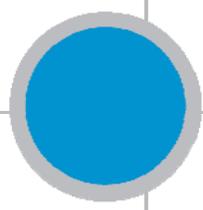
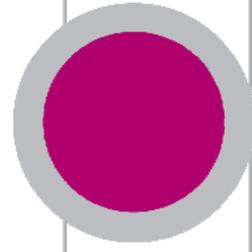
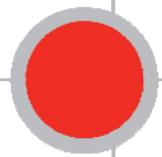


Jury Report



mississauga
urban design awards

2009



2009 URBAN DESIGN AWARDS



November 11, 2009

Dear Friends:

On behalf of the Members of Council, it is my pleasure to congratulate the winners of the 2009 Mississauga Urban Design Awards.

The Mississauga Urban Design Awards program is the longest running program of its kind in Ontario. Through this program we can raise public awareness of the significant role that urban design plays in improving the quality of life in Mississauga.

For the past 28 years, we have highlighted projects that exemplify the City's design principles and promote excellence in urban design. The awards program attracted projects representing a wide range of building types throughout our city.

I would like to recognize all of this year's nominated projects and thank the jury members for contributing their time and expertise to the selection process.

Congratulations!

Sincerely,

A handwritten signature in black ink, which appears to read "Hazel McCallion". The signature is fluid and cursive.

HAZEL McCALLION, C.M.
MAYOR



AWARDS AND JUDGING CRITERIA

AWARDS

Award of Excellence

This award is presented to projects that exemplify, as much as possible, the judging criteria and the City's design principles.

Award of Merit

This award is presented to projects that demonstrate excellence in one or more of the judging criteria and the City's design principles.

JUDGING 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 the enhancement of the area's character.

EXECUTION

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

SUPPORTS "OUR FUTURE MISSISSAUGA STRATEGIC PLAN"

Supports the Strategic Pillars for Change such as "*Move*" (i.e. developing a transit oriented city); "*Belong*" (i.e. ensuring youth, older adults and new immigrants thrive); "*Connect*" (i.e. completing our neighbourhoods); "*Prosper*" (i.e. cultivating creative and innovative businesses); and /or "*Green*" (i.e. sustainability and environmental considerations).



AWARD OF EXCELLENCE



THE PLASTIC SURGERY CLINIC

Location: 1421 Hurontario Street
Owner: Dr. Frank Lista
Consultants: Teeple Architects Inc.
The MBTW Group

Project Description

The Plastic Surgery Clinic is located on a transitional residential corridor along Hurontario Street. The clinic includes examination rooms, small procedure rooms, a state of the art operating facility, doctor's offices and administration facilities. The building owners were committed to a project with a modern building aesthetic that reflects the progressive nature of their work. The building has been designed to respect the privacy and dignity of their patients. The smooth skin of the clinic's façade tucks into a small courtyard on this large landscaped site. The principal rooms of the facility overlook this court. Water flows around the building into the court, creating a sense of calm within the clinic.

Jury Comments

A great deal of sophistication and care has been applied to the execution of this project. The attention to details and materials of the building are fresh and have a rejuvenated quality which is enhanced by the interior and exterior relationships. The landscaping matches the quality of the building in soft textures and quiet water features. The landscape design could have been enhanced to reduce the impact of the surface parking along the street frontage.

The building with its delicate quality translates the form of adjacent residential building in a contemporary expression, and is respectful of the scale and setbacks of the area. The architectural resolution is thoughtful, forward thinking and reflects the time and place in which it has been built. As a whole, the project embraces progress and is respectful of its neighbourhood context.

AWARD OF EXCELLENCE



VIC JOHNSTON COMMUNITY CENTRE & STREETSVILLE ARENA

Location: 335 Church Street
Owner: City of Mississauga
Consultants: Parkin Architects Limited
John George Associates Inc.

Project Description:

Situated in the picturesque and natural setting of the Credit River in Streetsville, Vic Johnston Arena, as it was formally known, has been a central part of Streetsville since 1961. The Vic Johnston Community Centre and Streetsville Arena re-emerged as a modern facility, while preserving the original arena structure, and maintaining the heritage of Streetsville. The new expansion brings transparency and warmth to the public areas serving the arena and banquet hall. Stone columns and exterior walls invoke a sense of heritage and embody the Streetsville vernacular. Large windows provide a transparent screen through which activities of skating, hockey games and community events animate the building. In addition to the aesthetic and technical upgrades, the facility renovations included universal accessibility to its users.

Jury Comments

This recycling and transformation of an existing complex represents an excellent approach to sustainable architecture and urban design considerations. The execution of the renovations is skillful and well put together in integrating the façade of the original arena with the new additions. The entrances and canopies are strong and highly visible marking key points of entry which are open and light filled.

Of particular note is the use of materials and detailing of the building. The articulation and lines within the concrete work on the sidewalk relate to the positioning of the exterior columns thus creating interest in the elevations, seatwalls, and landscape treatment.

AWARD OF MERIT for EFFICIENT DESIGN



DANIELS FIRSHTHOM EGLINTON WEST

Location: 5005 Oscar Peterson Blvd.
Owner: Daniels Corporation
PSCP #858
Consultants: Graziani + Corazza Architects
LandArtDesign, Landscape Architect Inc.

Project Description

The site is comprised of two types of stacked town home designs. The first type are “Back to Back” building types, in which three of these are placed along Eglinton Avenue West, to address this main arterial road. The remainder of the site consist of three storey stacked town home blocks which are arranged axially to form a continuous block that frames the open landscape spaces. Vehicles are parked at the rear of the townhouses in covered garages which also serve as exterior private outdoor spaces for the homeowners. Block repetition is visually minimized through the alternative elevation types which vary with the use of different materials, massing and contrasting colour combinations. The use of locally produced materials that require minimal maintenance and have long life expectancies were key factors for the development. The site is located adjacent to Oscar Peterson Boulevard. In tribute to the Mississauga’s legendary piano man, the walkways in the central open space are designed to reflect a piano keyboard.

Jury Comments

This entry level townhouse project displays a clever design in efficiency. The mews condition between the housing units displays overall good proportions and the creation of intimate spaces. The elevations are well articulated by playing with lighting and shading throughout the buildings and private gardens. The use of landscape materials was generally good, but the site as a whole could have benefited in a reduction of hard surface areas and softening of driveways.

AWARD OF MERIT for SIGNIFICANCE- CITY WIDE SCALE



EVE CONDOMINIUM

Location: 3515 Kariya Drive
Owner: Amacon Development Corporation
PSCP #853
Consultants: E.I. Richmond Architects Ltd.
Alexander Budrevics & Associates

Project Description

The Eve Condominiums is a 32 storey high rise residential condominium, located south of the Mississauga's City Centre. It is the second tower of a three phase residential condominium development, and has been designed to reinforce the prominence of the Mississauga's skyline. Eve is constructed of precast, glass and metal to form an elegant contemporary design, and is complementary and sympathetic to the phase one tower, Eden Park. The building mass is broken into two main elements: the primary being the 32 storey tower, and the second being the four storey podium base. The podium base reflects the low rise portion of the first tower and emphasizes a horizontal connection between each of the towers. At grade, the development adds to Mississauga's street network by providing a useful and much needed mid-block vehicular and pedestrian connections linking the Downtown with Hurontario Street.

Jury Comments

This significant addition to the city skyline is competent in design, and well proportioned point tower that is resolved through a well-defined base, shaft and articulated roof-top. The architecture and use of glass is good, but additional energy could have been put into the landscaping. The project entrance provides good pedestrian links through the site and internal streets.

AWARD OF MERIT for EXECUTION AND CONTEXT



WATERCOLOURS COMMUNITY

Location: Indian Road,
West of Mississauga Road
Owner: Mattamy Homes Ltd.
Consultants: STLA Inc.

Project Description

This 53.8-hectare site was transformed from an oil storage tank facility into an upscale residential community development located in Mississauga's established Lorne Park area. Launched in September 2000, the project contains some 393 single-detached homes and condominium bungalows. The single detached homes, ranging from 3700 to 5000+ square feet, are arranged on 50 to 75 foot wide lots. Key to the vision for this community was the protection and integration of the existing natural features within the plan, such as the woodlot and the existing grove along Indian Road. These features were combined with parks and open spaces to create an attractive pedestrian friendly environment, where the abundance of green space and community features play a major role in enhancing the quality of community life. The neighbourhood park was conceived both visually and functionally as a "Garden Gateway" into the neighbourhood residential enclaves.

Jury Comments

The development has created a tasteful residential community which integrates quality and attention to detail throughout. The open spaces and use of materials is well executed and, as a whole, has produced a comfortable and pleasing new context. The area has evolved from what used to be a brownfield site to a stylistically thematic residential enclave.

Note: Sibylle von Knobloch declared a conflict of interest and did not participate in the discussion regarding this project.

THE JURY

2009 Mississauga Urban Design Awards Jury Members



Sibylle von Knobloch
NAK Design Group

Sibylle von Knobloch is a landscape architect and a founding partner and principle of NAK Design Group since 1987. She has more than 30 years of experience in landscape architecture, urban design, urban ecology, residential development and project management in Canada and abroad.

Sibylle specializes in the development of multi-use developments, streetscapes, as well as open spaces and parks. She has worked on well over 100 high density residential projects through out the Greater Toronto Area. Sustainable design strategies have become standard in her landscape design practice.

A graduate of Ryerson University, she is the recipient of numerous urban design awards and holds professional memberships with the Ontario Association of Landscape Architects, the Canadian Society of Landscape Architects and the American Society of Landscape Architects.



Sol Wassermuhl
Page + Steele/
IBI Group

Page+Steele has enjoyed four generations of design leadership over the past 80 years. Sol Wassermuhl, as Design Partner, leads the current generation for the firm. Mr. Wassermuhl has practised architecture for 35 years with a significant and diverse portfolio of constructed works, including landmark office towers, major international and boutique hotels, institutional buildings, heritage conservation, urban residential projects and, in particular, complex urban mixed-use developments. The depth of his architectural experience and commitment to urban design is amply evident in his vast body of successfully built work.

Mr. Wassermuhl has been a guest lecturer on the subjects of architecture and urban design at various conferences and panels, the Ontario Municipal Board, and at universities including Waterloo University and University of Toronto. Mr. Wassermuhl's achievements and contributions to the profession were recently recognized with his appointment as a Fellow of the Royal Architectural Institute of Canada. He is also a member of the Toronto Urban Design Review Panel, and the Mississauga Urban Design Advisory Panel.



Paul Cravit
CS&P Architects

As Senior Principal and Director of Design at CS&P, Paul has led the design efforts for several of the firm's winning design competition entries including Courthouse Square Park, Mississauga Living Arts Centre Park (both with Janet Rosenberg & Associates); the University of Waterloo Student Centre; the City of Toronto/University of Toronto Huron-Willcocks Precinct; and the recently awarded Niagara Falls Civic and Convention Centre. Paul's expertise in urban design and architecture has been recognized with numerous design awards. He has served on several design juries, led design charettes, and has been an urban design advisor to municipalities across Ontario.

Currently, Paul is directing the large, multi-disciplinary team involved in the redevelopment of the Mississauga Civic and Library Squares. Other current urban design and planning projects include the Master Plan for Fleming College, Toronto District School Board's New Secondary School Model, Queen's University's Tindall Field Redevelopment, and the North Toronto Collegiate mixed-use redevelopment.

THE JURY

2009 Mississauga Urban Design Awards Jury Members



**Councillor
Carmen Corbasson**
Councillor, Ward 1
City of Mississauga

Carmen Corbasson was born in Toronto in 1949, and has lived and worked in Mississauga most of her life. She has two daughters, Lisa and Julie, and a granddaughter named Summer.

Councillor Corbasson's commitment and dedication to the community is also evident through her past volunteer work with the Red Cross, St. John Ambulance and Hospice of Peel.

Elected as a member of Council in 1994, Councillor Corbasson possesses experience and knowledge gained from working for 30 years at the municipal level. For 10 of those years, she served as the previous Councillor's Assistant, and worked as an advocate for the residents of Ward One and continues to do so. As the initial contact for residents in the area, Councillor Corbasson knows the issues and how to get results.

The Councillor is currently a member of General Committee, the Planning and Development Committee, Budget, the Environmental Committee, Audit (2009) and the greater Toronto Area Canada Goose Management Committee. Councillor Corbasson is also a director of the Port Credit Business Improvement Association (PCBIA). At the Region of Peel, she is a member of Peel Living. She is a past Director of the Enersource Board in 2007, and, from 2000 to 2006, Councillor Corbasson served on the Police Services Board, and for the last two years of her term, she was Vice-Chair.



Edward R. Sajecki,
Commissioner,
Planning and Building,
City of Mississauga

Ed Sajecki is the Commissioner of Planning and Building for the City of Mississauga, Canada's sixth largest City with a population of 730,000. Prior to joining Mississauga in 2003, he was Assistant Deputy Minister with the Ministry of Municipal Affairs and Housing of the Province of Ontario, responsible for land use planning, building and housing. Before joining the Province, he was General Manager of Development and Infrastructure of the City of Burlington as well as Chief Executive Officer of the Burlington Economic Development Corporation. Mr. Sajecki has extensive senior executive experience in urban planning, development and management with Canadian local governments, and was Commissioner of Planning and Economic Development for the former Cities of Etobicoke and York. He has also served as General Manager of Planning and Development for Eastern Canada for Canadian National Real Estate.

Mr. Sajecki is a civil engineer and professional planner. He has international experience related to local government in Asia, Africa, Eastern Europe and the Caribbean and has provided advice to governments on strategic planning and economic development. Mr. Sajecki holds a Bachelor of Applied Science (Civil Engineering) from the University of Toronto and a Master of Science (Urban Studies) from Salford University in England. He also completed the Executive Management Program at the School of Business of Queen's University. He is a member of the Board of Directors of the Canadian Urban Institute (CUI), and a past president of the Association of Ontario Land Economists.

2009 NOMINATIONS

2009 Mississauga Urban Design Awards Nominations

Absolute Condominium-Phase 1 & 2
70 & 90 Absolute Avenue

Absolute Condominium-Phase 3
80 Absolute Avenue

Bell Creekbank Campus Phase III
5025 Creekbank Road

Bethesda Common
3311 Fieldgate Drive

Citi Cards Canada Inc.
5900 Hurontario Street

Daniels FirstHome Eglinton West
5005 Oscar Peterson Blvd.

Eve Condominium
3515 Kariya Drive

Solstice Condominium
225 Webb Drive

**Trillium Health Centre-Clinical
and Administrative Building**
15 Bronte College Court

Tuscany Gates Condominium
220 Forum Drive

**Vic Johnston Community Centre
and Streetsville Arena**
335 Church Street

Watercolours Community
Indian Road, west of Mississauga
Road

The Plastic Surgery Clinic
1421 Hurontario Street

