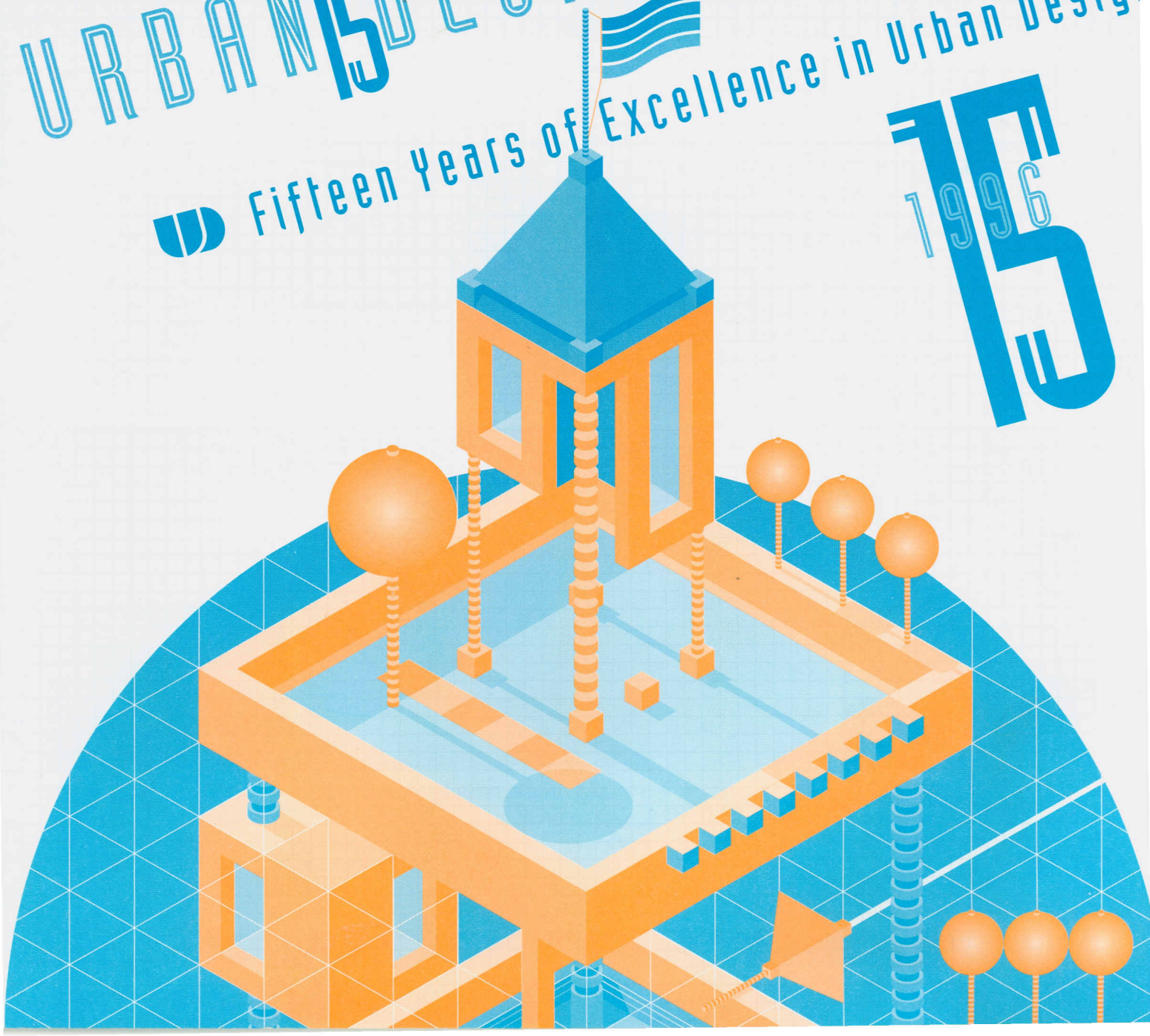


URBAN **15** DESIGN AWARDS

 Fifteen Years of Excellence in Urban Design

15
1996



WELCOME

November 1996

Dear Friends:

On behalf of all members of Council, I would like to congratulate the winners of the Awards of Merit in the 1996 Mississauga Urban Design Awards. We are proud to be celebrating the fifteenth anniversary of this competition, showcasing the best of urban design in one of Canada's fastest growing municipalities.

The City received 27 nominations this year -- making it one of the largest urban design competitions in Mississauga's history. Staff and jury members were pleased to review a wide variety of submissions, ranging from historical projects and corporate offices, to high-rise and single family residences. The submissions demonstrate a dedication to design and construction quality in development, which has contributed to a growing and vibrant city.

I would like to extend sincere thanks to this year's jury members. They generously gave their time and expertise to this program.

The Urban Design Awards are testament to the City of Mississauga's commitment to design excellence, and to creating a community where people want to live, work and play. It is with great pleasure that we reward the efforts of those who have contributed to our City's success.

Sincerely



Hazel McCallion, Mayor



Mayor Hazel McCallion



Mayor Hazel McCallion
City of Mississauga

DESIGN AWARDS URBAN DESIGN

MEMBERS OF COUNCIL AND THE 1996 UDA JURY

MAYOR

Hazel McCallion

COUNCILLOR, WARD 1

Carmen Corbasson

COUNCILLOR, WARD 4

Frank Dale

COUNCILLOR, WARD 7

Nando Iannicca

COUNCILLOR, WARD 2

Pat Mullin

COUNCILLOR, WARD 5

Frank McKechnie

COUNCILLOR, WARD 8

Katie Mahoney

COUNCILLOR, WARD 3

Maja Prentice

COUNCILLOR, WARD 6

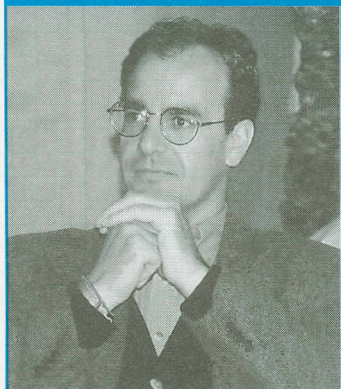
David Culham

COUNCILLOR, WARD 9

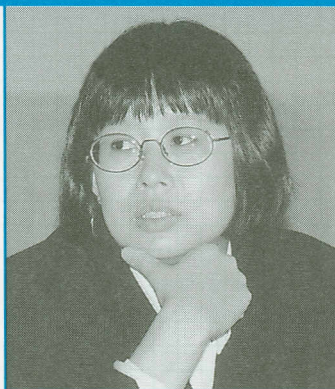
Pat Saito

A contribution of time and expertise

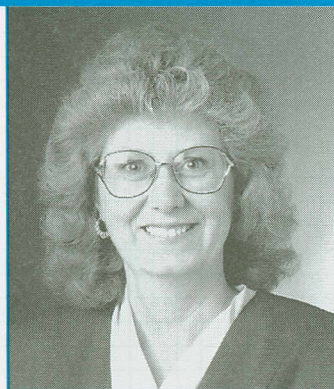
1996 UDA Jury Members



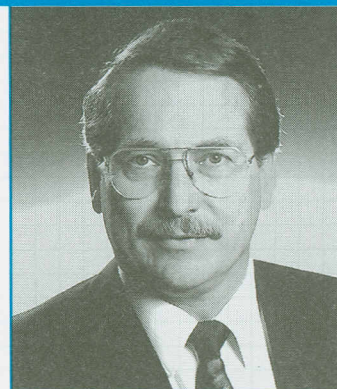
David Anselmi, Landscape Architect
Principal, PMA Landscape Architects
President, Ontario Association of Landscape Architects



Brigitte Shim, Architect
Partner, Shim-Sutcliffe
Professor, School of Architecture and Landscape Architecture, University of Toronto



Pat Saito
City Councillor, Ward 9
City of Mississauga



Thomas S. Mokrzycki
Commissioner of Planning and Building
City of Mississauga

URBANO DESIGN 1996 URBAN

AWARDS AND JUDGING CRITERIA

Awards

There are two potential awards:

AWARD OF EXCELLENCE

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

AWARD OF MERIT

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

Judging Criteria

Projects have been assessed according to the following criteria:

SIGNIFICANCE: CITY WIDE SCALE

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

SIGNIFICANCE: COMMUNITY SCALE

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

INNOVATION

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

CONTEXT

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

EXECUTION

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

DESIGN AWARDS URBAN DESIGN

J. ROY GORDON RESEARCH LABORATORY / INCO LIMITED

Award of Merit for Architectural Composition and Execution

The Inco addition is appropriately restrained in its architectural expression respectful of both the existing built form and the Sheridan Park imagery. The addition is seamless in its execution and capitalizes on new opportunities to organize and upgrade spaces within the site providing amenities for employee use.

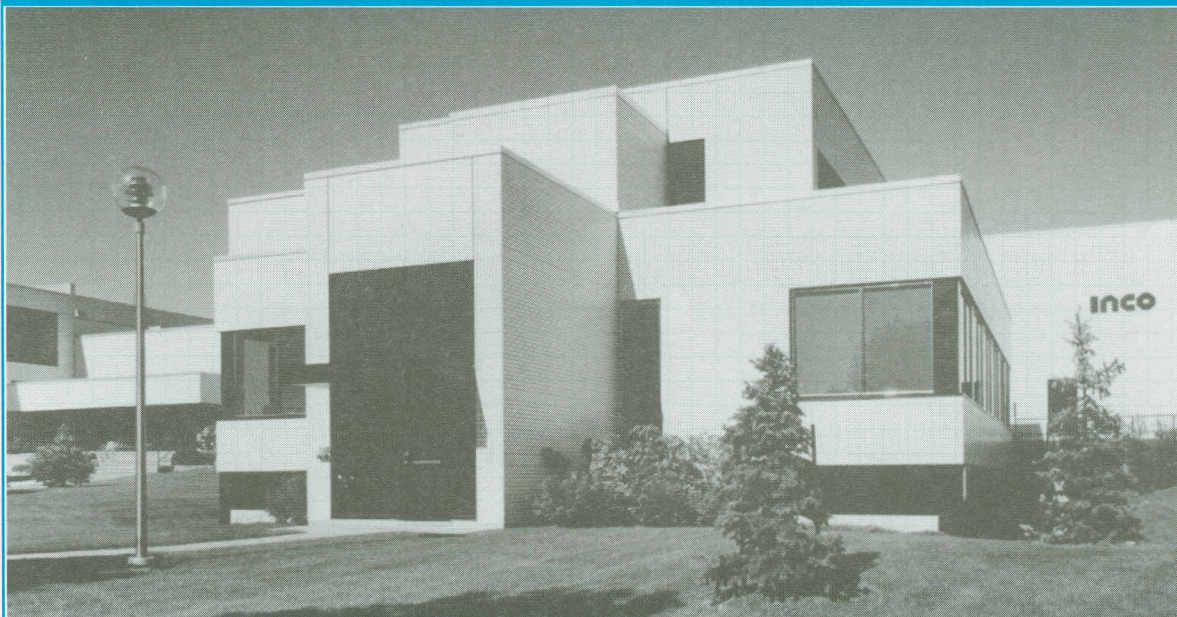
The minimalist architectural form combined with the limited material palette demonstrates respect for the original building while managing to provide a stronger profile and entry forecourt for the overall facility.

In total, the project is a model of how a corporate identity – expanded and upgraded over time with subtle additions of landscape and architecture – can reinforce the broader goals of a research park while respecting its individual design integrity.

- Inco Limited

- Shore Tilbe Irwin & Partners

2060 Flavelle Boulevard



EXCELLENCE IN URBAN DESIGN

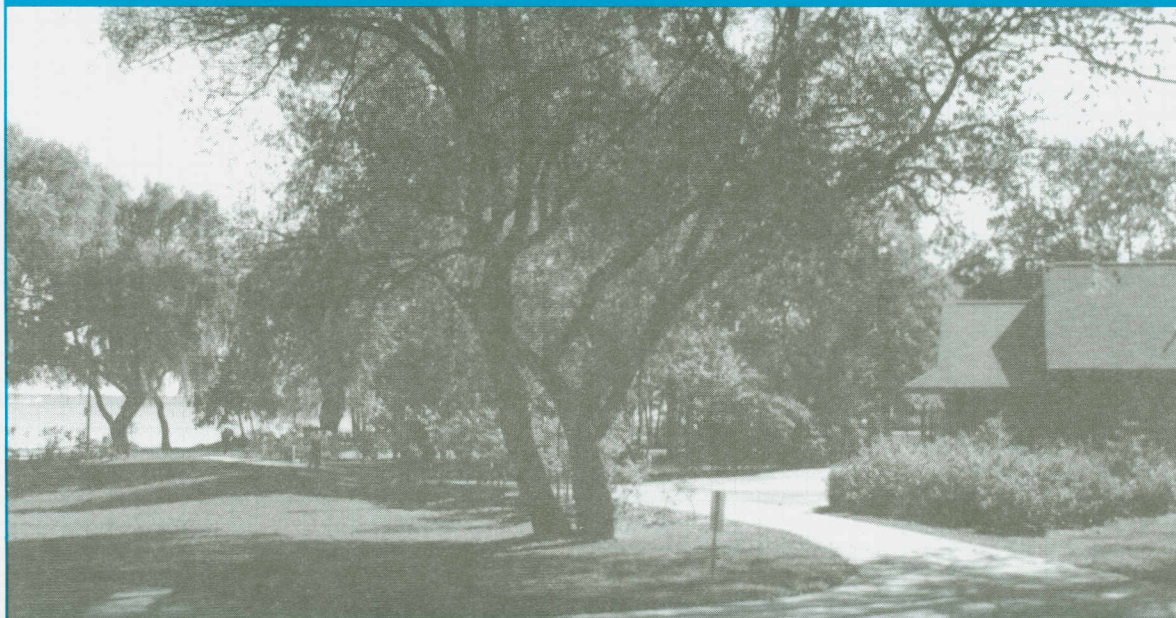
JACK DARLING PARK

Award of Merit for City Wide Significance

Jack Darling Park respects the existing natural features of the site and its contextual sensitivities while providing for new community amenities and public access in a well integrated plan. The Park elements of both built form and landscape are intentionally not grandiose, overtly commercial or manicured in nature respective of the natural sensibility and historical context of the site. Parking has been broken up into compounds to minimize its visual profile and limit penetration of the car to the water's edge.

From a broader perspective, the Park plan successfully layers a series of open space linkages with the community and the overall Waterfront Trail. Less successful is any ingrained sense of being at the water's edge within the overall open space context of the Park. As the Park matures over time, it would benefit from attempts to bring the sense of being adjacent to the water more integral to the Park and to address problems of peak use parking demands on the site. The strength of the Park is in the combination of low profile elements which seam together to provide a unified whole.

1180 Lakeshore Road West



- City of Mississauga
- JSW & Associates

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

DESIGN AWARDS URBAN DESIGN

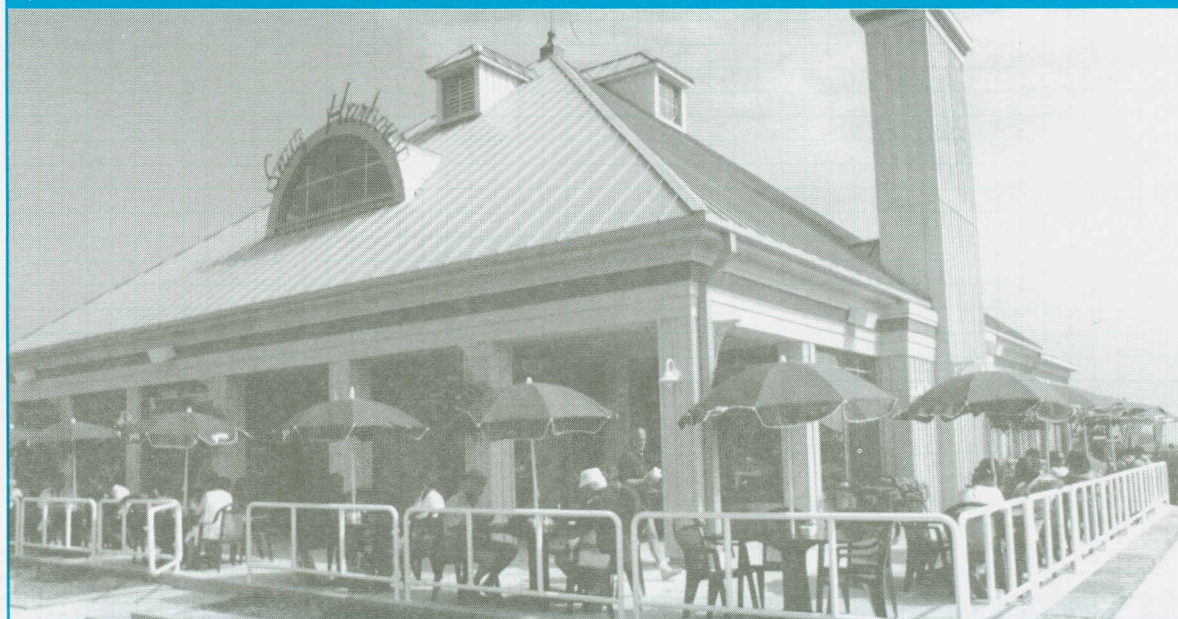
SNUG HARBOUR RESTAURANT

Award of Merit for Context

Snug Harbour injects welcome animation to the Port Credit Harbour by its skilful renovation of a former yacht club facility to a commercial use. The building is exemplary in its provision of active edges on all facades to capitalize on its waterfront context and accommodate views to the lake, the abutting marina and Port Credit. The prominent roof form provides a visual landmark both for the park and the entry to the marina from the lake. This architectural solution has been achieved within the structural constraints of existing caisson foundations requiring broad roof spans to perimeter columns.

The visual transparency of the building, combined with the use of extensive outdoor seating, serves to integrate the commercial use with the abutting public areas in a positive user-friendly manner. The project clearly provides a model for urban waterfronts both in the Mississauga context and elsewhere.

14 Stavebank Road South



EXCELLENCE IN URBAN DESIGN

•
Snug
Harbour
Foods
Inc.

•
City of
Mississauga

•
William R. Hicks
Architect

•
Fleisher
Ridout
Partnership
Inc.

FOX DEN ESTATES

Award of Merit for Innovation and Execution

Fox Den Estates breaks many of the orthodoxies of suburban medium density development. Most notable is the avoidance of projecting garages in favour of an articulated architectural facade which lends visual interest to the abutting public street from both a pedestrian and vehicular perspective. The rear accessed garages, although imposed somewhat by the scale of the overhead decks, provide a model for situations of limited access to an arterial road where rear yard fencing is to be avoided. This has been achieved within the constraints of a remnant land parcel and mature tree growth on the site.

Architecturally, the project acknowledges the public street with its well detailed front facade with an overall consolidated design character. This well executed project provides a demonstrable alternative to the traditional suburban townhouse norm.

5500 McLaughlin Road



- Squeegee Building Supply
- Anderson + Associates Inc.
- David Tomlinson & Associates

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

CITY CENTRE PLAZA

Award of Merit For Context and Execution

The Urban Design Vision for the City Centre envisages development having a strong sense of place and urban character. City Centre Plaza, although only Phase I of a multi-phase development, makes a clear concession to this urban idiom. Built form sits tight to the intersection enunciating the corner and providing a sense of entry to the central core of the City Centre. The pedestrian is acknowledged by a conscious attempt to create a strong base plane for the building by a change in materials and the scale of facade elements at the lower level combined with a limited podium. The principal pedestrian entry is similarly articulated to orientate people from the street.

A hard edge is provided to the perimeter landscaping appropriate to this urban intersection.

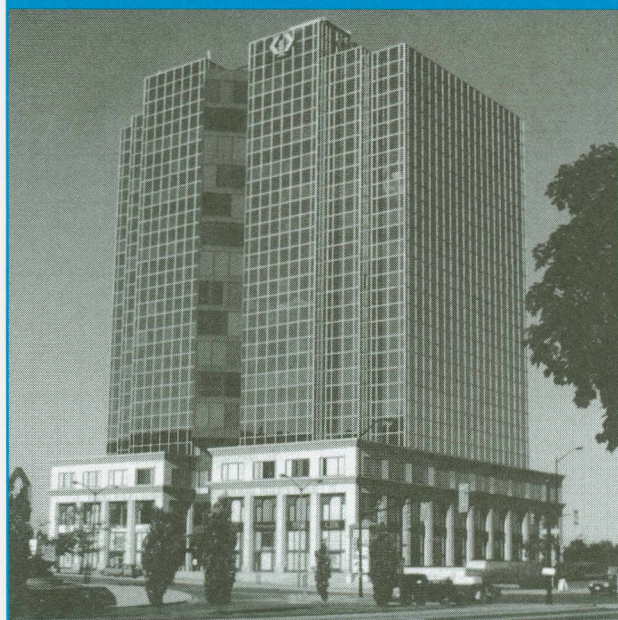
Overall, although not a particularly distinctive or ground breaking design, the project is instructive in its concessions to nurturing an urban environment for the City Centre.

- The Prudential Assurance Company Ltd.

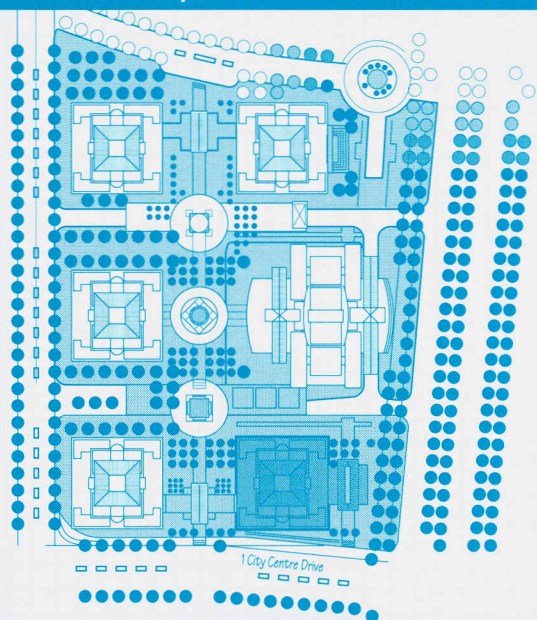
- Inducon Consultants of Canada Ltd.

- The Webb Zerafa Menkes Housden Partnership

- Milus Bollenberghe Topps Watchorn



1 City Centre Drive



THE PLAYDIUM

Award of Merit for Innovation

The Playdium is recognized in the light of its recreational and interim use nature. The building is conceived as a light hearted and whimsical "big box" decidedly unorthodox in its colour, roof elements and architectural detail. Signage reinforces this image with its capricious cartoon-like character.

Unexpected elements of "highway art" appear on the north side of the site in acknowledgement of the highway view.

A well developed pedestrian link is provided to the intersection, although concessions to longer term urban design goals could have been further reinforced by locating the main pedestrian entrance closer to the public realm and by providing greater transparency of the building activities to Rathburn Road. The project delights in breaking the conventions of "permanent" architecture with colour, whimsy and even irreverence.

99 Rathburn Road West



- Playdium Entertainment Corp.
- KPMB Architects
- Forrec Ltd./Moorhead Associates

A broad based range of projects

AWARDS OF MERIT

J. Roy Gordon Research Laboratory / Inco Ltd.
2060 Flavell Blvd.
Inco Limited
Shore Tilbe Irwin & Partners

Jack Darling Park
1180 Lakeshore Rd. W.
City of Mississauga
JSW & Associates

Snug Harbour Restaurant
14 Stavebank Rd. S.
Snug Harbour Foods Inc.
City of Mississauga
William R. Hicks Architect
Fleisher Ridout Partnership Inc.

Fox Den Estates
5500 McLaughlin Rd.
Squeegee Building Supply
Anderson + Associates Inc.
David Tomlinson & Associates

City Centre Plaza
1 City Centre Drive
The Prudential Assurance Company Ltd.
Inducon Consultants of Canada Ltd.
The Webb Zerafa Menkes Housden Partnership
Milus Bollenberghe Topps Watchorn

The Playdium
99 Rathburn Rd. W.
Playdium Entertainment Corp.
KPMB Architects
Forrec Ltd. / Moorhead Associates

NOMINATIONS

Iceland
705 Matheson Blvd. E.

Orbitor Place
5100 Orbitor Drive

Apple Hills Medical Centre
1221 Bloor St. E.

Mississauga Chinese Centre
888 Dundas St. E.

The West Village
Parkwest Place & Upper Village Dr.

Residential Addition
243 Oakhill Road

Snug Harbour Restaurant
14 Stavebank Rd. S.

Jack Darling Park
1180 Lakeshore Rd. W.

Aquila Residence
1389 Birchview Drive

Crawford Residence
1554 Birchwood Drive

J. Roy Gordon Research Laboratory / Inco Ltd.
2060 Flavell Blvd.

J. & S. Welton Residence
2045 Heartwood Court

Royal Bank
2 Dundas St. W.

St. Philip Elementary School
345 Fairview Rd. W.

Sport Chek
199 Rathburn Rd. W.

The Playdium
99 Rathburn Rd. W.

City Centre Plaza
1 City Centre Drive

Mavis Mall (Commercial I and II)
660 Eglinton Ave. W.

Roseborough Shopping Centre
1240/1250/1256 Eglinton Ave. W.

David J. Culham Trail

Enclave on the Park
5480/5490 Glen Erin Dr.

Teklogix International Headquarters
2100 Meadowvale Blvd.

Gooderham Estate
929 Derry Rd. W.

Streetsville Campus Plaza
113 Queen St. S.

River Grove Community Centre
5800 River Grove Ave.

Heartland Town Centre
Mavis Rd. and Britannia Rd.

Fox Den Estates
5500 McLaughlin Rd.

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

Leading today for tomorrow



MISSISSAUGA
Planning and Building

