



510 SEYMOUR

INNOVATIVE HVAC
SOLUTIONS FOR BOUTIQUE
MIXED-USE SPACES

Case Study

CITY MULTI

Case Study: 510 Seymour

The Challenge

Nestled in one of the fastest-growing areas of downtown Vancouver, 510 Seymour is a boutique, multi-use office, retail and educational building that was completed in 2016. The commercial building is part of the eastward shift of the Vancouver business district, and is conveniently located close to Simon Fraser University, the British Columbia Institute of Technology, the Skytrain, public amenities and shopping.

Serracan Properties, the developer of the project, was searching for a cost-effective heating and cooling solution for the small, 10-storey building. The system needed to accommodate high ceilings and have features and functionality that fit with the classy space, including low noise that wouldn't disrupt the acoustics.



“One of the features of the Mitsubishi Electric system that was beneficial was the ability to have the energy billed floor per floor. Multiple tenants can be billed separately for a fairer distribution of energy costs.”

JS Tessier, Principal Engineer,
Integral Group

The Solution

After exploring different mechanical systems and options for heating and cooling, Serracan Properties decided on the Mitsubishi Electric Citi Multi Air Source Heat Pump System. The cost-effective solution was ideal for this project because it allows for individual monitoring and billing of energy consumption by floor. This means that the landlord can bill each tenant separately, which is an attractive feature for tenants who want to control their energy costs.

Another important factor was the energy efficiency of the Mitsubishi Electric system. Adler University, one of the main tenants, is LEED Gold certified. In order to maintain the certification, the heating and cooling system it uses needs to meet the LEED standards, which the Mitsubishi Electric system does.

The Results

The 510 Seymour project was completed successfully and is now a part of Vancouver's vibrant downtown community. In addition to Adler University's Vancouver campus, tenants include a restaurant, retail shops and a rooftop event space complete with a weather-protected barbecue area.

Summary

Owner/Developer:
Serracan Properties

Location:
Vancouver, British Columbia

Distributor:
Mitsubishi Electric Burnaby
(MESCA-BC)

Industry:
Mixed-use retail, office & education

Mechanical Contractor:
PML Professional Mechanical Ltd.

Size:
82,000 square feet

Engineering Firm:
Integral Group

Solution:
Mitsubishi Electric Indoor
Unit Models:

General Contractor:
Ledcor

- 11 X PKFY-P*NHMU/NKMU
(wall mounted)
- 90 X PEFY-P*NMAU/NMHSU
(ceiling concealed)

Architectural Firm:
Musson Cattel Mackey Partnership

Mitsubishi Electric Outdoor
Units Models:

Challenges:
New Construction of a boutique office building in downtown Vancouver required a system for heating and cooling that was cost-effective, energy efficient, quiet and able to work with its high ceilings.

- 19 X PURY-P*TKMU
- 2 X PUMP-P*NKMU/NHMU

Selection Criteria:

- Acoustics
- Cost effectiveness
- Energy efficiency
- Adaptable to high ceilings
- Energy monitoring by floor

Results:
510 Seymour was successfully completed in 2016 and houses several tenants, including a post secondary institution, restaurant and retail shops.

Mitsubishi Electric Canada

Mitsubishi Electric Sales Canada Inc. was established in 1979 as a subsidiary of the Mitsubishi Electric Corporation of Japan. Since then Mitsubishi Electric Sales Canada Inc. has been at the forefront of heating and air conditioning technology, sales, installation and service.

With over 90 years of experience in providing reliable, high-quality products to both corporate clients and general consumers

all over the world, Mitsubishi Electric Corporation is a recognized world leader in the manufacturing, marketing and sales of electrical and electronic equipment used in information processing and communications, consumer electronics, industrial technology, energy, transportation and construction. No matter what you do, or where you live, work or play, chances are a Mitsubishi Electric product touches your life.

Vision:

To be the most trusted industry leader in providing innovative heating, cooling and ventilation technology, engineered specifically for Canadian climates.

Mission:

To deliver quality, comfort and value to all Canadians through leading-edge engineering, locally inspired design and a dedication to superior service.



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