

Concord Pacific Place

Vancouver, Canada (2007)

BACKGROUND

Located on the former Expo 86 lands bordering Vancouver's downtown core, Concord Pacific Place is a 204-acre residential/commercial development. It provides 9,100 residential units and 2.5 million square feet of retail/commercial space. It is one of North America's largest master-planned communities and an award winning waterfront neighbourhood located along the shores of False Creek.

The newest Concord Pacific Place project, Spectrum, is a \$170 million, 32-story retail/residential complex. The complex includes a below-grade parking facility, an in-house movie theatre, a 147,000 square foot Costco store and four high-rise towers housing approximately 1,000 residential units.

During the planning stages of the Spectrum project, bentonite waterstops were specified to waterproof the structure's cold joints. Early on in the construction process, however, wet and rainy weather made the bentonite difficult to install. The required adhesives were not sticking, the bentonite was not adhering properly to rough concrete surfaces and it was virtually impossible to tarp the work areas to keep the bentonite dry. Frustrated with the resulting delays and leakage, the Spectrum project team began looking for alternative waterstop systems.

SOLUTION

Building envelope consultant, JRS Engineering, suggested using Kryton International's Krystol Waterstop System to replace the bentonite in the Spectrum development.

"We've used the Krystol Waterstop System in other jobs in the past," says Doug Eaton of JRS Engineering. "We knew it performed well and that it would address the challenges faced on this project."



Kryton's Waterstop System was used in place of conventional bentonite waterstops during the construction of Spectrum's three-level below-grade basement parking facility.

OWNER:

Concord Pacific Group, Inc.

BUILDING ENVELOPE CONSULTANT:

JRS Engineering

READY-MIX SUPPLIER:

Ocean Concrete

FORMING CONTRACTOR:

Micron Construction

DISTRIBUTOR:

Fairwind Construction Products

PRODUCTS & TECHNICAL SPECIFICATIONS:

Learn more at kryton.com
 Krystol Internal Membrane (KIM)[®]
 Krystol[®] Waterstop System

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After a successful product demonstration, the Spectrum project team chose the Krystol Waterstop System to retrofit leaking joints and replace bentonite in the structure's remaining joints.

***"The project team was pleased that construction could resume", says Eaton
"and the formwork people were thrilled, because the Krystol system made their lives
much easier."***

Spectrum has now been completed and Kryton has gone on to work with Concord Pacific Group for various other buildings in Vancouver. Eaton says that, to date, the Krystol Waterstop System is performing well and all joints remain leak-free.