ACKNOWLEDGEMENTS

The creation of University of Regina 2011 Campus Master Plan was an eighteen month process that required extensive effort and consultation. The Working, Steering, and Advisory Committees were the groups that were instrumental in guiding the development of the plan and, for that reason, they are specifically listed below. In addition, the Steering Committee vetted all documents and briefings prior to being presented to broader audiences and the Board of Governors for approval.

Extensive consultations also took place and included: the University Senate, First Nations University, Campion and Luther Colleges, the City of Regina, the Wascana Centre Board of Directors, and the many members of the University of Regina community including students, faculty, alumni, and staff who shared their thoughts and comments and provided valuable input into the Campus Master Plan. In addition, Facilities Management staff were consulted to obtain their grass roots ideas and suggestions for improvement and the design community was consulted to obtain their thoughts and ideas around design solutions to issues discovered in the broad consultation process. Finally, the excellent work and support of the DIALOG Consultant team (see below) greatly assisted the consultation efforts, analysis of the information provided, and the production of this formal plan.

All of this effort lead to the creation of an inspiring Campus Master Plan that will guide the development of both campuses for the next five years. Thank you to everyone who participated in this exceptional process and outcome. This is your Campus Master Plan.

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LETTER FROM THE PRESIDENT

In 1963, one of my predecessors, Dr. William Riddell, was installed as Principal of the University of Saskatchewan, Regina Campus. At that time – 11 years before the University of Regina became an independent degree-granting institution – he said:

*A university, like any other growing organism, develops as a result of changing needs and the changing ideas of those responsible for its programs.*

*This does not mean that one just waits to see what will happen but, instead, the most serious consideration must be given to the conditions that the university must face, the responsibilities it has to its students and to the public, and the resources that are available to it to meet these obligations.*

Nearly 50 years later, Dr. Riddell’s words continue to be true for the University of Regina. The University is constantly developing – responding to and whenever possible, anticipating the changing needs of our students, faculty and staff. We have responsibilities to the University community and the larger community, and for that reason we cannot sit back to see what form the University will take. We must plan its future carefully – and plan that future together.

That is exactly what this Campus Master Plan does. Flowing out of the recently developed University of Regina Strategic Plan, the Campus Master Plan is infused with the same spirit. It is the result of a great deal of cross-campus and off-campus consultation, and represents a shared long-term vision for our University of Regina facilities, landscapes and transportation systems.

This plan is the latest in a long line of interrelated master plans dating back 100 years to when Regina College – the forerunner of the University of Regina – was founded in 1911. As we celebrate that centennial in 2011, the timing of this plan could not be better.

When Regina College began operations 100 years ago with only 27 students, few could have imagined that it would develop into a university with more than 12,000 students. And as we begin our second century on this beautiful “Campus in the Park,” none of us can envision exactly what the University of Regina will look like in another 100 years. The Campus Master Plan gives us an idea of what we might expect in the near future, however – and I hope you find that future as exciting as I do!

Yours sincerely,

Vianne Timmons
President and Vice-Chancellor
A winter scene of the new Athletic Precinct Plaza from University Drive South, the view north toward the Centre for Kinesiology, Health and Sport Building, and the new Arena north-east. The Plaza is to become the recreational hub for the University, with flexible space for both the University, local, and regional community. The Plaza is intended to accommodate a variety of programming, which can include sports events, winter activity, water play, and community festivals. A wide pedestrian promenade is proposed as the central spine for the precinct, straddling the Plaza and Arena to the east and a new open space to the west of the promenade.
Campus Before (of previous image): View north from University Drive South toward the Centre for Kinesiology, Health and Sport Building
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2011 Campus Master Plan
Part A
Introduction and Background
Figure A-1. University of Regina Main Campus - view south across Wascana Lake to the Campus and the Wascana East Lands including SIAST
1.0 Introduction

The University of Regina is a Campus in the Park. The location of the University’s campuses within Wascana Centre, one of the largest urban parks in North America, is a unique and invaluable asset. The park complements the recreational and athletic facilities on campus with canoeing, kayaking, cross-country skiing, skating, bicycling, and running; Wascana Centre provides a large cultural amenity for University of Regina students and faculty, including museums, galleries, concert and theatre venues, and the Legislative building; the park provides a green link – a network of multi-use pathways – that connects the University with Regina’s neighbourhoods; the park’s flora, fauna, and natural settings represent a pedagogical asset, rooting the experience of University of Regina students in an appreciation for environmental stewardship and sustainability; and, the park undeniably provides a beautiful and iconic setting for the university campuses, on the shores of Wascana Lake.

For all of these reasons, the University’s character as a Campus in the Park is a key aspect of the quality of life on campus, particularly for the students who live there. The plan articulated in this document builds upon these assets, strengthening the connection between the Main Campus and the surrounding elements of Wascana Centre, reinforcing the identity of the University of Regina’s Main Campus as a Campus in the Park.

As part of achieving these objectives, this plan focuses on building a more coherent and compact Main Campus as:

• a campus with a defined open space framework, attractive streetscapes, and seamless connections and transitions to adjacent uses;
• a campus that generates a critical mass of students and activity;
• a campus that provides amenity, and a vibrant campus experience for a larger on-campus student population;
• a campus that continues to develop its pedestrian concourse system, but that also treats its open spaces as four-season amenities that are connected, beautiful, and well used; and,
• a campus that is informed by sustainable land use and transportation choices, and that preserves parkland in Wascana Centre.

The key strategies herein relate to focusing on a compact campus with a high quality open space framework and public realm. This Campus Master Plan does not require high growth for realization; rather, it is designed for the University to incrementally expand and complete the Main Campus in a manner that adds amenity, activity, and coherence. This approach, as a land use planning paradigm that clusters uses to minimize the need for vehicular movement and to ensure the highest use of infrastructure, is central to embracing a sustainability framework for land use planning decisions.

The College Avenue Campus has also been given extensive consideration in the context of this Master Planning process. It has been reaffirmed as a priority space for the University, and, as a capital project, considerable due diligence continues to evolve to restore and adapt the campus for future uses (see Part D of this document). This Campus Master Plan is cognizant of and reinforces the importance of the College Avenue Campus, but focuses primarily on promoting an investment in the Main Campus through the creation of a strong design framework.

The development of this Campus Master Plan continues a tradition of campus planning in which the University regularly revisits, refreshes, and renews its vision for the future. While this plan establishes a new direction for long-term planning of the Main Campus, it is also part of an unbroken evolution of concepts dating back to the 1962 Yamasaki/Church Plan, that have each responded to best practices of their time. The plan carries forward strategies, principles, and planned new facilities from the previous Campus Plan, and the key moves in this Plan can be directly aligned with previous strategies.
2.0 Background

2.1 Study Objectives
Approximately every five years, the University’s Facilities Management unit initiates a strategic review of the University’s built and natural environment to evaluate its current state and to look towards the future. This allows the University to stay current to the needs of the campus community, and to strategically direct investment towards actions that build upon a cohesive vision.

2.2 Plan Objectives
This University of Regina Campus Master Plan is the next iteration of a long history of campus plans. This Campus Master Plan builds on the strategies identified in the 2004 Campus Master Plan and maintains the momentum of campus development generated as a result of the 2004 Plan (see Section 5.2 for a detailed examination of how the 27 strategies are carried forward). It provides an enhanced framework for thinking about how the campus grows for the next five years and beyond – one that places emphasis on creating lasting and meaningful places through the development of great open spaces that speak to the University’s natural setting and history. This complements the built-form focus of the 2004 Campus Master Plan.

Specifically, the Campus Master Plan articulates a new vision for the Main Campus that has been shaped by the campus community. It identifies the planning and design principles for growth and development, and names key design strategies and actions to achieve the vision. The Campus Master Plan also gives renewed attention towards adopting a lens of sustainability in campus planning that appreciates the beautiful park setting and existing built heritage, as it is within this unique context that the University of Regina has flourished.
2.3 Study Process

The creation of the Campus Master Plan involved a four-phased process undertaken between the months of January 2010 to June 2011. The process was led by a project team from Facilities Management and DIALOG (formerly Office for Urbanism) and was guided by two larger advisory groups. The Steering Committee, which was comprised of members of the University Executive Team, provided overall strategic direction to the project and ensured alignment with the larger strategic planning goals of the University. The Advisory Committee, which was comprised of representatives from the student union, key academic and administrative departments and partners, and external agencies such as the Wascana Centre Authority and Innovation Place, acted as a sounding board for the project team to generate ideas and to act as a liaison with key stakeholder groups. The Board of Governors and the President also played a chief role throughout.

To a large extent, the process was designed to generate a significant amount of content and ideas to guide the Plan development through the engagement of students, faculty, staff, and alumni. Four major consultation events were held at the University aimed at both testing ideas and generating consensus moving forward. Not only did the campus community participate, but city staff, local developers, and local residents interested in the future of the campus also contributed to the conversation.

The four phases of the project unfolded as outlined below:

**Phase I: Reconnaissance and Visioning**

The objective in this phase was to gather all relevant background materials, documents, and studies, and to observe and analyze the existing conditions on both the Main Campus and the College Avenue Campus. Several site tours, photographic analysis, map analysis, stakeholder interviews, and meetings were held to develop a clear understanding of the existing conditions and current directions for growth and development. A kick-off event on March 9, 2010 was held to begin generating a vision and key design ideas for the Campus Master Plan. A Student Open House was then held on March 31, 2010 to gain further student feedback on the emerging vision and principles.

**Phase II: Concept Development**

Having completed a study of existing conditions, and having articulated an emerging vision and principles as well as key design moves, it was possible to begin working on a draft concept plan. This was accompanied by evolving supportive frameworks (Built Form Framework, Open Space Framework) that were tested with the Steering Committee and Advisory Committee prior to being presented to the University community for feedback on May 11, 2010 at a Campus Open House.

**Phase III: Plan Development**

In Phase III, the concept plan and supportive frameworks were refined based on input from the Campus Open House. Detailed feedback was provided and critical attention was paid to the relationships between the physical form and the programmatic aspects of the University. At this time, technical due diligence was undertaken with respect to a parking and movement study, a capacity analysis, and an assessment of infrastructure opportunities and constraints.

**Phase IV: Final Master Plan**

Feedback generated in Phase III was used to further refine the draft concept plan and supportive frameworks. The final months of the process were then focused on packaging these outcomes as the draft Campus Master Plan, which was presented to the Board of Governors, and finally to the university community, in the final Campus Open House.
2.4 Historical and Planning Context

The University of Regina has a long history of planning, which, because of its unique setting and history, has always been conducted in partnership with the Wascana Centre Authority and the City of Regina. The partnership has been so long that the history of the city, the park, and the campus are important to highlight in order to form a comprehensive view of the existing context.

2.4.1 City of Regina

Regina was incorporated as a town on December 8, 1882, stimulated by the arrival of the Canadian Pacific Railway. It quickly transformed into the administrative and legislative territorial capital of what is now the Province of Saskatchewan. Once called the ‘Pile-o-bones’, Regina’s urban form began to take shape with the founding of major destinations such as the Exhibition Grounds (1893), the Legislative Building (1908 - 1912), and Regina College (1912 - 1916). Since its incorporation as a city in 1903 and Provincial recognition in 1905 as the Capital of Saskatchewan, political activity in Regina increased along with rapid population growth.

Following the second World War, Regina began a series of annexations around the periphery of the original town and developed several suburban neighbourhoods to accommodate new families. Immigrants from eastern Europe established social and cultural roots in Regina, which are still celebrated today. The development of the Regina International Airport (1930 - 1940) also brought the world to Regina, and connected national commercial pursuits to the local economy. The growth of the University of Regina and business parks added new types of jobs to what was traditionally a government town.

Today, Regina is planning for a revitalized downtown and renewed public facilities, and it is within this movement that the University of Regina embarks on its own renewed path of growth and development.
2.4.2 Wascana Centre

Wascana Centre was formally established in 1962 and is a 9.3 square kilometre park built around Wascana Lake. The Centre is a collection of lands and buildings variously owned by the City of Regina, the University of Regina, and the Province of Saskatchewan, each of which is represented on the Wascana Centre Authority Board of Directors. The park contains several landmark buildings including recreational, cultural, educational and environmental facilities such as the Legislative Building, the MacKenzie Art Gallery, and the University of Regina College Avenue Campus and Main Campus.

Aside from the Wascana East Lands, which share a border with agricultural land in the south-east precinct of the city, the remainder of the Centre is surrounded by residential neighbourhoods that have direct access to the Centre through its major and minor grid of streets. Starting at the east side going counter clockwise, Wascana Centre shares its boundaries with the neighbourhoods of Arcola East, Boot Hill, Al Ritchie, Gladman Park, Centre Square, Cathedral, Lakeview, Hillsdale, and Whitmore Park (Hillsdale and Whitmore Park are where most off-campus students reside). As a result, the Centre, which itself is a very pastoral and open environment, sits within a very urban-residential context. This stark juxtaposition at its borders elevates the distinctiveness of both the Centre and the University.

2.4.3 Wascana Centre Master Plan, 2006

The first Wascana Centre Master Plan was designed by Minoru Yamasaki in 1962 in tandem with his plans for the Regina Campus of the University of Saskatchewan, which later became the University of Regina. The current Wascana Centre Master Plan was drafted by the same authors as the 2004 University of Regina Campus Master Plan, as has historically been the case.
The University of Regina Campus Master Plan is positioned as a supporting plan of the larger and provincially mandated Wascana Centre Master Plan. The Wascana Plan is commissioned and implemented by the Wascana Centre Authority and it is to be formally reviewed every 7 years. Each review has typically included new design interventions or infrastructure plans that have responded to emerging demands on the Centre. Through the planning process, Wascana Centre has implemented the Music Basin, new multi-use trails, interpretation signs, and has partnered with the University on each of its Master Plans to date.

The Wascana Plan explores eight development areas covering the entire park, and includes proposed new developments (namely, on the Legislative Grounds and the Performing Arts Centre), vehicular circulation routes, and in some cases, streetscape designs. The Wascana Plan envisions an increase of uses for sport and recreation (such as Douglas Park), and the full build-out of the Wascana East Lands, Main Campus, and Innovation Place (Research Park) in order to accommodate anticipated University growth. The Plan is sensitive to its connections to adjacent residential communities and stipulates a height limit of 13m for any building located within two city blocks of the Centre. This is intended to preserve its distinctiveness from the rest of the urban fabric.

2.4.4 The University of Regina Main Campus

The University of Regina lies within Wascana Centre, which is roughly 5km south of downtown.

The University of Regina Main Campus was formed in 1962 as the Regina Campus of the University of Saskatchewan. Seattle-based architect Minoru Yamasaki, in collaboration with Thomas D. Church as landscape advisor, were given the task of defining the University’s first Master Plan. The plan consisted of an academic core with a compact series of buildings placed on one-storey podiums connected by walkways. This formed a series of courts facing a stately library. Since then, the plan has been updated roughly every five years, with architect Jack Long drafting two plans in the seventies (1972 and 1977), and du Toit Allsopp Hillier doing the planning in the eighties (1982 and 1987), nineties (1992, 1998, and 1999), and two-thousands (2004).

In the seventies, the adherence to the concept of a series of small courtyards, podiums and elevated walkways began to be abandoned. The road system began to take form as a ring road around the buildings that centred on the Academic Green (today called the Dr. Lloyd Barber Academic Green). A research park was suggested for the land south of the parkway, which was originally intended to accommodate married student housing. In the eighties, the focus shifted to the indoor pedestrian circulation system and a landscape structure involving the Dr. Lloyd Barber Academic Green and University Mall. A new road parallel to the University Mall was proposed, later to be named “Research Drive”, and the beginnings of a network of streets and blocks in the research area was sketched out. In the 1987 Plan, the campus south of University Drive South was more clearly articulated as a research area with its own focal landscape, the “South Green”.

The nineties were marked by several construction projects at the University. The Language Institute was the first building be built, ending a long construction drought. Luther College expanded in 1991, the daycare was built in 1993, and two new research buildings - the ISM Building and the Software Technology Centre - were added to the research park. In the late nineties, the Dr. William Riddell Centre was completed and the First Nations University of Canada (FNUniv) was proposed for east of University Drive East. A Winter Sports Complex was also proposed between the Physical Education Building and the Education Building. The expansive green space that was to later become the Dr. Lloyd Barber Academic Green, was reduced in size and framed by two symmetrical infill buildings. These acted as a gateway to an eastern pedestrian arm intended to connect to the First Nations University Building.
2.4.5 College Avenue Campus
The College Avenue Campus consists of the College Building, the Conservatory Building, the former Norman MacKenzie Art Gallery Building (now called the Gallery Building), and Darke Hall. Adjacent to the site is the Soundstage, originally called the Normal School. It is not technically a part of the College Avenue properties but because it was once a University building and because it shares the same architectural style as the other buildings, they form a cohesive unit.

The College Avenue site began as Regina College, established by the Methodist Church of Canada. The first building constructed on the site was the College Building, designed by James Puntin and constructed between 1912 and 1916. In 1914, the Conservatory Building was built, and in 1929, Darke Hall was also built. In 1952, the Norman MacKenzie Art Gallery Building was added as an addition to the Conservatory Building. With the exception of the Norman MacKenzie Art Gallery Building, the assembly of buildings made up of the College Building, the Conservatory, Darke Hall, and the façade of the old Normal School, represent the most important grouping of Collegiate Gothic buildings in Regina.

Regina College became a junior college affiliated with the University of Saskatchewan in 1925, and it was the main campus in Regina until the new southern campus was built in 1962. Today it mainly houses the Centre for Continuing Education, which administers the Conservatory of Performing Arts, and Life Long Learning and Outreach. This campus is considered an important and historic part of the University, and is currently being redeveloped as a priority capital project, (see Part D - College Avenue Campus).
2.4.6  Innovation Place
Since the 1962 Yamasaki/Church Plan, each iteration of the Campus Plan has featured an area dedicated to university-related research on, or near, the University of Regina Main Campus. The lands originally allocated for research uses were toward the northeast of campus, on the site of what is now the First Nations University of Canada. The 1977 Long Review of the Campus Plan shifted the envisioned location of university-related research facilities to a site south of University Drive South, and by the 1982 du Toit Allsopp Hillier Plan, the structure of the future research park - including the alignment of Research Drive - began to take shape.

The first research facilities established south of University Drive South were constructed by the University of Regina for technology clients in 1990 (the ISM Building - 1 Research Drive) and 1994 (the Software Technology Centre - 2 Research Drive). In 1998, the Saskatchewan Opportunities Corporation (SOCO) entered into a 99-year lease with the University of Regina for land to be used for, and devoted to, research and technology development activities complementary to university programming. This was followed by the preparation of a Research Park Master Plan by Saunders Evans Architects Inc. in 1998.

Established in 1998, the Regina Research Park, called Innovation Place in Regina, now features a variety of leading researchers in the areas of environmental science, petroleum science, and information services. Managed by SOCO, the Research Park has grown steadily since 1998 in accordance with the 1998 Master Plan. Over the past decade, four new buildings have been added, including, most recently, the new Saskatchewan Disease Control Laboratory, which opened in May 2010. In addition to building new facilities, the Regina Research Park also purchased 1 Research Drive and 2 Research Drive from the University of Regina in 2003. It completed an expansion to 2 Research Drive in 2009. This Master Plan does not reconsider the existing Master Plan for Innovation Place.
Table A-1: Build date and square footage of building in Innovation Place.

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<th>Building</th>
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<tr>
<td>ISM Building (1 Research Drive)</td>
<td>1991</td>
<td>80,000</td>
</tr>
<tr>
<td>Petroleum Technology Research Centre (6 Research Drive)</td>
<td>2000</td>
<td>70,000</td>
</tr>
<tr>
<td>The Terrace (10 Research Drive)</td>
<td>2001</td>
<td>124,000</td>
</tr>
<tr>
<td>Pilot Plant (6A Research Drive)</td>
<td>2004</td>
<td>4,000</td>
</tr>
<tr>
<td>2 Research Drive Expansion (IT Building redevelopment)</td>
<td>Originally built 1994; Redeveloped 2007 - 2009</td>
<td>79,000</td>
</tr>
<tr>
<td>Saskatchewan Disease Control Laboratory (5 Research Drive)</td>
<td>2010</td>
<td>113,000</td>
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2.4.7 First Nations University

The First Nations University of Canada (FNUniv) was originally established in 1976 as the Saskatchewan Indian Federated College (SIFC). The First Nations University is an independently administered institution in a federated partnership with the University of Regina. It offers a variety of undergraduate and graduate degrees that are accredited by the University of Regina. The mission of the FNUniv is to provide these academic programs in an environment that celebrates and affirms the values and cultures of First Nations students; to provide opportunities for cross-cultural interaction and learning; and to create opportunities for First Nations students to excel and flourish.

Following the establishment of SIFC in 1976, the institution grew steadily while operating out of a number of locations on the University of Regina Main Campus and elsewhere around Regina. Over time the SIFC identified a need for a larger facility, where executive, administrative, and academic functions could be consolidated. On November 24, 1999, the University of Regina transferred a 32.6 acre parcel of land to SIFC to accommodate their new facility. The transferred land was located east of University Drive East, removed from the consolidated core of the Main Campus. This was in keeping with the Institution’s desire to maintain a distinct identity. Star Blanket Cree Nation is seeking urban reserve status for the FNUniv lands, under its Saskatchewan Treaty Land Entitlement Agreement with the federal and provincial governments.

The new building - a terraced, south-facing semicircle clad in Tyndall Stone - was designed by Douglas Cardinal. Construction began in the Spring of 2001, and the new facility was officially opened on June 21, 2003. On the same date, when the doors of the new building opened, the Saskatchewan Indian Federated College officially changed its name to the First Nations University of Canada.

While this Master Plan does not reconsider the existing Master Plan for First Nations University, attention has been focused on how better integration between Institutions might be achieved, in keeping with the everyday needs of students.

2.4.8 University of Regina Strategic Plan, 2009 - 2014

The Strategic Plan was championed by President Vianne Timmons as a response to the changing economic, demographic, and cultural landscape within the province. The objective of the Strategic Plan was to reposition the University within this emerging context, and to ensure that the next five years would capitalize on change and incorporate new goals and aspirations of students, faculty, alumni, and other partners. It establishes direction for how the University will operate internally, with prospective students, and
with the community, by defining actions under mâmawohkamâtowin: Our Work, Our People, Our Communities. It defines a Vision and a set of values that describe the campus community and the University’s operating philosophy. Its mission statement articulates the importance of creating a sustainable, diverse, and welcoming campus community, while recognizing the historic values and cultures of Saskatchewan. The actions within this Campus Master Plan are well-aligned with the Strategic Plan. In particular, these are:

A1 Promote and reward the pursuit of excellence in teaching, research, and public service. Make the University widely known for excellence in all its activities.

A2 Reaffirm our historic commitment to the liberal arts and sciences.

A3 Align our array of program offerings to respond to the needs and interests of current and prospective students.

A4 Enhance the University’s distinctive programming and research profile. Capitalize on our research success to benefit the institution, researchers, and our students.

A5 Make the University a leader in environmental responsibility. Put sustainability at the core of our teaching, research, and campus life.

A6 Encourage a distribution of teaching and learning.

B2 Make the transition into university seamless; enhance accessibility and flexibility; expand early-awareness and transitional programming; and ensure that appropriate supports are in place for students with special needs.

B3 Improve the university experience for students, promote their well being, and foster a stronger campus community and spirit. Provide more scholarship and bursary support, and allocate the funding necessary to attract and retain highly qualified graduate students.

B6 Continue to build a friendly, diverse, safe, and welcoming campus that respects work-life balance and pays particular attention to the marginalized, the vulnerable, people with disabilities, and the disadvantaged.

C1 Raise the profile and increase the presence of the University regionally, nationally, and internationally. Promote community involvement of University personnel by redoubling our efforts to showcase the pursuit of excellence in teaching, research, and administration.

C3 Foster educational, research, and human resource development partnerships with other educational entities, businesses, professions and community groups.

2.4.9 University of Regina Campus Master Plan, 2004

The 2004 Campus Master Plan for Long Range Development was, like all master plans, a coordinated approach to growth and development of the Main Campus, including Innovation Place (formerly Research Park), and the Wascana East Lands. It positions itself as the physical component of a three part institutional plan which includes an Academic Plan and a Financial Plan. The Plan advocates for the complete development of the pedestrian concourse, a distinct academic green, and the establishment of other positive outdoor spaces, all while achieving larger institutional goals such as the development of new facilities. Rather than being overly prescriptive of development standards, the document describes 27 strategies that are visually supported by demonstration plans. Each strategy is designed to achieve a specific objective for the physical development of the campus. Of note is the consideration of planned new facilities (such as the Arena) as being part of an existing fabric of buildings. It was also important that new buildings prioritized the
introduction of light transmission to maintain a sense of openness throughout the campus, and that they incorporated art into the built form. One of the strategies that was addressed but needs continued emphasis is catalyzing a day-long on-campus community life (Strategy 22), which the new Campus Plan now positions as an indicator of success over the next five years. The 27 strategies are supported by the new Campus Plan, and are complemented by a stronger open space strategy, and considerations for improving services, circulation, and accessibility.

This Campus Master Plan maintains the general intent and direction of key strategies of the 2004 Plan.
2.5 University of Regina Land Holdings
This section provides an overview of the University of Regina’s lands holdings, and outlines some of the key opportunities and constraints related to the future use of those holdings. A map of the University of Regina’s land holdings and leased lands can be found at the end of this section, on page 16 (figure A-19).

2.5.1 Main Campus
The University of Regina lands south of Wascana Lake (excluding the lands associated with Wascana East, Innovation Place, and First Nations University) amount to approximately 64.3 hectares (159 acres). Much of this land, however, provides the parkland interface with Wascana Centre, and will not be developed to accommodate future campus growth. Most of the main campus facilities are located on the 36.4 hectares (90 acres) bounded by Wascana Parkway, University Drive North, University Drive East, and University Drive South, and it is expected that most of the future main campus growth will occur in this area.

Opportunities
• A growing concentration of facilities and students, creating the opportunity to generate a critical mass that will support desired amenities, services, and campus character.
• The Wascana Centre setting, and opportunities to strengthen integration with the park.
• Adjacency to Innovation Place, and proximity to other Knowledge Corridor partners.
• To improve pedestrian, bicycle, and vehicular connections to Wascana Parkway, and to provide ‘gateways’ to the Main Campus.

Constraints
• Weak connections: between the open spaces on campus; between the Campus and the surrounding parklands; and between the Campus and surrounding neighbourhoods.
• High proportion of main campus land currently dedicated to surface parking.

2.5.2 College Avenue Campus (CAC)
The University of Regina’s historic College Avenue Campus is comprised of four buildings, on approximately 8.1 hectares (20 acres) of land, located less than one kilometer from the centre of downtown.

The future direction for the Campus includes a new Leadership and Outreach Centre, and expanding continuing education offerings and professional development programs, such as those offered by the Johnson-Shoyama Graduate School of Public Policy. Anticipated new facilities include a premier event and reception space, and state-of-the-art meeting rooms suitable for conferences or classes.

Opportunities
• A convenient campus location close to downtown, in an urban context.
• Heritage buildings provide a strong identity, and a connection to the University’s history.
• An ideal location for the University of Regina to have a city presence (physically + programmatically).
• Scenic setting, on the north shore of Wascana Lake.
• Good accessibility by road and transit.
• Well known.

Constraints
• The College Avenue Campus is perceived as being distant from Main Campus (approximately 4km by car), and students do not have the time to reach it in the fifteen minute gap provided between classes.
• Difficulty connecting College Avenue students with Main Campus activities and services.
• Significant investment is required to preserve heritage structures, and to bring existing facilities up to modern standards.

2.5.3 Wascana East
The University of Regina holds a 99-year lease (started August 1, 2005) on 45.3 hectares (112 acres) of Provincial land east of the Trans Canada Highway, north of the SIAST Wascana Campus. The site has been envisioned as the future location of a separate university campus accommodating 12,500 FTE students, but demand for such an expansion is not an imminent likelihood, and university priorities should first prioritize completing and enhancing the university experience on the Main Campus.

Opportunities
• The long-term lease on this large parcel of land provides the flexibility, over time, to accommodate park, recreation, academic, residential, or parking uses.
• New trails and open spaces could reinforce and enhance the relationship of the Main Campus to Wascana Centre.
• The site provides opportunities for the University of Regina to establish stronger linkages with SIAST.
• Potential opportunity to shift surface parking spaces off campus, connected by a shuttle.

Constraints
• The Wascana East Lands, located across the Trans Canada Highway, feel distant from the Main Campus.
• There are few opportunities for synergies with surrounding uses.
• In order to become developable, the Wascana East Lands require significant infrastructure investments. It has been estimated that removal of the alluvial deposit (lake deepening hill) would cost $2,000,000, and, as of 2003, it was estimated that construction of a Wascana East Lands underpass would cost $4,400,000.
2.5.4 Innovation Place
Phase I of Innovation Place is located on a parcel of approximately 32.4 hectares (80 acres), located south of University Drive South, between Wascana Parkway and the Trans Canada Highway. The Saskatchewan Opportunities Corporation holds a 99-year lease of these lands, signed on July 1, 1998. This planning process did not consider changing the existing Master Plan framework for Innovation Place.

Opportunities

• There are ongoing opportunities for programmatic synergies between Innovation Place and the University of Regina.

2.5.5 South Lands (Phases II & III of Innovation Place)
The land leased for research park uses by the Saskatchewan Opportunities Corporation includes a 13.3 hectare (33 acre) parcel south of Wascana Parkway and west of the Trans Canada Highway. This parcel is identified as the long-term Phase II of Innovation Place. Currently, these lands are used for the South Zone Community Gardens. The 2011 Campus Master Plan process did not consider expansion to, or changes to the current uses of these lands.

Opportunities

• The Phase II lands constitute a substantial land bank for long-term campus growth.
• The South Lands are adjacent to mature residential neighbourhoods, and associated community amenities.
• The location at the intersection of two major roadways provides easy access to public transit and private vehicles.

Constraints

• The South Lands are perceived to be distant from Main Campus.
• As of 2010, the lands are used for over 300 community garden plots.

A number of maps have also indicated Phase III lands for the research park, located on a large parcel south of Wascana Parkway, and east of the Trans Canada Highway. These lands are currently owned by the Provincial Government and leased for farming, and their development is not likely in the near term.
Figure A-19. University of Regina Land Holdings and Leased Lands