

 2025

# Mississauga Urban Design Awards

## Jury Report



**Land Acknowledgement**

We acknowledge the lands which constitute the present day City of Mississauga as being part of the Treaty Lands and Traditional Territory of the Mississaugas of the Credit First Nation, Haudenosaunee and the Huron-Wendat First Nation. We recognize the ancestors of these peoples as the inhabitants of these lands since time immemorial. The City of Mississauga is home to Peoples from all parts of the world.

**About the cover artwork**

The cover art captures the spirit of this year’s theme: Reflections and Visions.

Urban design strives to forge meaningful connections between people and places. It mirrors who we are, fuels how we live, and lays the foundation for a thriving tomorrow. In Mississauga, growth doesn’t happen by chance, it is crafted through thoughtful, ambitious design that merits recognition and celebration.

Reflections and Visions honours our city’s legacy even as it illuminates new pathways for sustainable growth, community resilience, and bold transformation.

**Table of Contents**

2

Foreword

3

Message from Mayor Parrish

4

Types of Awards & Categories

5

Judging Criteria

6

2025 Jury Members

8

Map of Submissions

Award of Excellence:

10

Hazel McCallion Central Library

Award of Merit:

12

Applewood Towns

14

Lakeview Village Discovery Centre

16

The Lake House

18

M1 & M2

20

Mattamy Homes Central Sales Centre

22

Saigon Park

Award of Healthy by Design:

24

Brightwater I

26

Cornerstone Suites

People’s Choice Award:

28

Living Root Bridge

## Foreword

Urban design is the lens through which we shape the lived experience of our cities. It is simultaneously, a mirror and a compass that reflects our communities' values, histories, and identities while looking toward a more inclusive, resilient, and inspiring future. This year's theme, Reflections and Visions, captures that duality: honoring the legacy of city-building while imagining its future.

Since its inception in 1981, this awards program has stood as a testament to Mississauga's commitment to design excellence. It is the longest-running municipal urban design awards initiative in Ontario. Over the decades, it has recognized projects that not only elevate the built environment but also enrich the lives of those who inhabit it.

The 2025 submissions span a diverse array of scales, typologies, and approaches, yet they share a common thread: each entry is a thoughtful response to context, community, and change. Together, these projects remind us that urban design is not static but iterative, adaptive, and deeply human.

We are especially grateful for the strong partnerships that continue to support and enrich this program. Our collaboration with the Region of Peel's Public Health Unit has brought critical attention to the intersection of health and design, recognized through the Healthy by Design Award

introduced in 2014. We also acknowledge the ongoing contributions of the City's Indigenous Relations, Heritage and Culture Planning teams, whose work adds depth and meaning to the spaces we celebrate.

For their time, insight and thoughtful deliberation, we extend our sincere thanks to the 2025 jury members: Councillor Dipika Damerla, Laura Di Fiore, Ayako Kitta, Ute Maya-Giambattista, Paul Sharma, and Ted Watson. Their expertise has helped shape a meaningful and rigorous evaluation process.

Congratulations to all award recipients and project teams. Your work not only enhances the physical fabric of our city but also strengthens the social and cultural connections that make Mississauga a city that reflects our shared values and point towards a thriving future.



David de Groot  
**Manager of Urban Design, City of Mississauga**

## Carolyn Parrish Mayor of Mississauga



On behalf of Members of Council and the City of Mississauga, I congratulate this year's winners and nominees of the 2025 Mississauga Urban Design Awards!

Earlier this year, a Leger survey showed that Mississauga was

voted the happiest city in Canada. That achievement does not just happen by accident. It is thanks to the community centres and libraries in which we learn new skills, to the parks and schools our kids grow up in, and to our unique neighbourhoods and buildings that make our city stand out internationally. Behind all of this is smart, purposeful design and the people who make it happen.

As someone who has served the people of this City for decades, I have been consistently fascinated by how thoughtful planning and design have helped Mississauga grow into one of Canada's most impressive urban centres. As our city grows, we need to ensure design continues to be impactful, accessible, serving our residents, and supporting the way we live.

Mississauga's Urban Design Awards recognize the care and dedication of the architects, planners, developers, and others who shape our city with each inspiring concept and idea. The work highlighted this

year has helped Mississauga become a world-class city that is functional, accessible, beautiful, and a nurturing place for residents, visitors, newcomers, and businesses.

But – most of all – their design flair has helped us become a city where people of all ages can live well, now and in the future. We are also seeing more green design that puts sustainability and accessibility first and takes climate change seriously. These projects are not just esthetic marvels – they are places people enjoy.

Good design choices shape our daily lives, whether it is a new building, a public space that brings people together, or a thoughtful way to preserve our heritage.

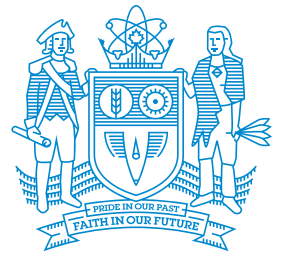
So, thank you to this year's winners and nominees for the richness of your contributions.

And many thanks to the jury members for their time and expertise in helping us celebrate our design achievements.

Warmest Regards,



Carolyn Parrish  
**Mayor, City of Mississauga**





# Types of Awards

## Award of Excellence

Given to projects that demonstrate excellence across all judging criteria

## Award of Merit

Given to projects that demonstrate excellence in one or more of the judging criteria.

## Award of Healthy by Design

Given to projects that exemplify the six Healthy Community Design elements

## People’s Choice Award

Given to the project that receives the most votes from the public through online voting.

# Award Categories

## Urban Elements

Projects in the urban elements category include standalone objects, public artwork, small-scale building components or landscape elements that contribute to the quality of the public realm.

## Private Projects

Projects in the private projects category include buildings or groups of buildings in all types and scales that achieve urban design excellence and set a precedent for future projects of their type. These projects contribute to successful city-building through their contextual relationship, design quality and measures of sustainable and healthy design.

## Public Projects

Projects in the public projects category include buildings or a group of buildings in all types and scales that are accessible and serve the public.

# Judging Criteria

## Citywide Significance

Considers whether the project contributes to the City’s design objectives as related to city image, visual identity, vistas, skyline, streetscapes, recognition of sites and location opportunities.

## Community Significance

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

## Living Green

Considers whether the project demonstrates an integrated approach to design which supports environmental and sustainable site and building practices, while providing benefits to the community and supporting active modes of transportation, walkability and green infrastructure.

## Innovation

Considers the degree of creative response to program requirements and site constraints, taking into account sustainable best practices, including LEED and Low Impact Development, with the ability to influence trends.

## Context

Considers the relationship or blending of built form and spaces with existing and planned development, and respect for and enhancement of the area’s character.

## Execution

Considers the quality of construction materials and the interpretation of design into reality and how it supports the City’s Strategic Plan and the five Strategic Pillars for Change:

**Move:** Developing a transit-oriented city.

**Belong:** Ensuring youth, older adults and new immigrants thrive, ensure accessibility.

**Connect:** Completing our neighbourhoods.

**Prosper:** Cultivating creative and innovative businesses.

**Green:** Sustainability and environmental considerations.

## Healthy by Design

Considers whether the project contributes to the creation of walkable, sustainable and complete communities by demonstrating inter-related healthy development elements: density, service proximity, land use mix, street connectivity, streetscape characteristics and parking.

# 2025 Jury Members



**Dipika Damerla**  
Councillor, Ward 7 Mississauga

Dipika was elected as Mississauga's Ward 7 Councillor in 2018 after serving as MPP for Mississauga East-Cooksville. As a Cabinet Minister, she led initiatives in health care, long-term care, education, and public transit.

Before politics, Dipika worked in corporate banking and ran a small business in Mississauga. She holds an MBA in Finance from the Rotman School of Management.



**Laura Di Fiore**  
Architect and Visual Artist

Laura works at the intersection of urban design, architecture, and public art. She has contributed to award-winning projects in London, New York, Montreal, and Toronto—all with a focus on vibrant, inclusive spaces.

Laura holds an Honours Bachelor of Architectural Studies from the University of Waterloo and a Master of Architecture from McGill University, where she received several honours, including the AIA Henry Adams Medal and the RAIC Honour Roll. As a passionate advocate for sustainability and wellness-focused design, Laura also serves on Mississauga's Art Selection Committee.



**Ayako Kitta**  
Associate Partner, DTAH

Ayako is a landscape architect with more than 20 years of experience in North America and Japan. She leads diverse public realm and urban design projects from concept to completion, ensuring high-quality, inclusive results.

She serves on the Mississauga Urban Design Review Panel and holds a Master of Landscape Architecture from the University of Toronto.



**Ute Maya-Giambattista**  
Principal, O2 Planning and Design

Ute is a Principal of Urban Design at O2 Planning and Design with over 20 years of industry experience. As a member of the Ontario Professional Planners Institute and the Canadian Institute of Planners, she leads projects across Canada and internationally. Ute's work focuses on creating healthier communities through designs that balance social, economic, and environmental sustainability—from local masterplans to city-wide strategies.



**Paul Sharma**  
Director of the Chronic Disease and Injury Prevention Division, Region of Peel

Paul leads Peel Public Health's work on chronic disease and injury prevention. He is also an Adjunct Professor at the University of Toronto's Faculty of Dentistry and president of the Ontario Association of Public Health Dentistry. He also sits on the Association of Local Public Health Agencies Board of Directors.

His public health career began as a dental hygienist in Toronto, caring for people living with HIV. He has also worked in dental hygiene education. Paul holds a Master of Science in Dental Public Health from King's College, University of London.



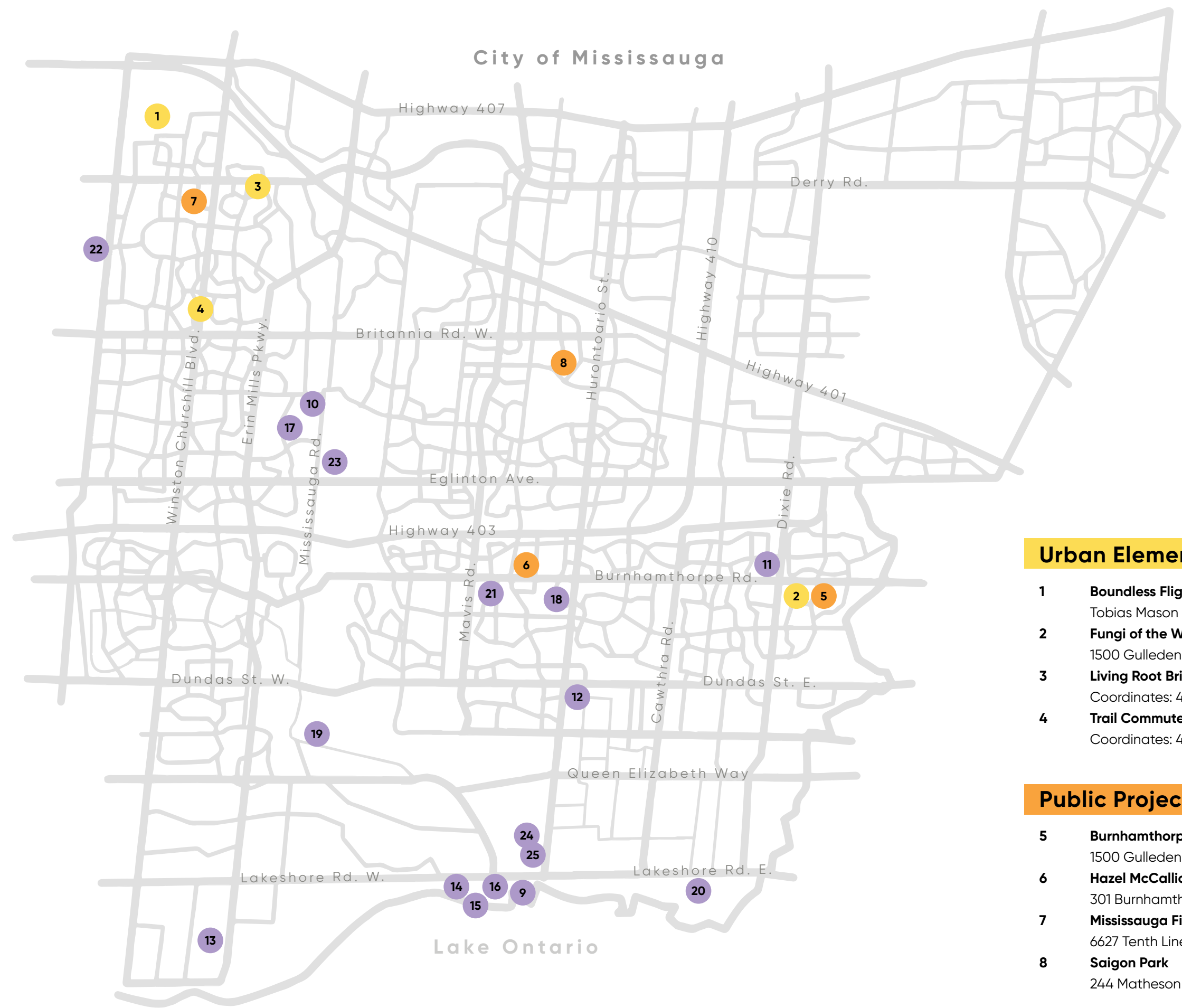
**Ted Watson**  
Partner, MJMA Architecture and Design

Ted is a Design Partner at MJMA, known for leading public building projects that blend bold design with civic, environmental, and pedestrian-focused goals.

Ted's projects span across Canada, the U.S., Australia, and New Zealand, and have received more than 50 design awards, including three Governor General's Medals, for advancing accessibility, sustainability, and innovation.



# Map of Submissions



## Urban Elements

- 1 **Boundless Flight**  
Tobias Mason Park, 7370 Watergrove Rd
- 2 **Fungi of the Woods**  
1500 Gulleden Dr
- 3 **Living Root Bridge**  
Coordinates: 43.594000, -79.764700
- 4 **Trail Commuters**  
Coordinates: 43.570731, -79.746856

## Public Projects

- 5 **Burnhamthorpe Community Centre**  
1500 Gulleden Dr
- 6 **Hazel McCallion Central Library**  
301 Burnhamthorpe Rd W
- 7 **Mississauga Fire Station 125**  
6627 Tenth Line W
- 8 **Saigon Park**  
244 Matheson Blvd W

## Private Projects

- 9 **55 Port**  
55 Port St E
- 10 **1847 • 2024**  
13 Thomas St
- 11 **Applewood Towns**  
4015/4017/4025/4035/4045 Hickory Dr
- 12 **Artform**  
86 Dundas St E
- 13 **Avonhead Industrial Campus**  
587 Avonhead Rd
- 14 **Brightwater I**  
215 Lakeshore Rd W
- 15 **Brightwater II**  
220 Missinnihe Way
- 16 **Brightwater Phase 1 Retail**  
175 Lakeshore Rd W
- 17 **Cornerstone Suites**  
263 Victoria St
- 18 **Edge Tower 1 and Edge Tower 2**  
36 Elm Dr W
- 19 **Ireyomi Residence**  
2290 Doulton Dr
- 20 **Lakeview Village Discovery Centre**  
985 Jim Tovey Blvd
- 21 **M1 & M2**  
3900 Confederation Pkwy
- 22 **Mattamy Homes Central Sales Centre**  
6578 Ninth Line
- 23 **Old Barber House**  
1980 - 1988 Barber House Lane
- 24 **The Lake House**  
1130, 1136, 1138 Mona Rd
- 25 **Westport Condos**  
28 Ann St

Award of Excellence

# Hazel McCallion Central Library

301 Burnhamthorpe Rd. W.

The revitalization of Hazel McCallion Central Library respects and reshapes an important civic institution to meet the needs of a rapidly evolving community—altering geometries, open spaces, access to light, and materiality to create a more accessible, sustainable, and useful public space. A highlight of the renovation is a fully glazed fourth floor reading room addition overlooking Celebration Square. The addition is distinct in form, with a disciplined rectangular design that cantilevers slightly over the east façade but is subdued with a frit pattern of vertical striations in dark charcoal, a colour used throughout the renovation to signify transitions from inside to outside. The existing entry pavilion is enclosed with metal screening in the same dark charcoal and enhanced by a field of large, illuminated signage. This series of light and glowing exterior interventions project the library's new vision and user experience to the street, greatly enhancing its urban presence.

**Jury Comments:**

The Hazel McCallion Central Library renovation is an outstanding example of architectural renewal, demonstrating exceptional design quality and sensitivity to context. It masterfully integrates new interventions within the existing structure, achieving a seamless blend where the distinction between old and new is nearly imperceptible.

The upper room addition overlooking Celebration Square is well executed, forging a meaningful connection between interior learning spaces and the public realm.

The project adds significant value to both the building and its civic setting, reinforcing the library's role as a vital public institution while also strengthening community identity and sense of place.

The choice to renovate rather than rebuild is commendable, preserving embodied carbon and extending the life of a valued public asset.

The result is a dignified yet playful space that fosters learning, gathering, and civic engagement. It exemplifies how thoughtful design can elevate an existing building into a renewed cultural landmark.

For its exceptional success across all evaluation criteria, the Jury proudly awards the Hazel McCallion Central Library renovation the Award of Excellence.



**Project Owner:**  
City of Mississauga

**Architect:**  
RDH Architects Inc.

**Photography  
Credit:**  
Tom Arban



Award of Merit

# Applewood Towns

4015, 4017, 4025, 4035, 4045 Hickory Dr.

Applewood Towns, a fine collection of urban townhomes in the heart of Mississauga, is a stunning example of architectural excellence. Located on Hickory Drive near Burnhamthorpe and Dixie, this development features five meticulously designed blocks that seamlessly blend modern aesthetics with classic charm. Surrounded by a peaceful courtyard with a joyful play area, the townhomes showcase sleek, contemporary lines alongside timeless medieval-inspired elements, including elegant brickwork, creamy moldings, and refined stone accents. The stylish siding adds sophistication, enhancing the homes’ visual appeal.

Each townhome is designed to elevate the living experience, with expansive windows that invite natural light and create a sense of openness. The open-concept layouts and thoughtfully crafted spaces ensure each home is both functional and beautiful, promoting family living while maintaining warmth and elegance. Applewood Towns represents the perfect balance of classic beauty and modern design, offering a refined aesthetic in a vibrant, growing community.

**Jury Comments:**  
Applewood Towns exemplifies a thoughtful and equitable approach to gentle density, successfully integrating into the surrounding neighbourhood.

The project demonstrates strong urban design principles through its well executed and actively used central space, walkable layout, and direct unit access from the street, all contributing to a sense of ownership and connection.

The underground parking allows the public realm to be prioritized, creating a more pedestrian-friendly and socially vibrant environment.

The project’s success lies in its ability to create a cohesive, livable community through modest scale, high-quality materials, and a clear commitment to equity and accessibility. It stands as a strong example of how infill can be both contextually responsive and socially impactful.

The Jury recognizes Applewood Towns for achievements in Community Significance and Execution with an Award of Merit.



<b>Project Owner:</b> Hickory Limited Partnership PSCP 1178	<b>Landscape Architect:</b> MEP DESIGN INC.
<b>Architect:</b> KIRKOR Architects and Planners	<b>Photography Credit:</b> Adil Erturk



Award of Merit

# Lakeview Village Discovery Centre

985 Jim Tovey Blvd.

The Lakeview Village Discovery Centre is a sustainably designed sales centre and community destination. This local architectural landmark is an immersive and interactive hub for engagement and awareness surrounding the Lakeview Village Master Plan, as well as a hub for local artists and community events. This building features a living wall with over 20 different plant species, a green roof designed to host pollinators, and smart glass throughout the building to optimize daylight access and temperature control. The main floor's 12' model table shows current and future phases of the entire 177-acre community, including the shoreline and world's longest freshwater pier, stretching a full 1000 metres in length. Steps away, you'll find the builder hall, a showroom for sales and showcasing products offered by first-phase builders. Visitors are also encouraged to walk the attached art trail to view local murals, "The Light Within" sculpture, and sunflower field in the summer.

**Jury Comments:**

The Lakeview Village Discovery Centre offers a compelling glimpse into the site's future, acting as a 'resume' for the broader master plan. It embodies the development's core values and aspirations, presenting a vision that is both ambitious and deeply rooted in community relevance.

As an independent initiative, the project reflects clarity of vision and execution. Features such as the bioswale and organized parking serve both functional and educational purposes, reinforcing its role as a demonstration and destination. The parking lot design demonstrates strong connectivity through its integration with existing trails and multiple access points, while public art and Indigenous references enrich the site with cultural depth.

The project also plays a vital role in fostering community engagement and environmental stewardship with inviting elements like the sunflower garden serving as a destination and a catalyst for social interaction.

As an interim structure, the building makes a meaningful and lasting contribution to the site.

For its achievements in Living Green, the Jury awards this project an Award of Merit.



<b>Project Owner:</b> Lakeview Community Partners Ltd.	<b>Landscape Architect:</b> NAK Design Strategies Inc.
<b>Architect:</b> Q4 Architects Inc.	<b>Photography Credit:</b> Nation Wong, Michael Halavonja



Award of Merit

# The Lake House

1130, 1136, 1138 Mona Rd.

The Lake House is a standard condominium project consisting of 17 townhomes and 1 detached unit sitting above an underground garage. Located in the prestigious neighbourhood of Mineola West in south Mississauga, The Lake House provides an alternative form of housing to a neighborhood which has been characterized by detached dwellings on large lots. This gentle form of intensification promotes more efficient land use, and better use of existing natural resources, infrastructure, retail, and public facilities, and promotes the City's goal of creating "complete" communities.

In addition, The Lake House is located within walking distance to the Port Credit Mobility Hub (including the GO Station, Hurontario LRT, and MiWay bus terminal). The project's proximity to transit reduces dependence on automobiles thereby reducing greenhouse gas emissions. By providing easy access to a range of amenities, services, and parks, The Lake House promotes a healthy and active lifestyle for residents.

## Jury Comments:

The Lake House is a thoughtful example of gentle infill that respects and reinforces the existing character of the Mineola neighbourhood. By placing a single detached home at the front of the site, the design cleverly maintains the rhythm and scale of the existing streetscape, contributing positively to the established residential fabric.

The architecture is refined, with a design language that reflects the surrounding context while introducing subtle, smart interventions. These interventions expand housing options within the neighbourhood, offering a sensitive response to evolving community needs without disrupting the local character.

The project demonstrates good infill practice, balancing design quality, contextual fit, and social benefit. It provides a model for how low-density intensification can be achieved in a way that is both respectful of its surroundings and progressive in its approach.

The Jury recognizes The Lake House for its achievements in Context with an Award of Merit.



**Project Owner:**  
Queenscorp (Mona)  
Inc. PSCP 1183

**Photography  
Credit:**  
The Brand Factory



Award of Merit

# M1 & M2

3900 Confederation Pkwy, 3883 Quartz Rd.

M City is a transformative urban development reshaping Mississauga’s downtown with over 6,000 residential units across a master-planned, 4.3 million square foot community.

The first two towers M1 & M2 feature bold forms created by rotating floor plates that deliver dynamic silhouettes without sacrificing unit efficiency. The geometry is supported by short ‘walking’ shear walls, while a translucent white laminated glass guardrail wraps each balcony and drops below the slab, reinforcing the horizontal banding and ensuring a seamless, sculptural appearance.

Phase 1 rises 61 storeys above a five-storey podium; Phase 2 mirrors this design with a 90-degree rotation. The podium includes faceted glass, green roofs, rooftop amenities, retail, townhouses and generous landscaping further activate the public realm and streetscape. Prioritizing a pedestrian-first public realm, M City sets a new standard for high-density development combining design excellence, livability, and sustainability in a vibrant, transit-connected hub.

**Jury Comments:**  
M1 & M2 are thoughtfully executed and make a strong contribution to Mississauga’s downtown. The commercial podium and integrated townhouses activate the public realm, enrich the streetscape, and enhance the pedestrian experience.

At grade, the material quality and colour integration successfully transition the towers to a more human scale, creating a welcoming and dynamic street-level environment. The overall materiality is well-considered and visually engaging. The experience of walking around the block is varied and engaging, offering a dynamic and evolving urban experience. From a citywide perspective, the building contributes positively to the skyline and serves as a visual anchor for the downtown. Overall, the project demonstrates how large-scale development can incorporate fine-grain elements, thoughtful transitions, and high-quality materials to support a vibrant, human-scaled urban environment.

For its achievements in both Citywide Significance and Execution, the Jury awards M1 & M2 an Award of Merit.



**Project Owner:**  
Rogers Real Estate  
Development Ltd.  
Urban Capital  
Property Group  
PSCP 1166 and  
PSCP 1168

**Architect:**  
CORE Architects Inc.

**Landscape Architect:**  
The Planning  
Partnership

**Photography Credit:**  
CORE Architects  
Inc.



Award of Merit

# Mattamy Homes Central Sales Centre

## 6578 Ninth Line

The Mississauga Sales Centre redefines the homebuying experience with a bold, architecturally stunning design crafted from 21 repurposed shipping containers. This two-storey structure with soaring 16’ ceilings and expansive windows reflects Mattamy’s commitment to innovation and thoughtful community design, setting the tone for an inspiring and vibrant community. Designed for the modern homebuyer, the Sales Centre blends cutting-edge technology with an immersive customer journey. Visitors can explore interactive digital site maps and floorplans, consult with sales agents in private nooks, and seamlessly complete their purchase with DocuSign. A welcoming Juice Bar and a moss-adorned feature wall add warmth and character, while community videos provide an engaging preview of Mattamy’s offerings. Designed with sustainability in mind, the space includes an EV charging station, reinforcing the development’s forward-thinking vision. More than just a sales office, this Sales Centre is a destination that elevates the homebuying experience.

**Jury Comments:**  
Mattamy Homes Central Sales Centre is a modular building that demonstrates a high level of innovation and creativity in both concept and execution. Its demountable design is well-suited to its short-term use, offering flexibility and adaptability while maintaining architectural integrity.

The project responds thoughtfully to the Ninth Line Urban Design Guidelines, particularly in its attention to site integration, landscaping, and pedestrian interface. The landscaping is notably well-executed, enhancing the public realm and contributing to a welcoming and engaging environment.

Despite its temporary nature, the building is surprisingly attractive and playful, showcasing the potential of modular construction to deliver high-quality design outcomes. The promise of future applications of this construction method adds further value, positioning the project as a forward-thinking prototype for sustainable and responsive urban development.

The jury recognizes Mattamy Homes Central Sales Centre for its creative response and sustainable practices with an Award of Merit for Innovation.



<b>Project Owner:</b> Mattamy Homes	<b>Landscape Architect:</b> NAK Design Strategies Inc.
<b>Architect:</b> Kohn Partnership Architects Inc.	<b>Photography Credit:</b> Niamh Barry

Award of Merit

# Saigon Park

244 Matheson Blvd. W.

In 2009, a large rain event caused Cooksville Creek to flood, producing widespread damage to homes and businesses. Saigon Park arose from a need for climate resiliency but created an opportunity to leverage capital funding to introduce aquatic and terrestrial habitat, art, culture and recreation into an area dominated by commercial and industrial land uses. Opened in 2021, the park offers a popular kilometer long trail and fitness circuit, gathering spaces and lookouts oriented around a 2.7ha lake and wetland, along with a large plaza highlighted by a kinetic art installation that conveys a narrative of water. While the park’s resiliency and popular amenities have been effective, it is its cultural identity that has provided the greatest impact. The park was dedicated to the local Vietnamese community, and they have taken ownership of the park, hosting cultural events and celebrations and transforming the space into a symbol of cultural diversity.

**Jury Comments:**  
Saigon Park exemplifies how stormwater infrastructure can be reimagined as a meaningful community asset. Going well beyond the functional minimum, it transforms a stormwater pond into an accessible, interactive public space that integrates ecological restoration, cultural expression, and community programming. The inclusion of public art adds a layer of narrative and identity, while native planting supports biodiversity, attracting bees and other fauna within an otherwise industrial context.

The space is actively used by the community, demonstrating its success as a destination despite its proximity to industrial land uses. Its thoughtful design fosters urban nature, offering access to green space and moments of ecological surprise. The project is commendable not only for its environmental performance but also for its contribution to civic life, turning infrastructure into a place of gathering, learning, and cultural reflection.

It sets a strong precedent for how cities can design stormwater management systems that are both functional and socially engaging.

For its achievements in both Community Significance and Innovation, the Jury awards this project an Award of Merit.



**Project Owner:**  
City of Mississauga

**Stormwater Management Planning and Design:**  
Aquafor Beech Limited

**Landscape Architect:**  
Schollen & Company Inc.



Award of Healthy by Design

# Brightwater I

215 Lakeshore Rd. W.

Brightwater I is a 5-storey mixed-use building with 76 residential units located within the first phase of the visionary Brightwater Master Plan which redevelops a former vacant oil refinery into a mixed-use community on the lakeshore in Port Credit. As part of a holistic master-planned site that integrates roads, bioswales, public realm improvements, and parks, Brightwater I is the gateway building providing transition from the surrounding context to the Brightwater community. Designed to reference the industrial heritage of the site, Brightwater I is constructed predominantly with red brick and showcases geometric architectural elements. The first storey of the building consists of thoughtfully designed retail and commercial spaces which create an inviting streetwall and provide services to the community. The use of pavers, landscaping, benches, and bicycle parking establish an active public realm on a former brownfield. Sustainable elements and innovative features are integrated throughout the building.

**Jury Comments:**  
Brightwater I represents a compelling and ambitious vision for re-establishing the identity of Port Credit as a vibrant, walkable village. The development breaks down the larger site into new neighbourhood blocks, integrating a mix of uses and scales that activate the public realm. A series of shareable amenities and thoughtfully designed streetscapes support a dynamic pedestrian experience and fosters a strong sense of place.

Through its active frontages, contextual design, and integration of residential, retail, and public spaces, Brightwater I represents a holistic, walkable, complete community.

The Jury recognizes the project for supporting active, walkable communities with the Award of Healthy by Design.



<b>Project Owner:</b> Brightwater Phase 1 (CDH) Inc. PSCP 1170	<b>Landscape Architect:</b> STUDIO tla
<b>Architect:</b> Diamond Schmitt Architects Inc.	<b>Photography Credit:</b> Henna Mazzocco, Skyscape Studio



Award of Healthy by Design

# Cornerstone Suites

263 Victoria St.

Cornerstone Suites delivers new deeply affordable housing at the corner of Victoria and Thomas Streets, a short walk from the heart of the Streetsville BIA and from the Streetsville GO Station. The development preserves and restores two mid-1800s houses and introduces a three-storey connecting structure that enhances the pedestrian scale and complements the neighbourhood.

The project carefully transforms the historic lot, enhancing the streetscape and meeting modern housing and sustainability goals. The 40 affordable studio units meet Peel Accessibility Standards and CMHC requirements. The design follows the intensive PHIUS+ 2021 standards, reducing site energy use by 57% compared to the 2015 NECB, lowering tenant utility cost and benefiting our environment. The design responds to intensive engagement with neighbours, heritage advocates and civic leaders to create something that harmoniously integrates with the neighbourhood. The unit and common spaces are designed to ensure a sense of belonging and wellness among diverse residents.

**Jury Comments:**  
Cornerstone Suites demonstrates how modest infill development can deliver significant social and urban impact. Located within the Streetsville Heritage District, the project skillfully integrates a contemporary built form into a sensitive heritage context, preserving the village character while enhancing the architectural composition with a thoughtful and forward-looking intervention.

The integration of the building into an addition, rather than preserving the individual heritage buildings in situ, was a clever solution that both honours and elevates the existing context. This approach strengthens the site's contribution to the community fabric and sets a precedent for heritage-sensitive intensification.

The inclusion of social housing within this setting is particularly commendable. It addresses equity and access, expanding housing options and welcoming new residents into the heart of the established community. Environmental sustainability is also thoughtfully addressed through passive design strategies, while the building's massing and street presence are appropriately scaled and well-resolved.

The Jury recognizes Cornerstone Suites for its contribution to complete communities through its service proximity and street connectivity with the Award of Healthy by Design.



<b>Project Owner:</b> Indwell Community Homes	<b>Landscape Architect:</b> OMC Landscape Architecture
<b>Architect:</b> Invizij Architects Inc.	<b>Photography Credit:</b> Tom Ridout, Industryous Photography



People’s Choice Award

# Living Root Bridge

**Coordinates: 43.594000, -79.764700**  
**Derry Rd. W., east of Glen Erin Dr.**

There is an irony to Meadowvale. We recognize the non-urban naming of the district: meadow (grassland) and vale (valley). It is a name of the past. Now, residents of Mississauga’s paved Meadowvale frequently spot foxes, coyotes, raccoons, opossums, rabbits, and skunks, roaming their streets at night. We were inspired to create a living-root-bridge over the loud and busy Derry Road, to promote the existence of Meadowvale’s wildlife and plant species. From afar, our art installation looks as if the bridge is swallowed by roots, branches, wildflowers, and vines. As pedestrians walk closer and examine the intricate details of the artwork, faces of animals start to unravel. Drawn by a need to bring nature back to the city, the art panels beautify the bridge and the surrounding environment with an immersive interplay of light and shadow and the language of camouflage.

**About the People’s Choice Award:**  
The People’s Choice Award is a category within the Mississauga Urban Design Awards, presented to the project that garners the highest number of public votes through online voting.

All projects submitted to the Mississauga Urban Design Awards are eligible for this recognition. From June 1 to August 31, photos, addresses, and descriptions of each project were made available on the online voting platform. Residents of Mississauga, along with design enthusiasts from around the internet, were invited to explore the entries and vote for their favourite development.

By popular vote, the public has selected Living Root Bridge as the recipient for the People’s Choice Award.



**Project Owner:**  
City of Mississauga

**Artist:**  
BAU AND ÓS  
STUDIO

**Photography  
Credit:**  
Andres Ulises  
Bautista



 2025

# Mississauga Urban Design Awards

## Jury Report