



MISSISSAUGA

SIXTEENTH YEAR  
1997

# URBAN DESIGN AWARDS

FOR EXCELLENCE IN URBAN DESIGN





# URBAN<sup>1997</sup>DESIGN 1 9 9 7 U R B A N D

OUR SIXTEENTH YEAR

# DESIGN AWARDS URBAN DESIGN 1997

WELCOME

October 1997

Dear Friends:

On behalf of all members of Council, I would like to congratulate the winners of the Award of Excellence and Awards of Merit in the 1997 Mississauga Urban Design Awards. We are proud to be showcasing the best of urban design in one of Canada's fastest growing municipalities.

In this sixteenth year of the competition, the City received 22 nominations, including submissions for waterfront redevelopment, institutional, commercial and residential projects. Staff and jury members were pleased to review a wide variety of nominations which demonstrate dedication to design and construction quality.

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

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. It is with great pleasure that we reward the efforts of those who have contributed to our success as a vibrant and aesthetic City.

Sincerely,

HAZEL McCALLION  
MAYOR



Mayor Hazel McCallion



Mayor Hazel McCallion  
City of Mississauga



# URBAN DESIGN 1997 URBAN D

## MEMBERS OF COUNCIL AND THE 1997 UDA JURY

### The Mayor and Members of Council

**MAYOR**

Hazel McCallion

**COUNCILLOR, WARD 1**

Carmen Corbasson

**COUNCILLOR, WARD 4**

Frank Dale

**COUNCILLOR, WARD 7**

Nando Iannicca

**COUNCILLOR, WARD 2**

Pat Mullin

**ACTING COUNCILLOR, WARD 5**

Harold Kennedy

**COUNCILLOR, WARD 8**

Katie Mahoney

**COUNCILLOR, WARD 3**

Maja Prentice

**COUNCILLOR, WARD 6**

David Culham

**COUNCILLOR, WARD 9**

Pat Saito

### A contribution of time and expertise

**Thomas S. Mokrzycki**

*Commissioner of Planning and Building  
City of Mississauga*

**Peter Wakayama, Architect**

*Partner, Zeidler Roberts Partnership*

**Carmen Corbasson**

*City Councillor, Ward 1  
City of Mississauga*

**John Hillier, Landscape Architect**

*Partner, Du Toit Allsopp Hillier*

### 1997 UDA Jury Members



EXCELLENCE IN URBAN DESIGN



### 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.

#### 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.

### Judging Criteria

Projects have been assessed according to the following criteria:

#### SIGNIFICANCE: CITY WIDE SCALE

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

#### SIGNIFICANCE: COMMUNITY SCALE

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

#### EXECUTION

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



## PORT CREDIT HARBOUR AND CREDIT VILLAGE MARINA

### Award of Excellence

By its very nature, waterfront development brings together a diverse set of interests, constraints and opportunities making the design process all the more challenging. Port Credit Harbour succeeds in addressing such diverse needs while demonstrating respect for context and attention to a larger design theme.

The diversity of uses and activities accommodated within the site has been skilfully integrated through its spacial design and the use of a consistent palette of landscape materials and site furnishings. The choice of materials, specifically that of stone, harks back to early uses of the harbour and historic buildings of a previous era while lending a sense of permanence. Pedestrian and cycling linkages serve as organizing elements across the site integrating this resource with the Port Credit mainstreet and the broader Waterfront Trail system. Details such as inset medallions and a mariner's compass provide visual elements appropriate to its locale.

The varied experience of being at the water's edge is enhanced by use of different viewing levels, edge treatments and a projecting pier.

Environmentally, the project provides features for improved fish habitat, water circulation, native plant materials and river water irrigation. Sight lines both to and from the harbour are not only respected but further enhanced by the reinforcement of the street edge shoreline as a backdrop.

In total, the project creates a strong sense of place for the central waterfront which will increasingly be seen as a representative icon of the city image. The site development illustrates how effectively an original set of design goals can see fruition through to reality by sensitive design. The project links to its community context by reinforcing a sense of history and by connecting to its mainstreet both physically and with view corridors. Finally, the choice and execution of materials is of the highest standard. A model for urban waterfront development is exemplified in this project.

### 14 Stavebank Road



- City of Mississauga
- Moore/George & Associates
- Gordon Cheney, Architect
- Hans Sustrunk & Associates Limited



## WRIGHT RESIDENCE

### Award of Merit for Context and Community Scale

The Wright residence is a delightfully understated house which fits sympathetically into the community context without needless architectural ornament. The use of projecting dormers, a wide entry veranda and inviting staircase serve to minimize the scale of the building and open its front facade to the street as community. The architectural features combined with a simple palette of colours provide for elegant straight forward architecture clearly intended to provide continuity in the neighbourhood character. Mature trees provide a landscape frame for the house complemented by colour accents in foundation planting. Overall, the Wright residence is a model for sensitive infill and renovation in an area of mature character.

1330 Birchwood Heights Drive

•  
David and Alison  
Wright

•  
Angelo Venditto



EXCELLENCE IN URBAN DESIGN



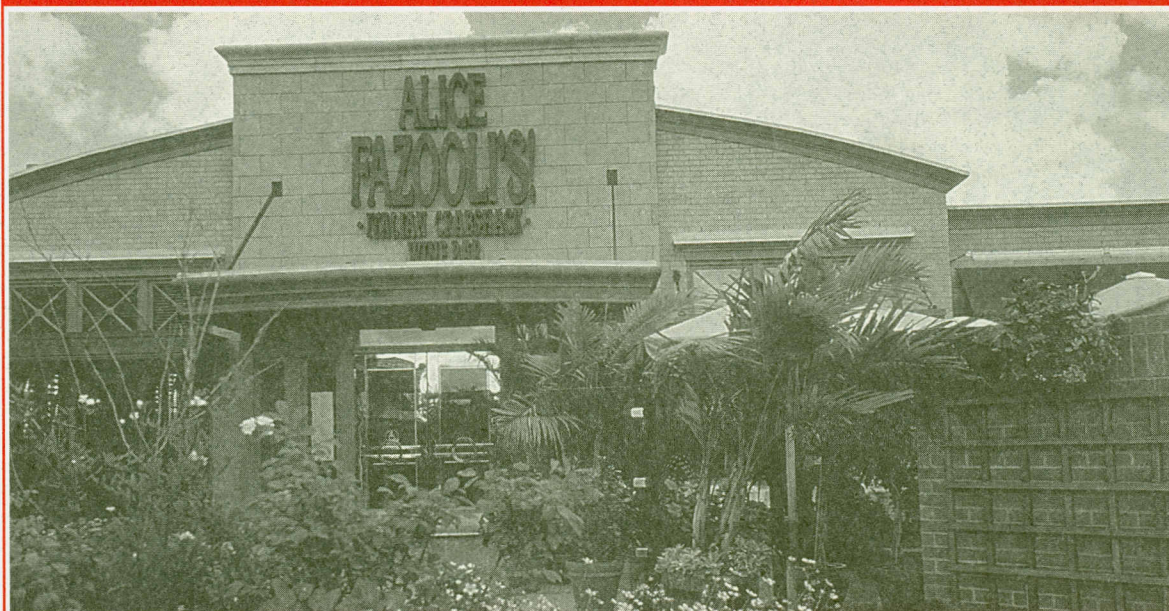
## ALICE FAZOLI'S RESTAURANT

### Award of Merit for Context and Execution

This restaurant building, developed under the same corporate umbrella as Jack Astor's, demonstrates an understanding of what makes an urban street active, visually interesting and pedestrian friendly. The built form orientates to the abutting intersection acknowledging the street as the focus of activity. Integral outdoor patios lend activity to the street while clearly delineating a separation between the highly public through walkway and quieter less public outdoor courts. The quality, and judicious placement, of plant materials provides for a degree of visual separation of these activities as well as

definition of the sidewalk and walk-in points to the site. Architecturally, the building is well proportioned with a distinctive roof form, clearly identified entrance and appealing mix of materials. Important from an urban design perspective, the built form makes a clear concession to the street facade by liberal use of windows, shutters and awnings to provide visual detail to the streetscape. In so doing, the development provides for a richer street life so critical to a successful City Centre.

209 Rathburn Road West



- 
- SIR CORP
- 
- Frank G. Bandiera  
Architect
- 
- Strybos  
Associates  
Ltd.

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 1997 URBAN DESIGN

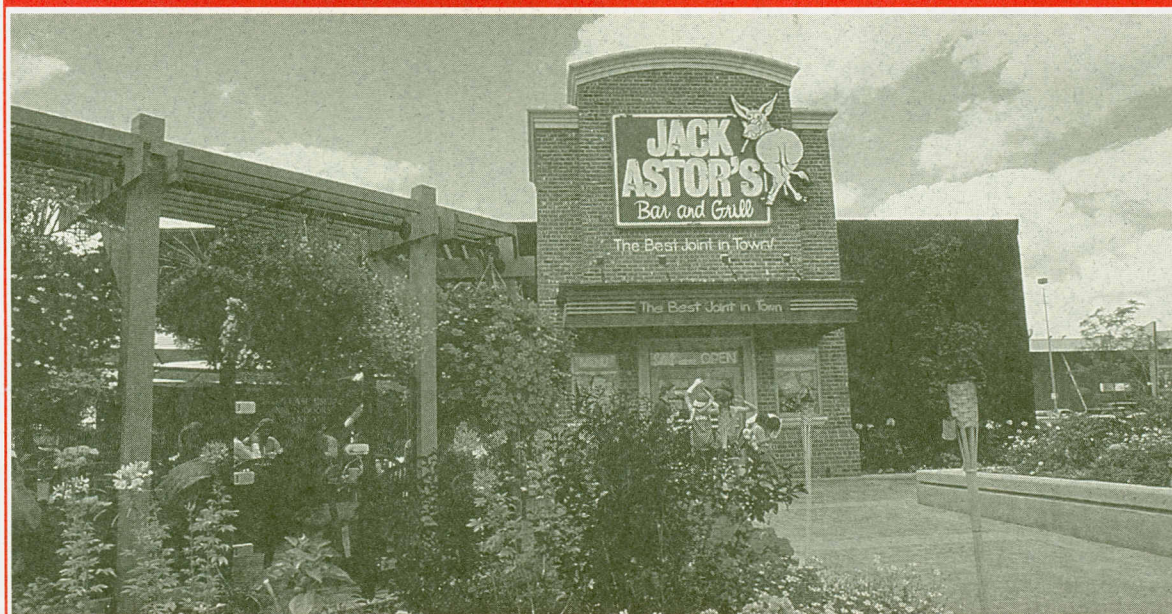
## JACK ASTOR'S RESTAURANT

### Award of Merit for Context

In much the same way as Alice Fazooli's, Jack Astor's challenges many of the accepted norms of 'roadhouse' development. The building relates closely to the street edge allowing the built form to provide effective street enclosure and buffered parking. The principal entrance orientates to, and is easily accessed from, the public intersection. Activities related to the restaurant are part of the street life given the prominent location of front patios for diners. Landscaping plays several roles in defining the street edge, providing a welcome forecourt entry and visually containing the patios. Particularly noteworthy, the site components mesh so well

with the abutting restaurant that the corner walkway and patios appear almost as an extension of the public intersection. All of these factors are instrumental in creating an active welcoming pedestrian street. The architecture is simpler than the adjoining Alice Fazooli's with less ambitious detail, form and materials. Greater detail on the west street facade with windows and some relief to a largely blank wall would have benefitted the building and the public streetscape. In conjunction with Alice Fazooli's, this development establishes many principles for an active and high quality urban environment in the City Centre.

219 Rathburn Road West



•  
SIR CORP

•  
Frank G. Bandiera  
Architect

•  
Strybos  
Associates  
Ltd.

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



## KILLABY DRIVE TOWNHOUSES

### Award of Merit for Execution, Context and Community Scale

The Killaby Drive townhouses represent a conscious effort by the designer to take the traditional mass of a block townhouse and treat it architecturally to provide smaller scaled components more respective of its community context. Abundant use of inset and projecting form, alternating roof angles, varied facade treatments and use of porches combine to create visual interest and relief to what is often seen as an imposing building form. Staggered units recognize the curve of the public street. Corner units capitalize on their higher visibility by introducing projecting verandahs and fenestration. Garage doors are well integrated with the facade and, by virtue of avoiding a projecting condition, do not dominate the streetscape. Overall, the project skilfully manipulates a series of subtle design details to realize a medium density project which fits well with the community and provides a welcoming address.

1256-1329 Killaby Drive



- Fitzwood Investments Ltd.
- Viljoen Architect Inc.
- MBTW

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



## MISSISSAUGA COLISEUM

### Award of Merit For City Wide Significance and Innovation

The Mississauga Coliseum creates a distinctive visual landmark reinforcing the western gateway to the City Centre. The project consciously departs from more traditional forms of cinema design by use of a circular form with the building facade, and distinctive shape, acting as a visual anchor. Exterior colours, while arguably non-traditional for a business core, provide visual identity appropriate to an entertainment centre. Service areas are well integrated with limited public visibility. Extensive landscaping divides parking into smaller

scaled areas and defines the site edges as seen both from the highway and abutting local streets. The project would have benefited from a closer relationship of the building to Rathburn Road; as further development occurs on the site, this condition may be ameliorated. The project, in summary, represents innovation in modern cinema building and provides, as expressed in the Urban Design Vision for the City Centre, a recognizable gateway and contributes to a distinctive skyline for the core area.

309 Rathburn Road West



• Famous  
Players,  
Inc.

• Fleisher Ridout  
Partnership  
Inc.

• Thorp  
Associates,  
P.C.

EXCELLENCE IN URBAN DESIGN



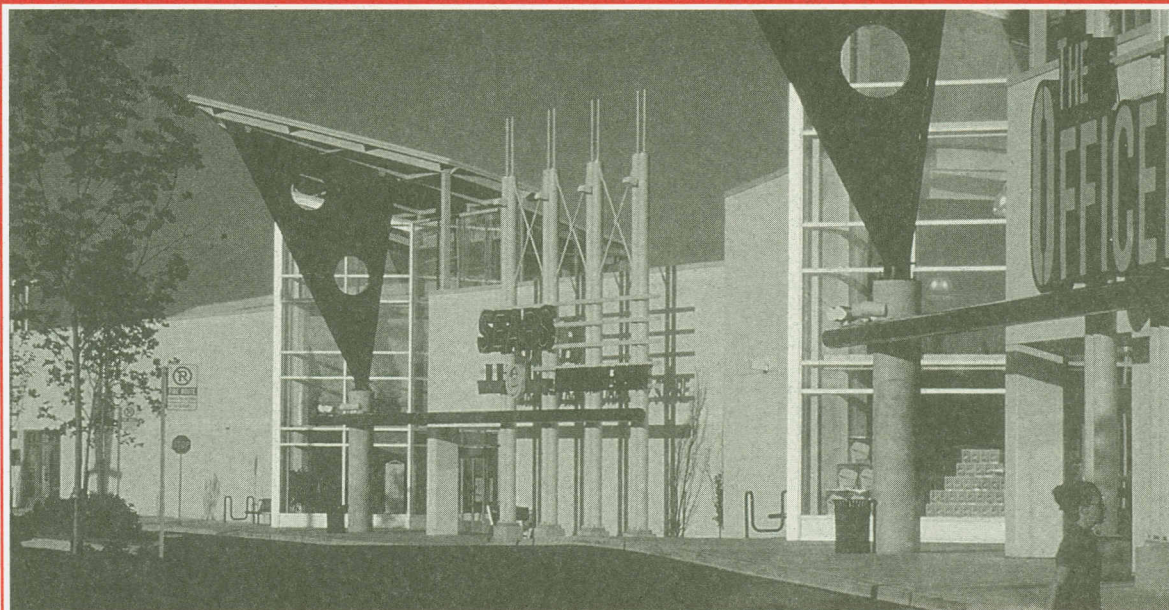
## ERIN MILLS CENTRE

### Award of Merit for Context, Innovation and Execution

Power centres are often criticized for their box-like form, blank facades and dearth of design interest. The Erin Mills Centre takes a refreshing new perspective on this idiom. From what is, by its nature, a very large building mass the designer has consciously broken up the facade into recognizable architectural elements with strongly articulated entries and visual foci. Features such as decorative metal pylons, creative sign elements, repetitive design details and cantilevered entry canopies lend the project a distinct image and visual interest. At the same time, the architect has respected the inherent 'mega' scale of the building by allowing the overall mass of the structure to read through the architectural detail and be complemented by other similarly scaled elements such as a sculptural sign structure at the entry. The abutting highway

ramp is reflected in the building footprint and the deliberate use of metal screens and inset truck loading to minimize views to servicing. Perimeter landscaping and berming reinforces the architectural screens while allowing periodic views through to signage. The limited palette of materials and colour works well as a backdrop to the architectural detail at entrances and related colour accents in the signage. The project succeeds in addressing several priorities: it provides visual interest from the often ignored highway, it provides a high quality entry development to the abutting business park and it provides a recognizable visual anchor reinforcing its role as a destination development for its tenants. It redefines a modern building type while exhibiting good city building.

3050 Vega Blvd.



- The Erin Mills Development Corporation

- Joseph Bogdan Associates Inc.

- Salmona Partnership Inc.

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



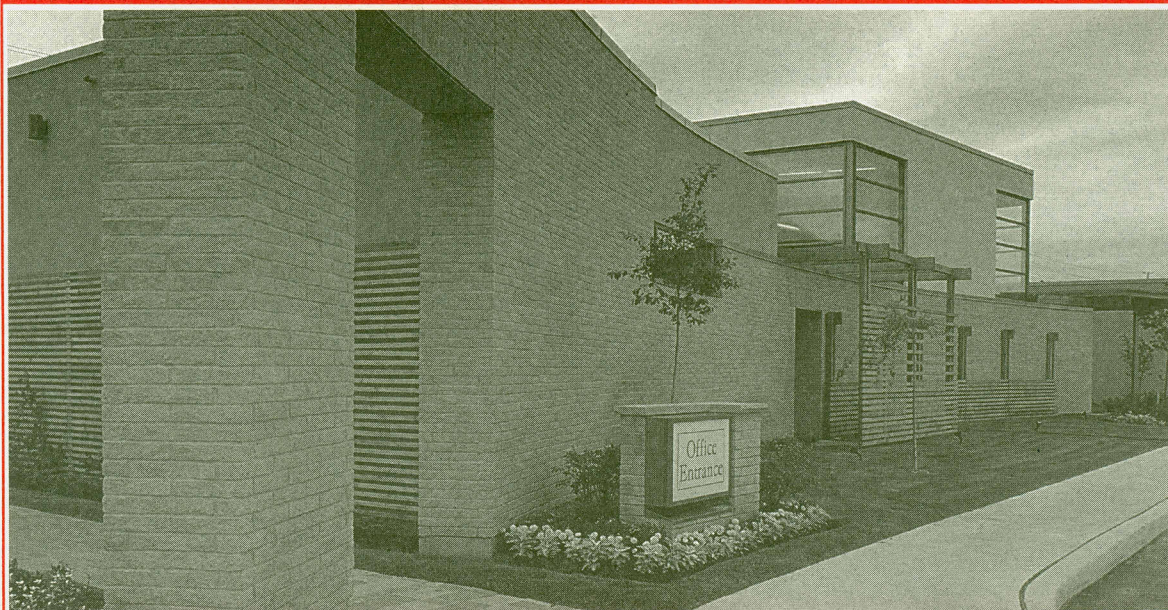
# DESIGN AWARDS **1997** URBAN DESIGN

## THE SIMPLE ALTERNATIVE

### Award of Merit For Innovation and Execution

The Simple Alternative building is a non-profit funeral establishment with stated objectives of openness, natural light and warm colours. The project takes a modernist approach to its design with simple uncluttered building elements with limited embellishment appropriate to its use. Office and visitation areas are clearly articulated as separate elements by use of creative use of massing and entry features. The building acknowledges the public street by orientating built form and entries to the street with parking behind accessed from a common glazed vestibule. Landscaping, consistent with the building, is understated allowing the architecture to create a presence on the street. As a building type, the project departs dramatically from the formula design of most funeral establishments while providing an elegant structure within a limited budget and respective both of the needs of its users and the public realm.

1535 South Gateway Road



•  
Canadian Memorial  
Services

•  
Taylor Hariri Pontarini  
Architects

•  
Myllymaki Design  
Group

EXCELLENCE IN URBAN DESIGN



## RATHKEALE AND VANROSE APARTMENT BUILDINGS

### Award of Merit for Architectural Composition

The Rathkeale Vanrose apartments juxtapose two distinct site designs. One building, based on client objectives, places pedestrian and vehicular access in view of the street to facilitate informal surveillance. The other building, in contrast, orientates drop-off functions to an internal courtyard to provide a level of privacy and enclosure for these functions. The building footprints reflect these objectives.

Notwithstanding the alternating mix of public and private spaces on the abutting sites, the image presented to the street is one of a common integrated development.

Consistency in setback, landscape materials and perimeter fencing is instrumental in this regard. The ground level and cornice line of the buildings are well defined serving to break down the scale of the building. Entrances are highlighted by pillars and recessed entries. Overall, the two buildings provide good architectural composition throughout in a form which blends into a community streetscape respective of its context.

### 4938 Rathkeale Road and 1255 Vanrose Street



- The Kaneff Group of Companies
- Zippan & Barrett Architects Inc.
- Ted Baker & Associates



# DESIGN AWARDS URBAN <sup>1997</sup> DESIGN

1997 UDA REVIEW

## A broad based range of projects

### AWARD OF EXCELLENCE

#### **Port Credit Harbour and Village Marina**

14 Stavebank Road  
*City of Mississauga  
Moore/George & Associates  
Gordon Cheney, Architect  
Hans Sustrunk & Associates Limited*

### AWARDS OF MERIT

#### **Award of Merit for Context and Community Scale**

**Wright Residence**  
1330 Birchwood Heights Drive  
*David and Alison Wright  
Angelo Venditto*

#### **Award of Merit for Context and Execution**

**Alice Fazooli's**  
209 Rathburn Road West  
*SIR CORP  
Frank G. Bandiera Architect  
Strybos Associates Ltd.*

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

**Jack Astor's**  
219 Rathburn Road West  
*SIR CORP  
Frank G. Bandiera Architect  
Strybos Associates Ltd.*

#### **Award of Merit for Execution, Context and Community Scale**

**Killaby Drive Townhouses**  
1256 - 1329 Killaby Drive  
*Fitzwood Investments Ltd.  
Viljoen Architect Inc.  
MBTW*

#### **Award of Merit for City Wide Significance and Innovation**

**Mississauga Coliseum**  
309 Rathburn Road West  
*Famous Players, Inc.  
Fleisher Ridout Partnership Inc.  
Thorpe Associates, P.C.*

#### **Award of Merit for Context, Innovation and Execution**

**Erin Mills Centre**  
3050 Vega Boulevard  
*The Erin Mills Development Corporation  
Joseph Bogdan Associates Inc.  
Salmona Partnership Inc.*

#### **Award of Merit for Innovation and Execution**

**The Simple Alternative**  
1535 South Gateway Road  
*Canadian Memorial Services  
Taylor Hariri Pontarini Architects  
Mylymaki Design Group*

#### **Award of Merit for Architectural Composition**

**Rathkeale and Vanrose  
Apartment Buildings**  
4938 Rathkeale Road and 1255 Vanrose  
Street  
*The Kaneff Group of Companies  
Zippan & Barrett Architects Inc.  
Ted Baker & Associates*

### NOMINATIONS

**Kariya Park**  
3620 Kariya Drive

**Astra Pharma**  
1004 Middlegate Road

**The Mississauga Sailing Club**  
120 Lakefront Promenade

**The Moore Residence**  
1422 Glenburnie Road

**The Holderbank Office Addition**  
2310 Lakeshore Road West

**The Lista Residence**  
1301 Bunsden Avenue

**Petro Canada**  
2100 Burnhamthorpe Road West

**Versa Fittings and Manufacturing**  
290 Courtney Park Drive East

**Toronto Fo Kuang Shan Temple**  
6525 Millcreek Drive

**Winston Corner**  
2945 to 2955 Thomas Street

**Bloomsbury Hollow**  
134 to 154 Church Street

**St. Joseph Secondary School**  
5555 Creditview Road

**The Rosegate**  
4920 Rathkeale Road

**The Port Credit Harbour  
and Village Marina**  
14 Stavebank Road

**The Mississauga Coliseum**  
309 Rathburn Road West

**Jack Astor's**  
219 Rathburn Road West

**Alice Fazooli's**  
209 Rathburn Road West

**The Wright Residence**  
1330 Birchwood Heights Drive

**Erin Mills Centre**  
3050 Vega Boulevard

**The Simple Alternative**  
1535 South Gateway Road

**Killaby Drive Townhouses**  
1256 to 1329 Killaby Drive

**Rathkeale and Vanrose  
Apartment Buildings**  
4938 Rathkeale Road and  
1255 Vanrose Street

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



