

Les Promenades St-Bruno shopping mall – Saint-Bruno, QC, Canada

Project overview

MAPEI tile and stone-setting materials were used in the renovation of about 160,000 square feet (14 864 m²) of a prominent mall on Montreal's South Shore. *ECO Prim Grip*[™] primer played an important role in allowing the installers to set tile over tile for a large part of the mall concourses.



Project information

Project category:	Commercial – Shopping Mall
Period of construction:	1978
Year of MAPEI involvement:	2015
MAPEI coordinator:	Pat Desanctis
Project owner:	Cadillac Fairview Corporation Limited
MAPEI distributor:	Ciot
Original designer:	Not available
Architect:	Elkus Manfredi Architects
General contractor:	Cadillac Fairview Corporation Limited
Surface-preparation contractor:	National Ceramic & Granite Ltd.
Tile and stone installer:	National Ceramic & Granite Ltd.
Project manager:	James Mannella
Photographers:	Olivier Garipey and Pat Desanctis
Project size:	160,000 square feet (14 864 m ²)

MAPEI products used

- *Primer L*[™]
- *Novoplan*[®] 1
- *Ultraplan*[®] 1 Plus
- *ECO Prim Grip*
- *Ultraflex*[™] RS
- *MAPEI Ultralite*[™] Mortar
- *Ultracolor*[®] Plus



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Shopping mall renovation includes new tile set with MAPEI products

In May 2014, Cadillac Fairview Corporation Limited announced a \$49 million (CAD) renovation of Les Promenades St-Bruno to provide a modern, elevated shopping experience for Montreal's South Shore residents. This investment marked the first phase of a multi-phase redevelopment and property enhancement, which will be one of the largest transformations of the shopping center since it opened its doors in 1978.

The project included interior enhancements of the common areas, including new finishes and flooring, glass railings, and the renovation of the washrooms; revitalization of the center court to create a more inviting open and transparent space, including relocation and modernization of the elevator; exterior enhancements to feature renovated entranceways, landscaping and signage; and transforming the old food court into an upscale dining hall with real dishware, a significantly enhanced seating environment and new food options.

"We are thrilled to announce this major redevelopment at Les Promenades St-Bruno," said Sal Iacono, Senior Vice President, Development and Portfolio Management, Eastern Canada, Cadillac Fairview. "This \$49 million project will serve to reinvigorate the shopping experience for our loyal customers and provide our valued retail clients with a re-energized platform to showcase their brands in a significantly enhanced environment alongside a new, spacious and contemporary dining experience."

MAPEI products on the jobsite

National Ceramic & Granite (NC&G) Ltd. was selected to install the new tile that was part of the renovation of Les Promenades St-Bruno. James Mannella, project manager for NC&G, and his crews worked with MAPEI tile and stone installation systems to complete the installations on both floors of the mall just before the winter holidays in 2015.

On the first floor, the food court was shifted to a new location that had previously housed retail stores; new stores took the place of the food court. This reallocation of the floor space required smoothing and leveling of these areas, so NC&G crews poured **Ultraplan 1 Plus** self-leveling underlayment wherever it was needed.

To save time and reduce material sent to landfills, the NC&G installers first applied **ECO Prim Grip** primer over the existing tile on the main floor in all of the areas that were not affected by the food court's relocation. The installers then set new 24" x 24" (61 x 61 cm) large-format tile right over the existing tile. The floor tiles were installed with **Ultraflex RS** mortar. The joints were grouted with **Ultracolor Plus**, an efflorescence-free grout. The same installation materials were used to set the tiles in the new food court.

On the second floor of the mall, there was a concern about the weight of two layers of tile. Therefore, NC&G crews removed all of the old tiles and then leveled the entire

surface with **Novoplan 1** self-leveling underlayment. The crews used **Ultraflex RS** here as well to set the 24" x 24" (61 x 61 cm) tiles on the upper level, and **Ultracolor Plus** to grout the joints.

Large structural columns throughout the mall concourses were covered with 3/4" (19 mm) thick quartz slabs. The 8-foot (2,44-m) long, 14" (36 cm) wide slabs were anchored in place and secondarily secured with **MAPEI Ultralite Mortar**. Grouting was done with **Ultracolor Plus**.

The restrooms throughout the mall were renovated with new floor and wall tiles. In these locations, the floor tiles were installed with **Ultraflex RS** while **MAPEI Ultralite Mortar** was used for the wall tiles. **Ultracolor Plus** was used to grout all of the joints.

NC&G crews performed all of the work in the Les Promenades St-Bruno mall during the day while the mall was in operation. Barriers were set up to separate working spaces from areas where mall customers created foot traffic. While the installation materials were drying on freshly set tile, NC&G crews provided small "bridges" over the space so that visitors could easily access the retail shops. When the renovation of the tile was complete, mall ownership and customers were very pleased with the results.

