# TEN YEAR RETROSPECTIVE

MISSISSAUGA URBAN DESIGN AWARDS



1990

TENTH ANNIVERSARY

## RETROSPECTIVE

November 1,1990

All projects illustrated will be on exhibit in the Mississauga Civic Centre Art Gallery from October 25th to November 25th, 1990.

The City of Mississauga thanks the following corporations for their generous contributions towards the publication of this retrospective book/catalogue:

The Cadillac Fairview Corporation Limited;

Markborough Properties Inc.;

Shipp Corporation Limited and Mutual Life of Canada, joint ventures in the Mississauga Executive Centre;

Hammerson Canada Inc.;

The Hanson - Needler Corporation;

The Matthews Group.

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 1990 Mississauga Urban Design Awards. I would also like to thank my fellow Jury members for their time and expertise which is vital to the success of the Awards Program.

The Urban Design Awards Program has reached a landmark this year. For ten years, the Program has provided a valuable stimulus to design excellence and has recognized and rewarded the development industry for skillfull execution and imaginative solutions in design.

This book is a salute to Award and Citation winners, not only for the 1990 competition, but also to the winners from the previous ten years. All are to be congratulated for the commitment they have made towards designing a dynamic City for the residents of Mississauga!

Mississauga has evolved into a world-class City since the year of its incorporation in 1974. The City has grown from a collection of small communities into one of Canada's largest and unique cities. We have had the opportunity to develop our city from the ground up and the Urban Design Awards Program has contributed to the fulfillment of this vision.

Once again, I would like to extend my thanks to all who have been involved with the Urban Design Awards Program and I offer my encouragement to future entrants as another decade of design excellence begins.

Malle

Sincerely

HAZEL McCALLION

Mayor

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## INTRODUCTION

R.G.B. Edmunds, Commissioner Planning and Building Department

n 1981, the City of Mississauga initiated its annual Urban Design Awards Program. By doing so, City Council clearly demonstrated its strong interest and concern for the visual quality of the City. The program recognizes and promotes excellence in urban design, publicizes the City desire for design leadership by example, and assists in raising the quality and image of the City.

This tenth Annual Mississauga Urban Design Awards Book records the completed and proposed projects selected by juries since 1981. Each year different juries consisting of city councillors, architects, urban designers, landscape architects, and art and architecture critics have selected winners with reference to the criteria established by the Program, and by their experienced judgement. Over the years, 282 projects were submitted, with 77 receiving Awards or Citations.

Through the success of the Program, developers and designers have been given clear recognition of their contribution towards Mississauga as a livable city. At the same time, citizens have been made more aware of the City's urban design standards and objectives, and of the endorsement by City Council of urban design guidelines for significant locations and sensitive areas. Other municipalities have consulted Mississauga about its Program prior to introducing similar programs of their own.

Some of the buildings which were winners early in the Program have, subsequently, been given new settings by the development of buildings alongside them. While in many cases, the effect has been complementary and enhancing, not every new building has shown the same sensitivity to its surroundings. This aspect of the relationship of buildings to their surroundings - of being good neighbours in design and respecting what already exists of value - is a significant one.

The basics of good architecture - scale, proportion, unity, character, rhythms, colour and materials - do not of themselves create good urban design. Juries, in their evaluations, have been encouraged to give consideration to the aspect of designing in context, along with other factors such as imaginative landscape architecture, contribution to the streetscape, treatment of the skyline, exploitation of vistas, and so on. As Mississauga becomes more intensely developed, the more important it becomes for new buildings to fit and become visually and functionally integral with their environment. This criterion, with each passing year, has been accorded greater weight in the evaluation of the Awards, for it is at the heart of urban design.

The coming together of architecture, landscape architecture, site planning, streetscape, movement systems, and signage in an integrated relationship will be the emphasis of the Urban Design Awards in the next decade.

### THE EXHIBITION

Valerie Greenfield Director/Curator Mississauga Civic Centre Art Gallery

he Mississauga Civic Centre Art Gallery is pleased to host a retrospective exhibition honouring The 10th Annual Mississauga Urban Design Awards.

Retrospective exhibitions enable us to review our achievements and envision future goals. Given the rapid growth of our vital City, this exhibition becomes even more significant. The 10th Annual Urban Design Awards exhibition, intends to inform and educate the public about the history of Mississauga's Urban Design Awards Program and its achievements. Established in 1981, the successful program has been a catalyst for similar ventures across Canada. Innovatively displayed in the Mississauga Civic Centre Art Gallery, this retrospective exhibit should enable viewers to observe the excellent standards of urban design that the City of Mississauga has encouraged.

For the purposes of this exhibition, it may be appropriate to borrow the view of Dorothy Farr in the exhibition catalogue, *Urban Images: Canadian Painting*, for the Agnes Etherington Art Centre, 1990. Farr states that "urban" is not defined by population statistics or by the political and economic structures used for definition by urban planners, historians and economists. It is defined, rather, in the sense of *community*. If regions are now determined by their urban centres, then this sense of *community* becomes increasingly important.

Mississauga's Design Division aims at implementing aesthetic standards in order to achieve outstanding cosmopolitan ends. This has developed out of an expressed desire by the Planning Department, to create more humanistic environs as well as to retain a sense of history for citizens through coherent design objectives. Art and Urban Design exist in close proximity to one another, and we are finding that innovative ideas are infiltrating every facet of design for everyday life. The first public art project was recently introduced to Mississauga by the Gallery under The Public Art Partnership: Artists in Residence to Corporations. It is hoped that this is the first of such projects to create a culturally rich streetscape. Future public art projects will be created and administered through a Civic Public Art Program a way which also humanizes the environment and will bring back that endearing sense of community. In this light, attractive elements of Urban Design and the future Public Art Program for the City of Mississauga will work hand in hand to fabricate an exceptionally dynamic city.

The Urban Design Awards Program has set out long range goals through the establishment of inspiring architecture, vistas, skylines, streetscapes, materials and signage which future generations of Mississaugans will enjoy. Through maintaining a coherence with site and implementing these artful and innovative means, Mississaugans will retain their sense of history and develop a strong visual identity.

The Board of Directors and Staff of the Mississauga Civic Centre Art Gallery are pleased to contribute to the recognition of **The 10th**Anniversary of the Mississauga Urban Design Awards with this exhibition which will be on view from October 25th until November 25th, 1990. The City of Mississauga has indeed established excellent precedents in our streetscape that will extend far into the future of this progressive community.

### AWARDS CRITERIA

Except for the first two years, the juries have evaluated projects under two catagories, built projects and proposed projects. Built projects must have been totally completed prior to the submission deadline for the competition. Projects considered in the proposed catagory could have been in various stages of design or construction as long as the conceptual design could be evaluated and there was a clear intent for the project to be built. 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

Contribution to City design objectives in terms of city image, visual identity, vistas, skylines, streetscapes, and recognition of sites and locational opportunities.

### Function

The accommodation of everyday use, circulation, site utilization, buffering, and the overall legibility.

#### Aesthetics

Architecture, landscaping, scale, appropriateness of form, site planning, detailing, use of materials, signage.

#### Innovation:

Degree of creative response to program requirements and site constraints; the capability of influencing trends.

#### Context:

Relationship of built forms and spaces with existing and planning development, coherence, respect for and enhancement of area character.

### Execution:

(Built Projects only). Quality of construction and materials, interpretation of design into reality. Interior layouts are not required unless they relate specifically to the urban design issues of the project.



# THE JURY

## Joseph A. Bogdan

Architect Joseph Bogdan Architect and Urban Design Consultants

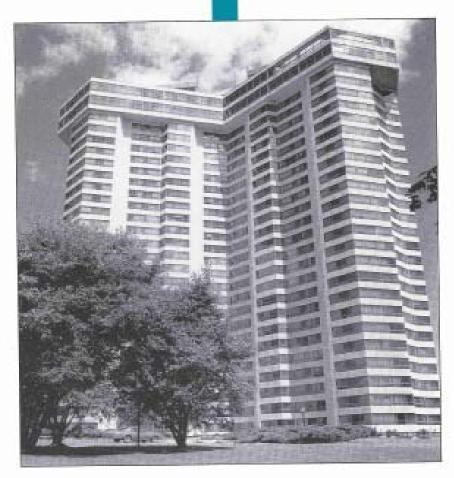
## Steven W. Mahoney

Councillor, Ward 8 City of Mississauga

### Cameron R. J. Man

Architect and Landscape Architect School of Landscape Architecture, University of Guelph President, Landplan Collaborative

# RESIDENTIAL (MULT-FAMILY) AWARD



# Applewood Landmark

By itself, Applewood Landmark could be considered as another isolated tower, but paired with Applewood Place it forms a visual gateway to traffic progressing westward through the city. In an urban design sense, the two towers become a skyline reference and a progression marker. If major structures are to be built at crossroads, these two buildings operate well together to reinforce a sense of place. Individually the

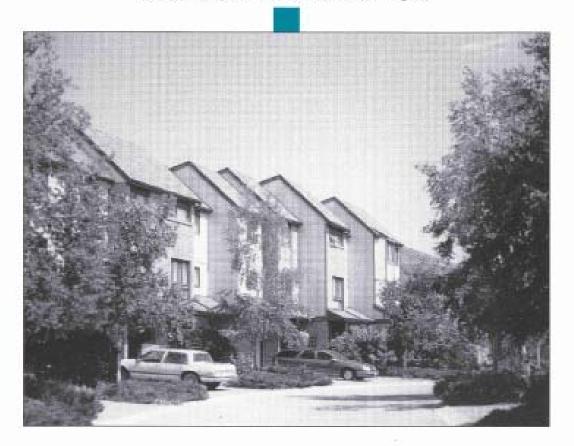
buildings are not architecturally distinguished nor on the community side is their juxtaposition to single family houses and their dominance of this single family house streetscape well conceived. While the landscaping to the major intersection sensitively conceals surface parking, the general quality of the landscape lacks the boldness one would have thought appropriate to such large structures.

### Credits:

The Shipp Corporation

D. Allan Ross and Julian Gaspar

## RESIDENTIAL (MULTI-FAMILY) HONOURABLE MENTION



# Walden Spinney Community

The Walden Spinney Community presents several examples of appropriate use of a difficult site and creative design. The indirect access (as a result of limited street frontage) has been turned to an advantage by providing a sense of entry. The internal (to the site) perimeter connector is an excellent example of a circulation system tying the community together with a minimum of roadway. The curvilinear layout of the cul-de-sacs and extensive use

of plantings creates an excellent sense of residential scale with visual terminus and variety. The preservation of a mature stand of trees around the community centre is large enough to give a true sense of forest and is an effective buffer between the townhouses and the high-rise to the north west. It is a medium density residential complex that holds promise with maturing and completion.

### Credits:

New Peel/Nu-West C. Allan Ross

# SUBDIVISIONS HONOURABLE MENTION



# Pheasant Run - Erin Mills South

The Pheasant Run subdivision is an excellent example of "the state of the art" in subdivision design. The curvilinear layout provides continuous visual terminus and pleasant sense of appropriate scale. Great care was exhibited in the design of housing, landscape and street furniture. The lack of innovation, particularly relating to single function utilization of land, i.e. single type housing, parking, church

site, school site without a visible attempt to create multiple use and excitement is disappointing. Although the site design creates a feeling of solid neighbourhood, it creates a feeling of sameness, and single social class structuring. The proximity of the new highway (403) is unsettling and there appears to be no attempt to buffer the subdivision from the inevitable impact of a major transportation artery.

#### Credits:

Cadillac Fairview Corporation Limited John Bousfield Associates Limited

## COMMERCIAL AWARD



# Clarkson Galleria

The Galleria is an excellent example of infill in an existing commercial strip. The infill is in scale with its surroundings, respects adjacent setbacks, facade treatment and height limits. The deta iling of signage, lighting, awnings and fenestration adds excitement to the block. The

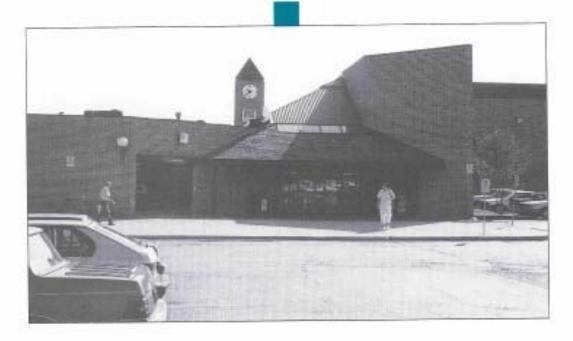
utilization of off-street parking and access from both front street and back lot parking is commendable. The building organization maximizes its relationship to street, parking and grades, while the architecture is whimsical, stopping short of post modernist pretensions.

#### Credits:

Michael Morra

Stark Temporale Architects & Planners

# COMMERCIAL HONOURABLE MENTION



## Meadowvale Town Centre

The Meadowvale Town Centre exhibits an evident attempt to address many of the problems associated with suburban shopping centres. The development of the traditional clock tower as a visual focus is worthwhile, in spite of the fact that its scale and symbolism is weakly expressed. The development of the roof structure to articulate and break up the large masses associated with contemporary retailing and the evident break up of the surface parking lot into discrete

units are attempts to address the visual problems of the suburban shopping centre.

The inclusion of a religious campus, utilizing off-peak parking, is a commendable addition.

Overall, the town centre is an honest attempt to provide a better shopping centre but unfortunately falls short of excellence.

### Credits

Markborough Properties Limited Clifford, Lawrie, Bolton, Ritchie, Architects

## COMMERCIAL HONOURABLE MENTION



# 201 City Centre Drive

The building form and scale is appropriate to the vast distances one must view structures across at the City Centre. By itself it already architecturally dominates the building collection in the City Centre. The surface treatment adjacent to the building seems

somewhat inconsequential and overly frivolous in relation to a strong architectural statement. The honourable mention is recommended for progress towards a goal and this project should be re-evaluated upon completion for possible award.

#### Credits:

S.B. McLaughlin Associates Limited Strong Associates Architects/Clarke Darling Downey Architects-

# INSTITUTIONAL HONOURABLE MENTION



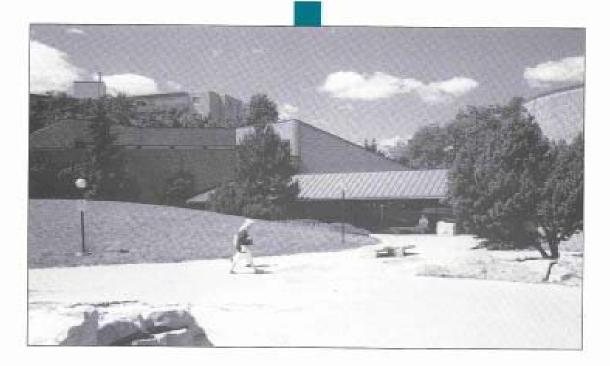
# Christian Reformed Church - Erin Mills

This church is well sited relative to the lake and provides a focal point and centre within a predominantly residential community. Materials and forms used are harmonious with surrounding residential buildings and are used in a manner which distinguishes this community use from housing. Unfortunately the minimum level of site development and undue prominence of the parking lot detract from the overall integration of the church into the community.

### Credits:

Christian Reformed Church Fliess Gates McGowan Easton/Architects

# INSTITUTIONAL HONOURABLE MENTION



# **Burnhamthorpe District Library**

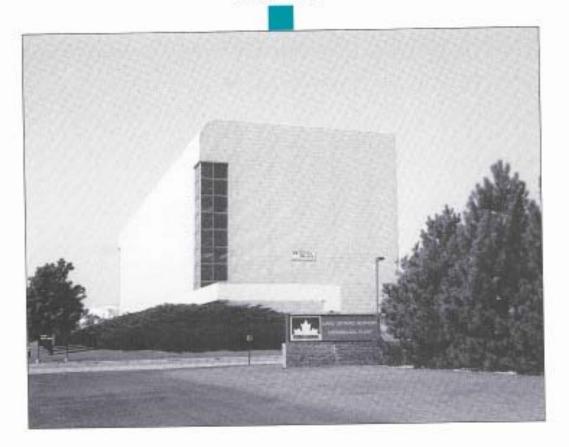
The Library is an attractive building well integrated into its site. The building form embraces the corner location, offering a good sense of community place. The scale of entry elements is appropriate and inviting to users. Unfortunately, the "natural"

area to the south seems to be underdeveloped and under utilized. Also, the direct abutment of the parking lot to the existing cemetery is unfortunate and appears as a lack of consideration.

#### Credits:

The Corporation of the City of Mississauga Moriyama & Teshima Architects

## INDUSTRIAL AWARD



# Gulf Oil Canada Limited High Bay Warehouse

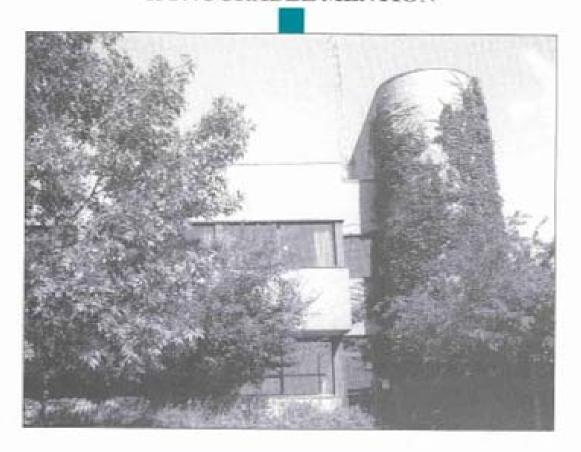
The straight forward treatment of the warehouse facade with the addition of the continuing light baffle uniting adjacent structures is an excellent response to a traditionally difficult problem. Strong building form, good industrial scale and exc ellent attention to bold and appropriate detailing commend this project. The integration of the well-executed

landscape berm and the lighting/edge frame is well handled. In particular the attention to nightscape consideration should be noted. Overall this project is an example (although limited in terms of the overall site) of urban design excellence that should be considered as a model in ameliorating other industrial sites.

#### Credits:

Gulf Oil Canada Limited Shore Tilbe Henschel Irwin Peters Architects

## INDUSTRIAL HONOURABLE MENTION



# Mississauga Transit Facility

This building is well sited, and the landscape beautifully handled to enhance the building forms and to mask parking areas. The quality of detailing and evident attempt to reduce the overall mass of the structure by manipulating form at the

street facade is commendable. The City should be commended for a sincere attempt to make an industrial building an acceptable neighbour and add to a sense of community responsibility.

#### Credits:

The Corporation of the City of Mississauga. Moffet & Duncan, Architects

# INDUSTRIAL HONOURABLE MENTION



# 5050 Tomken Road

This facility exhibits a concern on the part of the client and designers to present an acceptable image to the street. Overall, there is a visible conscious effort to create a presentable yet utilitarian project and a sense of pride in community. Although, the building design could have been more effective with more restraint, this project is a good example of siting, orientation to facing streets and separation of visitor and service functions. A good resolution of a difficult site.

### Credits:

Tripsed Investments Limited Akitt & Swanson Architects

## RECREATIONAL (BUILDINGS/OPEN SPACES) AWARD



# Lake Aquitaine Park - Meadowvale

The development of the lake and surrounding park is an excellent example of creating identity and focus for the surrounding community. The attention to detail and creation of appropriate scale should be noted. There is excellent manipulation of grades to create interesting and varied spaces and vistas. The dock structures are well designed and act as a mediatrix between water and landscape. Although the overall project is commendable, it is regrettable that the siltation structure is so evident and is handled less sensitively than the other elements of the park.

#### Credits:

Markborough Properties Limited Project Planning Associates Limited

# RECREATIONAL (BUILDINGS/OPEN SPACES) HONOURABLE MENTION



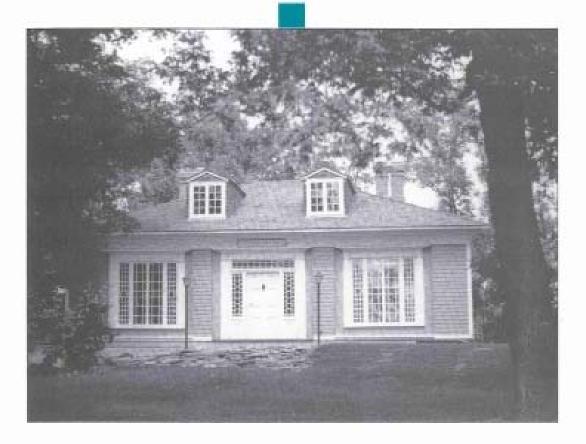
# Mississauga Valleys Community Centre

A difficult choice. The jury was critical of general exterior design, particularly the approach drive and the parking layout. In addition the use of black metal siding did not offer much sense of community warmth on the cold rainy day the jury visited the project. Nevertheless, the mix of uses and facilities and the development of an indoor meeting place provided an excellent design response to community needs which should be encouraged in future community centre design.

### Credits:

The Corporation of the City of Mississauga Dunlop Farrow Aitken Architects

## HISTORIC PRESERVATION/RENOVATION HONOURABLE MENTION



# "The Grange" (Robinson-Adamson House)

"The Grange" is commendable for preservation of an historically significant structure properly sited to suggest its original rural setting. The

adaptive re-use to serve a community function is an excellent example of ways to preserve elements of our heritage.

#### Credits:

The Corporation of the City of Mississauga Donald K. Peacock, Architect

# HISTORIC PRESERVATION/RENOVATION HONOURABLE MENTION



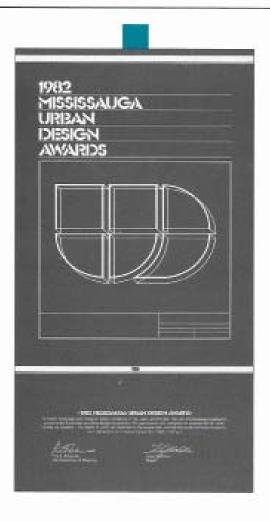
# Cherry Hill House

The quality of detailing (externally) and adaptive re-use of this structure is commendable. The scale of the historic building is properly suited to its location. Regrettably the adjacent shopping centre is lacking in any gesture toward compatibility with this strong anchor. Additional space (and distance from other structures) would have improved the overall impact of a commendable attempt to preserve an excellent historic period piece of architecture.

#### Credits:

S.B. McLaughlin Associates Limited

R.E. Winter & Associates Limited



# THE JURY

### Cam Gibson

Landscape Architect Principal, Terra Media Design Ltd.

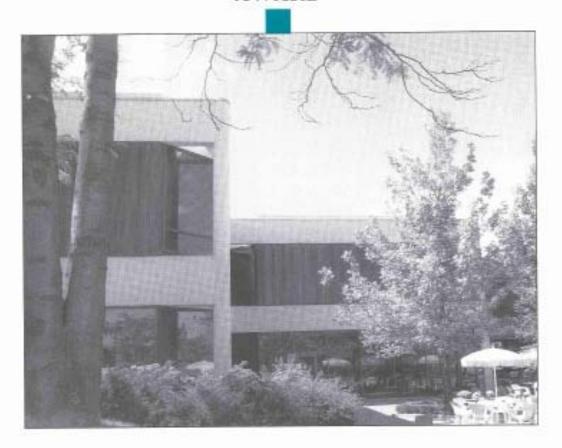
### Michael C. Miller

Architect Principal, Miller Bobaljik Architects

### Steven W. Mahoney

Councillor, Ward 8 City of Mississauga

## OFFICE COMMERCIAL AWARD



# Safeco Insurance Company Of America 2377 Dunwin Drive

The building, a simple repetitive form, combined with an imaginative use of the site has resulted in an excellent office complex. The project exhibits a high level of design throughout. Materials have been kept to a minimum, yet provide an interesting colour contrast and have been used consistently and appropriately throughout the building in strong, simple details. The strong horizontal lines of the building are emphasized by the more naturalized

rolling landscape treatment. The site is well developed establishing a powerful relationship from building to street: multi-level entrances, sheltered outdoor seating area, well organized vehicular areas for employees, visitors and service. There have been additions over the years and as in any well designed building, the additions have been as successful as the original. All components of the building appear to have aged well.

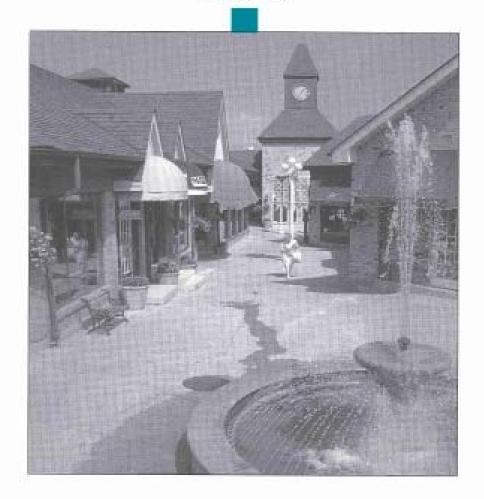
### Credits:

Safeco Insurance Company of America

Parkin Partnership Architects Planners

Associated Environmental Landscape Planners Ltd.

## RETAIL COMMERCIAL AWARD



# The Village of Sherwood Forrest

A tight, well organized retail complex has broken many of the accepted planning rules and appears to have been successful in doing so. Within a small finite area the project provides an intriguing variety of spaces from the openness of the pool to the comfortable closeness of the internal walking streets. There are constantly changing views and vistas to other portions of the complex and an extremely good use of the changing grade presented by the site.

The level of detailing, in the signs, awnings, lighting, paving is carried throughout the site. The workmanship of the construction respects the intent of the architects. The scale of the project is such that it relates well to the neighbouring residential areas and encloses the pedestrian visitor, providing a welcome change from the presence of the automobile on the two adjacent roads and in the parking areas.

#### Credits:

The Melba Corporation
Zippan & Barrett Architects
Chandos Consultants Inc./
R. Scott Burbidge

## RESIDENTIAL AWARD



# Glen Erin Apartments

The apartment's architectural solution has been well conceived and handled simply but elegantly. The verticallity is emphasized by the simple strong panes of glass; brick and concrete balconies which contrast each other are a simple honest use of materials; detailing is simple and consistent. The site has been well planned resulting in a good relationship between building and street. The ground level of the building has been carefully integrated with the street through a series of retaining walls, seating areas, and

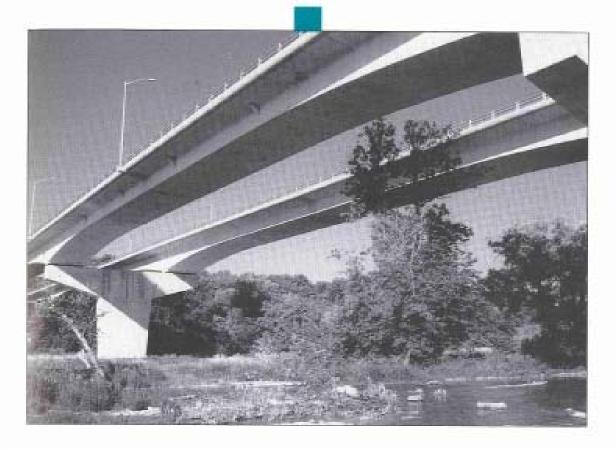
plant materials, and through the pedestrian entrance. The fountain, which is a centre of focus around which the entrance is organized could have been worked out better. There was discussion among the jury regarding the quality of workmanship on the building. Although the design concept was strong and well detailed, the workmanship leaves much to be desired. It is unfortunate that a building design of such merit should suffer from a lack of quality during the construction process.

#### Credits:

Creson Investments Limited/Shelter Corporation Canada

Young & Wright Architects Johnson Sustronk Weinstein Associates

## PUBLIC WORKS AWARD



# Burnhamthorpe Road Credit River Crossing

An extremely well-conceived design for a bridge, incorporating considerations of construction techniques, conservation of the Credit River Valley, provision of municipal services, views from the bridge, safety, and general respect for the environment in which the bridge is placed. The bridge provides a smooth transition from a road to a bridge by simple means such as extending the guard rails into the approach areas, by maintaining the physical separation of the roadways and allowing the existing landscape

of the valley to protrude into the separation space, and by eliminating the normally obvious items of change such as structural abutments, differing road surfaces, and visually restricting side guard rails. The engineering of the bridge has been developed to facilitate construction without damage or disruption of the river valley, and the detailing has been similarly refined to ensure that the bridge is visually acceptable in the otherwise natural environment of the surrounding valley.

#### Credits:

The Corporation of the City of Mississauga

McCormick, Rankin & Associates Limited

du Toit Associates Limited

## RECREATIONAL AWARD



# Erin Mills Walkway System

This walkway system has been designed as a practical parkway for the adjacent residential areas of Erin Mills, and from all observations, appears to be fulfilling its original design intent most effectively. The design is very simple and clean, not overly detailed, employing a good variety of plant material.

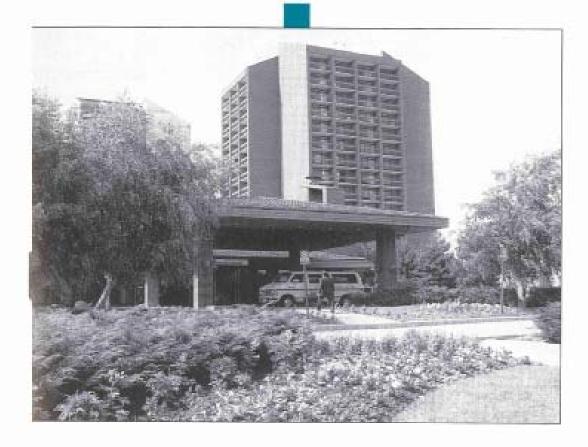
Landscaped areas, lights and furniture have been placed to utilize

the materials in an effective and economical manner. Allowing the areas to naturalize will reduce the level of maintenance required. The underpasses which are too low creating dark forbidden areas exhibit some design problems. The walkway seems to be well used and most importantly appears to be enjoyed by all the residents.

#### Credits:

The Cadillac Fairview Corporation Limited
Proctor & Redfern Limited
Associated Environmental Landscape Planners Ltd.

## COMMERCIAL HONOURABLE MENTION



# Delta's Meadowvale Inn

The hotel, unique in this area of viississauga, is comfortably scaled and integrated into the community. The simple treatment of the tower tands out above the low-rise mildings as an identifying element of he hotel location. It is a very well executed design exhibiting good use of materials within a building mogram. The design of a hotel is always complex in terms of the rarious pedestrian and vehicular

circulation systems which must be accommodated. Most of the circulation has been resolved well within the building, however, the orientation of the parking lots to the main entrance may have been better resolved with a reorganization of the siting. Also more attention was required to the design criteria in the development and execution of the rear garden area.

### **Tredits:**

vlarkborough Properties Ltd. ₹eno Negrin & Associates/Richard Young Architects vloorhead Fleming Corban Inc.

# INDUSTRIAL HONOURABLE MENTION



# Exactor Holdings Ltd. 1080 Matheson Boulevard

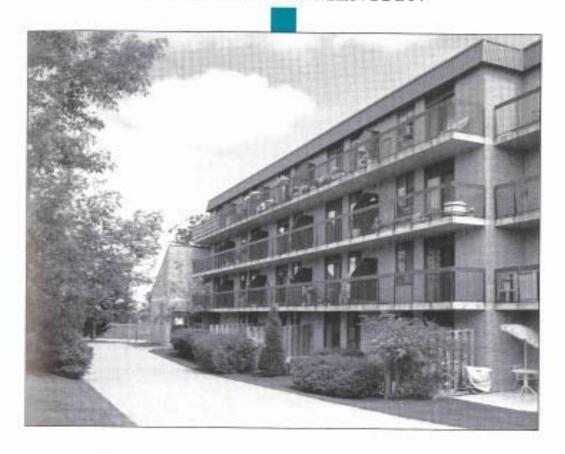
This industrial building has taken advantage of a fairly restricting site and utilized a stepped pattern to separate the building into smaller components. The stepping has also provided a separation in the loading areas which eliminates the usual large bleak area provided for service vehicles. The jury was interested by this project because of the simple use of site planning, materials, and detailing in a small industrial

building. The brick has been well detailed and the use of materials has been consistent throughout. The minimal use of windows has been restricted to the comers of the units which effectively emphasizes the steps in the building. It was felt by the jury that a more extensive use of landscaping may have added to the general appearance and could have been used to emphasize the uniqueness of this stepped building.

#### Credits:

Exactor Holdings Limited
William H.D. Hurst Architect/Inducon Consultants of Canada
Macnaughton Davies Limited

## RESIDENTIAL HONOURABLE MENTION



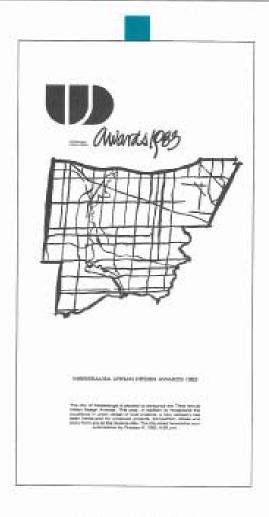
# Erin Mills South Common Court

This project has been extremely well executed, given the restraint of typically low-budgets available for this type of project. The materials of brick and metal panels are combined well to effect a good use of colour and simple use of detailing. The building is organized to provide a sheltered courtyard opening onto an existing stand of trees which provided an intimate and sheltered outdoor area. The area is well used and appreciated by the residents, but the jury felt that there could have been more variety, seating and landscaping in this courtyard which

would have helped the scale of the space. The handling of the fire route in relationship to the choice of materials appears to be an opportunity missed. At present, it cannot be used for passive and recreational activities such as shuffleboard, horse shoes, etc. Also, there are some difficulties with the number of activities expected to take place at the entrance; with the parking; and with the treatment of the ground floor units, all of which may have been a result of the configuration of the site coupled with a restrictive budget.

### Credits:

Peel Non-Profit Housing Corporation Dunlop Farrow Aitken Architects Douglas Brown & Associates Limited



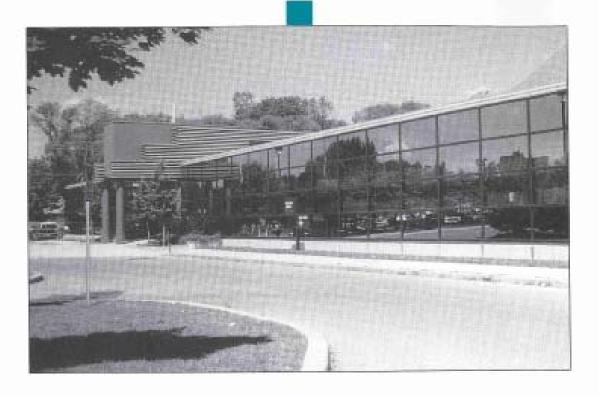
# THE JURY

Steven W. Mahoney Councillor, Ward 8 City of Mississauga

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

Larry Richards
Architect
Director, School of Architecture,

## BUILT PROJECTS AWARD



# **Dylex Distribution Centre**

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

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.



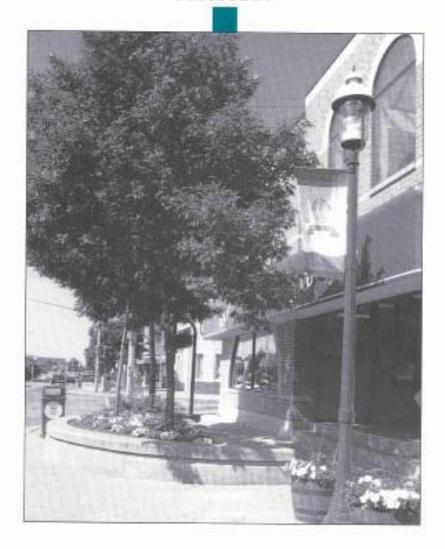
# The Village Offices Of Sherwoodtowne Phase I And Phase II

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

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.J.A.

# BUILT PROJECT CITATION



# **Gulf Canada Clarkson Refinery**

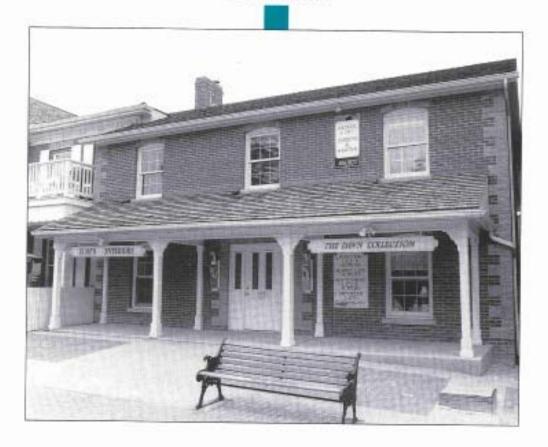
The High Bay Warehouse received a Mississauga Urban Award in 1981. This entry is the continuation and completion of the landscaping and streetscape treatment that was illustrated at that time. It demonstrates a significant response to the neighbouring community.

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

## PROPOSED PROJECTS CITATION



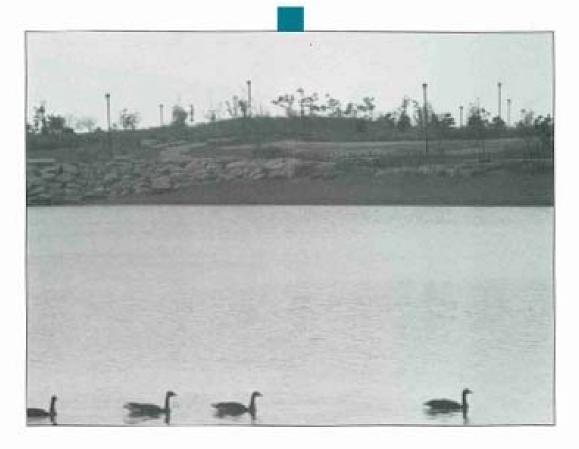
# Franklin House Tavern Restoration

The existing historic structure is an extremely elegant building which needs attention and support. This tavem 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

## PROPOSED PROJECTS CITATION

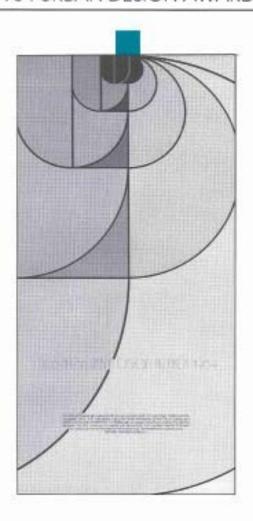


# Crookes Park (Lakeshore Promenade Park)

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



# THE JURY

### Walter Kehm

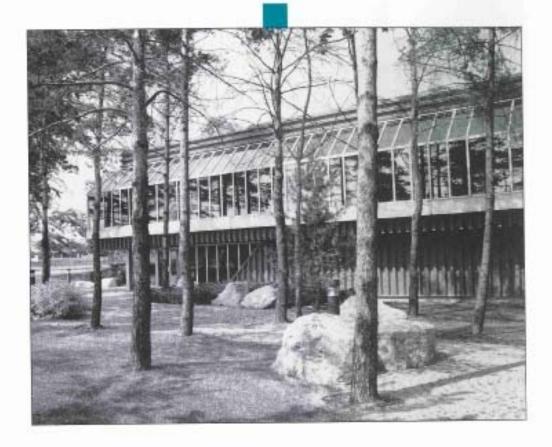
Landscape Architect Principal, EDA Collaborative Inc.

### Frank McKechnie

Councillor, Ward 5 City of Mississauga

### Jim Strasman

Architect Principal, Jim Strasman Architects

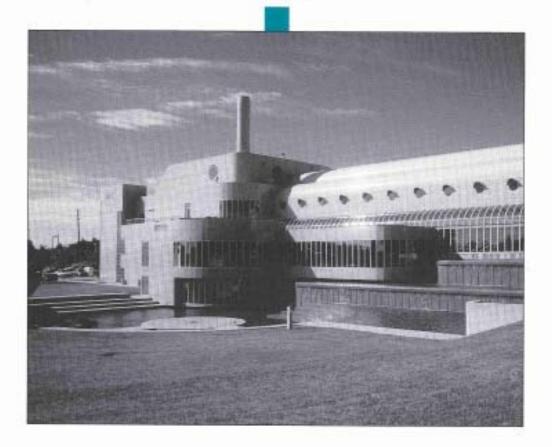


# Wanzl Manufacturing Limited

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.

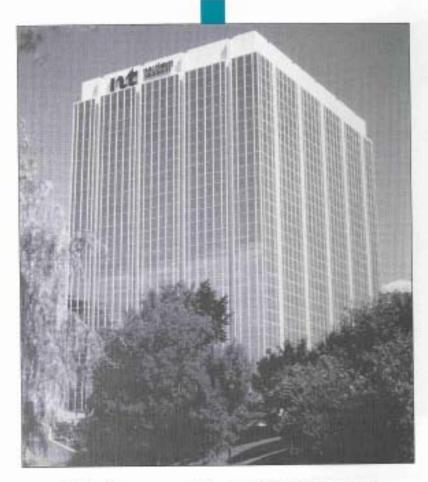


## Xerox Research Centre

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

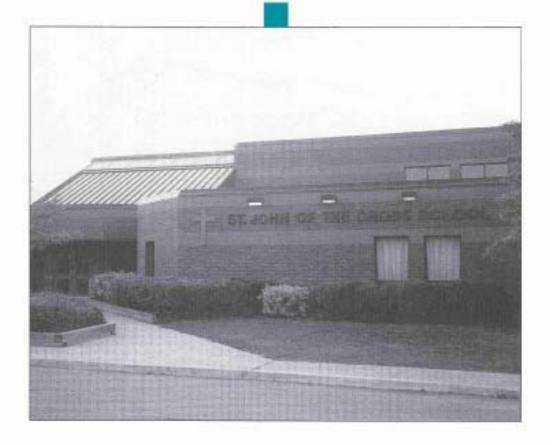
The Mississauga Executive Centre is a successful response to an anticipated city centre context. The compatibility of two high-rise office complexes to an existing ravine is an important contribution to a continuous public open space system. Vehicles on the site have been accommodated in a series of "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)
Chandos Consultants, Inc./ R. Scott Burbidge & Associates
Shipp Corporation Limited



# St. John Of The Cross School

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 schoool 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.

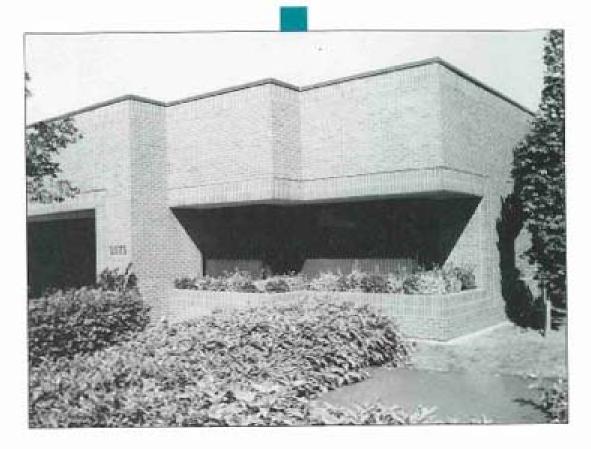
### Credits:

Stafford Haensli Architects

Baker Salmona Hess Limited

The Dufferin-Peel Roman Catholic Separate School Board

## BUILT PROJECTS AWARD



## **Eton Construction Offices**

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

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 simplied 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

# BUILT PROJECTS CITATION



# Martin Residence

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 cliche.

### Credits:

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

## PROPOSED PROJECTS CITATION



# H.J.A. Brown Education Centre

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 adjaceny 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

# PROPOSED PROJECTS CITATION



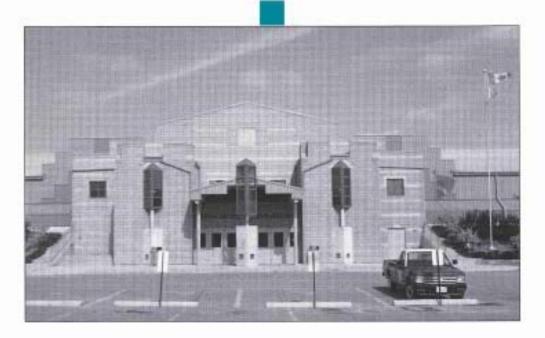
# Clarkson Village Mews

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 usable 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

## PROPOSED PROJECTS CITATION



## Erin Mills Twin Arenas

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 soccerfield 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

## PROPOSED PROJECTS CITATION



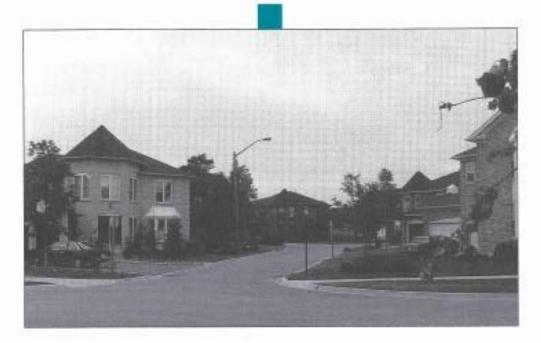
# Mississauga New Vocational School

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 in 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

## PROPOSED PROJECTS CITATION



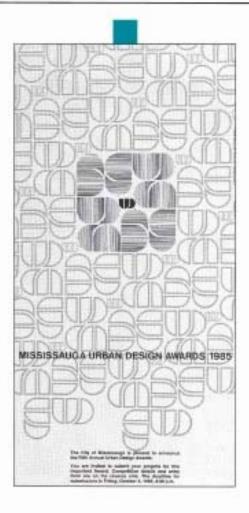
# Trelawny

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 Corporation Ltd.



# THE JURY

### David J. Culham

Councillor, Ward 6 City of Mississauga

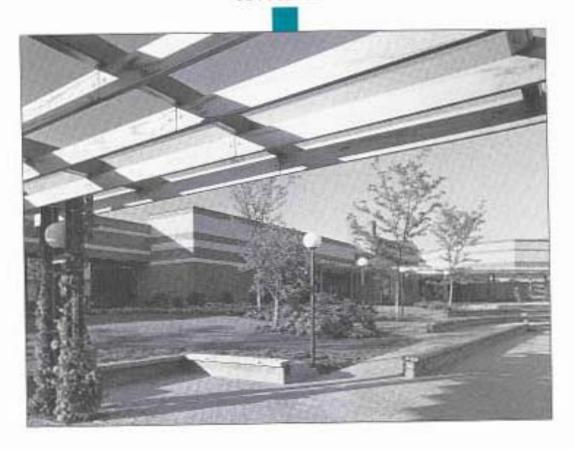
## Michael Hough

Landscape Architect Principal, Hough Stansbury Limited

### Eberhard H. Zeidler

Architect Principal, Zeidler Roberts Partnership

## BUILT PROJECTS AWARD



# Malton Community Centre

The Malton Community Centre has received the award for urban design. The design of the building and the exterior spaces has created a true sense of place for the community. This is particularly apparent in the landscaped area of the reflecting pool with its southern exposure, and the continuous flow of spaces from the

exterior to the interior. A human scale has been maintained throughout the project.

The building and landscaped areas respond well to the orientation of the site and to our climate resulting in an effective use of light and detail throughout the public spaces.

### Credits:

Moriyama & Teshima Architects The Corporation of the City of Mississauga



# Catholic Education Centre

The Catholic Education Centre possesses a strong sense of scale. Together with the H.J.A. Brown Education Centre a gateway is created at the intersection of Hurontario Street. The building's architectural details are excellent; however, its siting on the lot is not as successful, particularly in the abruptness that exists between the building and the parking lot. Unfortunately the planting is in some places inappropriate and does not sufficiently emphasize the dramatic entrance .... establish a more successful approach.

### Credits:

Moffet & Duncan, Architects Stefan Bolliger Associates Ltd, Dufferin-Peel Roman Catholic Separate School Board

# BUILT PROJECTS CITATION



# Dell Holdings Town Offices

Dell Holdings Town Offices are an interesting departure from the typical office development and create a delightful working environment. The design is a memory of typical early 20th century North American Architecture. It exhibits a simplicity of detail and a literalness of

residential forms. The illusion of a central pedestrian link is created which does not relate to the building access. The planting is strong and appropriate; however, there is a lack of planting in the parking area which would have helped to establish an even stronger street image.

### Credits:

Alexander Temporale, Architect & Planners Terraplan Landscape Architects Dell Holdings Limited



# **Erindale Landing**

Erindale Landing creates a bold statement. By taking full advantage of the location of its site, a suburban landmark is created imparting a sense of permanence. The architecture is

pleasing and well articulated; however, the project falls shorts in its site planning, particularly unfortunate is the unceremonial car entry to the site.

### Credits:

G. Randall Guthrie, Architect Chandos Consultants Inc. Royal York Real Estate

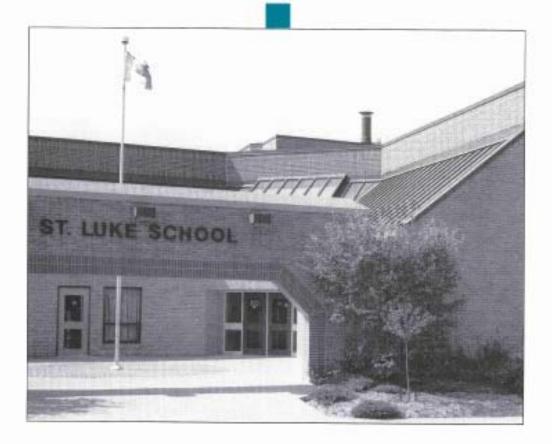


# Queentario Plaza

Queentario Plaza is an example of good site planning. It also exhibits excellent integration with the adjacent hydro corridor. The street corner is acknowledged and reads as an entrance through the use of architectural elements; however, there are problems with the architectural detailing particularly the cap of the tower. The development has a good scale and creates intimate spaces where the storefronts face onto the parking lot. The layout of the parking lot is excellent. It is treated like a courtyard responding well to the needs of a pedestrian. The landscaping uses appropriate indigenous plant material ic. oak. It also breaks the large parking lot into protected areas of a scale that encourage pedestrians to walk in it.

### Credits:

Stafford Haensli Architects
The Landplan Collaborative Ltd.
Queentario Plaza (The Gasparetto Group)



# St. Luke School

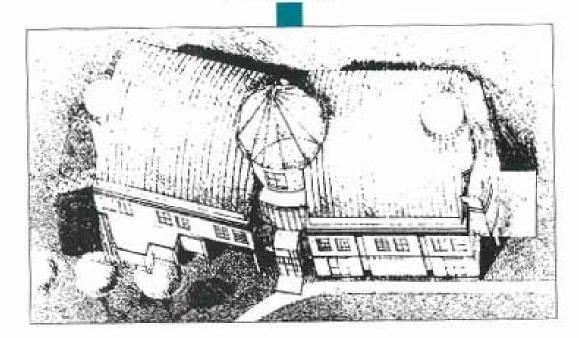
St. Luke School establishes an appropriate relationship to the adjacent residential neighbourhood through its scale, colour, and form. The architectural details are well articulated especially in the gateway courtyard at the main entrance. There is, however, a lack of connection between building and site

in particular the adjacent ravine, with the exits and building organization ignoring this resource. The further separation between school and ravine created by a chain link fence is unfortunate. The transition would have been more successful if the ravine had been allowed to merge more effectively with the site.

#### Credits:

Moffet & Duncan, Architects Northwood Associates The Dufferin-Peel Roman Catholic Separate School Board

# PROPOSED PROJECTS CITATION



# Froebel Foundation

The proposed Froebel Foundation School exhibits all the qualities needed to become fine architecture. Utilizing the spiritual and philosophical symbolism of Froebel in the building, the project is solving difficult and unique problems; a difficult site; a difficult context; and the complexities of shared use with the adjacent church.

### Credits:

Alexander Temporale, Architect & Planners The Froebel Foundation

# PROPOSED PROJECTS CITATION



# Mississauga Mooring, Port Credit

Mississauga Mooring, Port Credit is a sensitive development for the waterfront with the opportunity to transform an amorphous space into a delightful urban space. It proposes to create and re-establish a public edge at the lakefront and to bring activity

through retail uses along the water. It is important that the water's edge remains public and that the proposed development of the boardwalk will connect to the adjacent lands creating a unified public access along the water's edge.

### Credits:

The Thom Partnership, Architects and Planners Centre City Capital Ltd.



# THE JURY

## Joe Berridge

Architect/Urban Designer Principal, Berridge Lewinberg Associates

## Jim Stansbury

Landscape Architect President, Hough Stansbury Limited

## Larry Taylor

Councillor, Ward 4 City of Mississauga



# H.J.A. Brown Education Centre

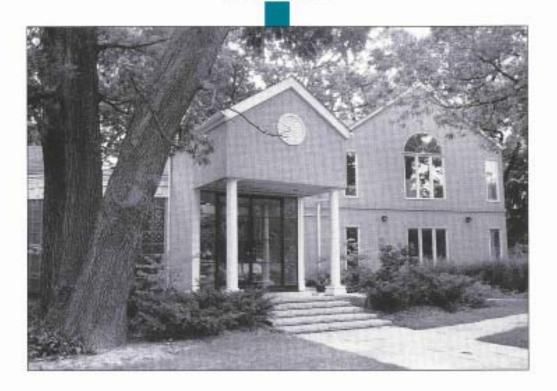
The H.J.A. Brown Education Centre received a 1984 citation for a proposed project due to its intended well-defined site relationships, appropriate scale and detailing, and contribution to respecting historical precendents set by its adjacency to the Britannia Schoolhouse. The built project continues to reflect the intended attention to detailing and is indicative of a developing venacular style with the City of Mississauga that interprets traditional themes and forms in a modern way. However, the siting of the building has lost an important opportunity to strengthen

the Highway #10 corridor due to the weak elevational and landscape relationship between the building and the highway. The welcoming community atmosphere created by the main interior "Street" and the H.J.A. Brown Education Centre makes a strong contribution to the civic life of Mississauga.

The Jury was divided on the success of several of the architectural features such as the green roof and the gables, but nonetheless commended the excellence of detailing and execution.

### Credits:

Shore Tilbe Henschel Irwin Peters Architects & Engineers Hough, Stansbury & Associates Limited The Peel Board of Education



# 1523 Hurontario Street

1523 Hurontario Street maintains the design guidelines established for the Hurontario corridor south of the Q.E.W. The architectural design reflects the siting of the original house and there is an interesting tension created between the traditional fenestration and post-modern entrance detailing. The overall site treatment, specifically the parking lot layout and retention of

existing mature trees, is excellent. The Jury recognizes the effort displayed to create a compatible neighbourhood context. While the intended modesty of the building restricts the range of architectural expression, there were reservations about the choice of exterior materials and detailing and about the fenestration of the street facade.

### Credits:

Baker Salmona Associates Limited Glenn Piotrowski Architect Limited 1523 Hurontario Group

## PROPOSED PROJECT CITATION



# Mississauga City Centre

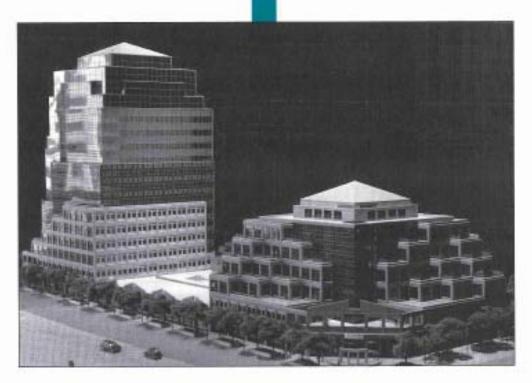
The Mississauga City Centre project situated at the northwest corner of Hurontario Street and Robert Speck Parkway is intended as a landmark development within the City Centre. The post-modernist, urban towers clearly establish a new design standard for other development within the City's core. The Jury recognizes the careful urban design response of a development of this type, with the formal streetscape and plazas, creative treatment of vehicular entrance and circulation, and the pedestrian arcade. However, it has major concerns respecting the

derivativeness of the architectural style and material treatments. The Hurontario entrance into the project should be emphasized through a manipulation of landscape materials and the pedestrian arcade. Response to this issue will help to establish an even stronger street image within an overall urban design framework for the City Centre. Perhaps at the same time the architectural design of the project could be revised within the indicated massing. A building so important and visible should be unique to Mississauga.

#### Credits:

Bregman & Hamann Architects Engineers Terraplan Landscape Architects BCE Development Corporation

## PROPOSED PROJECTS CITATION



# Steinbok Corporate Centre

The Steinbok Corporate Centre is a successful response to the City's evolving urban identity. In urban design terms, the overall site plan works well. There is logical pedestrian movement from parking area to building. The architectural treatment, while not exceptional, is of an appropriate scale to its setting and presents an appropriate visual impact to passing motorists on Hurontario Street. The creation of an urban

streetscape occurs through
high-quality storefront treatment
located directly adjacent to the street
edge. Overall, the Steinbok
Corporate Centre possesses an
appropriate sense of scale and place.
The project constitutes a very
acceptable standard for medium scale
retail/commercial buildings that, if
generally employed, would result in
much more interesting and active
streets.

### Credits:

Stafford Haensli Architects Milus Bollenberghe Topps Landscape Architects Steinbok Developments Inc.

# PROPOSED PROJECTS CITATION



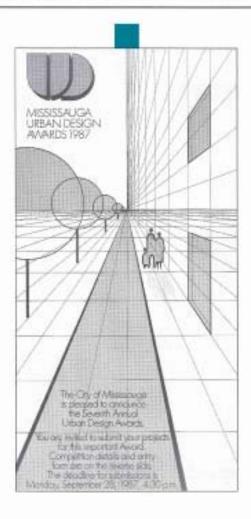
# Stow & Davis

The proposed second-phase landscape architectural treatment for the Stow & Davis project exhibits an original approach to creating a corporate identity. The corporate client should be commended for their support of this project. The delicate ring pond and landscape treatment with its totem poles demonstrates a creative and responsible approach to

developing a unique employee environment. So careful a project could encourage similar treatment throughout the full open space system. In implementing the scheme the Jury hoped that concerns about the small size of the pond and the appropriateness of the totemic symbolism might be met.

### Credits:

Bruno Apollonio Architect Terraplan Landscape Architects Stow & Davis



# THE JURY

### **Detlef Mertins**

Assistant Professor School of Architecture, University of Waterloo

### Steven Moorhead

Landscape Architect Moorhead Fleming Corban McCarthy

### Maja Prentice

Councillor, Ward 3 City of Mississauga

### Donald Schmitt

Architect A.J. Diamond and Partners



# 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 Morrhead Fleming Corban McCarthy

### BUILT PROJECT AWARD



# 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.

#### Credits:

First City Development Corporation Team Three Miller Bobaljik Architects Inc. R. Scott Burbidge Associates Ltd. R.S.B. & Associates Consultants Ltd.



# Mississauga Home And Design Centre

Organized around two courtyards, the Mississauga Home and Design Centre offers a greater sense of place then 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.



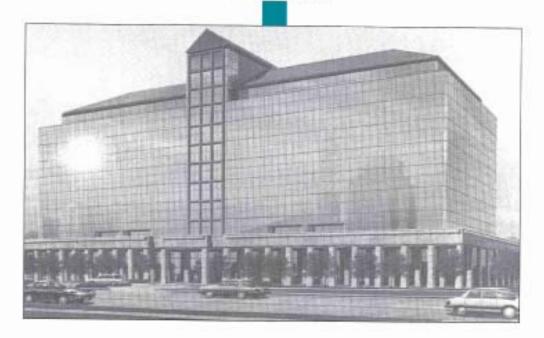
# General Electric Canada Corporate Headquarters

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

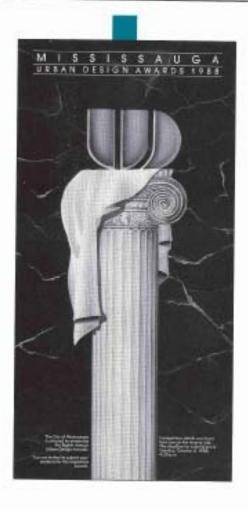
The PHH Building is a straight forward response to the City's desire to create a more urban form in the City Centre. The building demonstrates a sense of civic continuity in that the colonnade at the base of the building picks up the proportion and scale of the colonnade on the three sides of the Civic 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 Northstead Group Ltd.

Bregman & Hamann Architects and Engineers
Terraplan Landscape Architects



## THE JURY

### Robert Allsopp

Landscape Architect du Toit, Allsopp, Hillier

# Harold Kennedy

Councillor, Ward 1 City of Mississauga

### Carlos Ott

Architect NORR Partnership Ltd., Architects, Engineers

### Norman Pressman

Professor of Urban Planning University of Waterloo

### 1988 URBAN DESIGN AWARDS

### BUILT PROJECTS AWARD



## Scepter

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

## BUILT PROJECTS AWARD



## **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

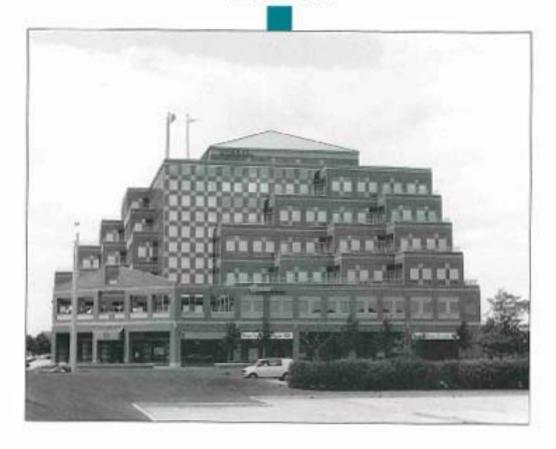


# Richard's Memorial Pumping Station

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



# 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 Milus Bollenberghe Topps Watchorn



# 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



## 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:

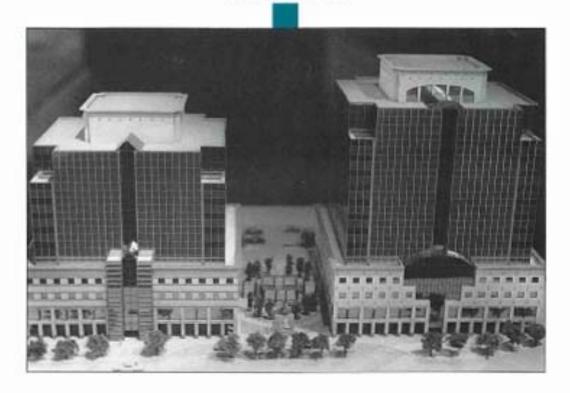
Eric Ladner

Charanjit Nayar

D.M. Bailey

R. Hubjer

Sasha Milenov, Architects Planners

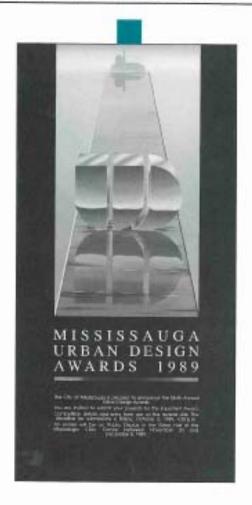


# Park Place Mississauga

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



## THE JURY

### George Baird

Architect Baird/Sampson Associates, Architects

### Christopher Hume

Art and Architecture Critic The Toronto Star

#### Donna Lane

Councillor, Ward 8 City of Mississauga

#### Roderick MacDonald

Landscape Architect Landplan Collaborative Limited

### BUILT PROJECTS AWARD



# All Saints Catholic School

The subdued classical architecture of this project presents a strong urban image and gives the design an attractive presence on the street. The creative use of brick, stone and tile enhances the overall appearance of the building with the front facade suggesting an intriguing interior. This type of architectural detailing is strongly encouraged for schools with perhaps more attention to general site planning and landscaping. Given the debased nature of recent school architecture, All Saints reminds us that a school is a community centre, as well as a practical facility.

#### Credits:

Russocki and Zawadzki Architects
P.F. Kaudewitz Landscape Architects
Dufferin Peel Roman Catholic Separate School Board

### BUILT PROJECTS AWARD



## The Promontory

This project demonstrates impressive consistency of image when viewed from its local approach road as well as from the Queen Elizabeth Way. The stepped form of the buildings composed of a series of interlocking modules breaks the project down to a more human scale.

Of particular note is the extensive and careful landscaping treatment. The sensitive gesture of incorporating the existing watercourse for recreational purposes responds to the needs of the office workers as well as enhancing the existing landscape. The division of parking areas by trees is also an important quality.

### Credits:

Sirlin and Giller Architects Terraplan Landscape Architects The Friedman Group



# Hurontario/Rathburn Streetscape Improvements - Hurontario Street Between 403 And Robert Speck Parkway

This project sets a good precedent for the future public and private development of the streetscape in the Hurontario Corridor. The design appears to resolve difficult site conditions and, as the trees and shrubs mature, will provide a unique visual node in the streetscape. Detailing of the centre median demonstrates how design solutions must change to be effective when viewed from fast-moving vehicles. The use of larger plant material for

select plantings would improve the initial appearance of such development.

The project should encourage both private and public projects to treat the street as an important element of urban design.

NOTE: George Baird abstained from commenting on this project due to a conflict of interest.

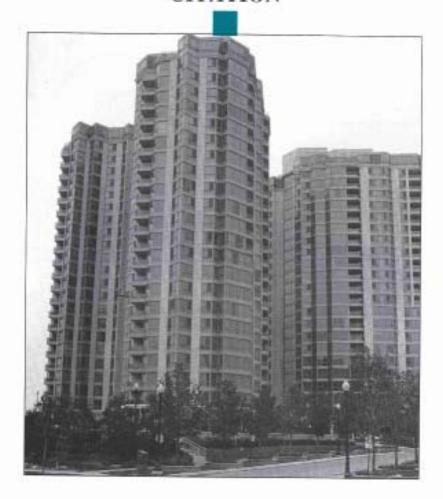
#### Credits:

Totten Sim Hubicki Associates Limited. City of Mississauga









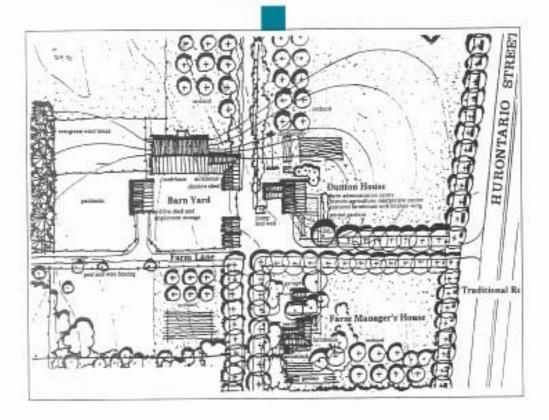
# The Mansion

The dwelling component of urban design constitutes one of the critical dimensions of large scale city building. This project, with its elegance and attention to detail, demonstrates luxurious high-rise living.

Two, 23 storey towers are joined by a low brick entrance way which brings a human scale to the project. The use of rich paving materials, custom light fixtures and larger specimen trees creates a strong and refined image.

#### Credits:

Zippan and Barrett Architects, Inc. Popovich Associates Limited The Hanson-Needler Corporation



## Britannia Farm Master Plan

This project, designed to offer educational and recreational opportunities to the public, reflects a conservation ethic and stresses stewardship of the land.

The deliberate preservation of agricultural land within the City boundaries is impressive. The plan respects the existing farm concession pattern and appears to effectively provide areas for a variety of activities.

NOTE: Rod MacDonald abstained from commenting on this project, due to a conflict of interest.

#### Credits:

Landplan Collaborative Limited
Peel Board of Education
Peter J. Stokes, Consulting Restoration Architect

### 1989 URBAN DESIGN AWARDS

### PROPOSED PROJECTS CITATION



# College Of Family Physicians

As the headquarters for a national organization representing family doctors, this project's quiet and tasteful architecture appropriately assumes the form of a large house. The exterior, with its modulated facade, creates human scale with coloured brick accents and slate roof shingles.

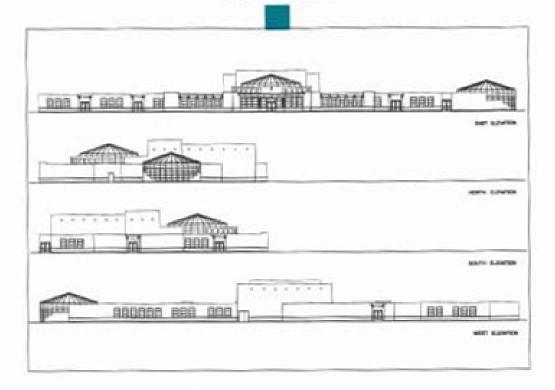
The landscaping has curved entrance gates, screened parking and formal gardens which create a civilized and estate-like ambiance.

#### Credits:

Parkin Architects Limited Baker Salmona Landscape Architects College of Family Physicians of Canada

### 1989 URBAN DESIGN AWARDS

### PROPOSED PROJECTS CITATION



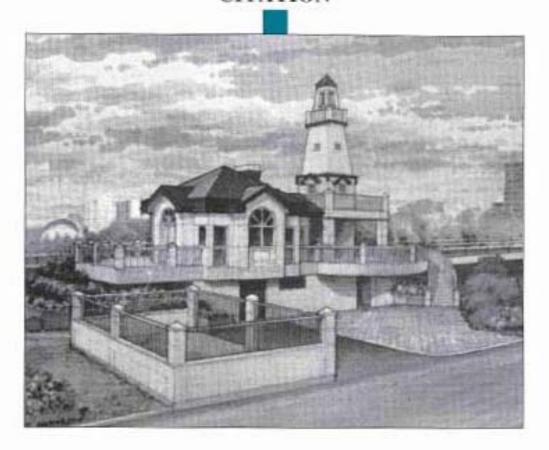
### Erin Mills West No. 501 Public School

The quiet thoughtfulness of Russocki and Zawadzki's general approach to schools was evident in the proposed Erin Mills West #501 Elementary School. The assiduousness of the firm's approach to school design harks back in an impressive way to the great days of the modern movement school design of the 1950's.

The relaxed symmetry of the project and its curved entrance canopy create a dignified institutional appearance and the fenestration treatment and use of coloured brick detailing are commendable.

#### Credits:

Russocki and Zawadzki Architects
P.F. Kaudewitz, Landscape Architect
Dufferin Peel Roman Catholic Separate School Board



# Front Street Sewage Pumping Station Port Credit

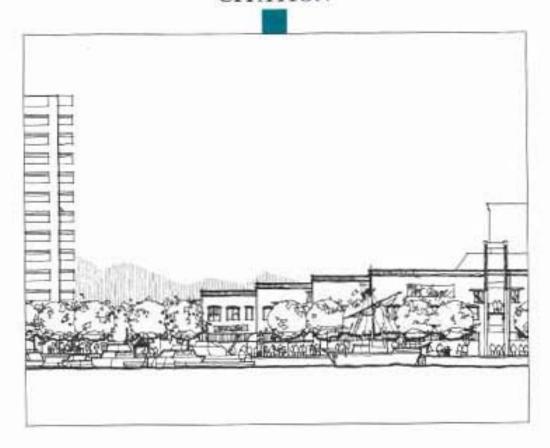
This project addresses the difficulty of locating a utility building in a public space while complementing the adjacent community. The project, designed to replace the existing pumping station, joins technical function with public use and improves the image usually associated with utility buildings. The inclusion of an information booth and washroom facilities is an important

feature of this project given the frequent public use in the area.

The multiple levels and decks and the treatment of window space give the facility a residential flavour. The lighthouse, although somewhat eclectic, recalls a lighthouse once located near the site and plays upon the waterfront theme.

#### Credits:

Sedun and Kanerva Architects Knox, Martin and Kretch Limited Region of Peel Hussain of Canada J.P. Klock & Associates



# Port Credit Harbour And Waterfront Plan Port Credit

This study demonstrates a sensitive approach to waterfront development and provides a logical mix of land use as well as a good balance of public and private development.

The study encourages extensive public access to the waterfront. The shoreline configuration allows for a variety of active and popular land based activities and integrates them with water based activities.

The plan sets a sound framework for the long term success of this part of the Mississauga waterfront.

#### Credits:

Hough Stansbury Woodland Limited Arcop Associates

F.J. Reinders and Associates Canada Ltd.

Michael Michalski Associates

Emrik H. Suichies and Associates

Anthony Usher Planning Consultants

City of Mississauga





## THE JURY

### Ernest Annau

Architect Annau Associates

### Hazel McCallion

Mayor City of Mississauga

### Richard Moore

Landscape Architect Moore/George Associates Inc.

### Roger du Toit

Architect/Urban Designer du Toit, Allsop, Hillier

### BUILT PROJECTS AWARD



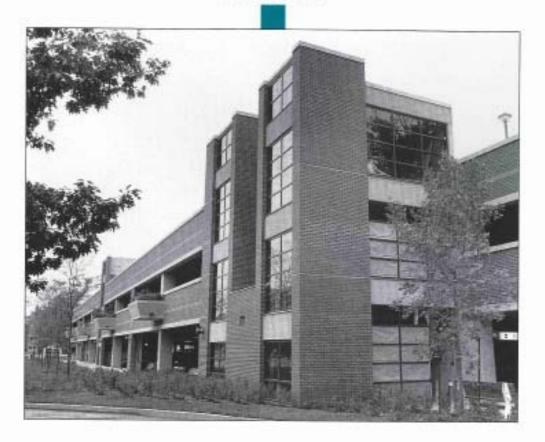
### Enfield Place

Of all the submissions, Enfield Place comes closest to fulfilling the urban design criteria by responding to its context on many different levels. Enfield Place has an urban character which would be a credit to any city and which is an important example for Mississauga's emerging City Centre. It combines well-designed

private spaces with an animated streetscape for the public face of the building. The graphics of the landscape are clear and provide a commendable view from above. The one weakness is the south side of Enfield Place which does not match the quality of streetscape developed elsewhere in the project.

#### Credits;

Burka Architects Inc. Strybos Associates Ltd. Kerbel Group & Matthews Group Limited



# The Mississauga Hospital Parking Structure

Parking garages are an essential part of the city but have often been treated in a purely functional way. This well-thought-out project demonstrates that a parking garage can contribute to the quality of the urban environment. By developing a parking structure, the Mississauga Hospital has retained a large number of mature trees which, in turn, enhances the structure and the Hospital. The landscape and

architectural forms work well together and the generous setback from the street relates the garage to the Hospital. The role of the garage as a place for people to park their cars is recognized in the good pedestrian links to the hospital. The bollards defining traffic lanes and the ticket booths detract from the project, and the graphic 'M' on the north face is not in keeping with the elegance of the rest of the project.

#### Credits:

Parkin Architects Limited Baker Salmona Associates Limited The Mississauga Hospital M.S. Yolles & Partners Limited



# Queen and James Street Development

The elevations express an exciting response to the context of historic Streetsville by continuing the character of Queen Street without resorting to blatant historicism. The material presented did not clearly indicate the creation of space or how it will relate to the street. These

aspects will be determined by detailed design and cannot be evaluated until the project is completed.

Mayor McCallion abstained from jury comment.

#### Credits:

Alexander Temporale and Associates Inc.

Mr. Santi Belli, Sanvacc Investments

### 1990 URBAN DESIGN AWARDS

### PROPOSED PROJECTS CITATION



## Philip Pocock Catholic High School

While no school should be as large as this, the Philip Pocock School has shown that even such a large institution can be made friendly. The school has an appropriate institutional expression but at the same time breaks down the scale by developing a building within a building. It also clearly addresses the street and makes a contribution to the

community by relating to and strengthening the sense of the street. The juxtaposition of the daycare facility with the athletic fields seems peculiar, the pedestrian relationship between the building and the playing fields could be improved and the atrium could have been better expressed on the exterior of the building.

#### Credits:

Apollonio Nightingale Quigley Makrimichalos Cugini Architects - Planners Terraplan Landscape Architects

Dufferin - Peel Roman Catholic Separate School Board

## MISSISSAUGA URBAN DESIGN AWARDS 1990 - TENTH ANNIVERSARY

# LIST OF PROJECTS

1981	
1982	Applewood Landmark       .14         Walden Spinney Community       .15         Pheasant Run - Erin Mills South       .16         Clarkson Galleria       .17         Meadowvale Town Centre       .18         201 City Centre Drive       .19         Christian Reformed Church - Erin Mills       .20         Burnhamthorpe District Library       .21         Gulf Oil Canada Limited High Bay Warehouse       .22         Mississauga Transit Facility       .23         5050 Tomken Road       .24         Lake Aquitaine Park - Meadowvale       .25         Mississauga Valleys Community Centre       .26         "The Grange" (Robinson-Adamson House)       .27         Cherry Hill House       .28
1704	
	Safeco Insurance Company Of America - 2377 Dunwin Drive         .30           The Village of Sherwood Forrest         .31           Glen Erin Apartments         .32           Burnhamthorpe Road Credit River Crossing         .33           Erin Mills Walkway System         .34           Delta's Meadowvale Inn         .35           Exactor Holdings Ltd 1080 Matheson Boulevard         .36           Erin Mills South Common Court         .37
1983	
	Dylex Distribution Centre
1984	
	Wanzl Manufacturing Limited       48         Xerox Research Centre       49         Mississauga Executive Centre       50         St. John Of The Cross School       51         Eton Construction Offices       52         Derry Road East And Airport Road Subways       53         Martin Residence       54         H.J.A. Brown Education Centre       55         Clarkson Village Mews       56         Erin Mills Twin Arenas       57         Mississauga New Vocational School       58         Trelawny       59

## MISSISSAUGA URBAN DESIGN AWARDS 1990 - TENTH ANNIVERSARY

# LIST OF PROJECTS (cont.)

1985	
	Malton Community Centre       .62         Catholic Education Centre       .63         Dell Holdings Town Offices       .64         Erindale Landing       .65         Queentario Plaza       .66         St. Luke School       .67         Froebel Foundation       .68         Mississauga Mooring - Port Credit       .69
1986	
	H.J.A. Brown Education Centre
1987	
	Noxell Canada Corporation         .78           Trelawny Subdivision         .79           Mississauga Home And Design Centre         .80           Herman Miller Canada Inc.         .81           General Electric Canada Corporate Headquarters         .82           The PHH Building         .83
1988	
1989	Scepter         .86           Dunerin Business Centre         .87           Richard's Memorial Pumping Station         .88           Steinbok Corporate Centre - Phase One         .89           Shoppes Of Meadow Wood         .90           Queen Street South         .91           Park Place Mississauga         .92
	All Saints Catholic School
	The Promontory
1990	
	Enfield Place

## MISSISSAUGA URBAN DESIGN AWARDS 1990 - TENTH ANNIVERSARY

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