

n behalf of the Members of Council, I would like to extend congratulations to the recipients of the Awards of Excellence and Awards of Merit in the 1991 Mississauga Urban Design Awards. I would also like to extend sincere appreciation to the Members of the Jury for their time and expertise - vital elements in the success of the program.

This year, a number of changes were made to the program including allowing nominations from the general public. We expect that over the years more and more members of the public will want to become involved in this exciting program.

The Urban Design Awards is a statement of our commitment to design excellence and to creating a City where people want to work, live and play.

Sincerely,

Hazel McCallion



MEMBERS OF COUNCIL

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Hazel McCallion

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W.D. Waite Development West Division

J. Calvert Policy Division

W. Alexander Administration Division

A. Robeznieks Building Division



THE JURY



Blanche Lemco van Ginkel Professor of Architecture School of Architecture/Landscape Architecture University of Toronto

George Dark Landscape Architect Berridge, Lewinberg and Greenberg Patricia Mullin Councillor Ward 2 City of Mississanga

Thomas S. Mokrzycki Commissioner Planning and Development City of Mississauga



AWARDS

There are two award categories:

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.

The number of awards presented were at the

discretion of the jury.

Award winning projects will be on display in the

Great Hall, Civic Centre, from November 25 to December 6, 1991.



JUDGING CRITERIA

Projects were assessed according to the following criteria:

Significance: Contribution to city design objectives as it relates to

city image, visual identity, vistas, skylines, streetscapes, recognition of sites and location

opportunities. Developments which demonstrate an

understanding of City of Mississauga design policies, and the existing and future development context will be rated higher than those excelling in

other criteria.

Function: The accommodation of everyday use, pedestrian

and vehicular traffic, screening, site utilization,

and the overall visual impact.

Aesthetics: Architecture, landscaping, scale, appropriateness of

form, site planning, detailing, use of materials

and signage.

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.

Execution: The quality of construction and materials, and the

interpretation of the design into reality.



THE MISSISSAUGA CENTRAL LIBRARY AND CIVIC SQUARE EXTENSION

Award of Excellence



The Library project meets the true test of urban design by providing a new element complementary to existing elements, to create a whole which is greater than the sum of the parts. Together the Civic Centre, the Library and the extension of the Civic Square create an ensemble which realizes the vision of the City Centre. The architecture of the Library has been masterfully related to the architecture of the Civic Centre; it has a civic presence, yet creates an inviting, friendly image appropriate for a library, and provides a contrast to the imposing Civic Centre. The building makes a remarkable contribution to the public square and the three surrounding streets, and it creates a "people place" which already encourages pedestrian traffic. Corner sites are important places in the City, and while the south-west corner is

much more successful than the north-west corner in creating a pedestrian space, this is a worthy attempt to create a building with four public faces.

This building has set the stage for the completion of the public square. When the third phase is developed, the street between the two public spaces should be re-thought, perhaps narrowing it or closing it for normal traffic. Given that, and if that third stage receives the same care and attention as the Library, the City will have a public square which will equal Nathan Phillips Square as the heart of the community.

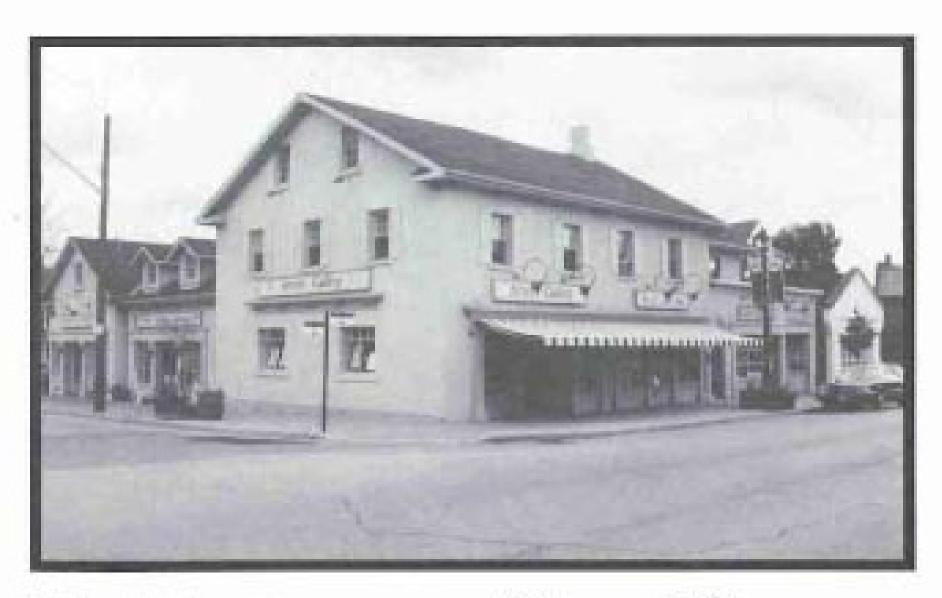
Owner: Consultants:

Nominated By: Municipal Address: City of Mississings Share Tilte Irwin & Partners Heisher Ridout Partnership Inc. Share Tilte Irwin & Partners 301 Borrhansborpe Road West



213 - 217 QUEEN STREET SOUTH, STREETSVILLE

Award of Excellence



T his project demonstrates a commitment to the history and the future of the community by treating the building in a manner sensitive to the context. It sustains the community economically but preserves the historic roots and extends the existing fabric. The building is simple in design but adds very much to the character of the area. It is what you would expect people to do as a matter of course but today, for whatever reason, people often do not do the right thing. Therefore, there is a need to demonstrate that small, simple, inexpensive projects like this are just as important as elaborate and expensive projects.

Owner: Consultante

David

Paul Mysica, Architect Templan Landscape Architects

Nominated By:

Linda Kirkwood

Marácipal Address:

Sasan A. Ryan Real Estate Ltd.

213-217 Queen Street South



FOREST RIDGE AND COLONIAL TERRACE

Award of Excellence



Of all the submissions, this is the most sophisticated development of a residential property. It is a very difficult and complex program but it has been executed effectively and it will create a very livable environment for a long time. The City needs this kind of built form for market housing as well as for non-profit housing. It is extremely important to recognize this project for its potential in a developing area like this.

This is an extraordinarily good project given the limited budget. The project has made very amenable living areas; it has respected both privacy and a sense of community, and it is an extremely pleasant place. It is so elegantly simple in layout that it is easy to understand. The attitude to public and private spaces and to amenity is to be emulated, particularly the

inner street which has the qualities of a public street. Contextually, it is wonderful with the exception of the transition between the tower and the lower forms which could have been softened.

The detailing of the site is excellent, notwithstanding that the style is different from the surrounding neighbourhood. An architectural style similar to the context-might make non-profit projects such as this more acceptable to the community.

OWNE

Pothways Noc-Profit Housing and Peel Non-Profit Housing Corporation

Developed By: Consultants: The Daniels Group Inc. Quadrangle Architects Limited

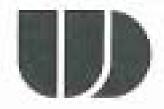
Nominated By:

The Landplan Collaborative Ltd. Quadrangle Architects Limited and

The Daniels Group Inc.

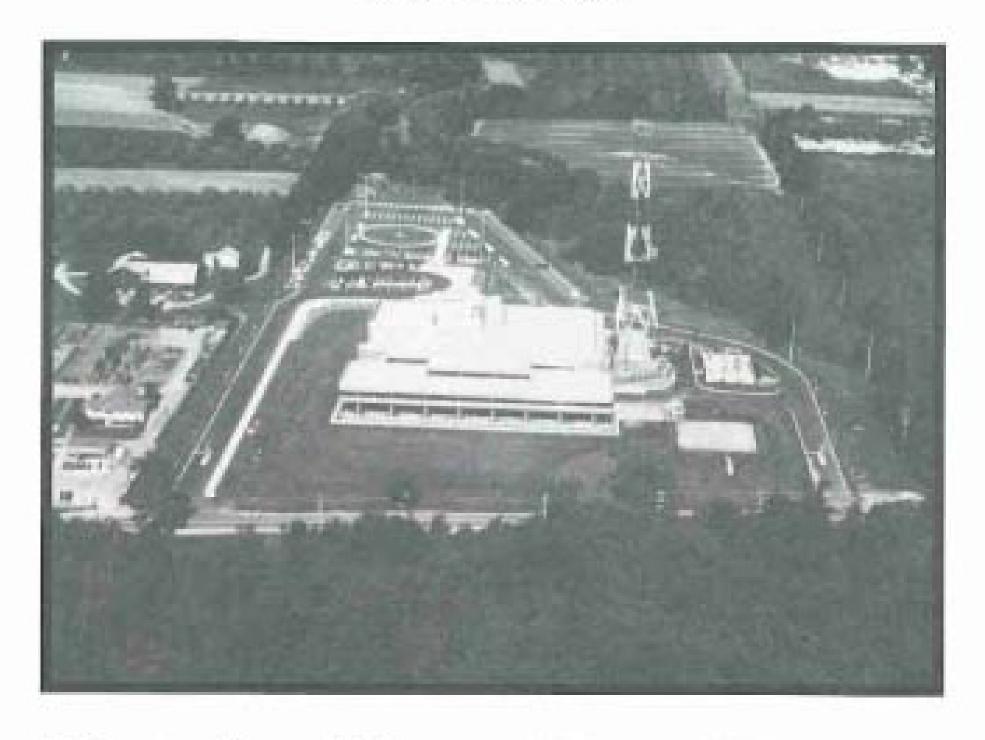
Municipal Address:

3470 and 3480 Colonial Drive.



Ontario Hydro Clarkson System Control Centre

Award of Excellence



In the context of the surrounding heavy industrial area, this industrial/office building is exemplary. The site design complies with all current City criteria, even though it was developed before some of those criteria were established. The parking is located at the rear of the building, the front yard is a continuous landscaped area between the building and the street, and the building develops a treatment fitting for a front facade both at the street, and at the rear facing the parking area. This is an outstanding approach for the area and sets a standard by which to judge surrounding industrial sites.

Owner: Consultants:

Nominated By: Municipal Address: Omario Hydro

Bregman & Hamana Architects Omorio Hydro - Landscape and

Forestry Projects

Bregman & Hamann Architects 2635 Lakeshore Road West



EAGLERIDGE

Award of Merit for the Landscape Architecture and design of the townhouses



The townhouse forms have a nice street relationship, provide interest because they follow the top-of-bank, and develop a high level of architectural treatment which creates a comfortable streetscape. The landscaping is also impressive, for the preservation of existing mature trees at the perimeter and the intensity of planting throughout the site.

Owner:

Consiltants

Nominated By: Municipal Address: Erin-Burn Development

Corporation

Gafarie Muscovitch Architects

Starr Landscape Geoop Starr Landscape Geoop

277 Burnharuthorpe Road West



HATCH ASSOCIATES LTD. HEAD OFFICE

Award of Merit for Architecture



This is a wonderful, interesting building which goes an extra step beyond what might be expected in both site and building design. The care which a local engineering firm has taken in developing its head office should be an example to others.

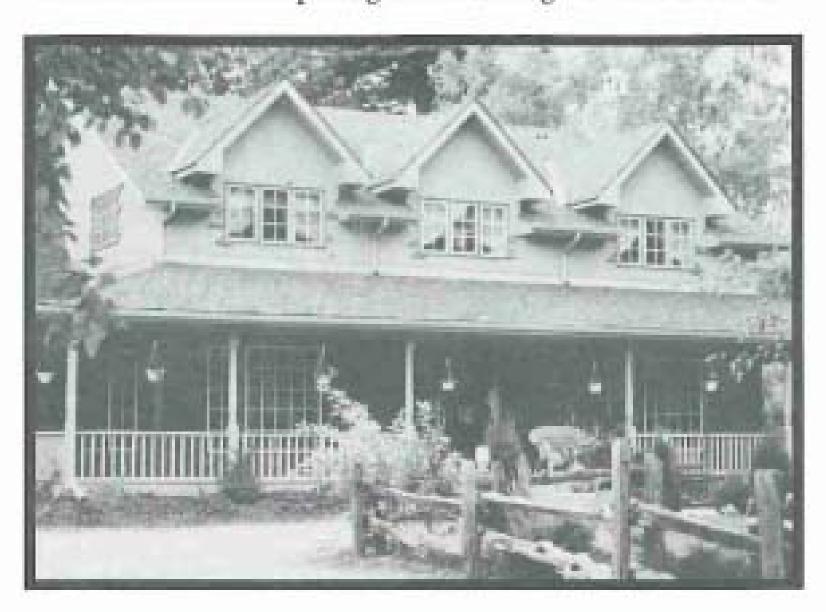
Owner: Consultant: Nominated By: Manicipal Address: Harch Associates Ltd.
Brisbin Brook Beynon Architects
Brisbin Brook Beynon Architects
2800 Speakman Drive



RYNARD/HAZEL RESIDENCE

1396 Mississauga Road

Award of Merit for respecting and enhancing the area's character



This is an example of what single family infill housing should be in terms of its response to the established character of the area. The house is a good design, not spectacular, but very much appreciated by the surrounding residents.

It is modest in scale; the overall height is low; the verandas around the house reduce the scale to match the neighbouring houses, and it has preserved the existing mature trees on the site. Its character fits the wide variety of housing styles in the surrounding area. Owner: Consultants:

Nominated By:

Berbara Rysard/John Hazel Jonathus Weizel Architect.Inc. Poce and Margella Lat.

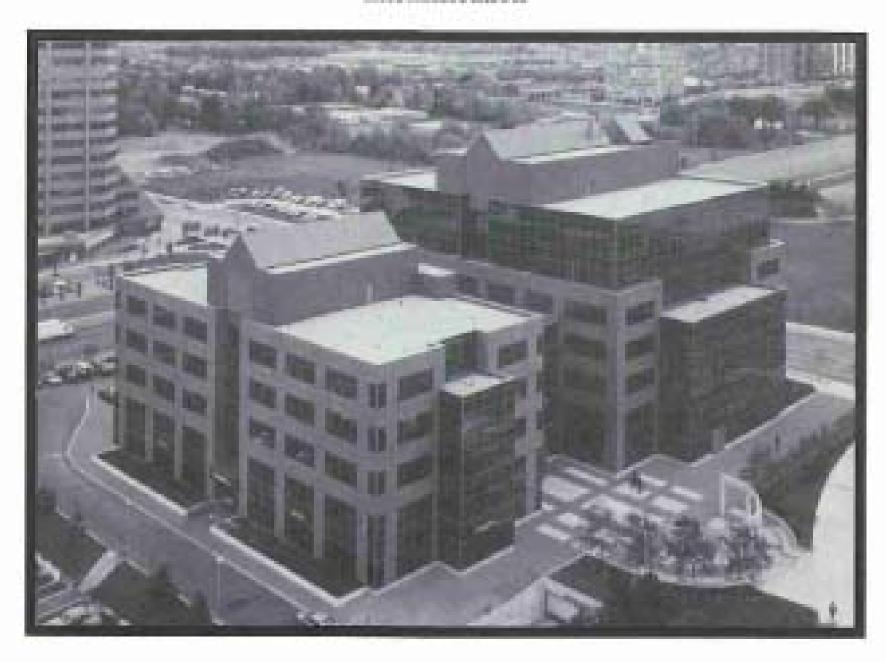
Mississanga - Kane Road Ratepayers

Association



77 CITY CENTRE DRIVE

Award of Merit for Innovative approach to adaptive re-use and intensification



s the City Centre undergoes the A process of re-urbanization, the first round of building must often be rethought. This award is to recognize the tremendous effort of the owners to convert an existing building which did not support the image of the City Centre to a form which is more appropriate. The site was a difficult one to deal with because of the constraints of the existing building and the fact that it faced three streets. The owners vacated and gutted the building, stripped off the shell, and rebuilt it with extensions to the street to create an entirely new building. The result is a building which successfully addresses two streets and creates a more

urbane character. It is important to recognize this effort as there are a number of other buildings in the City Centre which ultimately should be renovated to further the intended urban character of the area.

Owner: Consultants:

Hammerson Properties Inc.

The Webb, Zerafa, Menkes, Housden

Partnership

Moortead Fleming Corban and

Partners

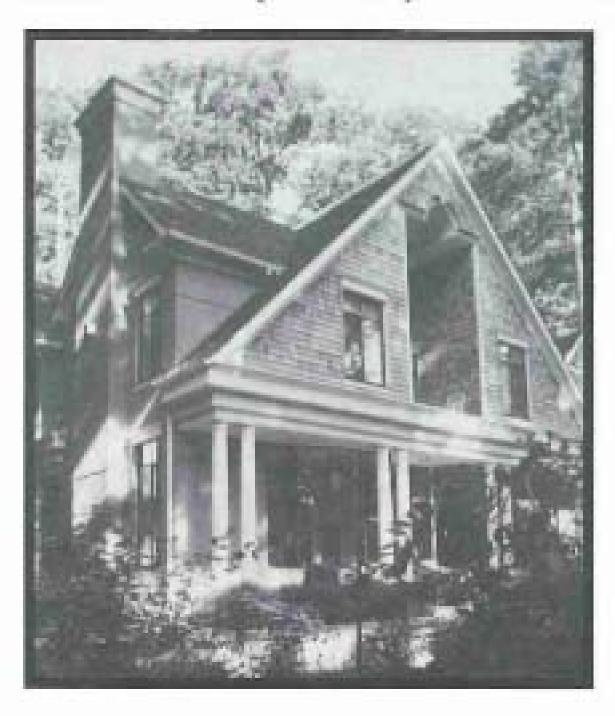
Nominated By: Hammerus Properties Inc.



HICKS RESIDENCE

905 Sangster Avenue

Award of Merit for the detailing which complements the surrounding area



The size and height of this house is excessive for the lot size in planning terms and it does not conform to the current standards for infill housing. However, given its excessive size, in its finished state it represents a good way to fit a new home into the unique neighbourhood of Lorne Park Estates. The surrounding area has a distinctive character of mature vegetation and idiosyncratic architecture, and this house continues that tradition. There has been an extraordinary amount of care to produce interesting architecture that draws design elements

from the surrounding area. The landscape details are also impressive, particularly the preservation of the naturalistic look of the mature shrubs which show no sign of being affected by the recent construction. Together, these details lend an air of permanence rarely achieved in a new building. If as much care is put into all new houses in the area, the character of Lorne Park Estates will be preserved and improved with time.

Owner: Consultant; Nominated By: Mr. & Mrs. W.R. Hicks Stark Hicks Spragge Architects Stark Hicks Spragge Architects



1991 SUBMISSIONS

77 City Centre Drive

77 City Centre Drive, Mississaga Owner. Hammerson Properties Inc.

Mississauga Central Library and Civic Square

Burnhamthorpe Road, Mississauga. Owner: City of Mississauga

Church of Jesus Christ of Latter-Day Spints

770 Dundas Street West at Mavis Road,

Mississauga

Owner: The Church of Jesus Christ of

Latter-Duy Saints

Ashley Oaks Commercial Development

918 and 920 Dundos Street East, Mississauga Owner: Ashley Oaks Developments Inc.

Lakefront Promenade Park Marina

Lakefront Promenade Park, Mississauga Owner: Credit Valley Conservation Authority

Port Credit Yacht Club

115 Lakefront Promenade, Mississanga Owner: Port Credit Yacht Club

Addition Mississauga Canoe Club

Front Street North, Mississauga
 Owner: City of Mississauga

Hicks Residence

905 Sangster Avenue, Lorne Park Estates, Mississanga

Owner: Mr. & Mrs. W.R. Hicks

Ontario Hydro, Clarkson System

Control Centre

2635 Lakeshore Road West, Mississauga

Hatch Associates Head Office Building

2800 Speakman Drive, Mississenga Owner: Hatch Associates Ltd.

IMAX Technology Centre

2524 Speakman Drive, Mississauga

Owner: IMAX Corporation

Granite Gates Condominium, Phase I

1800 The Collegeway, Mississauga

Owner: The Camrost Group of Companies

1396 Mississauga Road

Mississauga, Ontario Owner: Borbara Rynard

Christ the King Elementary School

3240 Garthwood Road, Mississauga

Owner: The Dufferin-Peel Roman Catholic

Separate School Board

Forest Ridge and Colonial Terrace

3470 and 3480 Colonial Drive, Mississanga Owner: Pathways Non-Profit Housing & Peel Non-Profit Housing Corp.

Eagleridge Condominium and Townhouse

Development

2177 Burnhamthorpe Read West, Mississauga Owner: Erin Mills Development Corp.

John Fraser Secondary School

2665 Erin Centre Boulevard, Mississauga Owner: The Peel Board of Education

Queen and Main Street, Streetsville

213 Queen Street South, Mississaugn Owner: Mr. D. Lin

Shell Info Centre

334 Highway No. 401, Mississauga Owner: Ministry of Transportation, Omario

Office at Meadowpines

2400-2430 Meadowpines Blvd., Mississauga

Owner: Daniels Financial

Hearfland Business Community

(Group of Developments)

Highway 10 to McLaughiin Road, Matheson Boulevard West to Highway 401 Owner: Orlando Corporation

Gana Court Office Building

989 Derry Road East, Tomken and Derry Road, Missionaga

Owner: Gona Contracting

Sweet Indiana Restaurant Plaza Addition

7126 Airport Road, Mississauga Owner: Strinder Aggarwal

College Square

2630 Skymark Avenue, Mississauga Owner: Ivanhoe Inc.

Tomken Road Arena

4495 Tomken Road, Mississauga Owner: City of Mississauga

Barbixon Restaurant

4650 Harontario Street, Mississanga Owner: Kingsbridge Developments

Champlain Trail Public School

(Core School Design)

895 Ceremonial Drive, Mississauga Owner: Peel Board of Education

Mayis Road Works Depot

3185 Mavis Road, Mississauga Owner: City of Mississauga



STAFF CREDITS

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Corporate Services Department

Wilma Davis Kirk French Jerry Hall Rod Peers Don Stephens

Poster Design

Lawrence Franklin



