

MISSISSAUGA  
URBAN DESIGN  
AWARDS 1987

JURY REPORT

## FORWARD

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I take great pleasure, on behalf of the Members of Council of the City of Mississauga, in extending my congratulations to the recipients of Awards and Citations in the 1987 Mississauga Urban Design Awards.

The Awards program provides a valuable stimulus to design excellence. It recognizes and rewards skillful execution and imaginative solutions in the development industry.

I am pleased to see that there has been a dramatic increase in participation in this year's Awards program over past years. The contributions made by those involved reinforce the commitment we have made in shaping a dynamic City for the residents of Mississauga.

Sincerely,

A handwritten signature in black ink, appearing to read 'Hazel McCallion', written in a cursive style.

HAZEL McCALLION

## MEMBERS OF COUNCIL

## PLANNING AND BUILDING DEPARTMENT

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Mayor

**Hazel McCallion**

Councillors

Ward 1

**Harold Kennedy**

Ward 2

**Pat Mullin**

Ward 3

**Maja Prentice**

Ward 4

**Larry Taylor**

Ward 5

**Frank McKechnie**

Ward 6

**David Culham**

Ward 7

**David Cook**

Ward 8

**Vacant**

Ward 9

**Ted Southorn**

Commissioner

**R.G.B. Edmunds**

Directors

**J. Dorrell**

Design and Environment Division

**J. Lethbridge**

Development East Division

**W. Waite**

Development West Division

**J. Calvert**

Policy Division

**W. Alexander**

Administration Division

**M. Navabi**

Building Division

Co-ordinators

**A. Lukatela**

**W. Nishihama**

Urban Design Awards Program

## THE JURY



**Maja Prentice**  
Chairman of the Jury  
Councillor — Ward 3, Mississauga

**Detlef Mertins**  
Assistant Professor  
School of Architecture  
University of Waterloo

**Donald Schmitt**  
Architect  
A.I. Diamond and Partners

**Steven Moorhead**  
Landscape Architect  
Moorhead Fleming Corbus McCarthy

**SUBMISSIONS RECEIVED  
BUILT PROJECTS**

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Mississauga  
Executive Centre



South Common  
Leisure Pool



West Credit  
Secondary School



Huron Park Plaza



Mississauga Home  
and Design Centre



Regent's Terrace



Maple Screw  
Products Ltd.



Herman Miller  
Canada Inc.



Erin Mills  
Twin Arenas



**Trelawny Subdivision**



**Milcreek Business Centre  
Northern Business Park**



**Lakeshore Shoppes**



**Peel Region Police  
Station No. 11 Division**



**Gottardo  
Industrial Park**



**Office Building  
2338 Hurontario Street**



**Novell Canada  
Corporation**



**Mississauga Animal  
Control Centre**

SUBMISSIONS RECEIVED  
PROPOSED PROJECTS

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The PHH Building



Industrial Speculative Building  
245 Britannia Road East



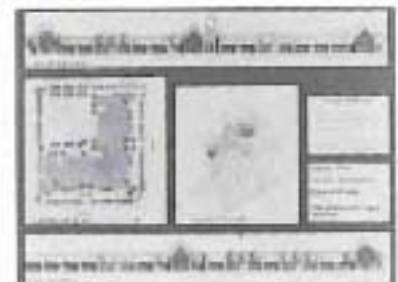
Airport  
Corporate Centre



The Kingsbridge Centre



Industrial Speculative Building  
6200 Tomken Road



Regency Mews



The Mississauga  
Corporate Centre



Promontory at  
Sheridan Park



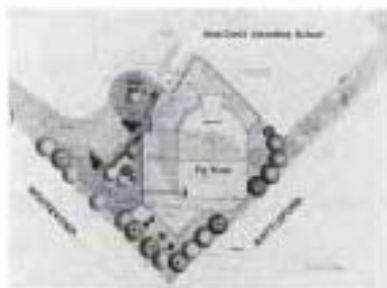
Enfield Place



General Electric  
Canada Corporate Headquarters



Eagle Ridge



Meadowdale  
Community Theatre



Durwin VII —  
Southern Business Park



Sussex Centre



## AWARDS CRITERIA

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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 the contribution to its community, streetscape, environment.

The jury evaluated seventeen submissions in the BUILT PROJECT category and fourteen submissions in the PROPOSED category. Two Mississauga Urban Design awards and two citations were awarded in the BUILT category. Two citations were awarded in the PROPOSED category.

**W**ith the opening of the new City Hall this year, the City of Mississauga launched a new stage in the development of its urban form. As the city begins to mature it becomes increasingly important that new building achieve not only a high standard of design and execution but that they make positive contributions to their immediate context, be it the emerging urban districts or the more familiar areas of suburban housing and industry. It is no longer possible to treat buildings as isolated events; rather they must be seen as an integral part of a larger whole — a street, block, or district.

While many submissions were received this year, the jury still struggled to find projects that demonstrated a consistent and high quality in their conception and execution of site planning, building and landscaping. Most submissions involved normative site plans and building types, only a few of which were distinguished in any respect. A very small number of submissions attempted to reconsider conventional approaches to site planning and to move towards a more urbane form of public space. Such projects were particularly interesting for their potential to improve the structure and character of public space in such difficult conditions as housing subdivisions and shopping centres. Regrettably, these remained underdeveloped in their realization.

The challenge of building in Mississauga today is immense and demands careful and serious thinking about the contribution that every building and every subdivision can make to clarify and enrich the emerging public realm of the city.

## AWARD

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### NOXELL CANADA CORPORATION

Noxell Canada Corporation building represents a very straight forward essay within a typical suburban type of corporate office and plant. The site planning is sensible and the landscaping sensitive to existing features of the site. The building distinguishes itself by the simple device of articulating the frontality of the street elevation as a plane, with the more public parts of the building located in front of it and given a delicate expression in glass and steel, including a very elegant bracket and brise soleil. In concert with the architecture, the landscape is well handled; an existing woodlot is preserved, and parking areas are well integrated into the landscape scheme.

Credits  
NOXELL CANADA CORPORATION  
NORR PARTNERSHIP LIMITED  
MOORHEAD FLEMING CORBAN MCCARTHY



## TRELAWNY SUBDIVISION

Trelawny Subdivision exhibits an inventive and innovative approach to site planning for single family housing. Clarity of circulation and the actual scale of residential streets promotes an intimate neighbourhood with good social, family oriented potential. It is unfortunate that the architecture of the houses themselves, based on typical models, was not explored or developed further to suit the ambition of the plan. However, this project is a basis for continuing improvements and will serve as a catalyst for improved direction in subdivision planning.

Credit:  
FIRST CITY DEVELOPMENT CORPORATION  
TEAM THREE  
MILLER BOBALJIK ARCHITECTS INC.  
R. SCOTT BURRIDGE ASSOCIATES LTD.  
R.S.B. & ASSOCIATES CONSULTANTS LIMITED

## CITATION BUILT PROJECT

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### MISSISSAUGA HOME AND DESIGN CENTRE

Organized around two courtyards, the Mississauga Home and Design Centre offers a greater sense of place than the conventional strip mall. The beginnings of a colonnade of brick piers surrounding each parking area start to give architectural coherence to the whole, and this idea should have been pursued more forcefully to have more beneficial impact. There is a potential here for greater intimacy, and a form of suburban theatre that even incorporates the automobile; however, the buildings themselves are rather thin stage-sets and not yet full-bodied architectonics. Although the landscaping in general is ordinary, it contributes to the overall feeling of integration and pedestrian scale that makes this facility rise above other similar retail situations. The demonstration house is disappointingly tucked away in the back when it could have played a more focal and catalytic role in the front.

Credits  
JAMES LUCAS PROPERTIES  
MATSUI BAER VANSTONE INC.  
BAKER SALMONA ASSOCIATES LIMITED



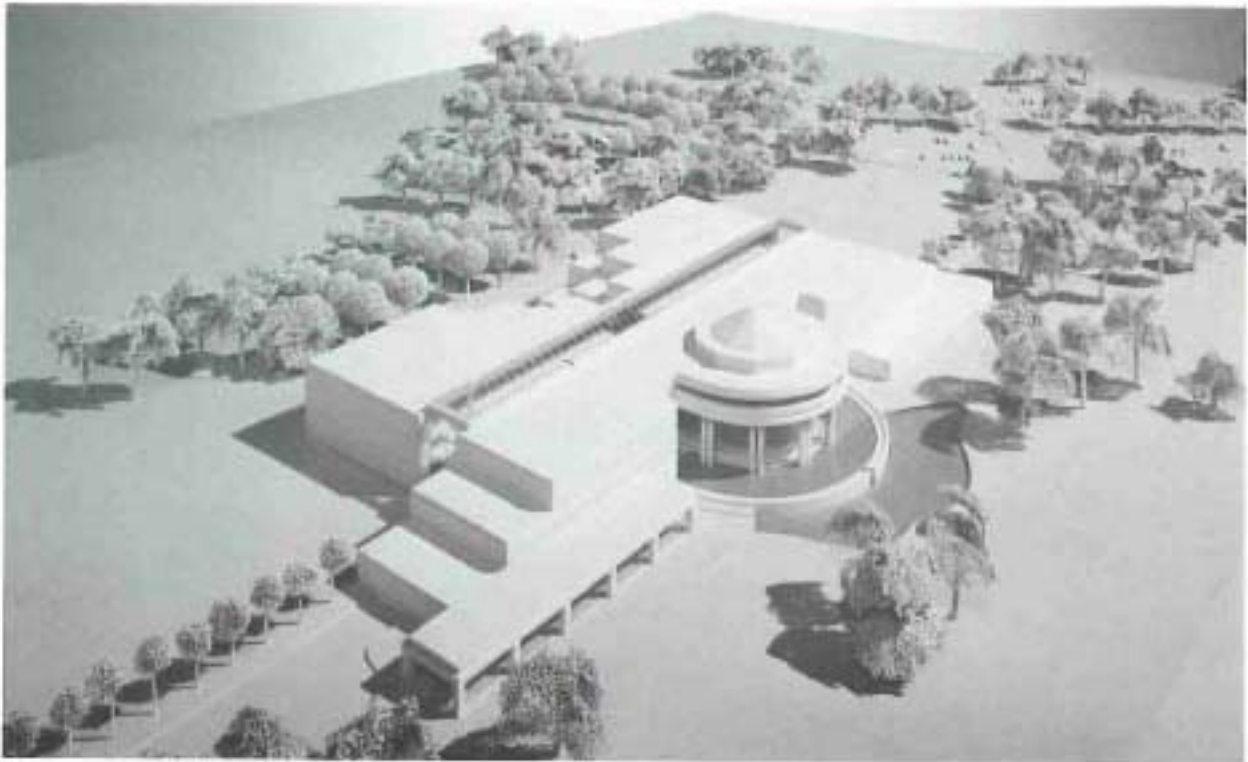
## HERMAN MILLER CANADA INC.

The building of Herman Miller Canada Incorporated was selected primarily on the direction and intent of the architecture it portrays. A crisply executed and formally sophisticated version of a familiar industrial facility. The architecture is carefully detailed with use of conventional materials and assemblies. The bowed facade and gridded glass entry clearly address the street and provide a taut yet animated expression. It is unfortunate that the same attention was not paid to the landscaping and entry sequence.

Credits:  
HERMAN MILLER CANADA INC.  
ORLANDO CORPORATION  
ANTHONY KEMP ARCHITECTS INC.

CITATION  
PROPOSED PROJECT

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## GENERAL ELECTRIC CANADA CORPORATE HEADQUARTERS

General Electric Canada Corporate Headquarters is a clearly ordered and well detailed building located sensitively in a park-like setting. The building massing responds to the realities of the site in two aspects: one side as formal entry off Meadowvale Boulevard, and the backside with its striking semi-circular form achieving a corporate presence off Highway 401. The natural terrain and existing trees are maintained and exploited to handle the large parking areas in a very unobtrusive way. The project is an exemplary model of corporate quality in the suburban setting.

Credits:  
GENERAL ELECTRIC CANADA INC.  
BREGMAN + HAMANN ARCHITECTS AND ENGINEERS  
MARSHALL MACKLIN MONAGHAN



## THE PHH BUILDING

The PHH Building is a straight forward response to the City's desire to create a more urban form in the City Centre. The building demonstrates a sense of civic continuity in that the colonnade at the base of the building picks up the proportion and scale of the colonnade on the three sides of the Civic Centre, and begins to extend this infrastructure. The double row of trees and sidewalk treatment will be a welcome addition to the emerging esplanade of Burnhamthorpe Road. The articulation of curtain walling, given that it is seen from a great distance, would have benefitted from greater consideration in terms of colour, proportion and variation; nevertheless, the civic and urban responsibilities of this project to the emerging structure of the City Centre are to be encouraged.

Credits:  
THE NORTHSTED GROUP LTD.  
BREGMAN + HAMANN ARCHITECTS AND ENGINEERS  
TERRAPLAN LANDSCAPE ARCHITECTS



# LOCATIONS



- A. NOXELL CANADA CORPORATION
- B. TRELAWNY SUBDIVISION
- C. MISSISSAUGA HOME AND DESIGN CENTRE
- D. HERMAN MILLER CANADA INC.
- E. GENERAL ELECTRIC CANADA CORPORATE HEADQUARTERS
- F. THE PHH BUILDING