

## Rideau Centre mall – Ottawa, ON, Canada

### Project overview

MAPEI products were used to renovate the walls and floors of the main concourse, the dining hall and the restrooms at Rideau Centre mall in Ottawa. The *Granirapid*® mortar system enabled the installers to work fast, resulting in sections of the mall being quickly reopened for store patrons and visitors.



### Project information

|                                   |   |
|-----------------------------------|---|
| <b>Project Category:</b>          | Commercial - Mall   |
| <b>Period of construction:</b>    | 1981-1982   |
| <b>Period of renovation:</b>      | 2014-2016   |
| <b>Year of MAPEI involvement:</b> | 2014-2016   |
| <b>MAPEI coordinator:</b>         | Justin Lafontaine   |
| <b>Project owner:</b>             | Cadillac Fairview Corporation Limited   |
| <b>Original designer:</b>         | Sankey Partnership Architects   |
| <b>MAPEI distributor:</b>         | Ciot Montréal   |
| <b>General contractor:</b>        | Renovation – CAL Construction<br>Expansion – PCL Construction   |
| <b>Tile installer:</b>            | National Montreal   |
| <b>Surface prep company:</b>      | National Ceramic & Granite, Ltd.  |
| <b>Architect:</b>                 | Renovation – Le Groupe Archifin, Inc.<br>Expansion – BBB Architects and B+H Architects                      |
| <b>Project manager:</b>           | James Mannella – National Ceramic & Granite, Ltd.   |
| <b>Photographer:</b>              | Olivier Gariepy   |
| <b>Project size:</b>              | Renovation – 230,000 sq. ft. (21 368 m <sup>2</sup> )<br>Expansion – 86,000 sq. ft. (7 990 m <sup>2</sup> ) |



### MAPEI products used

- *Mapecem*® 100
- *Mapelastic*™ HPG
- *Ultraplan*® 1 Plus
- *Primer L*™
- *Primer T*™
- *Ultraflex*™ 2
- *MAPEI Ultralite*™ Mortar
- *ECO Prim Grip*™
- *Granirapid* System
- *Ultracolor*® Plus
- *Kerabond/Keralastic*™ System



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## MAPEI products help create modern look for upscale mall

Rideau Centre is a three-level shopping mall on Rideau Street in downtown Ottawa, Ontario. Originally constructed between 1981 and 1982, this mall was officially opened on March 16, 1983. The Rideau Centre complex includes approximately 180 retailers, the 487-room Westin Hotel, a rooftop park and the Shaw Centre. At 740,757 sq. ft. (68 819 m<sup>2</sup>) in size, it is the fourth largest shopping center in the Ottawa-Gatineau area.

Significant changes have recently taken place at the Rideau Centre. A \$360 million modernization and expansion project began in 2014, including a new Nordstrom (opened in March 2015), the new Dining Hall (opened in August 2014), interior and exterior renovation, and the expansion area that is due to open in late 2015. The Cadillac Fairview Corporation Limited says that the multi-year redevelopment project will revitalize the 30-plus-year-old shopping center and ensure that it remains the destination of choice in Ontario's capital city.

The initial renovation and expansion area are providing 230,000 sq. ft. (21 368 m<sup>2</sup>) of leasable area as well as a three-level underground parking garage. The redesigned shopping center includes significant facade enhancements along Rideau Street – a complete interior renovation that features new flooring, enhanced lighting, glass guardrails and modern amenities. All new Italian quartz tile imported from Verona, Italy, was installed on the floors of the common area, dining hall and restrooms.

Offering a unique and elevated dining experience for Ottawa shoppers, the 35,000-sq.-ft. (3 252 m<sup>2</sup>) Dining Hall features 16 premium-branded eating establishments, seating for 850 people and the introduction of reusable dinnerware, glassware and metal cutlery. This environmentally friendly approach to traditional fast food will reduce the amount of waste from wrappers, paper plates, and plastic cups and utensils, and demonstrates Rideau Centre's continuing commitment to sustainability best practices.

Throughout the redevelopment period, Rideau Centre remains open for business. Wherever possible, steps have been taken to minimize the impact on shoppers. The expansion will be LEED Certified.

### MAPEI products on the jobsite

The crews from National Ceramic & Granite, Ltd. had a huge job in front of them when they began the renovation of the Rideau Centre mall. Their work involved conditioning old terrazzo in some areas of the mall to accept the new quartz tile. The crews also set this new tile over existing tile in the common areas, Dining Hall and bathrooms. In addition, they set mosaic tiles vertically on the columns throughout the mall and installed a 20-ft. (6,10-m) wide, 75-ft. (22,9-m) long strip of porcelain tile in a herringbone pattern to

visually distinguish the Dining Hall flooring from the rest of the mall.

MAPEI products were used in a variety of areas throughout the 230,000-sq.-ft. (3 252-m<sup>2</sup>) project. As usual, work began with surface preparation. **Mapecem 100** mortar was used in washrooms to fill in trenches from new plumbing and wiring. **Ultraplan 1 Plus** underlayment and repair mix was used for levelling the substrates in all areas of the food court and in some of the restrooms. **Ultraplan 1 Plus** was poured over **Primer L. Mapelastic HPG** with fiberglass mesh was used as a crack-isolation membrane in areas throughout the mall where there were small cracks in the existing substrate.

**ECO Prim Grip** primer was used to increase the adhesion of the new setting materials in an area where the installers blast-tracked the terrazzo that was originally installed. **ECO Prim Grip** was also used on certain columns within the mall.

The tile installation work incorporated MAPEI's premium mortar and grout products.

**Granirapid** mortar system was used to install the quartz tiles over **ECO Prim Grip**, as well as used on all of the floors of the mall because of its fast-track characteristics. All of the work was done during the day because the mall owners wanted the tile floors to be usable again in the shortest possible time. The use of **Granirapid** enabled the mall to open up to traffic again as soon as possible.

- **MAPEI Ultralite Mortar** was used on all wall tile installations – restrooms, hallways, and food courts and columns. A bronze maple leaf design from the floor of the old dining hall was used to make a massive piece of art on the wall in the corridor leading to the new dining area.
- **Ultraflex 2** tile mortar was used in very small areas where only a limited quantity of mortar was needed.
- **Ultracolor Plus** was used as the grout for the entire installation.

A second 86,000-sq.-ft. (7 990-m<sup>2</sup>) expansion, which began in June 2014, is being installed with **Kerabond/Keralastic** tile mortar because rapid return to service is not needed in this new addition. **Ultracolor Plus** will be used to fill the tile joints.

Apart from the floor and wall coverings, another MAPEI product was used in the new parking area. **Carboplate E 170** carbon fiber plate (4" [10 cm] wide) was used to reinforce one of the ramps in the parking garage.

