



# Mirabel towers

Vancouver, BC, Canada



## Project Information

**Project category:**  
Residential

**Years of construction:**  
2020-2021

**Year of MAPEI involvement:**  
2021

**MAPEI representatives:**  
Dave Randall and Anthony Petrunia

**MAPEI distributors:**  
Prosol inc. and Central Concrete Accessories

**Project owner:**  
Marcon Construction

**General contractor/installer:**  
Marcon Construction

**Installer:**  
Robertson Floors Ltd.

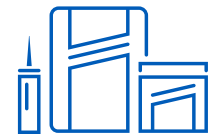
**Architects:**  
Richard Henriquez and Alda Pereira (interiors)

**Photography:**  
Take Off Photography and  
Luke Potter Photography



## Project Overview

Products from MAPEI's Concrete Restoration Systems line were crucial in the construction of new-build twin towers of refined estate homes and penthouse residences located in the scenic West End section of Vancouver, British Columbia.



## Products Used

- Keraflex™ SG**
- Mapecem® Quickpatch**
- Mapeguard® 2**
- MAPEI SM Primer™**
- Mapelastic® AquaDefense**
- Mapesil® T**
- Novoplan® 2 Plus**
- Planigrout® 755**
- Planitop® X**
- Primer L™**
- Topcem™ Premix**
- Ultracolor® Plus FA**
- Ultraflex® RS**

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## Premium products for premium condos

The name “Mirabel” stems from the Latin word *mirabilis*, meaning “wondrous” or “of wondrous beauty.” When developer Marcon Construction in 2017 chose that name for its twin-tower condominium project located within the West End section of Vancouver, British Columbia, the bar was set high.

The corner of Vancouver’s Davie and Broughton Streets had been the site of two aging apartment buildings. By 2021, the site’s transformation into a complex with two neighboring 18- and 19-storey buildings—comprising 153 luxury units and 68 social-housing units—was complete.

Dave Randall, MAPEI Business Development Manager for Western Canada, and his colleague, MAPEI sales representative Anthony Petrunia, served as MAPEI coordinators on the project, which entailed the use of products within an area covering 89,000 square feet (8 268 m<sup>2</sup>) altogether.

“Many different MAPEI products were used on this project,” Randall said. “This twin-tower design is very modern and is in a beautiful area of Vancouver. It greatly improved the neighborhood.”

### MAPEI on the job

Once the main structure was erected, Marcon’s crews used products from the Concrete Restoration Systems line to prepare concrete slabs and help form exterior balconies.

These products included **Topcem Premix** screed mortar, **Mapecem Quickpatch** concrete patch for filling larger voids and **Planitop X** repair mortar for vertical surfaces. **Planigrout 755** construction grout also was used where needed.

Installers from Robertson Floors Ltd. took over at that point. The concrete slabs were verified to an International Concrete Repair Institute (ICRI) concrete surface profile (CSP) of #2. Areas needing leveling were then coated with **Primer L** advanced-technology, acrylic latex primer to enhance the adhesion of **Novoplan 2 Plus** high-strength, cement-based self-leveling underlayment.

The next step was to install MAPEI’s “3-in-1” answer for crack isolation, waterproofing and sound reduction: **Mapeguard 2**.

**Mapeguard 2** not only helps to prevent existing or 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. Installers used the versatile and fast-drying **MAPEI SM Primer** to bond the **Mapeguard 2** membrane to various substrates.

### Wet areas

Quick-drying, premium **Mapelastic AquaDefense** liquid-rubber waterproofing membrane was



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applied over bathroom walls before they were tiled. Wall and floor tiles were natural marble; they were set using **Keraflex SG** polymer-modified mortar, which is formulated to be non-sag for walls and nonslump for floors. Additionally, its smooth consistency due to Easy Glide Technology™ helped make application quick and easy.

## Interior-lobby floor tile

The main lobby floors were tiled using **Ultraflex RS** premium, rapid-setting thin-set mortar, which has a high content of unique dry polymer that results in excellent adhesion to the substrate and tile. **Ultraflex RS** is formulated with MAPEI's proprietary High-Hydrated Cement Technology (HCT™), which offers superior drying-out characteristics for quick curing and does not contribute to efflorescence.

All tile grouting was completed using polymer-modified **Ultracolor Plus FA** grout, which maintains color consistency and inhibits efflorescence for easy maintenance. Finally, **Mapesil T** 100%-silicone sealant was used for expansion/movement joints.

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.

With final touches such as imported Italian cabinetry and built-in wall safes in the luxury units, the new towers are truly an upgrade of the low-rise

apartments that they replaced. With the use of so many FastTrack Ready™ and high-end MAPEI products, the Mirabel towers were completed in 2021. Their “wondrous beauty” is a sight to behold – almost as much as the striking views of the Rocky Mountains that they provide to their new residents.



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