# Wascana Centre Master Plan 2025 Review and Renewal







Prepared for the Provincial Capital Commission by DTAH and Praxis Consulting





# LAND ACKNOWLEDGMENT

We acknowledge that the land on which we gathered for the conversations summarized in this report is located on Treaty 4 Territory and Home of the Métis. We also acknowledge and honour Treaties 2, 4, 5, 6, 8 and 10 within the province of Saskatchewan. We offer our thanks to the First Nations for their care of and teaching about our earth and our relations. May we honour those traditions.



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# **EXECUTIVE SUMMARY**

This report represents the eleventh update to the Wascana Centre Master Plan since its introduction in 1964. Many of the core values and objectives remain, reinforced by consistent legislation over the 60 years of the Centre. An updated structure and refinements to reflect current best practices and protocols are now integrated. This makes for a plan that is easier to use, apply, and understand for a broad group of readers.

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## **MASTER PLAN USE**

#### **PLAN STRUCTURE**

The 2025 Master Plan Review and Renewal builds on previous updates to align the 100 year vision for Wascana Centre with current priorities and best practices. The plan guides the Provincial Capital Commission (PCC) and partners to realize the vision through a principles-informed approach that is organized in the following sections:

**Wascana Centre Today.** The existing conditions and underlying physical structure of Wascana Centre are identified. These layers can be read together to identify opportunities. These layers include descriptions of the water bodies; institutions and component features; land use; built form types; circulation and open space networks; and gateways and thresholds that connect the Centre to the surrounding city.

#### Planning Principles and Strategies.

The primary source of guidance within the plan, this section is organized under five key principles to help readers understand the overarching intent of the more detailed guidance. The strategies inform specific ways for managing and developing Wascana Centre.

**Planning Areas.** The demonstration plan in this report is projected to a 100 year horizon, or a "conceptual mature state". In places where only a land use intention is known, the land is set aside as a reserve, which may transition to an interim use.

**Implementation.** The final section of the plan outlines the overall approach and priority actions to deliver the vision for Wascana Centre. It defines actions over a ten year plus time frame to assist with capital planning.

#### HOW TO USE THE PLAN

The plan is primarily written to assist PCC staff and partners to realize the full vision for Wascana Centre in a coordinated and complementary way. The guidance outlines the intent and objectives to help proponents propose changes within the Centre that align with *The Provincial Capital Commission Act (the Act)* while also providing decision-makers with parameters to assess suitability of proposals.



Sections of the master plan and their use

## **SIGNIFICANT CHANGES SINCE 2016**

#### INTEGRATING RECONCILIATION

The 2025 update includes guidance to support ongoing reconciliation efforts with Indigenous communities. In the years since the Truth and Reconciliation Commission of Canada's *Calls to Action* were published, significant work has begun to address the calls as they relate to Wascana Centre. This work identified the need to include acts of reconciliation within the master plan process as well as part of the guidance.

The 2025 master plan process included meaningful and intentional conversations with Indigenous communities. These conversations identified challenges and opportunities to improve relations, acknowledge the significance of the land and create space for Indigenous uses within the Centre.

# REFOCUSING CONSERVATION WITHIN RECREATION

In response to both climate change and outcomes from the COVID-19 pandemic, the importance of Wascana Centre as a recreational and ecological asset within Regina and Saskatchewan was highlighted. The need for people to have outdoor places to gather and exercise became a top priority. However, we must ensure that human impacts do not degrade those spaces is also critical. This update has re-framed the importance of conservation of the environment not only for wildlife but for the long-term viability of Wascana Centre as a place for people. It will remain an on-going challenge to prioritize the protection of sensitive habitats over introducing or expanding recreational facilities. The need for long-term planning and consistent application of recommendations is critical to ensure that individual interests do not put the overall health of Wascana Centre at risk.

#### REDUCING BUILDING HEIGHT OVERLAY ZONE

During the 2025 review process, the City of Regina introduced a series of zoning bylaw amendments to implement the Housing Accelerator Fund Action Plan. The PCC worked with the City of Regina to revise the adjacent area of interest for views protection. The area of interest has been revised from a buffer around all Wascana Centre boundaries to a reduced buffer along Albert Street, 23rd Avenue, Hillsdale Street and Wascana Parkway, and Broad Street.

#### TRANSITIONING TO A TEN YEAR REVIEW CYCLE

For the first ten updates to the master plan, Wascana Centre was in a clear state of growth and change. With this update, a shift to management of existing spaces and a slowing in development of sites within Wascana Centre has signaled the need to reduce the frequency of updates to the plan. Strategies and recommendations within this update are more focused on subtle responses, adaptations, and management of spaces instead of sweeping improvements.

This plan has taken a lighter touch — focusing more on principles and strategies — and should remain relevant for a longer period. With the 2025 update, a new ten year review cycle is now introduced. This will put increased emphasis on engaging the public in other ways between updates, including changes to the structure of advisory bodies.

#### **REMOVING WASCANA SOUTH**

Midway through the 2025 review process, the PCC Board removed Wascana South from the master plan area to facilitate the creation of a new healthcare facility for Regina and broader region. As a result, all figures, recommendations, and opportunities related to Wascana South have been removed.



The plan considers how uses and spaces can adapt between seasons to enhance the year-round character of Wascana Centre. Artist impressions for discussion purposes only. Do not represent actual enhancements.



The plan considers how uses and spaces can adapt between seasons to enhance the year-round character of Wascana Centre. Artist impressions for discussion purposes only. Do not represent actual enhancements.

#### STRUCTURE CHANGES

The 2025 Wascana Centre Master Plan introduces two significant changes to the document's structure.

The first significant changes integrates Sections 2 (Wascana Lake) and 5 (Urban and Rural Context) from the 2016 update into a single chapter that explores the existing conditions of Wascana Centre and its surrounding context.

The second significant change introduces a new way of organizing the planning principles to better align and coordinate guidance. The 2016 update treated all principles as equally important. In 2025, the new structure highlights the relationship of various principles and supports the application of recommendations in a broader context.





2016 Principles: Individual + Equally Important



Overview of 2016 document structure and principles

#### 2025 Structure



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#### 2025 Principles: Grouped



Overview of 2025 document structure and principles





# INTRODUCTION

This is the eleventh sequential Wascana Centre Master Plan. 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, and the carving of a treed oasis and recreational area to the current vision to meet five noble purposes, followed by their implementation over the last fifty years or more.

This update of the master plan seeks to continue that vision, tailored in relevant ways to the needs of today, as its predecessors have done in increments over the years.

# THE PROVINCIAL CAPITAL COMMISSION ACT

From 1962 to 2017, Wascana Centre was managed by the Wascana Centre Authority (WCA), a statutory corporation of the provincial government. In 2017, an act of provincial legislation dissolved the WCA and transferred responsibility for overseeing the administration of Wascana Centre to the Provincial Capital Commission (PCC), an agent of the provincial government. This is the first update to the Wascana Centre Master Plan under the guidance of PCC.

Since the dissolution of WCA, Wascana Centre has been governed by *The Provincial Capital Commission Act* (the Act). The Act defines the physical limits of Wascana Centre as well as the roles of the PCC and its partners (Part 2), the powers of PCC and specific powers regarding Wascana Centre (Parts 3 and 4), the procedures for this master plan (Part 5), the roles of advisory committees (Part 6) and the general operation, development, and financing of the Centre (Parts 7 and 8). It is enacted to ensure that ongoing development, both landscape and buildings, furthers the vision upon which Wascana Centre was founded.

#### THE PURPOSES OF WASCANA CENTRE

In addition to several other roles, the PCC is responsible for administering and managing Wascana Centre with regard to the following five purposes:

- Seat of the Government of Saskatchewan
- Enlargement of educational, research and development opportunities
- Advancement of the cultural arts
- Improvement of recreational facilities
- · Conservation of the environment

#### Contents of master plan

- 5-1 The 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 commission's jurisdiction;
    - (ii) the conservation and improvement of the physical environment of the capital region, including Wascana Centre;
    - (iii) the provision or undertaking of service facilities, improvements and landscape construction within the capital region, including Wascana Centre;
    - (iv) the development of transportation, electrical and communication systems within Wascana Centre;
    - (v) the management and preservation of historical resources, forested areas, natural areas, wildlife and waterfowl areas and water storage areas within the capital region, including Wascana Centre;
    - (vi) the relationship between the areas within Wascana Centre and adjacent developments; and
  - (vii) any other matter that the commission considers advisable.
  - (c) a statement of guidelines 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 commission's jurisdiction; and

(e) a statement of the development priorities or a capital works forecast of the commission.

(Excerpt from Part 5 Master Plan, The Provincial Capital Commission Act)



Figure 1.1: Extents of Wascana Centre within the City of Regina

#### A STATUTORY PARTNERSHIP OF MAJOR LAND OWNERS

The major landowners in the Centre act in partnership to develop it: the Government of Saskatchewan, the City of Regina, and the University of Regina. They are represented through the PCC Board of Directors. The Act stipulates the Board of Directors consists of five members appointed by the Lieutenant Governor in Council: one nominated by the city, one nominated by the university, and three other persons.



Figure 1.2: Provincial Capital Commission- Administrative Structure



#### Wascana Centre Land Ownership Map

- Provincial Government
- Provincial Government leased to University of Regina
  - SaskPower/SaskEnergy
- Saskatchewan Ministry of Highways
- City of Regina
  - University of Regina
- University of Regina leased to Provincial Government
- First Nations University / atim kâ-mihkosit Urban Reserve
- Federal Government
- Vested Roadways (Crown Land)

Figure 1.3: General Land Ownership Map

# A COORDINATED APPROACH

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

The master 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 PCC's sole jurisdiction.

There is an occasional need for parts of the Centre to receive a more detailed and 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).

# ROLES AND PROTOCOLS FOR DECISION-MAKING

The Act outlines the roles of several groups in administering and facilitating improvements and management of Wascana Centre.

#### Decision-making:

**The PCC Board of Directors.** Reporting to the Minister Responsible for the PCC, the Board of Directors are responsible for the approval of service facilities, improvements, and landscape construction within Wascana Centre; the approval of bylaws regulating land use; the establishment of a strategic plan and annual budget for the provision of programs and services and other operational needs; oversight of financial needs to achieve the purposes of PCC; and the creation of committees to advise the Board on any particular matter.

#### **Operational:**

**The PCC Administration.** PCC employs staff to support the management of Wascana Centre. Staff are responsible for the implementation of service facilities, improvements and landscape construction as approved by the Board, overseeing the day-to-day management, operations and programming of the Centre; and representing PCC to the public, partners and stakeholders.

#### Advisory:

**The Architect Planner.** PCC may choose to appoint an Architect Planner to advise on improvements within the context of the master plan and provide holistic oversight to development for the capital region. Since 2017, the Architect Planner role has not been filled, requiring PCC Administration and the Architectural Advisory Committee to execute these responsibilities.

#### Advisory Committees. Two

committees are explicitly required under the Act to review and comment on applications: the Architectural Advisory Committee (AAC) and the Engineering Advisory Committee (EAC). Within the AAC, one member is required to fulfill the role of Landscape Adviser to review significant landscape improvements within the Centre. PCC has also appointed a Heritage Advisory Committee for review of improvements that impact heritage assets, as needed.

#### 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 statement of intent to PCC Administration. It is reviewed by staff and the AAC to confirm conformance with the master plan. Proposed improvements are then brought forward as a decision item to the PCC Board of Directors. If it does comply and is approved by the Board of Directors, the proposal proceeds to the design stage. Staff can determine if the proposed improvement is of a minor nature in which case the application can be administratively approved.

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

All complying proposals are reviewed by the AAC and EAC, and when appropriate also by the Heritage Advisory Committee.

The Landscape Advisor reviews all significant landscape proposals.

#### **REVISING THE MASTER PLAN**

The master plan will change incrementally through sequential amendments. In addition, it is formally reviewed and revised through public consultation at regular intervals as set out in *The Provincial Capital Commission Regulations*. The current interval was recently extended from seven years to ten years to reflect a shift from development of the Centre to a more management focused approach.

At the initiation of the review and renewal process, 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 2033.

#### 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 PCC staff, and the general public. It reflects the advancement of PCC's Strategic Plan.

At the outset of the review, the participating parties, stakeholders and public were invited to comment on the 2016 Plan and identify issues that should be addressed. With this input a series of updates were discussed with the partners and the public. The resulting update incorporates feedback gathered through internal and public review, and has been submitted for approval to the PCC Board.

#### **HISTORY OF THE PLAN**

Between 1907 and 1913, Frederick G. Todd and Thomas Mawson prepared plans for the Legislative Grounds and Wascana Park. This set the framework for the first master plan, prepared in 1962 by Minoru Yamasaki and Thomas D. Church. The previous update to the master plan was completed in 2016. All Wascana Centre master plans have a 100 year long-term vision.

This update to the Wascana Centre Master Plan is the eleventh consecutive report. This master plan renewal will expand on the 100 year, long-term vision and outline an implementation strategy that focuses on ten-year deliverables.

Additional information about the content and focus of each update to the master plan is included in the Appendix.

### **1962** Key Changes:

Addition of Areas East of Broad St. Including New University of Regina Campus 1967

**Key Changes:** Addition of Wascana East, Base Hospital



# **1982** Focus:

### Defining the Context of Wascana Centre

### **1987** Focus:

Defining and Preserving the Character of Wascana Centre

Figure 1.4: Timeline of the Evolution of the Wascana Centre Master Plan

1.0









# WASCANA CENTRE TODAY

Wascana Centre serves many functions for Regina and Saskatchewan. When it was conceived, four (and then five) purposes were identified to inform its ongoing use and development. The purposes continue to define the current and future development of the Centre, but the need for a clear overarching vision was identified to help ground the guidance of the master plan.

### A Vision For The Next 100 Years

Wascana Centre is a place to gather, share, and celebrate the history and diversity of Saskatchewan. It demonstrates stewardship of public land for the benefit and enjoyment of current and future generations through conservation, recreation, education, and culture.

## LAKE AND CREEK

Wascana Creek is a small stream which originates in poorly drained land southeast of Regina and flows away from the City of Regina until it reverses direction at Tyvan. Fed by many small tributaries, it meanders through flat agricultural land until it enters the city, 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 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.

#### **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.

• The Floodway designates the area of the main flood channel within which no structures or landforms may obstruct flood water flows.  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 500 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 Ring Road places few restrictions on development, except immediately adjacent to the shoreline where landscaping, docks, walkways and other structures must either accommodate or resist flooding.



Figure 2.1: Wascana Creek - Drainage Basin

2.0



Floodway Fringe (1:500 Floodline)

Figure 2.2: Flood Plain Limits (Based on City of Regina Mapping, 2006)

# **COMPONENTS OF WASCANA CENTRE**

The five purposes of Wascana Centre 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

#### Improvement of Recreational Opportunities

- 15. Wascana Lake
- 16. Wascana Park
- 17. Wascana Pool
- 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 / Migratory Bird Sanctuary

#### **Operation of the Centre**

- 24. Wascana Place
- 25. Nursery
- 26. Work Depots

#### Non-conforming Use

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

In 2023, the PCC Board removed Wascana South from the master plan area to facilitate the creation of a new healthcare facility for Regina and broader region.





Athletic Facilities



**Passive Recreation** 



Picnic Areas and Playgrounds

# LAND USE

The distribution of uses across the Centre is 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 rob the parks of much of their life and vitality; to submerge the parks in too much development would 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 overarching 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. These areas are 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. **Management areas** accommodate uses necessary for the administration and maintenance of Wascana Centre.
- 7. **Urban Reserve** areas support joint management and collaboration between First Nations and PCC within Wascana Centre.
- Picnic Areas and Playgrounds accommodate specific recreational activities and are usually associated with athletic facilities or passive park areas.
- \* Service facilities, as defined in *The Provincial Capital Commission Act*, are permitted in all areas of Wascana Centre.



Figure 2.4: Land Use Pattern

## **BUILT FORM**

#### **BUILDING PATTERN**

The predominant building pattern west of the Ring Road 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 Ring Road, buildings are 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, is discouraged.

The pattern of development east of the highway and the south section of the Research Park responds to the Ring Road and parkway alignment. Within this broad organization, there are Pavilion Buildings and Urban Settings.

- Pavilion Buildings. These 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. This includes 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 c: Bryan Schlosser, Leader-Post



Pavilion Building

Building part of Urban Setting

Figure 2.5: Built Form Patterns in Wascana Centre

### CIRCULATION

#### **ROAD NETWORK**

Wascana Centre, as an integral part of the City of Regina, 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 Ring Road and along Wascana Parkway. These routes are excluded from Wascana Centre's territory.

Wascana Centre is served by two types of roadways: municipal and private. Municipal roads typically align with the grid pattern of adjacent areas, and support the operations and movement needs of the city. Municipal roads are defined within the City of Regina's Official Community Plan and Transportation Master Plan and governed by provincial legislation (primarily *The Highways and Transportation Act, 1997*) and bylaws of the PCC and the City of Regina. Planning guidance for municipal roads that travel through Wascana Centre is discussed in 3.4.5 Roads Through Wascana.

Private roads within the Centre do not form part of the municipal network and therefore do not support public transit or goods movement for the city. Most of the private roads are either identified as low-speed scenic drives or access roads. Operations of vehicles within the private roads are also governed by *The Highways and Transportation Act, 1997* and bylaws of the PCC and the City of Regina. Planning guidance for the private roads is discussed in 3.4.6 Scenic Drives and 3.4.7 Access Routes and Parking.



Figure 2.6: Scenic Routes and Major Gateways

2.0



Figure 2.7: Perimeter Streets and Through Roads

#### **TRAIL NETWORK**

Wascana Centre forms a significant part of the City of Regina's overall recreational trail network. 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.

Existing trails along the north and south sides of Wascana Lake have undergone recent improvements and explored expansion resulting from an increase in recreational trail users in all seasons throughout the Centre. Most trails currently operate as multi-use facilities but pressure from increased use may require consideration for creating separated trails to address safety and accessibility needs.

Trails within the eastern portion of Wascana Centre travel near or through some of the most sensitive ecological areas of the Centre. Management, improvement, and removal of trails within these areas should prioritize reducing or removing impacts on the wildlife and habitats that have emerged over decades of conservation efforts. Opportunities to connect and enhance the existing trail network are discussed further in 3.4.1 Active Transportation, 3.4.2 Pedestrian Trails, and 3.4.3 Micromobility.



Trails in Wascana Centre


Figure 2.8: Trails and Connections Within and Beyond Wascana Centre

### **OPEN SPACE**

#### **CONSERVATION AREAS**

#### Waterfowl Park

The East Lake portion of Wascana Lake includes the federally designated Wascana Lake Migratory Bird Sanctuary, with waterfowl display ponds and additional, managed conservation areas along the north and south shores. The Wascana Lake Migratory Bird Sanctuary, established in 1956, supports a diversity of migratory and permanent wildlife communities and habitat. Continued naturalization efforts along the shores of Wascana Lake have created opportunities to support an increasingly biodiverse ecology.

#### **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 upstream.

Additional discussion of future opportunities for conservation areas is included in 3.5.2 Ecological Protection and Conservation.

#### PARK AREAS

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.

Opportunities related to active use areas within Wascana Centre are discussed in 3.3.4 Recreational Use.



Figure 2.9: Potential Expansion of Wascana Centre

2.0



Figure 2.10: Regina Open Space System

#### **CONNECTIONS TO DOWNTOWN**

Wascana Centre extends from the southeastern 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 Regina is increasing in importance as the revitalization and repopulation of adjacent residential areas continues.

The city streets, particularly 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 several ways. The two major entries to downtown from the south, Broad Street and Albert Street, should serve as treed boulevards extending into the downtown area the ceremonial character these streets presently exhibit adjacent to Wascana Centre. These streets should become 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 extend 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 receive special attention to reinforce its special place in the city. Lorne Street and Wascana Drive are already 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. Enhance and strengthen this dignified character through active landscape maintenance and require that new development respect the street's established scale and building pattern. The future redevelopment of the Qu'Appelle Diocese site should respect this condition to complement the Centre.



**Downtown Connections** 

Due to its width, College Avenue can inhibit pedestrian movement between the Centre and the downtown. Potential improvements could include enhanced intersections with new lighting, line-painting, pedestrian paving, and signs.



Linkages - Wascana Centre to Downtown

### **GATEWAYS AND THRESHOLDS**

Major open space and street links that serve the city and the region are supplemented by strong visual and physical connections between the Centre and surrounding neighbourhoods. These provide local access, encourage fuller utilization of the Centre's resources and meet the recreation needs of those living closest to it. Leverage opportunities to enhance connections to support effective pedestrian and bicycle movement within or through the Centre.

Boundary roadways should have clearly marked pedestrian crossings. Ensure sidewalks and walkways leading into the Centre are generous, well-lit, and designed to prioritize pedestrian movement. Where adjacent communities are not currently well served, explore ways to better connect them to the Centre.



- Secondary Gateway
- Signalized Crossing / Threshold
- Unsignalized Crossing / Threshold

Figure 2.11: Neighbourhood Connections





WASCANA CENTRE MASTER PLAN 2025 REVIEW AND RENEWAL



# PLANNING PRINCIPLES AND STRATEGIES

Principles explain how the plan works. Some principles are broad and apply to conditions throughout Wascana Centre while others are more focused. Strategies describe actions to achieve the principles.

## RECONCILIATION

Wascana Centre to acknowledge and develop its role in reconciliation as a place of learning and gathering for Indigenous and non-Indigenous communities.



Reconciliation is a process and not a single or solitary act; it happens through collaboration and meaningful engagement. Projects that support reconciliation should consider how to build awareness of, and express, Indigenous values in Wascana Centre.

#### WORKING WITH COMMUNITIES

In Wascana Centre, acts of reconciliation may reveal as physical spaces. However, Indigenous engagement within the protocols and processes used for the Centre is important. Engagement creates opportunities for Indigenous people to create and support the outcomes. A long-term investment is required by all partners to build relationships, develop capacity, and demonstrate an ongoing commitment to reconciliation.

# RECOGNIZING INDIGENOUS PRESENCE

Wascana Centre occupies land that has been home to Indigenous people for thousands of years. Opportunities to share the significance of the land and Wascana Creek are essential. These opportunities can support interpretation throughout the Centre and contribute to acts of restoring cultural meaning and uses within the landscape. Indigenous significance should inform the design of spaces. Examples of how this will happen include the use of cultural forms, plantings, and practices. It is also important to have Indigenous people inform design and management processes.

There are many opportunities in Wascana Centre to share traditional practices and land-based teachings for Indigenous and non-Indigenous people. This will enhance cultural and educational offerings and reinforce the Centre as a place for all.

#### SPACE FOR CEREMONY AND GATHERING

Within Wascana Centre, which includes the Legislative Precinct, First Nations University of Canada and the University of Regina main campus, there is a need to identify spaces that support Indigenous ceremony and gatherings. When identifying additional sites, the PCC will consider reconciliation and collaboration in any design and management protocols, reinforcing respect for cultural practices of the communities using the spaces.

There are additional existing spaces that could support Indigenous gatherings as well, with varied sizes and levels of privacy. Open demonstrations and cultural practices are best suited for active park areas. More private ceremonies are better suited for less intensely used areas of the Centre, or closer to existing facilities serving Indigenous community uses. The PCC should explore how to provide a variety of spaces throughout the Centre. Options should consider how to provide diverse facilities, conditions, and seasonal access that reflect programming needs and sizes of gathering.

Spaces that are adaptable to a range of programs and dedicated to broad community uses are essential. The Centre should consider how to invest in key infrastructure to support universal access such as washrooms, water, parking, or electricity. Reconciliation efforts should also include informed planting design to reflect the presettlement prairie and cultural programming to heighten public awareness, education, and advocacy.

#### SUPPORTING LAND-BASED PRACTICES

The on-going development and management of Wascana Centre should advance reconciliation and share knowledge. The PCC should continue to engage Indigenous practitioners, Elders, and Knowledge Keepers in day-to-day operations and through advisory roles to explore how PCC staff and Indigenous communities can collaborate. Collaboration opportunities could develop programming and education related to traditional land-based practices, improve public awareness about the native ecology, or raise awareness of significant habitat present throughout the Centre.

### PLACEKEEPING AND PLACEMAKING

Wascana is — and always has been — a special place for nature, people, the City of Regina, and indeed all of Saskatchewan.



# 3.2.1

### History

# Reveal the ongoing story of Wascana Centre from diverse perspectives.

Wascana Centre holds a place of deep meaning for many communities throughout Saskatchewan. That history is manifest in the structures, events and stories of the place. Some of that history is well documented, while other stories and perspectives of the Centre are less well-known. Efforts to explore, reveal and celebrate the diverse history of all the spaces that compose Wascana Centre should be undertaken.

History of the site should include perspectives of Indigenous people, settlers, and more recent immigrants to the province. It should consider the importance of Wascana as the provincial seat of government and the natural history of the creek and watershed. Histories may reflect in physical improvements to the site including public art and commemorative features, as well as adapted to support interpretation, programming, and education throughout the Centre.

#### A CULTURAL HERITAGE LANDSCAPE

Wascana Centre as an entity is an important heritage resource to cherish and protect. While there are buildings and landscapes with heritage merit, the whole of Wascana Centre can qualify 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 arguably complies with that definition. It enjoys strong historical and associative values that extend back beyond the first European settlers to founding Indigenous practices and traditions. Created in the 1880s 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 preeminent 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.

# 3.2.2

## Mature and Developing Areas

Prioritize improvements in areas that can accommodate development within Wascana Centre.

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 plan confirms this direction.

#### MATURE AREAS

Large parts of Wascana Centre are now considered "mature" in that buildings, infrastructure and landscapes are established and have a clear function and identity. Major changes in these areas would likely result in significant changes to existing use and character. No part of Wascana Centre is static: landscapes will continue to evolve and institutions will receive investment on a regular basis. In the mature areas, future landscape and institutional development will likely involve 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, remain largely undeveloped. These include parts of the University of Regina and most of Wascana East. The master plan anticipates that these areas will eventually develop to accommodate institutions, parks, and other uses when specific programs are identified.



Mature Landscapes in Wascana Centre



3.0



Figure 3.1: Mature and Developing Areas

# 3.2.3

## Landscape Character

Cultivate experiences that are true to the unique landscapes and nature of Wascana Centre.

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 is distinguished by pastoral, park-like qualities within a prairie setting. These landscapes define Wascana Centre and are cherished by all who visit.

#### 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 became 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.



Fredrick Todd Plan (1907)



Thomas Mawson Plan (1913)





Figure 3.2: Extent of the "Romantic" and "Prairie" Landscapes in Wascana Centre

#### THE PRAIRIE LANDSCAPE

Wascana Centre is very much a prairie place. Wascana Centre grew from the prairie and is defined by the topography, vegetation, climate, and culture that identify the prairie. While the Romantic Landscapes of Wascana Centre are 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 were planted. Today, the prairie is still evident at Wascana Centre. The wideopen 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.



Geometry of the Prairie Survey System



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



Wascana Park (c. 1910)

#### TRANSITION LANDSCAPE

Within the Centre, many of the initial landscapes were designed as formal open spaces, more aligned with the Romantic Landscape character that was popular at the time of Wascana's founding. Over time many of these spaces have transitioned to a more naturalized design character either as a result of changing management practices or shift in design values.



Native prairie remnants and restoration within Wascana Centre



Restoration of vegetated shorelines to reduce erosion and enhance habitat value

# 3.2.4

## **Built Heritage**

Protect and celebrate features that embody the legacy and significance of Wascana Centre.

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.

#### HERITAGE ASSET MANAGEMENT

In addition to the emerging historic value of Wascana Centre as an entity, there exist heritage buildings, structures and landscapes that are already formally designated. There are also many others that may well have heritage value and need further study, and, if warranted, protection.

The first step is to undertake detailed inventories of all potential resources. Without that knowledge base, informed decisions are not possible. The second step is to implement and maintain effective protocols for managing and protecting identified resources. The Act sets out mechanisms for this.

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.



Provincial Legislative Building (constructed c. 1912)

3.0



Mawson's Plan for the City of Regina (1912)



College Building (constructed c. 1912)

#### HERITAGE BUILDINGS AND STRUCTURES

Three Wascana structures have 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 require 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)
- Several seasonal washroom buildings



Designated Buildings and Structures

Structures of Interest

Figure 3.3: Structures with Designated or Potential Heritage Value

#### **HERITAGE LANDSCAPES**

Within Wascana Centre, several landscapes have special heritage value given the prominence of their designers and their importance in the history of Canadian landscape design. Recognizing its preeminent design and historical value, the Legislative Grounds along with the Legislative Building are 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 require further heritage evaluation. Perhaps the most important of these is Wascana Park, which is more than 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
- South Mall, Legislative Grounds
- Kramer Residence Grounds
- Old Broad Street Right-of-way
- Old Broad Street Nursery
- Sifton Farmstead
- Beautyrest Park

#### HERITAGE ADMINISTRATION

The PCC's Land Use and Development Bylaw (Bylaw #9) stipulates no person or proponent shall transport, destroy, pull down, or alter a building or structure in Wascana Centre designated as heritage property, or that has been placed on a list of properties with historical significance, unless approval is secured from the PCC according to any bylaws, policies, or procedures established by the PCC. In granting approval, if the PCC includes any terms and conditions regulating land usage requirements; health and safety standards; and site repair restoration and rehabilitation requirements, the proponent must abide by the terms and conditions of that approval.



Royal Saskatchewan Museum Forecourt



South Mall, Legislative Grounds c: Ruvim Kerimov, unsplash



Old Broad Street Nursery



Remnant landscapes of Sifton Farmstead and Beautyrest Park

# 3.2.5

### Commemoration

Create meaningful opportunities within Wascana Centre to honour and celebrate the people of Saskatchewan.

Wascana Centre is an important venue for commemorations because of its visibility, prestige, and inherent beauty. There are now several significant commemorative 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 because of its heritage and character and its important social, cultural, and political associations as the provincial seat of government.

The act of commemoration is important for the Centre. It offers an additional layer of meaning to the environment, can 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. A coordinated approach should inform suitable locations for memorial tree and commemorative bench programs throughout the Centre.

When requests to install commemorations are received by the PCC, 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 a committee overseen by PCC staff. For more important or complex installations, the Architect-Planner and the Architectural Advisory Committee are asked to review and comment.

New commemorations should happen in locations where they are 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 setting. Take care to match installations with their site. Since commemorations are generally considered permanent, reserve important sites for installations of commensurate importance.

#### LEGISLATIVE PRECINCT

The PCC continues to use the **Commemoration Policy prepared** in June 2002 and the Saskatchewan Legislative Building and Grounds Commemorative Memorials Policy prepared in May 2008 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 commemorations on the Legislative Grounds include former premiers and lieutenant governors.

The following diagram 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. Welldesigned commemorations on these sites will become powerful emblems because they have adequate space around them and because they share in the inherent potency of the Precinct. More is not better in this case.

#### **COMMEMORATION LANDSCAPES**

Recent shifts in the role of landscape in commemoration have highlighted opportunities to leverage experiences in commemorative spaces to enhance meaning and storytelling about significant events. Opportunities to cluster or curate experiences can support memorialization of related events, stories or layered experiences to create a richer and more holistic acknowledgment of complex histories. There is also benefit in creating clusters of 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 develop as a Commemoration Park. The existing commemorations in this location benefit from association with each other and from the beautiful, welltreed setting. New commemorations could develop in this area. Take care to provide sufficient "breathing room" for each installation to prevent crowding. Explore opportunities to create commemorative experiences beyond the landscapes of the Legislative Grounds and Commemoration Park. Consider the potential for memorial programs within the Nursery Park based on the design and management of the space. Opportunities to place commemorative features along the trails around the East Lake may also take place depending on the suitability and alignment with the character and function of the Waterfowl Park.





Existing Commemoration

Potential Sites

Figure 3.4: Commemoration Opportunities

# 3.2.6

## Public Art

# Engage visitors to Wascana Centre through art and storytelling in the landscape.

Public art is already an integrated part of the experience of Wascana Centre. Continued investment in art to support and enhance the character and experience of the landscape should consider opportunities to showcase the diversity of spaces and sequence of thresholds and dramatic views throughout the Centre. Public art should locate to support interpretation opportunities and contribute to overall storytelling for the Centre. Sites should consider views, the scale of the site, integration with landscape and relationship to existing features and habitat, in addition to access for maintenance. The preparation of a separate Public Art Master Plan for Wascana Centre is recommended. Selection and use of public art for gateway features or educational purposes should require review by a committee overseen by PCC staff, the Architectural Advisory Committee, and the Architect-Planner.







3.0

O Public Art

Interpretation Opportunities

Figure 3.5: Public Art Locations

## **USE AND EXPERIENCE**

Wascana Centre supports a wide range of uses and experiences that invite people to explore and enjoy this special place.



# 3.3.1

### **Universal Access**

Make Wascana Centre a place for visitors of all ages and abilities to enjoy.

As a place of great importance to people in Regina and the province as a whole, Wascana Centre should demonstrate the principles of universal accessibility. This will support *The Accessible Saskatchewan Act* and signal a larger shift towards inclusion and accommodation within public spaces. The shift to inclusive spaces and experiences benefits people of all ages and abilities within Wascana Centre in two important ways:

- Create increased opportunities for individuals experiencing disability to more fully participate in and enjoy the Centre's offerings; and
- Create an environment which is better for all people — more "legible", more accessible, more comfortable and more efficient.

All proposed facilities and landscapes should require careful vetting during the design process to ensure this goal is achieved. In addition, existing facilities and landscapes should require an audit so that priorities are set for retrofitting them to current universal accessibility standards.

Although some specialized measures are possible, the development of an accessible environment need not inflate costs. Universal accessibility should happen as part of all typical building and landscape design and maintenance processes. The evaluation of otherwise equal design options should prioritize the option that best addresses the needs of people experiencing disabilities. Not only will it improve mobility, ensuring dignity and comfort for many, it will reduce the risk and cost associated with retrofitting at later stages. The detailed design of exterior public places and movement corridors should receive particular attention. Sidewalks and walkways should accommodate wheelchairs and other mobility devices with smooth-textured pavements and free from obstructions. Minimize grades on pedestrian surfaces and avoid ramps wherever possible. Consider snow clearing and storage requirements. Design exterior lighting to assist people with limited visual abilities, and include signs that are clear and readable.





# 3.3.2

# Plan for All Seasons

#### Promote Wascana Centre as a destination year-round.

Wascana Centre is and should remain an all-season recreation destination. Regina winters are harsh at times, but there are recreational activities only possible 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

Ensure basic infrastructure are provided. This includes ski trails, skating rink, 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 must always remain in a good state of repair. Trails require regular maintenance. For ski trails this means grooming. For other pathways it may mean full snow clearing to facilitate accessible movement. Washrooms need cleaning and stocking, with roads and parking lots kept clear of snow and ice.

#### PROGRAMMING

Events are needed to 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 is attractive to many.



# Safety and Well-Being

# Ensure Wascana Centre supports safe and comfortable experiences for all visitors.

Wascana Centre is a place for everyone. Founded as a place to celebrate the diversity of Saskatchewan and its residents, the Centre should feel safe and support health and well-being of all visitors. Promote safety through the design and management of spaces.

Integrate the principles of Crime Prevention through Environmental Design (CPTED) into the design of new facilities and spaces. Clear sightlines, appropriate lighting, and intentional activation of areas throughout the Centre will make spaces feel safer in a variety of conditions. Safety and well-being are also supported through the use and management of spaces. Base protocols on the principles of public safety, community health and respect for the environment to balance the needs of users with impacts on the ecology of Wascana Centre.





# 3.3.4

### **Recreational Use**

Enhance programming and facilities throughout Wascana Centre to support vibrant and active uses.

Wascana Centre is primarily a passive open space designed around an appreciation of viewing the dramatic landscapes of the Legislative Grounds and prairies beyond. The extensive trail network and West Lake create opportunities to leverage the open spaces for active uses, while Douglas Park is programmed as a key recreational asset for the immediate neighbourhood and city at-large. Seek opportunities to improve the levels of service and accessibility for existing recreational facilities, but also consider locations outside of Wascana Centre to avoid overdevelopment. Support for active uses should continue but the priority is to protect conservation areas and sensitive habitats over the expansion of any recreational facilities. The interface of trails and recreational facilities, such as the area around the Marina, should prioritize operational access needs for facilities and safety for all users. This may require the relocation of pathways to reduce conflicts and improve overall safety around facilities if deemed appropriate.

The primary recreational uses of Wascana 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 residents and as a tourist attraction.







Primary Summer Lake Use Areas, West Lake



- Trans Canada Trail segment
- West Lake Loop
- East Lake Loop
- University Link
- Sports Fields

- W Seasonal Washroom
- (W) Year Round Washroom
- Outlook
- O Other Point-of-Interest

Figure 3.6: Recreational Use Locations

# 3.3.5

### Views

Protect views to landmarks to support navigation and celebrate the character of Wascana Centre.

While the maturing state of the Wascana landscapes is certainly a good thing, it does present challenges. In particular, the rapidly developing and maturing understorey will require management 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 yearround recreational destination.

Conversely, the extensive understorey creates enclosed spaces and corridors that people may find intimidating.

The principles of 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 understorey is also beginning to obstruct important views into and through the Centre. These views establish connections between the Centre and neighbourhoods around it, for revealing the structure and organization of the Centre, and for viewing the lake.

Views maintenance and protection should consider significant views into and throughout the Centre and towards the lake. It should balance an understanding for the value of views in the experience and structure of the Centre and potential ecological value of the understorey as part of the larger natural heritage system of Wascana.

#### SIGNIFICANT VIEWS

Parts of Wascana Centre, most notably the Legislative Precinct, are organized about visual axes that provide long and unobstructed views between key features. These corridors should remain open to reveal these unique features of Wascana Centre and support passive wayfinding between destinations. Axes also support the Romantic Landscape aesthetic of the historic park design and contribute to heritage value as well as to the contemporary context.



Window to the Centre - Wascana Parkway



Window to the Lake - Lakeshore Park



View Corridor - Legislative Grounds



3.0

→ Windows to the Centre

- → Windows to the Lake
- Lookouts

Figure 3.7: Structures with Designated or Potential Heritage Value

#### **VIEWS TO THE LAKE**

The lake is the focus of Wascana Centre and should remain visible from various vantage points. To support a balance between ecological function and views to the West and East Lake, periodic openings or "windows" can create and support experiences along the shores.

Windows should align with view axes within Wascana Centre. Shoreline stability and condition should inform creation and management of windows. Openings or thinning of dense understorey planting may not work in areas where shorelines contribute to sensitive or significant ecological function.

#### **VIEWS PROTECTION**

#### **Views to Features**

The visual connections between Wascana Centre and the surrounding city are key to the character and experience of the space. Reinforce views into Wascana Centre from important streets by selective removal of understorey planting and intentional selection of tree species to support framed vistas. View protection of key structures within Wascana Centre should consider foreground, midground and background contexts from defined sites to develop guidelines for informing development within and around Wascana Centre.

View protection should also inform siting of commemorations and public art within Wascana Centre. Consider ideal viewpoints towards nearby features to inform suitable locations for facilities and amenities (such as washrooms, shelters, or benches). Identify primary viewpoints for significant features to support the use of views as interpretive elements within Wascana Centre.

#### Visibility of Surrounding Development

3.0

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, the 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 requires protection.

In order to preserve this important feature, limit the heights of buildings near the edges of Wascana Centre. The accompanying diagram identifies those areas around Wascana Centre where views from within are critical and where, therefore, new buildings should not exceed 20 metres in height. Future refinement of this protection is recommended through a comprehensive analysis of key viewpoints and features to allow for a more contextual and site-based approach and alignment with the intensification objectives of the city.



Building Heights limited to 13.0 metres within Wascana Centre


3.0



Adjacent Area of Interest (informed by amendments to *The Regina Zoning Bylaw, 2019* to support City of Regina's Housing Accelerator Fund Action Plan)





Recently constructed buildings and additions within the College Avenue campus that conform to the 13 metre building height limits c: P3 Architecture Partnership

3.0

# **MOVEMENT**

To fully appreciate Wascana Centre's beauty, complexity, and composition requires a robust and diverse network for safe, inviting, and comfortable movement.



# Active Transportation

Prioritize safe and comfortable movement year-round for pedestrians and cyclists throughout Wascana Centre.

Wascana Centre enjoys a welldeveloped trail system that accommodates casual sightseeing, 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. In addition to its function within Wascana Centre, it also connects as part of the active transportation network for Regina. Active transportation trails should support human-powered movement and may require the creation of dedicated cycling routes in highly used areas to enhance safety for all users and support the continued expansion of wheeled movement throughout the Centre. Explore opportunities to convert part of the Scenic Drives seasonally as part of an over-arching Movement and Access Strategy for Wascana Centre.

Previous master plans have advocated the development of a trail network with continuous, carfree loops around both the West and East Lakes. Much of this network is implemented and continues to expand and connect to municipal trail networks. Opportunities to enhance this network with dedicated pathway facilities, improved wayfinding, and amenities such as bike repair stations is possible as future use dictates. In winter, active transportation within Wascana Centre can also include cross-country skiing and snowshoeing. Recreational winter trails should also explore opportunities to connect destinations within and beyond the Centre. As part of the wayfinding system, identify winterized facilities such as washrooms to support year-round use of the active transportation network.



3.0

 Existing Wascana Centre active transportation network. Includes multi-use trails, and dedicated off- and on-street cycling facilities.

 Existing City of Regina active transportation network to inform potential connections. Includes multi-use trails, and dedicated off- and on-street cycling facilities.

Figure 3.9: Active Transportation Network, Existing

# **Pedestrian Trails**

Create a variety of pathway experiences to enhance pedestrian movement throughout Wascana Centre for all ages and abilities.

Pedestrian trails form a second layer of the active transportation network that is suited primarily to movement by foot or accessible mobility devices. Scale these trails to suit the destinations they connect to and the overall use of the area. They should accommodate comfortable passing by two mobility devices (typically a minimum 1.8 metres width), with smooth and stable surfaces, and facilitate unobstructed access to key destinations within Wascana Centre.

Within or near conservation areas, pedestrian trails may consider design features such as elevated boardwalks, permeable surfacing, or guardrails to mitigate impacts on the ecological and habitat functions of the adjacent spaces.

### Many trails also support a network of self-guided interpretive walks throughout Wascana Centre. Tour routes may require additional width and rest areas at destinations to support increased use and stop-andstart travel.

As previously noted, 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) is likely not feasible at Wascana Centre because most conflicts occur in busy shoreline areas where there is insufficient space for expansion. Moreover, the complex route patterns 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 are possible 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 metres).
- Implement a variety of route types low-impact dirt trails, asphalt multipurpose trails, shared roadways.
- Modify the roadway design to reduce vehicle speeds and encourage sharing ("park" roads rather than "city" roads).
- Complete the system along Wascana Drive by adding from Skateboard Park to the Ring Road overpass.



Pedestrian Trails (excludes sidewalks)

🛏 🛋 Self-guided Walking Tour Routes

Figure 3.10: Pedestrian Trail Network

WASCANA CENTRE MASTER PLAN 2025 REVIEW AND RENEWAL



# Micromobility

Provide a safe and convenient network to support short trips to, through, and from Wascana Centre.

In Wascana Centre, micromobility should consider how to remove barriers to travelling between destinations using assistive devices. These devices may include powered wheelchairs or e-scooters and e-bikes. Their use on roadways and paths should follow standards identified in provincial legislation and municipal bylaws. Explore how to connecting and integrate with the city-wide networks to support a seamless experience between the Centre and the city.

Many micromobility devices rely on infrastructure designed for active transportation such as bike lanes and multi-use trails. The integration of micromobility networks in Wascana Centre should consider opportunities to upgrade necessary infrastructures ahead of implementation and only where capacity can support additional users. The implementation of micromobility networks may benefit from testing or "pilots" in specific areas to determine use patterns and inform refinement of deployment for larger areas. Pilot areas should avoid pathways that already experience overcrowding. Designated parking areas for shared scooters or bicycles should occur near entrances to destinations and near transfer points to public transportation.



# Wayfinding

Provide an intuitive and accessible information and directional system to help navigate Wascana Centre.

Effective information helps users find places in the Centre and encourages 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 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 PCC 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 Indigenous times through early settlement, such as the farm remnants and early government, and on to the origins of Wascana Centre and more recent stories like the Big Dig. Interpretative education, particularly focused on ecological and environmental matters is a priority for the PCC. Interpretative programming including signage, guided and self-guided tours, and integration with the formal education systems are all significant priorities for the Centre. Install interpretative signage throughout Wascana Centre.

Gateway structures should mark important entrances to the Centre. New signs are installed at most locations in alignment with the Wascana Centre graphic branding and sign standards. They may consist of architectural and/ or planted features, usually paired and with sufficient vertical dimension so they are noticed by 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. Remove signs that do not comply.



3.0

• Primary Gateway

- Secondary Gateway
- Major Facility (Institution)

Figure 3.11: Gateways and Major Facilities

# Roads Through Wascana

Create safe and equitable routes to support the needs of people visiting and working within Wascana Centre.

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.

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 the Ring Road 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 Ring Road. It is a major arterial roadway carrying a high volume of traffic. It is also an important scenic entry drive. Landscaping and buildings should position closer to this road and with tree species selected to provide varied seasonal interest and suit the growing conditions of the prairies.

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 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. Reinforce this planting pattern in the course of normal maintenance and replanting.



Roads Through Wascana Centre

Future Connections

Figure 3.12: Major Routes Through Wascana

# **Scenic Drives**

Leverage unique views and routes to create significant experiences along roadways within Wascana Centre.

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. They should present the following qualities:

- 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 welldesigned 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 Wascana Centre is a busy place. Motorists, pedestrians, cyclists, joggers, and rollerbladers all flock to the Centre and compete for space on limited roads and pathways. This causes congestion and conflicts among users that are unpleasant and potentially hazardous to some. Areas where this occurs include locations along Wascana Drive, Lakeshore Drive and Walter Scott Way. 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.

A basic principle to consider is where there are conflicts, give preference to the most vulnerable user such as pedestrians or cyclists.

With this in mind, it is possible to reduce conflicts and their severity by making adjustments to the scenic drives. These streets could still provide access to all primary destinations, but minimize the number of vehicular trips using the Centre for through traffic. Large segments of the existing scenic drive network could transform to reduce conflicts between cyclists and vehicles and conflicts between cyclists and pedestrians. Such an adjustment will require further study and is noted in the Implemention chapter.

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 the testing of different options and refined over time. Wascana Centre already closes specific roads for special events with large numbers of people. Consider how to employ this strategy on a more regular basis.



Scenic Drives within Wascana Centre

Figure 3.13: Scenic Drives

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 have requirements for parking and the demand for more parking is almost universal.

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 at Saskatchewan Polytechnic (SaskPoly), the University of Regina Main Campus and at the south end of the Legislative Grounds. The greatest concentrations of parking are associated with the primary institutions (Legislative Building, Wascana 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 partners (the province, city, university and the PCC). Each participating party is responsible for the provision of their own parking. The PCC provides and manages parking lots in Family Parkland and other passive recreation areas.

# Access Routes and Parking

Create convenient and accessible connections and parking to support activation throughout Wascana Centre.

Within the Centre there is an ongoing tension between parking and institutional expansion. Existing surface parking lots are typically attractive development sites but replacing parking in underground structures can be costly. To support the ambition of a compact campus, the University of Regina typically includes underground parking within the development footprint and as part of major development projects. This strategy is land-efficient and popular with users. However, the cost premium does not make it suitable for all cases.

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 master plan offers the following recommendations:

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

**Douglas Park:** The existing parking lot is maximized. For major events, parking and alternate access plans should be prepared as part of event permit review processes to anticipate and mitigate impacts to the Centre and surrounding areas. For safety reasons, parking on local roads should be discouraged.

**Overall Parking Supply:** Explore parking needs and conditions as part of a coordinated approach to transportation and movement within Wascana. Prioritize development of small, dispersed parking lots rather than large central lots. Discourage temporary parking lots within open spaces of the Centre for large events in favour of improved public transportation service. If required, temporary lots should locate to ensure no negative impacts on ecological areas and parkland.

**Parking Lot Design:** Design surface parking lots so they are visually discreet and sustainable. Use tree and understorey plantings and topographic relief to screen and shade parking lots, keeping due regard for visibility and safety. Capture and/or guide storm water to locations where it can support local landscapes.





Public Surface Lot

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Reserved Underground Lot

Public Underground Lot

Parking/Servicing Access Route

3.0

Figure 3.14: Parking Within Wascana

# **STEWARDSHIP AND SUSTAINABILITY**

Wascana Centre promotes the responsible use and protection of the environment through sustainable practices and conservation efforts.



# 3.5.1

# Landscape Management

Deliver sustainable and nature-supportive approaches to managing the land of Wascana Centre.

Like most other major institutions in the country, the landscapes of Wascana Centre 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 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 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 Centre's image and identity. Although expensive to maintain, these landscapes should continue to receive support and enhancement. The 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. Emphasize developing landscapes that are 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 wildflowers and native grasses.

The selection of plants and identification of maintenance regimes should consider the function of soils as part of the living system within the landscape and specific to each site. Limit the use of chemicals and additives in all landscapes to minimize potential for contamination of food and water sources. Plant selection should consider existing soil conditions and avoid requirements for imported growing media and soil amendments.

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.

### SHORELINE MANAGEMENT

Management of the shorelines within the Centre forms a critical piece of supporting the overall ecological health and function of the Centre. Shoreline management should continue to focus on naturalization and stabilization of the edges within and adjacent to both Romantic and Prairie Landscapes of Wascana Centre.

Within the West Lake, naturalized shorelines adjacent to highly maintained open spaces can support filtering of runoff, erosion control, reduction of nutrients entering the water body and can assist in wildlife management including deterring congregation of Canada Geese.

The East Lake is a healthy and functioning wetland that currently supports significant biodiversity and a spectrum of ecological functions that serve the overall watershed. Shoreline management within the East Lake should prioritize on-going management as well as other at-risk and total-loss shorelines identified in the current Shoreline Management Plan.



Maximum Maintenance



Medium Maintenance



### 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, turf substitutes, 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 become self-sustaining (or nearly) prairie landscapes. They include the marsh habitats, which require virtually no maintenance, and relatively extensive open grasslands. Consider using prescribed burn and livestock grazing to manage prairie landscapes. 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.

### 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 microclimate conditions.
- Allow interfaces between landscape types to establish themselves.
- Establish grove plantings to reduce evaporation, capture snow and increase habitat diversity.

Minimum Maintenance





Figure 3.15: Landscape Management Zones

# **Ecological Protection and Conservation**

Prioritize opportunities and management practices that support habitat and wildlife within Wascana Centre.

Wildlife and particularly waterfowl 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:

 Continued implementation of the shoreline vegetation management plan to improve shoreline conditions, address water quality concerns within the West and East Lake and maintain wildlife habitat and footpaths for observation.

- Interpretive facilities adjacent to the lake could reveal the lake's role as a stopover habitat for migratory birds.
- Revitalize the Waterfowl Display Ponds area to enhance wildlife viewing opportunities and manage human impacts within the larger migratory bird sanctuary.
- Ongoing support for winter ecology programs to enhance interpretive experiences and share wildlife adaptations to prairie winter, dealing particularly with the role of the marsh in over-wintering.







Figure 3.16: Ecological Protection Priority Areas

### WASCANA CREEK RESERVE

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

The PCC continues to express concern that future developments consider 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 should influence the upstream reaches of Wascana Creek. Consider establishing the Wascana Creek Reserve for wetland preservation and recreation. In order to clearly identify the limits to urban development, the reserve should happen 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 happen through a joint conference of the stakeholders 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 sufficently 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, determine and limit the extent of urban development by the boundaries of the Wascana Creek Reserve. At the time of annexation, apply the appropriate controls 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.



Figure 3.17: Possible Limits of a Wascana Creek Reserve

3.0

# Soil Management

Develop sustainable and holistic practices to support the cultivation of living soils throughout Wascana Centre.

Soils are critical to the overall health and function of the landscape. Through continued investigation and evaluation of the diverse soils present within Wascana Centre, the PCC can become a leader in the development of performance standards, management practices and restoration protocols to advance the understanding of the role of soils in the various environments of the Centre. Wascana Centre can serve as a trial ground for improving the understanding of biotic and abiotic factors affecting soils and their impacts on overall environmental health and function as well as their role in the conservation of the environment.

Soil regeneration is an essential aspect for all self-regulating landscapes. Design planting palettes to support dormant and regenerative cycles as well as contribute to the creation of site-adapted living soils throughout the varied landscapes of the Centre. Landscapes should integrate the use of mutally-supportive plant communities to provide diverse nutrient and ecosystem functions and reduce overall reliance on irrigation, chemical fertilizers, and supplements.



# 3.5.4

# Water Stewardship and Use

Reduce dependence on irrigation and potable water use throughout Wascana Centre.

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 — Ministry of SaskBuilds and Procurement on behalf of the PCC, Wascana Country Club and Riverside Memorial Cemetery. However, in years of low precipitation, the supply of water has historically been inadequate to meet competing demands. The withdrawal of lake water requires a permit from the Water Security Agency. 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. Irrigation should be limited to strategic areas as part of waterconserving maintenance procedures. Landscapes should be designed using plant species that require reduced water and maintenance to avoid the need to increase irrigation.

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. 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.





Municipal Water Irrigation

Figure 3.18: Irrigation Types and Areas

# 3.5.5

# Water Quality

Practise nature-supportive approaches to improving water quality throughout Wascana Centre.

The quantity of water in the lake is dependent on the spring runoff in March and April. After that, the creek supplies very little water and the lake is fed primarily by surrounding urban runoff. When lake water levels are low, water quality within Wascana Lake can deteriorate and conditions to support algae growth can increase which has negative impacts on the overall water quality.

In addition to managing water depths, it is possible to control algae growth in the lakes by management practices to support an ecological chain. Algae are a primary food source for zooplankton within Wascana Lake. The small minnows and sticklebacks traditionally supported by Wascana Lake feed on the zooplankton. If populations of minnows and sticklebacks are unchecked, they can over-consume the zooplankton, leading to a surplus of algae in the system. 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.

In addition to ecological system considerations, physical factors that can support zooplankton populations include monitoring and managing for dissolved oxygen concentrations in the water system through considerations for nutrient concentration, ionic concentrations, and water temperature. The naturalization of shorelines in both the West and East Lakes can help create conditions that support both physical and ecological improvements to water quality.

As part of the Big Dig in 2003-2004, several physical changes were made within the West Lake to address water quality concerns. 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. Two new fountains, aerators, and a waterfall on the newly created Pine Island were introduced to promote the oxygenation of the water. The aeration infrastructure has been identified as nearing end of life and an updated approach to managing water quality using natureinformed practices may provide an opportunity to improve sustainability and resilience within the Centre.

Notwithstanding the 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 cent 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 ongoing 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

# 3.5.6

# Water Access

Ensure safe and accessible transition points to support ongoing recreation on the water within Wascana Centre.

### LAND-BASED SUPPORT FACILITIES

### West Lake

A trail system encircles the West Lake with a 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 multi-use, lake-oriented, recreational and commercial facility labeled "The Pier" in this vicinity.

Another overlook is at the south shore. 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 an interpretive crossing at the Broad Street Bridge. Two existing overlook structures are located on the north and east shores. A waterfowl interpretation information centre is located near the Science Centre with interpretation trails judiciously located within the waterfowl park zone. The east shore overlook/pump house also includes a "dipping dock".

The Waterfowl Park Display Ponds are 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 Habitat Conservation Area continues to be restricted with access limited to a managed trail network. Future trail realignment should minimize disturbance and mitigate human impacts on sensitive and protected habitat. Within or adjacent to the fenced Habitat Conservation Area, an outdoor classroom will be established to provide a venue for environmental education groups to meet.



Locations of Land-based Support Facilities

### 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. 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 not permitted.

### 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 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 require monitoring and maintenance over time:

- Aquatic weeds restricted to 1.5 metres below the surface.
- A 5.5 metre (18 feet) depth to the main race course.

- The lake bottom along the shoreline clear of debris with high priority around docking, landing, highuse 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.







3.0





# 4

# **PLANNING AREAS**

Wascana Centre is composed of many areas with their own characteristics. This section describes the existing condition and future planned intent for each.



## 4.1



# **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 the Provincial Archives.

The adjacent Qu'Appelle Diocese Lands east of Broad Street are not part of Wascana Centre, but include substantial buildings and mature landscapes which continue 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 includes wide and formally planted boulevard bordered by Wascana Park and institutional buildings with generous forecourt lawns. These buildings are well set back from College Avenue, with a system of internal routes, such as Ramsey Drive, and parking areas in between. Any future development along College Avenue should retain and reinforce these characteristics.

### WASCANA PARK

Wascana Park is one of Regina's earliest parks and is historically significant. 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. Wascana Park is designed in a romantic, picturesque style. It includes many of the qualities from the initial Frederick Todd 1907 plan for the siting and setting of the Legislative Building. Examples of these features include meandering pathways through informally planted groups of trees and shrubs, designed so that people traveling along the pathways have a changing serial view of the landscape with a carefully considered sequence of experience.

As the vegetation has matured, many views into and from within the park have become obscured by overgrown under-plantings. Editing of vegetation is now required electively removing and pruning shrubs below the tree canopy — to restore the visual connections between Wascana 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

The realigned Wascana Drive park entrance has improved the intersection for all users and clearly marks this important location for the city and Wascana Centre. New signage identifies the entry point and is further enhanced through planting to create a formal sense of arrival to Wascana Park and the rest of the Centre. The new alignment strengthens the connection with Lorne Street and reinforces the link to downtown Regina.



Figure 4.1: South of College Avenue Planning Area - Existing Development and Demonstration of Potential Building Sites

### NOTE:

The 'proposed development' placeholders presented on pages 93-99 indicate that the master plan considers these locations as appropriate for potential development. All developments and buildings in the Centre must conform to the master plan, as per the process described on pages 6-7 of this document.

### AXIAL VISTA TO THE LEGISLATIVE BUILDING

The Legislative Building is positioned on axis with Smith Street, which in turn flanks City Hall north of Victoria Avenue. Minor tree clearing and replanting in Wascana Park is recommended to reinforce this important civic relationship. Additional boulevard planting along Smith Street is also suggested. A new pathway entrance to Wascana Park from College Avenue would help to further recognize the symbolic correlation between the Legislative Building and City Hall.

An interesting feature of the picturesque design approach is that the axis through Wascana Park is only revealed when looking straight down its length. The tree plantings appear to present as 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 (c. 1910)



**Figure 4.2:** Proposed Axial Vista, - Existing Development and Demonstration of Potential Building Sites
### **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 on the park side of the building, effectively separating the building from the adjacent open space. The street facade of the present building, the landscaped forecourt and the park areas surrounding the building are important design features for the overall character of the museum. Future expansion of the museum is anticipated. The expansion program calls for an addition of more than twice the existing area. To enhance the character of the existing building, expansion is focused towards the southeast. This supports and maintains the relationship of the building to the streets and park.

The expanded museum could organize about a central atrium spine extending through the building and visually connecting the "front" and park sides of the building.



Figure 4.3: Royal Saskatchewan Museum, Area - Existing Development and Demonstration of Potential Building Sites

This siting of the building's expansion, together with the relocation of the access driveway, would permit for the expansion of the perceived "window" onto Wascana Park from College Avenue.

Vehicular access and drop-off could relocate to the street-front side of the building. This would establish a more dignified approach to the front door of this important public facility. Removing the existing road on the park side of the building would reinforce a contiguous and congenial relationship between the museum and Wascana Park.

The renovation of the Nature Regina garden on the park side of the museum represents a significant commitment to enhancing and advocating for the sustainability and biodiversity of the museum and Wascana Centre. It serves as a testing ground and public teaching area that is accessible year-round and a significant asset for both museum programs and surrounding open space activation.

### **COLLEGE AVENUE CAMPUS**

The University of Regina values the College Avenue Campus as critical to maintain and strengthen the bonds between the "town and gown". This quality is a key element of the College Avenue Campus Renewal Project. The university has stated its commitment to transform its historic campus into a vibrant, accessible centre of learning that ensures refurbished heritage spaces are carefully integrated with new construction. The university commissioned a heritage assessment of the campus buildings and their setting in advance of preparing more detailed plans. Through a partnership with Conexus Credit Union, the university was able to realize a restored Darke Hall while Conexus gained a new presence within the College Avenue Campus lands.

This illustration on the facing page demonstrates recent changes and possible long-term development 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 metres.

- Establishment of a central mall or green extending from College Building's south façade toward Wascana Lake.
- Recognition of the view corridors towards Wascana 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.
- 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.



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

4.0

# CANADA SASKATCHEWAN PRODUCTION STUDIO

The Old Normal School is an important heritage building. It was unoccupied for many years and requires an on-going use to maintain its viability. It was unoccupied for many years and is now home to the John Hopkins Soundstage, which was approved for commercial use for television and film production. Ongoing commercial use of this component within Wascana Centre should continue to require that the preservation of an architecturally and historically important building serve two of the purposes defined by the Act: the advancement of the cultural arts and the enlargement of educational opportunities. The soundstage occupation of the building is ancillary to these purposes.

### **MAINTENANCE DEPOT**

No revision is proposed for the planned Maintenance Depot No. 2. It is shown in a location accessible from the service road with a screen wall and planting to minimize its visual impact. The present distribution of maintenance depots in the Centre is the subject of a current review.



Figure 4.4: College Avenue Campus - Existing Development and Demonstration of Potential Building Sites



## **AREA 2: WASCANA HEADLAND**

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

### **QUEEN BUILDING**

The use of this building does not conform to the 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 Defense 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. It also includes 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 lake access 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 foundation for what could become a more vital and active place during both winter and summer. As presented in previous plans, a new building complex or pier could incorporate a range of facilities for water sports, recreation, and entertainment. It could also provide additional support for boating activities, exhibitions, film, theatre, dance, and other services. This facility should only include carefully selected activities to maintain 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.



Figure 4.5: Wascana Headland Planning Area - Existing Development and Demonstration of Potential Building Sites



Demonstration View: Scenic Drive and Lakeside Trails in Summer. Artist impression for discussion purposes only. Does not represent actual enhancements.



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Demonstration View: Scenic Drive and Lakeside Trails in Winter. Artist impression for discussion purposes only. Does not represent actual enhancements.





## **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 the buildings in the area are 13 metres or less in height (three- to four-storeys). As a result, the Legislature is the only building in this area visible from a distance over the treetops. This remarkable and quite wonderful condition requires vigorous protection. 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.

### QUEEN ELIZABETH II LAWNS AND FORMAL GARDENS

The West Lawn is a preferred location by community members for events, ceremonies, and demonstrations. An increase in overall demand for the West Lawn has informed the need to define spaces to support activities and Indigenous ceremonial uses within prominent areas in Wascana Centre. The PCC will need to work with community groups to manage use of high-demand spaces.

Both the East and West Lawns are ideal locations to pilot planting and land management practices. These practices should focus on how to deter fouling by geese and reduce the ecological impact of formal landscapes within the Centre. Management of the grounds should integrate the use of native or adapted groundcovers to reduce mowing and irrigation needs and increase resilience to climate change while maintaining the formal character of the lawns.

### **GOVERNMENT OFFICES**

Several previous plans have demonstrated additional government offices in different configurations on the grounds. Starting with Mawson in 1913, all the plans have illustrated 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 square feet 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 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 and replaced by parkland. This proposal was reaffirmed in the 1992 Plan.



Figure 4.6: Legislative Area - Existing Development and Demonstration of Potential Building Sites



Mawson Plan, 1913



Legislative Grounds (Project Planning, 1975)

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

Since the early 1990s, 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 Centre 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 terminate by the south facade of the Legislative Building and, in the long term, by an interior winter garden conservatory, first proposed in 1975. 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 prairielike 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 is currently defined by the forms of the surrounding buildings and by plantings making the transition between the straight line geometry of buildings and the inner circle of the Meadow.

In this update to the master plan, the Meadow is envisioned as a counterpoint to the Legislative Building, an open space that supports programming within Wascana Centre, including Indigenous and non-Indigenous community use and programming within Wascana Centre.

Without the central feature, the Meadow becomes a flexible space used for gatherings and public ceremony. Opportunities to use Indigenous planting and teachings to inform the design of the space could create a physical dialogue between Indigenous values and worldviews and the Romantic and built Legislative Grounds. New and necessary infrastructure (power, water, communications) would support events and programming within the space.

### LEGISLATIVE POWER HOUSE

The Power House was constructed in 1921 soon after the Legislative Building. It was designed by the 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 T.C. Douglas Building. The building's heritage value is 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. Together, these elements provide 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 southeast and southwest of the Legislative Building to retain.

Presently, the Legislative Grounds contain a small clubhouse and eight tennis courts set into a large woodlot. Originally intended for use by government employees, it is now a public facility. Given it is so well protected from the wind, this location is one of the best locations for tennis anywhere in the city. Its use does not appear to have any detrimental effects on the surroundings and should be retained in the plan assuming that its availability for public use will continue.



Figure 4.7: Legislative Precinct - Existing Development and Demonstration of Potential Building Sites

### **COMMEMORATION PARK**

The landscape between Lakeshore Drive and the southwest shore of the West Lake is home to an increasing number of memorial features and art. The formalization of a Commemoration Park at this site was identified in the 2002 Commemoration Policy and should continue to create a curated space for memorials. Explore opportunities to enhance the landscape and views to support quiet and reflective experiences.

### VEHICULAR CIRCULATION

Many roads exist south of the Legislative Building. These roads serve the greenhouses, residences, maintenance sheds and gardens which were once located there. This plan suggest that some roads are suited for removal. This would permit the development of a landscape to match the Legislative Building in scale and dignity and to minimize conflicts between cars and people. A road system that retains Memorial Way, Lakeshore Drive, Hill Boulevard and Avenues A and D would permit access and serve as scenic routes. Avenue B. east and west of the South Mall, should become parking lots.

### 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. Given the limits on the current site to move towards the east and north, an expansion towards the T.C. Douglas Building is possible. This site may become available if the provincial government continues to locate new office space in downtown Regina.

A revitalized children's play area was constructed at Wascana Rehabilitation Centre for children with physical and cognitive disabilities. The play area supports children's programs at the Wascana Rehabilitation Centre. An adult fitness station is also located near the play area.

### ARBORETUM (FORMER NURSERY PARK) AND FLORAL CONSERVATORY

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 while nursery remnants offer interpretation opportunities and inspiration for a unique garden theme.

The current park includes an arboretum with the landscape structure informed by the predominant geometry of the remaining trees. Lines of trees extend to Lakeshore Drive and views to the lake beyond while trails follow and reinforce this pattern. The arboretum should prioritize diverse planting and may require a pond or dugout for storm water control in the future.

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.



Figure 4.8: The Meadow and the Wascana Rehabilitation Centre - Existing Development and Demonstration of Potential Building Sites

### **PRODUCTION NURSERY**

The main Wascana Centre nursery is in the southeast quadrant of the Legislative Grounds. It was initially developed on the assumption that major supplies of plants were needed only to establish the landscape in Wascana Centre. Once that purpose had been fulfilled, it would allow for new government buildings. This assumption has changed. The overall Wascana Centre 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 Hillsdale Street is set aside as public open space and trails, providing an important visual and functional asset to the street frontage.

### PINE ISLAND

This island, created during the 2004 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 plazaoverlook with interpretive features.

### FORMER KRAMER PROPERTY

The future of the former Kramer property is 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 includes a facility building, parking for employees, and service equipment. At the time of this plan, a new depot is under construction to improve resources and support the management of Wascana Centre.



Figure 4.9: Legislative Area East - Existing Development and Demonstration of Potential Building Sites

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## **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 Kramer IMAX Theatre. The area is also the site for one of the major segments of the Scenic Drive.

Family Parkland is currently well-developed but requires a scenic pedestrian trail route close to the lake. A mixed-use trail would provide greater connections from the Saskatchewan Science Centre to Douglas Park. Dense mixed planting added to screen the houses on Quinn Drive would also add value.

For the most part, the open and informal character of Family Parkland is important to maintain, permitting 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 is now close to the Science Centre.

### **BROAD STREET PEDESTRIAN BRIDGE**

In the 2025 Plan, the location of several crossings within the East Lake were removed or relocated to prioritize the protection of sensitive wildlife, habitat, and shoreline conditions within the Wascana Migratory Bird Sanctuary. The East Lake recreational trail loop was extended from the existing crossing at the Ring Road to a new pedestrian connection on the east side of Broad Street. The pedestrian crossing should connect at the elevation of existing pathways to improve accessibility and provide separation from vehicular traffic on the Broad Street bridge.

### 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 Plan. Third, the Saskatchewan Power Corporation substation and related equipment would move 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 recognized in May 2015 by the Canadian Society for Civil Engineering as a Historic Civil Engineering Site.



Figure 4.10: Family Parkland Area - Existing Development and Demonstration of Potential Building Sites

Since 2016, the Saskatchewan Science Centre has completed an expansion to their facilities. The revitalization included 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.

### WASCANA SKATE PLAZA

Completed in 2008, the Wascana Skate Plaza features street elements and public art dedicated to skateboarding. The unique feature attracts visitors from across the city.

### **CANDY CANE PARK**

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, further development is desired. Continuous and open deciduous tree planting would create a comfortable transition to the park from bordering streets including 19th Avenue, Douglas Avenue and McDonald Street.



Figure 4.11: Saskatchewan Science Centre Area - Existing Development and Demonstration of Potential Building Sites

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## **AREA 5: CONEXUS ARTS CENTRE**

This prominent and central site is occupied by the formal and monumental Conexus building, providing 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 location, the site is particularly vulnerable to unsympathetic architectural design and massing. New development, if any, should consider how to build over the parking lots and only if it consists of low, perhaps terraced forms relating in scale to the base of the Conexus Arts Centre, rather than to the auditorium or fly tower. It should also happen on the parking lot sites so that the parkland adjacent to Wascana Parkway is retained. Replacement parking should happen either below grade or within structured above grade, with garages lined with occupiable space to minimize the visual exposure of parking areas towards public spaces.

The broad planted landscaped hill that currently exists between Lakeshore Drive 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 like what currently exists along College Avenue and Wascana Parkway at the University of Regina.



Conexus Arts Centre



Figure 4.12: Conexus Arts Centre - Existing Development and Demonstration of Potential Building Sites



## **AREA 6: DOUGLAS PARK/WASCANA HILL**

This planning area contains the Douglas Park sports complex and picnic grounds, Wascana Hill, production greenhouses, equipment maintenance shop, Maintenance Depot No. 4, and tame grassland. 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 2004 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. Wascana Drive continues along the boundary of Douglas Park and connects with Assiniboine Avenue East.

### 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 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 Wascana Hill is of a grassed dome rising out of a mantle of rich vegetation around its base. The hill should mostly include 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 southeast 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. Consider the expansion of recreational uses only if the negative impacts on nearby habitat and conservation areas are mitigated.

### **OUTDOOR PERFORMANCE VENUE**

In several of the past master plans, an outdoor amphitheatre was proposed within Douglas Park along the east slope of Wascana Hill. This site was believed of sufficient size to accommodate seating for a large gatherings 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 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.



Figure 4.13: Douglas Park Area - Existing Development and Demonstration of Potential Building Sites



Demonstration view: Wascana Hill Overlook in Spring Artist impression for discussion purposes only. Does not represent actual enhancements.



### **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 been upgraded to artificial turf. Improvements to the parking lots are complete. Sports fields include the Canada Games Athletics Complex, a cricket pitch, a quartet of softball fields, multi-purpose open space, and tennis courts. Recent development of pickleball courts were under construction at the time of the 2025 update and may expand in the future. Other proposed structures include a new athletic centre, and a renovated field house. Regina Minor Football occupies a headquarters building associated with Leibel Field. A dense planted screen is proposed at the eastern edge, against the Ring Road and the Assiniboine Avenue overpass. The area north of the sports fields is home to the Douglas Park disc golf course. The current course is impacted by other park improvements and is currently being revised. The space should remain flexible and planted to support minimal maintenance. The demonstration plan 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 1950s and should remain. The baseball diamond is replaced with a multi-purpose field.

### MAINTENANCE

The production greenhouses, equipment maintenance shop and Maintenance Depot No. 4 are retained. Improvements to facilities are under consideration.

### **ASSINIBOINE FLYOVER**

Proposed in the 1982 Plan, this bridge connection is between the Ring Road Bypass and Assiniboine Avenue east of Wascana Centre. A street connection between Assiniboine Avenue, east and west, is not desirable as it would invite commuter traffic from the south-eastern sector of Regina 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 c: Calvin Fehr, City of Regina

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## **AREA 7: WATERFOWL PARK**

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

In general, Waterfowl Park is a complex of wetlands, riparian zones, and grassland environments. Management will primarily consist of invasive species control and planting of native species. The use of these areas for active recreation is restricted with public access carefully controlled.

### HABITAT CONSERVATION AREA

The area along the lake south of Assiniboine Avenue will serve 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. Outlooks and an interpretive site will provide opportunities to share information about the wildlife and waterfowl in the area without impacting the sensitive habitats. Pathway locations and conditions should create safe and accessible connections along the edge of the Waterfowl Park. Further, pathways should also consider opportunities to introduce viewing areas and blinds that mitigate impacts on wildlife. Recreational uses that generate significant noise are discouraged near the conservation area.



Waterfowl Park





Figure 4.14: Waterfowl Park - Area - Existing Development and Demonstration of Potential Building Sites

### **PRAIRIE ARBORETUM**

A section of the Conservation Area will develop as a Prairie Arboretum. It 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.

#### **UPSTREAM CONSERVATION AREA**

East of the Ring Road, the conservation area extends along the north shore of Wascana Creek. The continued protection and restoration of habitat are prioritized. A trail connection along the south edge of Riverside Memorial Park Cemetery could link the University of Regina with communities north and east of Wascana Centre.

#### WATERFOWL BOARDWALKS

Given the overall increasing recreational use of Wascana Centre, the development of previously proposed connections around the lake would serve the Centre well. Previous plans proposed several connections across the East Lake which have been removed in this update. Boardwalks along the lake edge have been identified to provide new ways of experiencing the lake, provide a greater choice of routes and reduce impacts on waterfowl in the area. Near the Display Ponds, additional lookouts and revitalization of facilities may be appropriate.





Demonstration view: Wascana Hill Overlook in Autumn. Artist impression for discussion purposes only. Does not represent actual enhancements.



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## **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 the PCC Board of Directors. The following is a brief summary of the full report, which is found at www.uregina.ca/fm/p-d-c/master-plan2016/index.html. At the time of this master plan, the university was planning an update to their campus plan.

### UNIVERSITY OF REGINA MAIN CAMPUS

The selection of a site for a new campus in Regina was precipitated by the need for rapid university expansion in the early 1960s. At that time, it was expected that the new campus would accommodate some 8,000 full-time students within a 15 year timeframe, 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 of Regina Campus Master 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 univesity 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 happen to the south, structured along a University Mall that originated at the Academic Green and extended south.



University of Regina Main Campus and First Nations University of Canada c: University of Regina



Figure 4.15: University of Regina Main Campus - Existing Development and Demonstration of Potential Building Sites

The 2006 university master 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 the Kinesiology Building. The plan also included the full development of First Nations University of Canada (FNUC) 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 then, 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 university master plan were all carried forward to the 2016 Campus Master Plan. Changes in the latest plan were primarily refinements and extensions, and adaptations to emerging circumstances. Key changes are as follows.

A Prairie Campus. The 2016 plan extended the idea of a "Campus in a Park" to include greater consideration of native plants and design motifs. The 2016 plan identified 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 FNUC buildings. 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 was extended to include additional corridors and spaces. The 2016 plan recommended 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 recognized 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 require protection and careful management.

Landscape Maintenance and Management. Water is a precious commodity across the prairies. Campus landscapes need to rely less on artificial irrigation and intensive maintenance. Campus landscapes require maintenance related to their specific roles and importance. Limited priority landscapes that perform important functions need 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 confirmed that all buildings should connect to the interior pedestrian concourse system. The concourse system will happen at ground level where possible, with access to the outdoors and natural sunlight. The concourses will connect to 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 was 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 outlined a building pattern that embeded 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 Campion Colleges. These projects will provide academic, residential, and dining facilities, and will serve to link both colleges to the interior concourse system.





Figure 4.16: Landscape Structure



Figure 4.18: Road Network

Figure 4.17: Parking



Figure 4.19: Loading and Servicing

### 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 strengthened the landscape corridor structure in this part of the campus and placed servicing in a discreet location within the block.

### South of Wascana Parkway. The

university plans to develop some or all 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.

### FIRST NATIONS UNIVERSITY OF CANADA

Founded in 1976, FNUC is a federated college and has become a well-established entity on the University of Regina campus.

To establish its independence and identity, FNUC was located away from the main body of the campus, with a facility expressing a unique architectural character. In recent years, the University of Regina and FNUC have worked to meaningfully improve programming and physical connections between the two institutions.

The 2016 plan suggested ways to reinforce the physical connections between FNUC and the main campus. First Nations Way, the road enclosing FNUC, was modified to establish a direct connection to the road north of Luther/Campion Colleges. Furthermore, the pedestrian connection from FNUC 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, FNUC is expected to expand though formal proposals have not been provided for this update. The 2016 plan illustrated an expansion form that extends the existing architectural concept. The new expansion works with the existing building to form an interior courtyard. In the very long term, expansion of FNUC 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."

Relevant to recommendations within the Wascana Centre Master Plan, FNUC and the University of Regina have meaningfully engaged with Indigenous communities to identify Indigenous naming of places and features throughout both the campuses and integrate reconciliation processes into the management of spaces.

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



Figure 4.20: FNUC Long Range Development

# INNOVATION PLACE (FORMERLY RESEARCH PARK)

Innovation Place is a research park under the Saskatchewan Opportunities Corporation. This Crown corporation 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 science, and information technology organizations. Innovation Place is home to 27 tenants, employing more than 1,300 people. The park includes six buildings with 465,000 square feet of space. Innovation Place is located on land leased from the university and has 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 followed through the infill of sites within the perimeter loop road on the secondary street and greenway frontages.

No significant changes are recommended in this planning area.



Figure 4.21: Innovation Place - Existing Development and Demonstration of Potential Building Sites



## **AREA 9: WASCANA EAST**

The area east of the Ring Road and north of Wascana Parkway is presently a relatively treeless grassland. From this landscape rises the cruciform tower and the cubic buildings of the Saskatchewan Polytechnic Campus (SaskPoly). To the north is a triangle of land used for fill from the 2004 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 SaskPoly 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 enrolment 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 UNIVERSITY CAMPUS

The university 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 SaskPoly campus. A continuation of the mall in the form of a car, bicycle, and pedestrian route links the two campuses. The Academic 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 windchill, snow drifting and poor visibility. Therefore, design buildings and plantings 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 lands, the planning of which would be severely compromised if it became a limited access highway east of the interchange.


Figure 4.22: Wascana East Area - Existing Development and Demonstration of Potential Building Sites



Figure 4.23: Composite Demonstration Plan - Existing Development and Demonstration of Potential Building Sites

4.10

# **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 illustrated in the demonstration plan, but it does provide guidance for the coordinated development of the Centre.

The purpose of this 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.









# **5** IMPLEMENTATION

The Wascana Centre Master Plan is realized primarily through the actions of the province, city, or university as the participating partners of Wascana Centre. The PCC itself also initiates projects, particularly infrastructure and landscape improvements. The plan can also act as a convenient vehicle for bringing together stakeholders on larger issues.

This section outlines the strategic approach to delivering improvements within the Centre as well as a list of recommended actions. It also includes the Project Expectations Checklist for use by the AAC and PCC staff when reviewing proposed projects and improvements.

# **IMPLEMENTATION APPROACH**

The path to implementation is an incremental process with each step building upon those before it. To advance the vision for Wascana Centre, informed and strategic decision making is required. Certain initiatives, including those already underway, will generate momentum to help advance future projects.

This section identifies discrete actions that the PCC and partners may carry out to implement the overall master plan vision. Most of the improvements recommended in this section are anticipated to proceed as public undertakings. However, the PCC may choose to engage partners to assist with various aspects of any project. Specific funding and partnership arrangements will be identified through the appropriate planning and design processes.

# **KEY STRATEGIES**

# Work in a Coordinated and

**Strategic Way.** The PCC will need to work collaboratively with its partners and other provincial ministries to successfully deliver the recommendations presented in this plan. This implementation plan should reinforce PCC and partner budgets and workplans to ensure the efficient delivery of each project.

# **Engage Working Groups and Advisory**

**Bodies.** Build on the momentum of the master plan renewal and leverage established technical and community expertise to form standing advisory bodies. These groups should continue to inform and shape the plan through implementation and between review cycles. Further, the PCC should consider establishing working groups composed of internal staff and partners to ensure a coordinated approach for implementing the plan.

# Focus Funding and Physical Improvements in Concentrated

**Areas.** Most of the projects will rely on public funds to deliver the existing asset improvements. Several initiatives already have funding committed. A few initial projects can serve as the catalyst for future improvements.

**Create Project Guidelines.** The PCC should develop guidelines and design strategies for the site improvements and standard features, like site furniture and lighting, using this implementation plan as a starting point. All project partners should collaborate to prepare these guidelines.

**Measure Success Over Time.** The Wascana Centre Master Plan has an exceptionally long-term timeframe; not all projects identified within will occur within a typical planning horizon. Several factors will determine the pace of progress: funding availability, changes in PCC priorities, and changes in community priorities.

This plan identifies short to midterm priority projects and actions that the PCC can comfortably move forward with in the coming years and coordinate with the PCC's five year capital plan, which is updated on an annual cycle. The PCC should take steps to document the successes that result from initial projects and apply those lessons to those that follow.

# **ACTIONS**

Collaboration and coordination between PCC partners, staff and stakeholders will ensure efficient implementation. The implementation guidance should go hand-in-hand with internal workplans and funding strategies to ensure each action is successfully executed.

The following actions are organized by timeframe, with approximate sequence and priority. Four time frames are identified: ongoing, immediate (within five years), mid-term (six to ten years), and long-term (beyond ten years). The PCC should revisit and update on an annual basis. Any changes should fully consider the main principles of the plan.

# **ONGOING ACTIONS**

The Act defines the roles of PCC administration, its board and the partners including the Government of Saskatchewan, the City of Regina and the University of Regina. All partners as well as necessary third parties, will be considered when addressing those actions within the PCC strategic plan.

# Park Washroom Renewal

 Upgrade and expand park washrooms access to align with seasonal programming and address consistent levels of service in active program spaces within the Centre.

# **Park Amenities**

- Identify locations to provide play spaces, picnic areas, and shelters to address gaps in service and support management approach for the Centre. Avoid new picnic areas and active program spaces near sensitive habitat to deter litter and mitigate human impacts on wildlife.
- Develop a children's play area near the picnic area east of the Meadow.
- Identify locations suitable for new overlooks, observation structures or blinds, and interpretive materials to support responsible wildlife viewing.

### Pathways

- Upgrade and expand existing pathways within the Centre in alignment with Trail Conditions Assessment (completed in 2023).
- Undertake Mountain Bike Trails Assessment to identify suitable locations in alignment with conservation area management protocols.
- Develop trail expansion at Candy Cane Park to connect Douglas Park and mitigate pinch point.
- Develop a lakeside path from Broad Street to Douglas Park.
- Establish a bicycle route system from Pilot Butte Creek to the university and SaskPoly.
- Continue the development of interpretive features and routes.

# Wascana Headlands/ Marina Improvements

- Engage with user groups to identify improvements at the Marina to enhance land-based support facilities for water-based recreation. Identify safety improvements to address pathway conflicts between boat users and cyclists.
- Revitalize Trafalgar Overlook area to address accessibility and trail use challenges.
- Undertake partial removal of Quinn Drive roadway between the HMCS Queen parking lot and Wascana Drive to reduce cut-through traffic.

# Sustainability and Safety Improvements

- Continue Centre-wide lighting improvements along scenic drives and primary pathways.
- Explore development of naturesupportive lighting standards for pathways and features near conservation areas.

# Shoreline and Conservation Area Management

- Continue ongoing shoreline mitigation and restoration works to support the Shoreline Management Plan.
- Explore opportunities to expand shoreline naturalization within the West Lake to mitigate erosion and human impacts on water quality.

- Continue to manage "windows to lake" through intentional pruning at key viewpoints along the shore.
- Identify opportunities for expanded habitat protection to support wildlife management and mitigate human impacts within conservation areas.

# **Cultural Heritage Studies**

- Undertake a cultural landscape study for Wascana Centre as a holistic approach to documenting and sharing the cultural significance of the Centre to include perspectives of Indigenous people, residents, and more recent immigrants to the province. Identify opportunities to adapt findings to support interpretive themes and experiences throughout Wascana Centre. Consider opportunities to integrate findings to inform potential commemorative experiences within heritage landscapes.
- Explore a traditional knowledge study with Indigenous Rights Holders to support identification of significant spaces, stories, and events within Wascana Centre. Identify opportunities to integrate learnings into interpretive and educational material to support reconciliation, gathering, and education for Indigenous and non-Indigenous communities within the Centre.
- Given pressures on Douglas Park and area for increased recreational uses, undertake a cultural heritage study for the Sifton farm and Beautyrest Park to identify heritage resources, conservation needs and opportunities for interpretation.

- Explore cultural heritage designation potential for the following structures and buildings: Royal Saskatchewan Museum; University of Regina College Avenue Campus Buildings (including Darke Hall, the Conservatory, the College Building); Canada Saskatchewan Production Studio; Legislative Power House; Wascana Park Bandstand and Speakers' Corner; University of Regina Main Campus Buildings (including Laboratory Building, Classroom Building, Dr. John Archer Library); and the HMCS Queen building ("Recognized" Federal Heritage Building).
- Explore cultural heritage designation potential for the following areas and landscapes: Wascana Lake; Royal Saskatchewan Museum Forecourt; Wascana Park; South Mall; Legislative Grounds; Kramer Residence Grounds; Old Broad Street Right-of-way; and the Old Broad Street Nursery.

# **Expand Advisory Bodies**

- Develop Indigenous advisory roles. Consider integration with existing committees so reconciliation is addressed in administrative processes.
- Establish policies for continued public engagement between master plan renewal cycles, including diverse representation and fixed participation terms.

### **IMMEDIATE ACTIONS (0-5 YEARS)**

### **Urban Forest Management Plan**

- Develop management approach for mature trees and landscapes to promote forest health and overall sustainability.
- Identify biodiverse and resilient planting strategies to enhance sustainability of maximum, medium, and low maintenance open spaces within the Centre.

### Landscape Management Plan

- Develop naturalization strategy for open spaces throughout Wascana Centre, including identification of bluegrass-alternative lawn species.
- Update Irrigation Master Plan based on naturalization strategy and ongoing decommissioning progress.
- Align open space management protocols with the Shoreline Management Plan to provide coordinated and consistent management around Wascana Lake and throughout the Centre.
- Develop and adapt protocols to address geese management for active use open spaces.

# Transportation and Movement Study (Including Parking Supply Study)

- Undertake a coordinated review of non-motorized and motorized movement throughout Wascana Centre.
- Identify expansion opportunities for trails and mobility networks in alignment with city and university planning.
- Identify opportunities to reduce, enhance, or relocate parking areas within Wascana Centre to support accessibility and optimize supply to suit current and future programming needs. Consider opportunities to improve public and active transportation network integration to offset parking needs.

# **Public Art Plan**

 Undertake study to identify objectives for public art within Wascana Centre, including guidance for siting and context. Consider opportunities to inform the use of art as wayfinding or interpretive features.

### **Commemoration Policy Update**

- Review and revise policy to develop approach to commemorative landscapes.
- Integrate Legislative Area commemoration approach within overall policy update.

### **Architect Planner Update**

 Update role to reflect contemporary needs for an external third-party to support and advise the PCC staff on planning policy and minor project development within Wascana Centre. Align role to complement standing committees and bridge gaps.

# Accessible Saskatchewan Act Implementation Plan

- Develop an accessibility plan to identify, prevent, and remove accessibility barriers to implement *The Accessible Saskatchewan Act*.
- Prioritize ongoing universal accessibility gaps within pathways and open spaces.

### MID-TERM ACTIONS (6-10 YEARS)

# Waterfowl Display Ponds Restoration

- Explore suitability of display pond program as part of larger waterfowl bird sanctuary management protocols.
- Adjust pathways, viewpoints, and buffers along shorelines and within display ponds, including relocation or removal of features that negatively impact wildlife functions.

# Soil Management Plan

- Develop performance standards, management practices and restoration protocols to advance understanding of the role of soils in the various environments of the Centre.
- Engage with research partners to explore biotic and abiotic factors affecting soils and their impacts on overall environmental health and function as well as their role in the conservation of the environment.

# **Indigenous Gathering Spaces**

- Explore opportunities to identify space to support various types and scale of Indigenous community gatherings within Wascana Centre.
- Work with communities to identify improvements to support cultural and ceremonial uses.

### **Legislative** Area

- Develop arboretum and floral conservatory east of the Wascana Rehabilitation Centre.
- Explore infrastructure improvements to support community gathering and event hosting in the Meadow.

### **Douglas Park**

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

### **Edges and Thresholds**

- Establish a strong treed canopy transition to the Centre from adjacent residential streets.
- Establish a planted buffer adjacent to residential lots.

### LONG-TERM ACTIONS (10+ YEARS)

## Wascana Headlands Area Study

- Work with city to coordinate built form, movement, and facilities guidance for redevelopment of Wascana Headlands and adjacent areas. Consider improvement opportunities and impacts resulting from the city's Housing Accelerator Fund Action Plan initiatives.
- Reinforce the Marina, restaurant and boathouse with an arts and entertainment building projecting out over the water as well as lake user club facilities.

# Link to Downtown Study

- Work with the city to identify opportunities to strengthen physical and experiential connection between downtown Regina and Wascana Centre.
- Encourage the development of College Avenue as a grand avenue with 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 with authorities having jurisdiction, landowners, and stakeholders on the creation of a Wascana Creek Reserve to protect upstream areas.
- Explore opportunities to incorporate the city-owned land between Wascana Centre and the McKell Conservation Easement within the Centre.

# **PROJECT EXPECTATIONS**

To ensure that the environmental quality and character of Wascana Centre is maintained, and that the spirit and intentions of the Act are upheld, the PCC maintains a common set of expectations and policies to guide all new projects and upgrades within the Centre.

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 are of the very highest quality. The second is to serve as a checklist used by the AAC and the PCC when reviewing development proposals. The proponent is obliged to explain how each of the expectations is addressed in their project.

# DESIGN REVIEW OF PROPOSED IMPROVEMENTS

Wascana Centre is both parkland and a set of linked development sites. It is governed by the PCC 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 advisory committees. These committees advise the PCC whether or not to approve a given design.

The PCC provides a Proponent Development Checklist as part of the Development Application to help inform what is required at each stage of review for an application. This allows designs to be discussed at the early stages, when suggestions for improvement can be more readily incorporated.

# PCC LAND USE AND DEVELOPMENT POLICY

The review process is governed by the PCC's *Policy 600: Land Use and Development Policy* (https:// publications.saskatchewan.ca/#/ products/104066). The 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)

# PROJECT EXPECTATIONS CHECKLIST

Many of the founding principles have been discussed in Section 3. 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 as matters dealing with location, siting, scale, materials, circulation, micro-climate, and energy. The expectations apply to both buildings and landscapes.

# LAND USE EXPECTATIONS

Wascana Centre is 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.

# 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 subordinate 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 wayfinding.
- 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 microclimates through site planning, building profiles and orientation, landform and vegetation.
- Incorporates traditional prairie landscape practices for wind shelter, snow capture and water conservation.
- Incorporates overhead shelter from rain and snow in hightraffic pedestrian areas.
- Encourages a wide range of seasonal use.

# ARCHITECTURAL DESIGN EXPECTATIONS

# **Response to Context**

- The 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 wastewater 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 recycled 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 per cent.

WASCANA CENTRE MASTER PLAN 2025 REVIEW AND RENEWAL





# **HISTORY OF THE PLAN**

Wascana Centre as presently constituted is 62 years old, yet its roots were established in the early part of the 20th 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 23rd 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



Figure A-1: 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.



Figure A-2: 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.



Figure A-3: 1948 Faludi City Plan

A.0



# **1962 YAMASAKI/CHURCH PLAN**

The idea of Wascana Centre was conceived in 1960 during a search 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. WASCANA CENTRE MASTER PLAN 2025 REVIEW AND RENEWAL



Figure A-4: 1962 Yamasaki Master Plan



# **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 checkerboard 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'.

WASCANA CENTRE MASTER PLAN 2025 REVIEW AND RENEWAL



Figure A-5: 1967 Yamasaki Master Plan Review

# **A.6**

# **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 travellers 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 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.



Figure A-6: 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



Figure A-7: 1975 Project Planning Legislative Area Plan

# **A.8**

# **1977 LONG REVIEW**

The 1972 and 1975 planning processes highlighted an issue of particular concern to the architect planner and the Wascana Centre 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 Associates 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.



Figure A-8: 1977 Long Master Plan Review

# **A.9**

# **1982 WASCANA EAST PLAN**

In 1981, Roger du Toit was appointed Architect Planner. By early 1982, his Torontobased firm, du Toit Associates, 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** 



Figure A-9: Wascana East Development Plan, 1981/82



# **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 the city and the Centre.

The 1975 Project Planning Associates proposals for the Legislative Area, reaffirmed in the 1977 Long Plan, 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.



Contextual Planning Issues: Connections to Downtown (1982)



A.0

Figure A-10: 1982 du Toit Master Plan



# **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.


Figure A-11: 1987 du Toit Allsopp Hillier Plan



# 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.



## **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 Wascana Centre 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.





### **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.

One thousand, one hundred 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.



Figure A-14: 1999 Regina Research Park Long Range Plan



# 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 2003/2004, it was deepened again, this time with heavy equipment to a depth of about eighteen feet, moving over 1.3 million cubic metres 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





Standard Excavation Deep Excavation

New Development Area Options for Haul Routes Surface Aerators/Waterfall

Fill Area

Figure A-16: 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.

## **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:

- · Wascana Authority's core mandate areas
- Resource procurement and stakeholder relations
- 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.



# 2006 CITY OF REGINA LAND USE AND CIRCULATION PLAN / 2015 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.



Figure A-17: Future Road Network (Regina Transportation Master Plan, April, 2015)

### 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 SaskPoly) occupying the southern half while the northern half was to be occupied by an expanded University of 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.



#### **2016 DTAH REVIEW**

The 2016 Plan confirms the shift in emphasis from development to stewardship for Wascana Centre. There were no major changes to the components and structure between the 2006 and 2016 plans. Sustainability and Universal Accessibility became significant considerations for managing and designing within the Centre. Active transportation (walking, jogging and cycling) became a priority with recommendations to explore temporary closures along some routes to support expanding use. The 2016 Plan also introduced the Project Expectations Checklist to help guide proponents in preparing development proposals and help in the review and evaluation of proposals by Wascana Centre Authority.

With respect to specific area recommendations, 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 Wascana 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.

Within the Legislative Area, the Mall south of the Legislative Building is reconfigured into a large open lawn, similar to that shown in the 1962 Yamasaki Master Plan. A new floral conservatory is considered within the former Broad Street Nursery, which is redeveloped into Nursery Park.

Within the Douglas Park area, Wascana Drive has been returned to its existing alignment to protect the historic Sifton farm and to maintain the continuity of this important scenic route. The formal garden east of the Sifton farm (known to some as Beautyrest Park) has been retained while the amphitheatre proposed for the south side of Wascana Hill has been removed from the plan. 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.

The University Precinct shows modest adjustment to the long term development of the University of Regina Main Campus and First Nations University of Canada as informed by their own master plan processes. Wascana East saw no significant change while the demonstration for Wascana South continues to explore opportunities to extend the prairie survey grid in the area to accommodate a broad range of institutional, recreational and parkland uses.



Figure A-19: Composite Demonstration Plan

