

Saturday February 23, 2019

IS IT PALM SPRINGS OR COQUITLAM?

New tower will offer features reminiscent of southern California hotels

KATHLEEN FREIMOND



An artist's rendering of Sydney's splashy entrance.



A games room with ping-pong and pool tables is planned.



Plenty of kitchen storage will be available in the cupboards that stretch to the ceiling.

The architecture and relaxed lifestyle of Palm Springs, with its mid-century modern influence, inspired the design of Sydney, Ledingham McAllister's new 25-storey residential tower to be built in Coquitlam.

The building's double-height lobby, with its custom water feature, zigzag wall of glass panels and natural stone elements, is expected to be reminiscent of boutique hotels in the southern California



Sydney's amenity space includes a large kitchen and dining area where residents can gather.



The rooftop space will have an outdoor terrace, lawn, children's play area and cabanas, plus there will be other impressive amenity offerings inside the building.



Floor-to-ceiling windows will make for expansive outlooks at Ledingham McAllister's tower to be built at 545 Sydney Ave., near the Lougheed SkyTrain station.

city, which is famous for its distinctive mid-20th century buildings.

In the tower's 160 market units, the interior design's clean lines and use of materials will create a setting that enables homeowners to customize their space to reflect their own style preferences.

The show suite at the sales centre — located at 552 Clarke Rd., Burquitlam Plaza — is decorated with an over-sized floral print wallpaper mural that provides a sophisticated contrast to the white countertops and glossy cabinetry in the kitchen.

Made in Vancouver, the attention-grabbing Bouquet of Peonies wallpaper mural by Anewall is one of only a few fixed styling additions to the show suite.

Sydney, designed by IBI Group Architects, will be built on a 35,386-square-foot lot in a residential community located a short walk from the Lougheed Town Centre SkyTrain station,

The Sydney development will also benefit from the green landscape of the nearby 176-acre Vancouver Golf Club with its 18-hole championship course, says Manuela Mirecki of Ledingham McAllister.

"Those beautiful lush green grounds bring an element of prestige to that part of Coquitlam," she says.

Views from the tower will include the area's skyline or vistas across the course that hosted its first round of golf in 1911, Mirecki adds.

The building, at 545 Sydney Avenue, will be stepped according to the natural slope of the land.

"This will gently lead the eye up, creating a transition between the building and the surrounding residential community," Mirecki says.



An artist's rendering of Sydney, a project from Ledingham McAllister in Coquitlam. The 25-storey tower will have features reminiscent of Palm Springs' boutique hotels.

Saturday February 23, 2019

Cabanas, yoga room, dog run among the amenities



Sydney's lobby, as shown in an artist's rendering, is expected to have the feel of a boutique hotel.



Ledingham McAllister's Manuela Mirecki says the large kitchen is attractive to neighbourhood residents who are looking to downsize.

out-of-town visitors are complemented by an outdoor terrace, lawn, dining area and children's play area. Sydney will be a pet-friendly building with an outdoor dog run planned for the second level.

Buyers of the air-conditioned homes can choose from two colour palettes, both named for famous Palm Springs hotels: Parker (as seen in the show suite) with its white cabinetry and chrome hardware enhanced by light floors in the living areas; and Riviera, featuring soft greys, black matte hardware and darker laminate floors. Both palettes include carpeting in the bedrooms and marble-look porcelain tiles in the bathrooms.

In the two-bedroom, two-bathroom, 761-square-foot show suite, the three-by-five-foot kitchen island has the same white quartz countertop as the perimeter cabinets. Full-sized appliances — a five-burner gas range by KitchenAid and refrigerator with bottom-mount freezer by Fisher & Paykel — add to the ceiling-high pantry cupboards to create a functional space for meal preparation and relaxed entertaining.

The honed, marble-look porcelain tile backsplash in the kitchen adds texture and contrasts against the white countertop and glossy white cabinet doors.

"The honed finish adds warmth to the space," Mirecki adds. "It could look sterile without a tactile surface."

She says the large kitchen is attrac-

tive to residents in the neighbourhood who are looking to downsize. "There's interest from some people living in the large single-family homes to the east — built from the late 1950s and through to the 1970s — who want a smaller home, but don't want to sacrifice kitchen size," she adds.

Contemporary Kohler faucets in the kitchen and in the bathrooms provide a sense of design continuity through the home. In the ensuite bathroom, the shower's seamless glass enclosure gives the room a spacious ambience, while the 12-by-24-inch porcelain marble-look wall tiles introduce a European sensibility. Look for the soaker tub in the main bathroom.

The home also includes a separate ensuite laundry with a full-sized Whirlpool washer and dryer.

While the master bedroom in the show suite includes a walk-in closet, the doors have been removed from the closet in the second bedroom, showing the space set up with a desk and presented as a small office. The accent wall in this bedroom — in Benjamin Moore's Tucson Teal — is another idea for potential buyers to consider when it's time to decorate their own unit.

All homes at Sydney will be assigned a parking stall — there will be a limited number of additional parking stalls for purchase — and a bicycle storage locker. The development will also include stalls with a 240V outlet to charge electric-powered vehicles.

Sydney

Project address: 545 Sydney Avenue

Project City: Coquitlam

Developer: Ledingham McAllister

Architect: IBI Group Architects

Interior designer: The Mill

Project size: 25 storeys; 160 market units

Bedrooms: one-and-den, two- and three-bedroom units

Unit size: 611 to 966 square feet

Price: TBD

Construction: June 2019

Sales centre: #408 – 552 Clarke Road, Burquitlam Plaza

Sales centre hours: noon — 5 p.m., Sat — Thurs

Phone: 778-948-0333

Website: sydneybyledmac.com



Appliances include a five-burner gas range by KitchenAid.

The amenities are also an important part of Sydney's appeal.

"It's large enough to offer 14,000-square-feet of amenities, but small enough to feel intimate," she says.

Many of the amenities are on the fifth floor, including four cabanas. Inside, the fireside lounge, kitchen and dining room, games room with a ping-pong and pool tables, fitness centre, yoga room, two meeting rooms, and two guest suites for