

**1982 MISSISSAUGA
URBAN DESIGN AWARDS**

JURY REPORT

FOREWORD

It is obvious to me that participants in this year's awards competition have recognized that urban design is a fundamental element in the demanding process of building a city.

The projects selected to receive awards demonstrates that it is possible, through the application of skill and imagination, to produce outstanding designs of enduring importance which will contribute to the present and future built City environment.

On behalf of Council and the residents of the City of Mississauga I congratulate all entrants and thank them for sharing with us the task of developing the great City of Mississauga.

A handwritten signature in dark ink, reading "Hazel McCallion". The signature is fluid and cursive, with the first name "Hazel" and last name "McCallion" clearly distinguishable.

Hazel McCallion, Mayor

MEMBERS OF COUNCIL

Mayor	Hazel McCallion
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Ward 1	Harold E. Kennedy
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Ward 3	Rudy Skjarum
Ward 4	Larry Taylor
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Ward 8	Steve Mahoney
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Directors	
Development Control	J. Dorrell
Urban Design	J.D. Lethbridge
Long Range/Research	W. Waite
Co-ordinator	
Urban Design Awards	M.H. Brunet

THE JURY

Steven W. Mahoney

Chairman of the Jury
Chairman of the Planning Committee of Mississauga
Councillor Ward 8, City of Mississauga
Councillor Regional Municipality of Peel

Michael C. Miller

Architect
Principal, Miller Bobaljik Architects, Toronto

Cam Gibson

Landscape Architect
Principal, Terra Media Design Ltd., Toronto



SUBMISSIONS RECEIVED

CATEGORY 1

LOW-DENSITY RESIDENTIAL (DETACHED, SEMI-DETACHED, TOWNHOUSES)
A. Whispering Woods

CATEGORY 2

HIGH-DENSITY RESIDENTIAL

- A. Riley Court Residences
- B. Erin Mills South Common Court
- C. Applewood Place
- D. Meadowvale North Shore Lake Aquitaine
- E. Glen Erin Apartments

CATEGORY 3

SUBDIVISIONS (ALL LAND USES: RESIDENTIAL, INDUSTRIAL)

- A. Deer Run
- B. Meadowvale West

CATEGORY 4

COMMERCIAL

- A. C & C Yachts Manufacturing
- B. The Village of Sherwood Forrest
- C. Mississauga Executive Centre
- D. Applewood Chev-Olds
- E. Delta's Meadowvale Inn
- F. Towers Department Store Office Complex
- G. Canadian Tire Store
- H. Meadowvale Atrium - Office Building
- I. Safeco Insurance Company of America - Office Building
- J. Morguard Office Building
- K. Inglis Limited - Office Building
- L. Pascals Furniture Warehouse & Showroom
- M. Canadian Retail Hardware Association (Head Office)
- N. Meadowvale Court II
- O. Streetsville Commons

INDUSTRIAL

CATEGORY 5

- A. Domco Distributing (Office, Showroom, & Warehouse)
- B. Harshaw Chemical of Canada Limited (Office & Plant)
- C. Musterring Furniture Showroom & Warehouse
- D. Plant and Office for Safeguard Business Systems
- E. Exactor Holdings Limited - Multiple Industrial Units
- F. Fathom Oceanology Limited (Office & Manufacturing)
- G. Canadian Timken Limited (Office & Distribution Centre)
- H. Consumers' Gas West Central Headquarters
- I. Syntex Incorporated Head Office/Research/Manufacturing

INSTITUTIONAL

CATEGORY 6

- A. Fire Station 10

PUBLIC WORKS

CATEGORY 7

- A. Burnhamthorpe Road Credit River Crossing
- B. Britannia East Business Park

RECREATIONAL (BUILDINGS/OPEN SPACE)

CATEGORY 8

- A. Meadowvale West Open Space Network
- B. Malton Community Centre
- C. Crookes Park Master Plan & Site Development
- D. Erin Mills Walkway System
- E. Meadowvale Community Centre

HISTORIC (PRESERVATION/RENOVATION)

CATEGORY 9

- A. Brown-Vocero House
- B. Gray's Restaurant

JURY REPORT

The jury noted that the evaluation of the forty-two submissions should not be restricted by the identified design categories. The categories were used as an organizational tool for review with each project being assessed on its own merits.

The projects were assessed according to the following criteria:

DESIGN CONCEPTS

The idea of the project, its context, impact on and contribution to its community.

AESTHETICS

Architecture, scale, form, landscaping, siting, use of materials, detailing, signage, contribution to streetscape.

ACCOMMODATION OF USE

Circulation, social programming, execution of design, environmental considerations, effects of time.

INNOVATION

Creative response to restrictions, a precedence to be followed.

A number of projects exhibiting potential have been submitted prematurely, being either incomplete or an initial phase of a multi-phased development. For example, Crookes Park Master Plan has excellent design concepts which have not been totally implemented; therefore, the project should be resubmitted when completed.

The jury wishes to comment that co-operation of design between sites such as that illustrated by the Consumers' Gas Headquarters/Canadian Tire Store example produces a better overall effect and contribution to the total urban design of the community.

Ultimately the jury has selected five projects to receive the 1982 Mississauga Urban Design Award and three projects to receive an honourable mention.



SAFECO INSURANCE COMPANY OF AMERICA
2377 Dunwin Drive

The building, a simple repetitive form, combined with an imaginative use of the site has resulted in an excellent office complex. The project exhibits a high level of design throughout. Materials have been kept to a minimum, yet provide an interesting colour contrast and have been used consistently and appropriately throughout the building in strong, simple details. The strong horizontal lines of the building are emphasized by the more naturalized rolling landscape treatment. The site is well developed establishing a powerful relationship from building to street: multi-level entrances, sheltered outdoor seating area, well organized vehicular areas for employees, visitors and service. There have been additions over the years and as in any well designed building, the additions have been as successful as the original. All components of the building appear to have aged well.

Credits: Safeco Insurance Company of America
Parkin Partnership Architects Planners
Associated Environmental Landscape Planners Ltd.

THE VILLAGE OF SHERWOOD FORREST

A tight, well organized retail complex has broken many of the accepted planning rules and appears to have been successful in doing so. Within a small finite area the project provides an intriguing variety of spaces from the openness of the pool to the comfortable closeness of the internal walking streets. There are constantly changing views and vistas to other portions of the complex and an extremely good use of the changing grade presented by the site. The level of detailing, in the signs, awnings, lighting, paving is carried throughout the site. The workmanship of the construction respects the intent of the architects. The scale of the project is such that it relates well to the neighbouring residential areas and encloses the pedestrian visitor, providing a welcome change from the presence of the automobile on the two adjacent roads and in the parking areas.



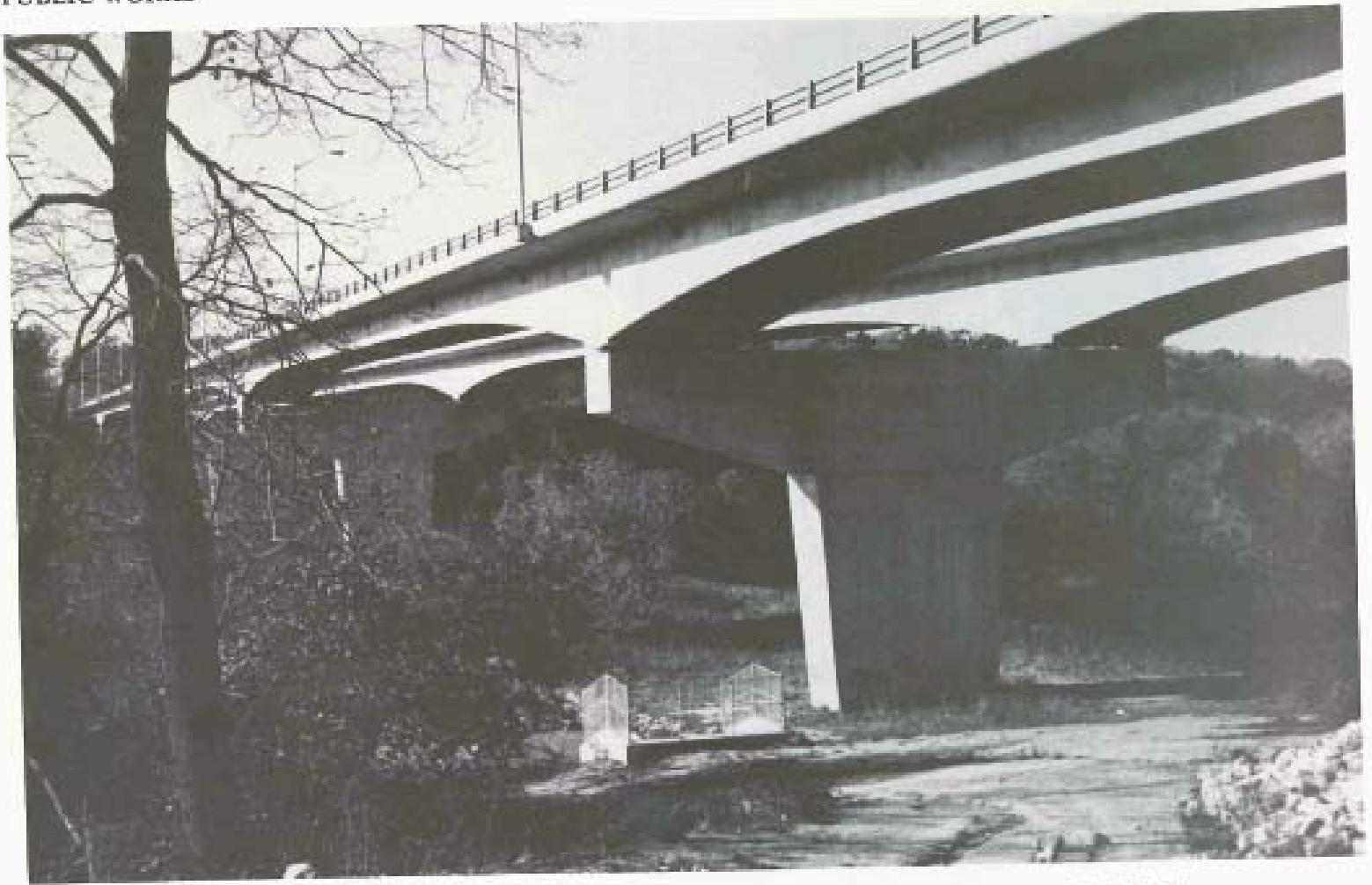
Credits: The Melba Corporation
Zippan + Barrett Architects
Chandos Consultants Inc./
R. Scott Burbidge



GLEN ERIN APARTMENTS

The apartment's architectural solution has been well conceived and handled simply but elegantly. The verticality is emphasized by the simple strong panes of glass; brick and concrete balconies which contrast each other are a simple honest use of materials; detailing is simple and consistent. The site has been well planned resulting in a good relationship between building and street. The ground level of the building has been carefully integrated with the street through a series of retaining walls, seating areas, and plant materials, and through the pedestrian entrance. The fountain, which is a centre of focus around which the entrance is organized could have been worked out better. There was discussion among the jury regarding the quality of workmanship on the building. Although the design concept was strong and well detailed, the workmanship leaves much to be desired. It is unfortunate that a building design of such merit should suffer from a lack of quality during the construction process.

Credits: Creson Investments Limited./
Shelter Corporation Canada
Young + Wright Architects
Johnson Sustromk Weirstein Associates



BURNHAMTHORPE ROAD CREDIT RIVER CROSSING

An extremely well-conceived design for a bridge, incorporating considerations of construction techniques, conservation of the Credit River Valley, provision of municipal services, views from the bridge, safety, and general respect for the environment in which the bridge is placed. The bridge provides a smooth transition from a road to a bridge by simple means such as extending the guard rails into the approach areas, by maintaining the physical separation of the roadways and allowing the existing landscape of the valley to protrude into the separation space, and by eliminating the normally obvious items of change such as structural abutments, differing road surfaces, and visually restricting side guard rails. The engineering of the bridge has been developed to facilitate construction without damage or disruption of the river valley, and the detailing has been similarly refined to ensure that the bridge is visually acceptable in the otherwise natural environment of the surrounding valley.

Credits: The Corporation of The City of Mississauga
McCormick, Rankin & Associates Limited
du Toit Associates Limited



ERIN MILLS WALKWAY SYSTEM

This walkway system has been designed as a practical parkway for the adjacent residential areas of Erin Mills, and from all observations, appears to be fulfilling its original design intent most effectively. The design is very simple and clean, not overly detailed, employing a good variety of plant material. Landscaped areas, lights and furniture have been placed to utilize the materials in an effective and economical manner. Allowing the areas to naturalize will reduce the level of maintenance required. The underpasses which are too low creating dark forbidden areas exhibit some design problems. The walkway seems to be well used and most importantly appears to be enjoyed by all the residents.

Credits: The Cadillac Fairview Corporation Limited
Proctor & Redfern Limited
Associated Environmental Landscape Planners Ltd.

HONOURABLE MENTION

COMMERCIAL



DELTA'S MEADOWVALE INN

The hotel, unique in this area of Mississauga, is comfortably scaled and integrated into the community. The simple treatment of the tower stands out above the low-rise buildings as an identifying element of the hotel location. It is a very well executed design exhibiting good use of materials within a building program. The design of a hotel is always complex in terms of the various pedestrian and vehicular circulation systems which must be accommodated. Most of the circulation has been resolved well within the building, however the orientation of the parking lots to the main entrance may have been better resolved with a reorganization of the siting. Also more attention was required to the design criteria in the development and execution of the rear garden area.

Credits: Markborough Properties Limited
Reno Negrin & Associates/Richard Young Architects
Moorhead Fleming Corban Inc.

HONOURABLE MENTION

INDUSTRIAL



EXACTOR HOLDINGS LTD.

1080 Matheson Blvd.

This industrial building has taken advantage of a fairly restricting site and utilized a stepped pattern to separate the building into smaller components. The stepping has also provided a separation in the loading areas which eliminates the usual large bleak area provided for service vehicles. The jury was interested by this project because of the simple use of site planning, materials, and detailing in a small industrial building. The brick has been well detailed and the use of materials has been consistent throughout. The minimal use of windows has been restricted to the corners of the units which effectively emphasizes the steps in the building. It was felt by the jury that a more extensive use of landscaping may have added to the general appearance and could have been used to emphasize the uniqueness of this stepped building.

Credits: Exactor Holdings Limited
William H.D. Hurst, Architect/Inducon Consultants of Canada
Macnaughton Davies Limited

HONOURABLE MENTION

RESIDENTIAL



ERIN MILLS SOUTH COMMON COURT

This project has been extremely well executed, given the restraint of typically low-budgets available for this type of project. The materials of brick and metal panels are combined well to effect a good use of colour and simple use of detailing. The building is organized to provide a sheltered courtyard opening onto an existing stand of trees which provided an intimate and sheltered outdoor area. The area is well used and appreciated by the residents, but the jury felt that there could have been more variety, seating and landscaping in this courtyard which would have helped the scale of the space. The handling of the fire route in relationship to the choice of materials appears to be an opportunity missed. At present, it cannot be used for passive and recreational activities such as shuffleboard, horse shoes, etc. Also, there are some difficulties with the number of activities expected to take place at the entrance; with the parking; and with the treatment of the ground floor units, all of which may have been a result of the configuration of the site coupled with a restrictive budget.

Credits: Peel Non-Profit Housing Corporation
Dunlop Farrow Aitken Architects
Douglas Brown & Associates Limited



- A. Safeco Insurance Company
- B. The Village of Sherwood Forest
- C. Glen Erin Apartments
- D. Burnhamthorpe Credit River Crossing
- E. Erin Mills Walkway System
- F. Delta's Meadowvale Inn
- G. Exactor Holdings Ltd.
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