



# **LA REINA**

10301 104 Street NW

Bylaws: 19859 & 19860

Application: Zoning Bylaw Amendment and  
Capital City Downtown Plan Amendment

Public Hearing: April 20, 2022

**LIMAK INVESTMENTS INC.**





**ROGERS PLACE**

104 AVENUE NW

**NEON SIGN MUSEUM**

104 STREET NW

**ICE DISTRICT PLAZA**

102 STREET NW

**STANTEC TOWER**

**SUBJECT SITE**

103 AVENUE NW

103 AVENUE NW

**CITY CENTRE MALL**

**CENTRE HIGH**

**FOX TOWERS**

Alex Boscoteau Park

102 AVENUE NW

102 AVENUE NW

105 STREET NW

104 STREET NW

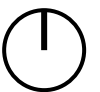
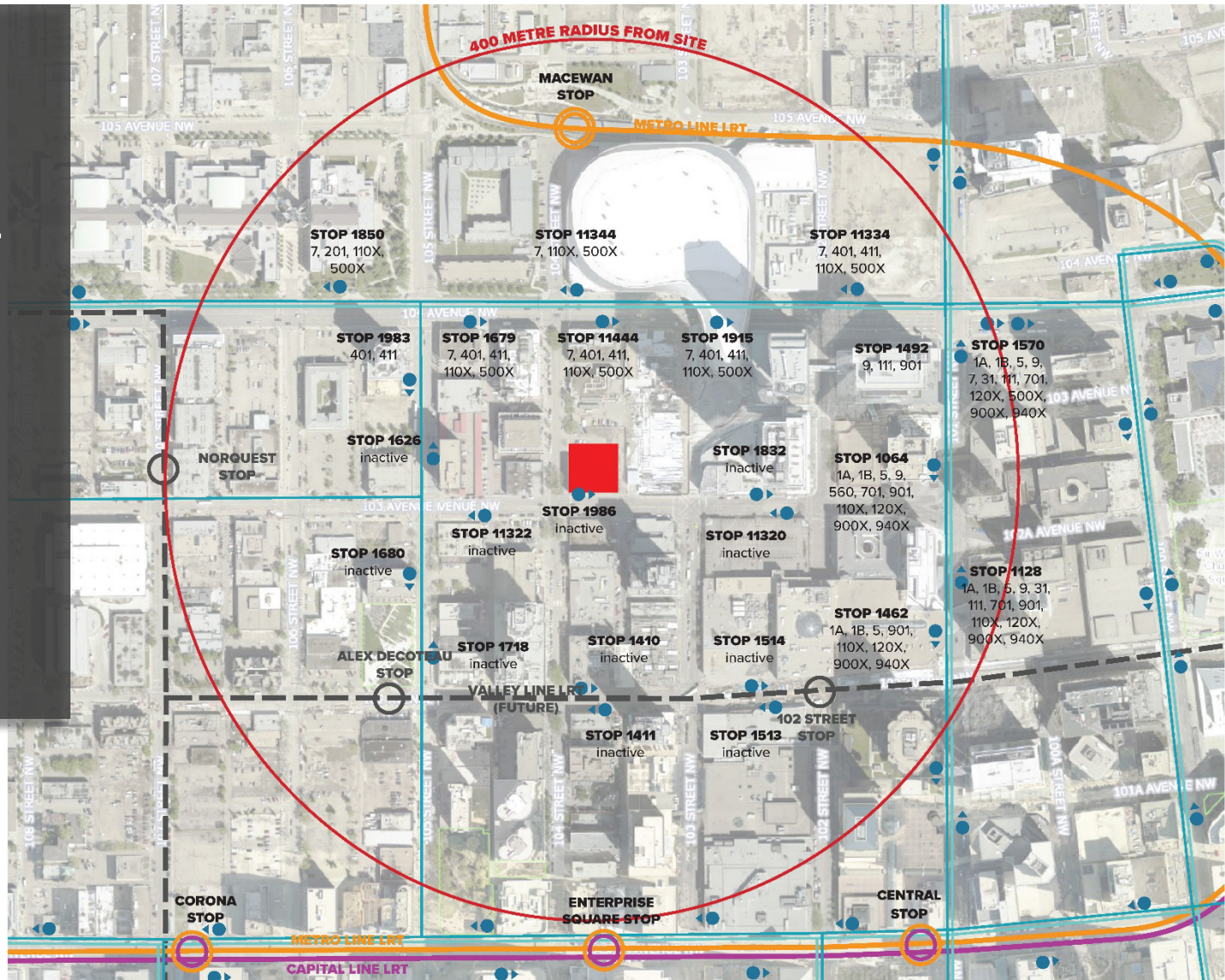
103 STREET NW

106 STREET NW

105 STREET NW

# TOD

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



# Building Heights – Zoning Potentials





# Policy Direction

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



# Community Amenity Contributions

- **Historic Preservation:** Preservation and designation of western and southern façades of Horne & Pitfield Building
- **103 Avenue Streetscape Improvements**



**Traffic & Servicing**  
No issues



# Design Excellence

- EDC and Administration Support
- Preservation and historic designation of the western and southern façades of the Horne & Pitfield building
- Slim, Glass Tower
- Articulated Façade
- Street Oriented
- Underground Parking
- Durable, Timeless Materials



# Thank you. Questions?



Stantec

LIMAK INVESTMENTS INC.