



**JURY REPORT**

**MISSISSAUGA  
URBAN DESIGN AWARDS 1981  
FIRST ANNUAL COMPETITION**

## FOREWORD

On behalf of Mississauga City Council, I commend all participants in the 1981 Urban Design Awards Competition for their contribution to the creative development of the City.

The purpose of the Urban Design Awards Program is to recognize successful approaches to urban design and to show how they have enhanced Mississauga as a place for people to live, work, and visit. It is my hope that this event will offer many opportunities for an exchange of views on the increasingly complex design challenges presented by urbanising environments.

By annually recognizing excellence in urban design, City Council wishes to communicate to its citizens and to the Competition participants the importance of urban design in the future development of Mississauga as a city with a distinct identity.

A handwritten signature in black ink, reading "Hazel McCallion". The signature is fluid and cursive, with the first letters of each word being capitalized and prominent.

Hazel McCallion, Mayor

## INTRODUCTION

The Mississauga Urban Design Awards Competition recognizes a number of projects for their excellent contribution to urban design. The Competition's intent is to create design leadership by example, to increase awareness of urban design issues, and to promote excellence in the built environment.

Urban design is a comprehensive process which seeks the best possible environment by co-ordinating several land use activities into compatible physical relationships, and involves the principles, priorities and perspectives of various design-oriented disciplines. The three-member jury was chosen accordingly:

- |                   |   |
|-------------------|---|
| Joseph A. Bogdan  | Toronto architect.<br>Principal of the firm Joseph Bogdan Architect and Urban Design Consultants. Joseph Bogdan has received a number of regional and national design awards and has been successful in design competitions.  |
| Cameron R.J. Man  | Architect and Landscape Architect.<br>Professor and Director of the School of Landscape Architecture, University of Guelph, Guelph, Ontario.<br>President of the Landplan Collaborative & Pacific Landplan Collaborative Limited Guelph, Ontario, Vancouver & Nanaimo, B.C. |
| Steven W. Mahoney | Chairman of the Planning Committee of Mississauga.<br>Councillor Ward 8, City of Mississauga<br>Councillor Regional Municipality of Peel.   |

The forty submissions received were evaluated by the jury according to the following urban design criteria:

**RELATIONSHIP TO THE COMMUNITY:**

appropriateness of form, context of its urban fabric, impact on the community.

**AESTHETICS:**

including scale, architecture, landscaping, site planning.

**FUNCTION:**

the accommodation of use, circulation, site utilization.

**SUPPORT TO CITY SERVICES, GOALS AND OBJECTIVES.**

In many instances, submissions represented recently completed early phases of larger projects. Many of these projects hold promise for future excellence and should be resubmitted by the applicants. As a result of this trend the jury did not recognize awards in all categories, but rather hoped that promising, phased projects would be eligible for future awards.

The presentation format chosen by many applicants was inappropriate for consideration in an urban design judging process. The presentations tended to focus on each project as isolated buildings. Site plans generally described only the project site, ignoring surrounding buildings, grades, roads or landscaping. In some cases, individual buildings were submitted when in fact groups of buildings in the complex would have been more appropriate.

The participants in this Urban Design Awards program are commended for their submissions and their obvious concern for design excellence as reflected by their projects. It is anticipated that through their example, urban design will continue to significantly contribute to the quality of the built environment in Mississauga.

## SUBMISSIONS RECEIVED

### CATEGORY 1

#### RESIDENTIAL (SINGLE FAMILY)

- A. Meadowvale Solar House

### CATEGORY 2

#### RESIDENTIAL (MULTI-FAMILY)

- A. Condominiums for Astolat Holdings Ltd.
- B. Applewood Landmark
- C. Harbour Glen
- D. Walden Spinney Community
- E. Sawmill Valley Drive, Blocks QQ, RR, SS, TT
- F. Arbour Green
- G. Millway Village
- H. The Terrace - Townhouse Development

### CATEGORY 3

#### SUBDIVISIONS

- A. Deer Run - Creditview Community
- B. Pheasant Run (Neighbourhood 107) Erin Mills South

### CATEGORY 4

#### COMMERCIAL

- A. Meadowvale Town Centre
- B. Windwood Market
- C. McLaughlin Office Complex
- D. Clarkson Galleria
- E. Mississauga Executive Centre
- F. De Boer's Furniture Showroom
- G. 201 City Centre Drive
- H. Markborough Place

**CATEGORY 5**

**INSTITUTIONAL**

- A. Mississauga Fire Department Headquarters
- B. Lakeview Public Library - Additions & Alterations
- C. Christian Reformed Church - Erin Mills
- D. Erin Mills Lodge
- E. Burnhamthorpe District Library

**CATEGORY 6**

**INDUSTRIAL**

- A. Dixie Clay Pit (Extraction & Rehabilitation)
- B. Gulf Oil Canada Ltd. (Warehouse)
- C. Xerox Research Centre
- D. Aerowood Industrial Mall
- E. Mississauga Transit Facility
- F. 5050 Tomken Road
- G. Applewood Chev/Olds

**CATEGORY 7**

**RECREATIONAL (BUILDINGS/OPEN SPACES)**

- A. Lorne Park Water Purification Plant
- B. Lake Aquitaine Park - Meadowvale
- C. Credit Valley Golf & Country Club
- D. Mississauga Valleys Community Centre
- E. Erindale Park
- F. Malton Community Centre

**CATEGORY 8**

**HISTORIC PRESERVATION/RENOVATION**

- A. "The Grange" (Robinson-Adamson House)
- B. Wilcox Hotel Restoration
- C. Cherry Hill House

## **CATEGORY 1**

### **NO AWARD**

## **RESIDENTIAL (SINGLE FAMILY)**

The single entry, although not without individual merit insitu, did not add to the cumulative merit of the community in an urban design context because its design was predicated by a specific site location supportive of the functional resolution of passive solar utilization.

Located anywhere else in the specific cul-de-sac, it would be less effective in an energy minimization sense and at present completely undetermined in an urban design sense.





## CATEGORY 2

## RESIDENTIAL (MULTI-FAMILY)

### AWARD

#### Applewood Landmark

By itself, Applewood Landmark could be considered as another isolated tower, but paired with Applewood Place it forms a visual gateway to traffic progressing westward through the city. In an urban design sense, the two towers become a skyline reference and a progression marker.

If major structures are to be built at crossroads, these two buildings operate well together to reinforce a sense of place. Individually the buildings are not architecturally distinguished nor on the community side is their juxtaposition to single family houses and their dominance of this single family house streetscape well conceived. While the landscaping to the major intersection sensitively conceals surface parking, the general quality of the landscape lacks the boldness one would have thought appropriate to such large structures.

#### Credits:

The Shipp Corporation  
D. Allan Ross and Julian Gaspar





## CATEGORY 2

## RESIDENTIAL (MULTI-FAMILY)

### HONOURABLE MENTION

#### Walden Spinney Community

The Walden Spinney Community presents several examples of appropriate use of a difficult site and creative design. The indirect access (as a result of limited street frontage) has been turned to an advantage by providing a sense of entry. The internal (to the site) perimeter connector is an excellent example of a circulation system tying the community together with a minimum of roadway. The curvilinear layout of the cul-de-sacs and extensive use of plantings creates an excellent sense of residential scale with visual terminus and variety. The preservation of a mature stand of trees around the community centre is large enough to give a true sense of forest and is an effective buffer between the townhouses and the high-rise to the north west. It is a medium density residential complex that holds promise with maturing and completion.

#### Credits:

New Peel/Nu-West  
D. Allan Ross



## CATEGORY 3

## SUBDIVISIONS

### HONOURABLE MENTION

Pheasant Run - Erin Mills South

The Pheasant Run subdivision is an excellent example of "the state of the art" in subdivision design. The curvilinear layout provides continuous visual terminus and pleasant sense of appropriate scale. Great care was exhibited in the design of housing, landscape and street furniture.

The lack of innovation, particularly relating to single function utilization of land, i.e. single type housing, parking, church site, school site without a visible attempt to create multiple use and excitement is disappointing. Although the site design creates a feeling of solid neighbourhood, it creates a feeling of sameness, and single social class structuring.

The proximity to the new highway (403) is unsettling and there appears to be no attempt to buffer the subdivision from the inevitable impact of a major transportation artery.

Credits:

Cadillac Fairview Corporation Limited  
John Bousfield Associates Limited





## CATEGORY 4

## COMMERCIAL

### AWARD

#### Clarkson Galleria

The Galleria is an excellent example of infill in an existing commercial strip. The infill is in scale with its surroundings, respects adjacent setbacks, facade treatment and height limits. The detailing of signage, lighting, awnings and fenestration adds excitement to the block. The utilization of off-street parking and access from both front street and back lot parking is commendable. The building organization maximizes its relationship to street, parking and grades, while the architecture is whimsical, stopping short of post modernist pretensions.

#### Credits:

Michael Morra  
Stark Temporale Architects & Planners



## CATEGORY 4

## COMMERCIAL

### HONOURABLE MENTION

#### Meadowvale Town Centre

The Meadowvale Town Centre exhibits an evident attempt to address many of the problems associated with suburban shopping centres. The development of the traditional clock tower as a visual focus is worthwhile, in spite of the fact that its scale and symbolism is weakly expressed. The development of the roof structure to articulate and break up the large masses associated with contemporary retailing and the evident break up of the surface parking lot into discrete units are attempts to address the visual problems of the suburban shopping centre.

The inclusion of a religious campus, utilizing off-peak parking, is a commendable addition.

Overall, the town centre is an honest attempt to provide a better shopping centre but unfortunately falls short of excellence.

#### Credits:

Markborough Properties Limited  
Clifford, Lawrie, Bolton, Ritchie, Architects



## CATEGORY 4

## COMMERCIAL

### HONOURABLE MENTION

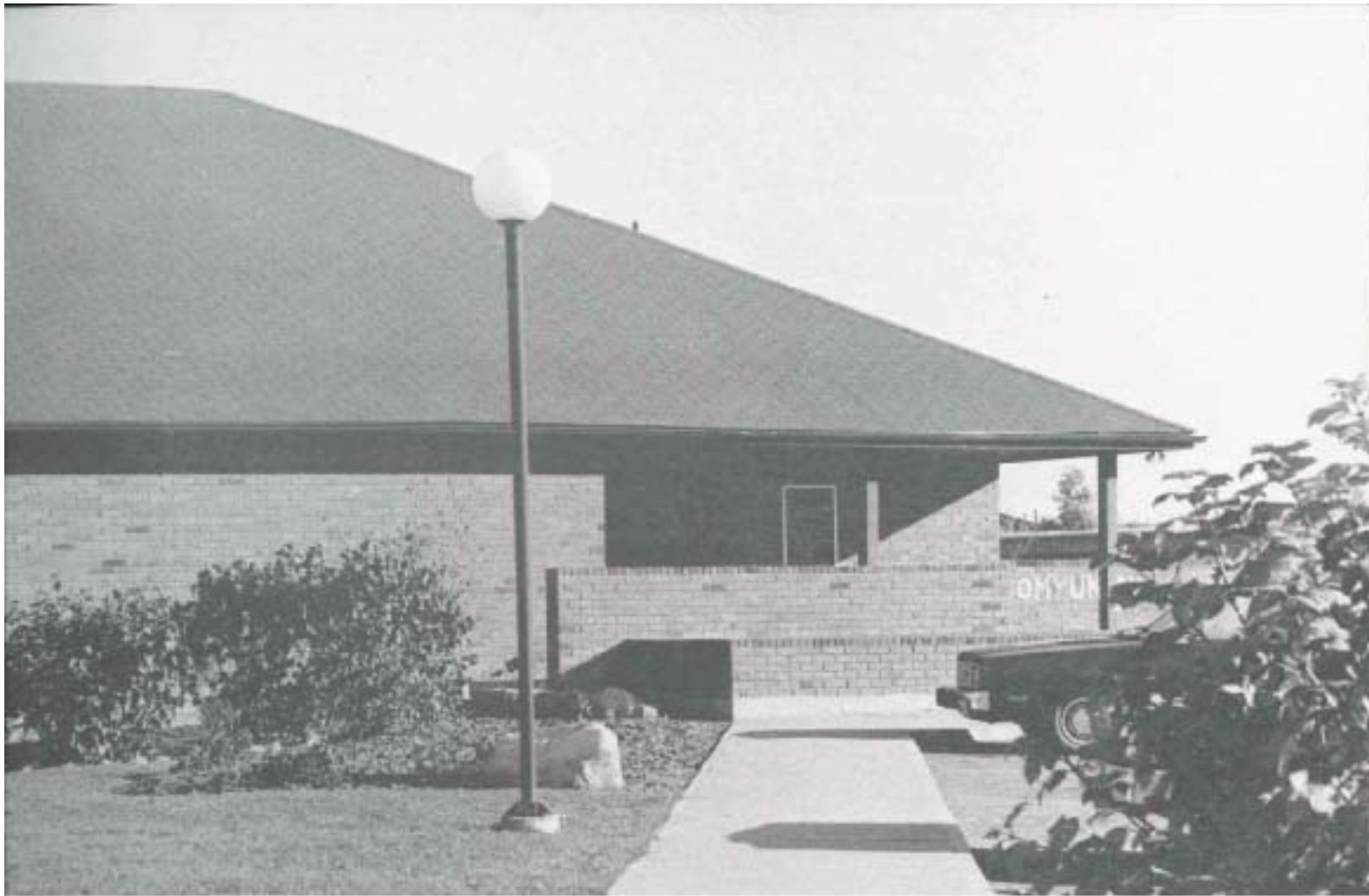
201 City Centre Drive

The building form and scale is appropriate to the vast distances one must view structures across at the City Centre. By itself it already architecturally dominates the building collection in the City Centre. The surface treatment adjacent to the building seems somewhat inconsequential and overly frivolous in relation to a strong architectural statement. The honourable mention is recommended for progress towards a goal and this project should be re-evaluated upon completion for possible award.

Credits:

S.B. McLaughlin Associates Limited  
Strong Associates Architects/Clarke Darling Downey Architects





## CATEGORY 5

## INSTITUTIONAL

### HONOURABLE MENTION

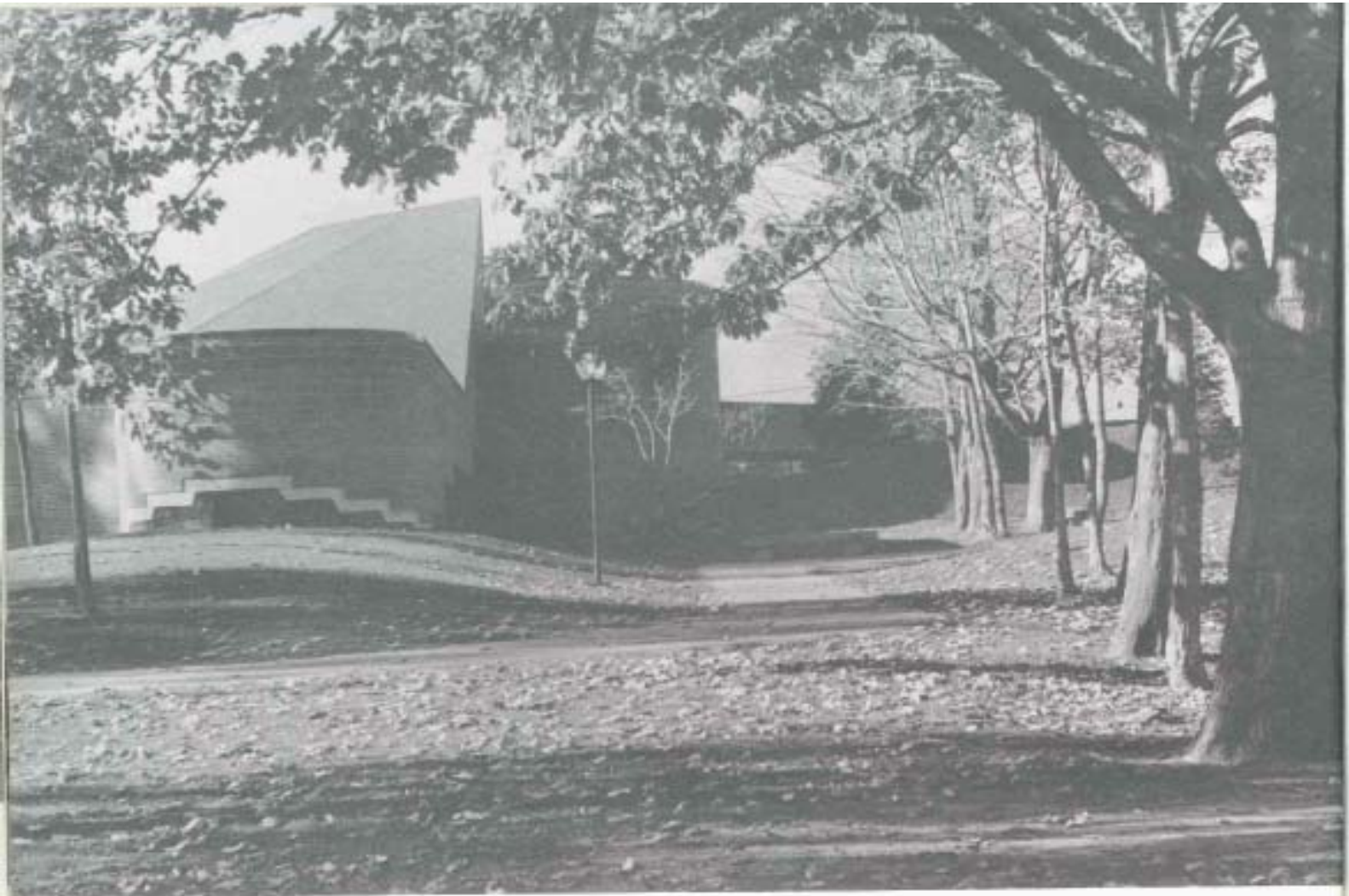
Christian Reformed Church - Erin Mills

This church is well sited relative to the lake and provides a focal point and centre within a predominantly residential community. Materials and forms used are harmonious with surrounding residential buildings and are used in a manner which distinguishes this community use from housing. Unfortunately the minimum level of site development and undue prominence of the parking lot detract from the overall integration of the church into the community.

Credits:

Christian Reformed Church  
Fliess Gates McGowan Easton/Architects





## CATEGORY 5

## INSTITUTIONAL

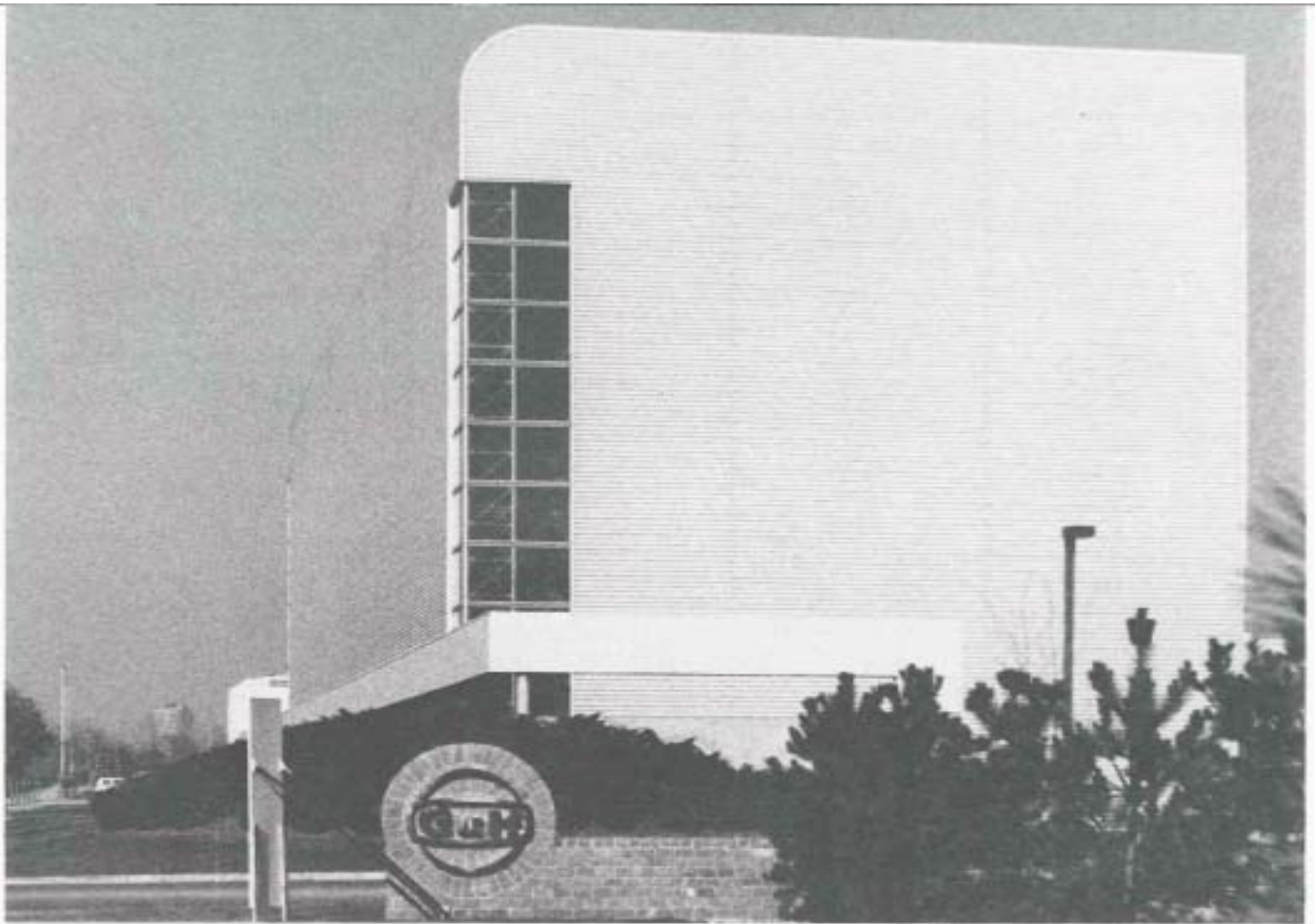
### HONOURABLE MENTION

#### Burnhamthorpe District Library

The Library is an attractive building well integrated into its site. The building form embraces the corner location, offering a good sense of community place. The scale of entry elements is appropriate and inviting to users. Unfortunately, the "natural" area to the south seems to be underdeveloped and under utilized. Also, the direct abutment of the parking lot to the existing cemetery is unfortunate and appears as a lack of consideration.

#### Credits:

The Corporation of the City of Mississauga  
Moriyama & Teshima Architects



## CATEGORY 6 AWARD

## INDUSTRIAL

Gulf Oil Canada Limited - High Bay Warehouse

The straight forward treatment of the warehouse facade with the addition of the continuing light baffle uniting adjacent structures is an excellent response to a traditionally difficult problem. Strong building form, good industrial scale and excellent attention to bold and appropriate detailing commend this project. The integration of the well-executed landscape berm and the lighting/edge frame is well handled. In particular the attention to nightscape consideration should be noted. Overall this project is an example (although limited in terms of the overall site) of urban design excellence that should be considered as a model in ameliorating other industrial sites.

**Credits:**

Gulf Oil Canada Limited  
Shore Tilbe Henschel Irwin Peters Architects



## CATEGORY 6

## INDUSTRIAL

### HONOURABLE MENTION

#### Mississauga Transit Facility

This building is well sited, and the landscape beautifully handled to enhance the building forms and to mask parking areas. The quality of detailing and evident attempt to reduce the overall mass of the structure by manipulating form at the street facade is commendable. The City should be commended for a sincere attempt to make an industrial building an acceptable neighbour and add to a sense of community responsibility.

#### Credits:

The Corporation of the City of Mississauga  
Moffet & Duncan, Architects





## CATEGORY 6

## INDUSTRIAL

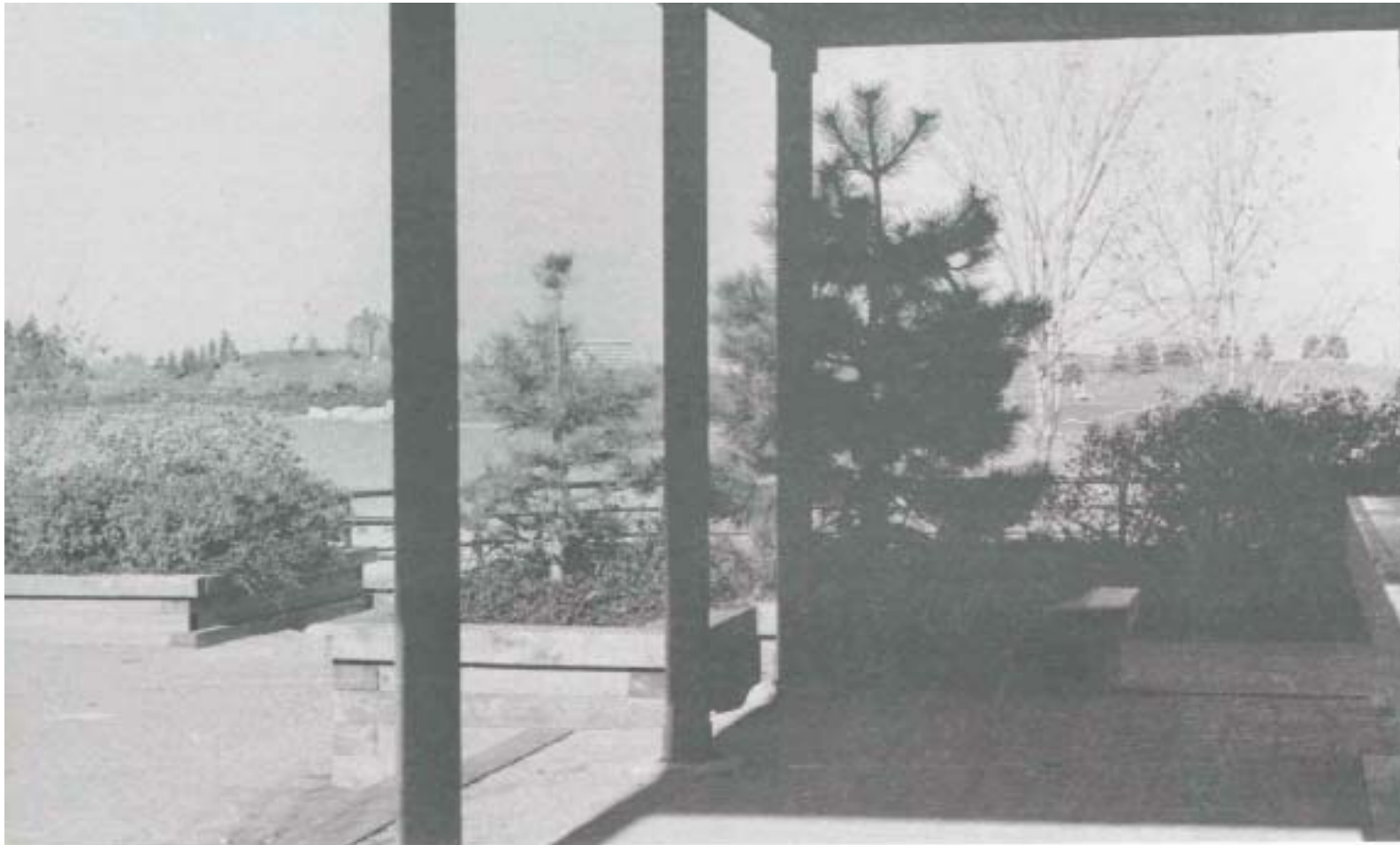
### HONOURABLE MENTION

5050 Tomken Road

This facility exhibits a concern on the part of the client and designers to present an acceptable image to the street. Overall, there is a visible conscious effort to create a presentable yet utilitarian project and a sense of pride in community. Although, the building design could have been more effective with more restraint, this project is a good example of siting, orientation to facing streets and separation of visitor and service functions. A good resolution of a difficult site.

Credits:

Tripsed Investments Limited  
Akitt & Swanson Architects



## CATEGORY 7

## RECREATIONAL (BUILDINGS/OPEN SPACES)

### AWARD

#### Lake Aquitaine Park - Meadowvale

The development of the lake and surrounding park is an excellent example of creating identity and focus for the surrounding community. The attention to detail and creation of appropriate scale should be noted. There is excellent manipulation of grades to create interesting and varied spaces and vistas. The dock structures are well designed and act as a mediatrix between water and landscape. Although the overall project is commendable, it is regrettable that the siltation structure is so evident and is handled less sensitively than the other elements of the park.

Credits:

Markborough Properties Limited  
Project Planning Associates Limited



## CATEGORY 7

## RECREATIONAL (BUILDINGS/OPEN SPACES)

### HONOURABLE MENTION

Mississauga Valleys Community Centre

A difficult choice. The jury was critical of general exterior design, particularly the approach drive and the parking layout. In addition the use of black metal siding did not offer much sense of community warmth on the cold rainy day the jury visited the project. Nevertheless, the mix of uses and facilities and the development of an indoor meeting place provided an excellent design response to community needs which should be encouraged in future community centre design.

Credits:

The Corporation of the City of Mississauga  
Dunlop Farrow Aitken Architects





## CATEGORY 8

## HISTORIC PRESERVATION/RENOVATION

### HONOURABLE MENTION

"The Grange" (Robinson-Adamson House)

"The Grange" is commendable for preservation of an historically significant structure properly sited to suggest its original rural setting. The adaptive re-use to serve a community function is an excellent example of ways to preserve elements of our heritage.

Credits:

The Corporation of the City of Mississauga  
Donald K. Peacock, Architect



## CATEGORY 8

## HISTORIC PRESERVATION/RENOVATION

### HONOURABLE MENTION

#### Cherry Hill House

The quality of detailing (externally) and adaptive re-use of this structure is commendable. The scale of the historic building is properly suited to its location. Regrettably the adjacent shopping centre is lacking in any gesture toward compatibility with this strong anchor. Additional space (and distance from other structures) would have improved the overall impact of a commendable attempt to preserve an excellent historic period piece of architecture.

Credits:

S.B. McLaughlin Associates Limited  
R.E. Winter & Associates Limited

**CITY OF MISSISSAUGA, PLANNING DEPARTMENT**