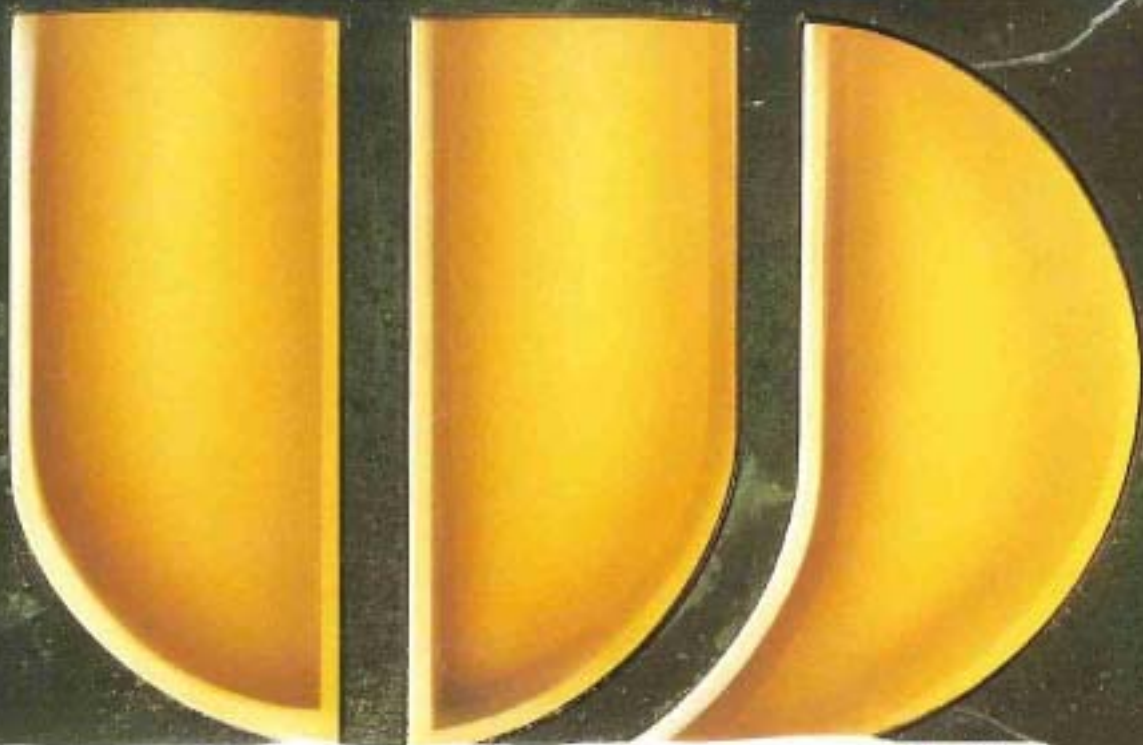


MISSISSAUGA URBAN DESIGN AWARDS 1988

J U R Y R E P O R T



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# F O R E W O R D

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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 1988 Mississauga Urban Design Awards. I also extend our sincere appreciation to the Jury Members for their time and expertise which are vital to the success of the Award program.

Urban Design issues posed by new development must be carefully considered in shaping Mississauga. The Urban Design Awards program provides a valuable stimulus to design excellence. It recognizes and rewards skillful execution and imaginative solutions by the development industries, whose contributions reinforce the commitment we have made towards designing a dynamic City for the residents of Mississauga.

Sincerely,

A handwritten signature in black ink, appearing to read 'Hazel McCallion', with a stylized, flowing script.

HAZEL McCALLION  
Mayor

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# M E M B E R S   O F   C O U N C I L

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## M A Y O R

Hazel McCallion

## C O U N C I L L O R S

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 Donna Lane

Ward 9 Ted Southorn

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# P L A N N I N G   A N D   B U I L D I N G   D E P A R T M E N T

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## C O M M I S S I O N E R

R.G.B. Edmunds

## C O - O R D I N A T O R S

Urban Design Awards  
Program

A. Lukatela, Architect

W. Nishihama, Landscape  
Architect

## D I R E C T O R S

Design and  
Environment Division  
J. Dorrell

Development East Division  
Vacant

Development West Division  
W. Waite

Policy Division  
J. Calvert

Administration Division  
W. Alexander

Building Division  
M. Navabi

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T H E J U R Y

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**Harold Kennedy**  
Chairman of the Jury  
Councillor - Ward 1,  
Mississauga

**Robert Allsopp**  
Landscape Architect  
du Toit, Allsopp, Hillier

**Carlos Off**  
Architect  
NORR Partnership Ltd.  
Architects, Engineers

**Norman Pressman**  
Professor of Urban Planning  
University of Waterloo

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# SUBMISSIONS RECEIVED

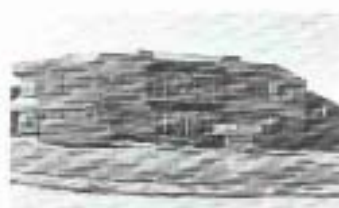
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## BUILT PROJECTS

Steinbok Corporate  
Centre



Polysystem



DuPont Canada  
Incorporated



Vinlex Incorporated



General Electric  
Canada Corporate  
Headquarters



Scepter



WCI Central Office



Britannia Business  
Centre





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# SUBMISSIONS RECEIVED

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## BUILT PROJECTS

Northern Telecom  
Canada Limited



Pumping Station  
Richard's  
Memorial  
Park

Enterprise Centre



Park Washroom  
Prototype

Dixie North



The Shoppes of  
MeadowWood

Kerwood



Dunwin Business  
Centre

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# SUBMISSIONS RECEIVED

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## PROPOSED PROJECTS

Emerald Business Centre



Airport Executive Place, Phase I



Derry and Tomken Business Centre



The Heritage



Dell Holdings



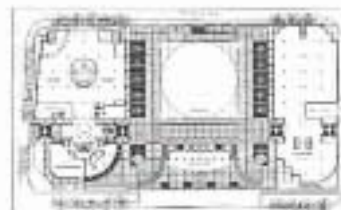
City Centre Plaza



815 Gana Court



Mississauga Central Library and Civic Square Extension



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# SUBMISSIONS RECEIVED

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## PROPOSED PROJECTS

Streetsville Square



The Continental

Wilcox Landing



Park Place Mississauga



Queen Street South



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# A W A R D S C R I T E R I A

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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 everyday use, circulation, site utilization, execution of design, and effects of time realized or preceived.

**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 sixteen submissions in the BUILT PROJECT category and thirteen submissions in the PROPOSED category. Two Mississauga Urban Design awards and three citations were awarded in the BUILT category. Two citations were awarded in the PROPOSED category.

# J U R Y R E P O R T

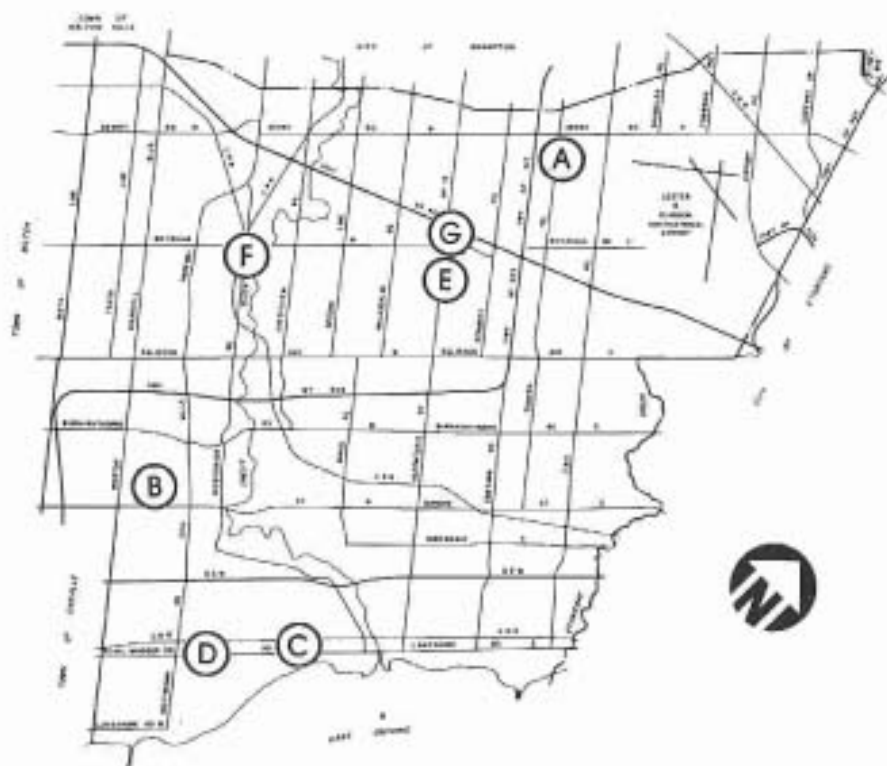
The city should continue its program of Urban Design Awards. In addition, it should promote public education - through exhibits, lectures, articles, etc. - on the importance of the designed environment to the overall quality of life.

Explicit Design guidelines should both be further developed and adhered to by the City of Mississauga - especially with respect to

quality of detail in urban design, applied to the public realm.

Despite the impressive level of building activity, the jury was disappointed that more residential projects were not submitted, since the "dwelling" component constitutes one of the critical dimensions of large-scale city building. How people live, to a large extent, determines the quality of urban life.

## L O C A T I O N S



- A. SCEPTER / AWARD — BUILT
- B. DUNERIN BUSINESS CENTRE / AWARD — BUILT
- C. RICHARD'S MEMORIAL PUMPING STATION / CITATION — BUILT
- D. SHOPPES OF MEADOWWOOD / CITATION — BUILT
- E. STEINBOK CORPORATE CENTRE / CITATION — BUILT
- F. QUEEN STREET SOUTH / CITATION — PROPOSED
- G. PARK PLACE MISS. / CITATION — PROPOSED

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# A W A R D

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## S C E P T E R



This project proves that it is not necessary to have a huge budget or a unique program to make strong architecture that fits its environment. The general form of the building on the whole, makes a statement which says that industrial architecture can be visually pleasing. The bold and innovative use of simple building masses, strong colour and familiar industrial cladding materials produces a powerful architectural statement that is entirely appropriate to the surrounding industrial zone.

The landscape design however is considerably less successful and fails to match the clarity and robustness of the building design. This might have been improved if the project had been subject to the Site and Landscape Plan Approvals Process.

Credits:  
SCEPTER MANUFACTURING  
JULIAN JACOBS ARCHITECTS

DUNERIN BUSINESS CENTRE



A very carefully designed, detailed and executed project. An appropriate balance is struck in response to the requirements for a strongly unified architectural image and an individual identity for each tenant. The individual entrances are particularly well handled to signify both separation and integration. Architectural details are exemplary and play a major role in making the project not only functional but also highly attractive.

The building colours, materials, detailing, signage and landscape are all thoughtfully considered. A visually interesting and well mannered frontage is created to the public street.

Credits:

CADILLAC FAIRVIEW CORPORATION LIMITED  
KLEINFELDT MYCHAJLOWYCZ ARCHITECTS  
TERRA MEDIA DESIGN LIMITED

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# C I T A T I O N

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## B U I L T P R O J E C T



### RICHARD'S MEMORIAL PUMPING STATION

This project is commended for the sponsorship and encouragement of quality architecture for public works construction in a public parkland. Although the building maybe somewhat expensive, given its function, it goes a long way toward improving the image usually attributed to public buildings.

The architectural imagery seems confused and unduly complex for a small building. While generally well sited and successful in saving the existing mature trees, the requirements for vehicle access seem to have led to some awkward reshaping of the land.

#### Credits:

REGIONAL MUNICIPALITY OF PEEL  
ALEXANDER TEMPORALE AND ASSOCIATES  
GRAHAM HESS AND ASSOCIATES  
SIMCOE ENGINEERING GROUP LIMITED



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# C I T A T I O N

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## B U I L T P R O J E C T



### STEINBOK CORPORATE CENTRE - PHASE ONE

This building incorporates most of the City's Urban Design criteria. The location, proximity to the street, treed pedestrian walkway and access to shops all tend to produce an urban-oriented form, working toward the long-range goals of Hurontario Street. Having previously been awarded a Citation for "proposed" project, the jury felt the architectural development to be wanting.

#### Credits:

J. STEINBOK DEVELOPMENTS INCORPORATED  
STAFFORD HAENSLI ARCHITECTS  
MILLIS BOLLENBERGHE TOPPS WATCHORN

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# C I T A T I O N

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## B U I L T P R O J E C T



### SHOPPES OF MEADOW WOOD

A project which demonstrates that with ingenious site planning, a conventional strip mall can be transformed to appropriately infill a traditional street-related retail pattern.

A street frontage is established and a separation of pedestrians and vehicular movements is achieved within the site without sacrificing the required levels of parking and access convenience.

The level of architectural design is not as well developed as the site organization. In particular, the course texture and detailing seems inappropriate for small scale commercial buildings.

The public sidewalk treatment including the planting could have been more carefully detailed to strengthen an overall continuity and consistency for Lakeshore Road.

Screening the cars and parking, from public view, is a design precedent which should be pursued through development policy. The scale is attractive and an urban quality is apparent.

#### Credits:

INDUCON CONSTRUCTION (NORTHERN) INC.  
P.M.A. LANDSCAPE ARCHITECTS  
BAKER SALMONA ASSOCIATES

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# C I T A T I O N

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## P R O P O S E D



## QUEEN STREET SOUTH

A commendable example of linear urban infill in a BIA "village" street. The proposal exhibits sensitivity to the scale, form, colour and architectural detail of existing buildings. Each new building element is modestly distinctive and yet sufficiently collaborative with its neighbours to provide a consistent sidewalk face. The fenestration patterns have been skillfully developed as have the design of entrances to the building. Existing pattern and rhythm of neighbouring buildings have guided the relationship motifs of the conceptual organization. Other similar developments should take careful note of these qualitative results.

### Credits:

ERIC LADNER

CHARANJIT NAYAR

D.M. BAILEY

R. HUBJER

SASHA MILENOV, ARCHITECTS PLANNERS

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# C I T A T I O N

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## P R O P O S E D



### PARK PLACE MISSISSAUGA

A project with the potential to implement most of the City's urban design guidelines emphasizing pedestrian movement and activity and buildings which address the major city streets. Special care should be taken with respect to micro-climatic in the piazza, especially wind problems which have a habit of reducing comfort levels thus minimizing activities such as walking, sitting and lingering in public spaces.

#### Credits:

J. STEINBOK DEVELOPMENTS INCORPORATED  
F. SCOLOZZI, ARCHITECTS



*City of Mississauga*  
*Planning and Building Department*  
300 City Centre Drive  
Mississauga, Ontario  
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