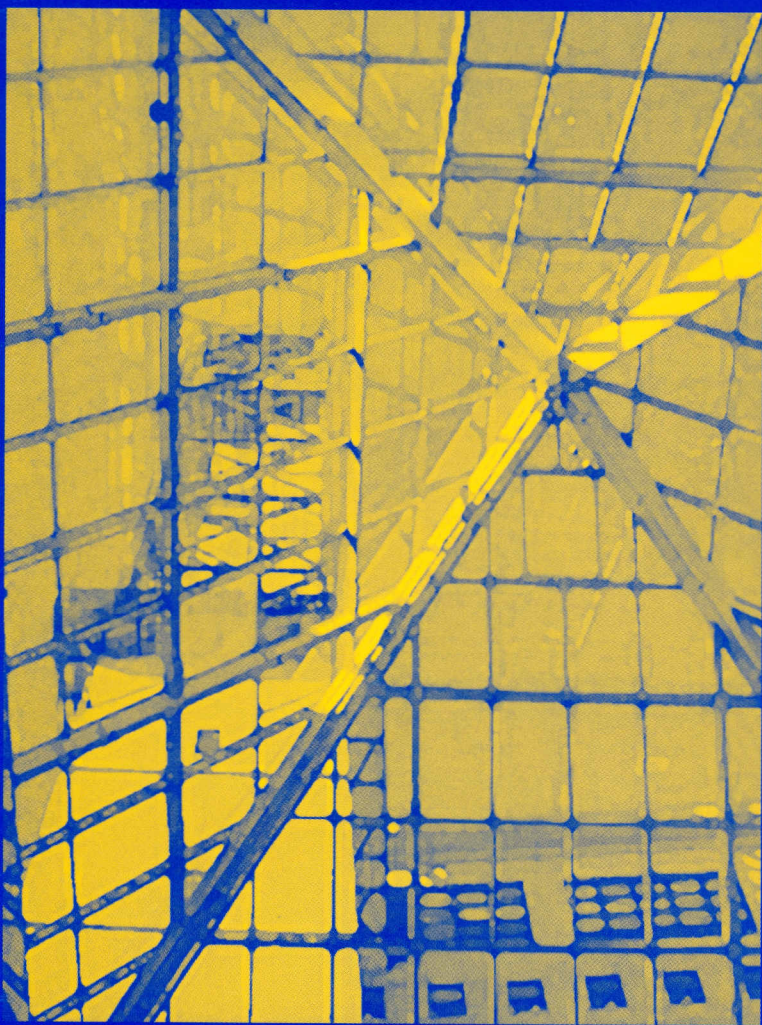


Jury Report



Celebrate Design Excellence
2003 Mississauga Urban Design Awards

Mayor's Message:

Office of the Mayor

November 2003



Dear Friends:

On behalf of the Members of Council of the City of Mississauga, it is my pleasure to congratulate the winners of the 2003 Mississauga Urban Design Awards.

Your dedication to exceptional building design and construction has helped make Mississauga a world leader in urban design. The outstanding submissions received this year have presented a considerable challenge for the jury members, and I thank them for taking on the task of selecting this year's winning entries.

In Mississauga, design excellence is fundamental in the development and construction of all building types - residential, commercial, public and institutional. It ensures a continuous improvement in our quality of life through effective design that is interesting, functional, people-oriented and integrated with our environment. It allows our communities to retain their recognizable character, yet also contributes to a strong City of Mississauga identity.

The Mississauga Urban Design Awards is the longest running program of its kind in Ontario. During this time, Mississauga has grown to be a major Canadian city, and our awards program has set the bar in urban design excellence. This high standard will guide us as we continue to develop into a vibrant and livable city where businesses prosper and residents are proud to call home.

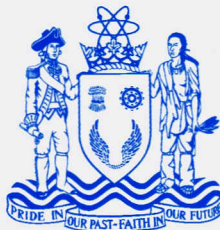
Once again, congratulations to our winners and everyone who submitted designs for consideration in this year's competition.

Sincerely,

A stylized, handwritten signature in black ink, likely belonging to Hazel McCallion.

HAZEL McCALLION

MAYOR



Mayor and Members of Council

Mayor

Hazel McCallion

Councillor Ward 5

Vacant

Councillor, Ward 1

Carmen Corbasson

Councillor, Ward 6

George Carlson

Councillor, Ward 2

Pat Mullin

Councillor Ward 7

Nando Iannicca

Councillor, Ward 3

Maja Prentice

Councillor, Ward 8

Katie Mahoney

Councillor, Ward 4

Frank Dale

Councillor, Ward 9

Pat Saito

2003 Mississauga Urban Design Awards

Jury Members

Daniel Leeming

Principal - Urban Designer/Planner
The Planning Partnership

Bruce Cudmore

Principal - Landscape Architect
EDA Collaborative Inc.

John Zipay

Director, Development and Design Division
Planning and Building Department
City of Mississauga

Katie Mahoney

City Councillor, Ward 8
City of Mississauga



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 the 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.

Execution

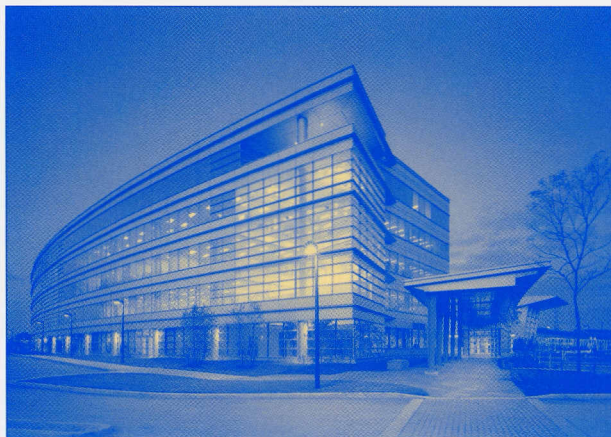
The quality of construction materials, and the interpretation of the design into reality.

Award of Excellence

AstraZeneca Canada Inc.
Canadian Business Centre Phase 1
1004 Middlegate Road

AstraZeneca Canada Inc.
WZMH Architects
Envision - The Hough Group

AstraZeneca is an innovative, well-executed project that exceeds typical development standards. The combination of light coloured materials with large glass surfaces makes the building welcoming to the user. Considering the context of the site, the project is a hidden gem and serves as an excellent example for reinvestment in the area. Instead of a typical office building, the designers took this project a step further to create an enjoyable place for people to work that exhibits a smooth transition from the exterior to interior space. The high quality landscaping complements the architecture of this project to create a humane environment. AstraZeneca raises the bar of design excellence for new developments not only within its immediate area but also for the city as a whole.



Award of Excellence

Port Credit Village Townhomes
St. Lawrence Drive and Hurontario Street

FRAM Building Group/Slokker Canada
Giannone Associates Architects Inc.
Baker Turner Inc

Port Credit Village is a unique project where both the local community and the city championed the virtue of community-based urban design. Through appropriate landscape design, architectural character, massing and scale, an impressive pedestrian-oriented development has been achieved that will undoubtedly serve as a showcase for the City. The project functions as an attractive gateway for the City to the lake and re-establishes a public connection for the community to the lakefront that had not existed for decades. Port Credit Village demonstrates the right mix of urban edge dynamics with it's street system, open space areas, vistas towards the lake, scale, variety of uses and walkability. The attractive pedestrian environment that results will only help to support retail uses in the Port Credit area. This project sets a precedent for future waterfront developments, not only for the City of Mississauga, but also for the rest of the Province.



Award Of Excellence

The Pines

1706 - 1742 The Pines

Legend Homes

Hicks-Pettes Architects Inc.

Fleisher Ridout Partnership Inc.

The Pines is a sensitively designed, highly contextual in-fill project. The challenge with this project was to integrate with and reinforce the existing community character. The preservation of existing vegetation, in combination with the architectural character of the buildings, results in a project that works well with the existing neighbouring community. The central open space, complemented by an attractive streetscape design, creates a unique sense of place and character for the development. Meticulous execution of the design that was respectful to the neighbouring context, both natural and man-made, is innovative and is a refreshing departure from the typical development scenario. The Pines provides an excellent example of how to integrate a development with increased density into an existing community, while still preserving the existing character and scale of a neighbourhood. It provides a model to take inspiration from for future in-fill projects.



Award Of Merit for Architecture:

6120 Mavis Road

Mercedes-Benz Canada, Inc.

R.H. Carter Architects, Inc.

The Mercedes Benz dealership is a bold, highly visual and unique landmark building. The building has been strategically placed at the front of the site to create a strong street presence that reinforces the intersection. Storage areas have been placed behind the building, thereby creating a more approachable and attractive building face from the public street. This structure is a powerful piece of architecture that reflects the machine image of the product it houses.



Award of Merit for Innovation:

Biovail Corporate Headquarters
7150 Mississauga Road

Biovail Corporation
Adamson Associates Architects
EDA Collaborative

The Biovail project has made good use of a constrained site. The bold architectural statement of this project, in combination with the use of water and high quality building materials creates a strong visual impact upon the street and reinforces the corner, while at the same time respecting the site topography. This project offers something beyond just a building for the people who work there, it has established itself more as a public art form. As such, it sets a precedent for development that has an impact on a city wide scale.



2003 Mississauga Urban Design Awards Nominations



The Pines

1706 - 1742 The Pines



Astrazeneca Canada Inc.
Canadian Business Centre
Phase 1

1004 Middlegate Road



"This Bell Tower Commemorates World Youth"
St. Francis Xavier Roman Catholic Church

5650 Mavis Road

2003 Mississauga Urban Design Awards Nominations



Port Credit Village Townhomes

St. Lawrence Drive & Hurontario Street



The Colony

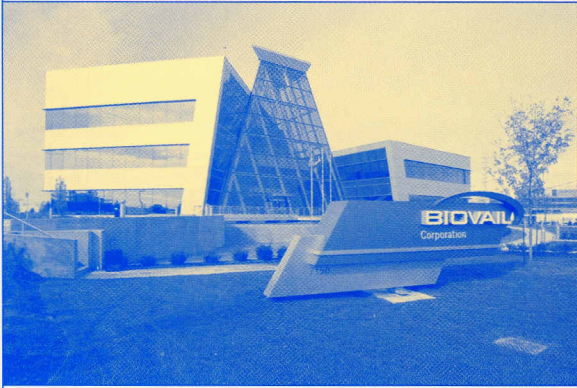
2175 Stavebank Road and
2130 Dickson Road



The Paris Residence

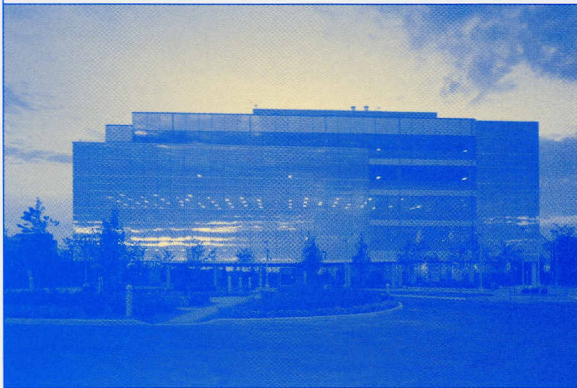
2109 Gordon Drive

2003 Mississauga Urban Design Awards Nominations



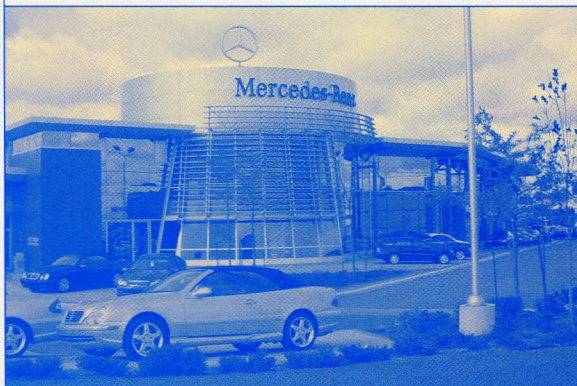
Biovail Corporate Headquarters

7150 Mississauga Road



GWL Realty

5060 Spectrum Way



Mercedes-Benz of Mississauga

6120 Mavis Road

Publication Prepared By:

City of Mississauga
Planning and Building Department
Development and Design Division

With the assistance of:

City of Mississauga
Corporate Services Department
Communications Division

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Development and Design Division
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October, 2003