



PROJECT FACT SHEET

Hauban at a glance

- 600 Lucille-Teasdale Boulevard, Terrebonne
- 164 apartments
- 12-storey mass timber building
- High-rise mass timber rental residential building
- Units ranging from studios to three-bedroom (5½) apartments
- First units scheduled for delivery in fall 2027
- Leasing office scheduled to open in winter 2027
- Certification achieved: Zero Carbon Building – Design (ZCB-Design v3) from the Canada Green Building Council (CAGBC)

The name Hauban

The French word *hauban* refers to a cable or rod used to stabilize a structure. The name evokes strength, stability and resilience, as well as the ability to support ambitious projects. At Hauban, cables or rods support the balcony structures.

Mass timber

Made by bonding layers of lumber together to form large structural beams and panels, mass timber offers an alternative to conventional materials in multi-storey construction while reducing the Québec construction industry's dependence on the U.S. lumber market.

Hauban uses two mass timber products from Nordic Structures:

- **Glue laminated timber** (glulam, Nordic Lam+): Used for beams and columns, the building's linear load-bearing elements. The layers of wood run in the same direction, providing the strength needed to support heavy loads over long spans.
- **Cross-laminated timber** (CLT, X-Lam): Used for large structural panels, particularly floors. The layers of wood are stacked at right angles to one another, creating load-bearing surfaces that distribute loads in two directions.

KEY INNOVATIONS

Upbrella construction enclosure

- Marks the first use of Upbrella in North America on a high-rise mass timber residential project:
    - Following A Fighera in Monaco in 2023, Hauban is only the second such project worldwide to use Upbrella
- Combines several innovative systems that allow an entire high-rise building to be constructed under optimal conditions:
    - Provides a temporary protective enclosure installed at the top of or around the building
    - Uses hydraulic lifting systems that raise the enclosure as each floor is completed
    - Integrates overhead cranes to move materials and equipment within the enclosure
    - Includes a logistics platform that facilitates the loading and unloading of materials and the movement of workers to and around the construction site, while providing space for temporary storage and site offices
- Protects the construction site from adverse weather
- Shields mass timber from moisture
- Improves worker health and safety
- Reduces temporary energy consumption by limiting heating requirements
- Improves quality control by providing a controlled work environment
- Helps keep construction on schedule by ensuring optimal working conditions
- Contains dust and noise
- Minimizes disruption to surrounding traffic by better managing the movement of trucks, workers and visitors to and from the site
- Increases competitiveness and construction capacity through more efficient use of available resources

Prefabrication

- Pre-machined mass timber structural components
- Prefabricated façade panels
- Prefabricated mechanical and electrical components
- Reduced material waste
- Greater schedule reliability through manufacturing in a controlled environment
- Increased competitiveness and construction capacity through more efficient use of available resources

Project delivery methods

- Core project design completed in four months using integrated project delivery (IPD)
- Transition to the integrated design process (IDP), a more established approach for this type of building
- Prevention of waste at source as a guiding principle of the IDP
- Practical applications: At Hauban, a structure originally intended to be temporary is being made permanent by incorporating steel on the 12th floor and repurposing attachment points for window washing.

Environmental performance and material reuse

- Targets Zero Carbon Building – Design certification
- Reduces greenhouse gas emissions and improves energy efficiency:
    - Using wood as a structural material reduces the building's embodied carbon. Wood stores carbon for many years, while the sand and stone used in concrete are non-renewable resources.
    - Wood structures improve building energy performance by reducing thermal bridging, helping maintain stable indoor temperatures and enhancing thermal comfort.
- Features a mass timber structure designed for disassembly at the end of the building's useful life:
    - Uses rigid insulation instead of urethane
    - Incorporates recycling of aluminum cladding
- Collaboration with innovative companies to implement practical environmental solutions:
    - **Hydro-Québec and Énergir**: Development of a tempered water loop designed to efficiently meet the building's substantial heating and cooling needs simultaneously.
    - **CarbiCrete**: Incorporation of low-carbon, cement-free concrete blocks made from steel slag and captured CO_2 to repurpose industrial by-products and reduce the embodied carbon of construction materials.
    - **CertainTeed**: On-site sorting and recycling of gypsum waste for use in manufacturing new drywall panels rather than sending it to landfill.
    - **Solucycle**: Automated food waste management during building operations using a waterless grinding system connected to a smart, sealed tank. Collection is triggered only when the tank needs emptying, minimizing handling, odours and space requirements while allowing the organic waste to be converted into biogas or compost.

Project timeline

- February 2026: Building permit obtained and construction begins
- September 2026: Arrival of mass timber structural components
- October 2026: Installation of the Upbrella system
- November 2026: Official unveiling of the Hauban brand
- Winter 2027: Leasing office opens
- Fall 2027: First units delivered

Follow Hauban's progress: Hauban — Your well-being is our foundation.