



## **Agnès Pignoly**

Counsel

### **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**

#### **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 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.

# DAVIES

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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.

### **Carbonleo Real Estate Inc.**

Acted for Carbonleo Real Estate Inc. and related entities in defence of multiple actions brought by the neighbour of a mixed-use development project in downtown Montréal that features luxury condos, a Four Seasons luxury hotel, and approximately 25,000 sq.ft. of commercial space. These claims were all defeated and the last one was found to be abusive at the preliminary stage. They were instituted during the construction of the project and included a claim for the acquisition by prescription of a strip of land, a claim for the recognition of a servitude of view encompassing a servitude of non-construction, and a claim for the demolition of the building. We were successful in our defense of all of these claims.

### **Transdev Québec Inc.**

Successfully represented Transdev Québec Inc., part of the Transdev Group which is active in 19 countries and is a worldwide reference for sustainable mobility and multi-module transport. Transdev and the local public transportation authority, Réseau de transport métropolitain, were sued by La Québécoise following a call for tenders for a transportation contract by bus, which was won by Transdev at \$23 million.

### **Groupe Montoni / VSL Logistics Hub Limited Partnership**

Acted for Groupe Montoni, in partnership with Montez Corporation and Lotus Real Estate Group, in its acquisition of Sears Canada's distribution centre in Montréal's borough of Saint-Laurent, the leaseback to Sears of a 1.6 million sq. ft. portion of the property and the subsequent redevelopment and leasing of the property.

## **INSIGHTS**

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

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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 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

Canadian Bar Association, Municipal Section, "Jurisprudence Case Law"; Webinar

Nov. 13, 2020

## **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

Young Bar Association of Montréal

## **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.