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# **WASCANA CENTRE**

## **2016 MASTER PLAN**

### **PUBLIC OPEN HOUSE DECEMBER 2015**

#### **Phase 3: Draft Master Plan**

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Welcome to this third public event for the Wascana Centre 2016 Master Plan. This is an opportunity to engage the team led by the Wascana Centre Authority as the overall project moves towards completion.

This evening we will review the Draft Master Plan, and seek input on the proposed recommendations and changes to the previous master plan from 2006.

#### **FEEDBACK**

We welcome your feedback on our work to date. Please use an Issue Sheet to record your comments. You can leave it with us in the collection box provided, or send your feedback by e-mail or mail by Friday December 18, 2015.

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# WASCANA CENTRE

## PROJECT PURPOSE, OBJECTIVES AND PROCESS

**We invite the public to participate in the preparation of the 2016 Master Plan.**

**Wascana Centre is many things to many people and home to many private, public and natural functions.**

It is the home of the Provincial Legislature, the University of Regina, Saskatchewan Polytechnic, the Conexus Performing Arts Centre, the Saskatchewan Science Centre, the waterfowl and grassland reserve and many others. These sites combine to create a unique place which is both the site of urban development and the major recreational asset of Regina. This much-loved place is the result of implementing a series of updated “100-year” master plans from 1962 to the present day.

The Master Plan deals with the physical situation and gives guidance about the quality of future development. It does not deal with everything that happens in the Centre.

For example, it is not a maintenance plan, nor an operational or management plan. It deals with what kinds of uses would be appropriate in the Centre, and where they should go – physical things such as buildings, landscape features, roads, paths, parking, gardens and fields.

It also deals with where built facilities should NOT go; places reserved for open space and ecological protection. It is not specific about when proposals get implemented, although it can propose priorities. This should be borne in mind when making recommendations about what the plan should contain.

### GET INVOLVED

Comments and suggestions about the content of the 2016 Campus Master Plan are invited through three public workshops at critical stages of the Plan’s development, and throughout the process by completing a questionnaire and issue sheets.

The panels on display today show the Draft Master Plan as it stands today following the first two rounds of engagement and efforts over the past six months.

A questionnaire is available here and on the 2016 Wascana Centre Master Plan website. The panel and PowerPoint presentations associated with each phase will also be posted as they are prepared.



# WASCANA CENTRE

## AERIAL PHOTO 2012



# WASCANA CENTRE

## 2016 MASTER PLAN / DRAFT

### FIVE PURPOSES OF WASCANA CENTRE

The development of the seat of government; the advancement of the cultural arts; the enlargement of educational opportunities; the improvement of recreational opportunities; and the conservation of the environment.

### PRINCIPLES



# WASCANA CENTRE

## 2016 MASTER PLAN / DRAFT

### NEW & KEY PRINCIPLES

#### PRINCIPLE 4 LANDSCAPE CHARACTER

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

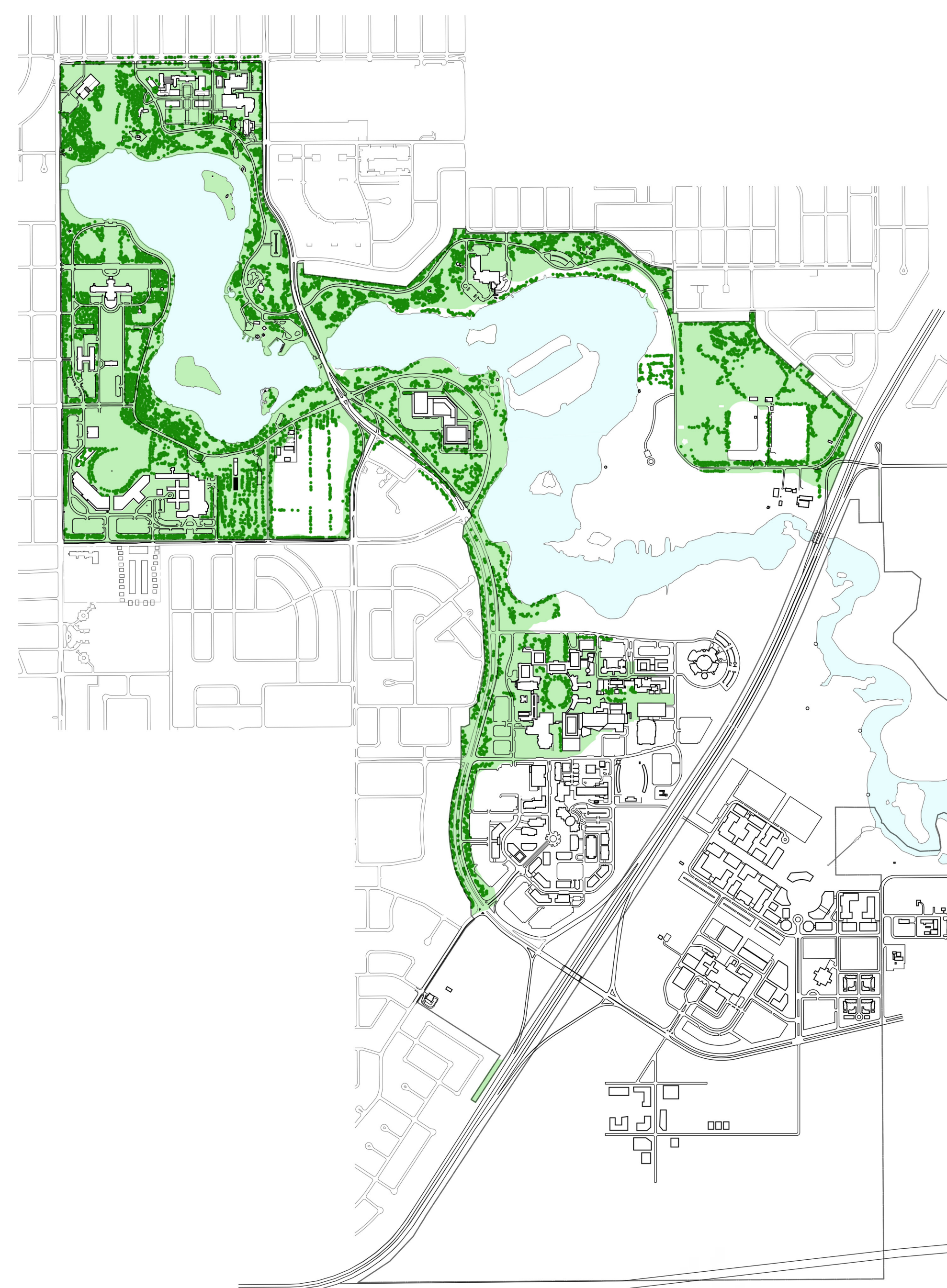
##### The Romantic Landscape

The character of the mature Wascana landscapes has its roots

in the picturesque landscape style that emerged in England during the 17th and 18th Centuries. With its emphasis on “naturalistic” forms and geometries, this style has become the most prevalent approach to landscape design in the 20th Century.

##### The Prairie Landscape

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



#### PRINCIPLE 5 LANDSCAPE MANAGEMENT

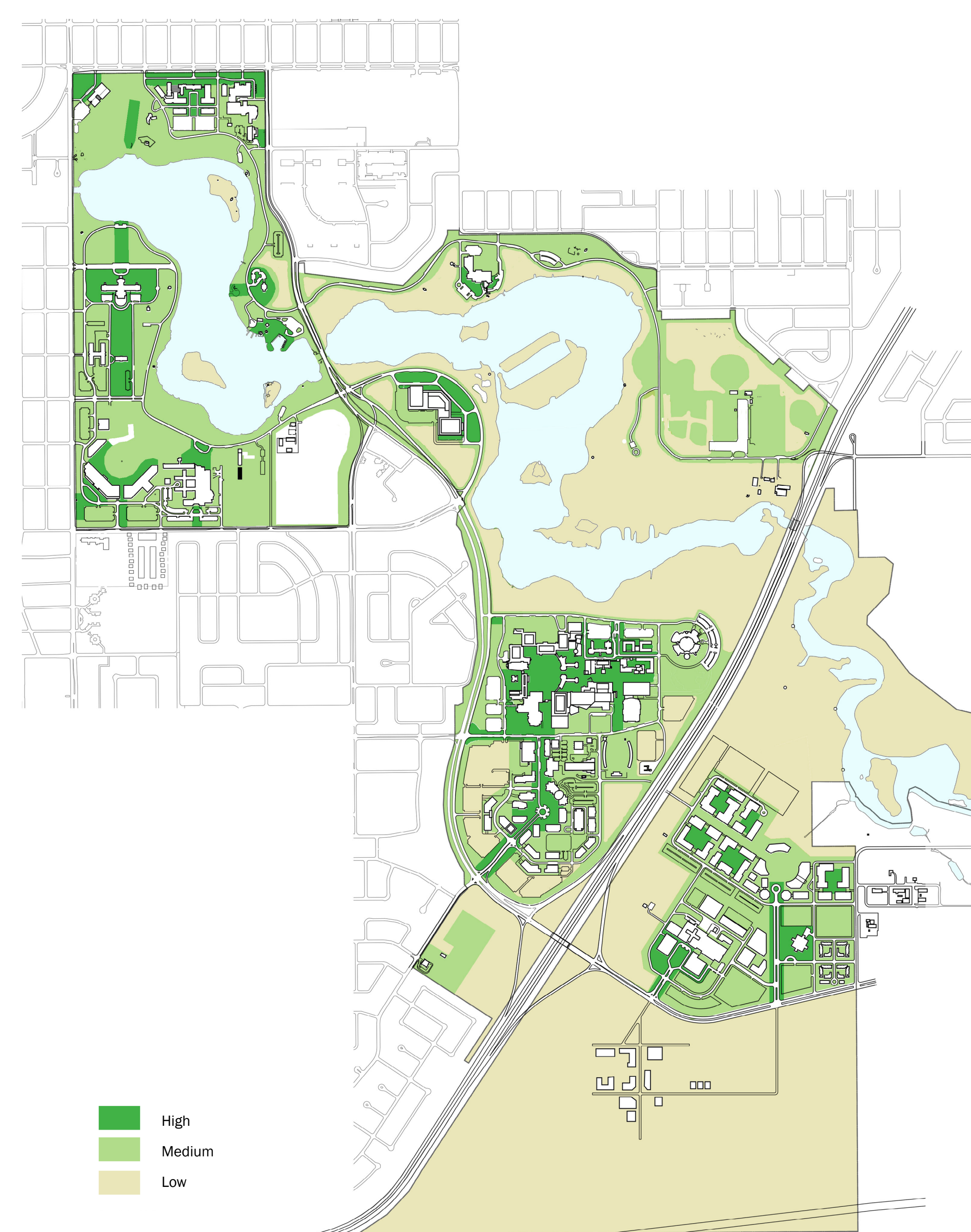
The accompanying diagram illustrates a strategy for prioritized landscape management:

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

**Medium:** Landscapes in this category include parking lots,

picnic areas, pastoral parkland, buffers and windbreaks. Strategies include reduced lawn mowing, turf substitutes, minimal irrigation and fertilizing and use of drought-tolerant plants.

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



# WASCANA CENTRE

## 2016 MASTER PLAN / DRAFT

### NEW & KEY PRINCIPLES

#### PRINCIPLE 6

#### UNDERSTOREY MANAGEMENT

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

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

On a less positive note, the extensive understorey creates enclosed spaces and corridors that people may find intimidating. The principles of Crime Prevention Through Environmental Design (CPTED) hold that public safety and comfort are best served when people have clear site lines, can see other people, and feel that they (and others around them) are under casual surveillance.

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

Maintaining or improving important views will consider the following:

#### Windows to the Centre

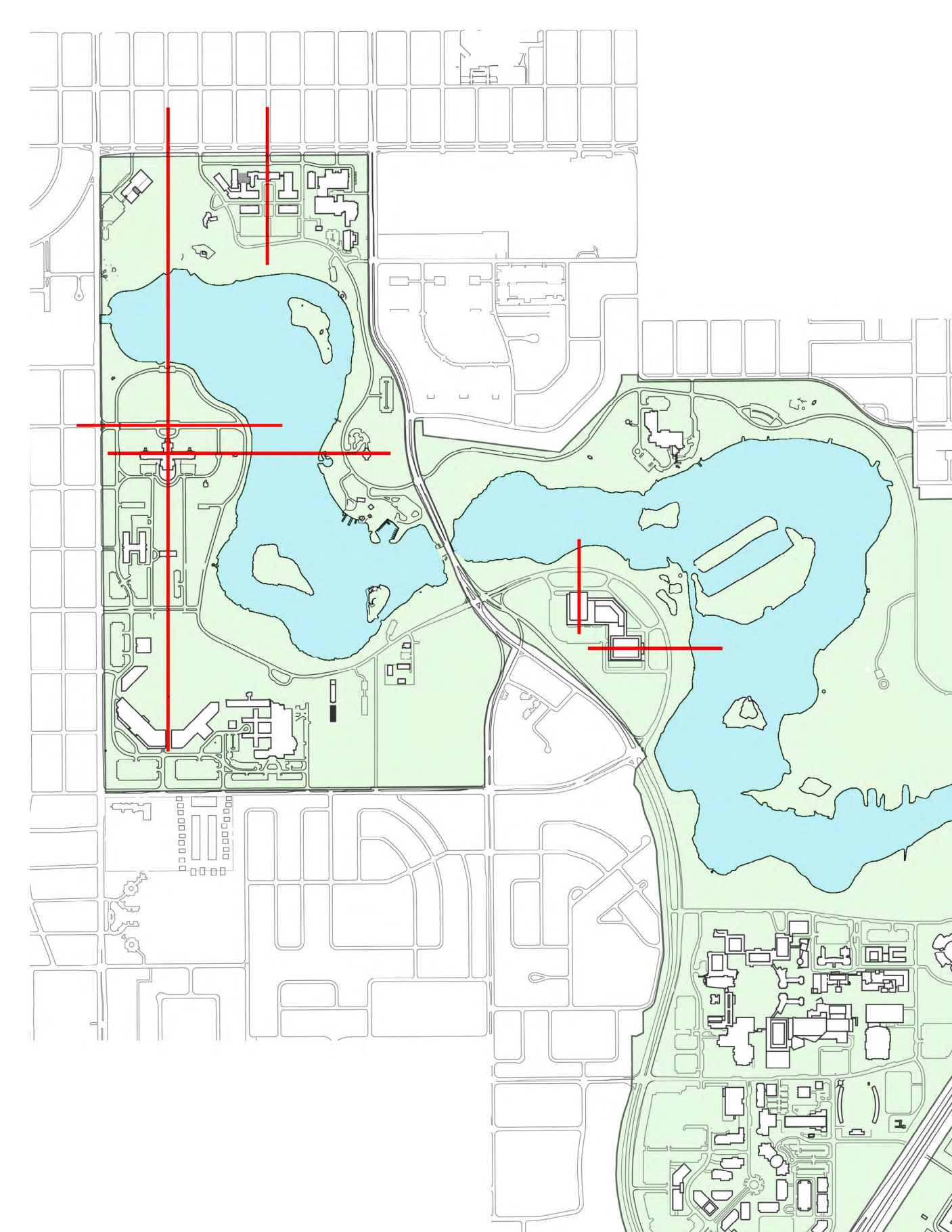
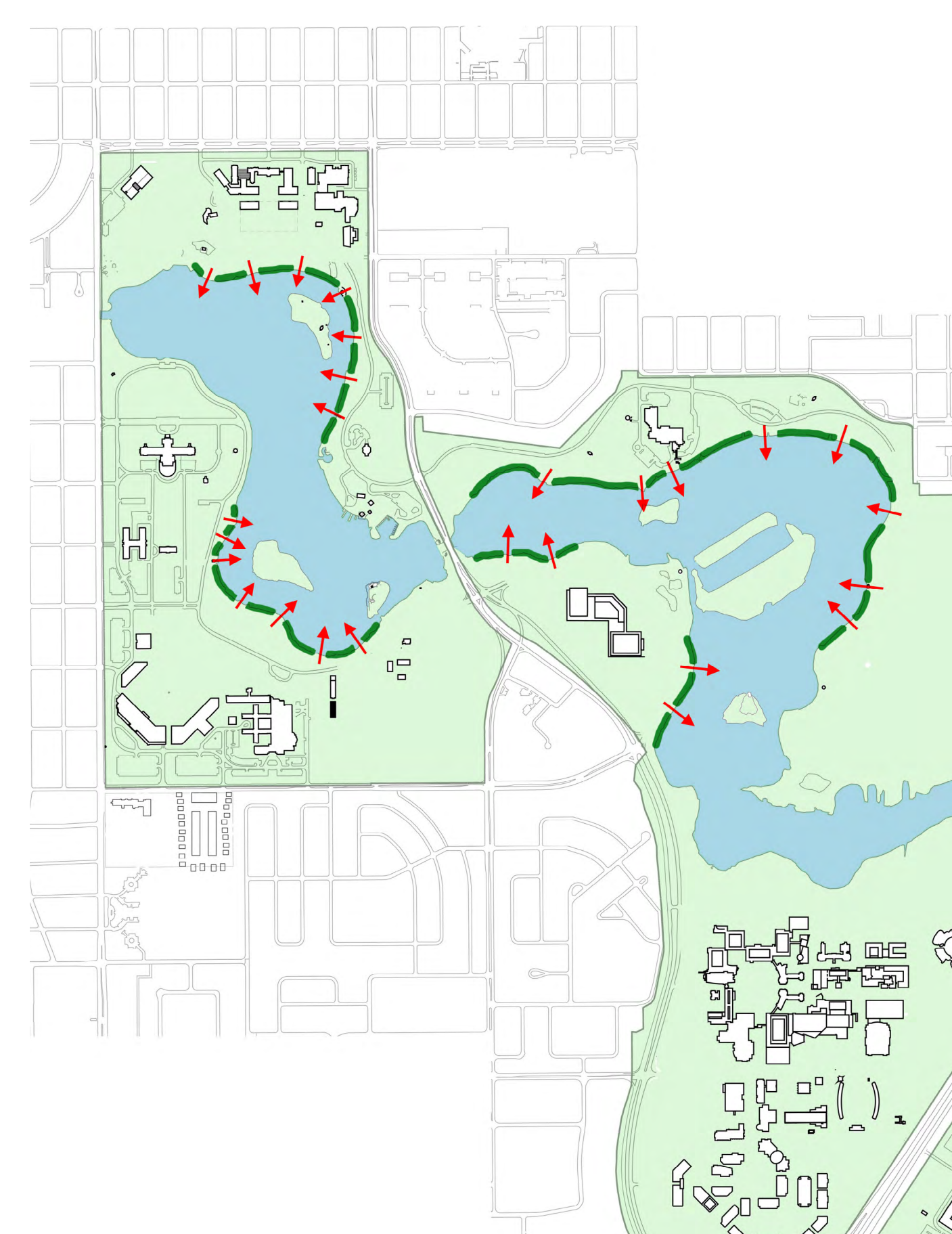
Views into Wascana Centre from important City streets should be maintained through selective removal of the understorey. Rather than wholesale removal, "windows" can be created at strategic locations to provide glimpses of the Lake and landscapes.

#### Windows to the Lake

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

#### Structural Axes

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



# WASCANA CENTRE

## 2016 MASTER PLAN / DRAFT

### NEW & KEY PRINCIPLES

#### PRINCIPLE 8

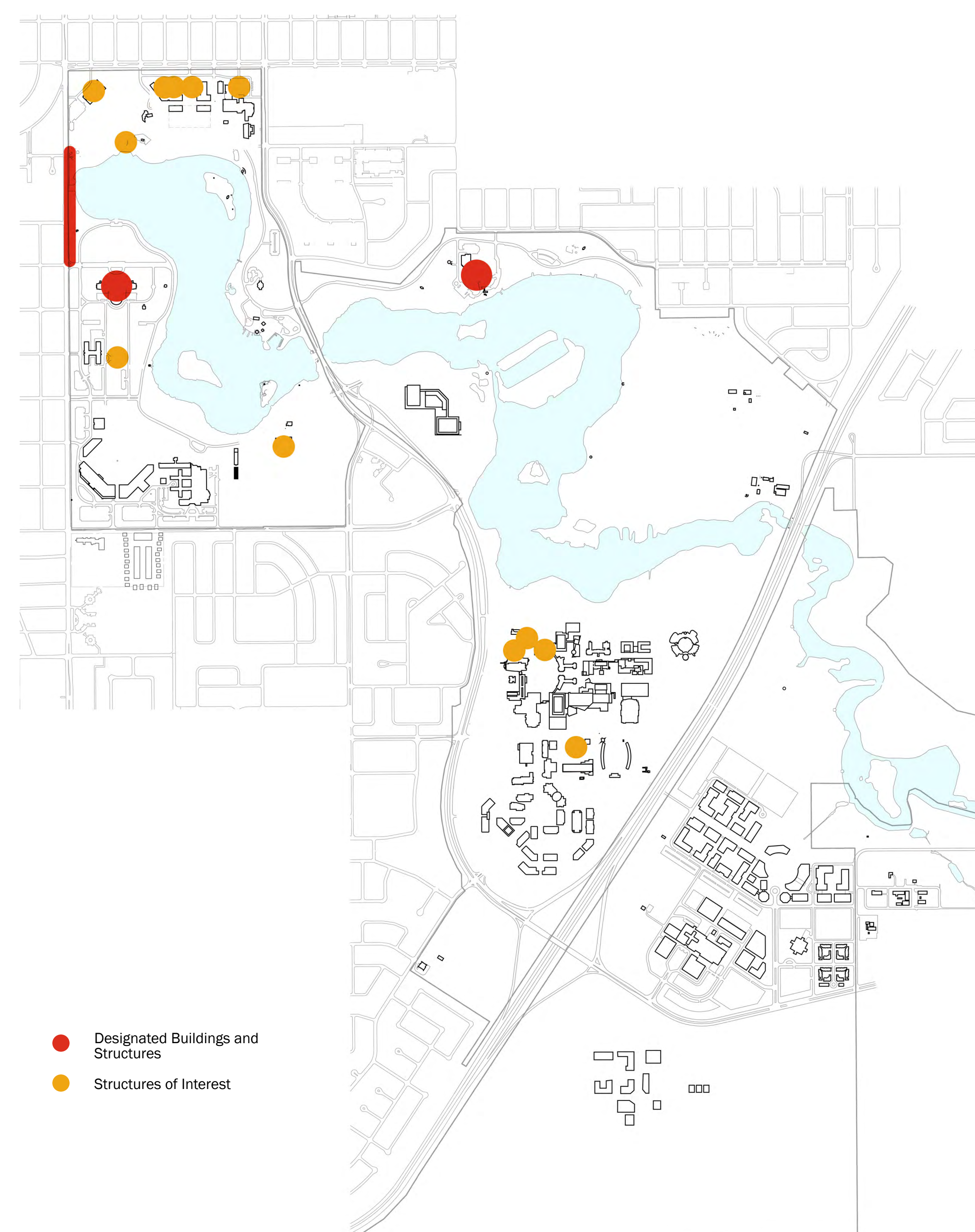
#### HERITAGE BUILDINGS AND STRUCTURES

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

A number of other buildings and structures at Wascana should be identified for further investigation

and possible designation in the near future.

- Royal Saskatchewan Museum
- Darke Hall
- The Conservatory
- College Building
- Sound Studio (formerly the Regina Normal School)
- Wascana Park Bandstand
- Kramer Residence
- Laboratory Building (U of R)
- Classroom Building (U of R)
- Dr. John Archer Library (U of R)
- Speakers' Corner



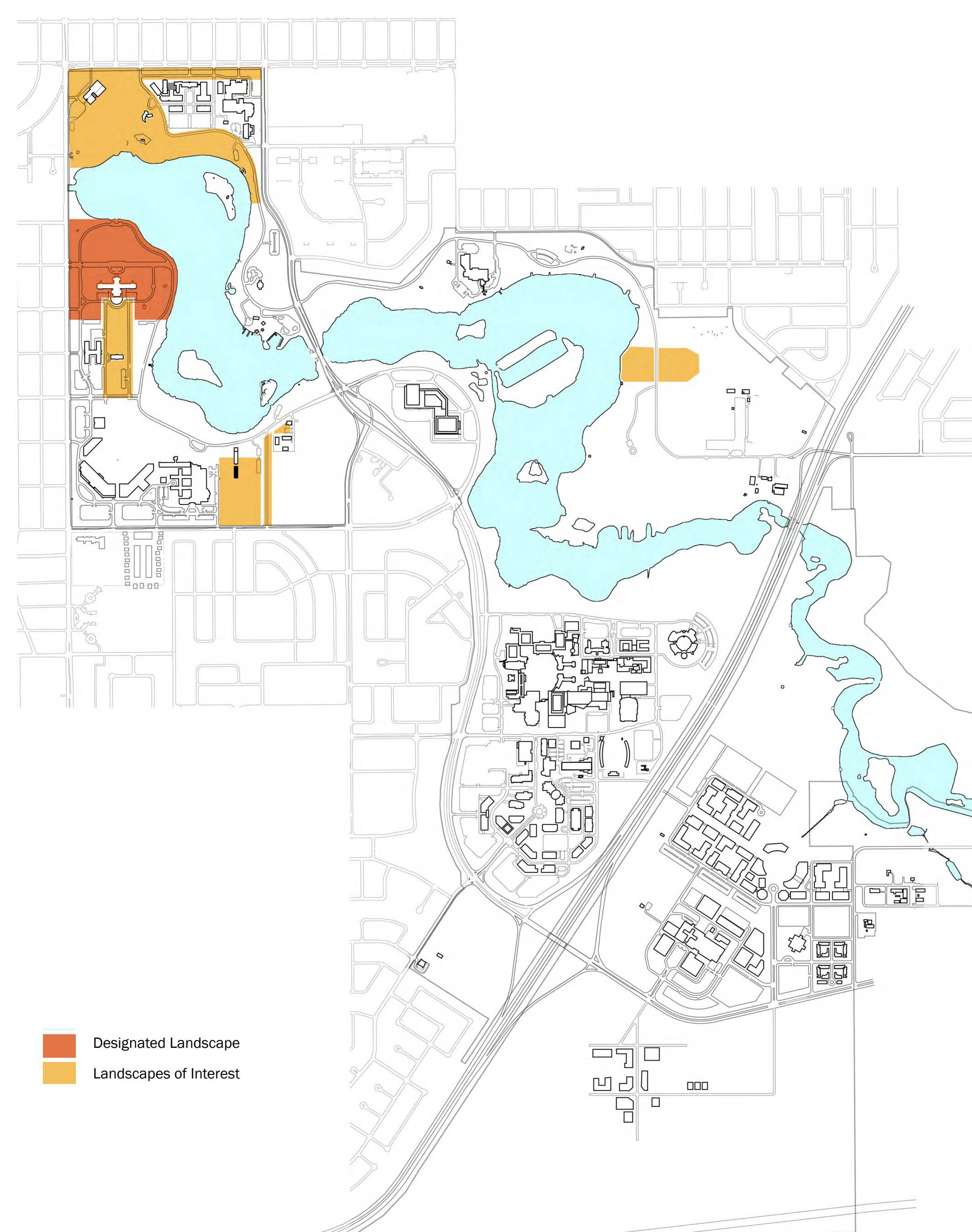
#### HERITAGE LANDSCAPES

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

Other landscapes, by virtue of their age and historical value, are identified in this Plan as potential sites that should be subject to further heritage evaluation. Perhaps the most important of these is Wascana Park, which is over 100 years old and continues to play an

important role in the daily lives of those who live in or visit Regina. Others include:

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



# WASCANA CENTRE

## 2016 MASTER PLAN / DRAFT

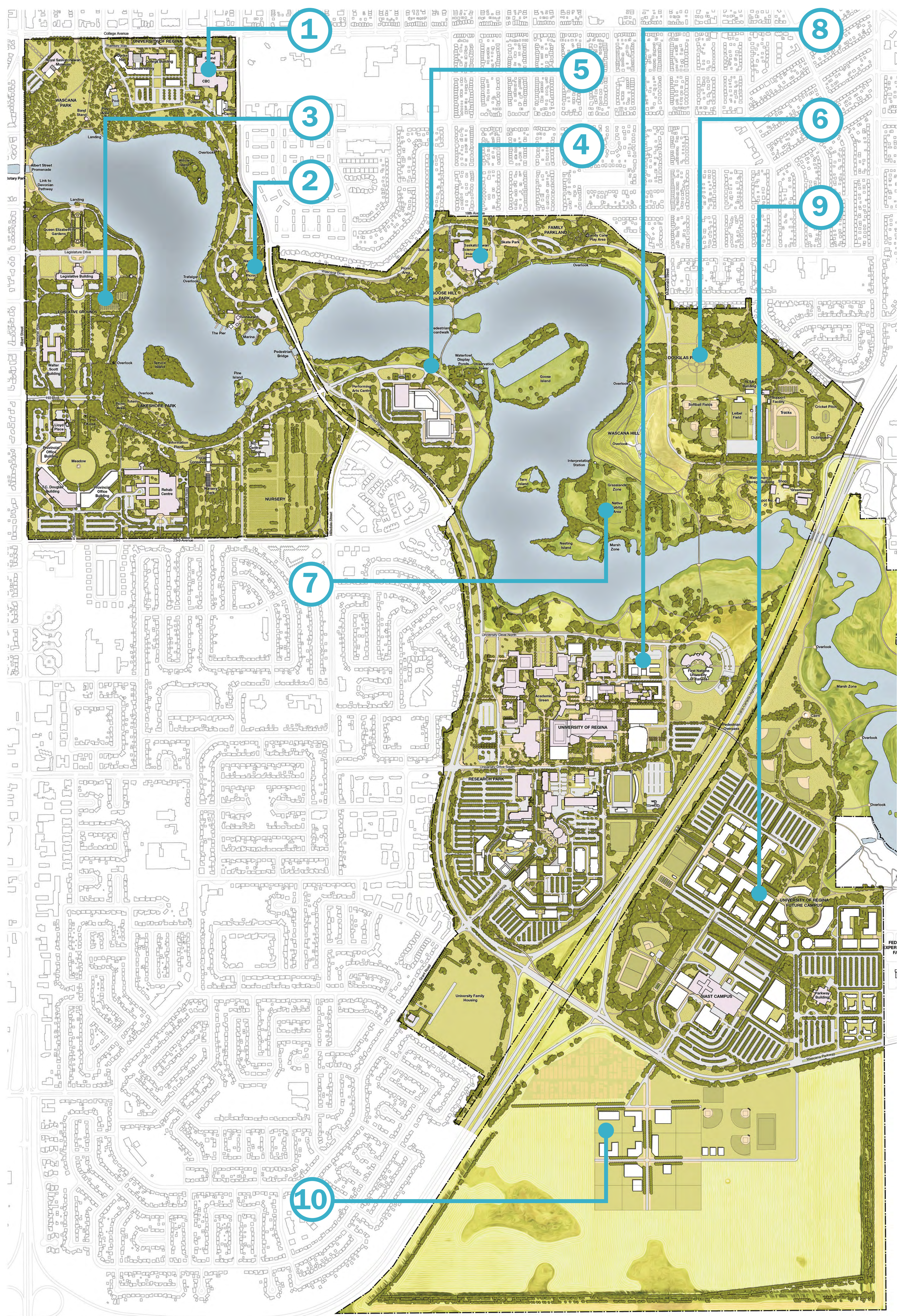
### DEMONSTRATION PLAN

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

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

#### PLANNING AREAS

- ① College Avenue
- ② Wascana Headland
- ③ Legislative Grounds
- ④ Goose Hill Park/  
Family Parkland
- ⑤ Performing Arts Centre
- ⑥ Douglas Park
- ⑦ Waterfowl Park
- ⑧ The University of  
Regina Main Campus  
& Innovation Place
- ⑨ Wascana East
- ⑩ Wascana South





# WASCANA CENTRE

## 2016 MASTER PLAN / DRAFT

### PLANNING AREA DESCRIPTIONS

#### 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 a Sound Stage, C.B.C. Broadcast Centre and Culliton Centre (CNIB).

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

#### 2 Wascana Headland

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

#### 3 Legislative Grounds

Founded in 1905, the Legislative Grounds have transformed from short-grass prairie into mature pastoral parkland with the imposing neoclassical Legislative Building as its centerpiece. This impressive building with its copper dome is set on a plinth, on expansive lawns surrounded by mixed hardwood and coniferous woodlots. Except for the Legislative Building, all of the buildings in the Grounds are 13m or less in height (3-4 storeys) which is roughly equivalent to

the height of the primary urban forest canopy. As a result, the Legislature is the only building in the grounds visible from a distance over the treetops. This remarkable and quite wonderful condition should be vigorously protected. The grounds around the building, to the lake edge south to Avenue B, are designated as heritage. Further maintenance and development should seek, where possible, to bring the landscape and lake landings to the full glory of the original Mawson Plan.

#### 4 Goose Hill Park/ Family Parkland

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

#### 5 Performing Arts Centre / Goose Island

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

#### 6 Area 6: Douglas Park/ Wascana Hill

This planning area contains Douglas Park sports complex and

picnic grounds, Wascana Hill, an over-wintering structure for waterfowl, the W.C.A. production greenhouses, Equipment Maintenance Shop, Maintenance Depot No. 4 and some of the last original prairie grassland in the region. This terrain is rich in history and ecology.

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

#### 7 Waterfowl Park

Wascana Lake and its associated marshes, wetlands and backshores are part of Wascana's prairie heritage and valuable assets to manage with care. Recognizing its importance, the 2016 Plan will identify Waterfowl Park as a distinct planning zone with its own particular priorities and requirements. Rather than have portions divided under several planning areas, this plan consolidates them all into one.

#### 8 The University of Regina Main Campus and Innovation Place

For the first time in decades, the Wascana Centre and University of Regina Master Plans are fully coordinated with both being completed simultaneously.

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 Research Park and extending eastward to the proposed double courtyards of the First Nations University.

#### 9 Wascana East

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

#### 10 Wascana South

This master plan for the first time will include a new planning area and demonstration for the lands referred to as Wascana South. In previous plans, this land was part of the Wascana East planning area.

Wascana South is a 160-hectare plot of land at the south end of Wascana Centre. Bordered by planted shelter belts, the site is extremely flat and currently under cultivation. Although not required at present, Wascana Centre is studying options for the future use and development of the site. Under consideration is some combination of athletic, recreational and institutional uses.

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# WASCANA CENTRE

## PHASE 3: QUESTIONNAIRE

### Opinion re: WCA 2016 Master Plan

The Master Plan is concerned with the physical aspects of Wascana Centre — the placement and organization of buildings of various functions, the service infrastructure, and the landscape of roads, paths, vegetation and open spaces.

Please answer three questions:

### What do you like about the Draft 2016 Master Plan?

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### What do you dislike about the Draft 2016 Master Plan?

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### What suggestions might you have to improve the Draft 2016 Master Plan?

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### Project Contacts

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