



MISSISSAUGA URBAN DESIGN AWARDS 1984
JURY REPORT

FOREWORD

It is with great pleasure that I, on behalf of the Council of the City of Mississauga, extend my congratulations to the recipients of Awards and Citations in the 1984 Mississauga Urban Design Awards.

Urban Design issues posed by new development must be carefully considered in achieving the goals of the City. The Awards Program is a valuable stimulus and an important activity guiding the public and private sectors in the creation of a great City. With the City's undertaking of the Civic Centre, Council has made a commitment to influence through participation the future growth and shaping of Mississauga.

A handwritten signature in cursive script, reading "Hazel McCallion".

Hazel McCallion, Mayor

MEMBERS OF COUNCIL

Hazel McCallion

Mayor

Councillors

Ward 1

Ward 2

Ward 3

Ward 4

Ward 5

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Development Control

Urban Design

Long Range/Research

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J. D. Lethbridge

W. Waite

Co-ordinator

Urban Design Awards

M. H. Brunet

THE JURY

FRANK McKECHNIE

Chairman of the Jury
Councillor – Ward 5, Mississauga

JIM STRASMAN

Architect
Principal, Jim Strasman Architects

WALTER KEHM

Landscape Architect
Principal, EDA Collaborative Inc.



The Jury gives special thanks to Mary H. Brunet, Urban Design Division, Planning Department, and to J. Bruce Carr, Landscape Plan Approvals, Recreation and Parks Department, for their assistance during the judging process.

SUBMISSIONS RECEIVED BUILT PROJECTS



1. ARTHUR-JONES LITHOGRAPHING



2. APPLEWOOD CHEVROLET-
OLDSMOBILE LIMITED



3. BELLA VISTA PLACE



4. CANON CANADA INC.



5. DEER RUN SHOPPING CENTRE



6. DERRY ROAD EAST AND AIRPORT
ROAD SUBWAYS



7. ETON CONSTRUCTION OFFICES



8. IVAN FRANKO HOME FOR
SENIORS



9. MARTIN RESIDENCE



10. MISSISSAUGA EXECUTIVE CENTRE



11. MISSISSAUGA GYMNASTICS CENTRE



12. N.H.D. DEVELOPMENTS DUNDAS STREET OFFICE COMPLEX



13. ST. JOHN OF THE CROSS SCHOOL



14. SYDENHAM PLACE



15. TRAVENOL LABORATORIES INC. OFFICE BUILDING



16. WANZL MANUFACTURING LTD.



17. WESTMINSTER COURT SENIORS RESIDENCE



18. XEROX RESEARCH CENTRE

SUBMISSIONS RECEIVED PROPOSED PROJECTS



1. BRITANNIA GOLF LINKS
(SANITARY LANDFILL)



2. CLARKSON VILLAGE MEWS



3. ERIN MILLS TWIN ARENAS



4. ERINDALE PARK

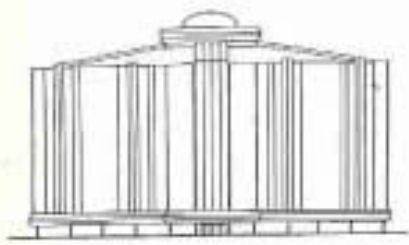


5. H.J.A. BROWN EDUCATION
CENTRE



6. HOTEL NOVOTEL

NOTE: Erindale Park was submitted as a Built Project. The Jury felt it had greater merit as a proposed project. Similarly, Sydenham Place was submitted as a Proposed Project. Since it is substantially complete, the Jury evaluated it as a Built Project.



7. LOTUS CENTRE



8. MISSISSAUGA NEW VOCATIONAL SCHOOL



9. SYSTEMS MART



10. TRELAWNY

JURY REPORT

The Jury evaluated the total 25 submissions under two categories: BUILT PROJECTS AND PROPOSED PROJECTS.

Built Projects were eligible for Awards and Citations; Proposed Projects were eligible for Citations only.

All of the projects were assessed according to the following Urban Design criteria:

DESIGN:	The design principle or central concept of the project has been beautifully realized on site or presented. The idea that design is an integral part of the project, important at every scale of development, and not just reserved for exclusive developments.
AESTHETICS:	The appropriateness of scale; architecture; landscaping; detailing; use of materials; colour; site planning.
INNOVATION:	The creative response to the project's economic reality; the creative, honest attempt to solve the design problem; an example to be followed/encouraged.
FUNCTION:	The successful resolution of basic principles; integration of building and site; accommodation of use; pedestrian and vehicular circulation; articulation of point of entry; environmental considerations.
COMMUNITY:	The project's contribution to its community, streetscape, neighbours; its contextual response and recognition of historical precedents; its resolution of the vernacular vocabulary of the community; its significance and specificity to Mississauga.

BUILT PROJECTS

Built Projects are those projects which were substantially completed and the Jury had the opportunity to visit these developments on site.

It was evident that complete success of a project is the combination of the quality of design, client response, resolution on site, and execution of design. The effects of time test the successes and failures of every development.

The Jury has selected five projects to receive an Award and two to receive a Citation.



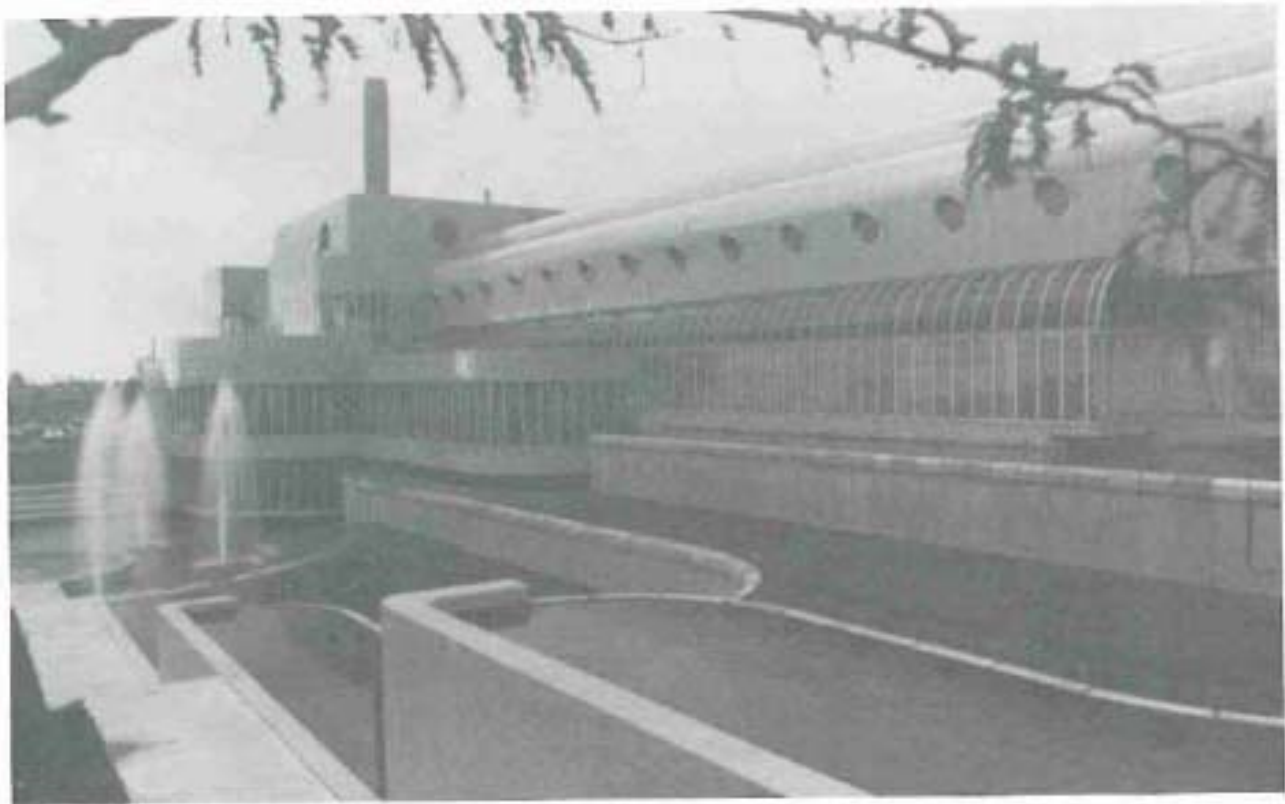
WANZL MANUFACTURING LIMITED

AWARD

Wanzl Manufacturing Limited is a good example of the compatibility of a neighbouring industrial development to a residential neighbourhood. The development exhibits an exceptional respect for the existing trees through sensitive landscaping, circulation, and subtle transition from parking to open space to building. Through a sensitive articulation of building materials, the warehouse presents a scaled transition of a two-storey private building space to a landscaped open space to public space. It is, however, unfortunate that this sensitive articulation of design elements did not extend to the vestibule and foyer space, which is unfortunate in its realization.

CREDITS:

E. S. Mitchell Architect
R. Scott Burbidge Associates Ltd.
Wanzl Inc.



XEROX RESEARCH CENTRE

AWARD

The Xerox Research Centre demonstrates a high-quality, state-of-the-art building which has reinforced the public image of the company. It is of appropriate scale to its setting and presents an appropriate visual impact to passing motorists on the Queen Elizabeth Way. The composition of spaces is planned in a positive way, controlling use and anticipating expansion. It is perceived that greater animation is required in conjunction with the waterplay, perhaps through the introduction of art, or public programs such as concerts.

CREDITS:

Shore Tilbe Henschel Irwin Peters, Architects, Engineers
Moorhead Fleming Corban McCarthy
Xerox Research Centre of Canada



MISSISSAUGA EXECUTIVE CENTRE

AWARD

The Mississauga Executive Centre is a successful response to an anticipated city centre context. The compatibility of two high-rise office complexes to an existing ravine is an important contribution to a continuous public open space system. Vehicles on the site have been accommodated in a series of "parking rooms", thus creating a system of urban open spaces. The creation of urban edges through a high quality of landscaping and maintenance demonstrates civic aspects. It is hoped that the City will demonstrate the same sensitive response to the ravine open space in its guard rails and other landscape details. It is noted that the execution of landscaping and site planning of phase II demonstrates a more cosmetic approach than phase I and it is, therefore, hoped that phase I will set the standard for all phases of the Executive Centre.

CREDITS:

G. Edward Lutman
E.V.M. Limited (now known as J.B. M. Landscaping Limited)
Chandas Consultants, Inc./R. Scott Burbidge & Associates
Shinn Corporation Limited



ST. JOHN OF THE CROSS SCHOOL

AWARD

St. John of the Cross School has created a human scale appropriate to children through the attention to detail and articulation of material as evidenced in the front entryway. However, it is unfortunate that the children's play area has not been developed and lacks the detailed attention which it deserves as an outdoor education facility. It presents a simple, straightforward solution, doing "so much with so little", and has created an atmosphere of civic pride for its students, teachers, and maintenance staff. The overall impact of the school has been destroyed by the neighbouring context, such as the fence on top of a berm on the other side of the street, which leads to its isolation.

CREDITS:

Stafford Haensli Architects
Baker Salmon Hess Limited
The Dufferin-Peel Roman Catholic Separate
School Board



ETON CONSTRUCTION OFFICES

AWARD

The Eton Construction office building demonstrates a simple concept very well executed and encourages design effort on a small scale. The dignified, simple entrance and articulation of materials sets a standard that is to be encouraged. The project, however, suffers from a lack of context as it is located in a typical industrial subdivision with little attention given to urban design. The landscaping scheme has been weakened by the poorly located transformer box, and the choice of plant material is felt to be inappropriate, particularly in the window boxes.

CREDITS:

Petroff Jeruzalski Kwok Shepherd Architects
Chandos Consultants Inc.
Eton Construction Limited



DERRY ROAD EAST AND AIRPORT ROAD SUBWAYS

CITATION

The landscaping treatment of the subway and underpasses at the junction of Derry Road East and Airport Road creates an image and establishes an identity for Malton's Four Corners. Some details appear to be contrived and not simplified enough, lacking some design sensitivity. The Jury recognizes the effort displayed for a very difficult problem and recommends that the policy established is important and be continued in future road treatments.

CREDITS:

W. Strok & Associates Limited
Baker Salmona Hess Limited
Regional Municipality of Peel



MARTIN RESIDENCE

CITATION

The Martin Residence is an important contribution to the streetscape and neighbourhood heritage area. It is a fine example in recognition of context and concern for a street building vocabulary, setting a perceived direction for renovations in the area. The planting and entry courtyard details demonstrate a sensitivity to site design, and the building renovation addresses a design vocabulary without pastiche and cliché.

CREDITS:

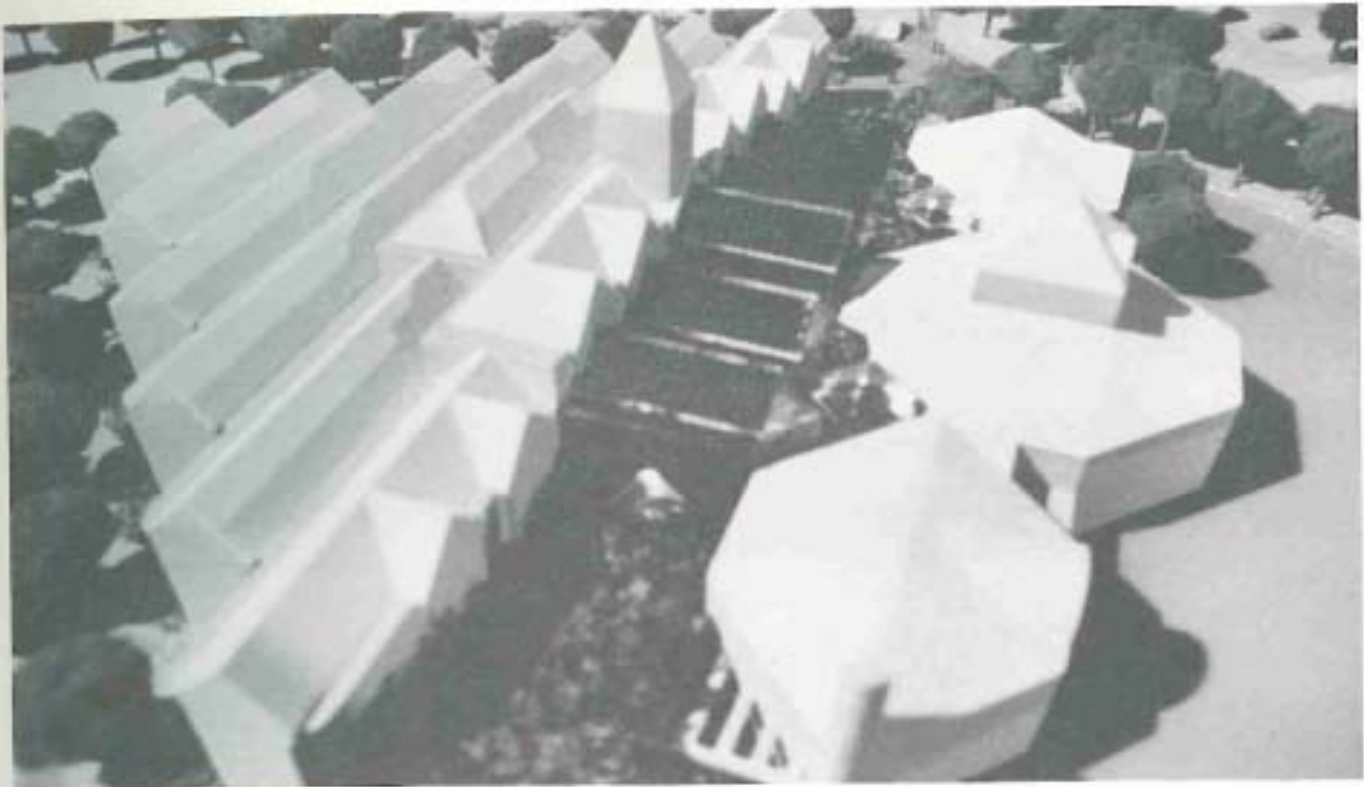
Alexander Temporale and Associates
Paul Ferris and Associates
Mr. and Mrs. J. Martin

PROPOSED PROJECTS

Proposed Projects are those projects currently in various stages of development due to the nature of the project, phasing, or master planning. The project design, however, is complete, which could be evaluated. There is also a clear intent for the proposal to be implemented and/or completed at a future date.

The Jury was also asked to interpret and evaluate the Urban Design contribution of ten projects not yet completed. It therefore became important for the entry panels to adequately present the details of the proposals, since visits could only provide contextual or perceived contextual information.

Awards were not available for Proposed Projects. These were reserved for Built Projects. Citations have been awarded for the creative response illustrated by the project which the Jury wishes to both commend and encourage. In particular it is hoped that the urban design qualities of merit exhibited will not be sacrificed to economic constraints. The Jury presents the H. J. A. Brown Education Centre with an outstanding Citation. Four other projects are award Citations.



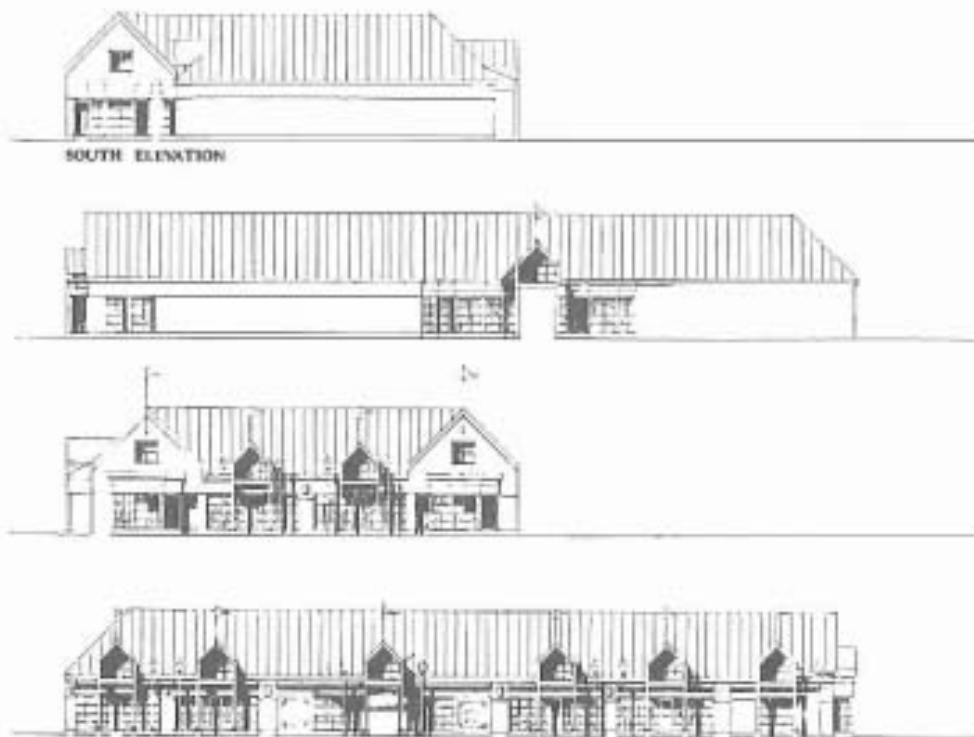
H.J.A. BROWN EDUCATION CENTRE

CITATION

The H. J. A. Brown Education Centre is awarded an outstanding citation. The Jury was gratified to see a project where building to site relationships were well defined, respecting historical precedents set by its adjacency to the Britannia Schoolhouse and its location in Mississauga. The excellent use of materials, notably of brick, is also reminiscent of brickworks historically located in the Mississauga area. A well-articulated system of circulation, extending the exterior "street" through the building, presents an inviting atmosphere. The building and landscape plan address particular environmental issues such as protection from prevailing winds on an exposed site and orientation to the sun. The scale of the Centre is appropriate to its location along Hurontario Street, and by locating the public functions toward the intersection makes a contribution to the civic life of Mississauga.

CREDITS:

Shore Tilbe Henschel Irwin Peters, Architects, Engineers
Hough, Stansbury + Michalski Limited
Peel Board of Education



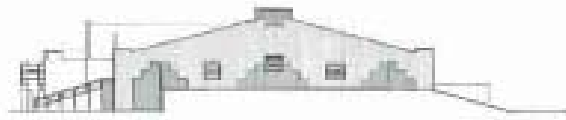
CLARKSON VILLAGE MEWS

CITATION

The Clarkson Village Mews is a handsome, simple scheme reminiscent of an 1800's trading post with simple but rich facades. It presents an elegant scheme of good scale on a tight site and nondescript road, which closes the vista afforded from the south along Clarkson Road. The project illustrates a quality of light and space, well thought out pedestrian circulation, and good protection of store front entries. The Jury queries the appropriate location for signage and questions the use of the second-storey space. It is hoped that a useable second storey is being created rather than a series of false facades and roofs.

CREDITS:

Stark * Hicks, Architects
Baker Salmona Hess Limited
H.J.S. Investments



SIDE ELEVATION



FRONT ELEVATION

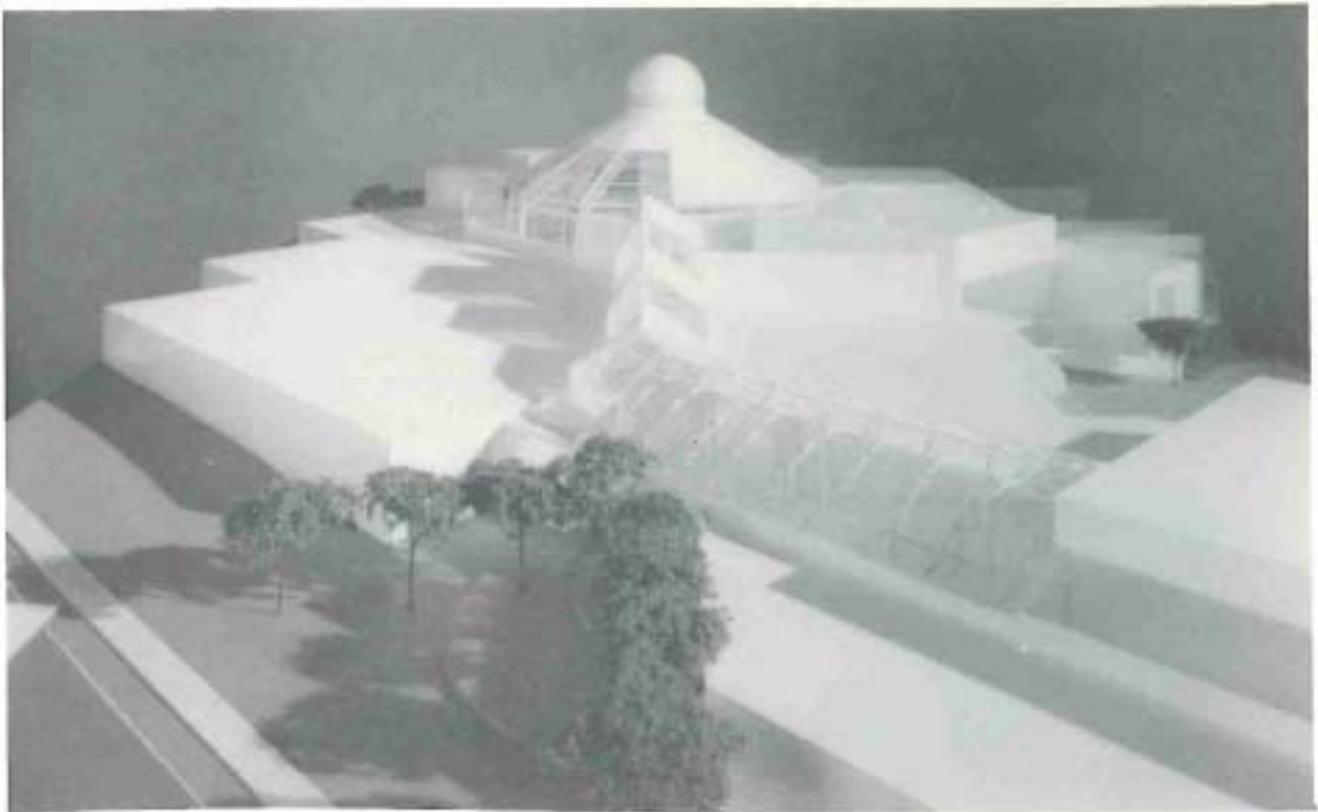
ERIN MILLS TWIN ARENAS

CITATION

The Erin Mills Twin Arenas is a building type which has suffered in the past and has been given over to the pre-fab building industry. It is encouraging to see good design and innovative use of materials and colour integrated into an ordered and disciplined plan. Although a harsh treatment of the building to ground is perceived, the connection of parking to entry and to soccer field is excellent, which is essential to the success of the scheme. The articulation of the building's vocabulary relays a sense of a historical precedent of an old arena. It is hoped that the interior will indeed be wood and the Jury cautions that an excellent study of lighting is demanded.

CREDITS:

Maragna and Associates, Architects and Planners
Terraplan Landscape Architects
Corporation of the City of Mississauga



MISSISSAUGA NEW VOCATIONAL SCHOOL

CITATION

The Mississauga New Vocational School project presents a creative alternative to accommodate the use of a vocational school. The Jury finds the scheme spatially exciting and provocative although lacking in definite details and lacking a clear sense of entry. The citation is based on the concept presented; the detail design development and choice of materials is critical. The idea of the City street should be fully developed incorporating richness of colour, variety of scale, animation, and spatial identity.

CREDITS:

Robbie Architects Planners
Hough Stansbury + Michalski Limited
Peel Board of Education



TRELAWNY

CITATION

Trelawny represents an innovative alternative housing concept to a dated land use hierarchy of subdivision design in Mississauga which should be encouraged. By siting the houses 45 degrees to the street a richness is created in the spaces. The street becomes an activity space and a statement of community is created. Reservation was expressed in the location of open space which appears to be mislocated. The scheme generally lacks a hierarchy of public open space. It was felt that a more urban form could be given to this important public facility. The scheme is applauded for recognizing that the automobile is not of prime importance, but concerns are expressed if the functional needs of all vehicles have been adequately addressed.

CREDITS:

Team Three Planners
Miller Bobaljik Architects
R. Scott Burbidge Associates
First City Development Corp. Ltd.

EPILOGUE

Most of Mississauga's context is perceived to be a developing one. As such, the Jury was generally disappointed that most of the projects presented are not attempting to have foresight to the future and surrounding development. Each individual project requires more master planning (beyond its individual lot lines) in order to create an identity for the City and influence the direction of further development around it. Without a broader foresight, a lost concept of open space exists instead of a cohesive network of public open space. Because of these concerns, the Jury therefore has the following comments:

1. Vision Plan

To plan, assess, and integrate new proposals, a vision plan is required for the City. The vision plan will establish urban design goals and objectives, and allow public participation in shaping the future growth of the City.

The establishment of special development zones for which detailed scaled models and urban design studies can be undertaken will aid in addressing the three-dimensional design issues and implications of proposed new development. In particular, the Burnhamthorpe corridor should be given immediate priority to assess its integration with the Civic Centre.

2. Civic Centre

Of particular and imminent concern are the urban design issues confronting the environs of the Civic Centre. The Burnhamthorpe Road, Hurontario Street, and Confederation Parkway Corridor decisions are critical if the full potential of the Civic Centre is to be realized. As a catalyst for development, the Civic Centre's implications on the design of its environs must be assessed and understood, such as the possible realignment of Confederation Parkway, and the establishment of an open space view corridor.

3. Focus Groups

The periodic establishment and utilization of focus groups can assist in the evaluation of opportunities and constraints for the special development zones identified. The utilization of focus groups ("charette"), a planning design team composed of City Staff and recognized professionals assembled for an intensive two- or three-day workshop, has proved to be very useful and valuable in similar situations.

It is hoped that these thoughts in conjunction with the Mississauga Urban Design Awards will continue to stimulate and encourage the realization of an urban identity for the City of Mississauga.



- A WANZL MANUFACTURING LIMITED
- B MISSISSAUGA EXECUTIVE CENTRE
- C XEROX RESEARCH CENTRE
- D ST. JOHN OF THE CROSS SCHOOL
- E ETON CONSTRUCTION OFFICES
- F DERRY ROAD EAST AND AIRPORT ROAD SUBWAYS
- G MARTIN RESIDENCE
- H H.J.A. BROWN EDUCATION CENTRE
- I CLARKSON VILLAGE MEWS
- J ERIN MILLS TWIN ARENAS
- K MISSISSAUGA NEW VOCATIONAL SCHOOL
- L TRELAWNY

