

Awards 1983

Mississauga Urban Design Awards Jury Report

FOREWARD

The City of Mississauga is committed to the task of creating a dynamic city for its residents.

An indispensable element in achieving this goal is the contribution made by those involved in developing our urban environment.

The participants in this year's Urban Design Awards have demonstrated that even in a difficult economic climate it is still possible to execute skilful and imaginative solutions which remain sensitive to our past and anticipate our future with optimism.

On behalf of Council and the citizens of the City of Mississauga I commend their efforts and celebrate their achievements.



Hazel McCallion, Mayor

MEMBERS OF COUNCIL

Mayor	Hazel McCallion
Councillors	
Ward 1	Harold E. Kennedy
Ward 2	D. Margaret Marland
Ward 3	Rudy Skjarum
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Ward 5	Frank McKechnie
Ward 6	David Culham
Ward 7	David Cook
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
Councillor Ward 8 Mississauga
Chairman Planning Committee

LARRY RICHARDS

Architect
Director School of Architecture, University of Waterloo

MARY LYNN REIMER

Landscape Architect
Urban Design Group
City of Toronto, Planning and Development Department



SUBMISSIONS RECEIVED BUILT PROJECTS



1. Allelix Inc.
Biotechnology Laboratory



2. American Hospital
Supply Corporation



3. Consumers' Gas Central
Headquarters/Canadian
Tire Store



4. Credit Valley Conservation
Authority/Streetville
Memorial Park



5. Dundas Redevelopment -
Kirwin Avenue to Given
Road



6. Dylux Distribution Centre



7. Mississauga Fire Station
No. 11



8. Gulf Canada Clarkson
Refinery



9. Mason's Landing



10. Meadowvale Community Centre



11. Port Credit Streetscape - Phase I and Phase II



12. Riley Court Apartment Building



13. The Village Offices of Sherwoodtowne - Phase I and Phase II



14. Westburn Village

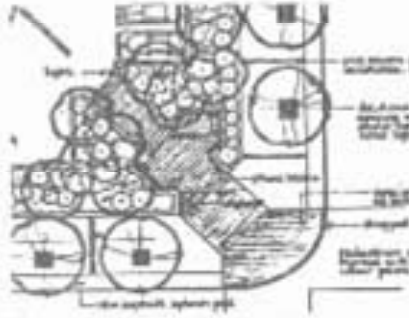


15. Xerox Research Centre

SUBMISSIONS RECEIVED PROPOSED PROJECTS



1. The Catholic Education Centre



2. Confederation Parkway



3. Crookes Park



4. Dorstar Neighbourhood Subdivision



5. Franklin House Tavern Restoration



6. Keep Active Retirement Home



7. Martin Residence



8. Pengilly Place



9. Seneca Plaza



10. Sheraton Mississauga
Hotel



11. Sherobee Gardens



12. Thomas Mews

JURY REPORT

The jury evaluated entries under two categories:

BUILT PROJECTS	Projects which have been totally completed. The jury was able to visit these projects on site.
PROPOSED PROJECTS	Projects for which the conceptual design could be evaluated, and which would be implemented at some future time.

Built projects were eligible for Awards and Citations, whereas Proposed projects were eligible for Citations only.

All projects were assessed according to the following criteria:

SIGNIFICANCE	What is the significance of the project to achieving the City's long-range goals for future development?
FUNCTION	The accommodation of every-day use, circulation, site utilization, execution of design, and effects of time realized or perceived.
AESTHETICS	Architecture, landscaping, scale, appropriateness of form, site planning, detailing, use of materials.
INNOVATION	A creative response to program, use, restrictions; a precedence to be exemplified.
COMMUNITY CONTEXT	The project's impact on and contribution to its community, streetscape, environment.

JURY REPORT BUILT PROJECTS

The submissions received in this category represented a variety of building types and uses. It is encouraging to note that the quality of the presentations was high, facilitating the jury's evaluation of each submission. Some presentations, however, still lacked adequate contextual information necessary to assess the project's contribution to the built environment.

There are a number of entries while not receiving an Award or Citation deserve specific mention as follows:

CONSUMERS' GAS CENTRAL HEADQUARTERS/CANADIAN TIRE STORE is a good example of commercial strip development providing reinforcement of the Burnhamthorpe Road planning study. It exhibits good quality and detailing.

MEADOWVALE COMMUNITY CENTRE provides an important contribution to the community. It is appropriately scaled to the lake, walkways and adjacent park system.

MISSISSAUGA FIRE STATION NO. 11 creates an important reference to the surrounding neighbourhood, exhibiting an effort to complement the existing fabric of the community, and establishes long-term significance. The jury felt, however, that the detailing of elements lacked appropriate scale. In particular, the tower lacked sufficient height.

XEROX RESEARCH CENTRE presents a symbolically appropriate high-quality structure which reads well at highway speed.

The jury has selected two projects to receive an Award and three to receive a Citation.



DYLEX DISTRIBUTION CENTRE

AWARD

The Dylex Distribution Centre, through its landscaping and organization of the parking, has created an unusually strong relationship to the street. A sophisticated manipulation of the elements on site has articulated what is usually a boring building type into a handsome sequence of exterior spaces, resulting in a strong diagonal axis.

Excellent use of landscaping has created a positive response to the site and to the natural woods along the north. The successful change of materials and colours has done so much with so little, with strong emphasis on details including tying in the ground sign to the entrance. The project demonstrates a positive response to a warehouse facility which is so often lacking in the urban environment.

Credits:

Curtner Brown Architects
Baker Salmona Hess Ltd.
Dylex Limited



ALLELIX INC. BIOTECHNOLOGY LABORATORY

AWARD

This biotechnology laboratory demonstrates an innovative approach to recycling of existing structures. The aesthetics are positive and strong in site-to-street, building-to-site, and building-to-itself relationships. The building urbanistically works well. It has a clear front, creating a hard edge along the street which softens along the back and along the creek edge. It is unfortunate that there is no public access along this creek edge.

The project lacks significance to the community and context generally, although it is symbolically appropriate. The project says it is a lab facility and sets an example as high-quality work.

Credits:

Shore Tilbe Henschel Irwin Peters
Terra-Media Design Ltd.
Allelix Inc.



THE VILLAGE OFFICES OF SHERWOODTOWNE PHASE I AND PHASE II

CITATION

The project demonstrates an extremely innovative response to office space, exhibiting a high quality of materials and workmanship utilizing an imagery of "lovable objects". The level of detailing and quality of materials is high. The sophisticated detailing of the front doors creates a strong street edge, generating a sense of urbanity. The development, however, is too isolated from neighbouring residential development, creating a private "precious piece". This is emphasized with the ambiguous access to the site and its organization. The project does exemplify a standard to be followed with strong significance to the future community.

Credits:

Chamberlain Architect
R. Scott Burbidge Associates Ltd.
J.H. Switzer Corporation
Zippan + Barrett Architects
Hanson Urban Corporation



PORT CREDIT STREETSCAPE PHASE I AND PHASE II

CITATION

The streetscape improvement is a good example of successful commercial stimulation presenting a reasonable scale to the sidewalk. The personality and sense of place of the district is reinforced. The streetscape improvements exhibit some detail problems, lacking refinement and sensitive use of materials. However, these improvements have made the Port Credit Business District a memorable event along Lakeshore Road.

Credits:

Stark Temporale Architects & Planners (A. Temporale)
Baker Salmona Hess Ltd.
Port Credit B.I.A.



GULF CANADA CLARKSON REFINERY CITATION

The High Bay Warehouse received a Mississauga Urban Design Award in 1981. This entry is the continuation and completion of the landscaping and streetscape treatment that was illustrated at that time. It demonstrates a significant response to the neighbouring community. Although it is not completely accessible to the community, the response to wildlife and lakefront is equally as important as the response to streetfront.

Credits:

Hough, Stansbury + Michalski Limited
Gulf Canada Limited

JURY REPORT

PROPOSED PROJECTS

This is the first year the jury was asked to interpret the significant Urban Design contribution of proposals not yet in physical form. It, therefore, became increasingly important for the entry panels to adequately present the details of the proposals. Site visits could only provide contextual information.

THE MISSISSAUGA SHERATON HOTEL becomes important in its location and in its reinforcement of the City Centre. It is suggested that the proposal be submitted again with additional information to demonstrate the project's contribution to the built environment. This information would facilitate jury evaluation.

THE CATHOLIC EDUCATION CENTRE recognizes the importance of its future intersection, making a strong response to its anticipated context. It is important urbanistically for developments to recognize the significance of corner sites and address the streetscape.

The jury was also gratified to see evidence of work related to past references as part of development of urban design. There was strong conceptual strength relating historical precedents to proposed design context in two submissions: THE KEEP ACTIVE RETIREMENT HOME and THE MARTIN RESIDENCE. However, there was concern expressed as to the reality of the proposals.

Awards were not available for Proposed projects. These were reserved for Built projects that have withstood the test of time. A Citation is awarded in recognition of the anticipated urban design value of the proposal. There were two Citations awarded for Proposed projects.



FRANKLIN HOUSE TAVERN RESTORATION

CITATION

The existing historic structure is an extremely elegant building which needs attention and support. This tavern restoration reinforces the heritage as well as the streetscape of Streetsville. The proposal exhibits a positive attitude to the site and illustrates the clever use of a terrace to reinforce and continue the streetscape.

Credits:

John Stark/William Hicks, Architects
Baker Salmona Hess Ltd.
546374 Ontario Corporation



CROOKES PARK (LAKESHORE PROMENADE PARK)

CITATION

This park development proposal is a most significant project to the future development and neighbourhood of the surrounding community. Its major component is the waterfront and its strength lies in creating an access to the water. Although it is difficult to judge the realized quality of the project, the jury is optimistic about the future waterfront development based on the potential and quality of this proposal.

Credits:

Hough Stansbury + Michalski Limited
Credit Valley Conservation Authority



- A Dylex Distribution Centre
- B Allelix Inc. Biotechnology Laboratory
- C The Village Offices of Sherwoodtowne Phase I & Phase II
- D Port Credit Streetscape Phase I and Phase II
- E Gulf Canada Clarkson Refinery
- F Franklin House Tavern Restoration
- G Crookes Park (Lakeshore Promenade Park)

