

MISSISSAUGA

SIXTEENTH YEAR
1997

URBAN
DESIGN
AWARDS

FOR EXCELLENCE IN URBAN DESIGN



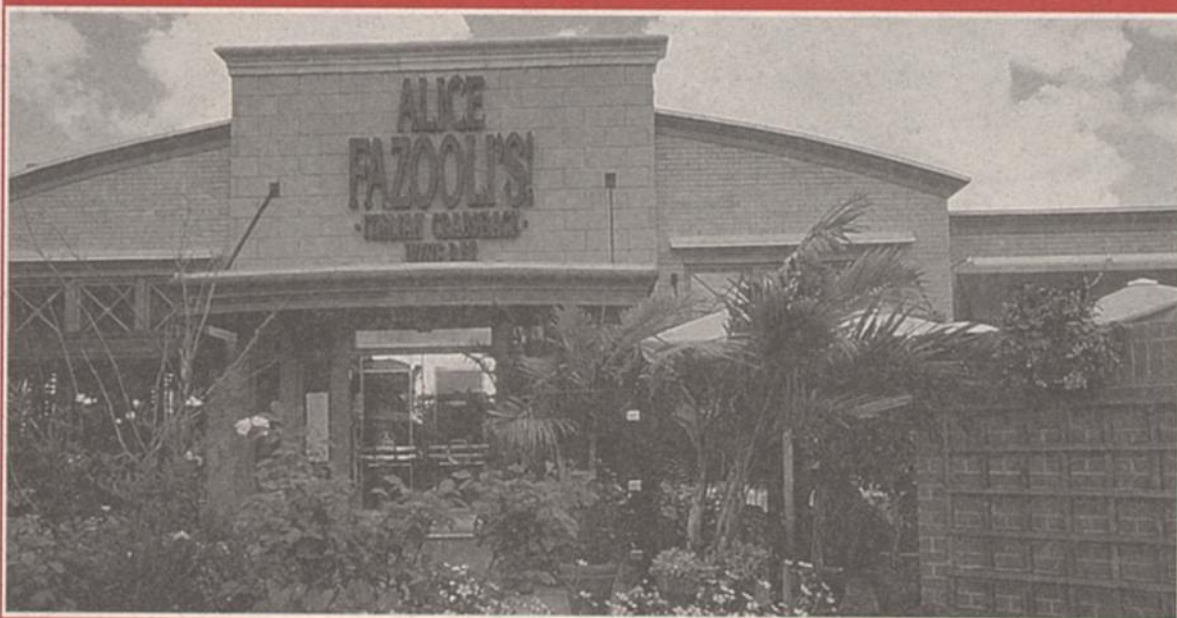
ALICE FAZOLI'S RESTAURANT

Award of Merit for Context and Execution

This restaurant building, developed under the same corporate umbrella as Jack Astor's, demonstrates an understanding of what makes an urban street active, visually interesting and pedestrian friendly. The built form orientates to the abutting intersection acknowledging the street as the focus of activity. Integral outdoor patios lend activity to the street while clearly delineating a separation between the highly public through walkway and quieter less public outdoor courts. The quality, and judicious placement, of plant materials provides for a degree of visual separation of these activities as well as

definition of the sidewalk and walk-in points to the site. Architecturally, the building is well proportioned with a distinctive roof form, clearly identified entrance and appealing mix of materials. Important from an urban design perspective, the built form makes a clear concession to the street facade by liberal use of windows, shutters and awnings to provide visual detail to the streetscape. In so doing, the development provides for a richer street life so critical to a successful City Centre.

209 Rathburn Road West



- SIR CORP
- Frank G. Bandiera
Architect
- Strybos
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E X C E L L E N C E I N U R B A N D E S I G N

S I G N A W A R D S U R B A N 1997 D E S I G N

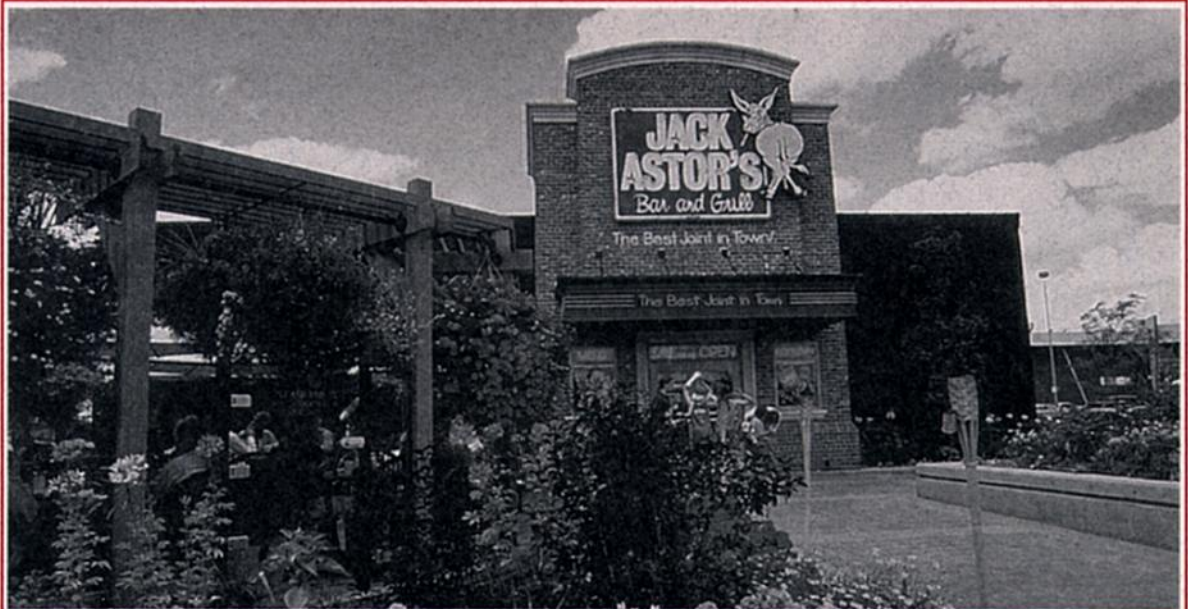
JACK ASTOR'S RESTAURANT

Award of Merit for Context

In much the same way as Alice Fazooli's, Jack Astor's challenges many of the accepted norms of 'roadhouse' development. The building relates closely to the street edge allowing the built form to provide effective street enclosure and buffered parking. The principal entrance orientates to, and is easily accessed from, the public intersection. Activities related to the restaurant are part of the street life given the prominent location of front patios for diners. Landscaping plays several roles in defining the street edge, providing a welcome forecourt entry and visually containing the patios. Particularly noteworthy, the site components mesh so well

with the abutting restaurant that the corner walkway and patios appear almost as an extension of the public intersection. All of these factors are instrumental in creating an active welcoming pedestrian street. The architecture is simpler than the adjoining Alice Fazooli's with less ambitious detail, form and materials. Greater detail on the west street facade with windows and some relief to a largely blank wall would have benefitted the building and the public streetscape. In conjunction with Alice Fazooli's, this development establishes many principles for an active and high quality urban environment in the City Centre.

219 Rathburn Road West



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

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