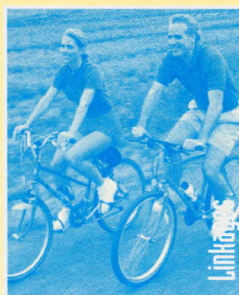
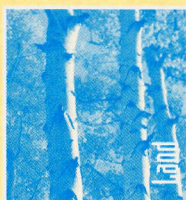


MISSISSAUGA



# URBAN DESIGN AWARDS

1999



1974 1999  
**25**  
YEARS  
MISSISSAUGA



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WELCOME

November 1999



Mayor Hazel McCallion



Dear Friends:

On behalf of the members of Council of the City of Mississauga, I would like to congratulate the winners of the Award of Excellence and Awards of Merit in the 1999 Mississauga Urban Design Awards. Mississauga has become a showcase for the best in urban design, highlighting all types of development including residential, commercial, institutional, industrial and recreational.

The Urban Design Awards are the centrepiece of the City of Mississauga's ongoing commitment to building a community where people are proud to live, work and play. The nominees in this, our eighteenth year of competition, are leaders in the creation of our future together. It is a tremendous responsibility which has been taken up with dedication, intelligence, humanity and flair. Staff and jury members are honoured to review the calibre of work submitted each year.

I would like to extend my sincere thanks to this year's jury members. I know it was difficult to select winners in a competition with so many fine submissions.

My heartfelt congratulations to all of you.

Sincerely,

A handwritten signature in cursive script, likely belonging to Hazel McCallion.

Hazel McCallion  
Mayor

E X C E L L E N C E I N U R B A N D E S I G N

# E S I G N A W A R D S

## MEMBERS OF COUNCIL AND THE 1999 UDA JURY

### The Mayor and Members of Council

**MAYOR**

Hazel McCallion

**COUNCILLOR, WARD 1**

Carmen Corbasson

**COUNCILLOR, WARD 4**

Frank Dale

**COUNCILLOR, WARD 7**

Nando Iannicca

**COUNCILLOR, WARD 2**

Pat Mullin

**COUNCILLOR, WARD 5**

Cliff Gyles

**COUNCILLOR, WARD 8**

Katie Mahoney

**COUNCILLOR, WARD 3**

Maja Prentice

**COUNCILLOR, WARD 6**

David Culham

**COUNCILLOR, WARD 9**

Pat Saito

### A contribution of time and expertise

**Thomas S. Mokrzycki**

*Commissioner of Planning and Building  
City of Mississauga*

**Donna Hinde, Landscape Architect,**

*President, Ontario Association  
of Landscape Architects  
The Planning Partnership*

**Cliff Gyles**

*City Councillor, Ward 5  
City of Mississauga*

**Paul Reuber**

*Architect  
Paul Reuber Incorporated*

### 1999 UDA Jury Members



E X C E L L E N C E I N U R B A N D E S I G N

# AWARDS AND JUDGING CRITERIA

## Awards

There are two potential awards:

### AWARD OF EXCELLENCE

This Award exemplifies, as much as possible, the judging criteria and, in particular, the City's design principles.

### AWARD OF MERIT

This Award demonstrates excellence in one or more of the judging criteria and the City's design principles.

## Judging Criteria

Projects have been assessed according to the following criteria:

### SIGNIFICANCE : CITY WIDE SCALE

Contribution to the City design objectives as related to City image, visual identity, vistas, skyline, streetscapes, recognition of sites and location opportunities.

### SIGNIFICANCE : COMMUNITY SCALE

Contribution to the quality of environment within a community which demonstrates a regard for the context of the locale, enhancing a sense of place and personal safety or reinforcing a unique history.

### INNOVATION

The degree of creative response to program requirements, site constraints and the ability to influence trends.

### CONTEXT

The relationship or blending of built forms and spaces with existing and planned development, and respect for and enhancement of the area's character and natural environment.

### EXECUTION

The quality of construction materials, and the interpretation of the design into reality.



# E S I G N   A W A R D S

## CREEKBANK GARDENS DETACHED CONDOMINIUM BUNGALOWS

### Award of Excellence

This highly effective infill project undertakes extensive efforts to integrate eight detached condominium bungalows into the scale and character of the existing neighbourhood.

Preservation of mature vegetation bordering the site was a key element in this integration exercise. The mature trees at the site's threshold are complimented by the use of natural stones creating a pastoral entrance to this innovative example of urban intensification.

The home situated at the entry to this development is oriented to the existing neighbourhood, providing a strong bond. The houses have an intimate scale and relationship to the private road which produces a "Mews" ambience.

The proximity of the homes to the road, combined with a generous fenestration treatment of the front facades, yields an animation to the development. Natural surveillance of the road is a further benefit of this design layout.

The quality and character of the homes truly set a model for the "empty nester" requiring a smaller home. Often narrower roads are deemed substandard. However, the narrower private road in this project sets a precedent and legitimizes this form of development.

A key component of every city is its housing, and the CreekBank Gardens development has set the bar a rung higher for healthy communities.

1205 Clarkson Road

#### **CreekBank Gardens**

*CreekBank  
Developments Limited*

*Viljoen Architects Inc.*

*Strybos Associates  
Ltd.*

*Legend Homes*

*Peel Condominium  
Corporation #584*



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## HIGHLAND FARMS

## AWARD of Merit for Re-adaptive Use and Context

The execution of the Highland Farms project is significant for a number of reasons. A warehouse structure has been skillfully re-adapted for commercial use in a form which creates connections to its context.

An architectural structure in the form of a pergola, extends from the building's facade to the street edge. This bold architectural statement helps to integrate the building with the parking area and the public street. The strong linkage to Hurontario Street produces a positive experience for patrons arriving as pedestrians or by car.

The landscape treatment reinforces the street edge developing a coherent street frontage and presence in the community.

The building architecture is enhanced by its second storey massing at the entrance. The building's fenestration generates an intricate urban character as opposed to the single dimension of the traditional shopping plaza. The cohesive project warrants Highland Farms an award of merit for re-adaptive use and context.

## 50 Matheson Boulevard

**Highland Farms**

*Coppa Properties*

*Coppa Montano & Associates*

*Nestico Architect Inc.*

*Victor Ford and Associates Inc.*

E X C E L L E N C E I N U R B A N D E S I G N



# E S I G N     A W A R D S

## FALLINGBROOK COMMUNITY PARK

### AWARD of Merit for Visual Identity

A ten hectare park facility, Fallingbrook Community Park provides three sports fields, a children's playground and water play facility.

Creating a visual identity for the park, a steel shade structure provides the park's focal point. This elegant steel structure is distinctive in form. Low concrete walls integrate the structure into the landscape. A secondary smaller structure repeats the theme and acts as an entry feature to the park.

Upright colourful structures in the water play area provide further visual interest and a popular activity for children in the park.

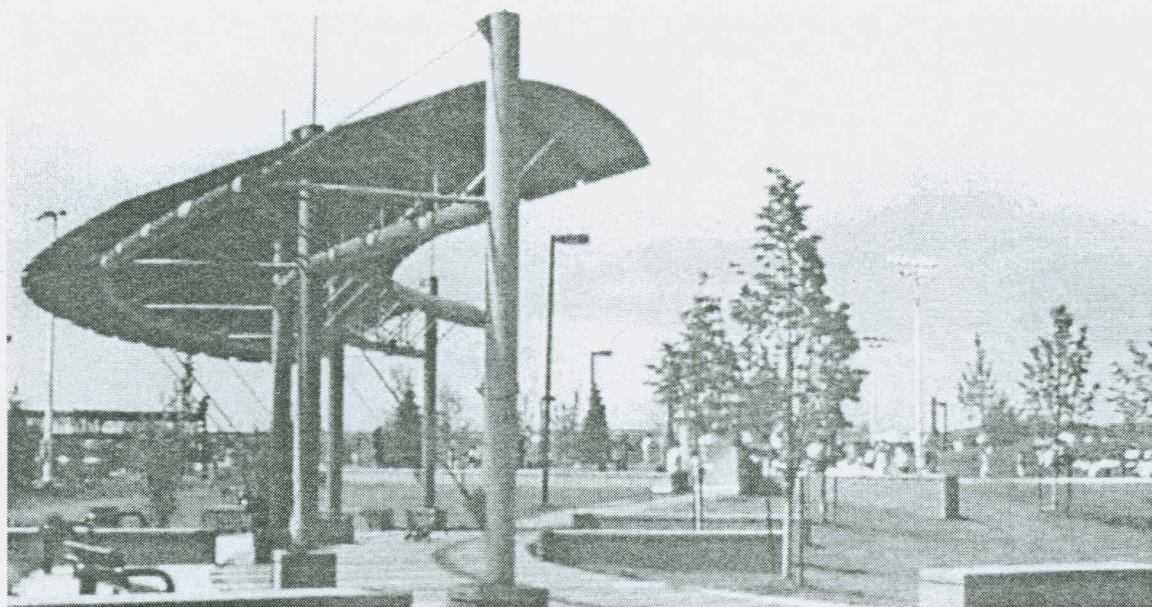
The combined distinct features of the shade structure, entry feature and water play facility earn an award of merit in visual identity for the Fallingbrook Community Park.

#### **Fallingbrook Community Park**

*City of Mississauga  
Community Services  
Department*

*PMA Landscape  
Architects Ltd.*

5135 Fallingbrook Drive



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## SOUTH COMMON COMMUNITY CENTRE

## AWARD of Merit for Architecture - Innovative Context

The development program involved the renovation of an existing community centre with the addition of a new library facility.

The success of this undertaking illustrates how a community centre can coexist with adjacent offices and a commercial shopping centre.

The building form readily communicates that this is a public facility. The extensive glazing creates a transparent facade, reinforcing an open gesture to the public.

The illuminated night facade provides a further beacon to the public and a warm ambience. The canopy structure identifies the building's entrance and provides shelter from the exterior elements.

The project serves as an appropriate model for the integration of public buildings within their community context.

2233 South Millway



**South Common  
Community  
Centre**

*City of Mississauga  
Community Services  
Department*

*Julian Jacobs  
Architect Limited*

E X C E L L E N C E I N U R B A N D E S I G N



# E S I G N     A W A R D S

## HERSHEY CENTRE

### AWARD of Merit for Significance City Wide Scale

The Hershey Centre represents the initial phase of a destination sports complex. The structure houses a twin-pad ice facility.

Although the development was situated in a green field situation, there were many site constraints that the team had to overcome while working within an extremely aggressive timetable for design and construction.

The Hershey Centre has identified its Highway #403 frontage as its "front door". By taking this approach, the Hershey Centre has established itself as a landmark feature within the highway vista. This unique approach contributes

to the visual imagery of the city rather than the traditional approach of orientating the rear of structures to the highway corridor.

The front of the building is complemented by a landscape of simple elegance which highlights the sense of arrival.

The sophistication of this facility, as compared to its peers, will ensure that the Hershey Centre will remain an integral part of the visual imagery of the City. The additional facilities proposed in its master plan will strengthen its appeal as a destination into the next millennium.

#### **Hershey Centre**

*City of Mississauga  
Community Services  
Department*

*Parkin Architects  
Limited*

*Zawadzki Armin  
Stevens Architects*

*Beinhaker/Irwin  
Associates*

*Veenhoven &  
Associates*



5500 Rose Cherry Place

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## MISSISSAUGA VOLKSWAGEN

## AWARD of Merit for Architectural Innovation

Situated within an automobile campus, Mississauga Volkswagen stands out from its competitors by the skill of its architecture.

The building structure is quite striking as it exhibits silver structural components relating a distinct technical appearance. This same anodized-like finish is utilized as a unifying element on the signage displaying the dealership's name and column signage at the street.

The building is designed as a transparent pavilion exhibiting a distinctive visual quality.

The extensive use of glass serves to display the automotive product line while permitting visual linkage to the public street.

While highly transparent, the form of the building clearly responds to the commercial purpose of displaying vehicles. In so doing, the architecture has been successful and innovative in creating a colourful, open and urbane building with a sense of panache.

2420 Motorway Boulevard

**Mississauga  
Volkswagen**

*Vorelco Limited*

*Weis & Associates Inc.*

*Erland Gustavs  
Architects/Planners*

*R.H. Carter  
Architects Inc.*

*Harbridge & Cross  
Limited*

E X C E L L E N C E I N U R B A N D E S I G N



# E S I G N A W A R D S

## 1999 UDA REVIEW

### A broad based range of projects

#### AWARD OF EXCELLENCE

##### **CREEKBANK GARDENS**

1205 Clarkson Road

*CreekBank Developments Limited*

*Viljoen Architects Inc.*

*Strybos Associates Ltd.*

*Legend Homes*

*Peel Condominium Corporation #584*

#### AWARDS OF MERIT

##### **Award of Merit**

**for Re-adaptive Use and Context**

##### **HIGHLAND FARMS**

50 Matheson Boulevard

*Coppa Properties*

*Coppa Montano & Associates*

*Nestico Architect Inc.*

*Victor Ford and Associates Inc.*

##### **Award of Merit**

**for Visual Identity**

##### **FALLINGBROOK COMMUNITY PARK**

5135 Fallingbrook Drive

*City of Mississauga*

*Community Services Department*

*PMA Landscape Architects Ltd.*

##### **Award of Merit for Architecture-Innovative Context**

##### **SOUTH COMMON COMMUNITY CENTRE**

2233 South Millway

*City of Mississauga*

*Community Services Department*

*Julian Jacobs Architect Limited*

##### **Award of Merit for**

**Significance City Wide Scale**

##### **HERSHEY CENTRE**

5500 Rose Cherry Place

*City of Mississauga*

*Community Services Department*

*Parkin Architects Limited*

*Zawadzki Armin Stevens Architects*

*Beinhaker/Irwin Associates*

*Veenhoven & Associates*

##### **Award of Merit for**

**Architectural Innovation**

##### **MISSISSAUGA VOLKSWAGEN**

2420 Motorway Boulevard

*Vorelco Limited*

*Weis & Associates Inc.*

*Erland Gustavs Architects/Planners*

*R.H. Carter Architects Inc.*

*Harbridge & Cross Limited*

#### NOMINATIONS

##### **Lakeview Golf Course**

1190 Dixie Road

##### **GE Capital Information Technology Solutions**

2480 Meadowvale Boulevard

##### **Mississauga Volkswagen**

2420 Motorway Boulevard

##### **Sawmill Valley Townmanors II**

1905 Broadhollow Gate

##### **Highland Farms**

50 Matheson Boulevard East

##### **Hershey Centre**

5500 Rose Cherry Place

##### **CreekBank Gardens Detached Condominium Bungalows**

1205 Clarkson Road

##### **Van Der Starren Residence**

1408 Crescent Road

##### **Square One - Southeast Parking Garage**

100 City Centre Drive

##### **Floradale Park**

210 Paisley Boulevard West

##### **Silicon Graphics Building**

5800 Explorer Drive

##### **South Common Community Centre**

2233 South Millway

##### **Federal Express Canadian Headquarters**

5985 Explorer Drive

##### **Bristol Place**

512 Bristol Road West

##### **Cross Roads Centre**

5700 Mavis Road

##### **Fallingbrook Community Park**

5135 Fallingbrook Drive

##### **Mississauga Valley Spray Pad**

1275 Mississauga Valley Boulevard

##### **Britannia Hills Golf Course**

5650 Terry Fox Way

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**MISSISSAUGA**  
**Planning and Building**  
*Leading today for tomorrow*

City of Mississauga  
Planning and Building Department,  
300 City Centre Drive, 11th Floor,  
MISSISSAUGA ON  
L5B 3C1 Canada



