4.0 Demonstration Plan

This section presents an illustrative demonstration of one way in which the principles and planning strategies might be implemented. The plan illustrates those projects that will most effectively meet the planning objectives, and support projected growth in the mid-term or next generation (25 years) and long-term (full build out of the University Lands).

For each campus planning area, a schematic plan illustrates possible locations for future projects that can accommodate growth beyond projected requirements while continuing to support the planning objectives.

Following the description of the planning areas is a discussion of the composite demonstration plan which presents both the mid-range (25 years) and long range (full build out in 100 years similar to the Wascana Centre Master Plan). These two planning horizons will first identify those projects and changes that are likely to happen within a generation, then those that are more difficult to predict with certainty, but are what the University should protect for.
Wascana Parkway Frontage

The Wascana Parkway Frontage is the current “reception area” of the campus. This is the part of the campus most open to view by the greatest number of people and is also the direction from which the campus is most commonly approached. It currently contains the visitor parking area, bus stop, and “main entrance” to the University via the Dr. William Riddell University Centre, College West, the Research and Innovation Centre, and the Classroom Building.

The 2011 Plan recommended two gateway elements, one at each corner of University Drive and Wascana Parkway. The first gateway, located at Kramer Boulevard/University Drive South and Wascana Parkway was completed in 2014. It includes a signature new sign, new sidewalks and pathways, new lighting and upgraded landscaping. The project has enhanced accessibility, improved safety and given the University a marquee entryway at the busiest access point to its main campus. The second and smaller gateway at University Drive North and Wascana Parkway is under construction and scheduled for completion in 2016 as part of the reconfiguration of the Wascana Parkway intersection.

Many of the preceding Master Plans have explored options to strengthen the relationship between the University and the parkway with built form and open space, and to negate the visual impact of surface parking, but none have fully resolved what the ultimate solution should be. To this end, the long-term demonstration illustrates a slight modification from the 2011 plan.

To satisfy the principles and strategies of the 2016 plan update, a series of open spaces are recommended (for the most part expansions of existing smaller courtyards), reaching towards the parkway and are framed by future new buildings (not shown in the mid-term). This series of three well defined spaces would be more open through to the parkway, creating windows into the campus that diminish its perceived inward focus. The relationship of University Drive West would adopt a similar arrangement as the College Avenue Campus does with College Avenue, where a wide planted landscape separates the two roadways.
The Wascana Lake Frontage

The finest landscape and the greatest visual amenity can be found along the frontage facing Wascana Lake. The primary orientation of the Main Campus from the initial Yamasaki and Church Master Plan (1963) was towards the lake. The initial buildings, ceremonial entrances, and open spaces were arranged to provide views and vistas to the north. As stated in all previous campus Master Plans, construction of buildings north of University Drive is prohibited. Any new development south of the Drive should maintain and extend the present building and landscape patterns, and support the principles and strategies within this plan.

In the current demonstration plan a number of future developments are illustrated: a new landmark building to the north of the Classroom Building and Lecture Hall, expansion to the Administration and Humanities Building, further development of the Residence Precinct, and expansion to First Nations University of Canada.

In the 2011 Plan, the original courtyard designed by Yamasaki and Church as part of the Dr. John Archer Library project was granted a reprieve. The 2003 Plan suggested to introduce a new building on the courtyard to relocate servicing and materials handling from the Academic Green. The 2011 Plan revised this proposal and suggested that new buildings to the east and west of the courtyard would frame what would be repositioned as the Ceremonial Green (in contrast to the Academic Green), and provide additional animation and breathe new life into this cultural heritage landscape. The 2016 Plan enthusiastically carries forward this recommendation.

The demonstration for First Nations University of Canada has not changed in this edition of the campus Master Plan. However, the college has submitted a notice of intent to expand in the near future. Please see the more detailed description that follows within this chapter.
4.3 Dr. Lloyd Barber Academic Green

First proposed in 1982 and implemented in 2004, the Dr. Lloyd Barber Academic Green is the largest and most heavily used open space on the main campus. The demonstration shows the Academic Green as a clearly defined central space, surrounded by buildings and plantings which also create smaller courtyards in the corners of the larger volume. The landscape of the Academic Green is simple and flexible. The paths are rationalized so that their functions for service and emergency vehicles and pedestrian routes are maintained. The service vehicle entrance is from the east, between the Residence buildings. Spaces around the periphery provide different opportunity for a range of uses and activities, places for prospect, respite, and refuge.

One of the anomalies of the Academic Green as the centre of campus life is that it is also the central service yard for the Library. This function will continue until the possible relocation of servicing and material handling as part of future development along University Drive North.

The university community has introduced three community gardens as part of Regina’s Edible Campus initiative. The RPIRG (Regina Public Interest Research Group) Green Patch, located south of the Dr. John Archer Library, is a source of sustainable, locally grown organic food – part of a campus movement for community engagement and sustainable development. The other two gardens are associated with the Language Institute and First Nations University. The Edible Campus launched on March 28th, 2012 as a response to the need for urban centres to invest in sustainable, locally grown, secure food sources. A U of R student has been hired to coordinate the planting, maintenance, and harvesting of the garden, as well as to coordinate the volunteers and distribution.
4.4

East-West Pedestrian Mall

The East-West Mall is an organizing green spine that extends from Wascana Parkway at the west end of the University of Regina Campus, and east to the First Nations University. This spine is an important corridor as it spans and connects the west campus, the central academic campus core, the east campus colleges, and First Nations University. The passage through the Mall should remain external and the experience of spaces are defined by a narrowing and widening of the view corridor, which provides an element of surprise as you move through the sequence of spaces. All new buildings have frontages onto the Mall, and have main entrances, pathways, and podium connections to the Mall. A key new component for the east campus is the at-grade commercial use within the structured parking facility, as illustrated in the following pages, which animates the pedestrian corridor and is an important draw and amenity for the colleges, the residences, and the University as a whole. The plaza fronting the Mall creates a new gathering place and pedestrian hub, geared to creating a home environment for the residences and colleges and contributes to establishing a critical mass for the campus.

The main east-west pedestrian path is enhanced with special paving and furnishing such as benches and pedestrian scaled lighting, and is landscaped to provide year round seasonal interest and protection from the winter climate. Iconic buildings and architectural features such as the residential towers and the Campion College church are enhanced within this landscape. As well, art is an integral part of this landscape and can be used to enhance the element of surprise.
4.5 North-South Pedestrian Green

As demonstrated in many previous plans, the North-South Pedestrian Green is a critical component of the public space framework and the easterly green spine through the campus. The current landscape is the perceived south-east edge of the campus, but as development moves eastward this open space will provide critical pedestrian and cycling connections to the East-West Pedestrian Mall, the Academic Green and between the sports fields and the Wascana Lake frontage.

Internal connections through Luther and Campion Colleges should provide a high level of transparency to visually unite the two sides of the buildings. Other links across this key spine should be above or below grade to support active transportation routes through campus. The future arena should set back appropriately from the Kinesiology building to satisfy the Protected Spaces Strategy and provide a suitable scaled edge to this important corridor.
Athletics Precinct

As with many of the previous Master Plans, the current demonstration illustrates new development to the east of the Centre for Kinesiology Health and Sport, with a possible future arena extending southeastward, preserving the existing beach volleyball courts and outdoor tennis courts. The arena frames the east side of the generous North-South Pedestrian Green that connects the future Stadium with the Residential Precinct and intersects with the East-West Pedestrian Mall. Below grade parking to the arena should make use of the existing Kinesiology parking garage ramp designed to accommodate connections to the east. The arena project should provide a weather protected pedestrian connection to Kinesiology and the future above grade parking structure sited along the East/West Pedestrian Mall. The 2016 Plan carries forward the 2011 plaza recommendation towards University Drive South and suggests that it could also serve as parking in the winter months. The plaza site also offers that the site could offer an alternate location for the possible arena.
Residential Precinct

At the northeast corner of the campus along University Drives North and East is the Residential Precinct. For several decades most of the previous Master Plan have illustrated new buildings in this area. The 2011 Master Plan proposed four large L-shaped buildings facing each other to create a large shared open space oriented in an east-west direction. The suggested height for each building was 3 to 4 storeys with two towers ranging from 10 to 12 storeys. The subsequent Residential Precinct Master Plan refined the plan arrangement to have 4 larger buildings with greater density and more tower elements with smaller courtyards oriented in a north-south direction. The first building project in the Precinct—Kišk Towers—was completed in the fall of 2015. At the time of this Master Plan, a below grade link to Campion College is under construction.

The 2016 Master Plan concurs with the 2011 Master Plan that this precinct will continue with a residential focus, but does suggest a few adjustments to satisfy the updated strategies, specifically related to landscape, phasing and servicing. The orientation of the future building phases (anticipated only as part of the long-term demonstration) will be towards University Drive to maximize views towards the lake and FNUUniv. The Plan recommends smaller building projects in future phases so that issues complicated by scale are minimized. Below grade parking should connect so that shared points of vehicle access is possible. Any new buildings should ensure that they conveniently connect to the existing protected pedestrian network. Site new buildings to create servicing and material handling areas internal to the block so that associated activities are not along significant pedestrian routes.
Campion College

Built in 1967, Campion College was one of the first structures erected on what is now the University of Regina campus. The building was originally designed to accommodate support services for 600 Campion students, a Jesuit residence and offices for faculty and administration staff.

Immediately to the west of Campion College is a proposed expansion. This development site is not new and has been included in past Master Plans, but the possible program is now better understood. This building could become a centrally located Dining Hall with additional classroom space to satisfy demand for Faculty expansion. The proposed Dining Hall project timeline is for completion by 2018, so finding a suitable location is highly important. The University are in the process of developing a consultant terms of reference to carry out a more detailed study regarding space requirements.

The expansion, no matter the building program, should include a link between Campion and either North Residence (Paskwaw Tower) or the Kinesiology Building to extend the weather protected pedestrian network and connect Campion, Luther, and the new residence (Kišik Towers) to the rest of the campus. Preferred link arrangement is below grade to retain the public space connections at grade, specifically between the Academic Green and the primary east-west open space link to FNUniv. Servicing and materials handling for this new building could be from a shared dock at the Kinesiology Building, with access below grade beneath the open space corridor.

Between Campion and Luther Colleges, a small shared entrance building is illustrated at the location of the existing pedestrian corridor. The intent of this structure is to visually and physically connect the open space corridors on both sides from Wascana Lake to the football stadium. The structure should permit access from both sides so that those on foot may pass through, adding another pedestrian route to the campus.
4.9

Luther College

Luther College is one of three federated colleges on the University campus having established a physical presence on campus in 1971, with the opening of an academic building and residence. The academic building was expanded in 1992 to incorporate more classrooms and office space into its design.

As a college federated with the University of Regina, Luther College expects to grow both in terms of its teaching and research capacities. Luther College hopes to expand its facilities either on its own or, preferably, in concert with its sister Christian liberal arts partner on campus, Campion College. Linking with existing and possibly new pedestrian corridors is a major consideration here as it is the idea that it can develop this particular corner of the present University campus. All of these considerations will be accomplished in close consultation with the University of Regina and mindful of the Campus Plan.

Consistent with previous Master Plans, the current demonstration illustrates new development along the northern edge of Luther College, providing new academic and non-academic space and pedestrian connections from Campion College towards University Drive East. The opportunity to have weather protected interior circulation routes extend further east is a wonderful and worthy prospect, and one supported by the students and faculty who travel to and from FNUUniv.

All of these projects will further connect Luther College—for so long on the edge of the campus—so it may become better integrated with the overall university community.
First Nations University Of Canada

The First Nations University of Canada, formerly Saskatchewan Indian Federated College (SIFC), is unique in the world for being a First Nations controlled institution operated in close partnership with a major university. It reaches beyond the boundaries of its main campus, working in partnership with communities and in conjunction with other educational institutions across Canada. It reaches beyond the border of Canada and is recognized around the world as a Centre of Excellence in First Nations education, research, and community development. The programs at the University foster the development and success of students through a holistic First Nations cultural approach to courses and programs incorporating spiritual, emotional, and physical, as well as intellectual capabilities.

The building was designed to reflect the First Nations’ perception of man and the natural world. At its ultimate state of development it will take the formation of a circle, encompassing a central Plaza designed for cultural and ceremonial gatherings. The northern segment built in 2002 partially encloses the central plaza and houses academic and office spaces. To the east, academic and housing facilities will be grouped around a smaller courtyard. To the south the building will open to a large cultural area, which will accommodate up to 8,000 people. To the north it opens onto a gathering space for powwows, and to the west it will open onto the University of Regina campus. As a result of the location near the Trans-Canada Highway, it is a prominent visual landmark.

The land is currently owned by First Nations University of Canada and they are seeking Reserve status. They have agreed to continue to jointly plan and administer the site under a Land Use Agreement that mirrors the principles and guidelines of WCA and the Campus Plan.

FNUniv prepared a new strategic plan in 2013 entitled “Lighting the Path: First Nations University of Canada Strategic Plan 2013-2018” to guide the work of Canada’s first university-accredited Indigenous institution of higher learning for the next five years. FNUniv has enjoyed robust growth and renewal and substantial progress has been made in the areas of governance and administration. This work will continue throughout the duration of this plan as FNUniv continues to strive for excellence.

FNUniv has expressed interest in having a stronger physical connection to the rest of the University. In several previous plans, pathways to link with Luther College and the future Residential Precinct have demonstrated the intent to better connect. This Master Plan recommends that new development in the eastern part of the campus should build towards University Drive East before building north to provide greater opportunities to connect, with an addition to Luther College being preferred given it will join the internal linkage system in the foreseeable future.

Any development of a surface route from the main building towards University Drive East should minimizes its impact on the landscape character of FNUniv. During the term of preparing this campus Master Plan, FNUniv initiated a process to expand their facilities and submitted a Notice of Intent to the University of Regina. The desired expansion program would include new buildings, exterior spaces, and the exterior link to the rest of the main campus. FNUniv intends to carry out a formal campus planning process in the near term to support their expansion interests.

The 2016 Master Plan demonstration does not indicate any built form changes given the timing and status of current discussions around the future development on the FNUniv campus. The only adjustment is a realignment to the perimeter road so that it better intersects with the east-west street in front of Luther and Campion Colleges.

The long range vision for FNUniv, illustrated on Page 93, is unchanged from previous Master Plans.
4.11

Innovation Place

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

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

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

Like the 2011 Plan, the 2016 Plan carries forward approved plans for Innovation Place.
Main Campus: Innovation Place
### 4.12 East Campus

The East Campus has been part of the Campus Master Plan for several decades. The East Campus will be essentially a standalone campus that provides the necessary academic, recreational, residential, and other support functions that a University requires to be a successful institution. It will develop using the same high standards proposed in the Strategies in this Plan and will not be considered subordinate or inferior to main campus. The development of the East Campus will enable the University to approach 25,000 FTE students, the typical population of a mature university.

Given the long term aspiration for expanding the university beyond the main campus, the current demonstration plan has not changed for many years. The 2016 Master Plan does not reconsider the demonstration or proposals from the 2011 Master Plan.

In the Demonstration Plan, the new campus is organized around an Academic Green East at the head of a generous Central Mall. Corridors at right angles to the Mall link parking, sports fields and the SaskPoly campus. The corridors, which accommodate cars, bicycles and pedestrians, link the two campuses to each other and to sports fields and Wascana Lake beyond. The Academic Green is of the same scale as that in the existing Main Campus. The new campus is accessed by a main entrance drive from Wascana Parkway.

### 4.13 Grant Road Site

Located to the southwest of the campus and on the other side of Wascana Parkway along Grant Road is a 33-acre site owned by the University. In the 2011 Campus Plan, this land parcel was leased to Innovation Place, and was identified as Phase II of their development plan. Since that time, Innovation Place has deleted this parcel from the long term development strategy, and the lease has been revised to remove this area. The current use for this site is Community Gardens, and this will continue until the University moves forward with a formal development plan. The University has explored concepts for a future family residential community. However, the overall development program has not yet identified. Thus, the 2016 Master Plan does not include changes to the current demonstration plan.
East Campus
College Avenue Campus

Over the past few decades, each Master Plan has considered modest development on the College Avenue campus. A major revision from the 2011 plan is the University of Regina’s intent to enhance the bonds between “town and gown” and has launched, as its number one capital fundraising priority, the College Avenue Campus Renewal Project. The University has stated its commitment to transforming its historic campus into a vibrant, accessible centre of learning while ensuring that 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 for more detailed plans.

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

• The protection, preservation, restoration and re-use of the heritage buildings.

• Improvement in the functionality and use of the heritage buildings to meet new teaching expectations and modern building codes.

• Compatible new infill development on the College Avenue frontage following the site planning patterns of the existing buildings.

• Maximum building height of 13.0 metres - the average height of the mature tree canopy.

• The establishment of a central mall or “green” extending from College Building’s south façade toward the Lake; 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.

• Recognition of the view corridors towards the Lake and from the perpendicular city streets north of College Avenue.

• Development of a well-ordered internal campus street system that provides frontage to new buildings and is not reliant on Wascana Drive as the principal means of vehicular access.

• Maintenance of surface parking that is available to people using Wascana Park at off-peak times.
College Avenue Campus

College Avenue Campus, Darke Hall
Composite Plan: Mid-Range - 25 Years

The following illustrations combine the preceding component plans, to provide an overall composite picture of the potential organization of the campus in the future, when the campus has developed to support expected growth.
Composite Plan: Full Build Out

Once full build-out has occurred, any further growth requirements may either be accommodated through open land and/or by siting some of the supplementary functions of the University in Wascana East.

(Dashed outlines indicate potential future development sites beyond the mid-range)