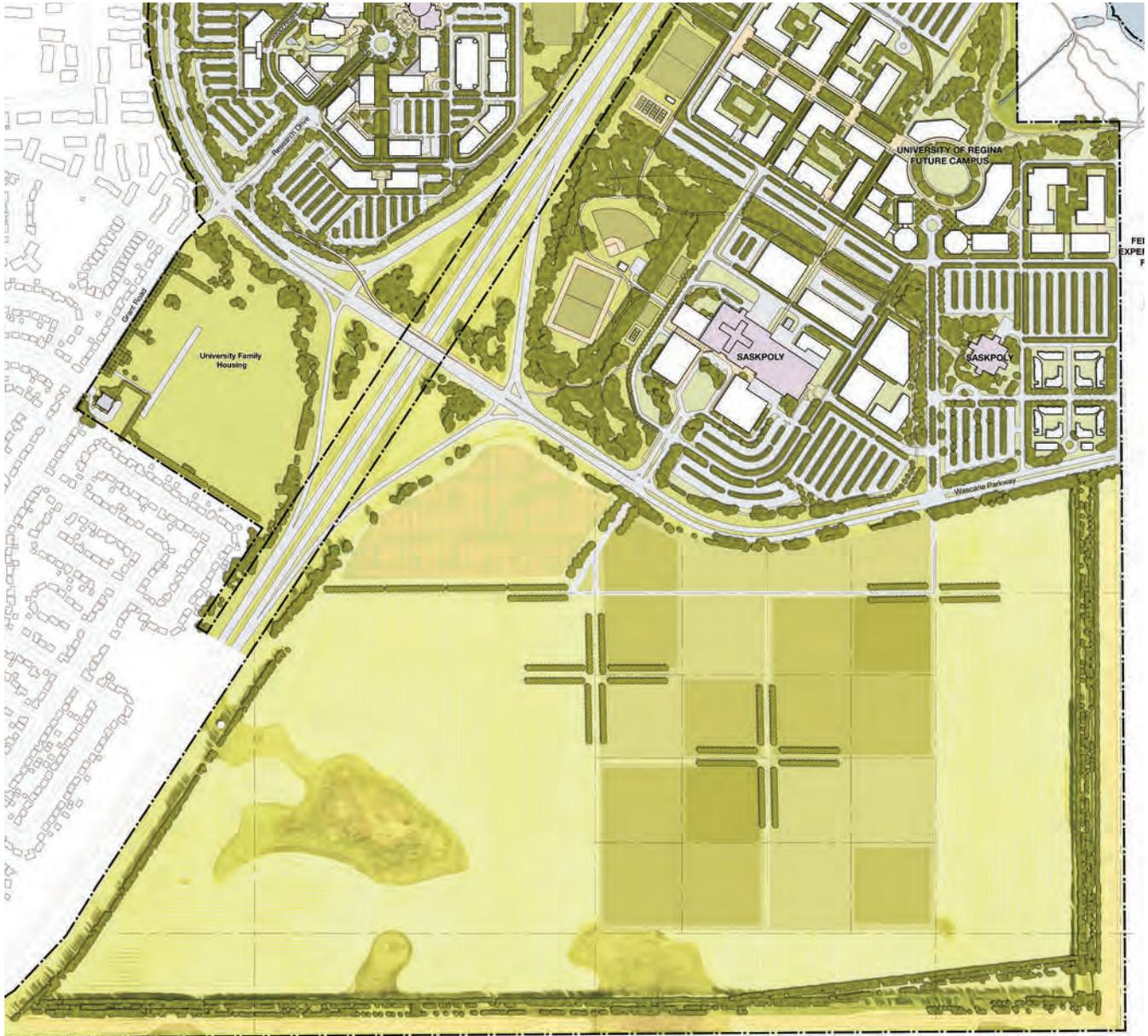
The development of these lands will be consistent with the five well-established objectives of Wascana Centre. Under consideration is some combination of community, recreational and institutional uses.

The demonstration plan does not suggest a specific program or proposal. Rather, it illustrates an approach for how future development should take place. The proposed organization of systems and uses for Wascana South derive from the highly ordered survey system that is so typical and characteristic of the Prairies. This is in contrast to much of the City, including Wascana Centre, where development has followed angled or curvilinear patterns that are, in effect, foreign to the prairie experience.

The existing survey grid beyond Wascana South is extended into the site, where it then defines an emerging street system as well as properties and development units. Such a large site would never be developed at one time. The proposal suggests how a prairie-based road and lot pattern could form a development structure not unlike many traditional prairie towns across Saskatchewan.



The Prairie Pattern Informs the Development of Wascana South



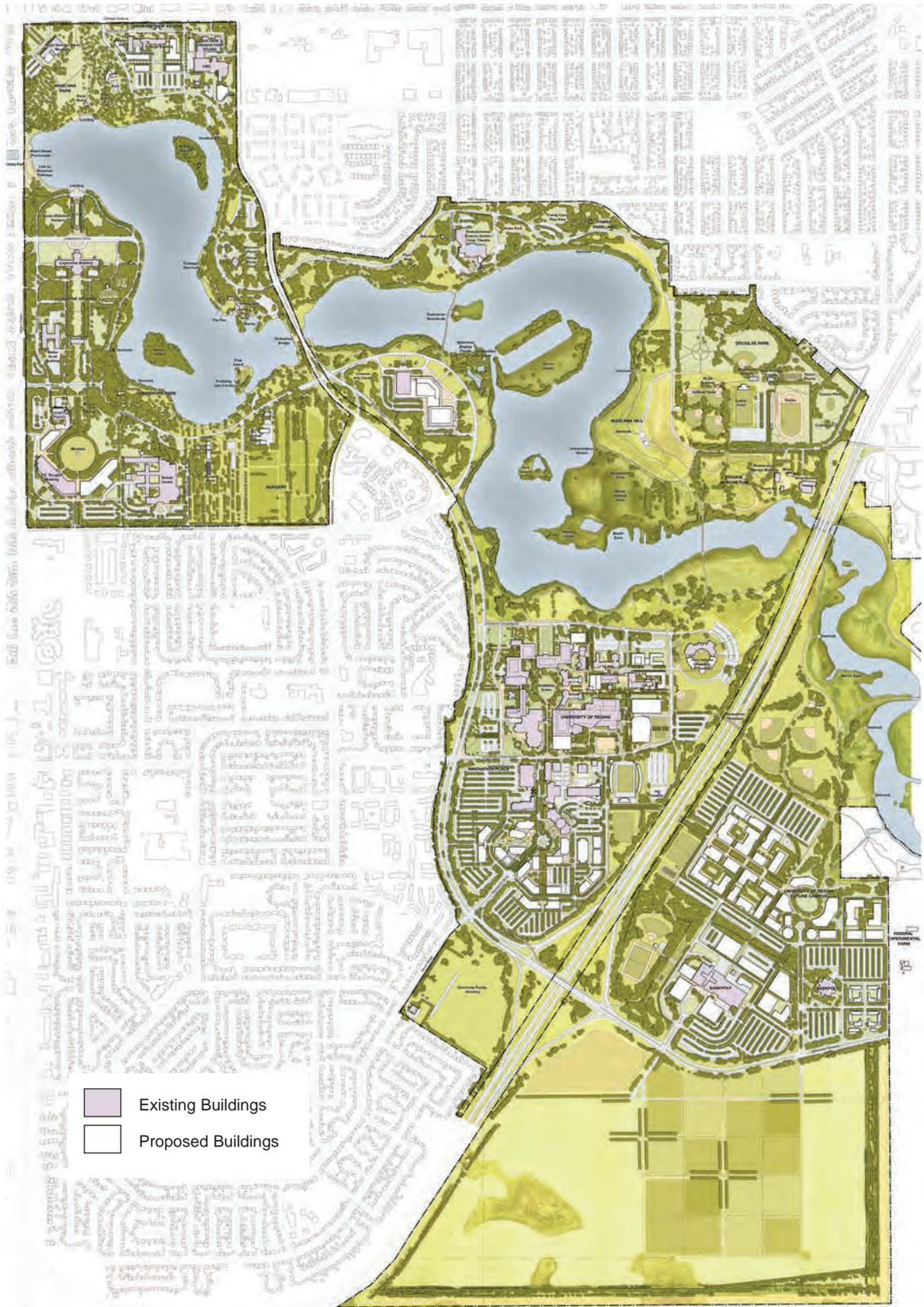
Wascana South - Proposed Development

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## Composite Demonstration Plan

A demonstration plan illustrates one way in which the Wascana Centre Master Plan could be implemented in the long-term full build out condition, in this case 100 years from the time of writing this report. The Master Plan does not require projects to develop precisely as the illustrated in the Demonstration Plan, but it does provide guidance for the coordinated development of the Centre.

The purpose of the Demonstration Plan is to: demonstrate how the Centre could develop over time; illustrate how the Master Plan principles can be achieved; and provide a means for establishing and monitoring implementation over time.



Composite Demonstration Plan



# **URBAN AND RURAL CONTEXT**

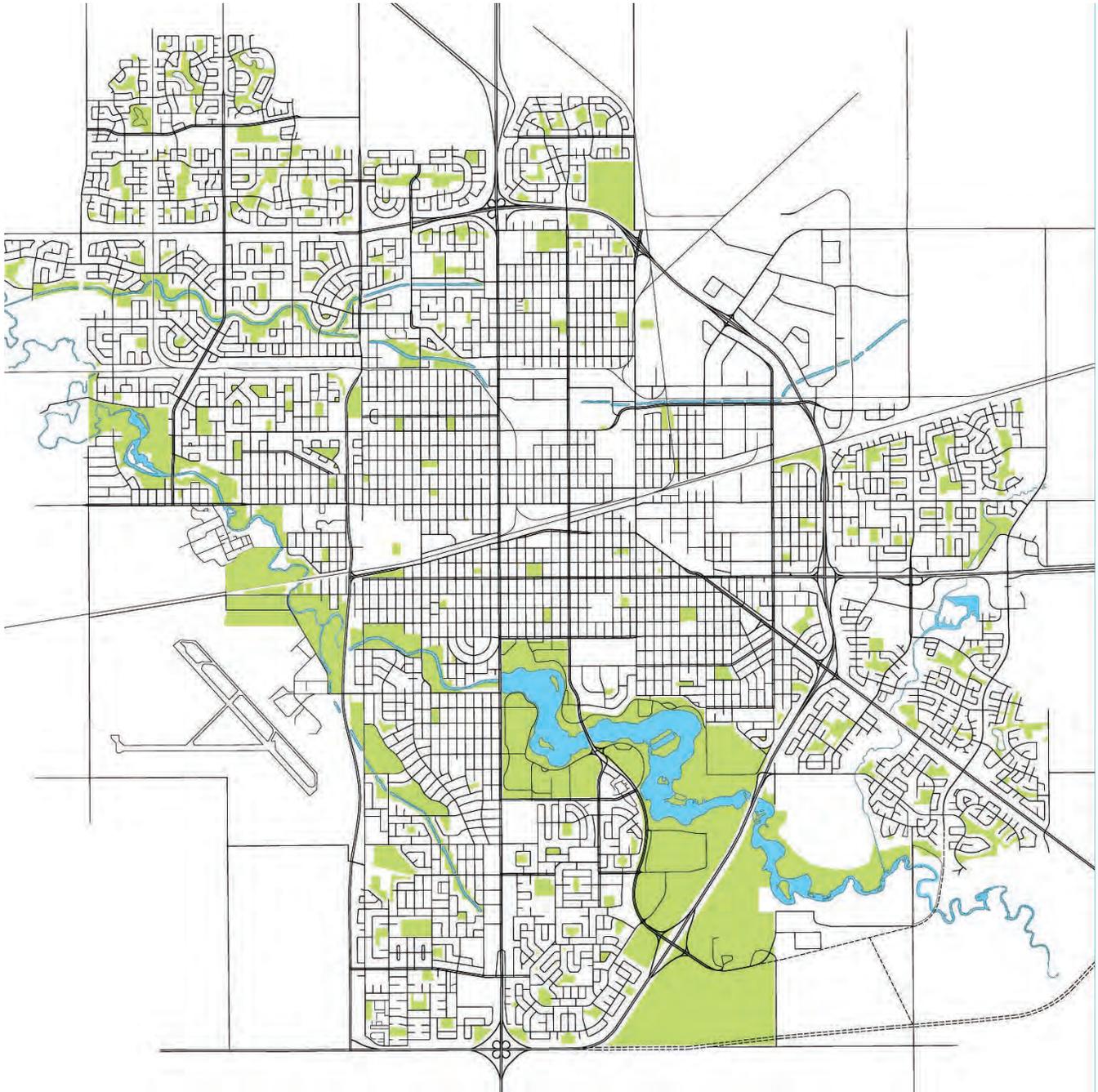
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**This section discusses Wascana Centre in relation to its neighbours, including its role in larger open space and circulation systems, and the current and potential impacts of continuing urban development. The recommendations put forward in this section are to be regarded as positions which should invite discussion between the Authority and relevant agencies, and not as part of the Master Plan proper. The resolution of the issues discussed requires reciprocal action between Wascana Centre Authority on the one hand, and the City, Rural, or Provincial jurisdictions on the other.**

## 5.1 Part of a Green Space System

The landscapes in and beyond Wascana Centre should influence and support the development of a continuous system of linked green spaces.

Wascana Centre is part of a network of green spaces within the City that is largely related to the regional water courses of Wascana Creek and Pilot Butte Creek. Together with Wascana Centre, this continuous green space network offers the city a broad range of park-like places linked by walkways and bicycle routes.

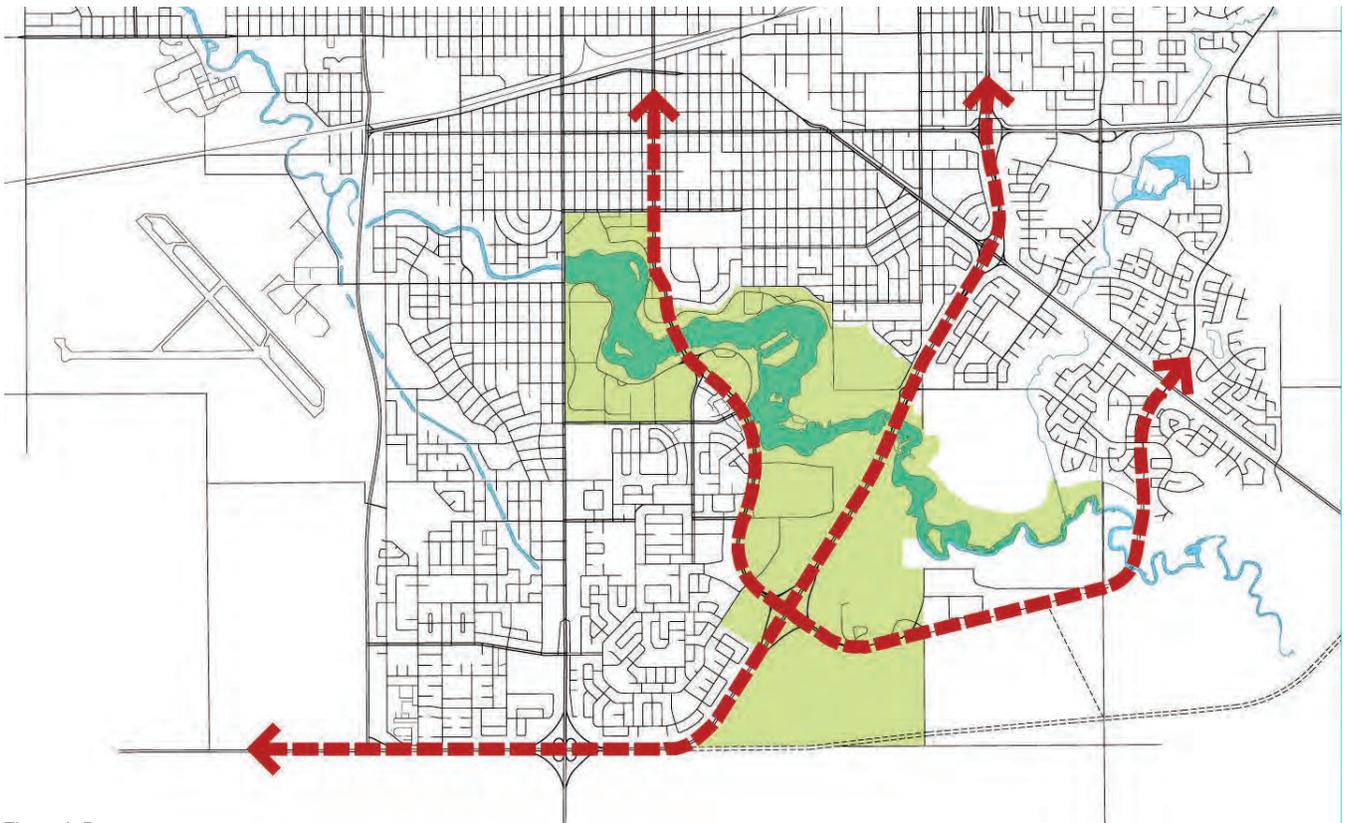


Regina Open Space System

## 5.2 Continuity of Circulation

Wascana Centre, as an integral part of the City, carries through traffic of various kinds. At one end of the scale, vehicular traffic with no direct interest or destination in the Centre travels through the Centre along the Trans-Canada Highway and along Wascana Parkway. These routes are excluded from Wascana Centre's territory.

At the next level, the Centre's scenic drives are connected to streets in the City's road system at a number of points. The development of these connections and of the streets beyond should encourage recreational traffic while discouraging through traffic.



Through Routes



Scenic Routes

Bicycle, ski, and pedestrian trails are connected to similar trails in the rest of the City so that continuity, or 'through traffic' is positively encouraged in this case. In particular, two trails, one north and one south of the lake, should form continuous links to City trail systems to the east and to the west of the Centre.



Trails

### 5.3 Connections to Downtown

Wascana Centre extends from the south eastern boundary of the City to within four blocks of the central business district in the heart of the City. The longstanding objective to more fully link the Centre with the heart of the City is increasing in importance as the revitalization and repopulation of adjacent residential areas continues.

The city streets, in particular the north-south streets, are key to providing physical and visual connections between downtown and the Centre. The ability of these streets to act as connectors could be reinforced in a number of ways.

The two major entries to downtown from the south, Broad Street and Albert Street, should be treated as treed boulevards, extending into the downtown area the ceremonial character these streets presently exhibit adjacent to Wascana Centre. It should also be a goal to make these streets more comfortable for pedestrians through the use of widened sidewalks, distinctive paving, street trees, coordinated lighting and furnishings.

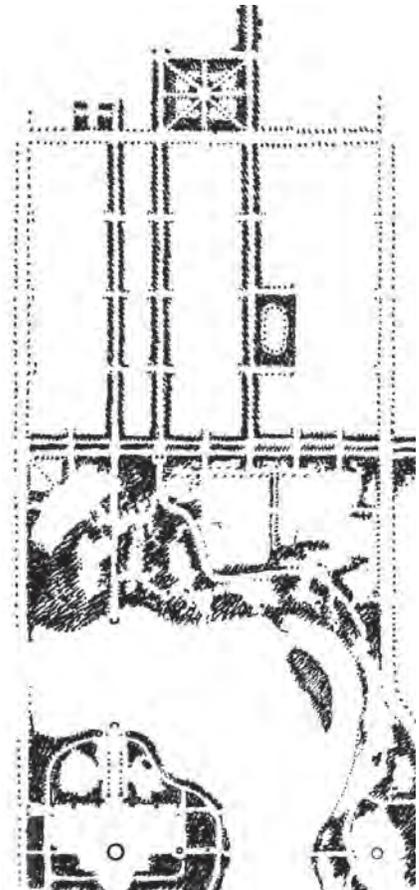
Street improvements with a special emphasis on pedestrian use and amenity could also be extended along the present Scarth Street Mall from Cornwall Centre to Wascana Centre.

The visual axis of the Legislative Building along Smith Street to Victoria Avenue should be reinforced. Lorne Street and Wascana Drive should be axially aligned to form a continuation of the scenic drive into the downtown.

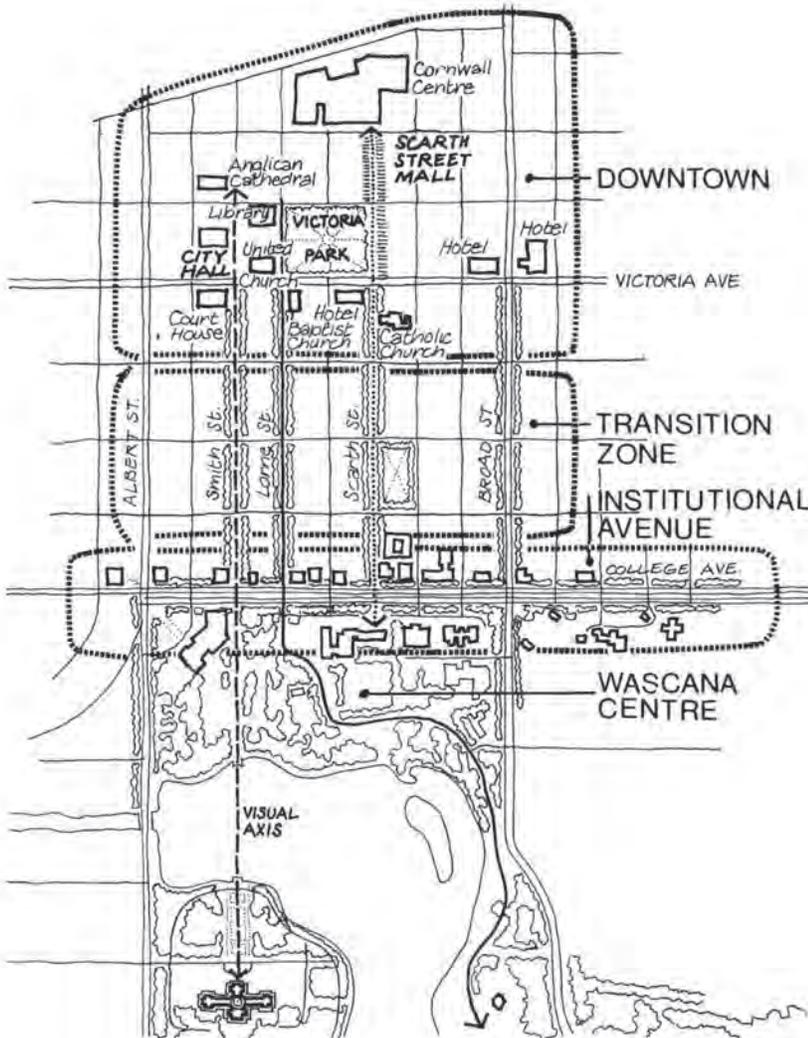
The present character of College Avenue as a grand avenue derives from the stately trees, generous lawns and well designed old buildings flanking the street. This dignified character can be further strengthened through active landscape maintenance and by requiring that new development

respect the street's established scale and building pattern. This will be a particularly critical issue with respect to the redevelopment of the Qu'Appelle Diocese site, which should be done in a way that complements the Centre.

Due to its scale and width, College Avenue can, however, inhibit pedestrian movement between the Centre and the downtown. This can be alleviated through the design of intersections with particular attention to lighting, line-painting, pedestrian paving and signage.



Linkages - Wascana Centre to Downtown

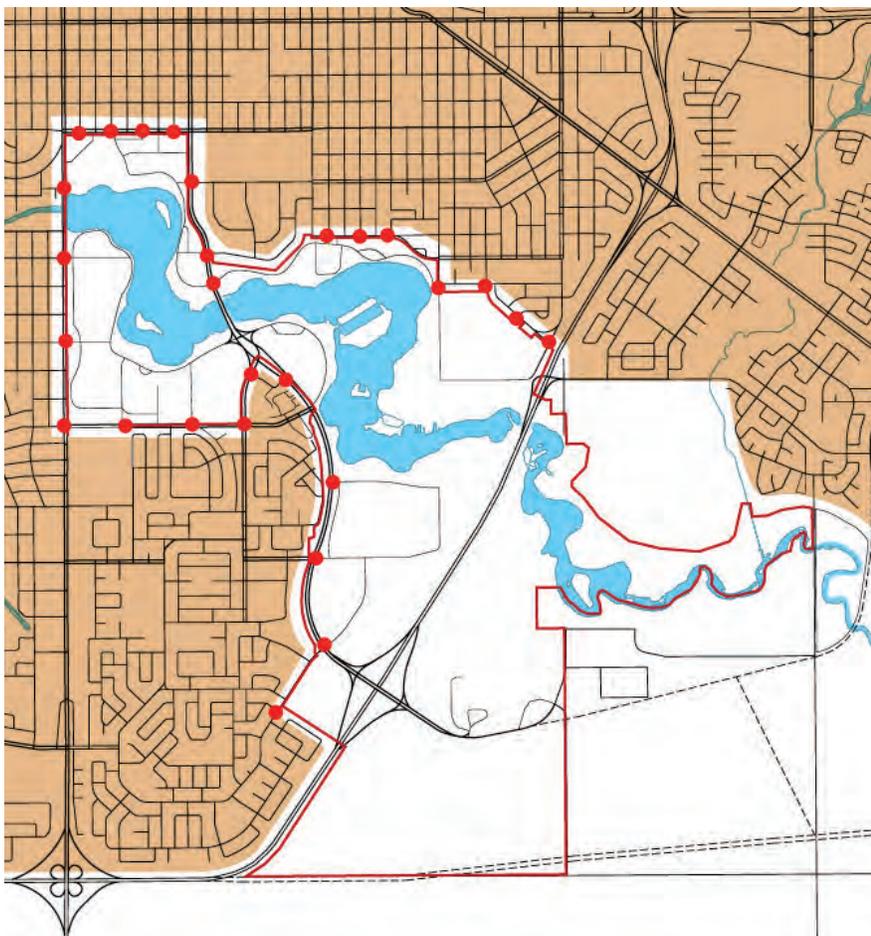


## 5.4 Connections to Residential Neighbourhoods

Major open space and street links that serve the city and the region should be supplemented by strong visual and physical connections between the Centre and surrounding neighbourhoods. These would provide local access, encourage fuller utilization of the Centre's resources and meet the recreation needs of those living closest to it. Emphasis should be placed upon

developing effective pedestrian and bicycle connections while discouraging vehicles in or through the Centre.

Boundary roadways should have clearly marked pedestrian crossings. Sidewalks and walkways leading into the Centre should be generous and well-lit. New connections should be developed where adjacent communities are not currently well served.



Neighbourhood Connections

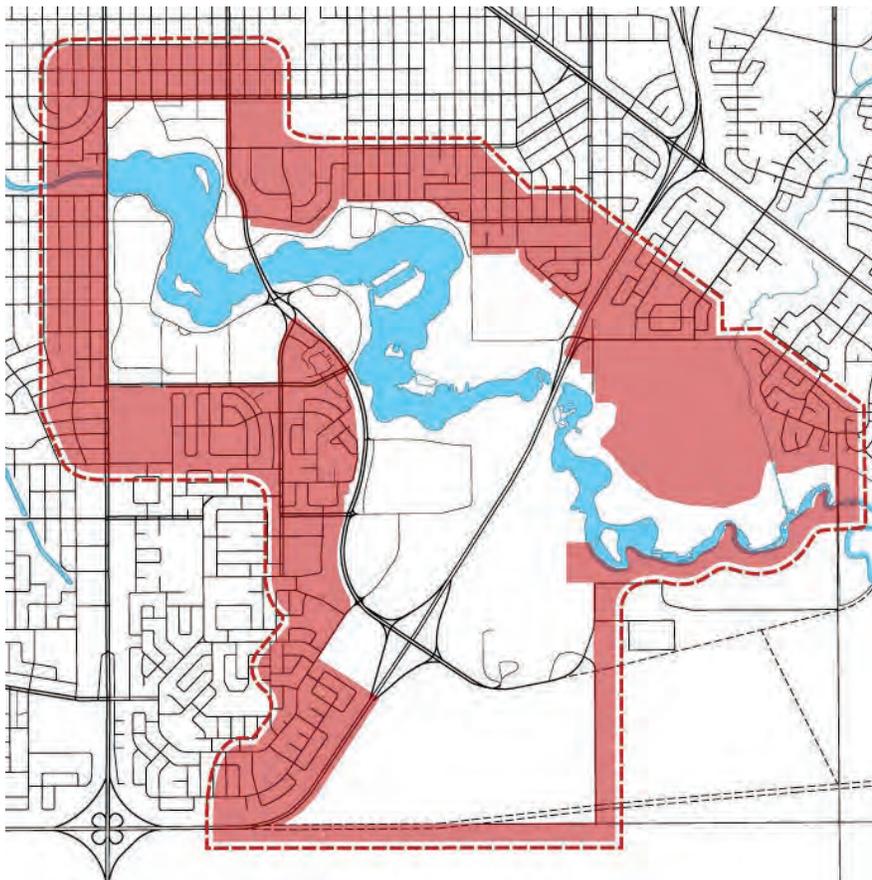
## 5.5 Visibility of Surrounding Development

A valuable and much appreciated characteristic of Wascana Centre is its primarily natural character; a treasured contrast to the experience in the surrounding City. From most places within Wascana Centre, one's view is focused on natural elements, and bounded by a skyline or horizon of trees. Because this is so rare in Regina, or indeed in most cities, this aspect of Wascana Centre should be protected.

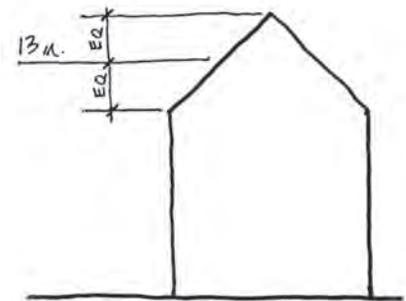
In order to preserve this important feature, the heights of buildings near

the edges of Wascana Centre should be limited. The accompanying diagram identifies those areas around Wascana Centre where views from within are critical and where, therefore, new buildings should be limited to 13 metres in height, so that they will fit within the average height of the mature trees in the Centre.

Some leeway could be given to buildings with pitched roofs, so that the halfway point of the pitch could reach 13 metres, if the ridge height is no greater than 15 metres.



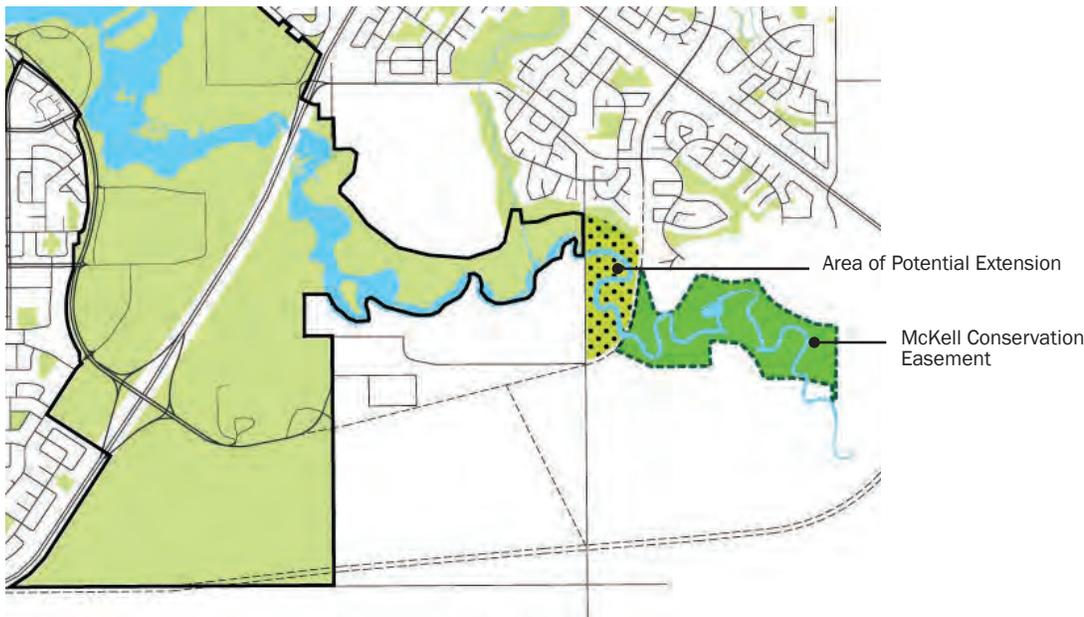
Area of Potential Height Restriction



## 5.6 Up-stream Conditions

### Potential Extension

The McKell Conservation Easement lies east of the proposed Prince of Wales Drive extension. City-owned land within the floodplain lies between it and the Centre's east boundary. The City and Wascana Centre should discuss the merits of incorporating this land into the Centre to extend the reach of the conservation area up-stream.



Potential Expansion of Wascana Centre

### Wascana Creek Reserve

The water quality of the lake, so crucial to the Centre, is to a large extent dependent on the up-stream conditions of Wascana Creek, a small meandering stream with many tributaries and a large drainage basin.

The Authority is concerned that future development take into adequate consideration the preservation of recreational and

environmental resources adjacent to Wascana Creek. Effective development controls are required today so that adequate stream-related lands for recreational resources of all kinds are reserved to meet the needs of generations to come. The foresight which led to the establishment of Wascana Centre itself should now be brought to bear upon the upstream reaches of Wascana Creek.

Consideration should be given to establishing a Wascana Creek Reserve for wetland preservation and recreation. In order to clearly identify the limits to urban development, the Reserve would be instituted prior to the annexation of land by the City and its release for development. A number of different jurisdictions are involved.

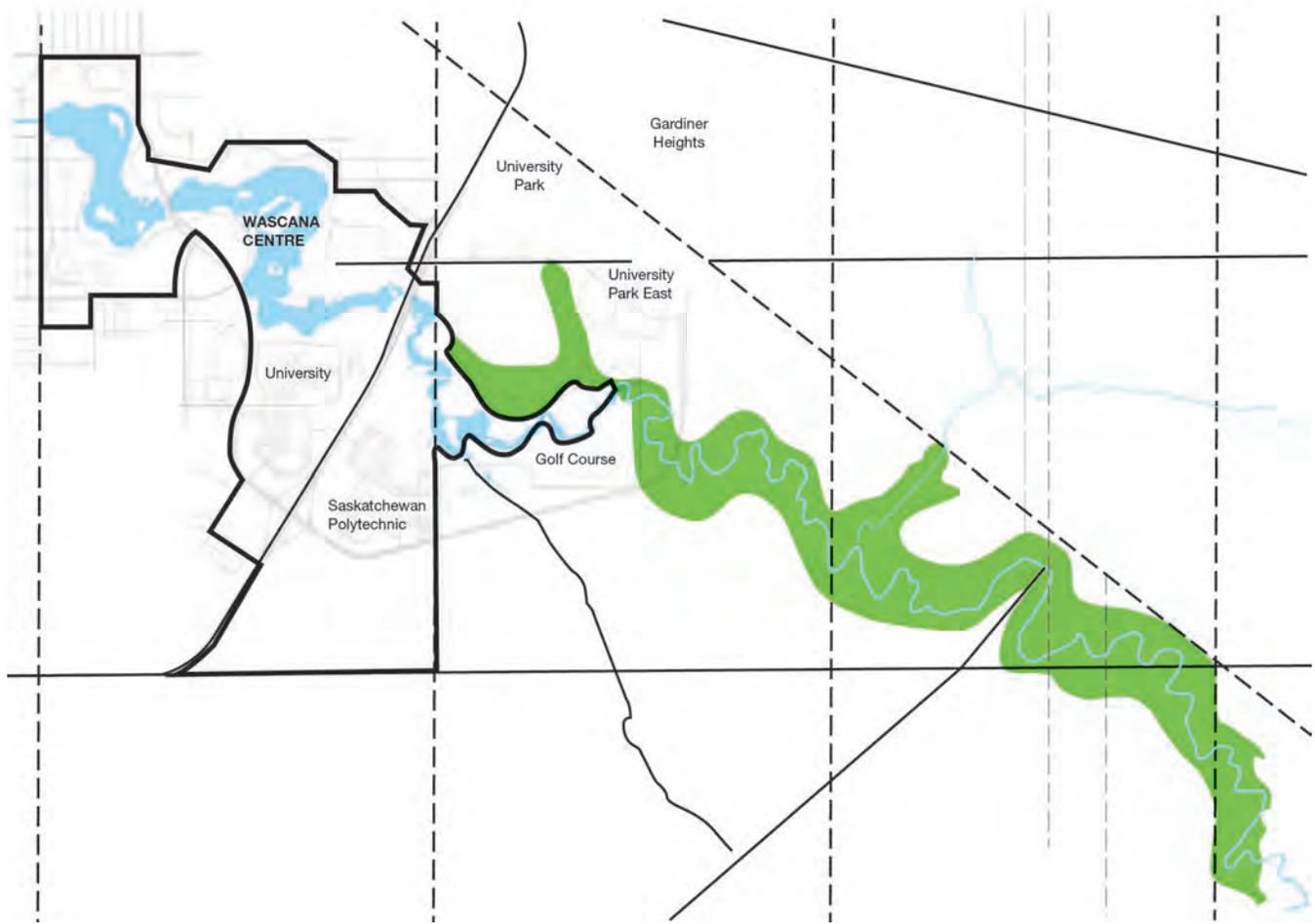
The establishment of the reserve would best be accomplished through a joint conference to reach agreement on first principles. The plan below illustrates the possible areas involved.

Since pressure on stream-related lands is a product of urban development rather than of agricultural use, establishing the

boundaries of a future reserve would not have an effect upon existing land uses. Current flood plain controls should be sufficient to protect the environment while it remains in agricultural use.

However, if the recommended approach is followed before land is annexed by the City of Regina, the extent of urban development

would be determined and limited by the boundaries of the Wascana Creek Reserve. At the time of annexation, appropriate controls would be applied to the development of the reserve itself. These controls would not only govern the planning and design of the reserve, but also specify the techniques and responsibilities for ongoing maintenance and management.



Possible Limits of a Wascana Creek Reserve



# **IMPLEMENTATION**

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The Wascana Centre Master Plan is implemented primarily through the actions of the Province, City or University, as the participating partners of Wascana Centre Authority. The Authority itself also initiates projects, particularly landscape improvements. It can also act as a convenient vehicle for bringing together stakeholders on larger issues. This section contains a description of the review process, and a list of recommended initiatives to be undertaken or encouraged by the Authority.

## 6.1 Design Review of Proposed Improvements

Wascana Centre is both parkland and a set of linked development sites. It is governed by Wascana Centre Authority whose express mandate is to develop the landscapes and the buildings to the highest degree of quality possible. It seeks to do this in two ways: through the establishment of a master plan to which all development must conform, and through review of development by architectural, landscape, engineering and heritage advisors as well as design committees.

These committees have a regulatory role because they advise the Authority whether or not to approve a given design. An equally important role is to collaborate with the proponents and their designers in the development of projects which meet high architectural and engineering standards. For this latter reason, designs must be discussed at the early stages, when suggestions for improvement can be more readily incorporated. It works against the mandate of the Authority if proponents wait until there is little flexibility left in the design process.

### Master Plan Amendments

The strength of the Master Plan lies in its ability to remain relevant over time by continual amendment within clear parameters. It is thus capable of evolution, of responding to conditions as they arise, and it is never outdated. Amendments can be Major or Standard. Major amendments are those which change the Plan sufficiently to warrant renewed public consultation. Standard amendments are those which can be reasonably judged to meet the basic intentions of the Plan.

### Improvement Approvals by Board or Staff

A proposal, or development, whether of a landscape, architectural, signage, utility, or engineering nature is called an “improvement” by The Wascana Centre Act, which requires that before any improvement can proceed, it must be approved by the Authority, after it has received recommendations from its advisors. The Act also permits the Authority’s Board of Directors to delegate approval powers to its executive staff. Accordingly, proposed improvements are classified as either “Board-approved” or “Staff-approved”.

The judgement as to whether a proposed improvement requires Board or staff approval is made by staff in consultation with committee chairs or advisors, based on an assessment of the size of the proposed works, its visibility, whether it may appreciably affect the public interest, or make a material difference to the quality of the Wascana Centre environment. Most building and substantial landscape proposals will be taken to the Board for approval. Approvals or denials made by staff will in any event be reported to the Advisory Committees and Board of Directors.

### Summary of Project Review Process

Significant improvements such as a building, major landscape or significant renovation must undergo review, discussion and approval or denial at the following stages:

- Statement of Intent and Project Timetable
- Preliminary/Concept Design
- Design Development
- Pre-construction (Tender Documents)

Smaller improvements, whether of an engineering, landscape or

architectural nature, may collapse these stages into one application.

### Proponent, Staff, Advisors, Committees and their Roles

#### Proponent

The role of the proponent is to initiate an improvement, assemble a professional team capable of designing it so that it enhances Wascana Centre, seek approval, and work collaboratively with the Authority’s staff and advisors at timely intervals toward a satisfactory approval and implementation. Wascana Centre itself sometimes acts as a proponent, following the same review and approval procedures.

#### Wascana Authority Staff

The role of executive and/or professional design staff is to decide whether the project needs Board approval or not, explain the review and approval process with proponents, work with them to establish a review and discussion timetable, record and communicate the results of meetings, and provide comment on the functionality and quality of the proposed improvements.

#### Architect-Planner

The role of the Architect Planner is to advise whether a proposal is consistent with the Plan. Consistency with the Plan is determined by whether a building or landscape element of the same general scale and location is contemplated in the current Master Plan, and whether the proposed use fits the purposes of the Centre as defined by The Act. If the proposal is not consistent, the Architect Planner advises the Authority whether the proposal would make a positive contribution to the Plan, and if so, whether a major or standard amendment would be required.

For many years, the Architect Planner has prepared the master plan for Wascana Centre. While providing certain advantages, this is not stipulated by The Act or any subsequent Bylaws.

### **Landscape Advisor**

The role of the Landscape Advisor is to review landscape proposals. The advice may come as part of the architectural design review.

### **Engineering Advisory Committee**

The role of the Engineering Advisory Committee is to review and comment on the engineering aspects of all proposals where public safety is concerned. The Committee will check whether appropriate professional engineering expertise has been applied to the design of site and project servicing, and that the design is sensitive to operational and maintenance impacts, particularly where those for which WCA crews will be responsible. Where staff determines that a project does not appear to have broader landscape, architectural, or urban design implications, the Committee will review the proposals alone. In cases where engineering is integrated with a larger project, the review is generally undertaken together with the Architectural Advisory Committee. The Committee advises the proponent about both mandatory and non-mandatory modifications and advises the Authority as to whether proposals should be approved and/or whether modifications should be made.

### **Architectural Advisory Committee**

The role of the Architectural Advisory Committee is to review architectural improvements in two ways: informally through dialogue with the project designers; and formally by recommending approval. The informal dialogue should occur early in the design process. It is intended as a collaborative effort

to improve the quality of the project through outside design critiques. The Committee advises the proponent about what it considers mandatory requirements, and may also provide non-mandatory suggestions. It advises the Board as to whether proposals should be approved or not, and/or whether any modifications should be required.

### **Heritage Property Advisory Committee**

The role of the Heritage Property Advisory Committee began with the identification of buildings and structures in the Centre which they perceived to have heritage value. In cases where it is proposed that any of these buildings be demolished or remodeled, the Committee advises the Authority on whether or not approval should be granted. The Committee is also mandated to advise the Authority or work with other committees or advisors on other heritage issues that may arise.

### **Statement of Intent and Project Timetable**

When an improvement is contemplated, and before design starts, the proponent will discuss the idea of the project and its possible timing with Wascana Centre staff, so as to receive feedback about whether the project would be permitted, whether it might be deemed “Major” or “Standard”, the kinds of contribution it can make to the Centre, and the sort of collaborative process aimed at developing a design which meets the standards of the Centre. The landowner on which the proposal is intended must endorse the proposal and agree to the resultant maintenance obligations.

At this time, the proponent submits a Statement of Intent describing, in general terms:

- the type of facility proposed;

- the use to which it will be put;
- its location; and
- a target timetable for design and construction.

Wascana Centre staff flag whether the proposal is a master planning issue, and if so, it is reviewed by the Architect/Planner.

The timetable is set jointly by the proponent and staff, setting target dates for each stage of the review and approval process. Any revisions to the target dates made by the proponent are forwarded to Authority staff as they are made. The staff will audit the progress of the project by referring to the timetable, in order to flag conditions which could lead to the proponent’s internal design decisions proceeding too far ahead of the review process. The time to review a project is before it has been solidified at each stage, so that the benefits of outside review can be incorporated as the design progresses.

The Authority will not give approval to the intent of the proposal before at least a preliminary timetable has been worked out between the proponent and the Authority staff.

### **Preliminary/Concept Design Stage**

For major projects, the proponent and the design review committees will discuss the preliminary design approach for the project, either in a meeting or through comment on forwarded materials. In order to properly assess the quality and effect on Wascana Centre as a whole, the presented material should include:

- a site plan showing its general context and locating it in the current master plan;
- photographs of the site and surroundings;
- architectural plans, sections and elevations;

- conceptual engineering systems;
- conceptual landscape plan;
- perspective sketches and/or a study model or maquette, sufficient to understand the massing and form as well as relationship to the site and surroundings; and
- palette of proposed materials, colours and textures.

It is usually beneficial to show early sketches or working models as they are made, rather than waiting to assemble a full presentation package, which can be provided later. The committees are not necessarily looking for finished work at this stage. Preliminary design should come to the Committee long before the proponent hopes to set a “design freeze” to the project. The meeting should be considered a working session. While the committee’s primary responsibility is to ensure quality of design through its approval advisory function, the desire of the Authority is also to provide an extra dimension to the owner and consultant design team by adding the contribution of the advisory architects, engineers and landscape architect.

Committee comment at this stage may include approvals or disapprovals, but more generally will simply consist of suggestions or concerns to be addressed for further design development.

### **Design Development Stage**

Prior to finalizing the “design freeze” stage leading to construction drawings, the proponent and design committees consult a second time. Presentation materials include more advanced versions of the checklist above.

Committee comment at this time will include recommendations as to whether the Authority should

approve the project in whole or part, or whether revisions should be made. The project’s “design freeze” can only occur once this approval is obtained.

### **Pre-Construction Stage (Tender documents)**

Prior to bid, pertinent construction documents (i.e. significant floor plans and elevations) are reviewed by the Authority staff and/or their advisors to determine that the project, as put out to tender, is in conformance with the design as approved.

### **Architectural Competitions**

Architectural, public art, monument and/or landscape design competitions take a proposal to the schematic design stage. The winning proposal is selected by a jury composed of an owner’s representative and the members of the Architectural Advisory Committee or by a panel of architects recommended by the committee. Once selected, the normal collaborative review and approval process continues through later phases.

### **Development Proposal Call Procedures**

Developer proposal calls are not encouraged. If they are chosen as a method of project delivery, design guidelines, approved in advance by the Authority, will be a primary feature of the selection criteria for the winning proposal. Site planning, architectural and engineering quality standards must be resolved to the satisfaction of the Authority as a precondition to approval.

### **Project Delivery Through Project Management**

The term “project management” usually refers to a process by

which components of the building are designed and bid separately in sequence. The design process starts in the regular way, to an early “conceptual design freeze” for the overall building organization, followed by sequential design development and construction documentation of various components. The review process is therefore similar for the Statement of Intent, and Preliminary Design stages. The Design Development and Pre-construction stage requirements will then apply to each separate component. Presentation material for each component will include the overall conceptual design, and any changes to it, to act as a context for the review.

Once the first construction contract is let under Project Management, the momentum toward completion is so great that a rational review process is overwhelmed. It is therefore critical to allow sufficient time for the review process to operate effectively prior to letting any construction contract.

### **WCA Land Use and Development Policy**

This Policy outlines the guidelines for permitted land use and development of new buildings and structures, additions and exterior renovations to existing buildings and structures within Wascana Centre.

This applies to all proponents who wish to construct a new building or structure or who wish to undertake external alterations to existing building or structures in any way that is not minor.

The associated fees for applications include:

- Development/Amendment Application Review fee;
- One-time development fee;

- Annual Licensing Fee (where applicable);
- Associated costs for a public consultation (when required).

Please contact WCA for a complete copy of the policy and fee schedule.

## 6.2 Wascana Centre Authority Initiatives

### General Considerations

#### Use of the Lake

- Restrict active recreational water use to the West Lake.
- Reserve the East Lake for wildlife and educational use with no boating permitted.
- Improve the land-based support facilities for lake use.
- Protect the flora and fauna within and surrounding the East Lake.

#### Scenic Drives

- Realign the intersection of Wascana Drive at McDonald Street to create a smooth flowing scenic drive.

- Realign the intersection of Wascana Drive at Park Street to discourage speeding and joyriding.
- Realign Wascana Drive at College Avenue to create a safer and more rational intersection

#### Trail System

- Reinforce and extend the continuity of the pedestrian trail system.
- Connect the trails north and south of the lake near the small island created during the Big Dig between the Saskatchewan Science Centre and the waterfowl display ponds.
- Provide a lake-crossing boardwalk between the University and Douglas Park.
- Establish a bicycle route system from Pilot Butte Creek to the University and SaskPoly.
- Continue the development of interpretive features.

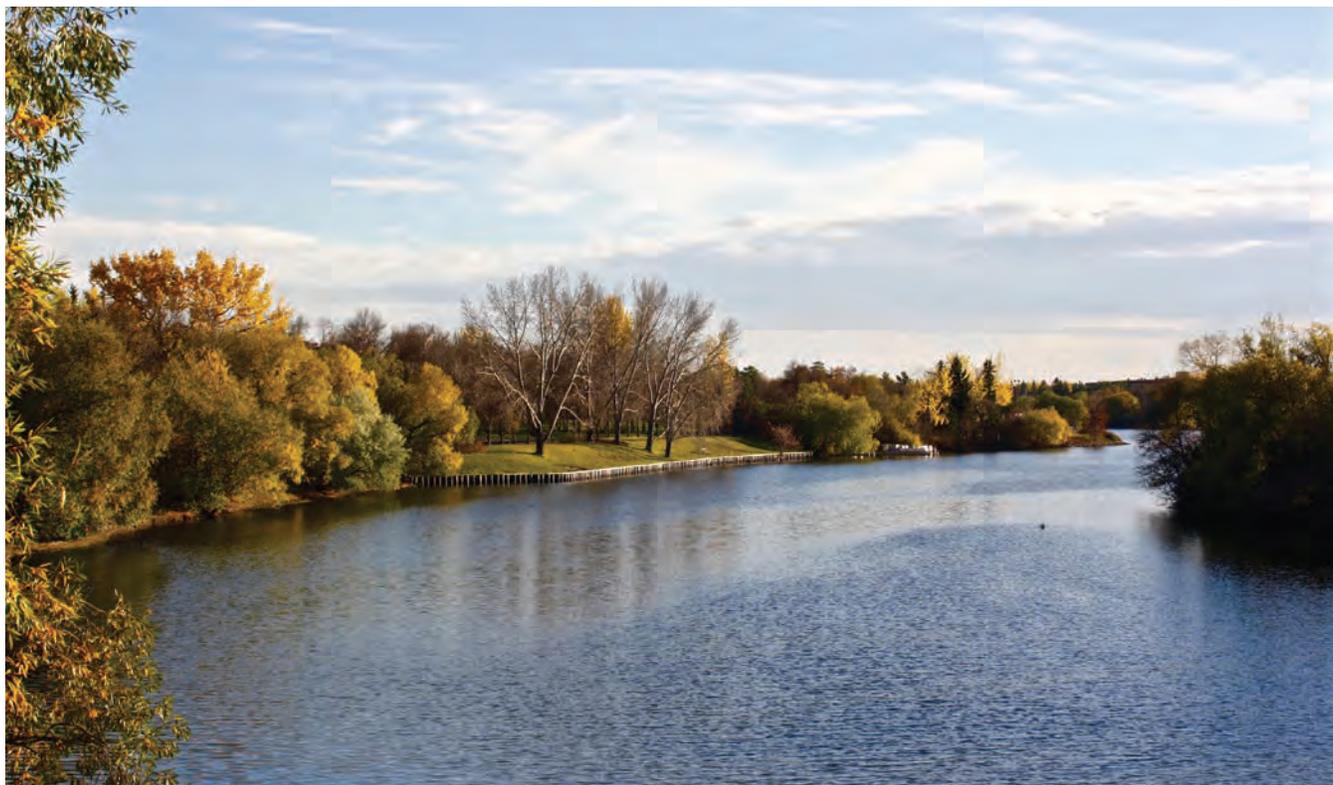
- Construct an observation tower for observation of the migratory bird sanctuary.

#### Edge Conditions and Gateways

- Develop buffer edges where the Centre abuts private residential properties and back lanes.
- Establish a gateway with architectural and landscape treatment at a realigned Wascana Drive at College Avenue.
- Establish a gate marker at the entrance to Legislative Drive from Albert Street.
- Develop a gateway marker plan for remaining entrances to the Centre.

#### Universal Access

- Emphasize full accessibility in proposed projects.
- Conduct an accessibility audit on existing facilities.
- Retrofit priority access shortfalls as funds become available.



## Development Areas

### Legislative Area

- Continue development of a park and mall between the Legislative Building and the Meadow.
- Develop a “nursery” park and floral conservatory east of the Rehabilitation Centre.
- Provide basic infrastructure for public events in the space west of the Queen Elizabeth II Gardens.
- Develop a children’s play area near the picnic area east of the Meadow.

### South of College Avenue

- Continue to establish an axial vista to the Legislative Building through selective removal and replanting.
- Organize institutional expansion to maintain a generous a generous Park presence on College Avenue.

### Family Parkland

- Establish a strong treed canopy transition to the park from adjacent residential streets.
- Establish a planted buffer adjacent to residential lots.
- Construct a waterfowl interpretation station.
- Develop a lakeside path from Broad Street to Douglas Park.

### Douglas Park

- Maintain the current extension of Wascana Drive along McDonald Street and Assiniboine Avenue.
- Construct a low profile viewing shelter on the top of Wascana Hill.

## 6.3 Encouragement of Initiatives by Others

### Development Areas

#### South of College Avenue

- Encourage utilization of the Qu’Appelle Diocese Lands in ways which are compatible with the purposes and character of Wascana Centre.

#### Wascana Headland

- Reinforce the marina, restaurant and boathouse with an arts and entertainment building projecting out over the water as well as lake user club facilities.

### Urban and Rural Context

#### Visibility of Surrounding Development

- Implement 13 metre height restrictions in surrounding areas to reduce the visual impact of high rise buildings from within Wascana Centre.

#### Connection to Downtown

- Encourage the development of College Avenue as a grand avenue with low-scaled buildings and regular boulevard tree planting on both sides.
- Encourage special landscape and urban design provisions for the north-south streets: Smith as an axis to the Legislative Building;

Lorne as an entry to Wascana Park; Scarth as the continuation of the Scarth Street Mall; and Broad as a continuation of Wascana Parkway.

### Upstream Conditions

- Initiate discussions (to include the Province, Rural Municipalities and the City) on the creation of a Wascana Creek Reserve to protect upstream areas.
- Initiate discussions to incorporate the City-owned land between Wascana Centre and the McKell Conservation Easement into the Centre.

# **PLAN HISTORY**

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**Wascana Centre as presently constituted is fifty four years old, yet its roots were established in the early part of the century. This Appendix outlines the rich planning and development history of the area.**



1914 Mawson City Plan

### 1913 Mawson Plan

In 1908, construction of the Legislative Building began, designed by E. and W.S. Maxwell of Montreal. The Wascana Creek dam was improved at this same time.

In 1913, the year following the official opening of the Legislative Building, Thomas Mawson, an English landscape architect, was requested to prepare a plan for the Legislative Grounds. The plan included proposals for a large adjacent area, various government facilities and the Lieutenant Governor's residence on the east side of Wascana Lake. His plan is shown in the accompanying illustration. It set a pattern for development which is still apparent today in the Legislative Area, Wascana Lake and Park and the Qu'Appelle Diocese Lands.

The landscape structure proposed

for the Legislative Grounds was organized around a north-south Mall centered on the axis of the Legislative Building to the south, and an east-west driveway acting as the formal entrance of the building to the north. The Mall was to have terminated on a prominent public building on the alignment of Twenty Third Avenue. It was also to have continued north of the Legislative Building and through Wascana Park to College Avenue.

One proposal not implemented was to centre the Lieutenant Governor's residence on the axes of old Broad Street and the Legislative front drive. Wascana Place, the headquarters of Wascana Centre Authority, now occupies this site and is aligned with the axis of the Legislative Building.

Mawson also prepared a City Plan for Regina in 1914, part of which is illustrated to the left.



1913 Mawson watercolour, Layout of Grounds of Lieutenant Governor's Residence



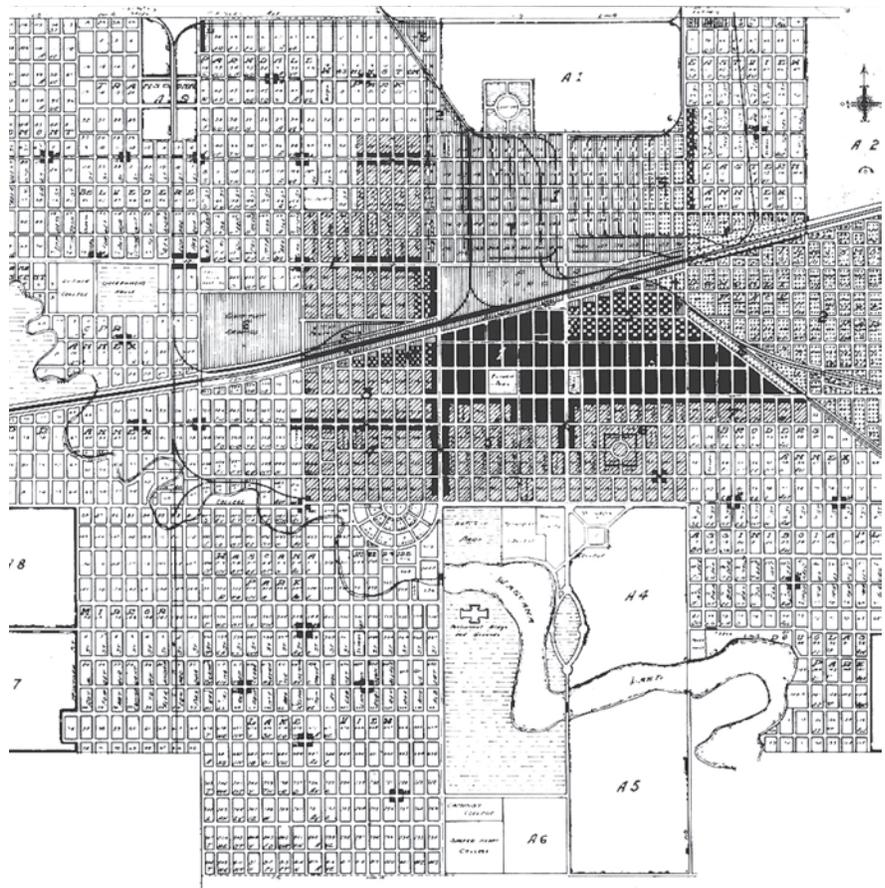
1913 Mawson Plan, Legislative Grounds and Adjacent Areas

## 1927 Zoning Plan

From this auspicious start, master planning around Wascana Lake was all but forgotten for half a century. The city's growth, however, was directed by a number of succeeding plans.

With the onset of World War I, the Mawson City Plan was set aside

before it could be fully established. The next major city planning effort began in 1924 and culminated in the City of Regina's Zoning Plan of 1927. By then the potential for the future Wascana Centre was firmly entrenched—the lake, public institutions, parks and open space formed an open oasis within the blocks of residential subdivisions.



City of Regina Zoning Map 1927

|   |                               |
|---|-------------------------------|
|  | Residence "A"                 |
|  | Residence "B"                 |
|  | Business "A"                  |
|  | Business "B"                  |
|  | Industrial and Commercial "A" |
|  | Industrial and Commercial "B" |

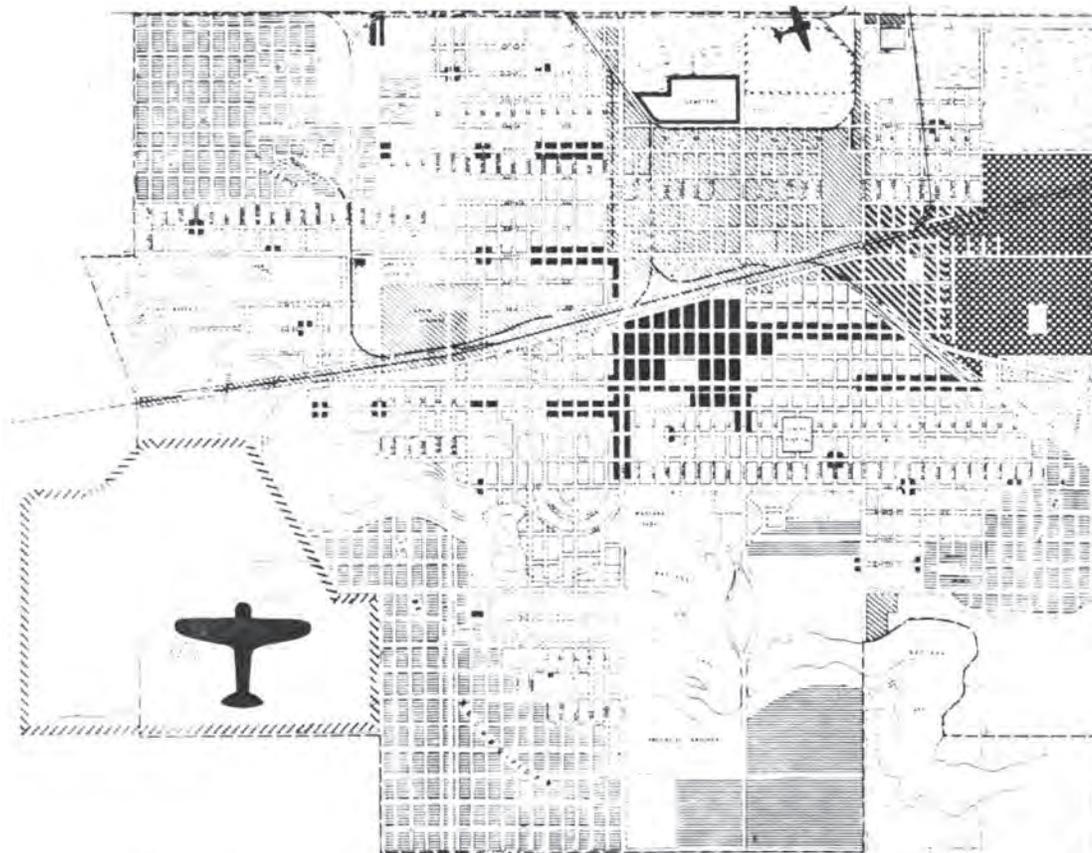
1927 Zoning Plan

## 1948 Faludi City Plan

The 1927 Plan lasted for twenty years. Eugene Faludi was then commissioned in 1946 to prepare a new Master Plan for Regina, projected thirty years ahead to 1976. In this plan, most of the future Wascana Centre land area remains in public ownership or in open space, but the first intrusion of proposed residential land use north of 23rd Avenue and east of Broad Street also appears. This was later to result in one of the few flaws in

the Wascana Centre landholding—the penetration of a private land use between Wascana Parkway and Hillsdale Street, creating an open space bottleneck at Lakeshore Drive.

Another interesting feature is the physical separation of the two arms of Broad Street around the site originally intended for the Lieutenant Governor’s residence. The east lanes have taken over the role of carrying through traffic, while the west lane has become a scenic drive, a role it retains to this day.



City of Regina Zoning Map, 1949

- R1 1st Density Residential Area
- R2 2nd Density Residential Area
- R3 3rd Density Residential Area
- B1 Business
- B2 Service Trades
- BS Neighbourhood Shopping
- I1 Light Industry
- I2 Obnoxious Industry Small Acreage
- I3 Obnoxious Industry Large Acreage
- A1 Agricultural Min. One Acr. Lot
- A2 Reserve Acreage Agricultural
- P Park

1948 Faludi City Plan

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## 1962 Yamasaki/Church Plan

The idea of Wascana Centre was conceived during a search in 1960 for a new campus of what was to be the University of Saskatchewan, Regina Campus, later the University of Regina. Minoru Yamasaki, architect planner, and Thomas D. Church, landscape advisor, prepared the first Master Plan for Wascana Centre in 1962. It was to be the first of a five-year (later seven-year) series, of which this Plan is the latest successor.

In the Legislative Grounds, the South Mall proposal was reinstated with buildings in its path to be demolished. The plan proposes a water mall with two side avenues, terminating in a large formal pool with a central fountain. It is shorter than Mawson's Mall, extending only to Hill Boulevard, but the disposition of freestanding buildings, two on each side, is similar. South of Hill Boulevard dispersed freestanding buildings are organized in clusters around a series of courtyards, with parkland and surface parking lots.

The Museum of Natural History (The Royal Saskatchewan Museum) had by this time been built, diagonally facing the intersection of College Avenue and Albert Street. Wascana Park is shown as it currently exists, except that it includes an extension of Wascana Drive to Albert Street. In the old University campus area, the existing buildings axially facing Cornwall, Scarth and Rose Streets remain, and a new building opposite Hamilton Street is proposed to complete the axial street orientations. A large parking lot, twice the size of that presently constructed, is also shown south

of the University buildings. Other proposals here include a peninsula with a boathouse at its tip projecting into the lake north of Spruce Island, and a museum facing an outdoor water theatre incorporating some reshaping of Willow Island.

Various facilities feature the lake including a pavilion opposite the Queen Building, an observation platform on axis with the Legislative Building, two restaurants in what are now Goose Hill Park and Family Parkland, and an aquarium near the extension of 20th Avenue opposite Douglas Park. Douglas Park is shown with playing fields distributed throughout the area, and a 'mountain', now called Wascana Hill, with large circular observation platforms. A 3,000 seat civic auditorium is shown flanked by parking lots. It is oriented to the northeast and faces a new bay to be dredged into the lake.

The new University campus plan included five major zones—academic core, undergraduate student housing, married student housing, sports fields, and research area. The academic core is shown as a compact series of buildings placed on one storey podia forming a series of courts and surrounded by a ring road and surface parking lots. It focuses on the library which faces a large formal entry drive and the lake. Dormitories are arranged around freeform courtyards. Five quadrangles for married student housing are located south of Wascana Parkway. Sports fields are located adjacent to the Bypass Expressway (now the Trans-Canada Highway Bypass). A small area for research is allocated on the outskirts of the campus next to the lake.



1962 Yamasaki Master Plan

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## 1967 Yamasaki/Church Review

The first five year Master Plan Review in 1967, also prepared by Yamasaki and Church, followed basically the same scheme, with some minor revisions. There is the addition of a location for the Wascana Authority headquarters building in almost its present location. Prophetically, it is shown as the only small court yarded—or central atrium—building on the Plan. The viewing platform on axis with the Legislative Building has been reduced to more manageable size and the boathouse peninsula is removed to be replaced by a less ambitious boat club and marina, shown fairly close to its present position. The restaurants and extensive recreation facilities remain on the shore near Family Parkland as do the aquarium and recreation facilities adjacent to Douglas Park, west of Wascana Drive. The playing fields of Douglas Park have been consolidated to make room for a formal garden. The proposed botanical conservatory is also somewhat reduced.

At the University's main campus, the residences have been brought into a more compact and integrated relationship with the main academic area, backed up by large parking garages. The checker-board two-level plan has been modified to establish a greater hierarchy of open space: a central linear quad, flanked by clusters of academic buildings around secondary quads.

The sports fields are realigned to the south of the landholding. The married student quadrangles remain as they were. The 'Civic Auditorium' (later Saskatchewan Centre of the Arts and now Conexus Arts Centre) has been realigned and shifted to its present location.

Land east of the Trans-Canada Highway has been added to the planning area, although nothing is shown on it except the notation 'Hospital'.



1967 Yamasaki Master Plan Review

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## 1972 Long Plan

In 1969, Jack Long of Calgary was appointed architect planner. His 1972 Plan brought further changes, although many major themes were retained. There was a noticeable change in attitude towards Wascana Centre's context in the City and region. This was considered of sufficient importance to warrant the extension of the Master Plan drawings to encompass the surrounding neighbourhoods and to relate the plan to its setting in Saskatchewan. The two major expressions of this contextual approach were the consideration of Cornwall Street and its surroundings as a pedestrian oriented 'village' connecting downtown, and in particular Victoria Park, with Wascana Centre, and lay-bys on the Trans-Canada Highway where travelers could stop their cars and look across Wascana Centre to the city skyline.

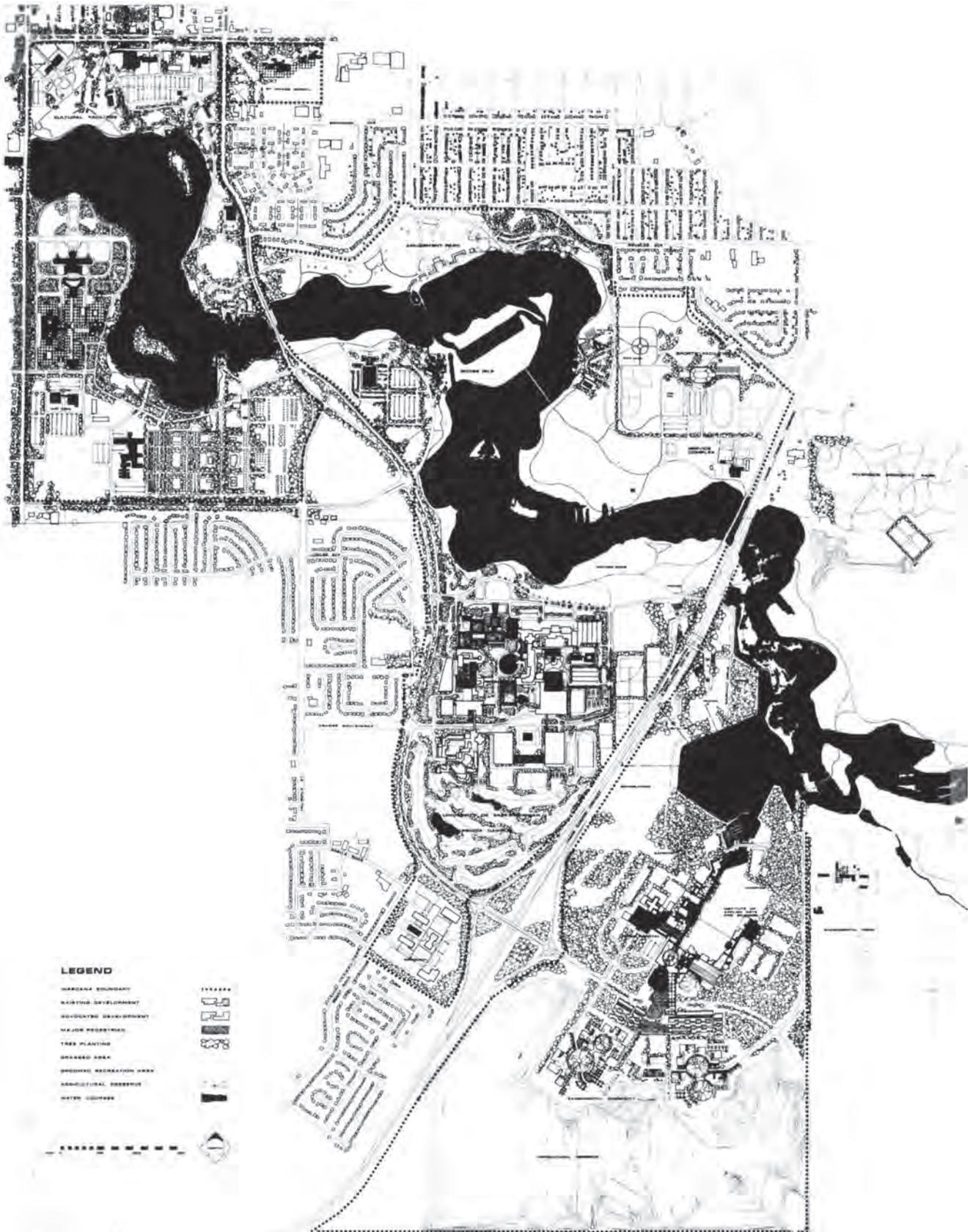
In the Legislative Grounds, the south Mall proposal is transformed to an interior winter garden surrounded by loosely aligned modular buildings. Most of the government office functions were to be contained in the area north of Hill Boulevard, which left the remaining portions of the Legislative Grounds occupied by a much looser array of small buildings oriented around the old Broad Street alignment. By the time the Plan was prepared, the Nursery, originally intended to be temporary, had been developed in its present location and is retained in this 1972 Plan.

The family amusement facilities are reduced in number and one of the restaurants has disappeared.

The Wascana Centre Authority headquarters building is moved to the old Broad Street abutment projecting out into the lake, a prominent site with a commanding view.

By 1972, it had become apparent that the University growth was not to be as prolific as that envisaged in 1962 and 1969. In the plan, the buildings are brought closer together, now almost all within the area of the previously proposed academic core. They are oriented around a single large courtyard with a pond as a focal point. The married student residences are replaced by research institutions and the remaining land is occupied by a golf course. It is in the Wascana East area, on the other side of the Trans-Canada Highway, that the greatest changes are proposed. A new reservoir is proposed to provide for the increased irrigation water requirements for that part of Wascana Centre. The theme of water is then carried through to a Water Mall around which the Plains Health Centre and Saskatchewan Institute of Applied Science and Technology (Formerly W.I.A.A.S.) are organized. South of this, an experimental residential community and farm is proposed.

This plan was never approved by Wascana Centre Authority as an official Master Plan.



1972 Long Master Plan

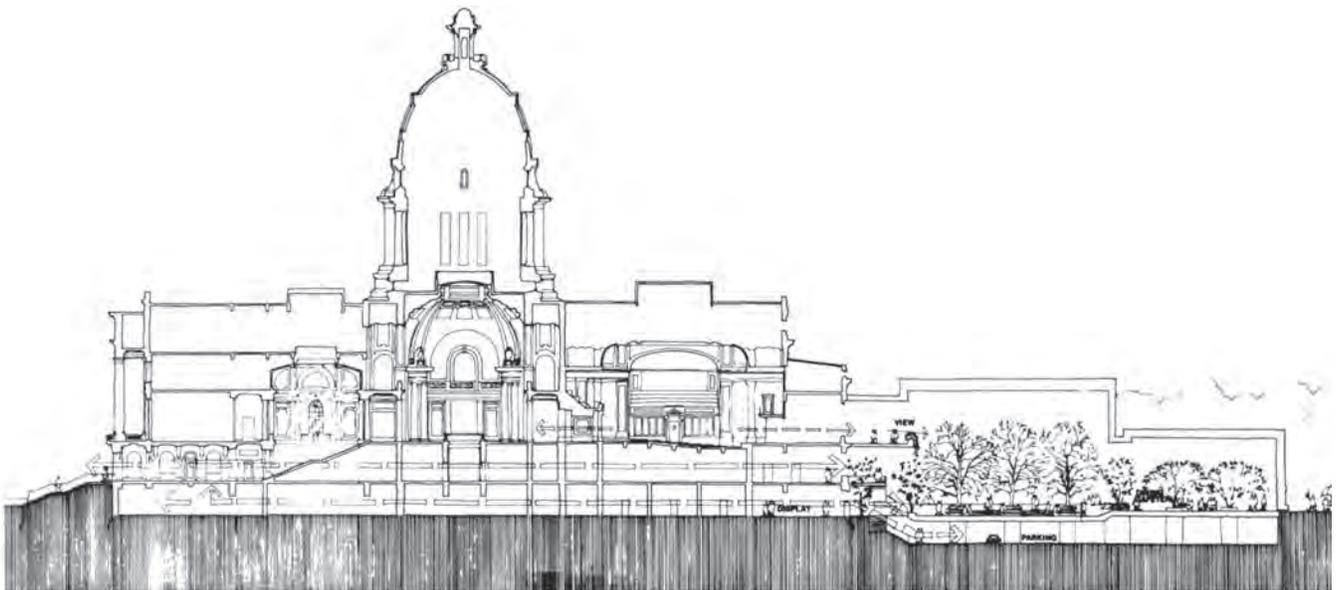
## 1975 Legislative Area Plan

In 1975, Project Planning Associates of Toronto was commissioned by the Province of Saskatchewan to prepare a Master Plan for the Legislative Grounds during a time of great growth expectations. The plan is reminiscent of a Business Park, organized on two axes intersecting at a meadow surrounded on three sides by buildings, only one of which has been constructed to date. The South Mall is once again shown as an outdoor space, defined by landscape, but now terminated at each end. Both axes, the South Mall and a new east-west mall, are flanked by parkland opening out to the lake on one side, and a more or less continuous building frontage on the other, facing Albert Street and 23rd Avenue. The north termination of the legislative axis is a large conservatory or winter garden attached to the rear of the

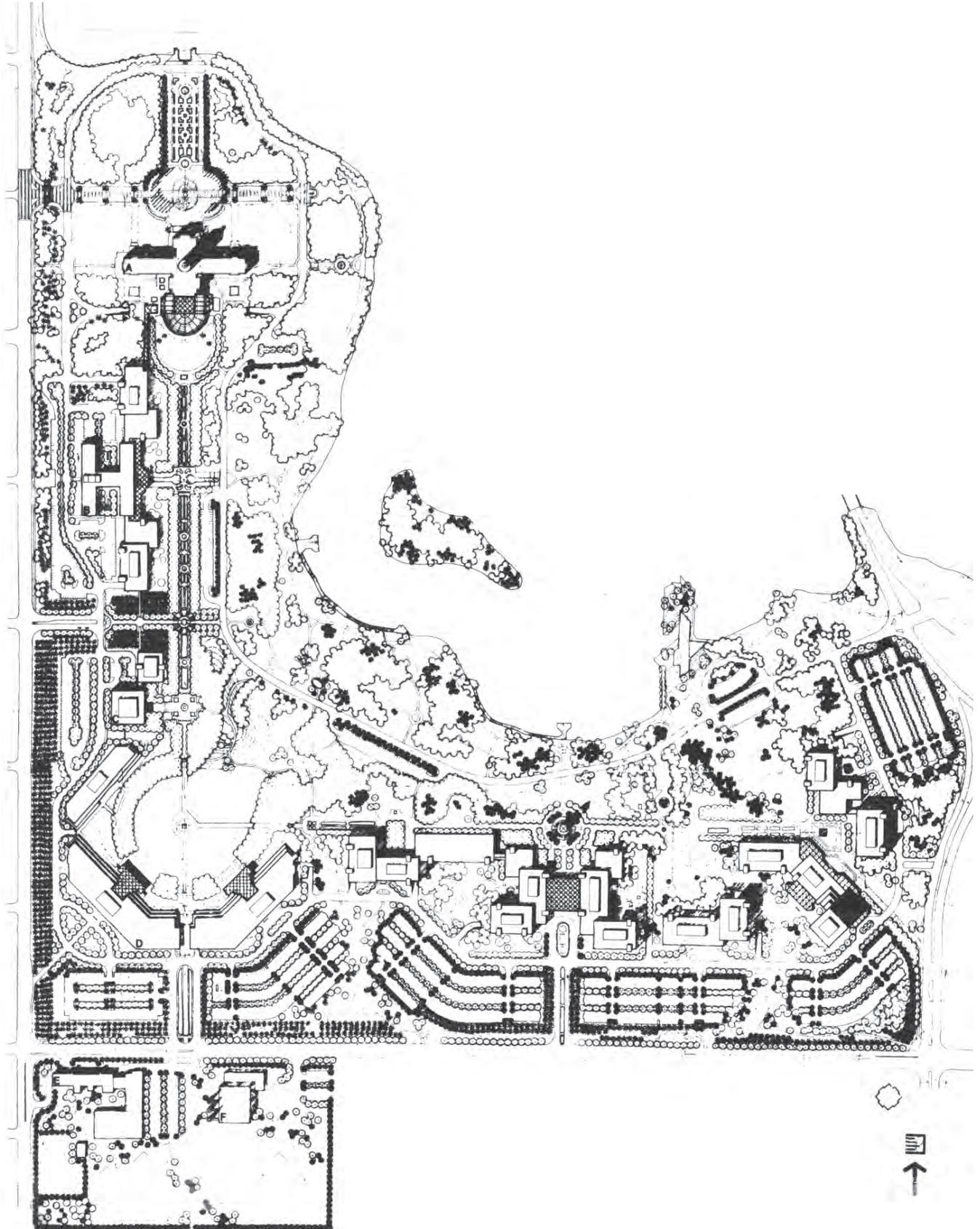
Legislative Building, while the south termination is the meadow.

This arrangement means the building entrances face an internal roadway and the parking lots it connects, while the other side faces the park. The scope of the plan, occupying as it does all of the area from Albert to Broad Street reverts to that shown in the Yamasaki Plans.

By this time, the old Campion College grounds south of 23rd Avenue had been incorporated into Wascana Centre. A new energy plant is proposed in this location, relatively central to the final disposition of buildings proposed over the 50 years of the plan (of which over two-thirds have now past). In order to make room for all this development, the existing hospital building is shown removed some time after 1995. The Nursery is also to make way for new office buildings.



Section through the Legislative Building and Proposed Conservatory



1975 Project Planning Legislative Area Plan

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## 1977 Long Review

The 1972 and 1975 planning processes highlighted an issue of particular concern to the architect planner and the Authority—the need for approval of (and commitment to) a given Master Plan by the participating parties. Accordingly, a new approach was taken during the preparation of the 1977 Plan Review. As requested by the architect planner, the plan was prepared, with his help, by a committee representing each participating party. The object was to ensure full approval of the Master Plan by directly involving the representatives in the formation of the Plan.

The 1977 Master Plan incorporated the Project Planning proposals without significant change. In other respects, it was a more modest interpretation of the 1972 proposals.

The old campus area on the south side of College Avenue is shown as it then existed, except for the addition of the CBC building to the south.

For the first time, the old Saskatchewan Power Plant, adjacent to Goose Hill Park, is shown as remaining, to be recycled as a research and museum facility.

The University buildings are even further consolidated, leaving significant areas of the campus as a land reserve.

In Wascana East, the reservoir and water Mall remain, but the experimental community has been replaced by a Heritage Reserve of agricultural character.



## 1982 Wascana East Plan

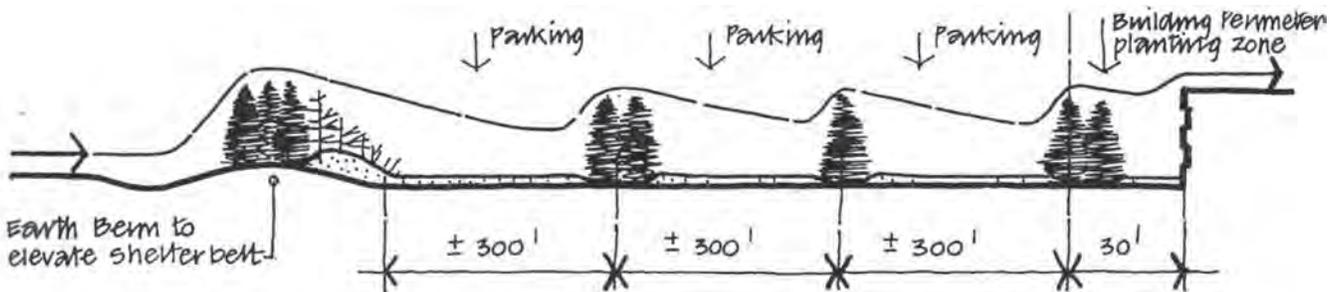
In 1981 Roger du Toit was appointed Architect Planner. By early 1982 his firm, du Toit Associates of Toronto completed a three phase Wascana East Long Range Development Plan for the Department of Government Services. Based on the expectation that the Plains Health Centre and the Wascana Institute of Applied Arts and Science (now Saskatchewan Polytechnic) would expand and consolidate, the du Toit Plan illustrated extensive development of both buildings and landscape.

To promote a compact and efficient development form, the Plan proposed that the two institutions expand towards each other and that new buildings be treated as contiguous extensions of existing

buildings. The two road systems were to be integrated and organized as an interconnected street grid to give clarity and to allow for flexible circulation.

In the Plan, measures were also proposed that would ameliorate the effects of the harsh and snow-laden winter winds and optimize exposure to the sun. These measures would reduce maintenance costs and extend the use of outdoor spaces and facilities.

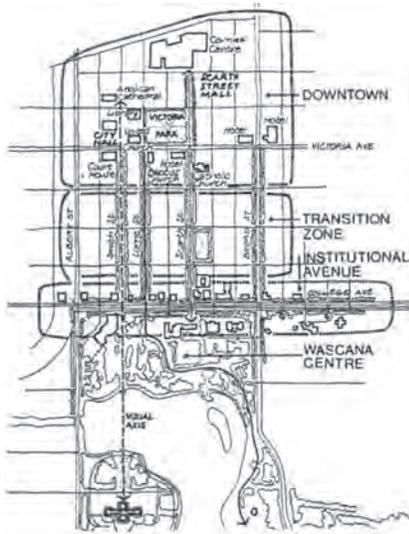
To promote use of the nearby lakeshore and to provide viewing access to the adjacent marsh habitat, the Plan proposed a system of scenic drives and trails through a richly landscaped lakeside setting.



Climate Modification Strategies



Wascana East Development Plan, 1981/82



Contextual Planning Issues: Connections to Downtown (1982)

## 1982 du Toit Associates Plan

By 1982, many development areas in Wascana Centre were approaching a state of maturity as demonstrated by the consistencies among the previous few Master Plans. The 1982 du Toit Plan distinguished between those areas which were then approaching a state of maturity and those areas which were yet to be “finished”. In the mature areas, the Plan illustrated the existing developed condition and proposed minor refinements. For those areas still requiring planning, the Plan made suggestions for relatively new patterns of development. The 1982 Plan also continued a concern, first articulated in 1972, for the context of the Centre and the need to establish a mutually supportive relationship between City and Centre.

The 1975 Project Planning proposals (repeated in the 1977 Long Plan) for the Legislative Area were modified to give the Mall heightened definition by buildings, and to express visual and physical connections between the Mall and the lakeshore. The amount of development east of the Meadow was significantly reduced, and previously identified buildings sites replaced by a permanent nursery, thus recognizing that a continuous supply of plant material would be required for ongoing maintenance.

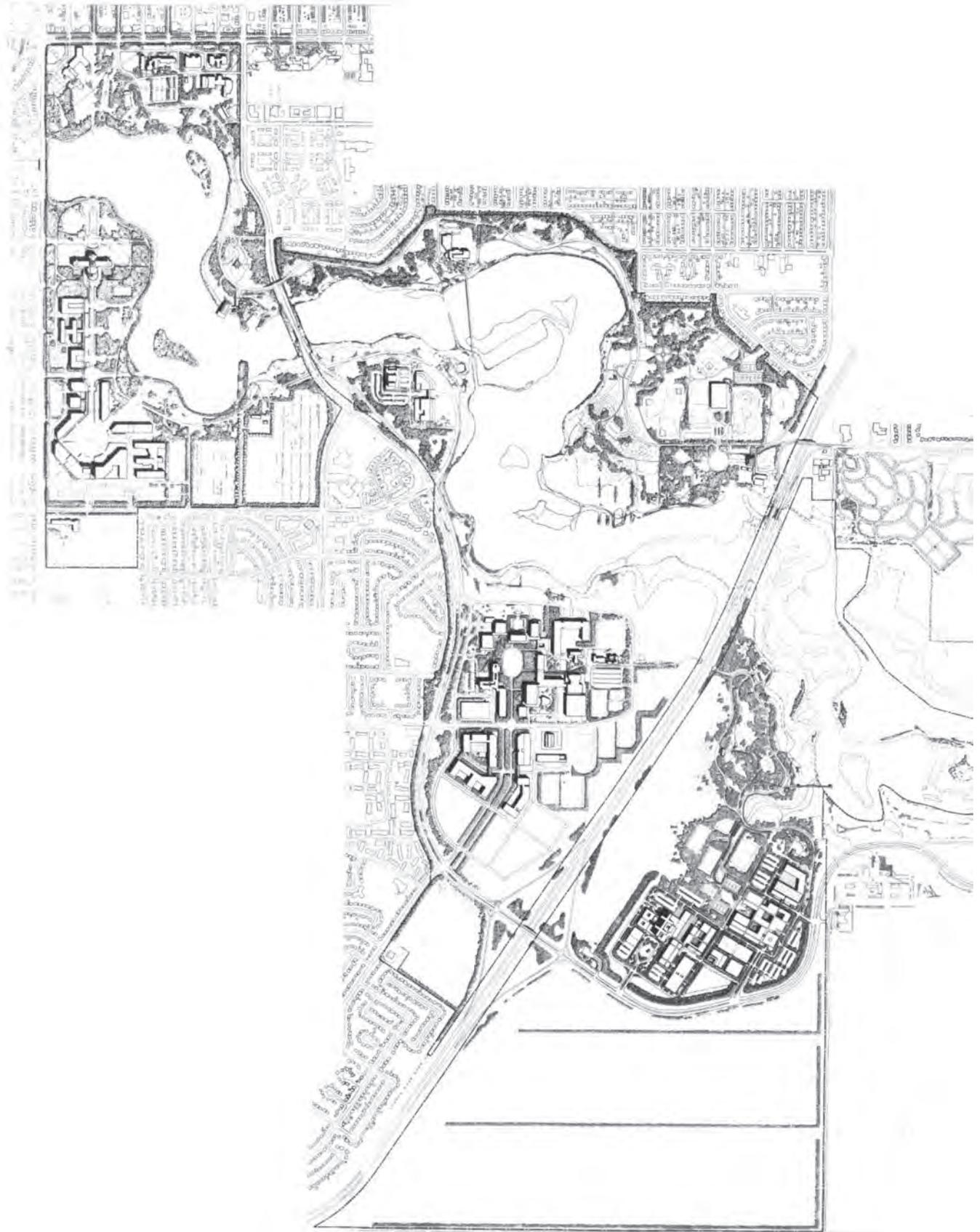
The Royal Saskatchewan Museum (known then as the Museum of Natural History) was shown with a significant addition and a revised vehicle approach and drop-off.

The 1982 Plan illustrated the former City of Regina Power Plant which was then being developed to accommodate a research and development centre as well as a public science museum.

The University campus was shown consolidated with the addition of new buildings which completed the interior pedestrian system and strengthened the central ceremonial space. An “Academic Green” was proposed that would provide a focus and a terminus for a landscaped Mall which, in turn, would act as the structuring device along which the southerly expansion of the campus would be organized.

The proposals for Wascana East, developed in the 1981/82 study, were incorporated into the Plan without change.

For the first time, the approved 1982 Master Plan included a written document as well as an overall plan. It was recognized that concepts, principles and strategies were fundamental aspects of the Plan, and that these could not adequately be conveyed in a single plan drawing.



1982 du Toit Master Plan

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## 1987 du Toit Allsopp Hillier Plan

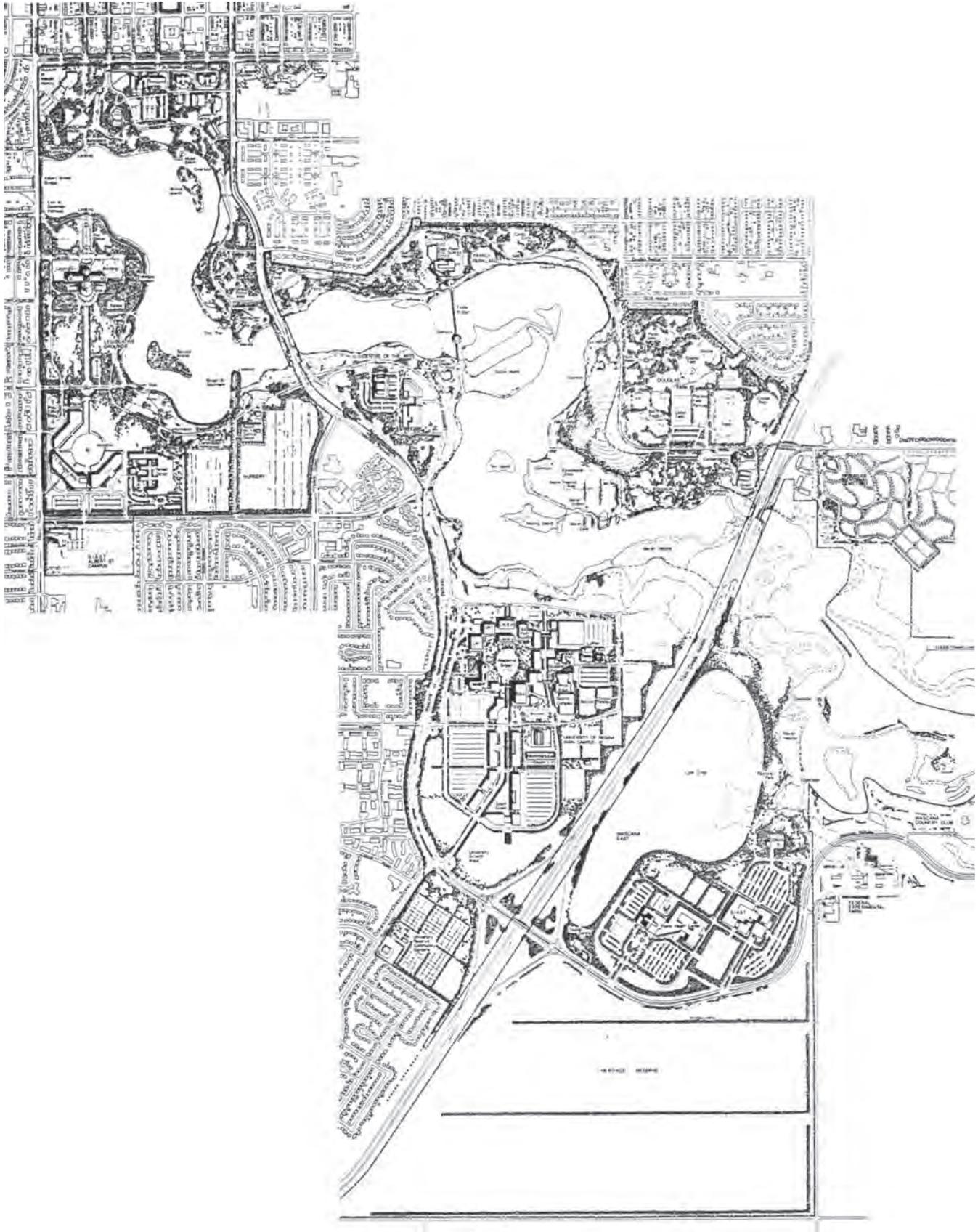
1987 saw a number of changes both to the Plan itself and in the approach towards its preparation and review. The Plan, which had traditionally been drawn to a planning horizon of one hundred years into the future, now included consideration of interim development stages. The written document became the primary reference and the drawing became a demonstration of the principles established in the report. A program for facilitating public participation was established to ensure that the Plan reflected broader values and perspectives.

The preservation of heritage buildings was addressed. Following adoption of the Plan, bylaws were instituted that stipulated procedures and conditions for the removal of any existing structure and for the identification of buildings with particular heritage significance.

There was a subtle but important shift in the treatment of open space. Whereas previously it had largely been seen as a component of other building related development, open space was now assigned a land use status that permitted the long

term preservation of some areas for recreation or other uses. Open space so designated could no longer be considered as being available for major redevelopment for other uses.

The amount of development shown in the Plan was reduced, reflecting the greater priority given to open space, as well as more realistic growth projections. The plan for the Legislative Grounds reduced the number of future government buildings and set out concepts for an extensive park-like setting for the Legislative Building. An extension to the Rehabilitation Centre was shown. The Saskatchewan Science Centre was shown more fully developed, with greater provision being made for parking and bus circulation. In the University area, a new north/south road was proposed within the main campus “ring road”, the Academic Green became more informal, and the south campus was more clearly articulated as a research area. Garden plots were allocated south of Wascana Parkway. New development in Wascana East was considerably reduced to include modest expansions of the Plains Health Centre and the Saskatchewan Institute of Applied Science and Technology.



1987 du Toit Allsopp Hillier Plan

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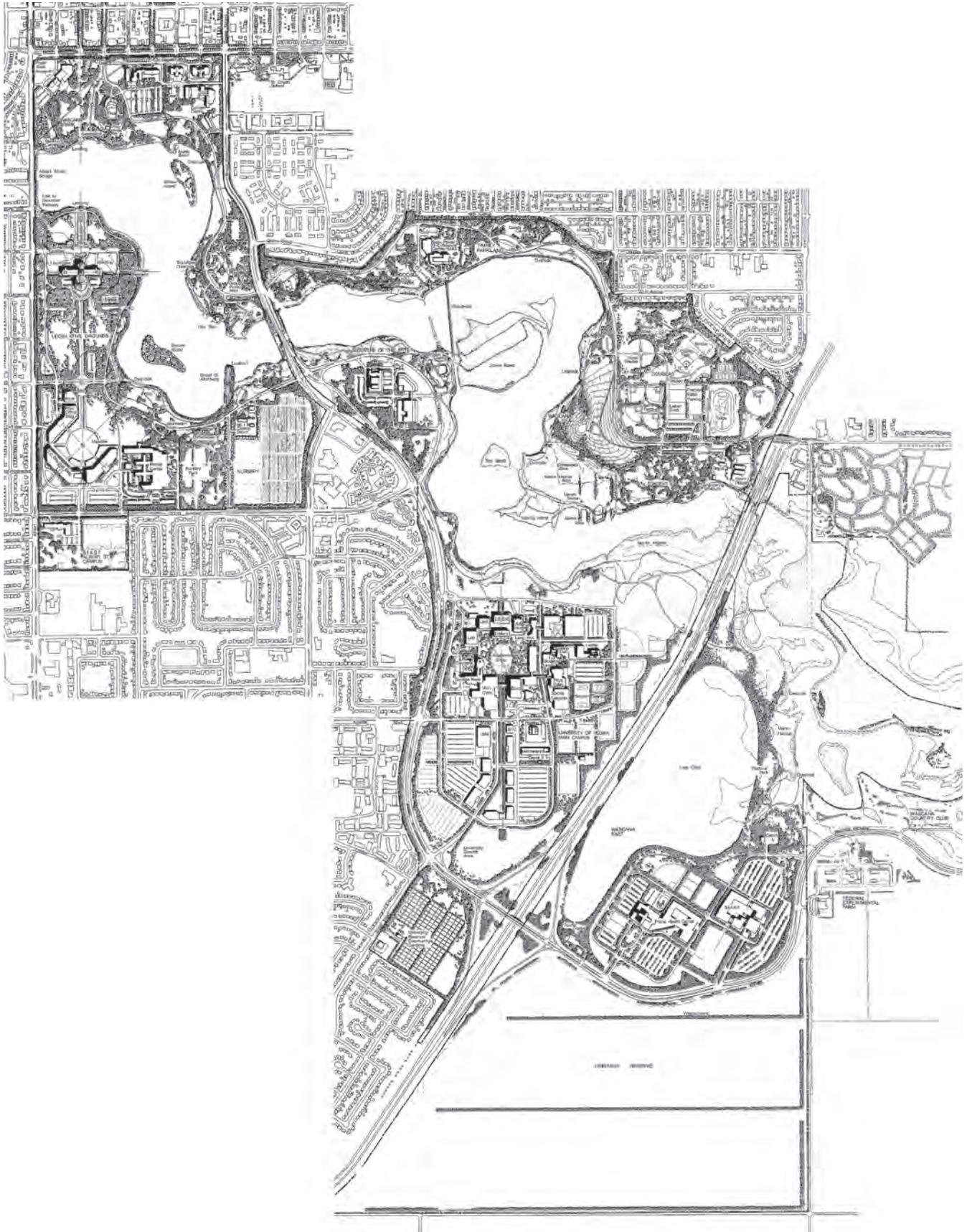
## 1992 du Toit Allsopp Hillier Plan Review

There were not many significant changes to this Plan. Its production was delayed until 1995. Because of the slow rate of change, The Wascana Centre Act was revised so that its legislated review would occur every seven years rather than every five years before that.

Conservation rather than development was a major planning theme. Strategies for naturalization, water conservation and reduced

maintenance of landscapes were introduced. So were the protection of special features: heritage buildings on the one hand and important landscapes on the other, which resulted in about half of the Centre becoming “off bounds” to future major development. The location of Information Systems was added to the Plan.

While the Plan for the University did not change significantly in its basic structure, this was the only area which showed any real development activity.



1992 du Toit Allsopp Hillier Plan

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## 1998 University of Regina Campus Plan

For the first time in several decades, the University undertook its own comprehensive development plan, prepared by the University of Regina Physical Plant and du Toit Allsopp Hillier, consultants. This approach has given the University greater ownership of its own future planning.

The decision to do this was partly an effort to bring the planning function “home” to the University and thereby reduce conflicts with the Authority’s planning regime and partly to coincide with fundamental changes to land control.

The potential for major academic expansion to the south was replaced with the greater potential of a growing research park

administered under a joint venture between the province—through the Saskatchewan Opportunities Corporation—and the University. Also, the plans of the Saskatchewan Indian Federated College (now First Nations University of Canada) had become more specific and needed to be incorporated into the general campus plan.

The campus plan focused on a more compact and built up academic core without through streets, an east-west as well as northwest green spine, a distinct building identity for the First Nations University of Canada, and many of the approaches previously set out in Wascana Centre’s various master plans, but in much greater depth and with considerable involvement by the University community.



1998 University of Regina Campus Mid Range Demonstration Plan

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## 1999 Research Park Plan

In 1988 the University of Regina and the Saskatchewan Opportunities Corporation established a joint venture to develop a Research Park in the southern section of the campus. This meant that the academic campus would be consolidated and that after infill, future expansion was slated east of the Trans Canada Highway. Wascana East north of Wascana Parkway would be shared by the University and SIAST (now SaskPoly), which had by then taken over the Plains Health Centre building.

In 1999 the Saskatchewan Opportunities Corporation prepared a master plan for the Regina Research Park and architectural designs for the next two new buildings.

The plan featured an extension of University Mall to an octagonal “Research Plaza” surrounded by important building frontages.

Research Drive was reoriented so that the approach to the Research Plaza is directly on axis with the entrance feature and interior atrium of one of the Park’s signature buildings. Surface parking surrounds the octagon of buildings. Parking bays are separated by three metre landscaped strips. Three parking structures supply the remaining stall requirement. The parking is accessed via a loop road, which also acts as the address for secondary buildings.

1,100 parking stalls within the Research Park are to remain available to the University. The remaining spaces in the plan are based on a ratio of one stall for every 470 gross square foot of floor area.

A secondary structure of pedestrian walkways radiates from the central space to a trail encircling the Research Park, connecting with trails around the University and into the rest of Wascana Centre



1999 Regina Research Park Long Range Plan

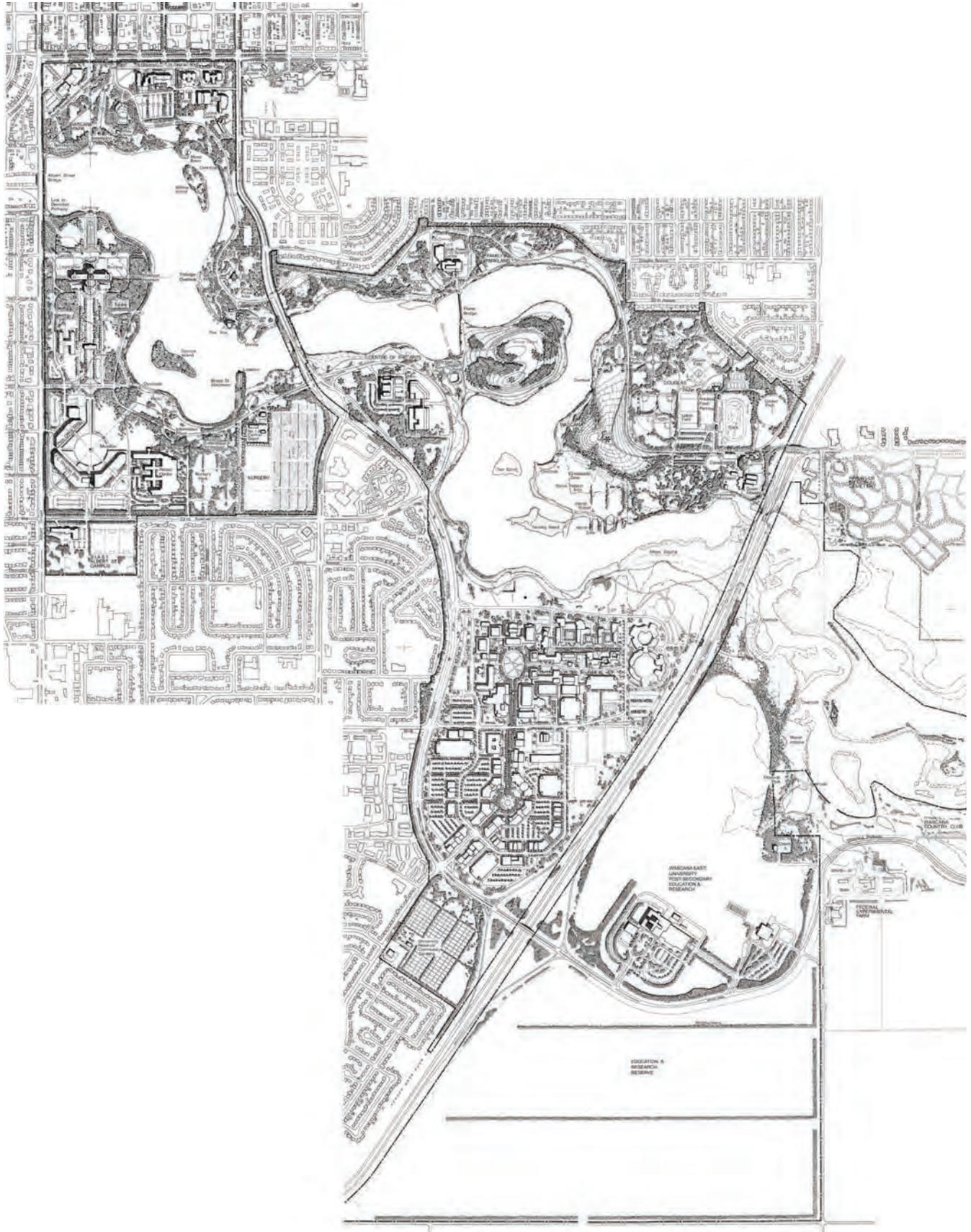
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### **1999 du Toit Allsopp Hillier Plan Review**

The plan report was restructured in 1999 to address the central importance of water and the lake to the life and character of Wascana Centre. It also set out a strategy for deepening the Lower or West Lake so as to improve current recreational use and water-carrying capacity, and to at least temporarily forestall the sedimentary process slowly transforming the lake into a marsh and over time a meadow. Excavation material was to be placed Goose Island (renamed Goose Hill), Wascana Hill and the north section of Wascana East.

The University of Regina and Regina Research Park 1998 plans were incorporated into the Wascana Centre Plan. This included a new home for the Saskatchewan Indian Federated College (now the First Nations University of Canada) on the east side.

Except for the rehabilitation and expansion of the decommissioned Plains Health Centre for SIAST (now SaskPoly), There was insufficient surety of land control to show significant circulation systems and building footprints in Wascana East. The Plan simply noted academic and research reserves.



## 2003-2004 Big Dig

The lake was first deepened by about two feet by men and horses with shovels and carts during the Depression in the fall of 1931. Spruce and Willow islands were created with the fill. Since then, acting as a sediment trap, the lake slowly filled up with silt. In the winter of 2003/4, it was deepened again, this time with heavy equipment to a depth of about eighteen feet, moving over 1.3 million cubic meters of fill.

There were a number of additional initiatives undertaken to reduce hauling distances for fill, at the same time providing new, land based amenities. In the west lake, Pine Island was crafted from the old Broad Street abutment, the Albert Street Promenade was created, and Willow and Spruce Islands were expanded. In the east lake, some

north shore banks were established to control erosion and to provide new habitat. As well, a new island was created between the Science Centre and the Display Ponds, intended to act as a halfway landing for a cross-lake walkway, thus helping to implement a proposal that had been in successive Plans since 1972.

Goose Island is part of a designated federal bird sanctuary. Canada Wildlife Service of Environment Canada intervened to forbid the making of Goose Hill. Fill was instead redistributed elsewhere. The top six inches of the alluvium lake bottom was taken to the north part of Wascana East, where it was ringed and capped to contain it while it slowly reduces its moisture content and subsides. Most of the balance of mineral soil went to City land south of the Riverside Cemetery.



Aerial of the new fill for the Albert Street Promenade taken in February 2004



Excavation went on 24 hours a day, seven days a week during the winter of 2003-2004

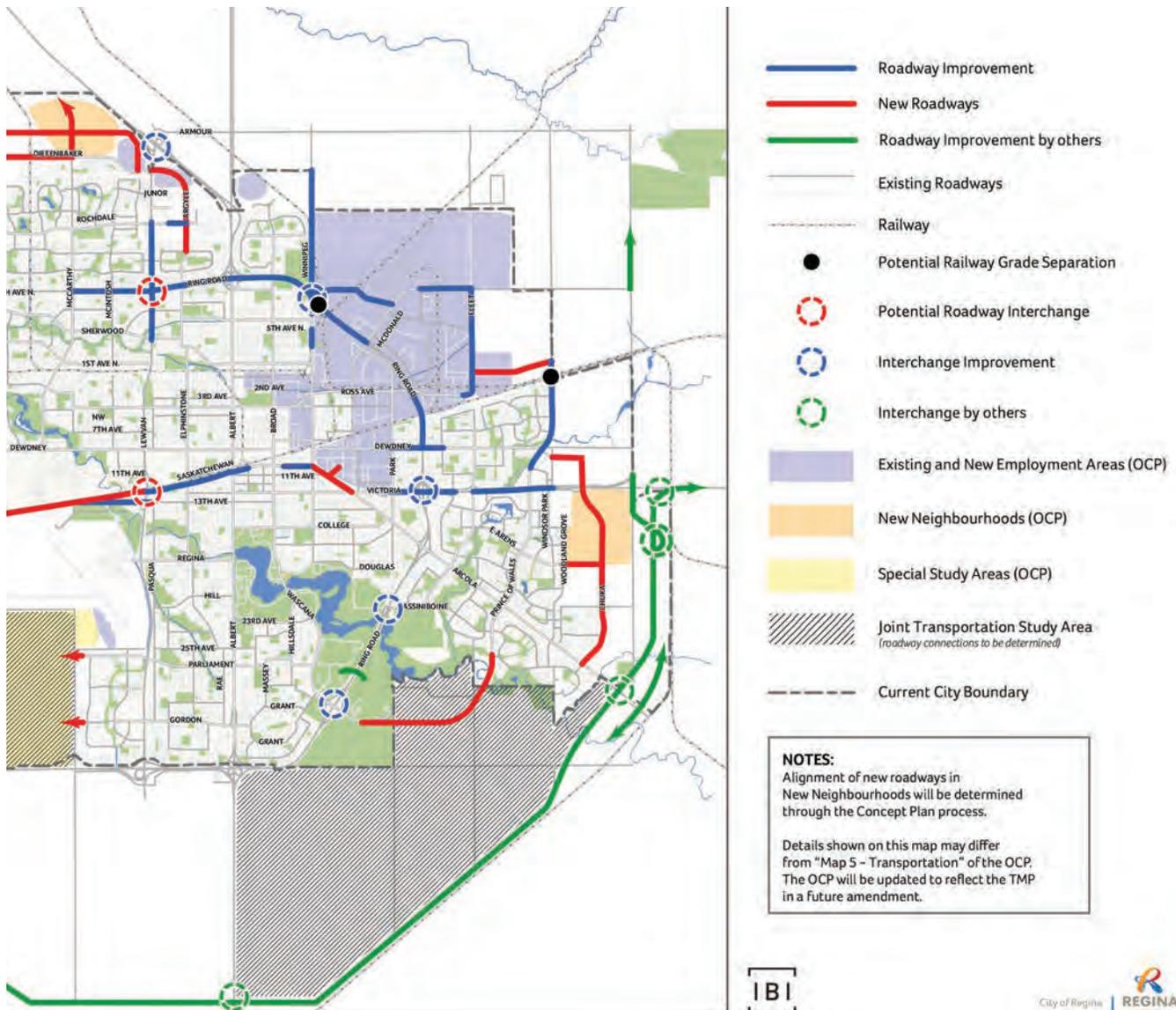


2003-2004 Big Dig Plan with areas of excavation (in blue) and areas of fill (in dark green). There were a few changes to this plan: the fill around Goose Island did not occur, and a new island was created between the Science Centre and the Display Ponds.

## 2015 City of Regina Transportation Master Plan

In June 2006, the City of Regina issued a Land Use and Circulation Plan for the three community growth sectors of the city. The South East Sector Plan remains relevant to Wascana Centre because of the increased population to the east. The Plan also illustrated the extension of Wascana Parkway to Prince of Wales Drive, and a new Trans-Canada Bypass, which was to pass along the south edge of Wascana South.

The 2015 Transportation Master Plan shows revisions to the 2006 plan. Wascana Parkway is still shown extended to meet Prince of Wales Drive. The Trans-Canada Bypass, however, is relocated further to the south, where it will not impact Wascana Centre. Of more relevance is the proposed improvements to intersections on the existing Trans-Canada Bypass at Wascana Parkway and Assiniboine Avenue West.



Future Road Network (Regina Transportation Master Plan, April, 2015)

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## 2006 Strategic Framework

In February 2006, the Wascana Centre Authority concluded a public review of its mandate and established a set of strategic priorities organized into three main categories:

1. Wascana Authority's core mandate areas
2. Resource procurement and stakeholder relations
3. Organization effectiveness and efficiency.

Mandated-related strategies include investigation into becoming a provincial Capital Commission, becoming more proactive in animating the Centre year-round with diverse events and activities, enhancing the trail system, pursuing an outdoor performance venue, seeking greater First Nations and Métis involvement, and becoming a model of social, cultural, environmental and economic sustainability.

Resource and stakeholder strategies include revenue generation through fundraising, sponsorship, commercial development and pricing; developing a marketing plan, seeking partners in implementing objectives, upgrading physical and technical assets, ensuring continuous communication with partners and others, and preparing a risk management plan.

Organization efficiency and effectiveness strategies include a capital plan for sustainable infrastructure, availability of appropriate technology, reliable computer and communications systems, and resource stability.

The Strategic Framework is intended to guide decisions, resource allocation and Board, Management and staff actions throughout the planning horizon of this Wascana Centre Master Plan.

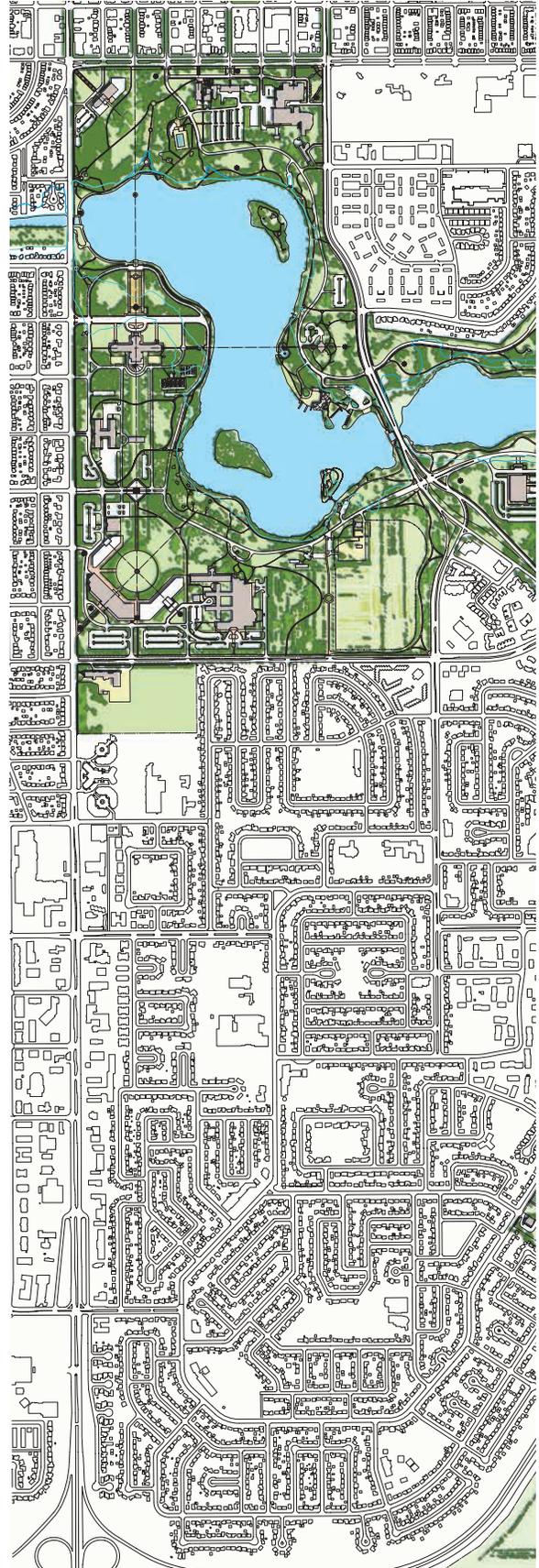
Copies of the Strategic Framework are available on the Authority's website at [www.wascana.ca](http://www.wascana.ca).

## 2006 DTAH Plan

The 2006 Master Plan begins to recognize that considerable portions of Wascana Centre are approaching a mature state. Where previous plans emphasized development, recent plans are beginning to also discuss maintenance and management of established institutions and landscapes.

The 2006 Plan included the following recommendations and changes:

- The Music Basin, previously proposed for Wascana Park was replaced by a more extensive amphitheatre in Douglas Park.
- To accommodate the amphitheatre and improve safety for winter tobogganing, the scenic drive in Douglas Park was terminated east of Wascana Hill. Access to Assiniboine Avenue was through small roads and parking lots.
- Development in Wascana East was shown in a more definitive way. Reflecting the concept of a “Knowledge Corridor”, the Saskatchewan Institute of Arts, Science and Technology (Now Saskatchewan Polytechnic) occupying the southern half while the northern half was to be occupied by an expanded University Regina.
- The University of Regina is shown with less development than in previous plans. This reflected reduced plans for growth and a recognition that surface parking was an essential campus component in the Regina context.



Composite Demonstration Plan



