



# LA REINA

10301 104 Street NW

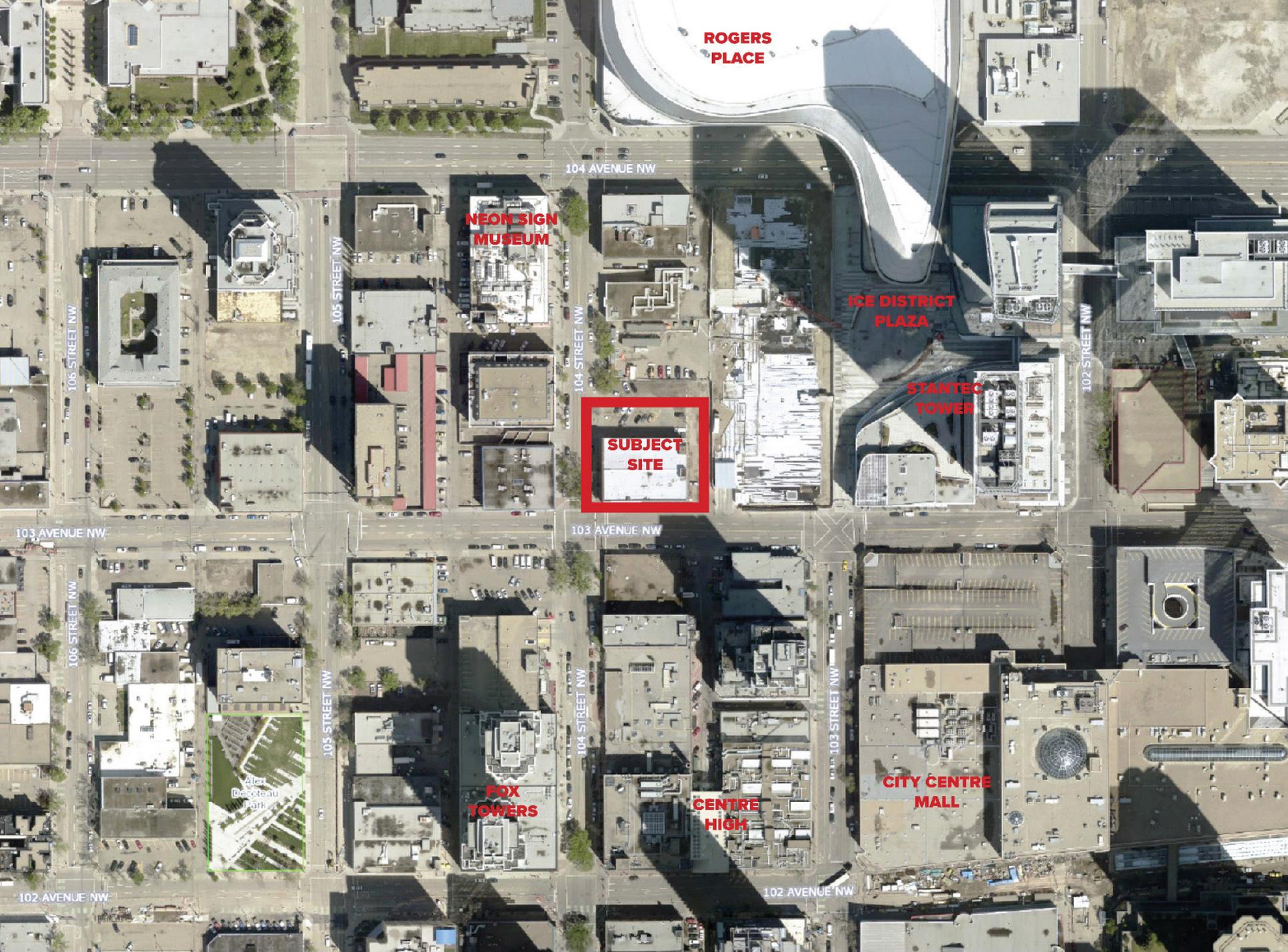
Bylaws: 19859 and 19860

Application: Zoning Bylaw Amendment and  
Capital City Downtown Plan Amendment

Public Hearing Date: September 8, 2021

**LIMAK INVESTMENTS INC.**





**ROGERS PLACE**

**NEON SIGN MUSEUM**

**ICE DISTRICT PLAZA**

**STANTEC TOWER**

**SUBJECT SITE**

**CITY CENTRE MALL**

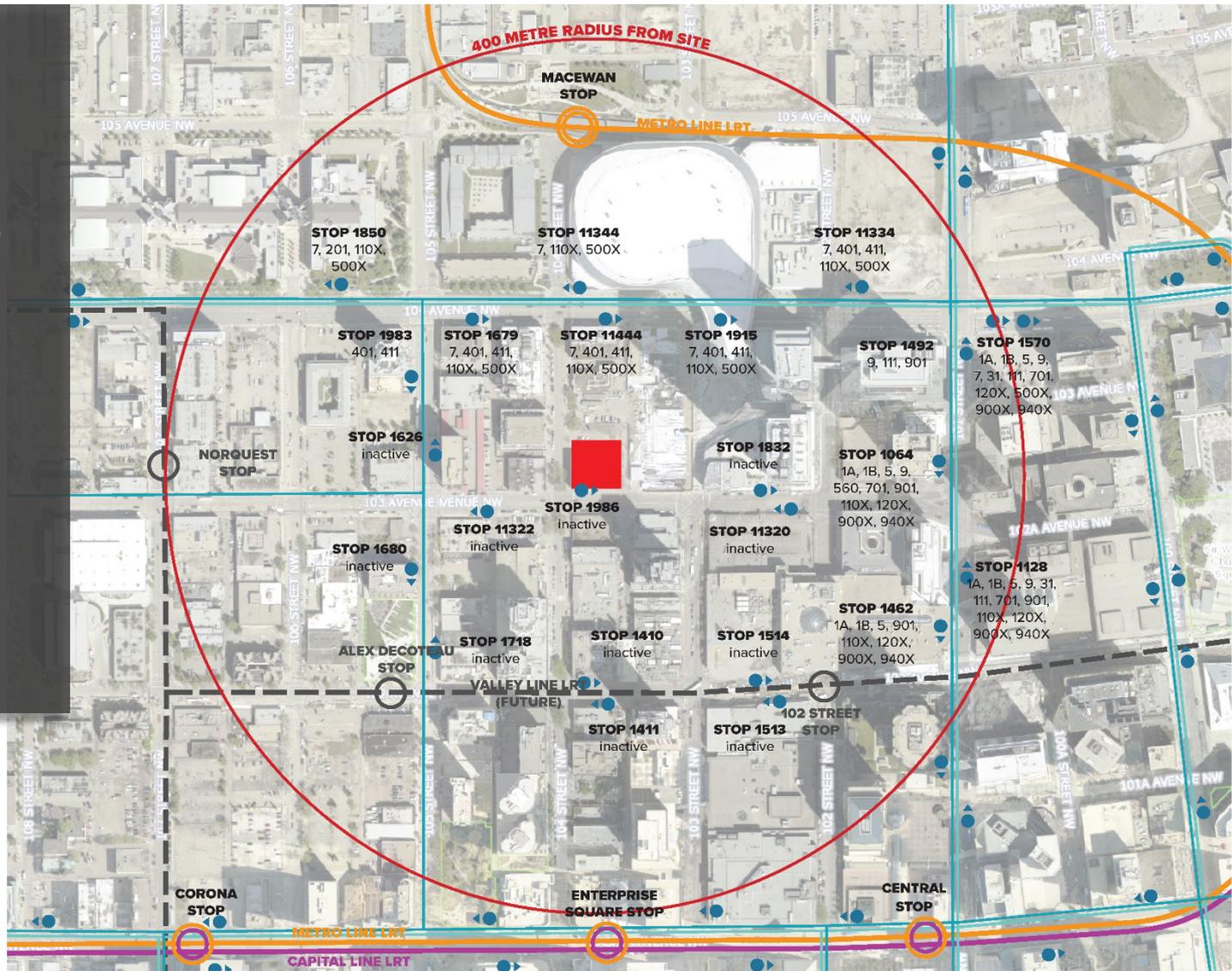
**CENTRE HIGH**

**FOX TOWERS**

Alex Boscoteau Park

# TOD

<400 m radius  
to multiple LRT  
stations and  
excellent multi-  
modal  
transportation  
opportunities





# Policy Direction

- City Plan (2020)
- TOD Guidelines (2010)
- Capital City Downtown Plan (2010)



# Community Amenity Contributions

- **Historic Preservation:**  
Preservation and designation of western façade of Horne & Pitfield Building
- **Public Art**
- **103 Avenue Streetscape Improvements**



**Traffic & Servicing**  
No issues

# Building Heights – Zoning Potentials





# Design Excellence

- EDC and Administration Support
- Respects Character of 103 Avenue & 104 Street
- Slim, Glass Tower
- Articulated Façade
- Street Oriented
- Underground Parking
- Durable, Timeless Materials

# Thank you. Questions?



Stantec

LIMAK INVESTMENTS INC.