

# *Wascana Centre Authority*



**1977 master plan review**

A REPORT TO THE MEMBERS OF WASCANA CENTRE  
AUTHORITY ON THE 1977 REVIEW OF THE WASCANA  
CENTRE MASTER PLAN

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## PREFACE

*"When Regina was chosen to be the capital of the future Province of Saskatchewan there was nothing to attract people to the area. The only variation from the flat prairie was a scraggly little creek that didn't promise anything. The creek, known as Pile O'Bones, was the subject of derision by people from other cities, but Regina residents, with the determination of western pioneers, have elevated the small creek to a place of prominence and beauty in the centre of a large city.*

*This is the ... story of the transformation of Pile O'Bones into beautiful Wascana Centre."*

Robinson, Marguerite E., - Pile O'Bones,

History of Wascana Creek, 1975

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## I

## STATUS, POWERS AND MANDATE

1. Wascana Centre

An area of 2,259 acres around Wascana Lake in the City of Regina devoted to:

- . the development of the seat of Government
- . the enlargement of educational opportunities
- . the advancement of the cultural arts
- . the improvement of recreational facilities

including properties of the incorporating parties, namely, the Province of Saskatchewan, City of Regina and University of Regina, which is embodied in a contiguous and continuous parklike setting where the landscape serves as the unifying element for the whole.

2. Wascana Centre Authority

A statutory corporation established by the Legislative Assembly of the Province of Saskatchewan, April 1, 1962, as petitioned collectively by the Province of Saskatchewan, City of Regina and University of Regina and which derives its purpose and powers from The Wascana Centre Act.

The Authority consists of eleven members, five of whom are appointed by the Lieutenant-Governor in Council, three appointed by the Council of the City of Regina and three appointed by the Board of Governors of the University of Regina.

At its inception, this tripartite arrangement was deemed to be unprecedented as an exemplary long-range planning and development model, providing for the process of co-operation between autonomous public bodies.

As guardians of the Master Plan, the Authority ensures that proposed developments within the Centre are consistent with the purposes of the Centre and its Master Plan. It judges the acceptability of proposed developments within the Centre, including the location of new buildings as well as their exterior architectural form, design and appearance, site design and development including service facilities, landscaping, works of fine art and the level and performance of landscape maintenance. To further ensure consistency with purpose, the Authority is empowered to pass bylaws enforceable in the Centre through the provisions of The Wascana Centre Act.<sup>1</sup>

### 3. Master Plan

Minoru Yamasaki, the first architect planner for Wascana Centre, prepared a Master Plan<sup>2</sup> in 1962 with the following guidelines<sup>3</sup>:

- . that the circulation pattern be set up and the principal roadways as designated in the Master Plan be respected and, if they are to be changed, that the Authority review and approve those changes.
- . that land uses as designated by the Master Plan should be respected and, if any part is to be changed, that it be done with the agreement of the Authority.
- . that the podium scheme for the University be respected and that,

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<sup>1</sup>The Wascana Centre Act (R.S.S. 1965, c. 401), Sec. 11.

<sup>2</sup>Minoru Yamasaki and Thomas Church, "Report on Wascana Centre", January, 1962

<sup>3</sup>Minoru Yamasaki;- Letter to A. K. Gillmore, June 22, 1962.

in addition, the arrangement of buildings and the design of any future buildings be reviewed and approved by the Authority.

- . that the mall behind the Legislative Building be an integral part of the Master Plan, and that any future buildings be reviewed and approved by the Authority.
- . that the siting and design of all other buildings, regardless of their use, which are on Wascana Authority land, be reviewed and approved by the Authority.
- . that all landscaping schemes affecting the Centre be reviewed and approved by the Authority.
- . that the dredging of the lake and the disposition of the earth be also reviewed and approved by the Authority.

#### 4. Advisory Groups to the Authority

Under the statute and under the action of the Authority there have been advisory committees to give advice to the Authority, some of which have been set up from time to time. The existing committees are:

- . Architectural Advisory Committee
- . Engineering Advisory Committee
- . Wascana Waterfowl Park Committee
- . Fine Art Advisory Committee.

Architect planners for the Authority have been Dr. Minoru Yamasaki, and currently Mr. Jack Long.

Mr. Tommy Church, who was the first landscape adviser appointed, was succeeded by Mr. Michael Hough and currently Professor Hugh Knowles.

Present members of the Architectural Advisory Committee are:

Mr. Jack Long, chairman

Professor Henry Elder

Mr. Jim Langford

Professor Hugh Knowles

Mr. Allan Gillmore (the first Executive Director and presently acting in an advisory capacity on the Architectural Advisory Committee).

Present members of the Engineering Advisory Committee are:

Mr. Don Larmour

Mr. Jack Middleton

Mr. Harry Ball.

#### 5. Master Plan Review

As required by section 71 of The Wascana Centre Act<sup>4</sup>, the Authority's architect planner shall review the Master Plan at least once every five years. The process of the review may assume different forms as established by the Authority.

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<sup>4</sup>op cit, Sec. 71.



Jack Long, the current architect planner, carried out the 1972 Master Plan Review<sup>5</sup>. This latest review requested by the Authority to be carried out in 1977 is undertaken in conjunction with Dr. W. G. Davies, Mr. A. Bruce Smith and Dr. J. H. Archer, as members selected to represent the participating parties, and with the assistance of P. J. Moran, Executive Director.

The earlier 1972 review was completed and, with the exception of the proposed experimental community, was approved in principle by the Authority, subject to the acceptance by the three participating parties. The plan did not receive the support of the Authority in all its aspects and some specific elements were never ratified. It was a review that addressed itself to possible future new concepts and undertakings and asked for current interpretations of the preamble to The Wascana Centre Act<sup>6</sup>. The review advocated many things, both within and outside Wascana Centre, but it also reaffirmed and strengthened the original Master Plan. The review acknowledged that rapid developments had been accomplished in the past ten years, and it recognized the possibility that the 100 year plan was going to be substantially realized in a much shorter time than original projections.

The review also prepared a plan for the 700 acre addition within Wascana Centre east of the Trans-Canada No. 1 Bypass for accommodating the Plains Health Centre and the Wascana Institute of Applied Arts and Sciences.

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<sup>5</sup> Jack Long, "Five Year Master Plan Review of Wascana Centre", February 1973.

<sup>6</sup> op cit, Preamble.

Other recommendations were:

- . A new lake, a campground, a major agricultural preserve, an experimental community and a growth plan that would integrate the hospital and the institute.
- . The expansion of the "Wascana Idea" into the greater Regina region and into the urban environment.
- . A major winter garden that would incorporate an enclosed water mall with new Government office space requirements.
- . A community college using the old College Avenue campus and integrating with the renewal and rehabilitation of Cornwall Street.
- . A tourist information centre on the Trans-Canada No. 1 Bypass and the planning of the bypass so that it visually became an integral part of Wascana Centre.
- . Concern for sustaining the quality and volume of water in Wascana Lake; maintaining an appropriate balance of built to natural environments; not over-accommodating use of the automobile.

The 1972 Master Plan Review was a different kind of review in that it advocated new possibilities and new directions for the Wascana Centre Authority. As might have been anticipated, it became the subject of debate.

## 6. 1977 Master Plan Review

The current review was authorized by the Authority in a letter to Mr. J. W. Long dated September 13, 1977. Mr. Long requested that this review include a committee of representatives from each of the participating parties with participation from the staff.

To fulfill its mandate, the Master Plan Review Committee established the criteria for the review process as follows:

- . To assess the general progress of the Centre's development since its inception.
- . To assess the progress of the Centre's development more specifically during the past five years.
- . To affirm the elements of the plan, their elaboration and adjustments.
- . To indicate elements of the plan that are still in conflict or are unresolved.
- . To graphically prepare a 1977 Master Plan.

The Review Committee met on eight occasions, discussing both "the process" and "the plan". It was agreed that the review was to be an open one and input was solicited from the many relevant departments of both the Provincial and Civic Governments, the public at large, special interest groups, the various committees acting for the Centre, Authority members and its participating parties. There was a positive response, and this effort to open up the review process is considered to be an important step.







## II

THE GENERAL PROGRESS OF THE DEVELOPMENT OF THE  
CENTRE SINCE ITS INCEPTION AND CONCERNS FOR THE FUTURE1. General Observations

The original physical plan for Wascana Centre, consisting of approximately 1,000 acres of land and 290 acres of water, contained substantial tracts of public land in the title of the three participating parties. There was, however, at that time, a significant number of privately held parcels requiring acquisition by the Authority for the realization and fulfillment of the plan. In addition, the Authority has since its inception extended its boundaries from time to time to include additional public and privately held land and water, bringing the present total to 1,951 acres of land and 308 acres of water. A few small areas of privately held inaccessible marsh land within the flooded areas of Wascana Creek east of the Trans-Canada No. 1 Bypass have yet to be acquired. The acquisition of all privately held lands within the present boundaries of the Centre, other than those referred to above, is complete and now held in the public domain, thus achieving a most significant and necessary objective in the fulfillment of the concept. Importantly, this has been accomplished without the Authority having to arrange debt financing.

Having regard to the purpose of Wascana Centre, the Master Plan has not remained static but, rather, has been amended and modified to meet the changing needs of the participants and the public within the framework of the original objectives.



These changes in the plan have not been officially approved since 1967. This current review sets out to produce a Master Plan for 1977. The review affirms what has been accomplished over the years, what is still valid in the plan, what has been amended or elaborated, and what is in conflict and yet to be resolved.

There are considerations in the review that go beyond the boundaries of Wascana Centre, yet they are of pervasive and profound importance to its future. Wascana Centre is not an entity unto itself, but rather an integral part of Regina's urban fabric. What Wascana Centre Authority does affects the City, and what the City does has an environmental impact on Wascana Centre.

Included then, in the Wascana Centre Master Plan, is a Regina and environs plan that shows:

- . important cones of vision to Wascana Centre and the dome of the Legislative Building
- . primary transportation routes
- . the relocated rail lines
- . growth areas and areas of possible change and
- . those peripheral areas where development is restrained.

Of particular importance is the area upstream that should be protected since it represents the watershed area that is so important to the water quality and environment of the Centre. It may well be that this watershed area should be eventually included within the boundaries of Wascana Centre.

Of a similar concern are those developed or developing areas around Wascana Centre that have an influence on the Centre. Over the coming years, many of the developed lands will be either rehabilitated or renewed. The developing lands adjacent to the boundaries of the Centre will be subject to recurring change and are an obvious concern. The Authority must address itself, in consultation with the City, ensuring that the lands are not developed to the detrimental interests of the Centre. There is also good reason to continue limitations and regulations respecting growth and development and to even more sharply define those principles. This includes restrictions on excessive use of the automobile and for the roadways and parking lots they require. Wascana Centre is an outstanding example of the balance between development and natural settings, and it should remain that exemplary model.

## 2. Development of the Seat of Government

The development of the seat of Government has seen considerable renovation and restoration to the interior of the Legislative Building to more appropriately serve its legislative function. The Master Plan for the legislative area has been recently elaborated; a new provincial office building is nearing completion; non-conforming residential houses on the legislative grounds have been removed, and a keen sense of place is reflected in the artistic quality of the monuments and memorials established to date.

### 3. Enlargement of Educational Opportunities

Educational opportunities have been enlarged as a result of the establishment of the University of Regina main campus. The present enrollment is approximately 3,750 full time and 2,750 part time students. Growth in enrollment and physical plant development has been slower than originally anticipated. However, since 1964 physical plant growth has seen the construction of the following buildings: Classroom, Laboratory, Education, Physical Education, Library, Administration/Humanities, Campion College, Luther College, Central Heating and Cooling Plant, Maintenance, College West, connecting links, outdoor recreation activities, and landscape improvements.

The Plains Health Centre, a teaching hospital, and the Wascana Institute of Applied Arts and Sciences are two additional structures on land within the Centre, on the east side of the Trans-Canada No. 1 Bypass, providing educational opportunities.

### 4. Advancement of the Cultural Arts

The cultural arts have been advanced with the construction of the Saskatchewan Centre of the Arts, the promotion of outdoor concerts and art exhibits, the construction of memorials, the conversion of the old College Avenue Campus Gymnasium to a sculpture studio and the old Teachers' College to the University's Fine Art Building. It is anticipated that Canadian Broadcasting Corporation Headquarters and Production Studios planned within the Centre in the near future will provide further opportunity for the advancement of the cultural arts.

## 5. Improvement of Recreational Facilities

There has been an ongoing improvement to active and passive recreational facilities within the Centre. An all-weather running track, complete with ancillary facilities, is a focus for sporting activities, while tennis courts, football, soccer, baseball, fastball, and cricket fields serve those participating in the more active team sports. The Centre has promoted other recreational activities, such as walking, jogging, bicycling, cross-country skiing, snow-shoeing, and sleighing. Wascana Lake has been developed for sailing, canoeing, rowing and is a focus for skating and ice boating during the winter. Extensive open space has been provided, with numerous picnic tables, barbecues, waste containers, drinking fountains, overlooks and washrooms. Group picnic facilities have been developed on Willow Island. Scenic drives have been constructed with appropriate parking and scenic vistas.

## 6. Other Elements of the Centre

The Wascana Waterfowl Park has been retained as a very important resource and an integral part of the Centre. Its boundaries have been extended within the urban environment. Because of its recreational and educational qualities, it is extensively used by nature lovers and by the Public and Separate School systems for their outdoor educational programmes. The Authority has managed to sustain its qualities through careful protection and development.



The review of the progress to date in the development of Wascana Centre should not be concluded without reference to the Authority's progress in the areas of landscape construction and maintenance. The following table indicates the progress to date with respect to landscape development:

LANDSCAPE DEVELOPMENT 1962/63 - 1977/78

	<u>Land Acreage at</u>	
	<u>Inception</u>	<u>Present Day</u>
	<u>(1962/63)</u>	<u>(1977/78)</u>
(a) Dry land		
-fully developed	160	470
-buildings, roads, undeveloped and other	<u>840</u>	<u>1330</u>
	1000	1800
(b) Lake area	300	300
(c) Marsh lands	<u>--</u>	<u>160</u>
Total	<u>1300</u>	<u>2260</u>
Lands allocated for future landscape construction		
- 50% of (a) above	500	900
Percentage of land developed to date (16 years)	88%	52%
Projected completion date		
based on rate of development to date	4 yrs.	22 yrs.
	(1981-82)	(1999-2000)
Total years of development	20 yrs.	38 yrs.
Original projection	100 yrs.	--

In reference to landscape development, much of the one hundred year projection has been completed in less than twenty years. Wascana Centre is reaching this level of maturity at a much more rapid rate than was anticipated.







SPECIFIC PROGRESS OF THE CENTRE'S  
DEVELOPMENT DURING THE PAST FIVE YEARS

1. The Boundaries

Since the last review of the Wascana Centre Master Plan in 1972, the boundaries of Wascana Centre have been extended. They now include, as part of the Wascana Waterfowl Park, Wascana Creek and adjacent marsh lands, and the northern shoreline of Wascana Creek from the Trans-Canada No. 1 Bypass east to Rainbow Bridge at the extreme eastern extremity of Sec. 8-9-17 W2.

The former site of the Campion High School has been added as a southerly extension to the legislative grounds.

Since the 1972 Master Plan Review, the Authority has, through negotiation and other processes, acquired approximately 562 acres of land previously brought within the boundaries of the Centre east of the Trans-Canada No. 1 Bypass, of which approximately 556 acres are for future Government use.

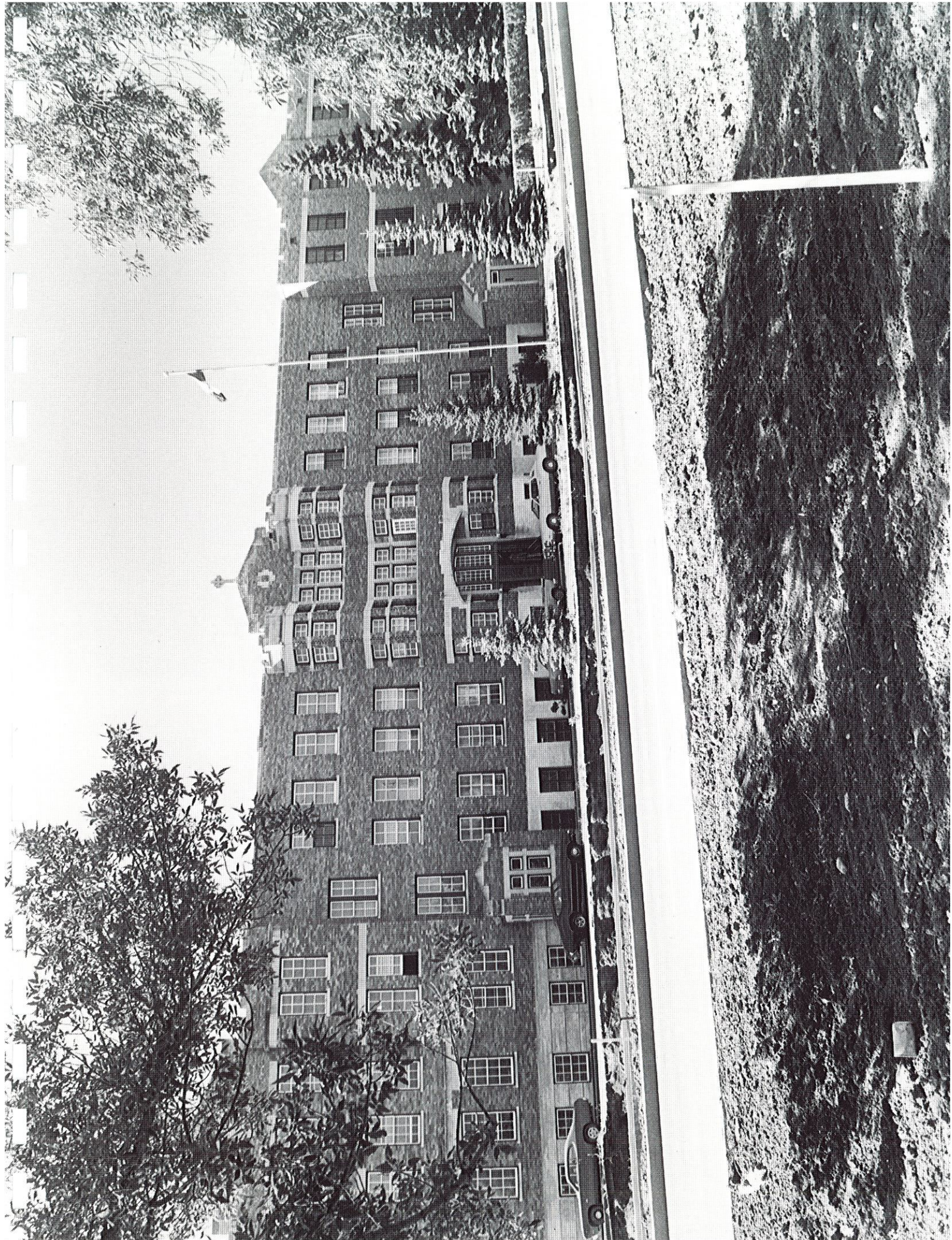
2. Development of the Seat of Government

Over the period of the last five years, there has been further development in the seat of Government as a result of a study by the Province of its requirements. These have been elaborated in a proposed new development plan for the legislative area<sup>7</sup> which provides for, among other things, the construction by the Government of Saskatchewan of a new Provincial Office Building near Albert Street and 23rd Avenue. This new office building is nearing completion, and landscape construction work is already being carried out by the staff of the Authority.

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<sup>7</sup>Project Planning Associates Limited, "Wascana Centre Legislative Area"











During the past five years, there has been a further extension to the development of Lakeshore Park on the legislative grounds with the establishment of irrigation, turf and woody plant material.

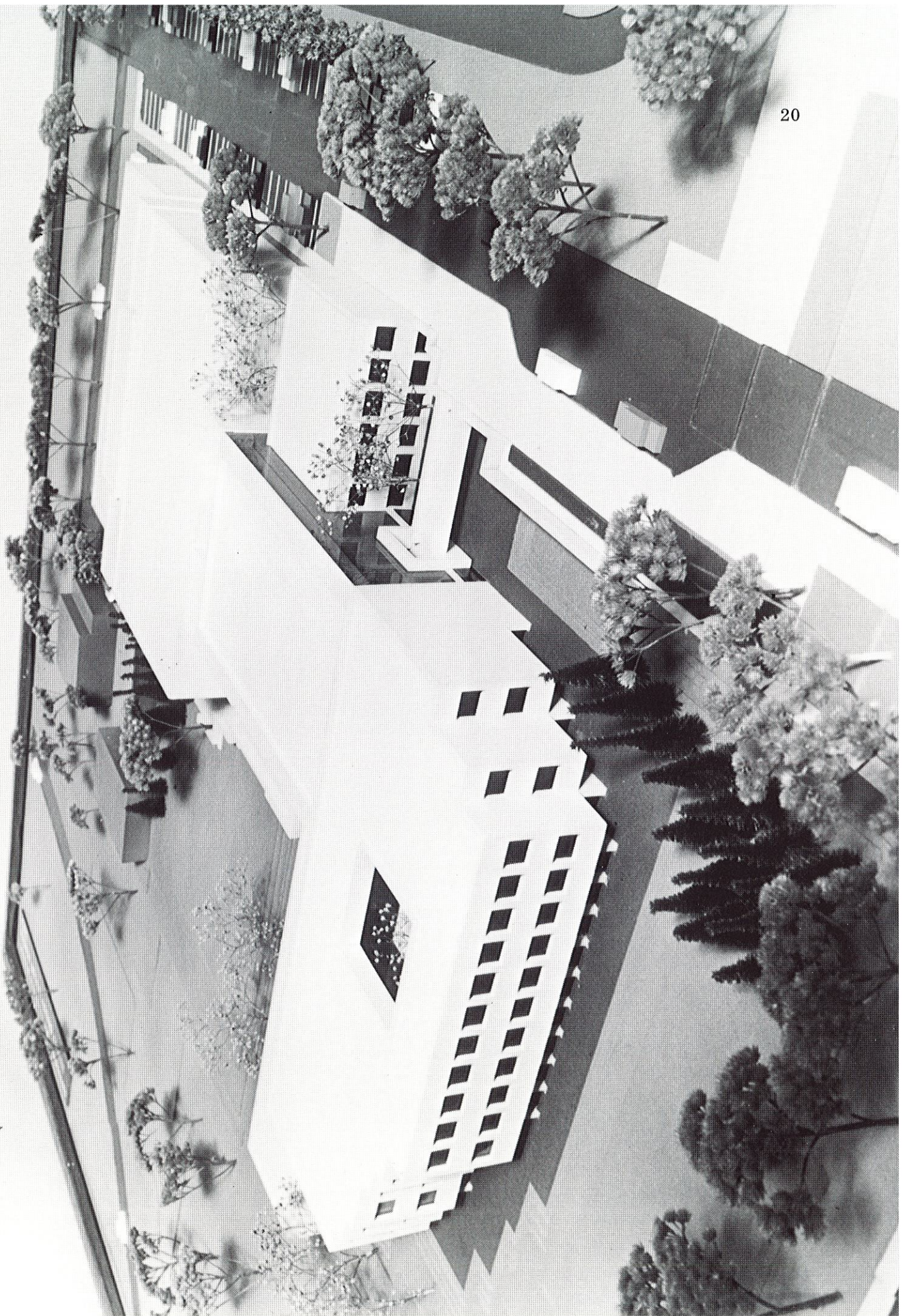
### 3. Enlargement of Educational Opportunities

While there has been little physical plant development in the enlargement of educational opportunities within Wascana Centre during the past five years, it should be noted that the former Champion High School has had interior renovations allowing for its use by the Wascana Institute of Applied Arts and Sciences in its educational programme.

A new all-weather pedestrian connection link has been constructed between College West and the Laboratory Building.

Considerable landscape construction has occurred enhancing the physical or functional aspects of structures built prior to the 1972 Master Plan Review. Development includes extended irrigation networks, new turf, trees and shrubs and sidewalks, road and parking lot facilities for the following University buildings: Champion College, Physical Education, College of Education, Luther College, College West, Administration/Humanities and Maintenance. Additional landscape development has occurred in the southeast, northeast and core area of the main Regina campus and significant developments have taken place between the shore of Wascana Lake and University Drive. Major landscape construction work was also carried out at the Plains Health Centre and the Wascana Institute of Applied Arts and Sciences east of the Trans-Canada No. 1 Bypass.







#### 4. Advancement of the Cultural Arts

Plans have been approved by the Authority for the construction of Canadian Broadcasting Corporation Headquarters and Production Studios in the cultural area of Wascana Centre. This is expected to expand the present opportunities for performances in the cultural arts. The Canadian Broadcasting Corporation has always had an area reserved in Wascana Centre for a Regina-based facility but the area indicated was far less than its current programme dictated. A much expanded building programme is now in the advanced planning stages and the consensus is that it does integrate well with the surrounding structures and landscaped areas along the lakeshore. An important cone of vision, to the dome of the Legislative Building from Broad Street, has been maintained.

Landscape construction work is almost completed at the site of the Saskatchewan Centre of the Arts. This has provided a fine setting for the building enhancing its integration and continuity with the legislative grounds and main Regina campus.

Two memorials were introduced in the legislative area commemorating the contributions of two former premiers, namely, the late Woodrow S. Lloyd and the late W. Ross Thatcher, and the Authority is exploring other alternatives for commemorating people within the Centre.

Major restoration repairs were made to the old bandshell structure in Wascana Park to permit its further use for musical performances until a new music basin is constructed. The conceptual design for the music basin has now been completed.

Other activities initiated during the past five years which have contributed to the advancement of the cultural arts within Wascana Centre are the annual "Bazaar" held both indoors and out at the Norman Mackenzie Art Gallery, an annual one-day winter carnival on Wascana Lake and the use of some buildings within the Centre for the annual City-wide, multicultural event called "Mosaic".

The Authority, through the Fine Art Advisory Committee, commissioned Mrs. Doris Shadbolt to designate fifteen locations for possible major works of fine arts within the Centre, and these recommendations<sup>8</sup> have been forwarded to the Master Plan Review Committee. These suggested locations should now become a part of the Master Plan. The recently formed Fine Art Advisory Committee has recommended the establishment of a method of funding the acquisition of artwork for these sites, as well as a time table for doing so.

Public participation in the more popular activities and events within the Centre:

<u>Event or Activity</u>	<u>Approximate Average Annual Attendance</u>
Museum of Natural History	300,000
Saskatchewan Centre of the Arts	250,000
Legislative Building	60,000 - 70,000
Pile O'Bones Sunday	30,000 - 50,000
Norman Mackenzie Art Gallery	27,000
Diefenbaker Homestead	25,000
July 1st Celebrations	20,000
Waskimo Winter Carnival	10,000
Bazaar	6,000

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<sup>8</sup> Doris Shadbolt, "Proposed Outdoor Sites for Works of Fine Art in Wascana Centre for Possible Inclusion Within the Wascana Centre Master Plan", June 15, 1977.















### 5. Improvement of Recreational Facilities

Significant developments have occurred in the improvement of recreational facilities within the Centre since the time of the 1972 Master Plan Review.

The development of the Wascana Centre marina became a reality in advance of expectations when additional funds to those of the Authority were provided by the City of Regina through its grants from the Province for the Western Canada Summer Games and by the Canada Department of Public Works through its marina-dredging programme. The development of a requirement study for a proposed all-weather use marina structure is presently nearing completion.

A new all-weather track with a Chevron 440 running surface constructed to Olympic standards was developed in Douglas Park from City funds provided by the Province for the Western Canada Summer Games. The Province funded a new all-weather change room facility, constructed by the Authority, adjacent to the new track which is used by athletes competing in track events, football, baseball, fastball, cricket, cross-country skiing and snowshoeing. In association with the construction of the new change room facility, the old change room facilities were reconstructed as public washrooms. A particular feature of the new change room facility is the manner in which the landscape treatment is carried over the top of the building to integrate it more closely with the ground and park amenities.

New facilities have been constructed for ladies fastball and for peewee football in Douglas Park. Leibel Field has been relocated from its former location in the family amusement area to Douglas Park.

Extensive landscape development has been undertaken in the area between McDonald Street and Winnipeg Street on the north side of Wascana Lake, referred to as the family amusement area. This includes landscaping, drinking fountains, a new public washroom and the incorporation of nine barbecues and eighteen picnic tables, all attractively designed and functional.

The following permanent amenities are dispersed throughout the Centre:

Barbecue grills	54
Picnic tables	90
Waste containers	137
Drinking fountains	18
Park benches	117

Three artists, Mr. Ric Gomez, Mr. Brian Neuman and Mr. Russ Yuricity, have been retained in the designing of structures for inclusion in a new contemporary children's playground within the family amusement area, and the initial phase of construction is expected to proceed shortly. Extensive landscape development has progressed during the past five years from the entrance at Lorne Street and College Avenue along Wascana Drive to the intersection of Wascana Parkway and Quinn Drive.

#### 6. Other Activities Within Five Year Review Period

Other improvements, which have taken place within Wascana Centre since the 1972 Master Plan Review, include the construction and landscape development associated with the interchange at Wascana Parkway and the Trans-Canada No. 1 Bypass, extensive buffer planting along Wascana Parkway from Kramer Boulevard east to the Government of Canada Research Station, and buffer planting along both sides of the Trans-Canada No. 1 Bypass between the interchange at Wascana Parkway and Wascana Creek. A complete redesign and implementation of the site development for the federal Queen Building was undertaken by the staff of the Authority and is now completed. A start has been made on the construction of a mountain for recreational activities. As a service facility within Wascana Centre, the Authority approved the construction of a new City of Regina firehall on University land near the intersection of Grant Road and Grant Drive, and it is in the process of being landscaped by the Authority staff.

#### 7. Cones of Vision

The Authority expressed its concern about the negative effects of possible intensive development, particularly that of highrise, around the boundaries of the Centre and the consequent need for preserving views to the dome of the Legislative Building. A special committee was struck and has now reported<sup>9</sup> on the potential development around Wascana Centre and its possible effect on the views to the dome of the Legislative Building. Whereas the Authority accepted the recommendations of the special committee and has continued to preserve the cones of vision within the Centre as outlined in the report,

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<sup>9</sup>"Preliminary Report of Special Joint Committee Studying Potential Development Around Wascana Centre", February 8, 1973.



the City of Regina did not give its general endorsement to those recommendations pertaining to the areas outside the boundaries of Wascana Centre. Nevertheless, it has recognized, and has been responsive to, the concerns expressed in the report and has generally consulted with the Authority pertaining to areas of potential conflict. Nonetheless, housing developments along the Parkway have been significantly remiss in caring about the maintenance of an open quality to the Centre.

#### 8. Cornwall Village

A neighborhood rehabilitation between College Avenue and Victoria Park was advocated in the 1972 Master Plan Review as a means of extending the Wascana Idea into the City Centre.

It was inevitable that the notion of rehabilitation would find acceptance, and the City has supported the idea by generally reclassifying the land in this general area.

It was suggested that Wascana Centre Authority, with its knowledge and commitment to sound ecological development, might contribute its expertise to the City of Regina in realizing the creation of a "Cornwall Village".

This review reaffirms this idea, emphasizing that the initial overtures must necessarily come from the City of Regina.

#### 9. Financing

The progress in landscape development could not have occurred without adequate financing, and the Authority, with the agreement of the three participating parties,

recognizing the decreasing purchase value of the dollar due to inflationary pressures, requested the Saskatchewan Legislature to amend The Wascana Centre Act whereby the statutory obligation of contribution of funds to Wascana Centre was increased from a total of the equivalent value of 3 1/3 City mills to a total of 5 mills, based on the fixed sharing cost formula (Prov. 55%, City 30%, Univ. 15%). The Saskatchewan Legislature subsequently approved the amendment in 1975. The extensive construction work undertaken by the Authority over the past five years has provided for unification of the areas. There is now a more cohesive, comprehensive and recognizable outgrowth of the plan by the public.

Whereas the financing made possible by the three participating parties has enabled many things to happen within the Centre, the credit for the successes the Authority has achieved to date must be attributed to the enormous amounts of discussion with, and the advice from, the three participating parties and the various committees of the Authority in concert with a most dedicated staff and supportive public. The present permanent staff stands at 105 employees which is supplemented by an additional 164 seasonal employees.

Wascana Centre Authority  
Statement of Expenditures 1973/74 to 1977/78

<u>Year</u>	<u>Statutory Grant</u>	<u>Landscape Maintenance Service Maintenance Special Projects Land Acquisition</u>	<u>Total Expenditures</u>
1972-73	\$ 719,193 (3 1/3 mill)	\$ 415,324	\$ 1,134,517
1973-74	730,233 (3 1/3 mill)	519,958	1,250,191
1974-75	750,985 (3 1/3 mill)	745,680	1,496,665
1975-76	1,173,570 (5 mill)	735,825	1,882,769
1976-77	1,217,440 (5 mill)	1,085,468	2,302,908



## IV

AFFIRMED ELEMENTS OF THE MASTER PLAN:  
THEIR ELABORATION AND ADJUSTMENT

1. Development of the Seat of Government

The legislative area development plan, although not yet officially approved by the Authority, can be assumed to be generally acceptable to the Provincial Government. This Review Committee recommends its inclusion in the Master Plan, but with several reservations:

- . density of ground coverage and occupancy should not exceed the present upper limit
- . surface parking areas off 23rd Avenue appear to be excessive.

As well, the Review Committee would hope that the Provincial Government would collaborate in the establishment of some form of effective public transit for the legislative area.

Additionally, the Review Committee would welcome directions in Government policy affecting decentralization of buildings and personnel which might lead to less congestion in the legislative area.

2. Enlargement of Educational Opportunities

The University Master Plan, although never officially approved by the University and communicated to the Authority, is the plan that can be considered most appropriate since it has been used consistently as a guide when new developments are considered. The plan retains the original philosophy of an all-weather pedestrian circulation and growth system around a large landscaped inner quadrangle.

Options remain open for the further development of residential or other University related functions to the south of University Drive and to the west of the Trans-Canada No. 1 Bypass.

An interim use of community garden plots is indicated as a land use west of the Trans-Canada No. 1 Bypass and south of Wascana Parkway.

The University has leased to the City of Regina a small corner of the above site at Grant Road and Grant Drive for a firehall, completed in 1977.

An extension to University Drive, across Wascana Creek and under the bypass has been eliminated from the plan.

The Review Committee recommends that the University take the necessary steps to have the plan approved by the Authority. This Committee believes that the use of automobiles should be restricted or reduced. As an example, the University should reduce parking spaces, rather than providing more, while seeking alternative transportation systems.

The old College Avenue campus buildings have sufficient architectural and heritage character, plus a quality of construction, to give them many more years of use. Eventual completion of the main University campus may reduce the University's need for these buildings, but this then provides their use for other educational and cultural opportunities.



### 3. Advancement of the Cultural Arts

The conceptual design for the music basin has been changed and the permanent buildings originally planned have been deleted because no permanent buildings are now required. Instead of permanent service facilities for the music basin, mobile units are proposed so they can be transported to whatever activity in the Centre demands their use.

The Review Committee recommends that the small proposed historical museum be removed because of the possibility of overdeveloping the area. The Review Committee would like to reinforce the idea of an historical museum and suggests that one of the possible locations is in one of the College Avenue buildings.

### 4. Land Within Wascana Centre East of Trans-Canada No. 1 Bypass

The previous five year review advocated:

- . a new lake
- . a campground
- . a marina
- . a pattern of growth for the Plains Health Centre and Wascana Institute of Applied Arts and Sciences that would integrate their development along a water mall extending from the new lake to a terminal location near Wascana Parkway
- . an experimental community
- . an agricultural preserve for the area south of the Wascana Parkway.

In the 1972 Master Plan Review, the concepts of a public campground, experimental community and the growth pattern of the hospital and institute were set out. However, subsequent discussions, both within the Authority and Review Committee, have not disclosed support for these ideas.

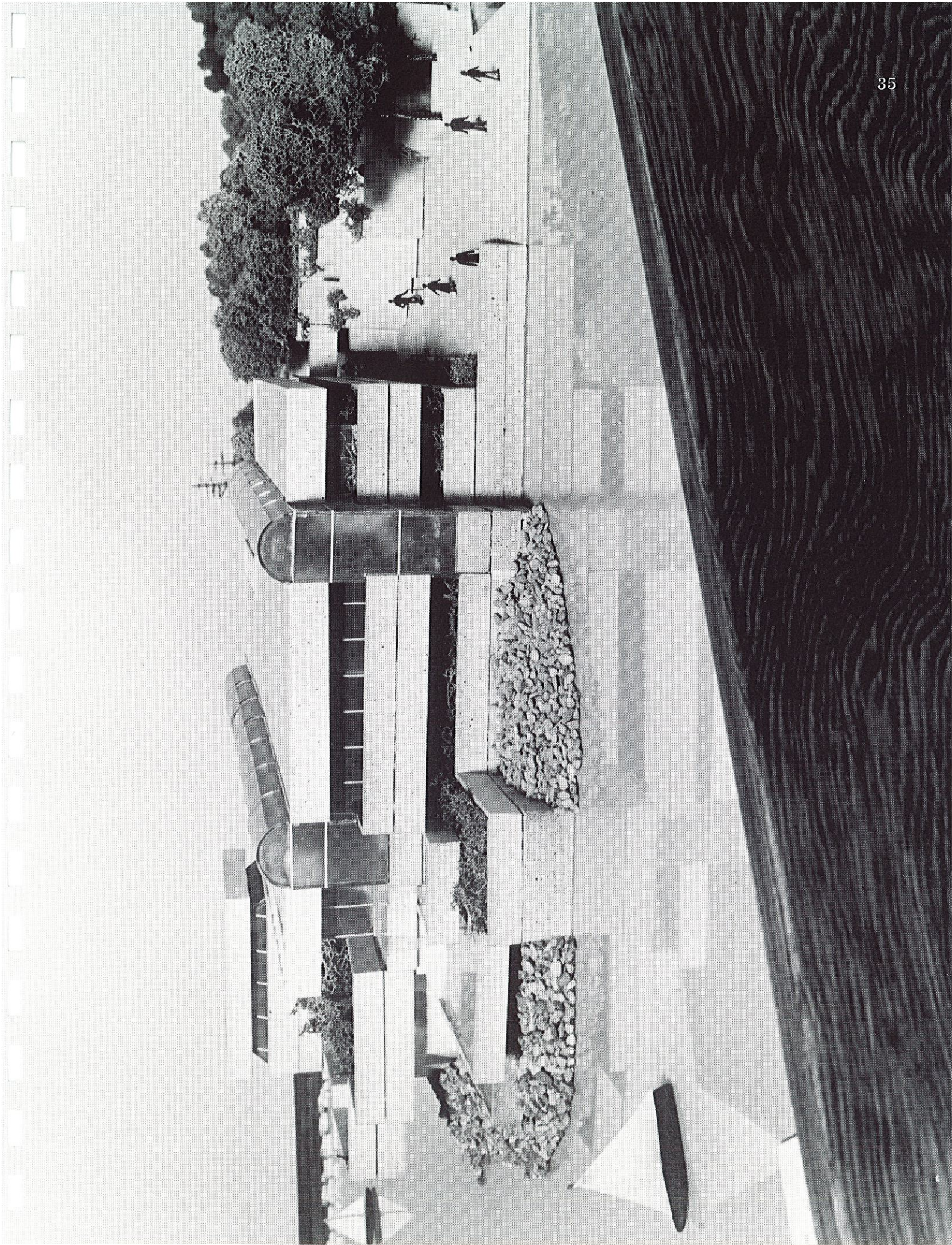
If the proposal for an experimental community receives consideration at some time in the future, the original proposal outlined in the 1972 Master Plan Review should be scrutinized.

This review retains those parts that did meet with some degree of approval sufficient to affirm them in this plan review, as follows:

- . the Plains Health Centre and the Wascana Institute of Applied Arts and Sciences with their attendant site development
- . the proposed lake
- . a future marina
- . possible day time camp along the new lake
- . water mall between the two institutions to act as an integrator in future development.

Because peripheral growth around the Wascana Institute of Applied Arts and Sciences would reduce the architectural character that this building now enjoys, a growth pattern along a water mall is recommended.







The Review Committee would propose that land to south of Wascana Parkway and east of the Trans-Canada No. 1 Bypass, now designated as "Agricultural Preserve", be renamed as "Heritage Preserve".

Wascana Centre Authority and a number of agencies have had considerable discussion on the development of the area east of the Trans-Canada No. 1 Bypass but the area is generally without a plan. It is generally understood that the Provincial Department of Government Services intends to prepare a development plan and programme for the development of these Provincial Government lands. The Review Committee would suggest this be taken into account at as early a date as possible.

#### 5. Wascana Place

The firm of Arnott MacPhail Johnstone & Associates Ltd. was selected, through an architectural competition open to all Saskatchewan architects, to prepare plans for the new administrative and interpretive headquarters for Wascana Centre Authority. The design of this facility incorporated two unique features. Three Saskatchewan artists were involved at the conceptual stages of design development, and the building design makes provision for a cone of vision within the structure to the dome of the Legislative Building. Plans for Wascana Place are now fully developed for the site of the old Broad Street bridge abutment. At the time of this review, the working drawings are being completed, and construction may start in 1978.



BROAD STREET

COLLEGE AVENUE

SYNOD OFFICE

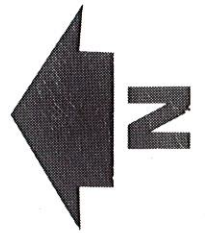
BISHOP'S COURT

ANSON HOUSE

HARDING HOUSE

ST. CHADS

QU'APPELLE HOUSE



37







## 6. Natural Environments

Natural areas between Douglas Park and Wascana Lake have been enhanced and further preserved through the planning of ecological environments, including the man-made mountain with boreal, native grassland, and marsh land biomes. This area is an integral part of the protected Waterfowl Park and natural wildlife habitat.

The Review Committee recommends that the proposed tennis courts west of McDonald Street near the lake edge should be removed from the previous plan. Tennis, because of its space requirements and attendant parking, should not be located in or adjacent to the Waterfowl Park and existing trees should not be removed.

## 7. New Possible Land Addition

The Qu'Appelle Diocese land was indicated for acquisition and possible inclusion within the Centre by the Authority in the 1972 Master Plan Review. The land has now been acquired by the Government and the Review Committee recommends that the Authority give consideration to steps that would lead to the inclusion of these lands within the Centre. The Review Committee believes that the land and buildings have a marked heritage value and potential for continued use.







## OTHER ELABORATIONS AND CHANGES IN THE PLAN

### 1. Saskatchewan Power Corporation Generating Station

In previous Wascana Centre Master Plans the Saskatchewan Power Corporation generating station represented a non-conforming use and was scheduled for eventual removal whenever its primary function ceased to be necessary. It is understood that the Saskatchewan Power Corporation plans to close down its Regina generating station in the near future. This plan review suggests the retention of the Saskatchewan Power Corporation power plant structure and recommends that an investigation be carried out to determine its architectural, structural and serviceable capabilities for public use in Wascana Centre.

### 2. Tivoli Gardens

In previous Wascana Centre Master Plans the site of the Saskatchewan Power Corporation generating station was to become a fun place for children and adults alike, similar to the famous Tivoli Gardens of Copenhagen. This active recreation facility had been proposed to extend along the lake edge from Winnipeg Street to McDonald Street.

There is a belief now that this type of activity should be reduced in intensity and in fact may not be desired, either by the neighbourhoods adjacent to it or as an activity on the shoreline of Wascana Lake. Rather, this recreational use should be contained in part within the renovated power generating station. Some of the appointments in the building should be retained to remind people of its previous history.



This could provide a year-round recreational fun arcade and perhaps contain enjoyable and informative scientific displays such as a planetarium. A food facility and a number of other activities could be considered. One of the most recent suggestions, by the Junior Service League, advances the excellent idea of an "Exploratorium" in the form of a Children's Museum and Science Centre.

The Review Committee recommends that the Authority seek the retention and use of the plant for one of the forms of activity that have been described.

### 3. Commemorations

Discretion and care should be exercised in the selection of any commemorative works within the Centre to avoid a proliferation of monuments.

Distinguished individuals, groups and great principles may be commemorated in Wascana Centre by:

- . major sculptural works of fine art recommended by the Fine Art Advisory Committee in locations included and shown in this plan review
- . general improvements or features, such as a newly landscaped picnic area, a grove of trees, the basin of the new lake, etc.

Wascana Centre should not become a memorial garden of traditional monumental forms, and the Authority should give consideration to the establishment of one major element to serve this purpose.



#### 4. Areas of Dispute and Unresolved Elements of the Plan

The areas of dispute and the unresolved elements of the plan are as follows:

- . The Master Plan indicates the need for "lay-bys" on the Trans-Canada No. 1 Bypass as a place for travellers to stop, rest and enjoy the beauty of Wascana Centre and the City skyline. The need for lay-bys is still questioned by the Saskatchewan Department of Highways and Transportation.
- . The City of Regina and the Saskatchewan Department of Highways and Transportation have proposed a flyover on the Trans-Canada No. 1 Bypass in the vicinity of Assiniboine Avenue which, to date, has not been acceptable to Wascana Centre Authority.
- . Plans from various transportation studies continue to show the possibility of Wascana Parkway penetrating easterly through the Federal Agricultural Research Station. The Review Committee feels that the interjection of the roadway in the manner proposed in the transportation studies would not be in the best interests of the Centre and the community.
- . The site development around the Saskatchewan Power Corporation generating station is unresolved, pending acceptance of suggestions for the rehabilitation and re-use of this building.



## VI

## RECOMMENDATIONS AND CONCLUSIONS

Having regard to the foregoing, the Master Plan Review Committee recommends to the members of Wascana Centre Authority that the attached plan identified as Wascana Centre Master Plan - 1977 (W. C. A. File No. 1-MP-025 P3) be adopted as the Master Plan for Wascana Centre Authority in association with the following recommendations:

1. That the Legislative Area Master Plan be included in the Wascana Centre Master Plan subject to an ongoing reassessment of limitations on density and surface parking.
2. That the Province of Saskatchewan and the University of Regina be encouraged to collaborate with the City of Regina in the establishment of some form of effective public transit to, from and within the Centre.
3. That direction be sought from the Province of Saskatchewan on Government policy affecting decentralization of buildings and personnel with a view to assessing its effect, if any, on density and congestion in the development of the legislative area.
4. That the University Master Plan, currently used as a guide to new developments on the main campus of the University of Regina, is the most appropriate plan and should be incorporated within the Wascana Centre Master Plan.



5. That alternative transportation systems be sought to bring about restriction or reduction of automobile use on University land.
6. That community garden plots be designated as an interim use for University land west of the Trans-Canada No. 1 Bypass and south of Wascana Parkway.
7. That the following elements advanced in the 1972 Master Plan Review for inclusion on land east of the Trans-Canada No. 1 Bypass be affirmed:
  - the Plains Health Centre and the Wascana Institute of Applied Arts and Sciences with their attendant site development
  - the proposed lake
  - a future marina
  - possible day time camp along the new lake
  - water mall between the two institutions to act as an integrator of future development rather than supporting peripheral growth around each institution
8. That land south of Wascana Parkway and east of the Trans-Canada No. 1 Bypass designated as "Agricultural Preserve" be renamed as "Heritage Preserve".



9. That the Province of Saskatchewan be encouraged to prepare a development plan and programme for Government lands east of the Trans-Canada No. 1 Bypass with due dispatch.
10. That the proposed tennis facilities west of McDonald Street at the site of the old Leader-Post property be deleted from the plan and that development consistent with the natural wooded environment and the close proximity to the Wascana Waterfowl Park be considered.
11. That the land and buildings formerly owned by the Diocese of Qu'Appelle at Broad Street and College Avenue have a marked heritage value and potential for continued use consistent with the purposes of Wascana Centre, and the necessary steps should be taken to extend the boundaries of Wascana Centre to include these lands.
12. That the historical museum, identified on previous Master Plans in the cultural area south of Wascana Drive, be removed and the idea of an historical museum be reinforced for possible location on land or within a building on College Avenue.



13. That the original structure of the Saskatchewan Power Corporation power plant be retained for inclusion in the Wascana Centre Master Plan and that criteria for its appropriate use and development be established for implementation when its function as an electrical generating station ceases.
14. That discretion and care should be exercised in the selection of any commemorative works within the Centre to avoid a proliferation of monuments and that distinguished individuals, groups and great principles be commemorated in Wascana Centre by major works of art or by other features of general improvement.
15. That "lay-bys" proposed on the Trans-Canada No. 1 Bypass be affirmed and a resolution to this end be sought through further negotiations with the Saskatchewan Department of Highways and Transportation.
16. That a better resolution is required to the present proposal by the City of Regina for a flyover at the Trans-Canada No. 1 Bypass and Assiniboine Avenue if proper integration with Wascana Centre is to be achieved.



17. That the interjection of Wascana Parkway in an easterly direction through the Federal Agricultural Research Station as proposed in various transportation studies would not be in the best interests of Wascana Centre and the community.

In addition to the specific recommendations relating to the Master Plan Review, the Review Committee also urges the Authority to consider the following:

18. The availability of a reliable and adequate supply of water for irrigation to develop and sustain the Wascana Centre environment is paramount. It requires that adequate steps be taken with other appropriate agencies or jurisdictions to satisfy this very essential need.
19. The need for a continuing development programme for the construction of both bicycle and pedestrian paths within the Centre which should be undertaken in consultation with the City of Regina to assure a suitable connection with similar programmes of the City along or adjacent to Wascana Creek.
20. The need for additional information and directional publicity to acquaint the public in its understanding of Wascana Centre and its various uses.



21. The possible need to reassess the security of public buildings within Wascana Centre for the protection of personnel and the public without impeding general public access and use.
22. The preparation and availability of such means as "mail in" or "drop off" forms at various points within the Centre and at other appropriate locations within the City of Regina to enable the public to more easily make comments or suggestions on the development of the Centre and its operations.
23. The need for close liaison with the Regina District Planning Commission, for vigilance and for appropriate action to protect Wascana Creek and its drainage basin east of Wascana Centre from the possible imposition of harmful and inappropriate uses.
24. The need to apprise the City of Regina of the Authority's feelings that developments adjacent to Wascana Centre, such as the north side of College Avenue east of Broad Street, the old Wascana Winter Club and Gladmer Park, should reflect the concerns and aspirations of the Authority.
25. The creation and development of symbols and structures in the area of the Centre which recognize ethnic and cultural characteristics of Saskatchewan people as well as the contributions to society made by farmers, wage earners and others.



26. Emphasizing the significance of indigenous plant species by extending their use and range in the Centre.
27. To provide recognition to the many individuals who through their public service should be honoured for their significant contributions to Saskatchewan through a carillon-like structure as a single monument.
28. To assess the adequacy of parking needs for visitors to the Centre to ensure that such needs are properly accommodated.
29. To make significant provisions for accommodating the handicapped.



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The more tangible evidence of the Authority's success in achieving its objectives through design and subsequent application is recorded in the following list of honours and awards recorded herein:

- . 1965 - The Stratford Seminar on Civic Design Award.
- . 1966 - The Canadian Public Relations Award of Excellence for the "best articles or presentation published in regular newspaper or magazine not controlled by entrant".
- . 1968 - The Canadian Public Relations Award of Excellence for "the best printed material or articles having the most public service value".
- . 1970 - The Canadian Good Roads Association "highway beautiful 1970 award of merit" for outstanding design of a road or ancillary work - a scenic driveway.
  - Industrial Photography 1970 Award for meritorious achievement in the production of "Wascana Seasons" and winner in the class of public relations, sales and advertising.
  - Industrial Photograph 1970 Film Award for the best low budget film - "Wascana Seasons".
  - The Canadian Public Relations Society Award of Excellence for "the best unpaid promotional or public relations programs used in any medium".
- . 1974 - The Canadian Public Relations Award of Excellence for "the best corporate publication or article used as a PR vehicle, best brochure, materials, etc."
- . 1975 - The Vincent Massey Award for Excellence in the Urban Environment.
- . 1976 - The National Design Council Chairman's Award for Design Management - Honourable Mention.