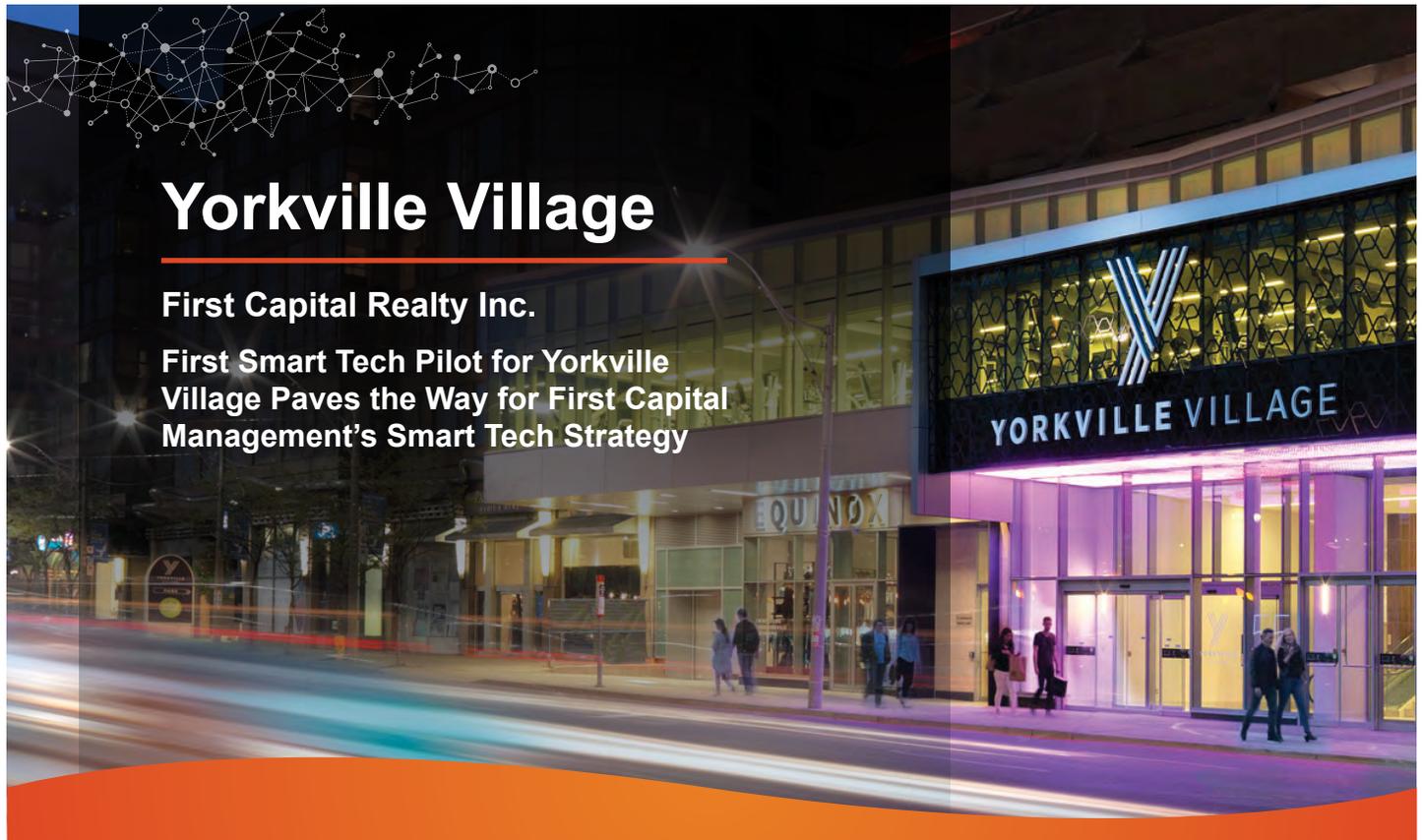




Yorkville Village

First Capital Realty Inc.

First Smart Tech Pilot for Yorkville Village Paves the Way for First Capital Management's Smart Tech Strategy



In the heart of Toronto's luxury shopping district, Yorkville Village takes centre stage as the epicenter of cultural collisions, where diverse worlds, people and influences come together. While the property was undergoing a major redevelopment project, it was also critical to enhance connectivity as the catalyst to drive value for its upscale tenants, customers and stakeholders. In January 2017, First Capital Realty Inc., enlisted Smart Tech leader, RYCOM, to lead a first-of-its-kind Smart Tech Pilot for the property. RYCOM then worked within the strict timelines of the redevelopment project to design and deploy the additional requirement of a Base Building Network (BBN) for the new Building Automation System (BAS) installation. RYCOM was also called upon to address the issue of limited cell phone service within the mall common areas and parking garage areas and successfully worked with Telecom Solution providers to develop a beneficial solution. Now successfully deployed, RYCOM manages the Smart Building infrastructure for this entire site.



- **Client** | First Capital Management
- **Property Type** | Mix-Use, Retail, Office
- **Number of Buildings** | 1
- **Total Square Footage** | 220,000
- **Project Location** | Toronto, ON, Canada
- **Project Start Date** | January 2017
- **Project Target/Completion Date** | December 2017
- **Project Status** | Completed

CHALLENGES:

- A new and first-of-its-kind Smart Tech pilot for the client that required additional funding not originally in the redevelopment budget and preparing a feasibility analysis
- A very aggressive time schedule for the design, deployment and integration of the new BBN to on-board the new BAS and numerous other building systems including: Security Systems, Wi-Fi, Parking Equipment, Utility Sub-Metering, Access Control, Elevators, Digital Signage and Traffic Counting
- A significant change in on-site operations personnel
- Collaborating with and educating all the existing building service providers who needed to migrate to the centralized BBN with all systems integrated
- Poor cell phone service coverage within the mall common areas and parking garage areas requiring RYCOM to bring multiple Telecom providers to the table to assist with a viable solution

SUCCESSES:

- Realized Capital and OPEX savings of \$440K over 3 years
- Met the aggressive design and installation timeline of the BBN to onboard the building vendor systems
- Created the framework to replicate this BBN strategy at other properties
- Improved the Telecom connectivity to meet the tenant and building operations requirements
- Leveraged the BBN for marketing and events including the Toronto Fashion Week

RYCOM SOLUTIONS:

- Strategy
- Infrastructure
- Professional Services
- Managed Services
- Base Building Network (BBN)
- Telecom License Agreement Facilitation
- Cabling
- Auditing
- Design



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