



# STRATFORD WYND

**STRATFORD WYND, CITY OF COQUITLAM**  
MASTER DEVELOPMENT PLAN - CITY COUNCIL PRESENTATION

APRIL 03, 2023



LEDINGHAM McALLISTER



IBI GROUP





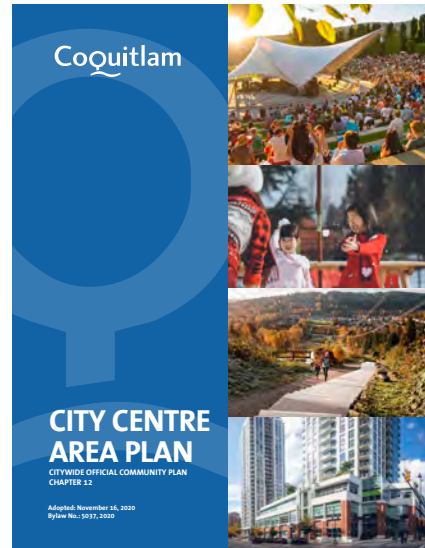
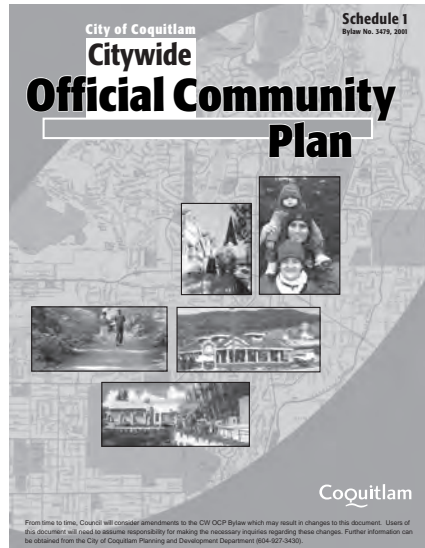
01

**Context**



# Location

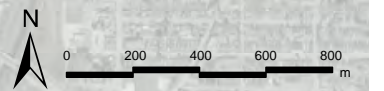
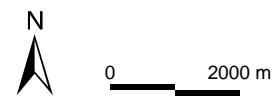
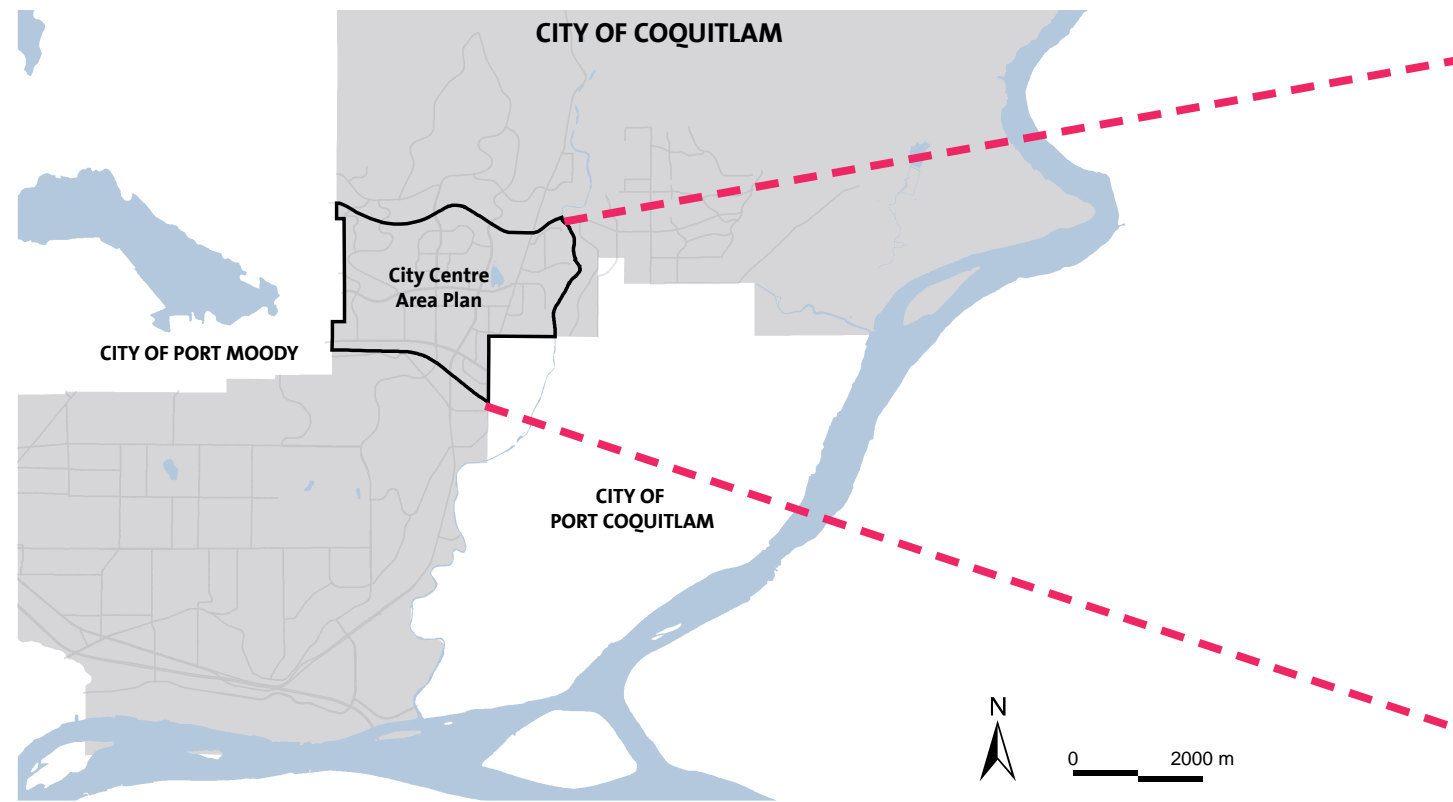
## City Centre Area Plan (2020)



“

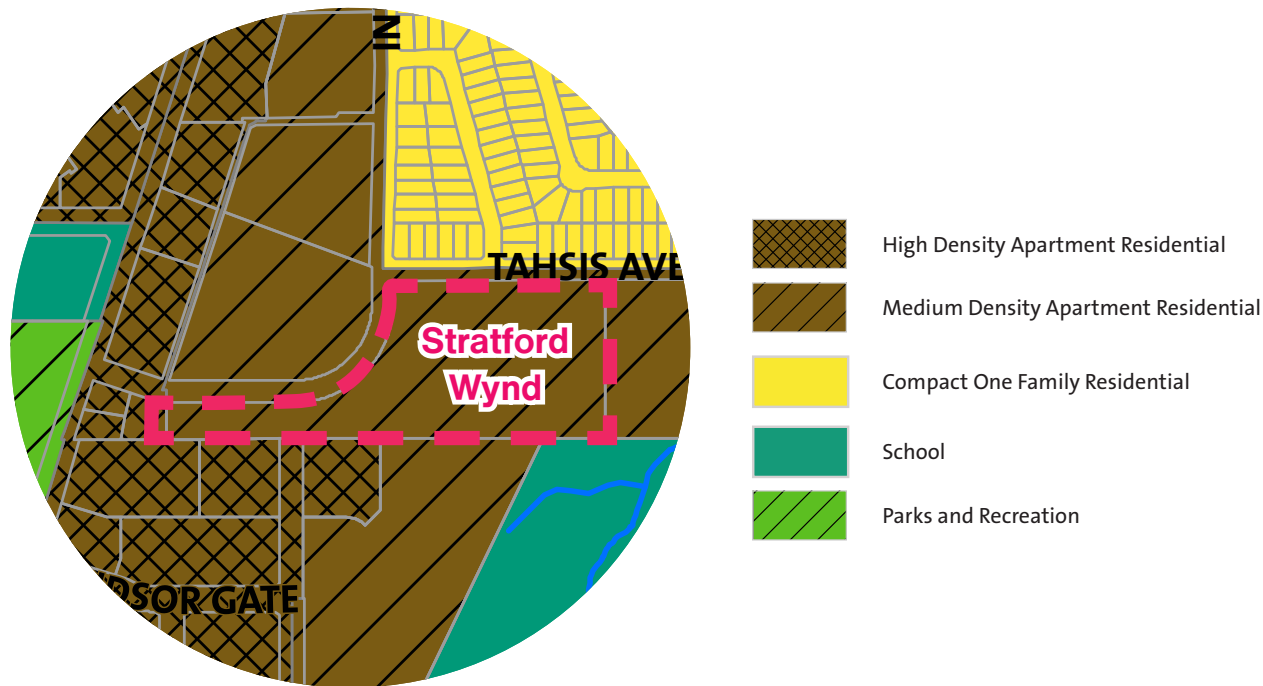
*The Plan envisions the City Centre as a “compact, complete, vibrant and transit-oriented downtown surrounded and supported by family-friendly neighbourhoods. It serves as the economic, civic and cultural hub of Coquitlam and the northeast sector.*

”

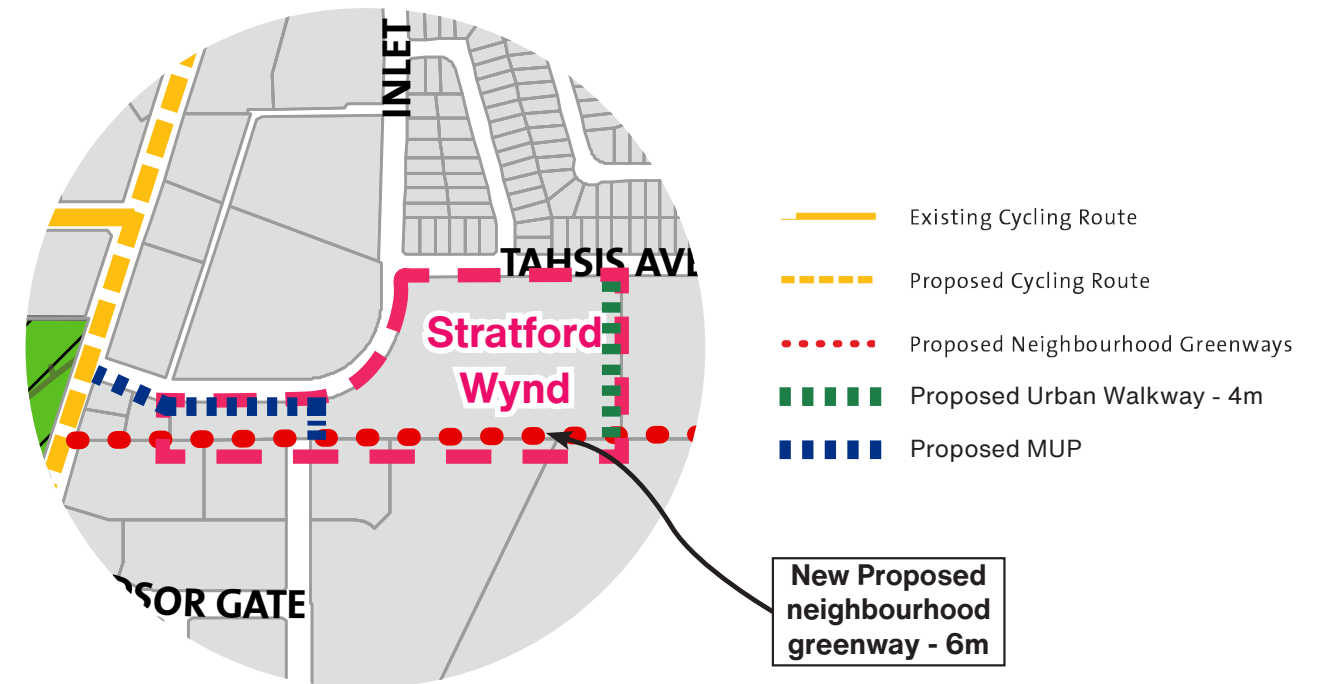


# Location Site in Context

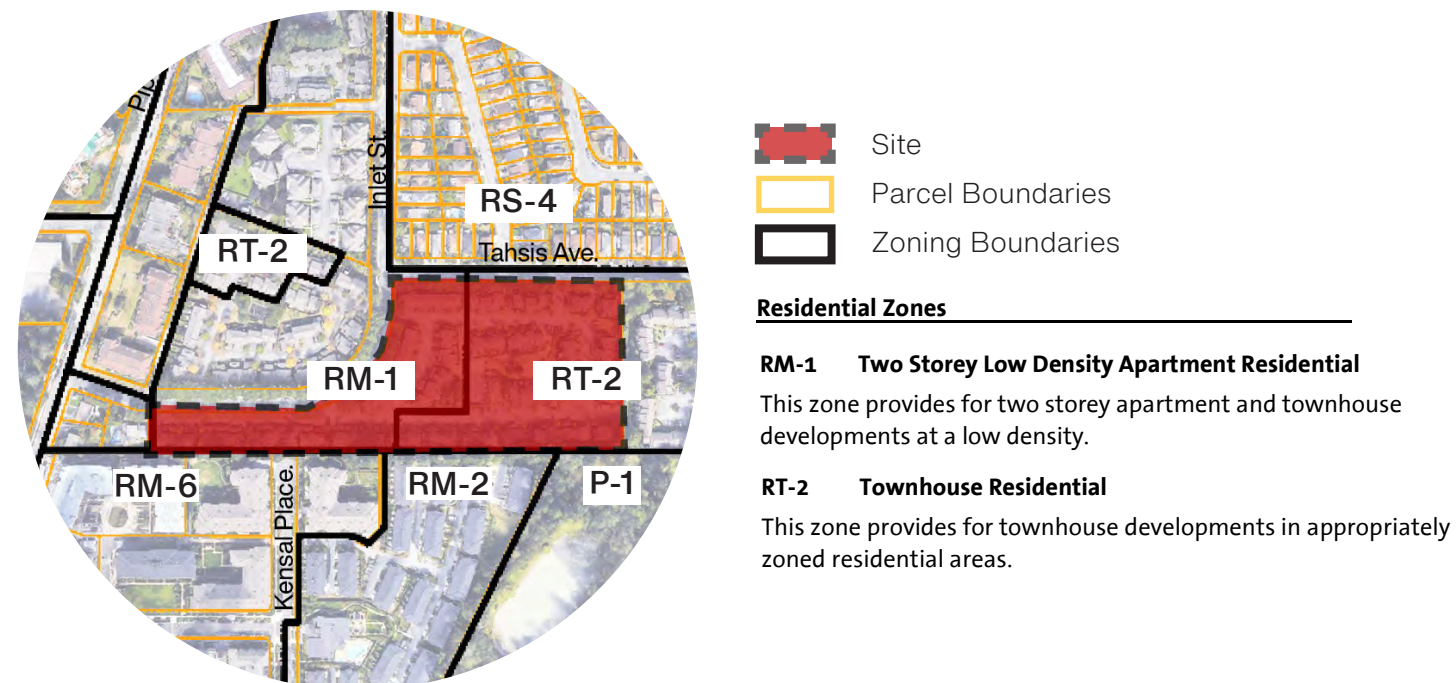
## Land Use Designations



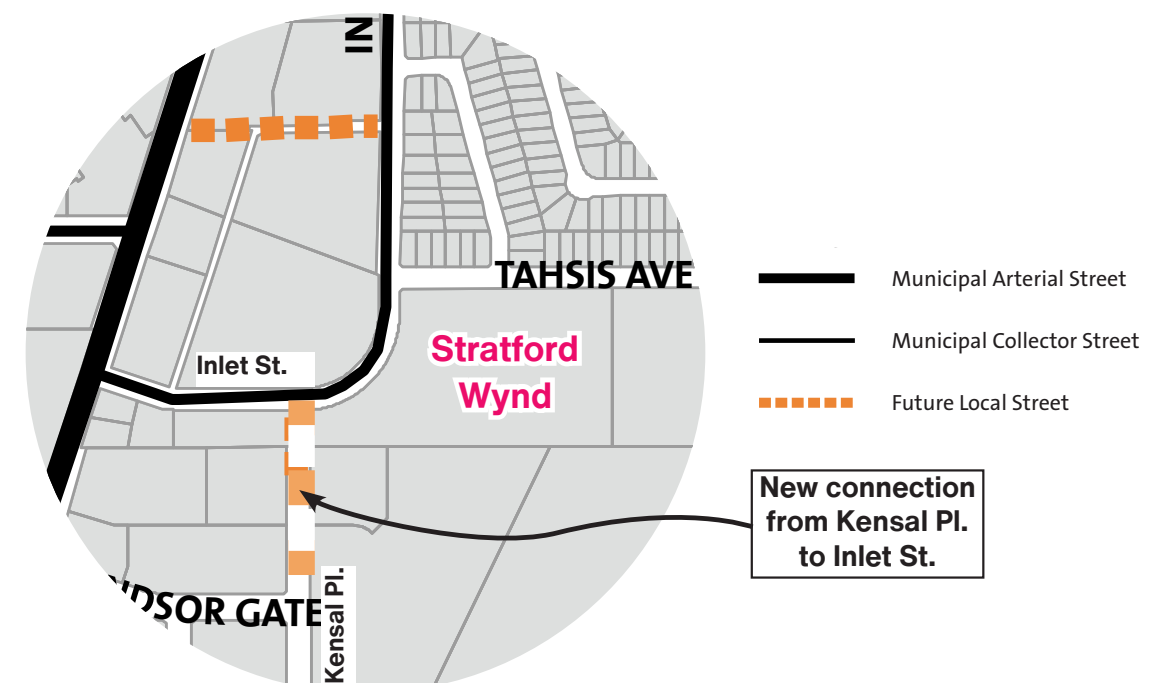
## Active Transportation Network



## Zoning Designations



## Future Street Network





02

# **Public Benefits**



## Child Care

57 Child Facility



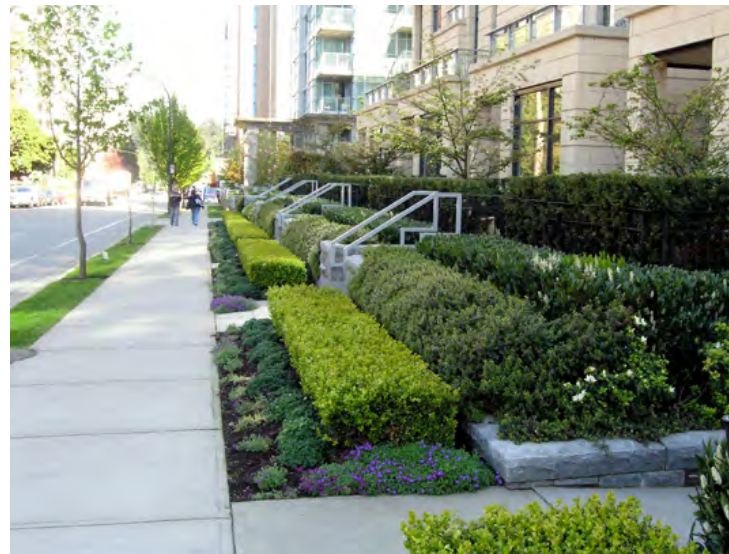
## Public Art

Voluntary



## Streetscape

Kensal Place Dedication  
Improve surrounding  
Streetscapes



## Walkable

Public Greenway - 6m  
Public Urban Walkway - 4m  
Public Multi-Use Path

## Infrastructure

Civil Infrastructure  
Upgrades

## Rental Units

135 Rental Units  
(113 Replacement Units)



## Family Units

650 Units  
(2 & 3 Bedroom)



## Housing Options

Purpose-built Rental  
Market Strata Units  
Studio to 3-Bedroom Units

## Sustainable

BC Energy Step Code  
LEED Silver  
Green Infrastructure  
Storm & Rainwater Management



## Parkland

Cash-in-Lieu Payment  
(5% of Site Area)



03

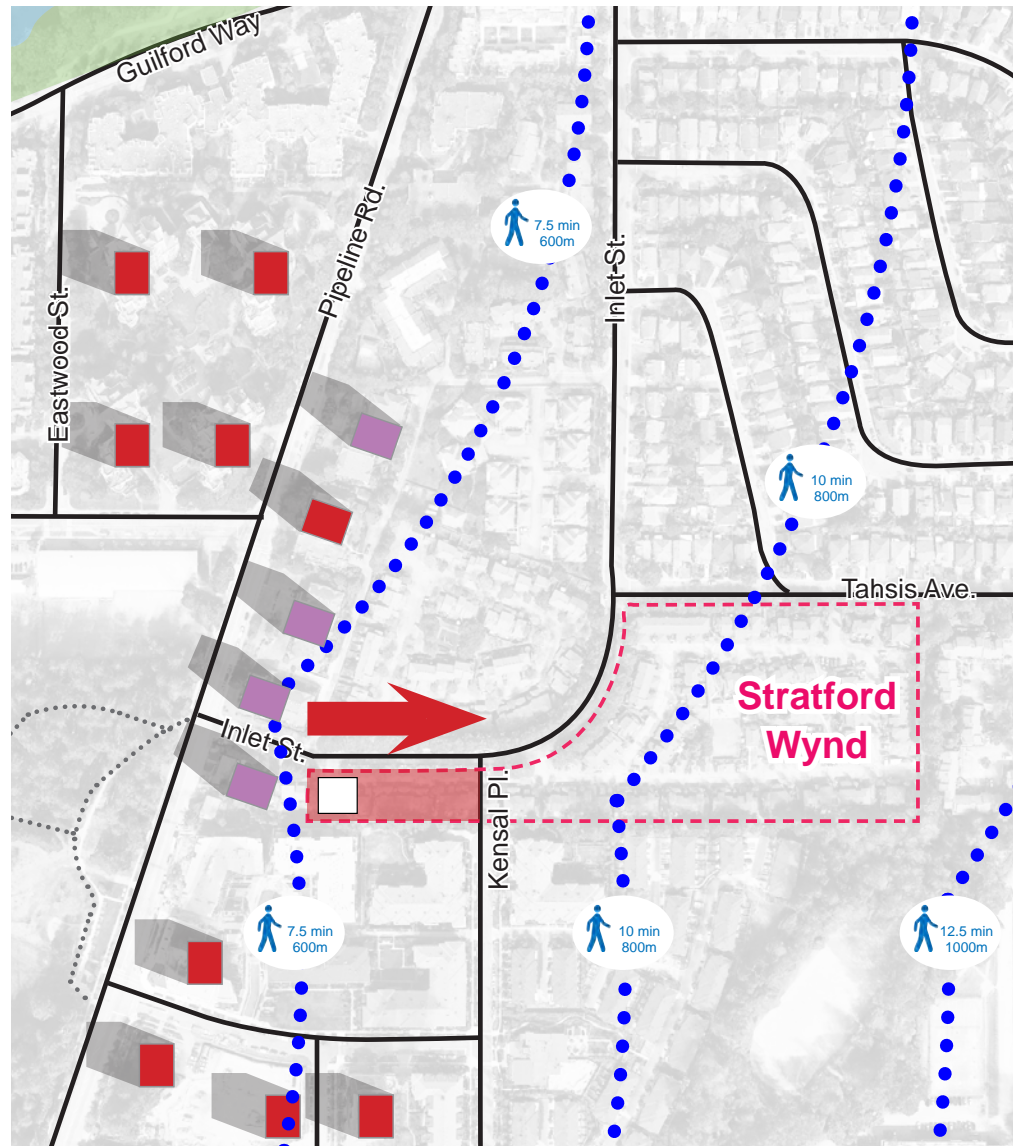
# **OCP & Proposed Amendment**





# Policy Responses and Proposed Amendment CWOCP/CCAP Amendment

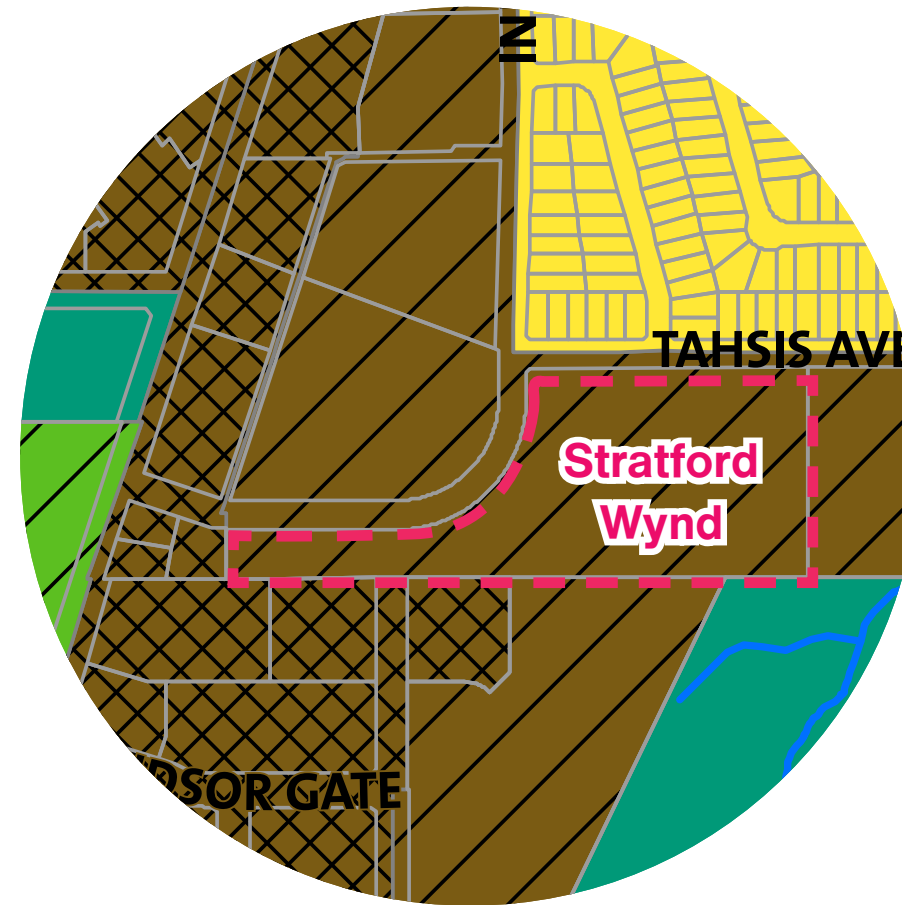
Existing CCAP Tower Locations & 30 mins Walking Distance



Legend:

- Existing Towers
- Future Towers (Allowed with current CCAP)
- Proposed Tower Location west of Kensal Pl.
- Estimated Walking Distance from SkyTrain Station
- Proposed High-Density Residential Area  
(no additional density is requested via proposed change in land use)

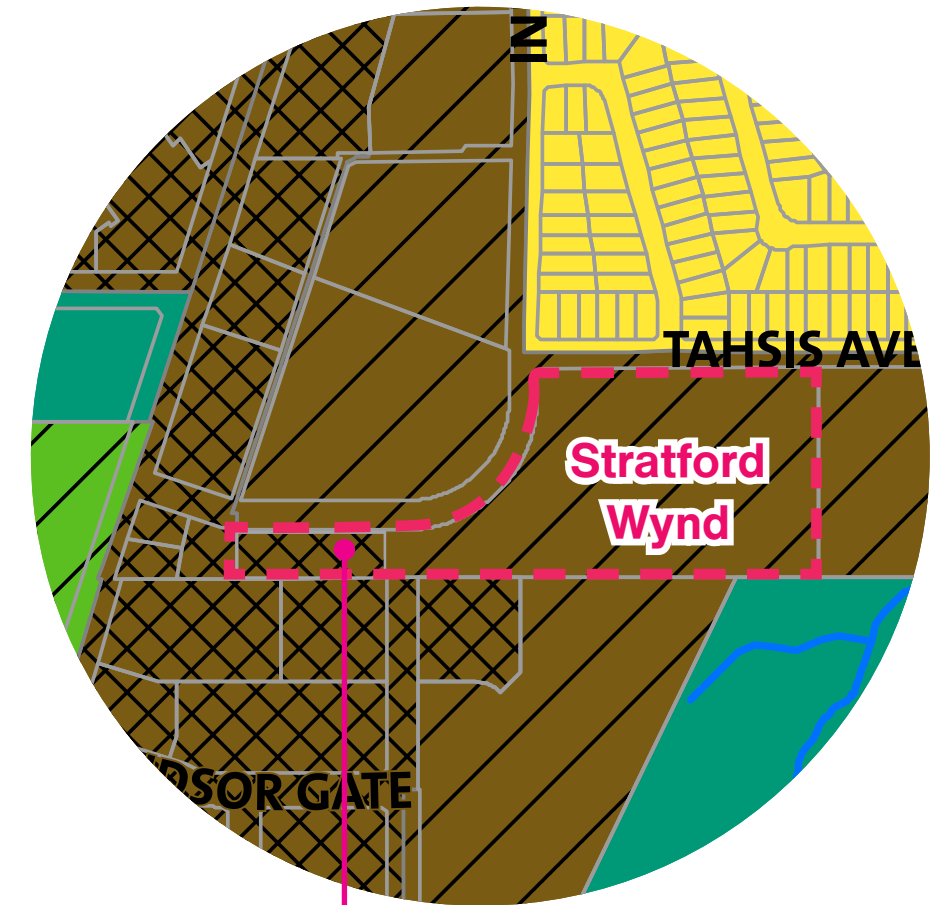
Existing CCAP Land Designations



Legend:

- ▨ Downtown Core
- ▨ City Centre Commercial
- ▨ Business Enterprise
- General Commercial
- ▨ Service Commercial
- ▨ High Density Apartment Residential
- ▨ Medium Density Apartment Residential
- Low Density Apartment Residential
- ▨ Townhousing
- Compact One Family Residential

Proposed Amendment to CCAP Land Designations




Proposed Revision to the 'High Density' Residential Land Use  
(no additional density is requested via proposed change in land use)

# Google View - Building Heights within Context

## View from Northwest





04

**Design Concept**



# Urban Design Principles



1 Permeable Blocks



2 Connected Public Open Spaces



3 Central Courtyard



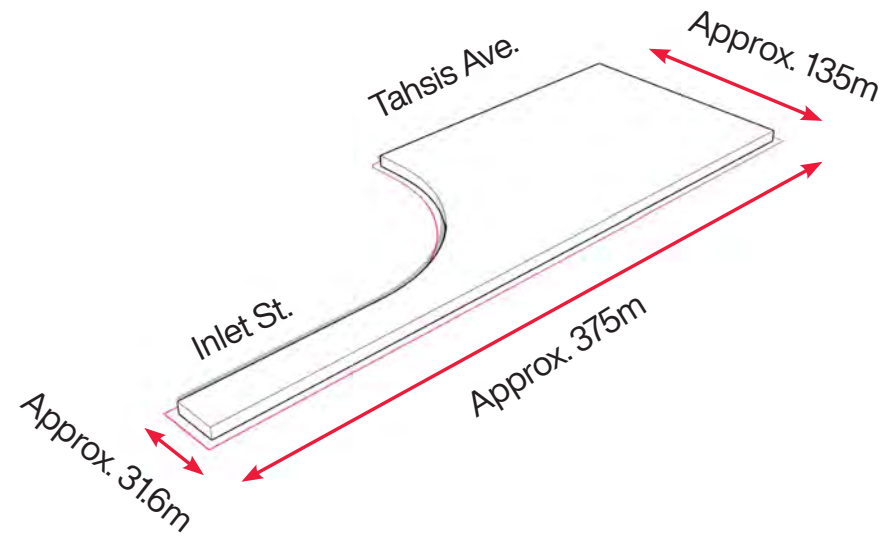
4 Improve Walkability



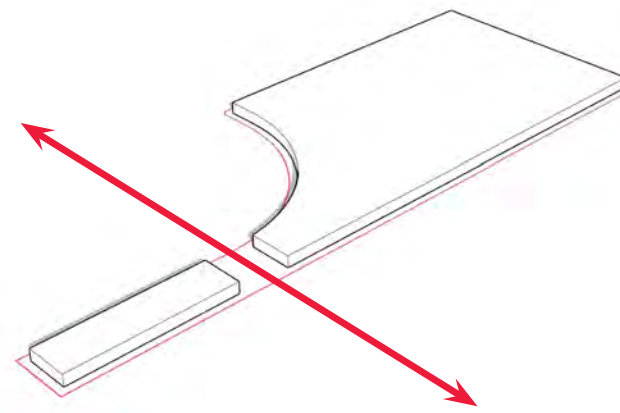
5 Respective Street Wall Height



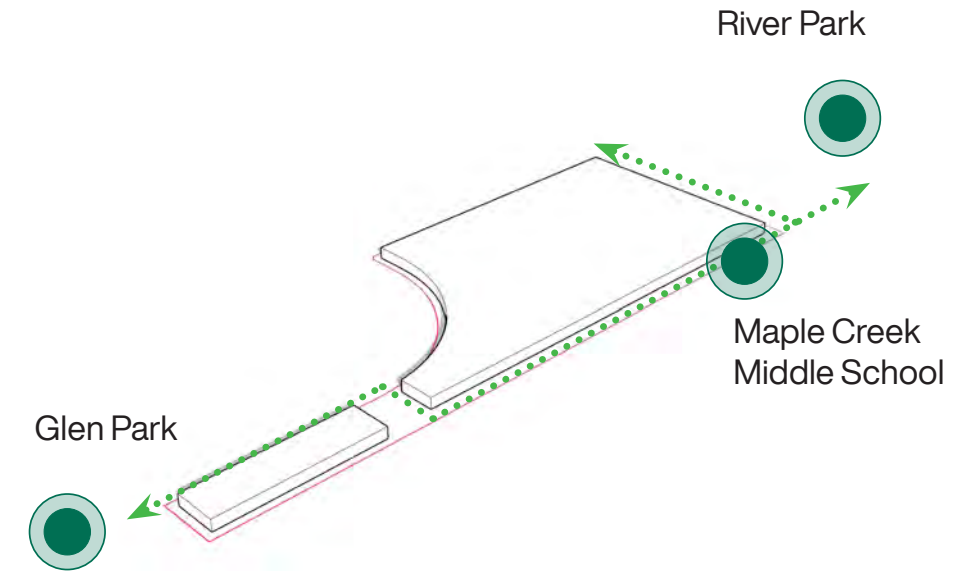
6 Height Transition



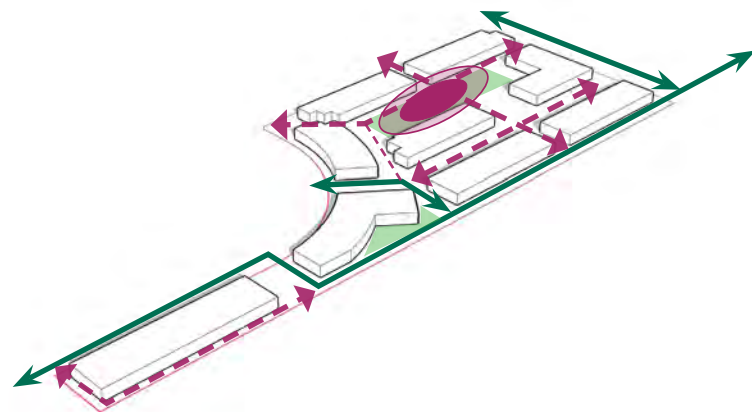
Current Status: Large Block



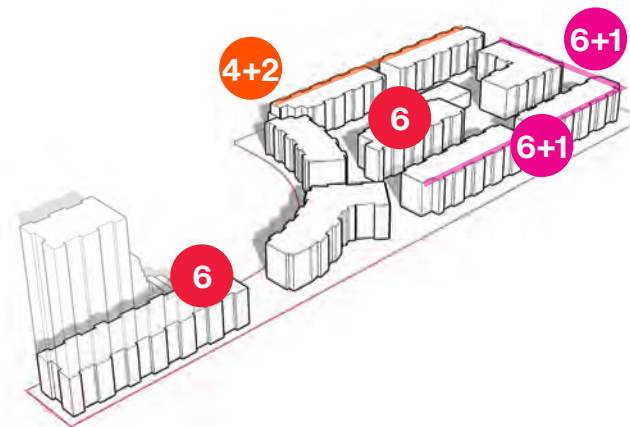
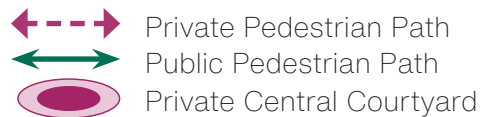
1 Permeable Blocks



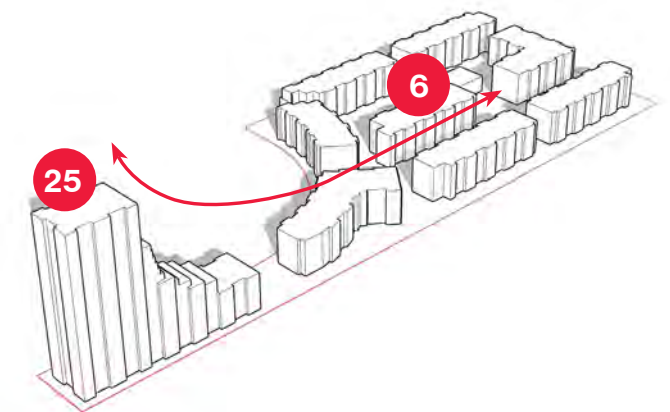
2 Connected Public Open Spaces



3&4 Improved Walkability & Central Courtyard



5 Street Wall & Heights

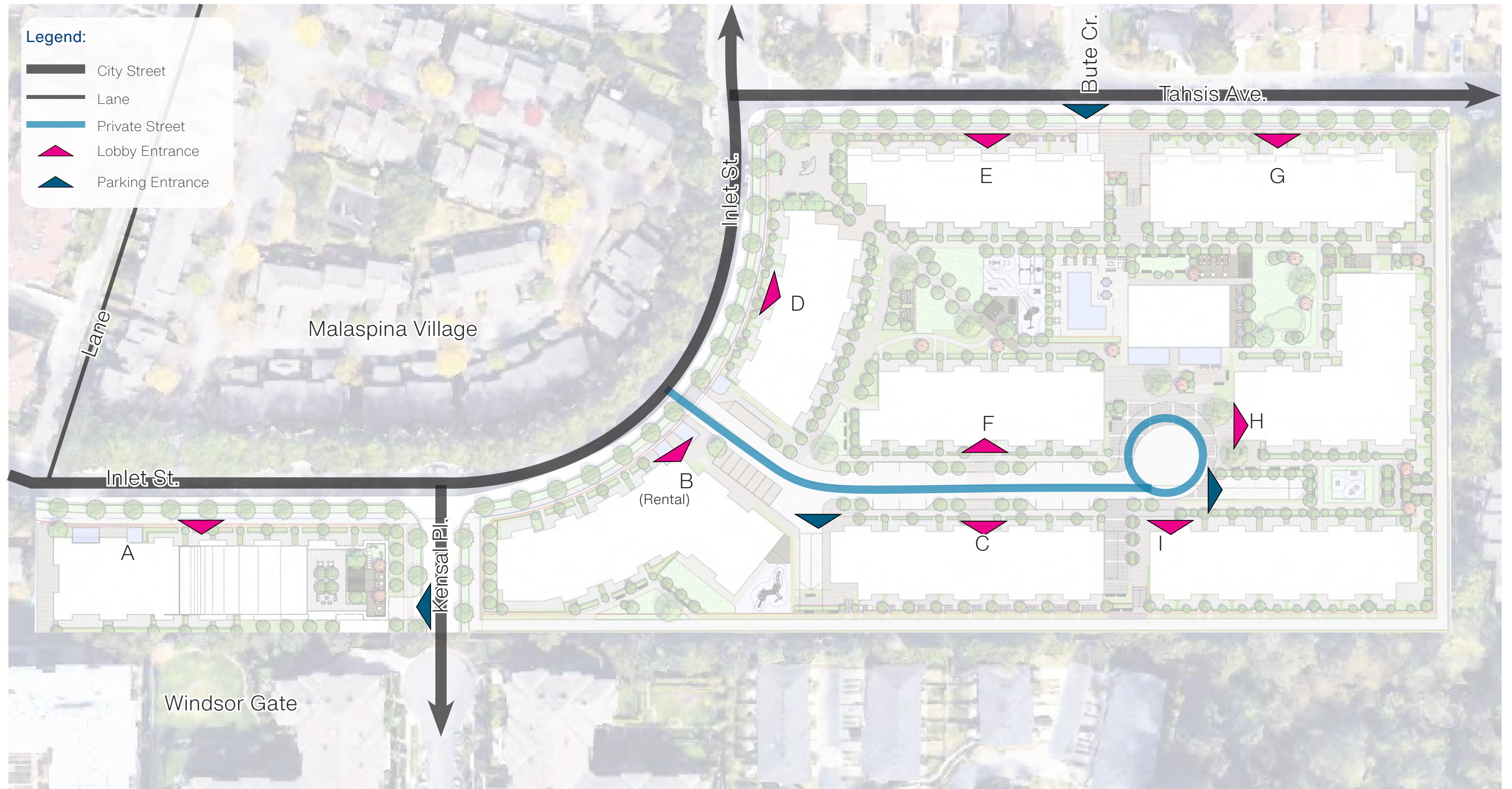


6 Height Transition

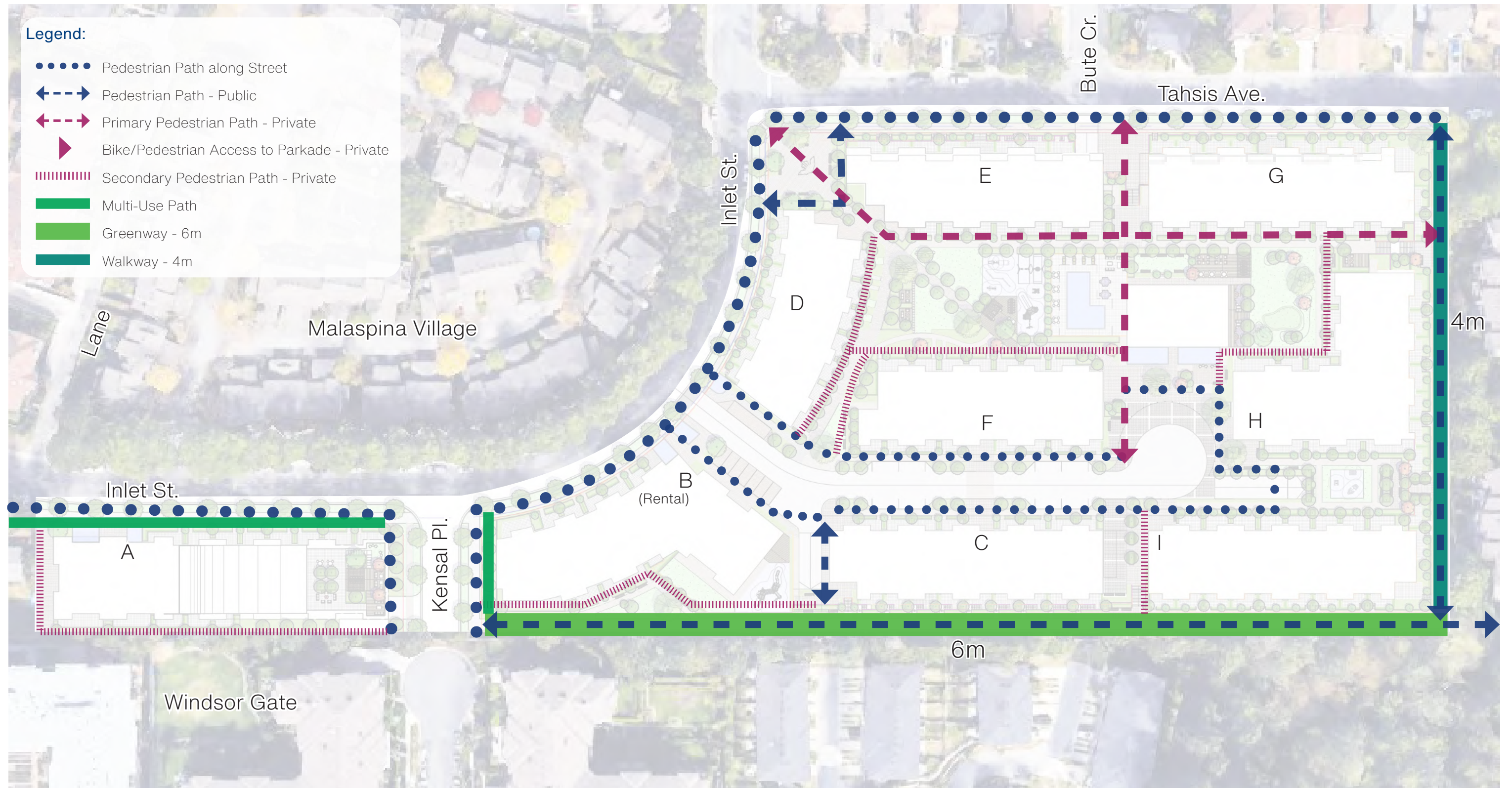
# Site Plan & Land Use



# Vehicular Access & Circulation

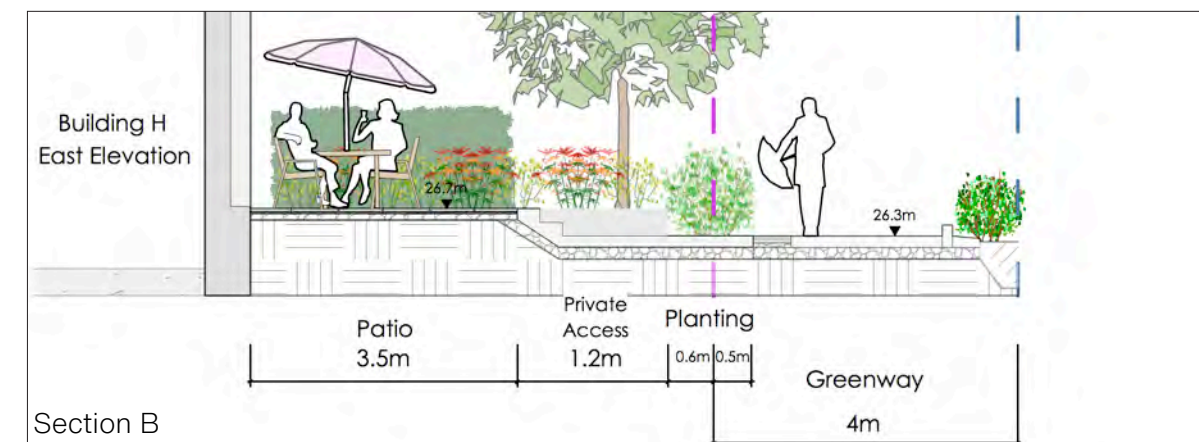
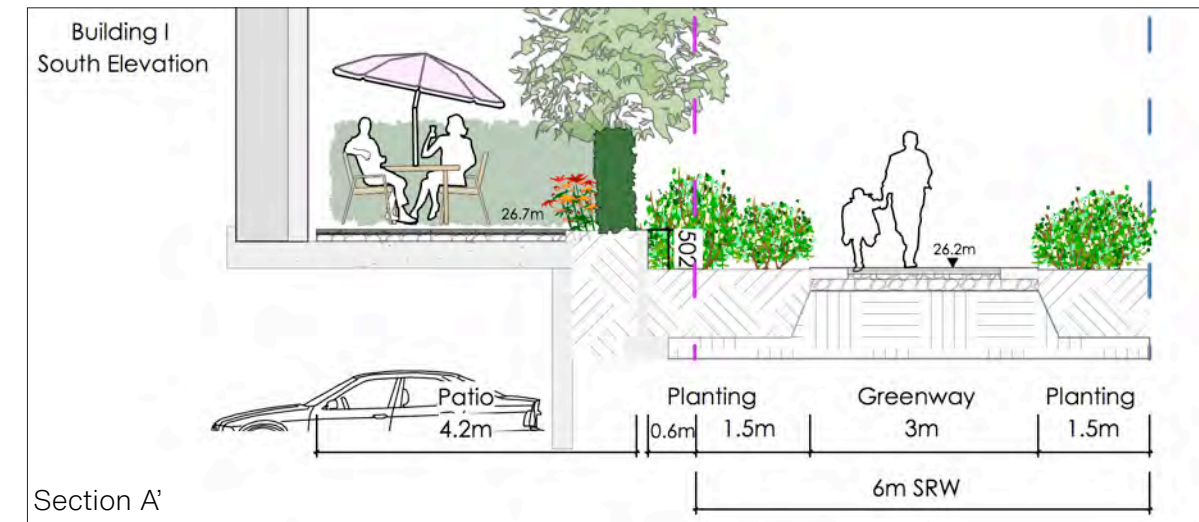
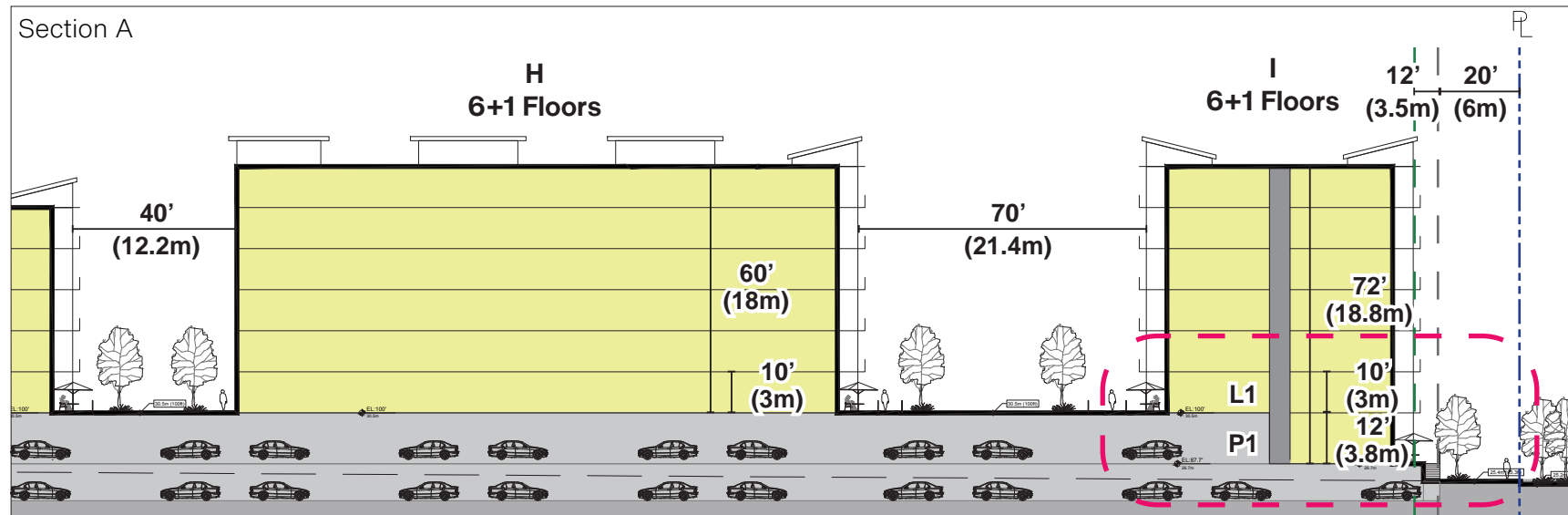


# Pedestrian Access & Circulation

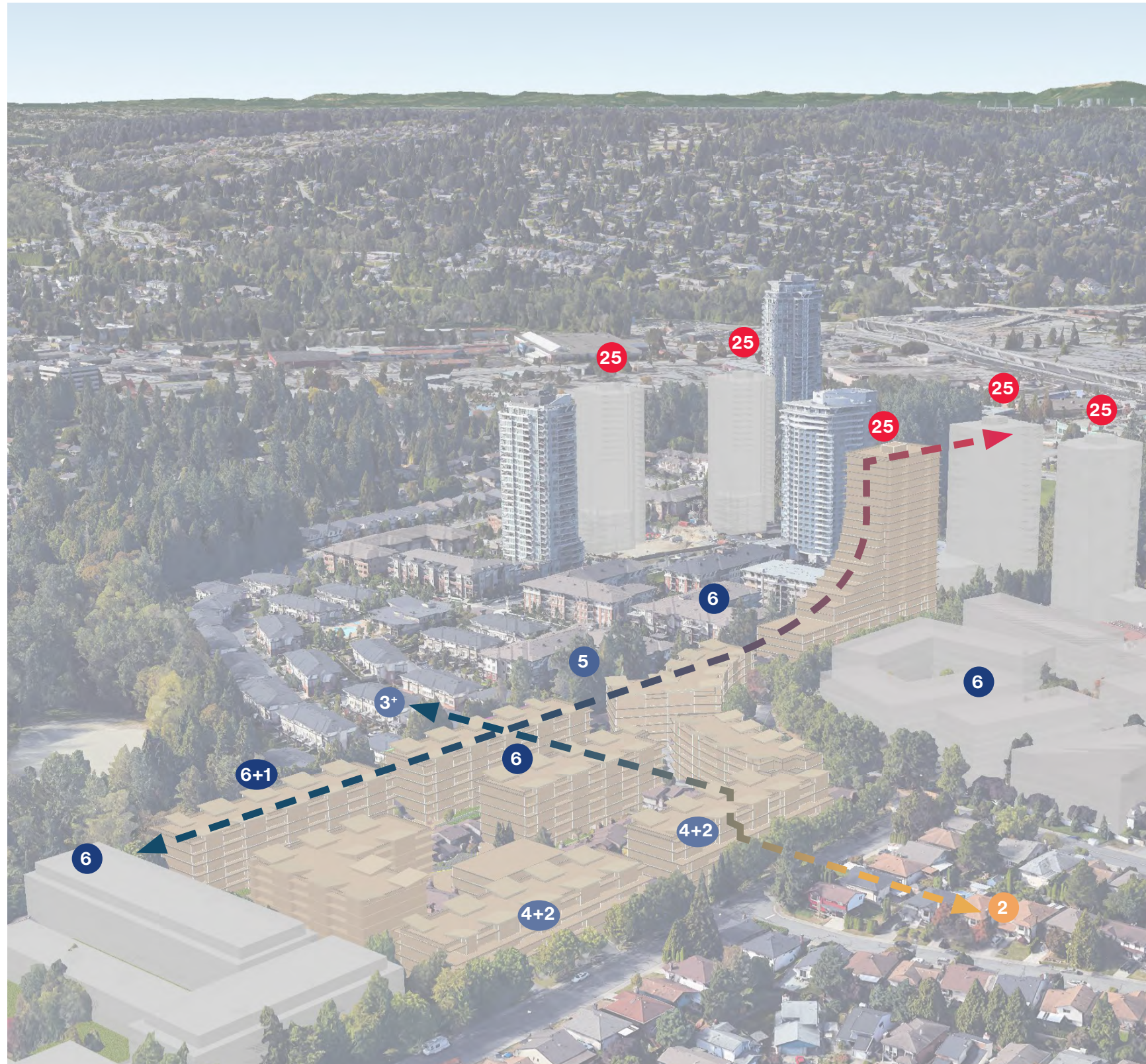




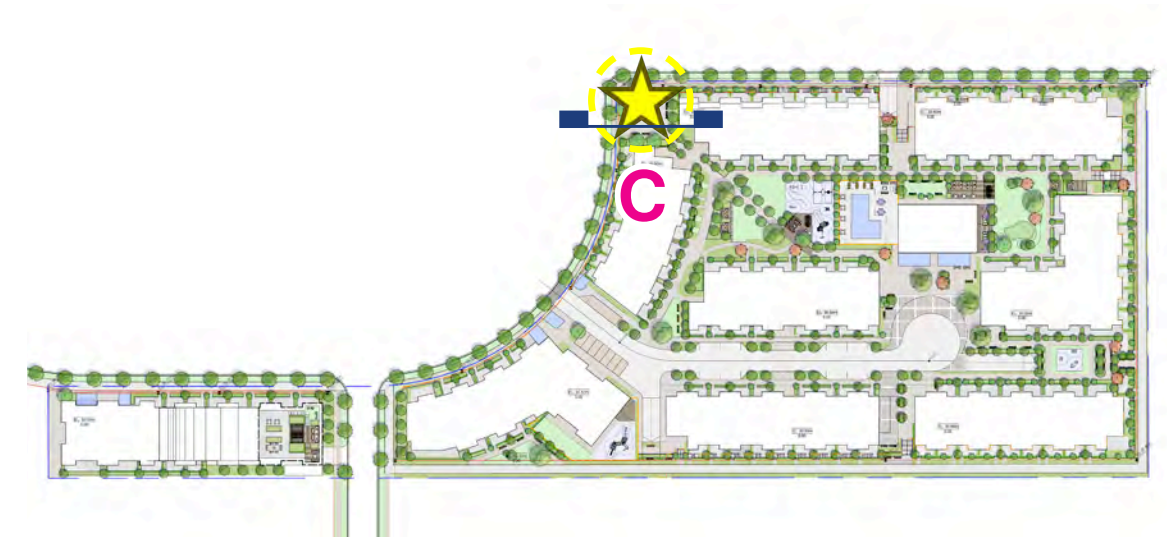
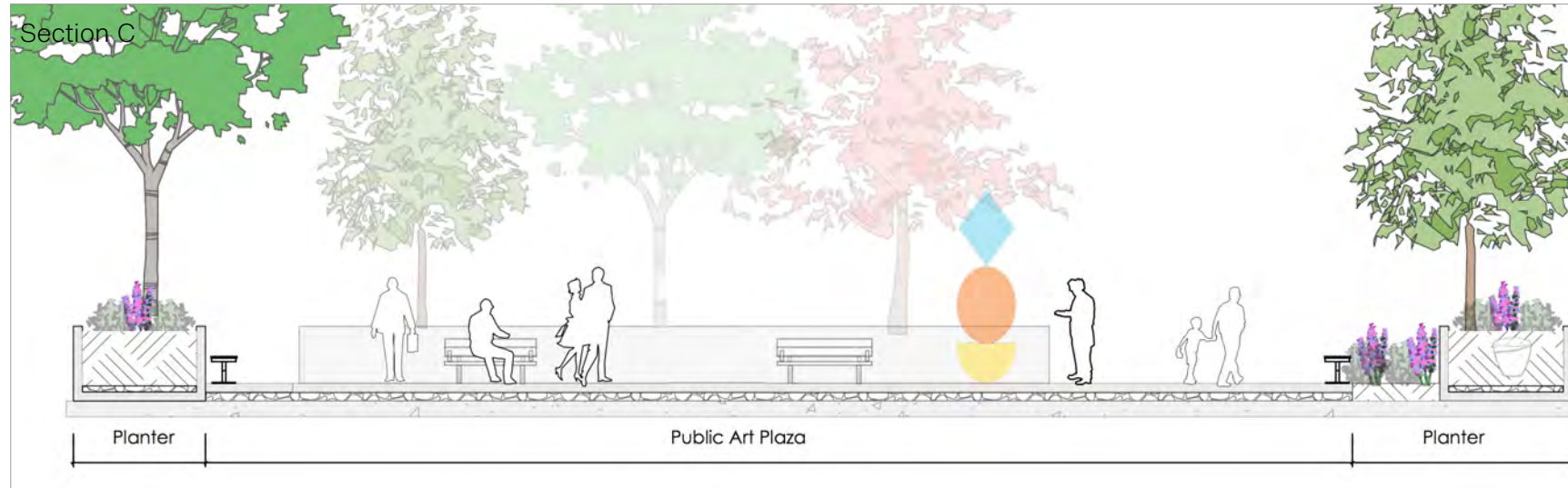
# Greenways (6m & 4m)



# Massing & Heights



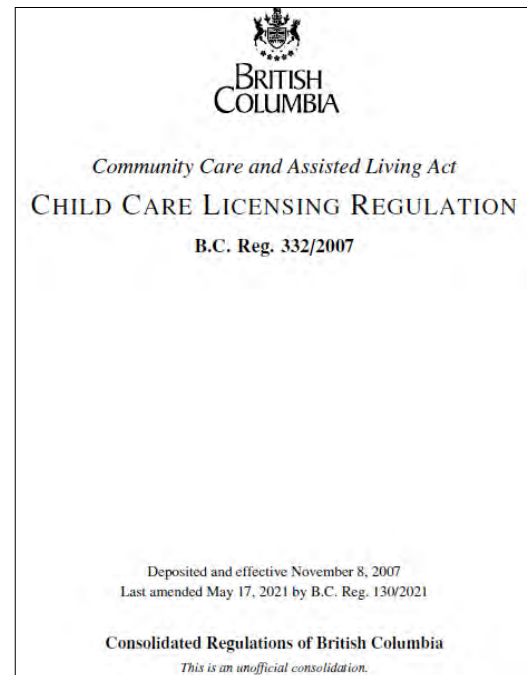
# Voluntary Public Art Plaza



Alderson Gate, Corner Plaza Public Art, Coquitlam, 2020

Succession II, Illarion Gallant, Burnaby, 2021

Escala, Ruth Beer, Burnaby, 2019

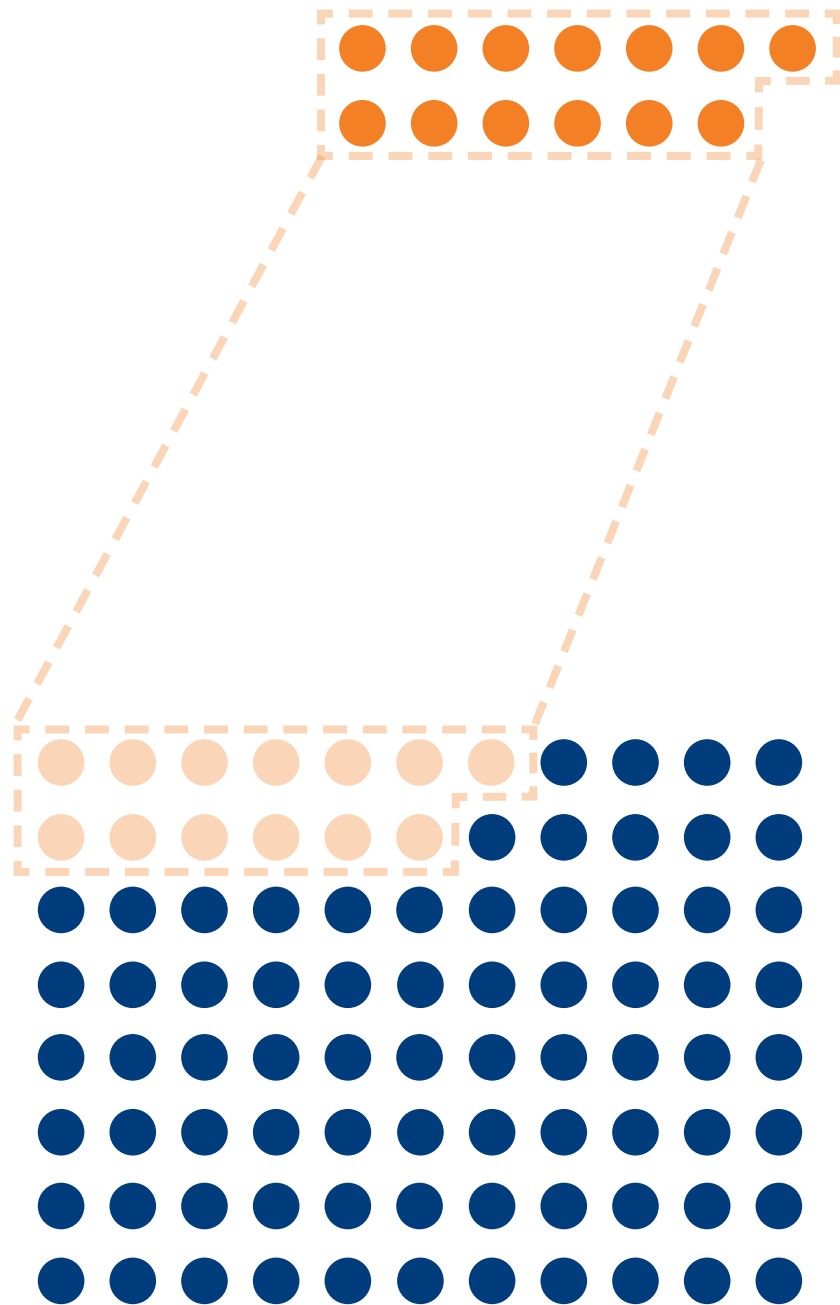


Play and Learn Child Care Facility - Crestmead, Queensland, Australia



## Proposed - Stratford Wynd

1,113 Units (Mixed Housing Tenure)  
Including 650 Family Units (2-3 Bedrooms)



**135 Rental Units** Secured Rental  
**Inclusive Mixed Unit Sizes**

- 67** Studio  
1 Bedroom
- 68** 2 Bedroom  
3 Bedroom

**978 Condo Units**  
**Inclusive Mixed Unit Sizes**

- 396** 1 Bedroom
- 582** 2 Bedroom  
3 Bedroom



Stratford Wynd will be a new home for a range of households, including young families and first time home-buyers.



Image Source: Canva



Image Source: Pexels



05

**Phase 1**



# Site Plan

## Phase 01



# Tower Design 3D Rendering



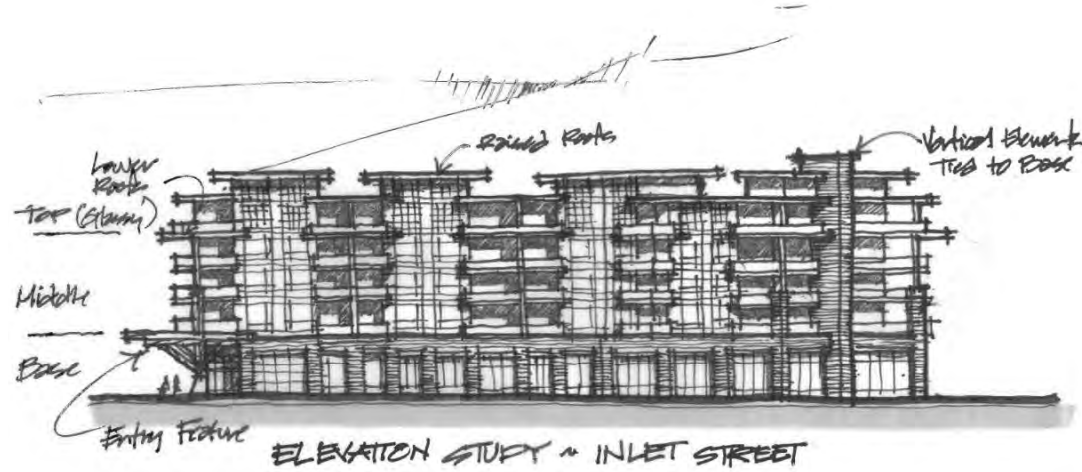


# Tower Design 3D Rendering



# Rental Building Design

## Precedent Images



## Streetscape




Kensal Place Dedication  
Improve surrounding  
Streetscapes

## Rental Units

135 Rental Units (113 Replacement Units)  
(with the goal of phasing the move out of existing renters)



Legend:

-  Rental Building
-  Child Care Facility
-  Kensal Place Dedication



## Child Care

57 Child Facility





# STRATFORD WYNND