

MISSISSAUGA



URBAN DESIGN AWARDS

1998





1 9 9 8 U R B A N D

WELCOME

November 1998



Mayor Hazel McCallion



Dear Friends:

On behalf of all members of Council, I would like to congratulate the winner of the Award of Excellence and the five winners of the Award of Merit in the 1998 Mississauga Urban Design Awards. As the sixth largest city in Canada, Mississauga is proud to be showcasing the best of urban design.

In this, the 17th year of competition, the City received 17 nominations including commercial, corporate headquarters, residential, parkland and institutional projects. Staff and jury members were pleased to review the various nominations which demonstrated innovative designs, quality construction and site integration.

I also would like to extend my sincere appreciation to this year's four jury members for generously giving their time and expertise to make this program possible.

Mississauga's Urban Design Awards program recognizes excellence in urban design and rewards innovation, context and skilful execution of imaginative design solutions. It is with great pleasure that I congratulate all winners, as well as participants, for their contribution to creating a progressive City where people want to live, work and play.

Sincerely,

Hazel McCallion
Mayor

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



MEMBERS OF COUNCIL AND THE 1998 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

COUNCILLOR, WARD 5

Cliff Gyles

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

Michael Kirkland

Architect

The Kirkland Partnership

Maja Prentice

City Councillor, Ward 3

City of Mississauga

Thomas S. Mokrzycki

Commissioner of Planning and Building

City of Mississauga

John George

Landscape Architect

John George Associates

1998 UDA Jury Members



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



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U R B A N D

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 and personal safety 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.

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



THE WATERSIDE INN

Award of Excellence

The Waterside Inn is the most recent addition to the upgrading of Port Credit Harbour which has seen previous awards for both the harbour development and Snug Harbour Restaurant. The project involves the retrofitting of a residential tower building- a built form which, in an age of renewed urbanism, is often seen as archaic context in our city environment. Most significantly, a base has been provided to the tower as a gesture of linkage to its context and larger waterfront community. The base element serves to define the street space and provide a more progressive change in scale from abutting buildings.

The execution of the project, as represented in the quality of materials and finishes, is also recognized providing the project with an upscale and revitalized image.

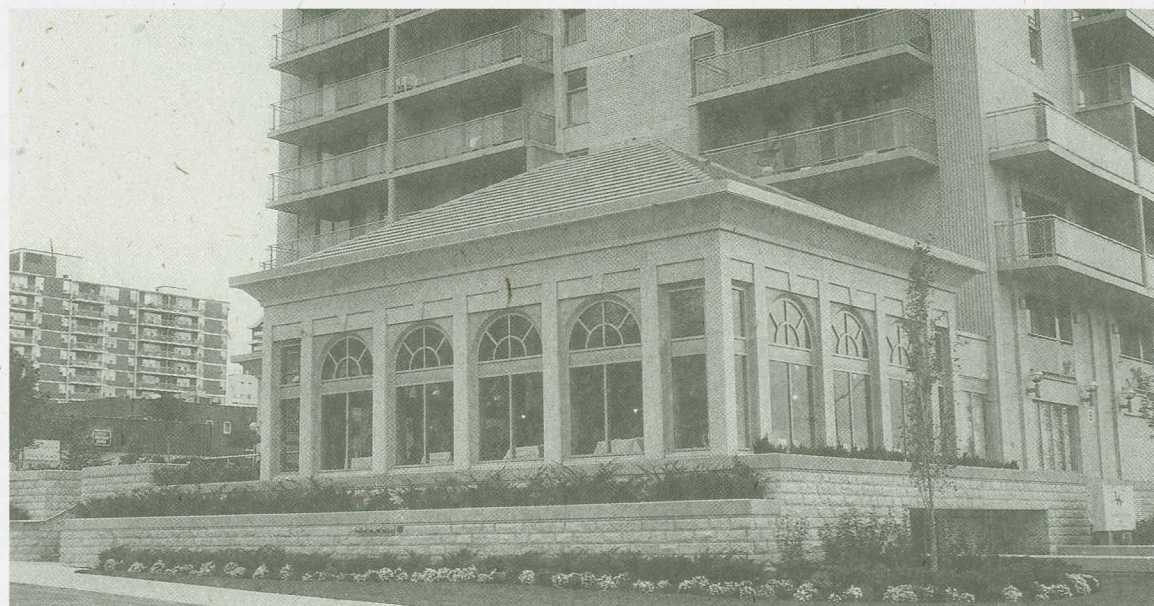
In the broader context, the project provides a strong visual statement and reference point for the central waterfront lending the project a landmark quality. Combined with the new sense of linkage to its context, the project enhances the sense of place and identity for the central waterfront in concert with the recent public initiatives.

15 Stavebank Road South

•
*Centre City Capital
Limited*

•
*Adamson
Associates*

•
Baker Turner Inc.



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



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GARDEN HOMES OF LORNE PARK

AWARD of Merit for Community Context

The Garden Homes of Lorne Park is an infill development of modestly scaled residences set within one of the oldest communities of Mississauga. Typical of the area, the neighbourhood is defined by a mature landscape, large lots and bungalows. Past attempts at infill development in the community have often seen the model of either a mega-house or townhouses, neither of which has demonstrated sympathetic integration or seen community endorsement.

The alternative offered by this project, that of low profile condominium residences, finds the middle ground of scale and density intended to provide the small scaled urban environment true to its context. In this light, it is both a social exercise to integrate with a community while also providing a welcome model for sensitive infill development. The Garden Homes of Lorne Park will no doubt influence trends and provide a bench mark for other communities in setting standards for acceptable change.

1405 Lorne Park Road



- Lucas Properties Inc.
- The Hofland Family
- Michael Spaziani Architect, Inc.
- Fiona Rintoul & Associates
- Ravensbrook Homes, Inc.

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THE JARMAIN RESIDENCE

AWARD of Merit for Execution

From first principles, the Jarmain Residence has sought to replicate an historic Georgian style in architectural detail and materials while respecting the inherent character of the site in both its mature landscape and setting. So often in the current generation of custom homes, attempts at historic detail focus on isolated architectural ornamentation rather than the overall composition. The Jarmain Residence, in its formal symmetry, street relationship, materials and continuity on all elevations, represents a consistent discipline to period architecture rather than cosmetic display. The siting works well with its integration of mature trees and garage orientation to avoid doors facing the street. The execution of the project with the use of reclaimed brick and site landscape elements is also exemplary.

2438 Doulton Drive

•
W. Kelly Jarmain

•
*Skinner Design
Group Inc.*



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THE DACOSTA RESIDENCE

AWARD of Merit for Site Integration

The DaCosta Residence is set into a challenging site with a steep elevation change from the road and a natural environment of mature trees. These constraints are skillfully integrated with the site program to highlight and celebrate the natural condition of the site rather than impose on it architecturally. The prospect as seen from the road is a natural street edge with the architecture, while skillfully proportioned and executed, being unimportant to the overall site development. Overall, this is a model of how to work with nature in the built environment.

2034 Heartwood Court



• Mr. & Mrs. DaCosta

• David W. Small

• Legend Homes Inc.

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



THE LIVING ARTS CENTRE IN MISSISSAUGA

AWARD of Merit for City Wide Context and Identity

The Living Arts Centre provides the cultural and arts focus for the City of Mississauga and a component part of the larger civic precinct within the City Centre. In this context, the expectations are high architecturally as an image former for the City. From an urban design perspective, the expectations are equally high to see the project integrate with the context of the existing civic buildings.

The project has clearly addressed these mandates resulting in a distinctive architectural image, focused principally on the curvilinear glazed facade, which will increasingly be recognized in the built imagery of the City. The angular orientation of the building consciously defers to, and expresses linkage with, the Civic Centre while enclosing public space as an urban room.

The large interior space provides a focus of public activity having high transparency to the outside spaces and

extending similar amenities found in other civic buildings. The principal entry to the facility has been oriented to Princess Royal Drive to capitalize on the interface with the Civic Centre and inject activity to the public street. These larger design objectives have been addressed within the boundaries of a constrained budget and innovative program requirements. Critical to the interrelationship of the Living Arts Centre to its context is the abutting public open space. The sense of connection of the building to Duke of York Boulevard and the definition of space within the park have not been realized to their potential. As more experience is gained in its ongoing use, and as development fills in the adjacent properties, its design should be revisited to see how it can further reinforce the larger objectives for the civic precinct.

4141 Living Arts Drive

•
City of
Mississauga

•
The Living
Arts Centre in
Mississauga

•
Zeidler Roberts
Partnership
/Architects



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



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CITY CENTRE TRANSIT TERMINAL

AWARD of Merit for Urban Infrastructure

The City Centre Transit Terminal centralizes transit facilities connecting to and within the City Centre. The facility is designed as a linear form having a series of connecting public spaces highlighted by distinctive architectural volumes. The project is recognized principally for the standard it sets for civic infrastructure. Bus terminals, all too frequently, are seen as utilitarian in nature with little concession to liveability. In marked contrast, this facility presents a recognizable friendly facade to the user utilizing the natural grade change on the site to isolate the pedestrians from bus circulation. A consistent design vocabulary extends throughout the terminal serving to

integrate a sequence of varying spaces for the pedestrian moving through the facility. The terminal presents a quality image from all perspectives without relegating a back door image to any angle. Orientation to the terminal is facilitated by distinctive roof-top metal work along Rathburn Road and a classic pedestrian arcade facing the shopping centre. Waiting areas are light and airy in character lending an open, accessible quality throughout. All of these elements reinforce the sense of quality in our civic infrastructure. Even more important, the terminal is friendly, comfortable and inviting - all critical ingredients to making transit work.

200 Rathburn Road West



• City of Mississauga

• Moffet & Duncan
Architects, Inc.

• Fleisher-Ridout
Partnership

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



1998 UDA REVIEW

A broad based range of projects

AWARD OF EXCELLENCE

The Waterside Inn

15 Stavebank Road South

Centre City Capital Limited

Adamson Associates

Baker Turner Inc.

AWARDS OF MERIT

Award of Merit

for Community Context

Garden Homes of Lorne Park

1405 Lorne Park Road

Lucas Properties Inc.

The Hofland Family

Michael Spaziani Architect, Inc.

Fiona Rintoul & Associates

Ravensbrook Homes, Inc.

Award of Merit

for Urban Infrastructure

City Centre

Transit Terminal

200 Rathburn Road West

City of Mississauga

Moffet & Duncan Architects, Inc.

Fleisher-Ridout Partnership

Award of Merit for City Wide

Context and Identity

Living Arts Centre in Mississauga

4141 Living Arts Drive

City of Mississauga

The Living Arts Centre in Mississauga

Zeidler Roberts Partnership/Architects

Award of Merit for

Execution

The Jarmain Residence

2438 Doulton Drive

W. Kelly Jarmain

Skinner Design Group Inc.

Award of Merit for

Site Integration

The DaCosta Residence

2034 Heartwood Court

Mr. & Mrs. DaCosta

David W. Small

Legend Homes Inc.

NOMINATIONS

The Waterside Inn

15 Stavebank Road South

Erin Mills Corps

The Salvation Army

2460 The Collegeway

Garden Homes of

Lorne Park

1405 Lorne Park Road

City Centre Transit

Terminal

200 Rathburn Road West

The Foxcroft Residence

2452 Doulton Drive

Notre-Place/Ste.Famille

Secondary School,

Church & Community Centre

1780 Meadowvale Blvd.

The Whatley Residence

1565 Jalna Avenue

The Corcoran Residence

1554 Jalna Avenue

The Bowden Residence

1510 Glenburnie Avenue

The Kaufman Residence

895 Mississauga Heights Drive

Living Arts Centre

in Mississauga

4141 Living Arts Drive

Pharmacia & Upjohn

Office Building

5100 Spectrum Way

The Stove Residence

1262 Queen Victoria Avenue

The Jarmain Residence

2438 Doulton Drive

Sheridan Park

(formerly Herridge

Reservoir Park)

2200 Sheridan Park Drive

The DaCosta Residence

2034 Heartwood Court

The Morrison Residence

422 Jumna Avenue



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