

# Built for tomorrow

Metrotown Properties – a dazzling commercial development in Vancouver – is reinventing Canada’s urban experience. The complex is flanked by high-rise developments and Metrotower III, a 29-floor LEED®-certified Platinum “AAA” Class office building, is at the heart of it all.



The tower’s blend of design and technology sets the pace in this vibrant commercial district. Surrounded by water features and natural landscaping, the iconic glass structure provides a comfortable working environment for its tenants.

## Progressive technology

Metrotower III is the first project in British Columbia to implement the KONE Polaris™ Destination Control System (DCS). Relying on smart technology to detect calls and passenger information over a period of time, it anticipates traffic, and adapts elevator operations accordingly.

Nine high-speed KONE elevators – 5 meters per second – deliver smooth and reliable transportation from the underground parking to the lobby. The energy-efficient KONE EcoSystem MR™ elevators reduce total energy consumption – car lighting and electrification – helping the building meet LEED certification requirements plus decreasing the building owner’s on-going operational costs.

## Solid partnership

The developer’s construction schedule included no margin for error. Completion of the commercial-use elevators was carefully timed to coincide with the removal of a construction skiplift. “The contractor had several critical milestones on this project,” explains **Dennis Viehweg**, District Manager for KONE in Western Canada. “We wanted to make sure that we met the schedule and that installation proceeded without problems. If we failed, our customer would miss their occupancy dates.”

KONE Major Projects worked closely with Developer Ivanhoe Cambridge Inc. and Contractor Ledcor Construction Ltd. to ensure an on-time delivery. A detailed traffic analysis and planning process provided clarity early in the design phase. “We helped our customers to understand the project’s challenges and complexities before the work started,” Viehweg says, “and that allowed us to meet the milestones they set.”

A dedicated on-site project manager guided the project, tracking schedules and providing constant communication. “The intensity of that singular focus ensured that everyone was kept informed,” Viehweg adds.



## SUMMARY

### Challenge

- To install a people flow solution in a busy urban hub on a tight deadline
- To deliver an eco-efficient solution to support the building's commitment to sustainability

### Solution

- Close cooperation between KONE's Major Projects unit and the customer ensured on-time delivery of KONE's high-speed elevators
- KONE provided advanced eco-efficiency technology to meet the building's sustainable agenda

## FAST FACTS

### Metrotower III

- Completed: 2014
- Size: 37,161 sqm
- Height: 109 m
- Floors: 29
- Certification: LEED Platinum
- Building owner: Ivanhoe Cambridge Inc.
- Developer: Ivanhoe Cambridge Inc.
- Architect: Stantec Architecture Ltd.
- Contractor: Ledcor Construction Limited

### KONE Solutions

- 11 KONE EcoSystem MR® elevators
- KONE Polaris™ Destination Control System
- KONE E-Link™ monitoring system
- KONE Care™ Maintenance Service