

Norton Lake Residence

Region of Peel / HCA Architecture Incorporated Architects / Alexander Budrevic & Associates
1155 Queen Street East, Brampton, Ontario

New Building, Multi-Unit Residential



Norton Lake Residence is an affordable housing project for Seniors and Families built for the Region of Peel. There are 200 suites in 25 storeys, comprised of 1, 2 and 3 Bedroom units and 2 underground parking levels. The project was built on land purchased from the Canadian Legion and the units on the first 6 floors are reserved for Legion members. A beautiful Amenity space on the sixth floor projects out over the Norton Lake ravine. The upper floors are Family units and enjoy an Amenity space with adjacent Laundry on the ground floor which spills out onto the playground and the ravine beyond.

The Site occupies a very unique place along the busy Queen Street Transit corridor, nestled beside the forest area around Norton Lake Park. Benefitting from the best of both worlds, it is walking distance from Bramalea City Centre and sits on the doorstep of a large natural oasis of trees, water and wildlife. One of the key objectives of the development was to bring both of these advantages together in the Site Plan. The site has a strong visual connection to Queen Street with a contemporary gate and signage pavilion and a landscaped pathway that leads directly to the entrance. The building is sited literally on the edge of the hill and rises up and over the mature forest surrounding the site.



The backdrop of the development seen from Highway #410, is a panorama of 1980's apartment buildings. The opportunity presented itself to create a landmark point tower which would sit in the foreground and provide a modern visual counterpoint and focus to the city skyline beyond. We worked with the building massing, window treatment and material and colour changes to create a novel and fresh new appearance to the building. The Tower is a contrast to its background and produces a heroic gesture springing from the natural canopy of trees. This is truly a building in a forest and yet simultaneously a part of a larger urban landscape.

Finally this building was planned as a multi-phased development which would further develop the Legion site. A Phase Two was envisioned where a long midrise building would reinforce the link to the Transit corridor, with a colonnade of shops along the ground floor culminating at the tower entrance and the threshold of nature sanctuary beyond.