



# Perkins+Will's Design of Marine Gateway Reinvents Transit-Oriented Development

[NEWS]

09.27.16

## First mixed-use livable community of this scale in North America that integrates transit

[Marine Gateway](#), a new mixed-use development in south Vancouver designed by Perkins+Will in partnership with PCI Developments, has reinvented the concept of transit-oriented development (TOD) to one that is transit-integrated. Unlike typical TODs that are designed around or near a central transit hub, Marine Gateway seamlessly integrates a transit hub into the design of the community itself, creating convenient access to public and other forms of transportation.

"Marine Gateway represents a paradigm shift, catering to the changing needs of our diverse population from boomers to millennials", says [Ryan Bragg](#), principal at Perkins+Will. "As our cities and technologies evolve, and as the issue of mobility in urban environments continues to demand innovative solutions, our architecture must respond in a complementary manner."

### [WATCH: Ryan Bragg shares his vision of transit-oriented design at Marine Gateway](#)

Marine Gateway is comprised of two neighbourhood plazas, 15-storeys of office space, a 3-storey retail podium, an 11-screen cinema, and two residential towers at 25 and 35-storeys. Integral to the design is the integration of a Rail Rapid Transit station and bus loop exchange that provides convenience of mobility for residents, workers, shoppers, and visitors to the development.

"Good planning allows for retail, office, residential, and transit to all be co-located together", says Dan Turner, executive vice president of PCI Developments. "A complete community has all these uses and this is what we achieved at Marine Gateway."

The development centres around a pedestrian dedicated 'high street' that offers best-in-class retail, entertainment, and convenience shopping. Retail stores, such as a major grocery store, restaurants, cafes, a bank, and a pharmacy, are just a few of the many conveniences.

"The design of the high street was an important aspect to the success of this development," says Bragg. "By providing a clear connection from transit to the neighbourhood's major thoroughfare, the high street brings people into the pedestrian environment and into the retail spaces, creating a vibrant community."

Marine Gateway sits on a formerly underutilized industrial site that was rezoned to include residential uses. Completed in April 2016, the development's complete, highly accessible and walkable neighbourhood has been welcomed by the community, with the integrated transit station and bus exchange experiencing an estimated 35 percent growth in average daily activity - station entries and exits - in a single year since residents and tenants moved in. Additionally, the success of Marine Gateway has led to the continued development of the area, with two projects completed and five underway.

"Marine Gateway was the first significant step in the revitalization of this area of south Vancouver," says Andrew Grant, president of PCI Developments. "With the integration of transit and the convenience of retail and other amenities, the neighbourhood is now seen as a highly attractive place to live, shop, work, and play."

Further benefiting the community is the development's sustainable design strategy, which includes a district energy geo-exchange heating and cooling system with an ambient heat recovery energy loop, thermal mass, sun shading devices, and green roofs. It is LEED Canada NC Gold registered.

The first of its scale in North America, the development has set a precedent for building mixed-use livable communities integrated with transit.

For more information, contact [melissa.sachs@perkinswill.com](mailto:melissa.sachs@perkinswill.com).