



Photographer:
Paul Casselman, Toronto
Photo Courtesy:
Menkes Developments Ltd.

320 Bay Street office floors

Toronto, ON, Canada



Project Information

Project category:
Commercial

Years of construction:
2020-2021

Years of MAPEI involvement:
2020-2021

MAPEI coordinators:
Jason Zeppieri and Lee Cuthbert

Project manager:
Luis Martinez

MAPEI distributor:
Form & Build Supply

Project owner:
Menkes Developments Ltd.

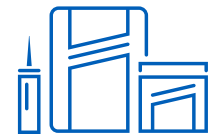
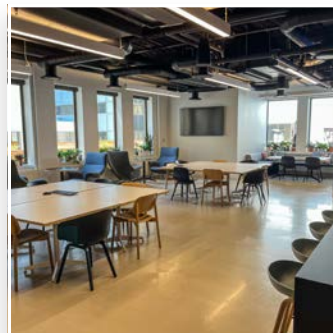
Installer:
TC Floors

Architect:
B+H Architects



Project Overview

Products from MAPEI's Concrete Restoration Systems line provided a sleek, durable flooring solution for a high-profile renovation project. The end result created a polished finish to 15 floors of new and refurbished office space in an iconic tower that is located in the heart of Canada's primary financial district.



Products Used

- Mapecem® Quickpatch**
- Mapecrete™ Protector FF**
- Planiprep® SC**
- Planiseal® RapidJoint 15**
- Primer SN™**
- Ultraplan® M20 Plus**



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A polished look to modernize concrete office flooring

When the 18-storey tower known as the “Canada Permanent Building” was completed in 1931 at 320 Bay Street in Toronto, Ontario, it was an instant landmark and the city’s tallest structure at the time. Back then, Montreal was Canada’s business and financial center, and being on Bay Street did not have the cachet that it does today; these days, Bay Street is known as the de facto “Wall Street” of Canada.

With all five of Canada’s major banks currently headquartered within a block of the tower, and in the heart of the financial district of Canada’s biggest city, 320 Bay Street was a natural showcase building for Menkes Developments Ltd. to acquire in 2019.

But before leasing out the office space, the owners decided to embark on “improving the quality and service of the space, while preserving the integrity of the structure’s history and architectural elements,” according to the Menkes Developments Ltd. Website. This project would include modernizing 300,000 square feet (27 871 m²) of concrete flooring on 15 floors of prime office space.

MAPEI on the job

About 75% of the tower’s flooring was old slabs being repurposed; 25% of the flooring was newly poured. MAPEI sales representative Jason Zeppieri, who served as a MAPEI coordinator on the project alongside fellow MAPEI sales representative Lee Cuthbert, said that they were working with bare concrete slabs to start with in late 2020. “The

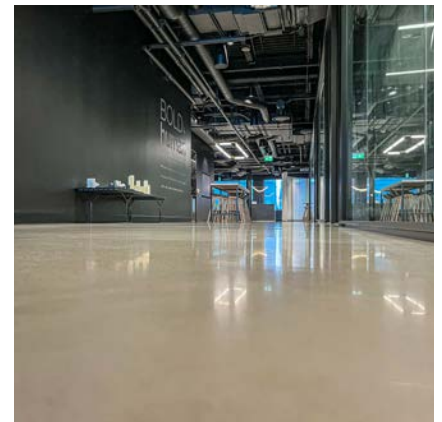
owner wanted a polished concrete look and asked for some mockup samples,” Zeppieri said.

“MAPEI has the ability to have a finished topping that not only provides the perfect color for their tastes, but the fact that it could be polished to provide a natural look to the floor,” he added.

Ultimately, Zeppieri and Cuthbert were able to demonstrate the solution, which started with **Ultraplan M20 Plus** quick-setting, self-leveling underlayment to provide an exceptional flat and smooth surface. According to Zeppieri, the underlayment was covered with **Mapecrete Protector FF** high-gloss protective coating “for this immaculate floor” and **Planiseal RapidJoint 15** 100%-solids, rapid-curing, polyurea, elastomer joint filler “to complement the integral saw cuts to finish the polished look.”

Surface preparation

To begin with, installers from TC Floors had to prepare the older slabs through shotblasting to meet a concrete surface profile (CSP) of #3, per International Concrete Repair Institute (ICRI) specifications. To repair large defects and provide an even finish, they applied the fiber-reinforced **Planiprep SC** skimcoating compound and **Mapecem Quickpatch** high-performance, cementitious patching material to fill larger voids, leaving a strong, durable surface. Then, **Primer SN** epoxy primer (with sand broadcast) was applied on both old and new floor slabs to enhance the



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adhesion of the previously mentioned products.

But full realization of a project covering 15 floors also required some outside-of-the-box thinking, Zeppieri noted.

“The challenges of this jobsite were many,” he said. “But in every case, MAPEI worked with the installer and adjusted our procedures. We made smaller skids so that material could go through the slim main doors. We helped with scheduling deliveries to site when required by contractors. Site visits were done bi-weekly to ensure no issues with products would arise. Service was the key to success on this job.”

“COVID restrictions shut down construction over certain months during the winter months. They opened and closed construction sites again mid-year for a few weeks. They still wanted a tight timeline, so that put a lot of pressure on the installers,” Cuthbert said.

As an added benefit, all products used in this project were third-party tested and third-party certified for low VOC content and low VOC emissions. As a result, the products achieved Indoor Advantage Gold certification from SCS Global Services to meet California Department of Public Health (CDPH) Standard Method v1.2-2017. The testing that was used for these products is the most stringent type of testing that is available in North America.

Despite the delays from public-health restrictions, installers were able to finish up before the end of 2021. The owner now has all 15 floors available; these floors sport a long-lasting and easily maintained protective shine that will help to prevent soiling and contaminants from penetrating into the concrete.

Zeppieri points to these floors with pride, comparing them favorably to

high-end car dealership floors. “For MAPEI, it really showed what we can do when it comes to making a floor pop,” he said.

While the tower at 320 Bay Street may no longer be called the “Canada Permanent Building” in name, the freshly refurbished flooring helps give



the tower a new sense of permanence and a new lease on life.

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