



Bylaws: 19859 & 19860  
Application: Zoning Bylaw Amendment and  
Capital City Downtown Plan Amendment

# **LA REINA**

10301 - 104 STREET NW  
LIMAK INVESTMENTS INC.

**PUBLIC HEARING - APRIL 20, 2022**





Podium render

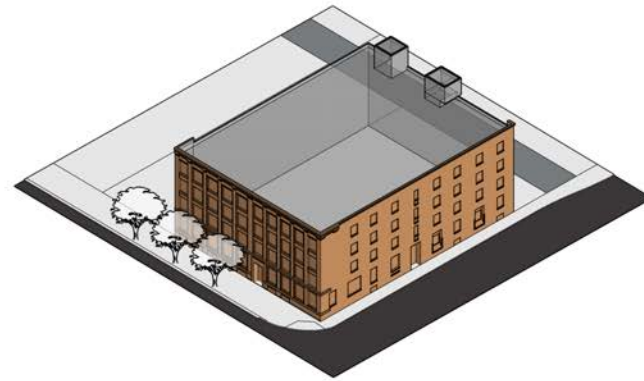
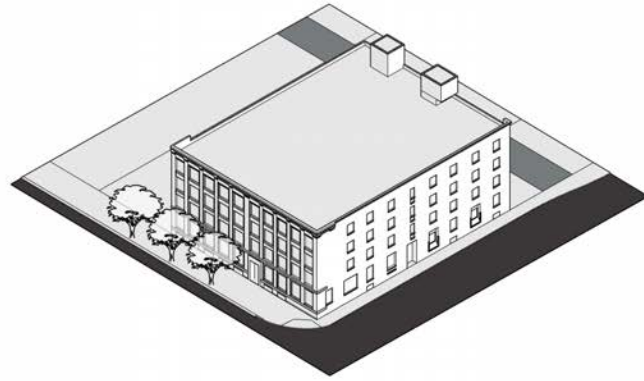
DESIGN CONCEPT: **PREVIOUS ITERATION**

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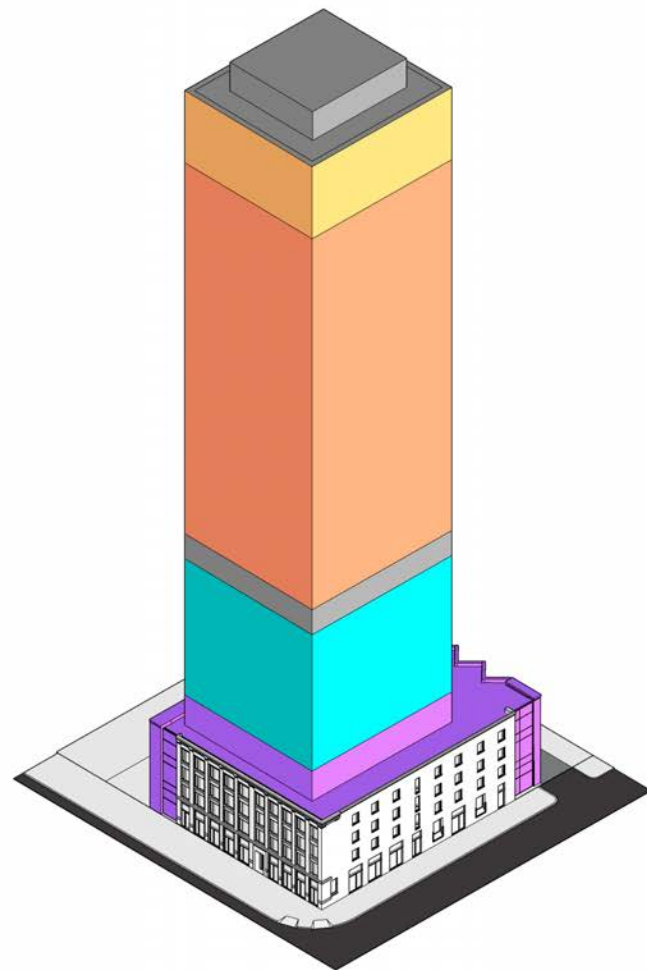
10301 104 ST

LIMAK INVESTMENTS  
INC.

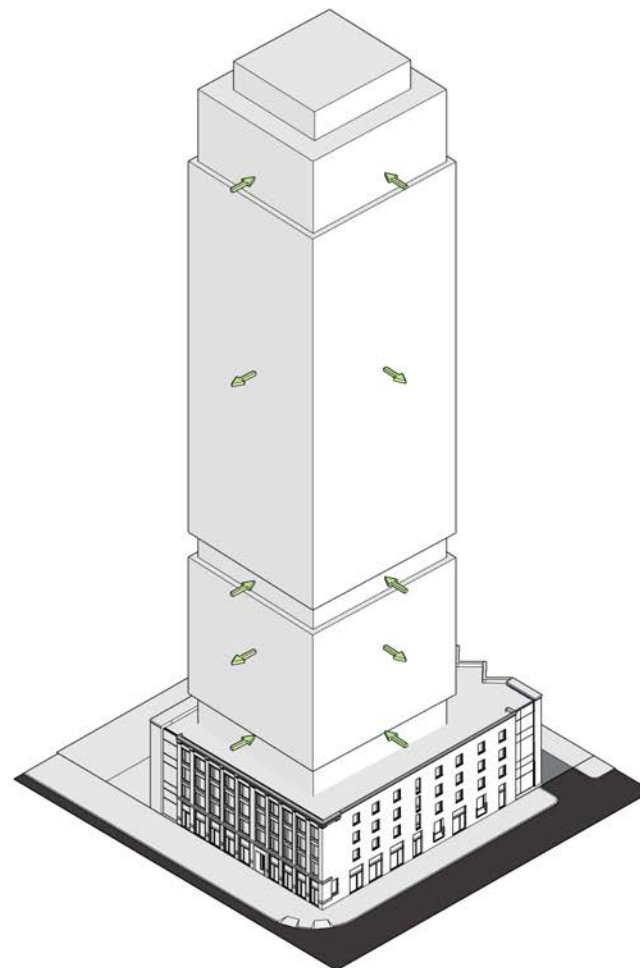




*Keep existing historical facades.*



*Define program for tower (commercial base, hotel lower-tower, residential upper-tower)*



*Articulate tower according to uses*



*Application of materials*



DESIGN CONCEPT: **PODIUM OVERLAY**

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**10301 104 ST**

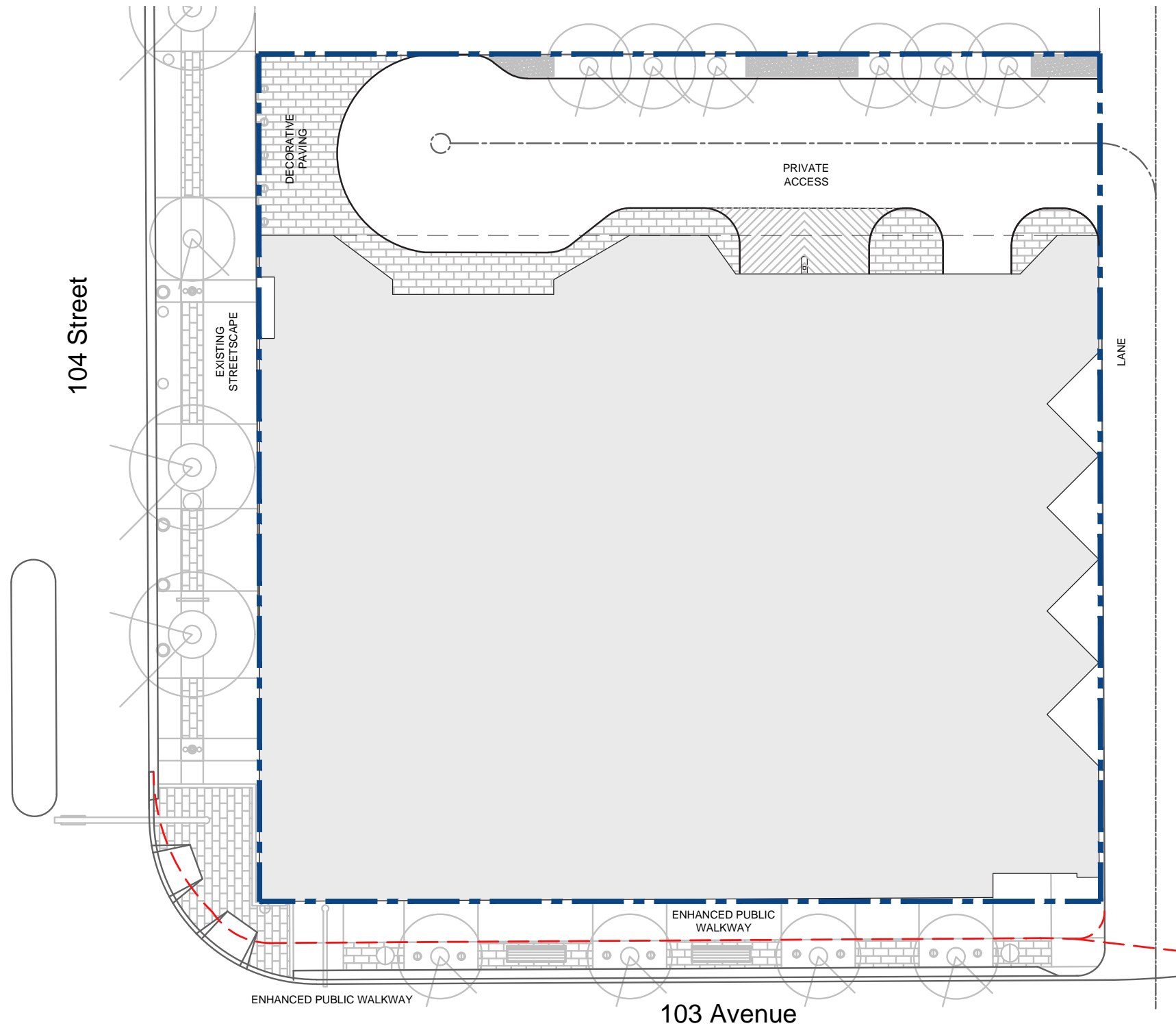
**LIMAK INVESTMENTS  
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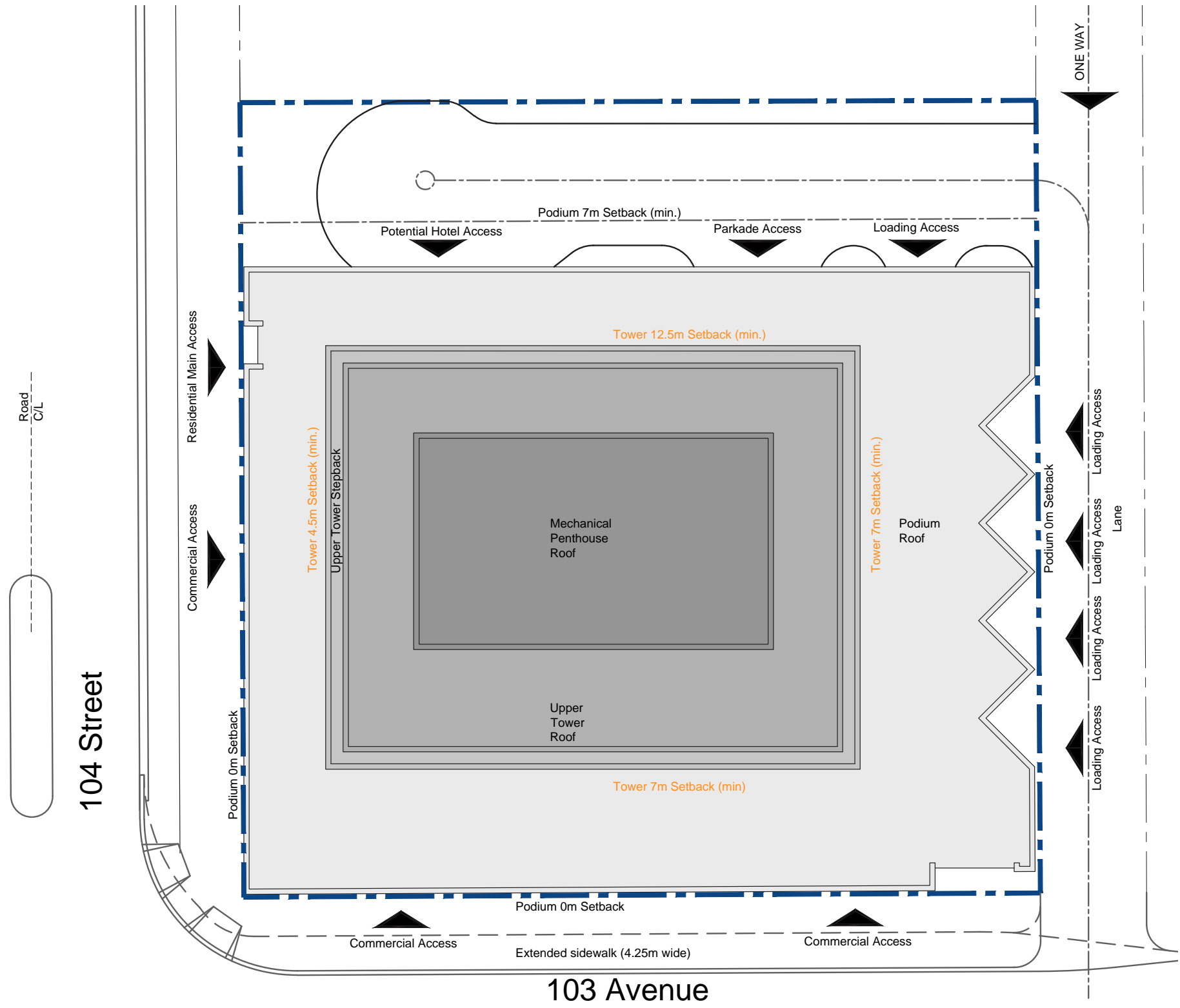
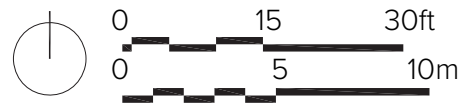


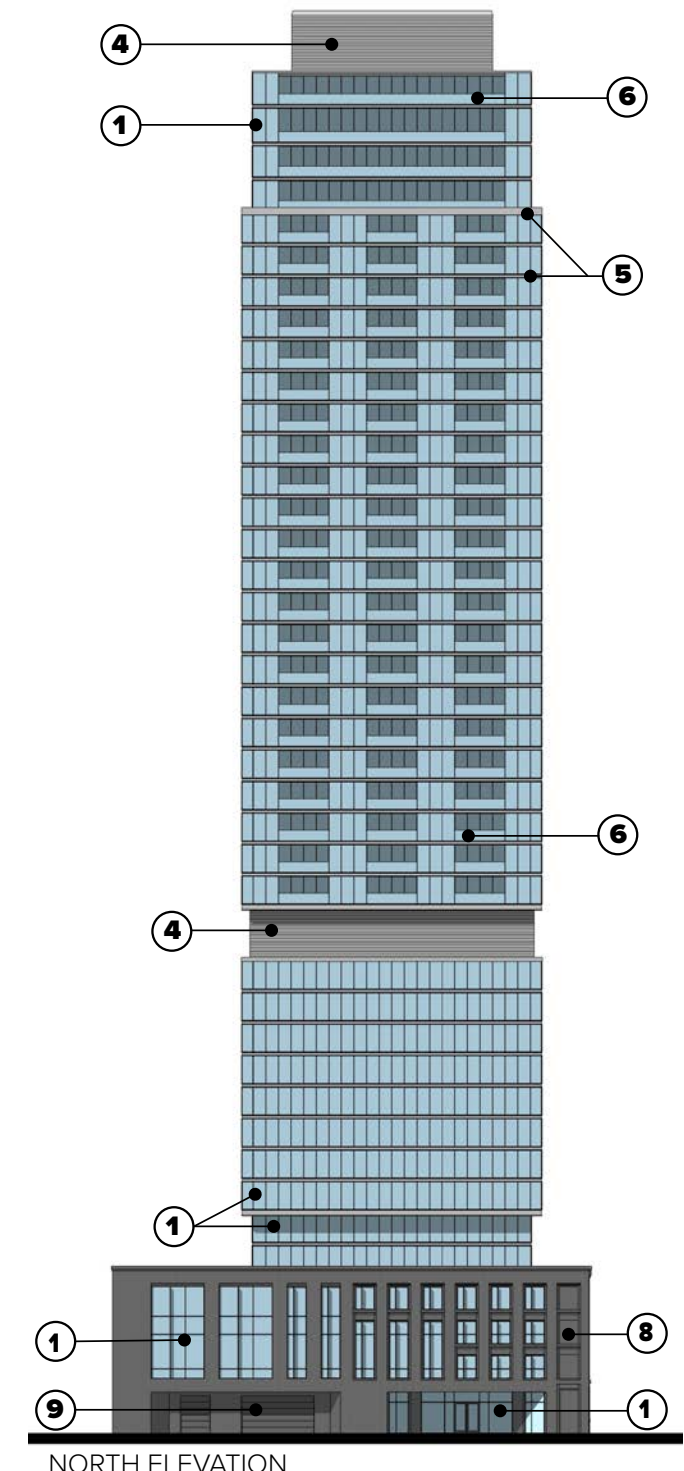
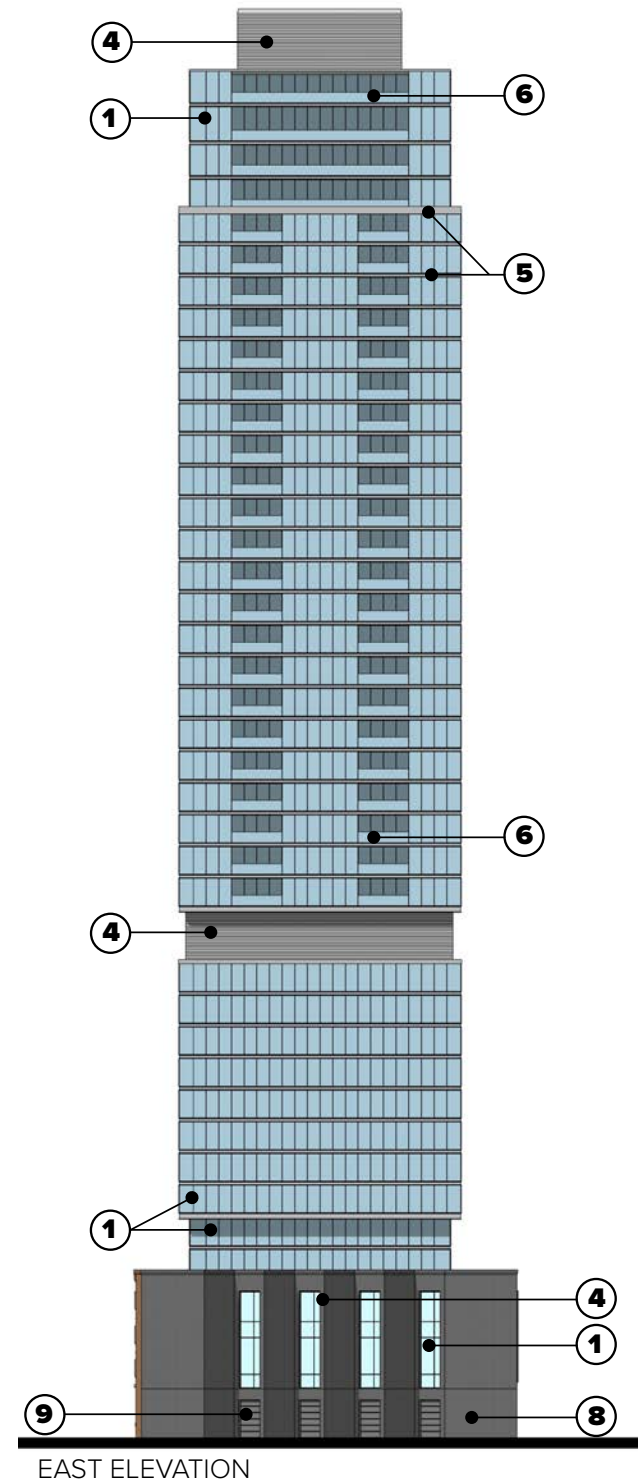
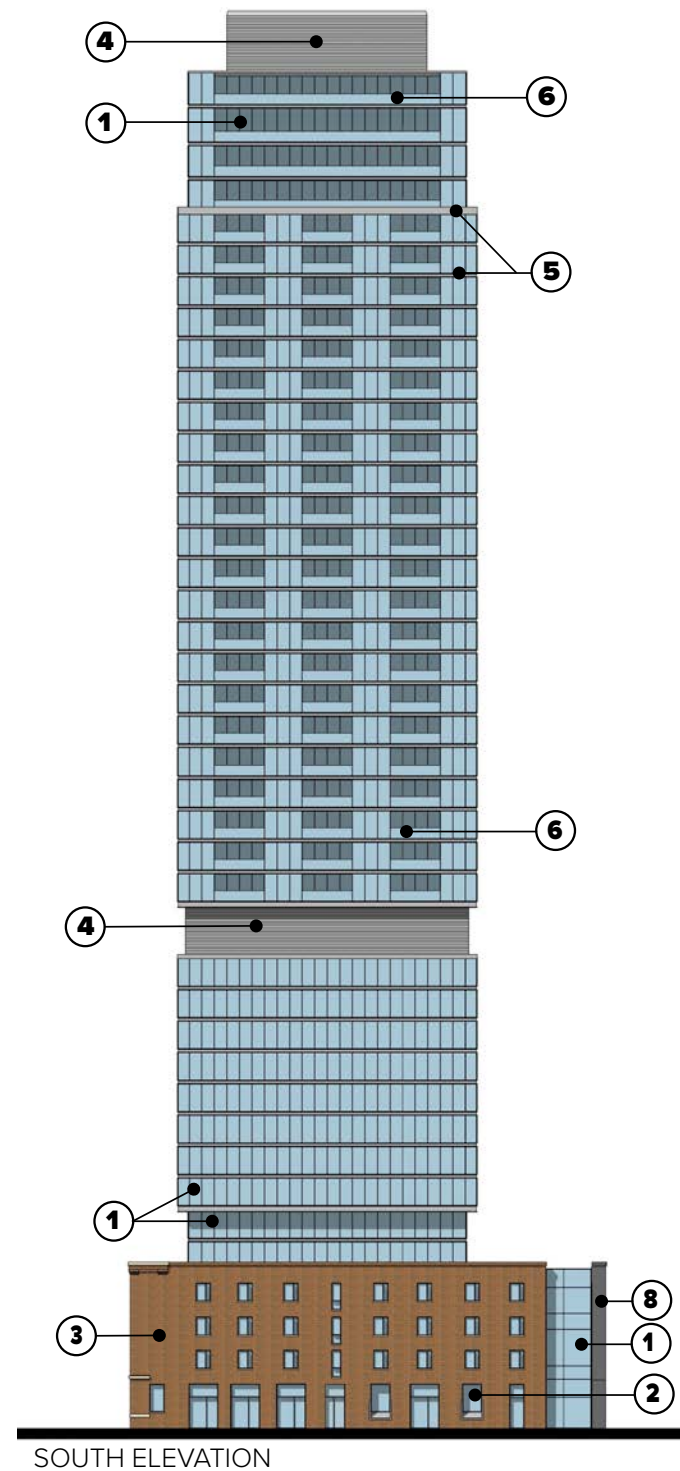
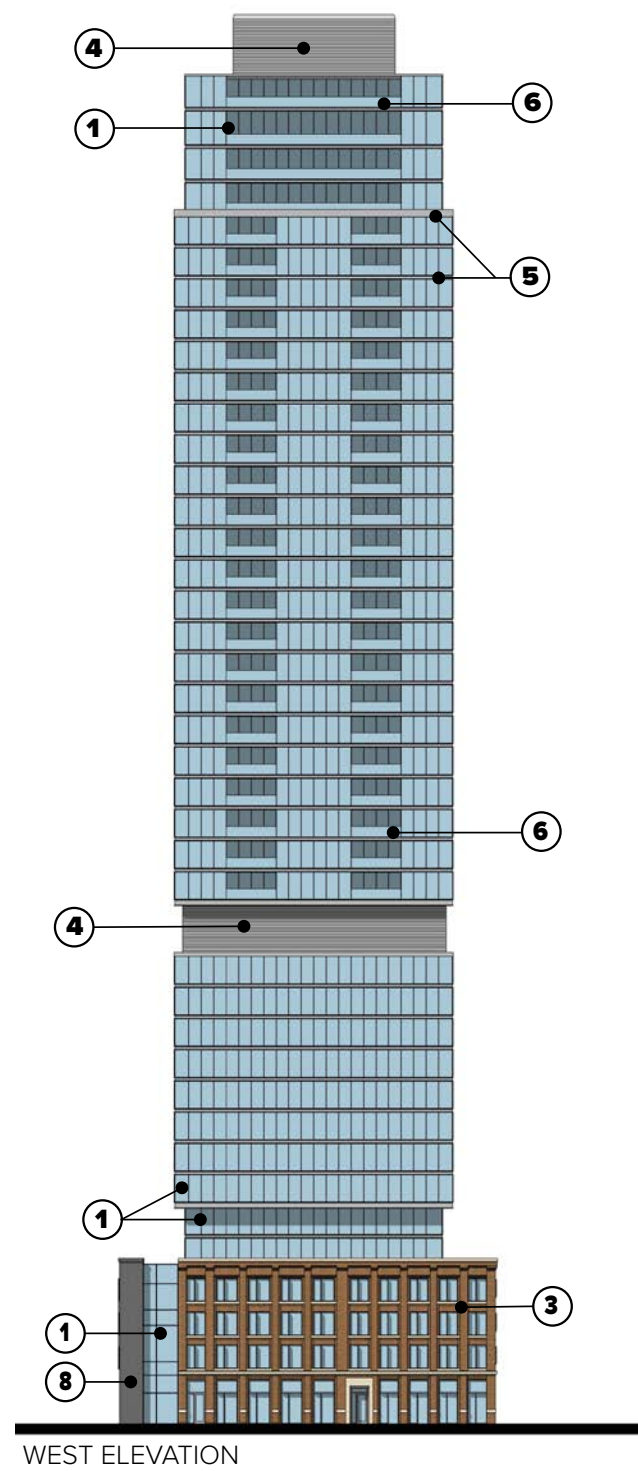
**LEGEND**

- EXISTING SIGN
- EXISTING STREET LIGHT
- EXISTING WASTE BIN
- EXISTING TRAFFIC SIGNAL
- ⊙ EXISTING DECORATIVE POLE LIGHT
- EXISTING TREE
- EXISTING BICYCLE RACK
- ⊙ EXISTING DECORATIVE BOLLARD
- ⊙ NEW WASTE BIN
- ⊙ NEW DECORATIVE BOLLARD
- ▨ NEW SITE SEATING
- NEW TREE
- ▨ NEW PLANTER

0 15 30ft  
0 5 10m







- 1 - Glazing (storefront/curtain wall)
- 2 - Feature - Historical Loading Window
- 3 - Masonry - historical brick facade (to be incorporated into project)
- 4 - Prefinished metal panel louvers
- 5 - Prefinished metal panel & flashing
- 6 - Glass balcony railings
- 7 - Masonry - architectural block veneer (colour - light)
- 8 - Masonry - architectural block veneer (colour - dark)
- 9 - Service/Loading door - colour to match adjacent material



SOUTH ELEVATION





WEST ELEVATION



View looking East along 103 Ave NW

DESIGN CONCEPT: **3D VISUALISATION**

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View looking West along 103 Ave NW

DESIGN CONCEPT: **3D VISUALISATION**

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*View looking West along 103 Ave NW*



*View looking East along 103 Ave NW*



## Questions?

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