

TRANSFORMATION BY DESIGN



TRANSFORMATION
2016 MISSISSAUGA URBAN
DESIGN AWARDS

Jury Report

Mississauga Urban Design Awards 1981 - 2016



1981



1982



1983



1984



1985



1986



1987



1988



1989



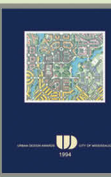
1990



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2012



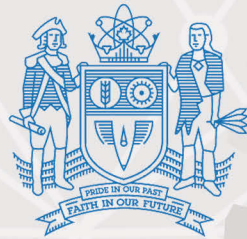
2013



2014



2016



Office of the Mayor



September 2016

Dear Friends,

On behalf of the City of Mississauga and Members of Council, I would like to extend my very best wishes and congratulations to the nominees and winners of the 2016 Mississauga Urban Design Awards. Everyone involved has played an important role in our efforts to build a complete city – a place where residents can work, raise a family and enjoy an unrivaled quality of life.

Mississauga prides itself on ensuring that good urban design is a priority in all developments within the city. Urban design is the art of shaping the interaction between people and places through the arrangement, appearance and functions of cities. It addresses the natural and built environments and influences the process that leads to successful cities and how buildings fit together to make quality space.

I wish to further recognize the jury members who volunteered their time and professional expertise to help us identify and recognize the best and the brightest. There is an extensive judging criterion that is taken into consideration that includes environmental stewardship, innovation and the health and well-being of residents, among other important city-building factors.

Thank you to the architects, planners, engineers, urban design professionals and committed city-builders who submitted their work for this year's competition. Once again, congratulations to all the award winners. You have rightly earned this prestigious recognition. Your brilliance is an inspiration to us all.

Warmest Regards,

Bonnie Crombie, MBA, ICD.D
Mayor, City of Mississauga

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.

Award of `Healthy by Design`

This award is presented to projects that exemplify, as much as possible, the six elements from the Healthy Development Index: *density, service proximity, land use mix, street connectivity, streetscape characteristics and parking.*

Note: The number of awards issued is at the discretion of the Jury

JUDGING CRITERIA

Significance: City-wide Scale

Contribution to the City's 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 health and safety, or reinforcing a unique history.

Living Green

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

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

Context

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

- The quality of construction materials and the interpretation of design into reality
- Supports Our Future Mississauga Strategic Plan
- Supports the City's 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

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

THE JURY



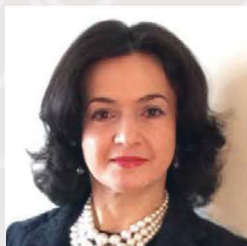
Mayor
Bonnie Crombie, MBA, ICD.D
Mayor of Mississauga

In 2014, Bonnie Crombie was elected Mayor of Mississauga. Building regionally-integrated transit, igniting new economic development opportunities, and creating a more open, engaging and inclusive city, have been Mayor Crombie's leading policy priorities for Mississauga. Mayor Crombie worked with Council to secure full-funding for the Hurontario-Main Light Rail Transit (LRT), the largest infrastructure project in Mississauga history. Mayor Crombie serves as honorary chair of the Mississauga International Partnership Program Committee (MIPP), a new working group committed to leveraging Mississauga's cultural diversity and international contacts to attract foreign-direct investment.

Mayor Crombie launched the Innovation and Entrepreneurship Taskforce, which brings together leaders from business, the public sector and academia, to identify strategies to further transform Mississauga into a thriving hub for innovation, entrepreneurship and capital investment. During Mayor Crombie's first year, she formed the Mayor's Advisory Board on Poverty and Homelessness which has a mandate to find practical solutions to combat homelessness, hunger, poverty, and address affordable housing challenges.

Mayor Crombie is a member of the Peel Regional Police Services Board, where she led the way to bring an end to the practice of street checks (carding). Mayor Crombie is also a Director with Enersource, a local energy provider which serves 200,000 residential and commercial customers across Mississauga. Prior to her election, Mayor Crombie served as the Ward 5 City Councillor, and previous to that, as Member of Parliament for Mississauga-Streetsville. Before entering public service, Mayor Crombie enjoyed a twenty-year career in business.

Mayor Crombie has a MBA from York University's Schulich School of Business and earned a Corporate Director's Certificate from the Institute of Corporate Directors at the Rotman School of Management. She attended St. Michael's College at the University of Toronto, earning an Honours Bachelor of Arts in political science and international relations. Mayor Crombie also studied French immersion at the Paris Sorbonne University. Mayor Crombie was awarded the Queen's Diamond Jubilee Medal for her work in the community. She and her husband Brian have three children, Alex, Jonathan and Natasha, and a golden huskie, Adonis. Bonnie speaks conversational French and Polish.



Olha Dobush, B. Comm, MBA
Director, Chronic Disease and Injury Prevention
Region of Peel

Olha Dobush has been a Director of Chronic Disease and Injury Prevention with the Region of Peel since April 2015, leading a team of public health professionals in delivering on regional policies, programs and services to improve the health status of the population in the areas of oral health, tobacco control, healthy built environments and supporting healthy eating and physical activity in schools, workplaces and communities.

Prior to that, Olha was the Assistant Deputy Minister (Interim) and Director of Policy in the Health Promotion Division of the Ministry of Health and Long-Term Care, where she led provincial health promotion and chronic disease prevention policies and programs. Some of the notable achievements include Healthy Kids Strategy, Smoke-Free Ontario Strategy, policy development for the Skin Cancer Prevention Act, Making Healthier Choices Act, Smoke-Free Ontario Act amendments, and E-cigarettes legislation.

Olha's career spanned many ministries and portfolios within the Ontario Public Service in the areas of public policy, strategic planning, program management, service delivery, and human resources.

Olha holds a Bachelor of Commerce (Honours) from Ryerson University and a MBA in International Management from the University of London in the U.K.

THE JURY



Michel Trocmé, B. Arch, M.A.U.D., RAIC
Urban Designer, Partner at Urban Strategies

Urban Designer Michel Trocmé, a Partner at Urban Strategies, is recognized for making high quality environments which highlight a distinctive sense of place and foster a strong sense of community. Collaboratively integrating market, transportation, landscape and architectural considerations, he develops visionary yet practical and implementable solutions which create value for his clients. His diverse project types including urban districts, waterfronts, campuses, new communities and urban regeneration.

His master plan for Singapore's 240 ac./97ha. Bidadari community is being rapidly implemented by the Housing and Development Board. The Plan creates a "Community in a Garden" through a generously landscaped setting, integrating 12,000 residential units, supporting community and commercial uses with a regional park and greenway park. In China, his creation of a new downtown for Shuitu, Chongqing's emerging Hi-Tech district is also underway. Closer to home, he is currently leading the master planning for Rideau Heights Regeneration in Kingston, as well as the Lakeview Community at the Mississauga's waterfront, and the redevelopment of the Etobicoke's Humbertown Shopping Plaza into a mixed-use community.

Michel regularly serves on design juries and has taught urban design studios at the Harvard Design School, the University of Toronto and York University. He serves on the board of Artscape, Canada's leading practitioner in multi-tenant space development for the arts and culture sector, which is recognized as an international leader in the fields of cultureled regeneration and city building through the arts.



Philippa Campsie, M.Sc.PI.
Adjunct Professor, University of Toronto

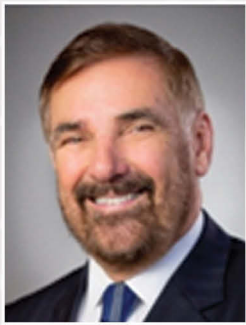
Philippa Campsie is principal of Hammersmith Communications, a firm that specializes in communications relating to urban and municipal affairs. She is also an adjunct professor in the planning program at the University of Toronto, a research affiliate at the Neptis Foundation, a senior associate at the Canadian Urban Institute, and an editor for the Institute on Municipal Finance and Governance.

Philippa has given workshops on effective communications and the use of social media to municipalities throughout Ontario, and conducted research on subjects ranging from regional growth management to local food security to homelessness. For 17 years (1993–2011), she was the deputy editor of the Ontario Planning Journal.

Before taking her planning degree in 1992–94, she had a career in book publishing and was editor-in-chief at Macmillan Canada. She did her undergraduate studies at Dalhousie University in history and biology. With her husband, she co-authors a travel blog called "Parisian Fields."



THE JURY



Ed Sajecki, P.Eng., MCIP, RPP, PLE
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 766,000 and over 425,000 employments. Prior to joining Mississauga, he was Assistant Deputy Minister with the Ministry of Municipal Affairs and Housing for the Province of Ontario, responsible for land use planning, building and housing. Before joining the Province, he was General Manager of Development and Infrastructure for the City of Burlington as well as Chief Executive Officer of the Burlington Economic Development Corporation.

Ed has a wide rang of senior executive experience in urban planning, development and management with local governments, and was Commissioner of Planning and Economic Development for the former Cities of Etobicoke and York. He also has served as General Manager of Planning and Development for Eastern Canada for Canadian National Real Estate.

Ed 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, growth management and economic development. Ed 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.

Ed is a member of the Board of Directors and a past president of the Association of Ontario Land Economists (AOLE), sits on the Advisory Board of the Urban Land Institute's Toronto District Council, the Advisory Committee of Ryerson University's City Building Institute, and is a past Board member of the Canadian Urban Institute (CUI).

JURY DAY
June 16, 2016



AWARD OF EXCELLENCE

UTM DEERFIELD HALL

Location: 3359 Mississauga Road
Owner: University of Toronto Mississauga
Consultants: Perkins + Will
Fleisher Ridout Partnership Inc.

Project Description

Located on the grounds of the picturesque UTM campus, Deerfield Hall was conceived as an interdisciplinary academic environment where faculty and students could interact and form a community of living and learning. The different faculties converge around student focused spaces, including a soaring atrium that provides gathering space and a window into surrounding activities. The light filled atrium provides natural light to the surrounding classrooms, labs and offices, and the atrium itself is animated by views into these rooms. The UTM Campus is noted for its natural beauty and its collection of unique architectural statements expressed in wood, stainless steel, concrete, glass and copper. Deerfield Hall responds to this setting with a variegated terra cotta cladding that complements the forest and its seasonal changes and creates a dialogue with the exterior finishes of adjacent buildings.

Jury Comments

Deerfield Hall is nestled inside the scenic suburban campus of the University of Toronto at Mississauga, overlooking the woods. The campus which is traversed by thousands of people each day is organized with a central pedestrian spine and a ring road. Deerfield Hall occupies a prominent location along the ring road and responds beautifully to its context. The building itself is designed with a main axis that connects the central pedestrian spine of the campus and the ring road. This ensures great connectivity for pedestrians as well as vehicular access. A bus stop, located along the ring road and close to the building, provides easy access to transit service. Visibly located along the main axis of the building, is an elegantly designed staircase that beckons its users to enjoy the benefits of physical activity as they peek in through glazed panels to the adjacent interior spaces and the beautiful exterior scenery. The site grading has been exceptionally well handled, and the building design has responded to the grading in a way that has turned a challenge into an attribute. The building is very well executed, with a beautiful selection of exterior and interior finishes which enhance and blend very well into the context. The sections of glazing that enclose the building provide views to colourful green roofs and the beautiful natural scenery around the campus.

UTM Deerfield Hall has earned an Award of Excellence.



AWARD OF EXCELLENCE

STREETSVILLE VILLAGE SQUARE

Location: 3 – 20 Main Street
Owner: The City of Mississauga
Consultants: CS & P Architects Inc.

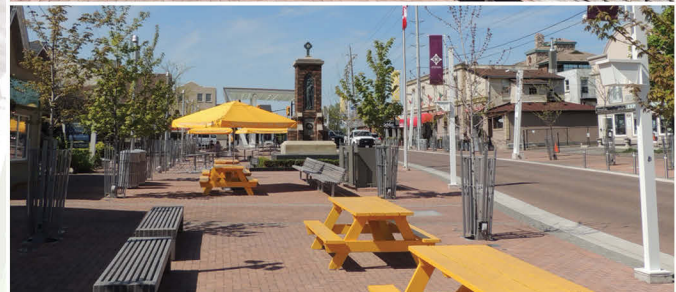
Project Description

Streetsville Village Square is located along Main Street, between Queen and Church Streets. Main Street is an important component of Streetsville's historic urban fabric and the venue for many of its civic events. The design of the Streetsville Village Square was conceived as a revitalization project in response to a need to restore and relocate a physically deteriorating cenotaph and transform Main Street into a vibrant and congenial public space. The design presents a contemporary re-interpretation of important characteristics of Streetsville's heritage through the use of colour and detail. Red brick pavers have been used extensively along the square to create a new "urban carpet" that is hospitable to both pedestrians and vehicles. These, combined with contrasting crisp white street amenities including light posts, the stage structure and banner poles, are reminiscent of the red brick facades and white gingerbread woodwork that characterize many of downtown Streetsville's notable historic buildings. The design also demonstrates a sensitivity to the existing small business and residential community around the Square by maintaining access to private parking and ensuring continued visibility of store signage. Since the revitalized Square opened there has been a significant increase in the volume of local business and revenues, a testament to the success of the design.

Jury Comments

The Streetsville Village Square has become a point of interest for the City, as well as for the local community. It is a wonderful gathering space for people, with a historic element provided by the Cenotaph, and a strong sense of place. It is very accessible, it slows down vehicular traffic to a pace that is comfortable for pedestrians, and it has provided a new address for the retail and commercial establishments around it. It enhances the character of the area. The design of the square is very subtle and in the words of one of the Jurors, "...it is not doing all sorts of gymnastics to grab everyone's attention. Instead, it does exactly what it is supposed to do".

Streetsville Village Square has earned an Award of Excellence.



AWARD OF MERIT For Innovation, Design and Street Visibility **AWARD OF 'Healthy By Design'**

HOT CONDOS

Location: 5005, 5025 & 5035 Harvard Road
Owner: PSCP #976
Great Gulf
Consultants: Quadrangle Architects Limited
The MBTW Group

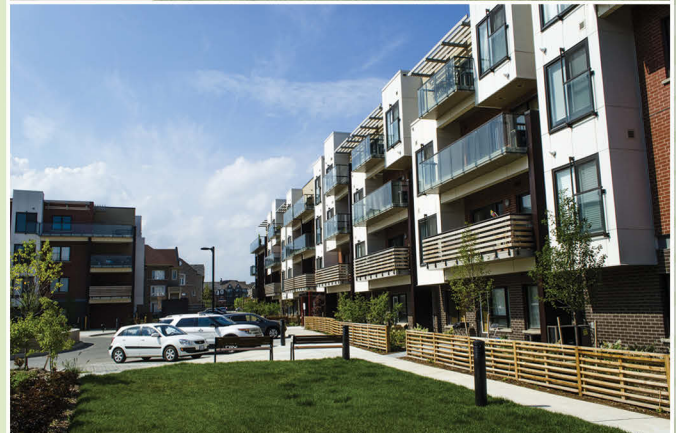
Project Description

Built on the last large site in Erin Mills, at the northwest corner of Winston Churchill Boulevard and Eglinton Avenue West, HOT Condos was designed in response to a vision to transform the site into a neighbourhood gateway, take advantage of the advancements in prefabricated wood construction and redefine the future of a busy intersection that was rather hostile to pedestrians. The design solution was to define the street edges by stretching three buildings to their maximum length, around an internal court yard that provides a safe communal gathering space. Large balconies of varying projections and a variety of exterior cladding materials bring the buildings to life. The site is traversed by a network of pedestrian paths and a sculpture by Canadian Artist, David James, prominently displayed at the street corner, invites pedestrian and community activity.

Jury Comments

In this project, prefabricated panels, which allow the construction period in our climate to extend throughout all twelve months of the year, have been used in a very innovative manner and the result is a very well thought out and properly executed development of a scale that fits very well in its context. The ground level street facing units relate very well to the adjacent boulevard. The generous street facing balconies, the bold colours of the building exterior, the public art nicely located at the street corner, the landscaped walkways that connect the development to the public sidewalk and transit stops, all introduce a welcome vibrancy to an otherwise car dominated intersection. It is a great example of a low rise multi-unit residential development.

The HOT Condos earns an Award of Merit for its innovative use of sustainable building components to create a development that enhances its context, engages and connects to the public realm and also accommodates appropriate density at a scale that fits very well in its surrounding context. It has also earned an Award of 'Healthy by Design' for the careful integration of the components that enhance walkability and promote active living.



AWARD OF MERIT

For Connectivity and Future Innovation

AWARD OF 'Healthy By Design'

SQUARE ONE SHOPPING CENTRE NORTH EXPANSION / SIMONS

Location: 100 City Centre Drive
Owner: Oxford Properties Group Inc.
 OMERS Realty Management Corporation
 156 Square One Limited
Consultants: MMC International Architects Ltd.
 LEMAYMICHAUD partnered with figure3
 DTAH

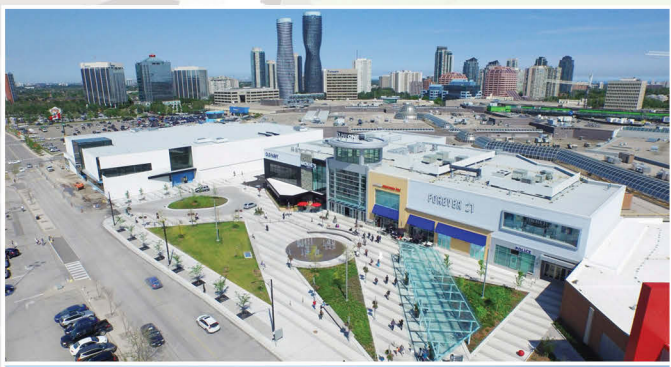
Project Description

Square One Shopping Centre has evolved from a suburban regional mall into a retail and mixed-use core of downtown Mississauga. The North expansion consisting of an outdoor urban park at the new north entrance and the Simons department store, has transformed a neglected parking lot into a vibrant urban space surrounded by cafes and outdoor patios. The urban park incorporates a glass canopy which reinforces the link from the interior pedestrian network of the mall to the transit terminal across the street. The urban park also features an award winning water fountain in the summer months, and an LED light display in the winter.

Jury Comments

The urban space at Square One Shopping Centre North Expansion/Simons is a landscaped publicly accessible active square that enhances the City image. It encourages a hitherto inwardly focused mall to open up, embrace the exterior space around it, capture the pedestrian movement from the transit terminal across the street, and become part of the fabric of the City. It reinforces the proximity of the mall to a major transit hub and has transformed into a community gathering spot and urban edge, an area that was previously used as a parking lot adjacent to the back wall of the mall. The area around the urban space is still in transition and the design of the park seems to be deliberately adaptable so that it can respond to the next generation of development that will occur across the street. In the words of one of the Jurors, it is a "point to" project which the City can refer to as a good example of the components that contribute to an appropriate mall retrofit.

The Square One Shopping Centre North Expansion / Simons has earned an Award of Merit for its connectivity and future innovation and for responding well to its context, enhancing the visual image of the City, and the quality of the environment within the community. It has also earned a 'Healthy by Design Award' for reinforcing connectivity to a major transit hub and creating an environment that promotes physical activity and social interaction.



AWARD OF MERIT

For Quality and Green Initiatives

FIRE STATION 119 & PEEL REGIONAL PARAMEDIC SATELLITE STATION

Location: 6375 Airport Road
Owner: The City of Mississauga
Consultants: Hossack & Associates Architects
Graham Hess & Associates Inc.

Project Description

On target to become the City of Mississauga's first LEED Gold certified building, Fire Station 119 and Peel Regional Paramedic Satellite Station is a 1,031 square metre single storey post disaster building. It is located on Airport Road, across from Toronto Pearson International Airport's north landing strip, and on a brownfield site that previously housed a fuel station. It incorporates two emergency service stations namely, the Mississauga Fire and Emergency Services and the Peel Regional Paramedic Services, in one compact building. The distinct horizontal form of the building and its winglike roofline pay tribute to its location in an area dominated by aircraft related industries and its close proximity to the airport. The exterior finishes of the building are a combination of lightweight aluminium, durable cementitious boards as well as clay and concrete bricks manufactured by a local masonry company. Drought resistant native plantings, watered by roof water rain-chains soften the perimeter of the building, while 3,000 square metres of heavy duty permeable pavers provide access through the site for emergency vehicles and parking. The permeable pavers divert storm water from the municipal sewers and promote rain water infiltration into the ground. Storm water run-off is further reduced through an underground infiltration trench.

Jury Comments

This simple, yet elegant building features lots of natural light and an array of innovative and environmentally sustainable elements that have been very well put together. The building has been very well executed with a composition of relatively inexpensive yet durable and attractive exterior finishes that are well suited to its function.

The Fire Station 119 & Peel Regional Paramedic Satellite Station earns an award of merit for the innovative integration of environmentally sustainable features and the execution quality of the building design.



AWARD OF MERIT

For Building Design and Execution

KEN AidAN NEW OFFICE BUILDING

Location: 7080 Derrycree Drive
Owner: Derrycree Investments Ltd.
Consultants: Kenaidan Contracting Ltd.
IBI Group Architects

Project Description

The Kenaidan office building, located at 7080 Derrycree Drive on a ridge overlooking the Derrycree Golf Course, sits on a site area of approximately two and a half acres. The site and building designs reflect a focus on environmental sustainability and creating a bright and open employee friendly atmosphere. The building is designed to maximize natural light in the interior spaces, with a four storey entrance atrium and an exterior that combines glass curtain walls with pre-cast concrete and zinc cladding. The landscape design, which includes a selection of hardy, drought resistant, salt tolerant and low maintenance native species, architectural berms, living green walls and ornamental grasses, integrates the building with the surrounding natural area. The perimeter planting provides shade in the summer and maximize sun access in the winter.

Jury Comments

This building relates well to the heritage designated Derrycree Golf Course at the rear of the property. The execution of the building and the composition of exterior and interior finishes have been well done.

Kenaidan new office building has earned an award of merit for the quality and composition of the exterior finishes of the building as well as the execution of the building's design.



PEOPLE'S CHOICE AWARD

SOBEY'S REGIONAL OFFICE

Location: 4980 Tahoe Boulevard
Owner: Truscan Property Corporation & Lindsfarne Developments Inc.
Consultants: Page + Steele/IBI Group
NAK Design Group

Project Description

Two key elements were considered as top priority in designing the new Sobeys' Regional Office at Tahoe Boulevard in Mississauga; minimizing the building's carbon footprint and creating a healthy and comfortable work environment for the employees.

The building is designed to achieve the Leadership in Energy and Environmental Design (LEED) certification for the core and shell construction in order to minimize the impact of construction on the local environment, ensure that energy efficient systems will provide a high level of indoor air quality, and mitigate environmental externalities resulting from regular building operations. The base of the building was constructed using recycled local materials.

In addition, the building and the interior spaces were designed to preserve views to the exterior. Most of the interior spaces have a direct line of sight to the outdoors. The Sobeys' Regional Office has been designed to use 20 per cent less energy and 40 per cent less water than similar buildings.

About the People's Choice Award

The People's choice Award is part of the 2016 Mississauga Urban Design Awards program. It was launched on the City of Mississauga's face book page on June 20, 2016. Photographs of all the developments that were nominated for the 2016 Mississauga Urban Design Awards were published on the City's Facebook page. From June 20, 2016 until September 05, 2016, all legal residents of Mississauga were invited to "Like" or "Love" their favourite development. Over 700 people showed their enthusiasm for urban design by voting. With a total of 177 votes, the Sobey's Regional office emerged as the winning project.

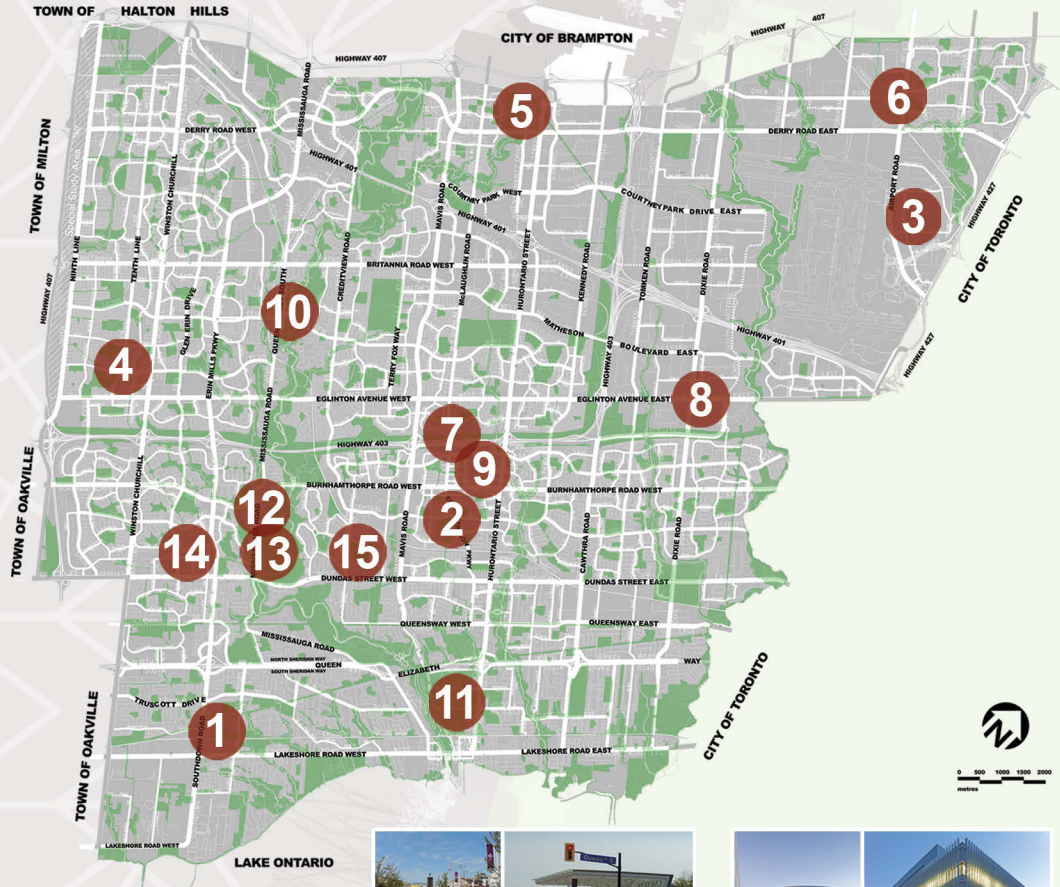
Congratulations on winning the 2016 People's Choice Award.





NOMINATIONS

(in alphabetical order)



1 Clarkson Village Gateway
2013 Lakeshore Road West



2 Dr. Martin L. Dobkin Park Washroom
395 Fairview Road West



3 Fire Station 119 and Peel Regional Paramedic Satellite Station
6357 Airport Road



4 HOT Condos
5005, 5025 & 5035 Harvard Road



5 Kenaidan New Office Building
7080 Derrycrest Drive



6 Malton Village Park
39 Beverley Street



7 'Park & Ride' Terminal
240 Centre View Drive



8 Sobeys' Regional Office
4980 Tahoe Boulevard



9 Square One Shopping Centre North Expansion/Simons
100 City Centre Drive



10 Streetsville Village Square
3-20 Main Street



11 The Glass Room
1524 Douglas Drive



12 UTM Deerfield Hall
3359 Mississauga Road



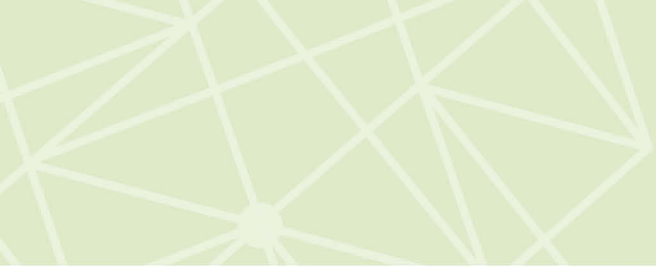
13 UTM Innovation Complex
3359 Mississauga Road



14 Windows on the Green
3170 Erin Mills Parkway



15 Woodlands Library
3255 Erindale Station Road



TRANSFORMATION BY DESIGN