



## Agnès Pignoly

Partner

### Office

Montréal

### Tel

514.841.6440

### Email

apignoly@dwpv.com

### Expertise

Public Law

Dispute Resolution

Commercial Real Estate

### Bar Admissions

Québec, 2013

Agnès specializes in various aspects of public law as well as municipal law.

Her practice focuses on urban planning, public contracts and procurement, expropriation and municipal taxation. She regularly advises clients on compliance and regulatory matters, particularly on issues involving zoning, land use planning and urban planning. Prior to joining our team, Agnès practised at a mid-sized law firm in Montréal, at a boutique firm specializing in municipal law and in the City of Montréal's legal department.

## REPRESENTATIVE WORK

### InterRent Real Estate Investment Trust

Acted for InterRent Real Estate Investment Trust with its C\$107 million purchase of a multiresidential property located in Montréal, Québec.

### Bit Digital, Inc.

Acted for Nasdaq-listed Bit Digital, Inc. in its acquisition of Enovum Data Centers Corp., a Montreal-based owner, operator, and developer of high-performance computing datacenters.

### Cominar Real Estate Investment Trust

Acted for Cominar Real Estate Investment Trust with the sale of a property located at 975 St-Joseph Blvd. in Gatineau, Québec, to the City of Gatineau.

### EcoPro BM

Acting for Korea-based EcoPro BM in its C\$1.2-billion joint venture with Ford and SK On to build a cathode manufacturing facility to produce electric vehicle (EVs) battery materials in Bécancour, Quebec.

### Groupe Mach Inc.

Acting for Groupe Mach Inc. in connection with Ateliers du CN, a project aimed at redeveloping the CN's former 33-hectare industrial, railway-related site in the southwest borough of the city of Montréal.

### Koebra Development Corporation

Acted successfully for Koebra Development Corporation in response to an application by citizens requesting that municipal authorizations granted in connection with a multi-use real estate development project be revoked.

### Canadian Tire Corporation, Limited

Acted for Canadian Tire in various expropriation matters against the City of Montréal, the Québec Ministry of Transport and the City of Québec in connection with the Réseau Express Métropolitain (REM), the extension of the blue line of the Montréal metro, the Pie-IX Bus Rapid Service (SRB) project and the Réseau structurant de transport en commun.

### National Bank of Canada

Acting for National Bank of Canada with its \$100-million acquisition of an undeveloped 135,000 square foot property in downtown Montréal and in

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connection with the C\$500-million construction thereon of its new head office in Montréal, the most important new office building development in the city in the past 25 years.

### **Groupe Mach Inc.**

Acting for Groupe Mach Inc. in connection with Quartier des Lumières, built on the former site of Maison de Radio-Canada. A 4.5-million square foot "live-work-play" project will harmoniously combine residential, commercial and office spaces, as well as a community center, a public park and a primary school.

### **Formula E Operations Ltd.**

Successfully acted for Formula E Operations Ltd. (FEO) in connection with its claims arising from the City of Montréal's decision to cancel the Montréal ePrix. This includes asserting FEO's claims against the City of Montréal and in the bankruptcy proceedings of Montréal C'est Électrique, a non-profit corporation set up by the City for the purposes of acting as promoter of the Montréal ePrix.

## **RECOGNITIONS**

*Chambers Canada: Canada's Leading Lawyers for Business—Real Estate: Zoning/Land Use (Québec)*

## **INSIGHTS**

Strategic Day on Real Estate and Urban Development, "Accélérer l'approbation des projets de développement immobiliers – Initiatives récentes"; Montréal, QC  
Sept. 23, 2024

Updated "*Ineligibility and Suspension Policy*": Are You at Risk of Losing Your Right to Contract with the Canadian Government?  
June 19, 2024

John Molson Executive Centre, "Real Estate Law"; Montréal, QC  
May 02, 2024

Protection de l'environnement : le gouvernement du Québec veut légaliser l'expropriation déguisée  
Dec. 11, 2023

Major Expropriation Reform in Québec  
Dec. 05, 2023

Journée stratégique sur le développement immobilier et urbain, "Enjeux rencontrés lors de l'élaboration et de l'approbation de projets de développement par les municipalités. Des pistes de solutions?"; Montréal, QC  
Sept. 11, 2023

Major Expropriation Reform on the Horizon in Québec  
May 30, 2023

China Mobile Case Illustrates Breadth of Canada's National Security Review Regime  
Dec. 20, 2021

Strategic Day on Real Estate and Urban Development Conference, "Legislative

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and Regulatory Update – Impact on Property Development”; Webcast  
Oct. 13, 2021

Instructor, John-Molson School of Business and IDU Institut de développement  
immobilier, Real Estate Management Certification Course, ‘Real Estate Law’;  
Montréal, QC; June 12-13, 2021  
June 13, 2021

### **EDUCATION**

Université de Montréal, Certificate of Equivalence, 2011  
Université Jean Moulin Lyon 3, Master 1 (Public Law), 2008  
Aix-Marseille Université, LLL, 2006

### **PROFESSIONAL AFFILIATIONS**

Canadian Bar Association

### **COMMUNITY INVOLVEMENT**

Canadian Bar Association, Municipal Law Section, Québec Branch, Executive  
Committee

### **TEACHING ENGAGEMENTS**

Agnès lectured in the Department of Urban and Tourism Studies at the Université  
du Québec à Montréal (UQAM), where she taught Legal Dimensions of a City.