

Toronto Eaton Centre – Toronto, Ontario, Canada Project Summary

The Cadillac Fairview Company has supplied the following information about the renovations at Toronto Eaton Centre: "Stretching two full city blocks North from Yonge and Queen and one city block west from Yonge and Dundas, Toronto Eaton Centre is among Canada's most recognizable landmarks, and one of the country's best-known retail shopping destinations. With over 235 retailers, restaurants and services in the heart of downtown, Toronto Eaton Centre is the city's premier urban destination. Toronto Eaton Centre is owned and managed by The Cadillac Fairview Corporation Ltd, one of North America's largest investors, owners and managers of commercial real estate.

In June 2010 Cadillac Fairview announced a complete revitalization of the Toronto Eaton Centre, a 24 month schedule encompassing the following changes:

- Dining Area in the north food court - introducing leading practices in environmental sustainability
- Complete renovation and expansion of washrooms
- Replacement of all flooring
- The replacement of existing hand rails with glass and stainless steel caps
- A new retail lobby entrance to the 250 Yonge office tower
- Upgrading finishes of all the escalators and elevators
- New doors at all entrances
- A new and extensive greening and tree-planting program

Queens Quay Architect, Ltd. served as the architect for the renovation, which was the first major work done on the Toronto Eaton Centre in 33 years. PCL was selected as the general contractor for the 200,000 square foot project. York Marble of Toronto and Maple Group of Bolton, Ontario, formed a joint venture to provide sufficient manpower to set the tiles for such an enormous project."

The project consisted of tiling floors, walls and columns in the food court on the lower level, as well as the galleria for the retail shops on the street level and three upper levels.

The floors on the lower level, where the food court is located, were leveled with *Primer L* and *Ultraplan 1 Plus*. *Topcem Premix* and *Planicrete AC* were used as a screed to prepare the floor for tile setting. The walls in the restrooms in the food court were tiled with agglomerated quartz tile. This type of tile can only be set with the *Granirapid* mortar system. The tiles were grouted with *Keracolor S*. *Ultraflex RS* mortar was used to set the floor tiles in the food court.

The tri-color floor in the heart of the mall (main level and level 2) was installed using *Mapecem Quickpatch* for patching, *Mapeguard 2* for crack isolation and sound proofing, the *Granirapid* mortar system for setting the tiles and *Ultracolor Plus* for grouting the joints. These same products were used for setting the floors on the main and upper levels of the mall. *Granirapid* was the best choice for the suspended floors on the upper levels due to its excellent deformability (S2). In addition, the installers renovated railings on the north side of the second and third upper levels, removing old paver tiles and leaving an area 8" wide and 4" deep. The crew re-leveled these areas with *Planibond EBA* and *Mapecem Premix* mixed with *Planicrete AC*.

An alcove-type space holds stairs between the levels. The former tiles were lead tiles with lead paint. The only thing that would work for replacement tiles was *Granirapid*. The white-tiled columns that run the length of the mall and support the upper levels were also set with *Granirapid*.

A water element occupies a large space on the main floor, and the owners had concerns about moisture in this area. To meet this challenge, the crews first applied *Planiseal VS* as a moisture barrier. Then they set all tiles in this renovated space with *Granirapid* mortar and grouted with *Kerapoxy 100%* solids epoxy grout.

Cadillac Fairview elected to put together a “Design Team” that would oversee the project from start to finish. Gaspare Clemenzi and Jeff McCoppen of MAPEI played a critical role in making the initial proposal, providing installation recommendations and supporting with written weekly job site reports. Key elements in MAPEI being selected to provide the tile installation products included:

- Local manufacturing site
- Single source manufacturing for a wide range of requirements
- Outstanding technical support
- Superior sales support

The renovation of the floors, walls, and support columns in the Toronto Eaton Centre gave the mall an attractive new look that has continued to attract shoppers to the best-performing shopping centre in Canada today in terms of sales per square foot.