

Bridgewater Residences on the Lake and The Pearle Hotel & Spa

Burlington, ON, Canada



Project Information

Project category:
Residential – Commercial

Years of construction:
2016-2021

Years of MAPEI involvement:
2020-2021

MAPEI representative:
Gino D'Alesio

MAPEI distributors:
Dragona Flooring and Prosol inc.

Project owners:
The Rosseau Group Inc. and Pearle Hospitality (The Pearle)

General contractor/installer:
New Horizon Development Group

Installers:
Classic Tile Contractors Limited (The Pearle) and Eden Tile-It (Bridgewater)

Architects:
Gluckstein Design Planning (Bridgewater) and Studio Munge (The Pearle)

Photography:
Carole & Roy Timm Photography / Greg van Riel Photography



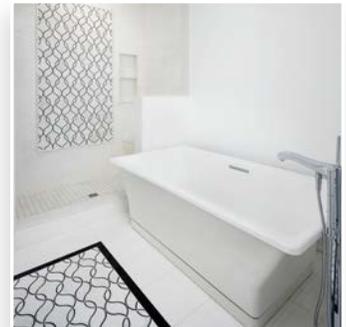
Project Overview

A variety of setting materials and innovative sound-reduction products from MAPEI were all part of completing a new-build complex of luxury residences and a four-star Marriott hotel on Lake Ontario's north shore.



Products Used

- Keraflex™ Super**
- Mapeguard® 2**
- MAPEI Ultralite® Mortar**
- Mapelastic® AquaDefense**
- Novoplan® 2 Plus**
- Ultrabond ECO® 373**
- Ultrabond ECO 811**
- Ultrabond ECO 995**
- Ultracolor® Plus FA**
- Ultraflex® LFT™**



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A great project on the shore of a Great Lake

The 22-storey waterfront development Bridgewater Residences on the Lake in Burlington, Ontario, consists of 144 condominium units as well as 151 suites in a four-star Marriott hotel that is called The Pearle Hotel & Spa (named after local family matriarch Grandmother Pearle). About 200,000 square feet (18 581 m²) of tiling – including the exterior arcade of paving tiles separating the two side-by-side buildings – are featured between the structures.

Completed in 2021, the project had been designated Burlington's "landmark" building for downtown as far back as 2008, according to the city's Official Plan. Seven years later, though, the initial developer still had not made any headway towards its construction.

"In 2015, New Horizon Development Group came in and took over the project," said MAPEI coordinator Gino D'Alesio. As a self-contracting developer, New Horizon finally got the ball rolling.

The two projects combine to fill the shoreline of "Burlington's last precious premium waterfront," D'Alesio noted.

MAPEI on the job

Sound-deadening properties were crucial to meet the specs of the high-end project, particularly in terms of reducing sound between floors of the Bridgewater condos. That is why MAPEI's technology-based products that deliver tested sound reduction – namely, the next-generation **Mapeguard 2** membrane and premium **Ultrabond ECO 995** wood-flooring adhesive – were so important.

Combining *Mapeguard 2* and *Ultrabond ECO 995* met the specification that was needed for suspended ceilings for both criteria, with ASTM test results of 71 for impact sound (E492-04 [IIC]) under engineered oak flooring and 66 for airborne sound (E90-04 [STC]). "Both those figures were more than adequate for the spec, which was essential to our products' selection in such a high-end project," D'Alesio said.

"Installers from Classic Tile Contractors Limited of Burlington, Ontario, worked on The Pearle and its suites, while a team from Eden Tile-It, also of Burlington, Ontario, handled the Bridgewater residences and their common areas," D'Alesio noted, adding that it was MAPEI's reputation for getting reliable, quality results that both teams appreciated.

Surface preparation

To ensure a suitably level substrate, all concrete slabs were first verified to an International Concrete Repair Institute (ICRI) concrete surface profile (CSP) of #3 to #4. The concrete slabs were then coated by the respective installation teams with **Novoplan 2 Plus** high-strength, cement-based, self-leveling underlayment, which aligned the vast spread of stairwells, ramps, doorways and corridors within tolerances.

The next step was the application of MAPEI's "3-in-1" answer for crack isolation, waterproofing and sound reduction: *Mapeguard 2*. This product not only helps to prevent existing or



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future in-plane floor cracks, but also reduces the transmission of impact sound (footsteps, dropped objects, etc.) and airborne sound (voice, TV, etc.) through floors when installed under ceramic tile, stone or wood floor coverings.

Wet areas

Bathrooms and other wet areas, including the interior hotel pool and spa, had **Mapelastic AquaDefense** liquid-rubber waterproofing membrane applied before tiling. Washroom walls were set using **MAPEI Ultralite Mortar**, which is formulated for non-sag applications and features BioBlock® technology for mold and mildew resistance.

Interior floor tile

MAPEI product characteristics were key for other types of areas, such as the hotel's expansive entrance with its 12" x 24" (30 x 61-cm) porcelain tile. Therefore, all interior floors were tiled using **Ultraflex LFT** premium mortar for large-and-heavy tile, which has a high content of unique dry polymer that results in excellent adhesion to the substrate and tile. **Ultraflex LFT** is formulated with MAPEI's proprietary Easy Glide Technology™ for ease of application.

Exterior tile

Keraflex Super premium large-and-heavy-tile mortar was selected for all exterior porcelain tiling due to its resilience against freeze/thaw conditions, as well as for its ease of application and a consistency that allows for adjustability.

Grouting inside and out was completed using polymer-modified **Ultracolor Plus FA** grout, which was chosen for its proven ability to maintain color consistency and inhibit efflorescence. Formulated with

DropEffect™ technology to reduce surface absorption, this grout also allows for easy maintenance.

Non-tile flooring

Lobbies and other areas with carpet were finished using **Ultrabond ECO 811** high-performance carpet tile adhesive.

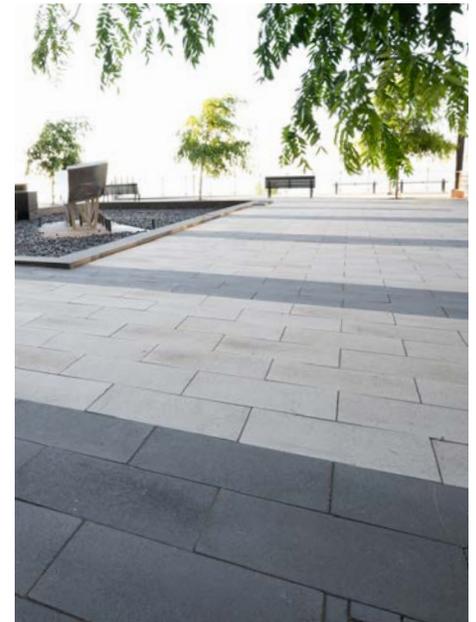


Most non-tiled floors were finished using **Ultrabond ECO 995** premium moisture-control, sound-reduction and wood-flooring adhesive – particularly for the engineered oakwood floor that was installed in roughly 90% of the Bridgewater units. **Ultrabond ECO 373** pressure-sensitive adhesive was used for vinyl composite tile (VCT) flooring in other places within the complex.

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 of these products is the most stringent type of testing that is available in North America.

Novoplan 2 Plus is also Red List Free, having been verified per the most current Red List on the Living Building Challenge (LBC)'s Website.

Since its completion in 2021, the project now occupies some of the most premium lakefront properties at the base of Burlington's trendy downtown core – offering extraordinary views of Lake Ontario for residents and patrons alike to enjoy in peaceful, noise-deadened bliss.



MAPEI Inc.

2900 Francis-Hughes Avenue
Laval, Québec H7L 3J5
(450) 662-1212

Technical Services

1-800-361-9309 (Canada)

Customer Services

1-800-42-MAPEI (1-800-426-2734)