

Triovest Realty Advisors (B.C.) Inc. / Warrington PCI Management

Marine Gateway

Address ([Map](#)): 400 SW Marine Drive, Vancouver, British Columbia V5X Canada
 Sector: Commercial Delivery Type: Design-Bid-Build
 MCW Office: Vancouver Status: Complete
 Sub Categories: Mixed Use Facilities



Mechanical:
MCW Consultants Ltd.



Electrical:
Nemetz SA & Associates Ltd.



Architect:
Perkins + Will Architects



Contractor:
Ledcor

Project Description

This major mixed-use development features two high-rise residential towers, an 18-storey office tower, and a three-level retail podium. The podium features an 11-theatre-multiplex, a grocery store, a daycare, medical and dental offices, and four levels of underground parking. The entire complex connects to a new district energy system developed by the City of Vancouver. The complex boasts several transit functions, including a bus loop, a new above-grade Canada Line station, and a bicycle mobility centre.

Occupying approximately 875,100 square feet, this \$220-million dollar project is targeting LEED® Gold certification. Construction began in early 2012, and the project was substantially completed in September 2015. The complex officially opened in April 2016.

Mechanical Systems Description:

Marine Gateway's status as a higher-density, mixed-use development also provides a model of energy sharing systems; these systems recover waste heat from commercial sections and transfer them to the residential units. The grocery store, which serves as the commercial anchor tenant, requires a lot of refrigeration. The refrigeration creates heat, which is then stored via geexchange technology and transferred to the residential units.

MCW continuously modelled the complex throughout the design process in IES Virtual Environment, with the model being used to optimize glazing selections and the design of fixed and operable sunshade elements. Belgian-made Jaga fan-assisted convectors with ultra-quiet miniature fans were selected for residential heating, providing superior efficiency at low water temperatures.