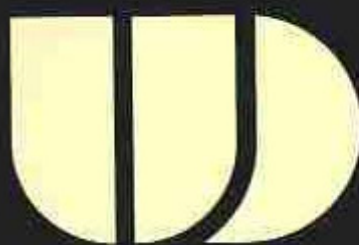


URBAN DESIGN AWARDS



CITY OF MISSISSAUGA

1994



OFFICE OF THE MAYOR

On behalf of all members of Council, I would like to extend congratulations to the winners of the Awards of Merit in the 1994 Mississauga Urban Design Awards. The submissions demonstrate a dedication to design and construction quality in development, which has contributed to a growing and vibrant city.

I would also like to extend sincere thanks to this year's jury members for their time and expertise. They too contributed to the success of the program. With the variety of outstanding entries, their job must have been difficult.

Once again, the general public was encouraged to nominate entries. Hopefully, more residents will want to become involved in this exciting program in years to come.

The Urban Design Awards is a statement of the City of Mississauga's commitment to design excellence, and to creating a community where people want to work, live and play.

Sincerely,

A large, stylized handwritten signature in black ink, which appears to read "Hazel McCallion".

HAZEL McCALLION
MAYOR



MEMBERS OF COUNCIL

Mayor

Hazel McCallion

Councillors

Harold Kennedy *Ward 1*

Pat Mullin *Ward 2*

Maja Prentice *Ward 3*

Frank Dale *Ward 4*

Frank McKechnie *Ward 5*

David Culham *Ward 6*

Nando Iannicca *Ward 7*

Katie Mahoney *Ward 8*

Pat Saito *Ward 9*

PLANNING AND BUILDING DEPARTMENT

Commissioner

Thomas S. Mokrzycki

Director
Development and
Design Division

John Zipay

Director
Building Division

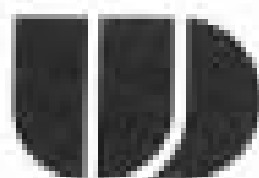
Agris Robeznieks

Director
Administration

Heather Reynolds-Pew

Director
Policy Planning Division

John Calvert



THE JURY



Nando Iannicca
Councillor Ward 7
City of Mississauga

Thomas S. Mokrzycki
Commissioner
Planning and Building
City of Mississauga

Cecelia Paine
Professor of Landscape Architecture
School of
Landscape Architecture
University of Guelph

Francesco Scolozzi
Scolozzi Architect Inc.



AWARDS

There are two award categories:

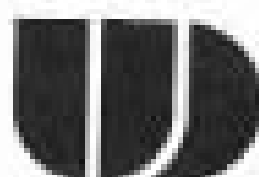
Award of Excellence :

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. No Award of Excellence were given this year.



JUDGING CRITERIA

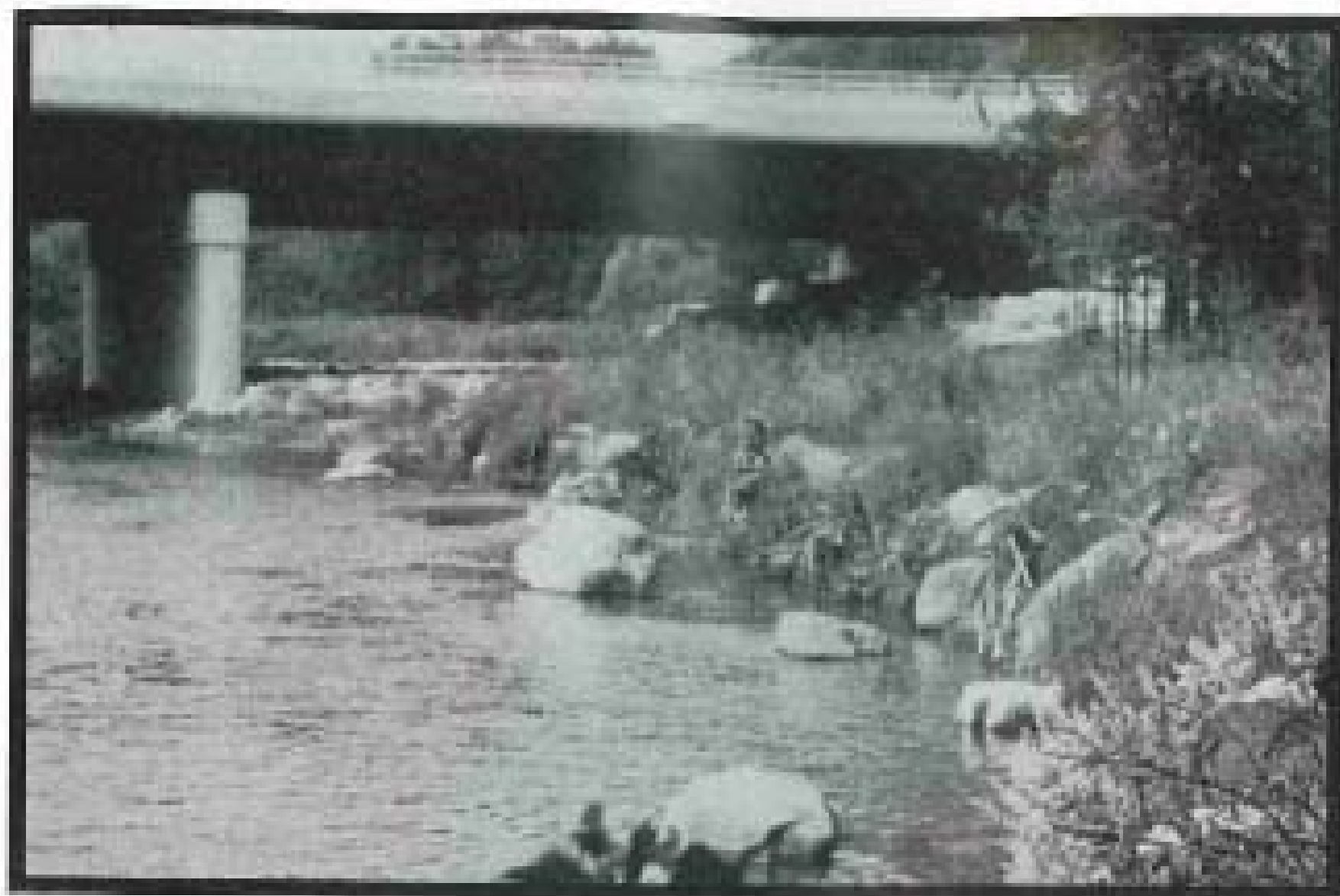
Projects were assessed according to the following criteria:

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.



CREDIT RIVER AQUATIC HABITAT RESTORATION

Award of Merit for innovation and context



The new bridge necessitated by the realignment of Derry Road resulted in a change in flow of the river. The philosophy and methodology used in the restoration of the riverbank introduces a bioengineering approach to addressing the impact of this type of development. Through innovative techniques, this project demonstrates a creative and ecological response to restoring natural systems. The use of natural materials to address the biological function further assists in the projects success. Hopefully this foresight and philosophy will have the ability to influence similar work in the future.

Owner:
Consultant:
Nominated By:

Credit Valley Conservation Authority
M.M. Dillon Limited
M.M. Dillon Limited



CANADIAN IMPERIAL BANK OF COMMERCE

Award of Merit for architectural composition



3125 Dundas Street West

The architectural design and execution of this bank building combine to make a strong visual statement. Special attention to detailing, such as screening of rooftop and ground level mechanical units and a weather canopy, provide architectural elements which are both functionally required yet aesthetically sensitive with the building design. The location of the drive thru along the building side allowed for a greater presentation of the building's architectural composition to the street. Integration with the surrounding plaza could have been more successful with a clearer definition of pedestrian/vehicular circulation patterns. Greater emphasis on the landscape design and execution would have made the overall street presence stronger.

Owner:	Karl Fay Investments
Consultants:	Zawadzki Armin Stevens Architects C.I.B.C. Development Corporation
Nominated By:	Zawadzki Armin Stevens Architects



BANK OF MONTREAL

Award of Merit for site and building renovation



925 Dundas Street East

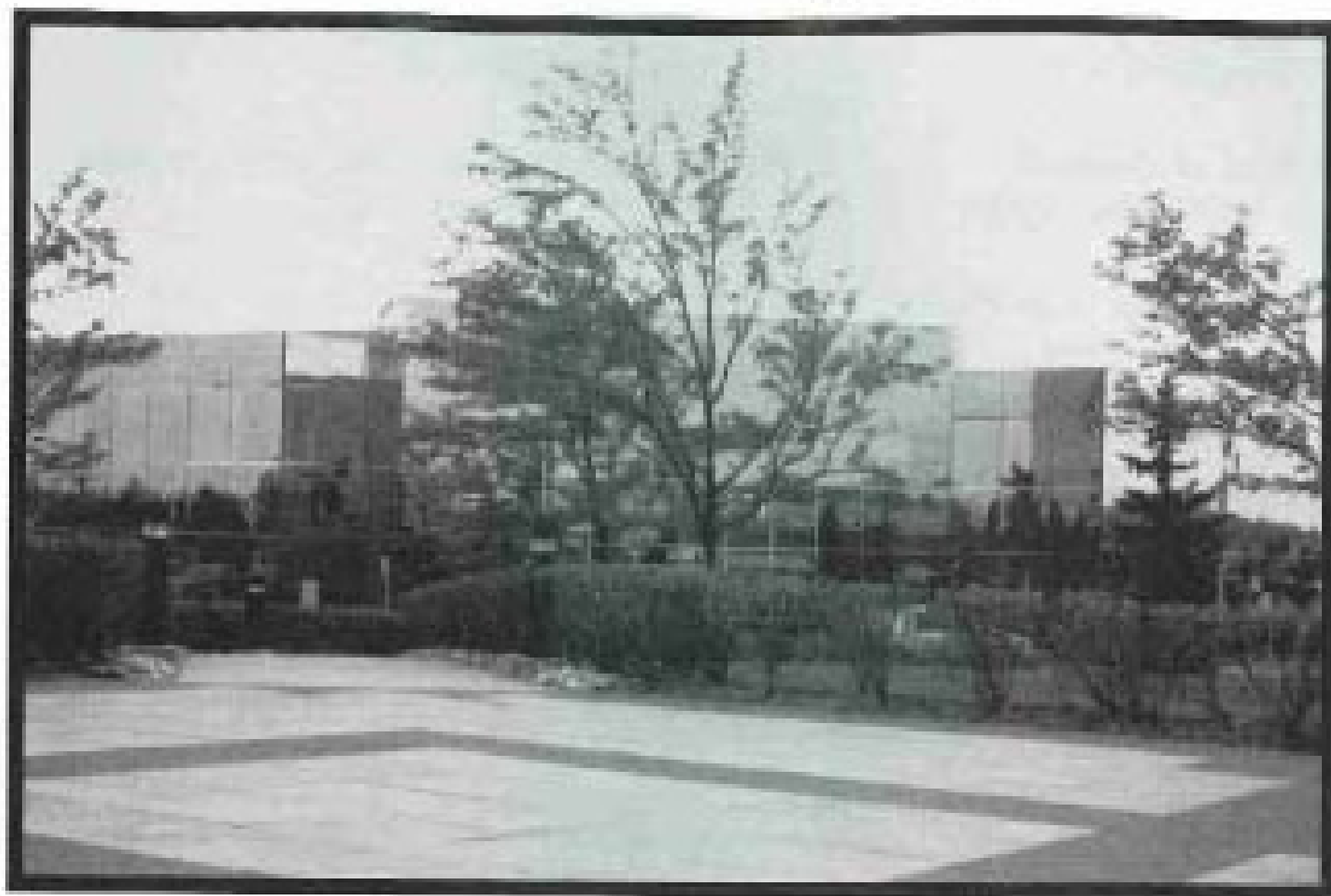
Faced with the challenge of renovating an existing bank building and site layout, this submission illustrates how site constraints can become opportunities. The site retrofit enhances not only the building image but improves its street presence and character of an established area. The pedestrian movement to and from the site enlivens the street which is vehicular oriented. While the location of the drive thru lane separates the building from the street edge, the site layout interacts with the building effectively. The landscape design further assists in improving the internal function of the site for both pedestrian and vehicle, as well as providing a well defined transition to the adjacent residential uses.

Owner:	Bank of Montreal
Consultants:	Zawadzki Amin Stevens Architects Peter F. Kaudewitz Landscape Architects Ltd.
Nominated By:	Zawadzki Amin Stevens Architects



CROWNTEK BUSINESS CENTRES INC.

Award of Merit for site planning



5995 Avebury Road

This industrial project is well resolved from an urbanistic viewpoint. The site layout takes advantage of it's prominent corner and the existing associated office building across the street to create a well defined gateway into this prestige business park. The presentation of the building elevation angular to the intersection allowed for a spacious landscape area. The selection of exterior building material is good however some additional creativity could have made this project even more successful. Although the execution of the landscape design from the main entrance lessens in prominence, sensitive grading and landscape design help in reducing the impact of the parking area while defining the site at the intersection.

Owner:
Consultants:
Nominated By:

Orlando Corporation
Terraplan Landscape Architects
Terraplan Landscape Architects



1994 SUBMISSIONS

1. Anderson Medical Office
92 King Street West

2. Bank of Montreal
925 Dundas Street East

**3. Esso CasBar/ Car Wash/
Convenience Store**
5980 Hurontario Street

4. Crowntek Business Centres Inc.
5995 Avebury Road

**5. Credit River Aquatics Habitat
Restoration**
Credit River Crossing/ Derry Road

6. Daniels Erin Village
5659 Glen Erin Drive

7. Canadian Imperial Bank of Commerce
3125 Dundas Street West

8. Levitz Residence
1539 Douglas Drive



STAFF CREDITS

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Sandra Desrochers
Ruth Flower
Kirk French
Gerry Hall
Paul McCool
Rod Peers



