



LIUNA LOCAL 183

ABOUT THIS PROJECT

- + Construction of the headquarters for the Labourers’ International Union of North America (LiUNA) Local 183, which consists of a six-storey office tower connected to a three-storey wing and a 3,000-seat assembly hall.
- + Project scope includes design of various systems for the assembly hall event space, a commercial kitchen lobby/reception, a member’s guest service area, office spaces, and underground parking.
- + Heating and cooling system features magnetic bearing chillers and condensing hot water boilers with variable pumping systems.
- + Variable volume air handling units with energy recovery wheel and high efficiency (MERV 14) filters provide ventilation for the tower.
- + Wireless lighting controls are used throughout the building to allow for remote monitoring and adjustments to the system as the building evolves. System includes dimming, occupancy, vacancy, and daylight controls.
- + Low flow plumbing fixtures include rainwater storage in an underground cistern that provides reclaimed water for irrigation and toilet flushing.
- + Security design displays centrally managed video surveillance and access control throughout as well as enhanced video surveillance storage with long-term data. storage.
- + Design accommodates the needs of future tenants, including the infrastructure for a dental office, MRI suites, a pharmacy, and an optical shop.

LOCATION

Vaughan, ON

SMITH + ANDERSEN SERVICES PROVIDED

Mechanical, Security, Audio-Visual, Sustainability (Footprint)

SIZE

284,000 sq. ft. (26,400 sq. m.)

BUDGET

Confidential

COMPLETION YEAR

2021

SUSTAINABILITY

LEED® Silver (Target)

HOT BUTTONS

OFFICE TOWER

HEALTHCARE SPACES

MECHANICAL DESIGN

ASSEMBLY HALL

RECREATION SPACE

NEW BUILDING

CONVENTION CENTRE

LEED SILVER



RENDERING COURTESY OF DIAMOND SCHMITT ARCHITECTS.