DAVIES



Anthony Arquin

Partner

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Montréal

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Expertise

Real Estate

Bar Admissions

Québec, 2006

Anthony provides clients with creative and practical solutions informed by a thorough understanding of trends in both business and real estate.

He advises on commercial real estate sales and purchases, development projects and joint ventures for public and private corporations in Canada and internationally. He has significant experience working on mixed-use developments and commercial co-ownerships. Developers, managers, pension funds and a wide range of real estate companies consistently count on Anthony for his superior negotiating and deal drafting skills.

Anthony was named by *Chambers Canada* as a leader in Québec's real estate industry and by *Best Lawyers in Canada* as Montréal's Real Estate Lawyer of the Year in 2026. He is included in *The Legal 500 Canada's* Real Estate Hall of Fame and was ranked in *The Lexpert/American Lawyer Guide to the Leading 500 Lawyers in Canada* as one of the most recommended Canadian lawyers recommended for Property Development. He is also the practice coordinator for Davies' Montréal's Real Estate team.

Representative Work

Ivanhoé Cambridge Inc.

Acted for **Ivanhoe Cambridge Inc.** in (i) its sale of an undivided 50% interest in the Place Laurier Québec (comprising of the shopping centre, Édifice Champlain and Tour Frontenac) located in Québec City to Douville, Moffet & Associés and (ii) the creation of a strategic partnership with Douville, Moffet & Associés to each take part in the accelerated redevelopment and the densification of such site. Place Laurier Québec has the highest municipally assessed value in Québec City.

Habitations Trigone Inc.

Acted for **Habitations Trigone Inc.** in the sale of its partners' two-thirds ownership and Trigone's sale of its one-third interest in a 30-property apartment portfolio in Montréal to Centurion Apartment REIT. This sale represents the largest single multi-family transaction to date in Québec.

Blackstone Real Estate Income Trust, Inc.

Acted for **Blackstone Real Estate Income Trust, Inc.** in the buyout of its joint venture partner in a portfolio of 12 seniors' housing residences in Québec.

Ivanhoé Cambridge Inc.

Acted for **Ivanhoé Cambridge Inc.** in its real estate partnership with Cogir and Pomerleau for Haleco, a redevelopment project that will transform a municipal service yard in downtown Montréal into a 338,000 sq. ft. (31,000 sq. m.) mixed-use project including multi-residential private units, affordable units and social units, as well as office and commercial space, an urban forest and an urban farm fostering a circular economy and a strong community life. The building will comprise strong elements of sustainable development, including a Platinum LEED certification and Passivhaus components. This project is the winner of C40's international Reinventing Cities competition.

Brivia Group Inc.

Acted for **Brivia Group Inc.** in its acquisition from RioCan and Harden Group, as well

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as its partnership for financing and its development, of the LaSalle Carnival Centre, a 646,000 sq, ft. (60,000 sq. m.) land located in the borough of LaSalle, Montréal. Brivia Group has announced its intention to redevelop the land into a mixed-use, multi-phase transit-oriented real estate project.

The Cadillac Fairview Corporation Limited

Acted for **The Cadillac Fairview Corporation Limited** with respect to the establishment of a joint venture by a consortium comprised of The Cadillac Fairview Corporation Limited, Canderel, the Fonds immobilier de solidarité FTQ and the Club de hockey Canadien. Representing the joint venture, **Tour des Canadiens 2 S.E.C.,** in connection with the development of Tour des Canadiens 2, a new 49 storey residential condominium building to be located across from the Bell Centre in the heart of downtown Montréal.

Carbonleo Real Estate Inc.

Acted for **Carbonleo Real Estate Inc.** in connection with a mixed-use development project on De la Montagne Street in downtown Montréal that features 18 luxurious condos and a Four Seasons luxury hotel with approximately 160 rooms, as well as approximately 25,000 sq.ft. of commercial space. This development project is located next to Holt Renfrew - Ogilvy's luxury store.

Ivanhoé Cambridge Inc.

Acted for **Ivanhoé Cambridge Inc.** in its negotiation of a real estate joint venture with Ipso Facto and developer Douville, Moffet & Associés and related entities regarding Lux Place, a new multi-phase, high-end multi-residential project that will feature 850 apartments and 175 long-term-stay hotel rooms above three levels of underground parking, with a total of 1,217,830 square feet of building space.

Ivanhoé Cambridge Inc.

Acted for the **partnership between Ivanhoé Cambridge Inc. and Douville, Moffet & Associés inc**. in its sale to Centurion Apartment REIT of the partnership's indirect interest in Quartier QB, a 684-unit, multi-residential high-end property located in the Cité-Universitaire district of Québec City.

Jesta Capital Corp.

Acting for **Jesta Capital Corp.** in connection with the redevelopment of Gare Viger, a historical site in Old Montréal. It is a $300-million project for a fully integrated mixed-use development comprising a 20-floor residential tower; a worldwide branded hotel with over 175 rooms and suites; retail premises on the ground floor; a 10 floor office tower; and an important underground parking facility

Ivanhoé Cambridge Inc. and Canadian Pension Plan Investment Board

Acted for **Ivanhoé Cambridge** and **Canada Pension Plan Investment Board** in the sale of Carrefour de l'Estrie, one of the largest shopping centres in Québec, to an affiliate of Groupe Mach.

Carbonleo Real Estate Inc.

Acted for **Carbonleo Real Estate Inc.** in connection with the sale to OMERS of 50% of Quartier Dix30, a mega retail centre located in Brossard, on Montréal's South Shore. Located at the intersection of Highways 10 and 30, the 210 acre site is Canada's second largest shopping centre and home to more than 300 stores, 50 restaurants, two performance venues, a cinema, a hotel and 330,000 sq.ft. of office space.

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Ivanhoé Cambridge Inc.

Acted for **Ivanhoé Cambridge Inc**. in connection with a joint venture with Pierre Moffet and Sobeys Québec for the development of Project QB, a mixed multi-residential and commercial complex that will eventually feature more than 400 rental units and 200 condominiums in the Cité-Universitaire district of Québec City.

Immostar Group

Acting for **Immostar** in its joint venture and development project Les Loges St-Nicolas, in Lévis (Saint-Nicolas), on the south shore of Québec City. This ground-up development is expected to comprise eight phases totalling 850 condo-style rental apartments for a development cost exceeding $250 million.

Carbonleo Real Estate Inc.

Acting for **Carbonleo Real Estate Inc.** in connection with the Quartier Royalmount major mixed-use development project at the intersection of Highways 15 and 40 in Town of Mount Royal, in Montréal.

Cadillac Fairview Corporation Limited

Acted for **Cadillac Fairview** and its affiliated entities in its joint venture with TD Greystone Asset Management relating to CF Carrefour Laval, the largest enclosed shopping centre in the Greater Montréal Area, including approximately 1,200,000 square feet of retail space.

Minto Apartment REIT

Acted for **Minto Apartment REIT** in the purchase of a 20-storey, 261-multi-residential units, apartment building located in downtown Montréal, as well as the property financing. The centrally located property is near the Université de Montréal, McGill University, three major hospitals and the Côte-des-Neiges metro station. Le Hill-Park is also close to the Minto Apartment REIT's existing Rockhill, Haddon Hall and Le 4300 properties.

Minto Apartment Real Estate Investment Trust

Acted for **Minto Apartment Real Estate Investment Trust**in the $281.1-million acquisition and the financing of Le 4300 and Haddon Hall, two high-end multi-residential properties comprising a total of 528 suites located in the attractive neighbourhoods of Westmount and Ville-Marie in downtown Montréal, Québec.

Immostar Group

Acted for **Immostar** in the establishment of a partnership with Claridge Inc., Ivanhoé Cambridge and Fiera Capital with regards to land acquisitions and the real estate development of a residential project in Québec City featuring approximately 475 apartments.

Redbourne Realty Fund IV

Acted for **Redbourne Realty Fund IV** in its acquisition of real estate properties in the greater Montréal area.

SmartCentres REIT

Acted for **SmartCentres REIT** in the formation of a 50:50 joint venture with Jadco Construction, known as Laval Centre Apartments Limited Partnership, into which SmartCentres contributed development lands located in Laval, Quebec.

Société de développement et de mise en valeur du Parc olympique

Acted for **Société de développement et de mise en valeur du Parc olympique**, a

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governmental body owning the Montréal Olympic Stadium, in connection with the lease to Desjardins Group, the leading cooperative financial group in Canada, of approximately 150,000 square feet.

Ivanhoé Cambridge

Acted for **Ivanhoé Cambridge** in connection with the sale of its interest in Bentall Kennedy to The California Public Employees' Retirement System (CalPERS).

The Cadillac Fairview Corporation Limited

Acted for **The Cadillac Fairview Corporation Limited** in its land assembly of over 5 million square feet of land around the Bell Centre in Montréal, Québec, including the Windsor Station complex. As part of the purpose of Windsor Station, Canadian Pacific has entered into a long-term lease with Cadillac Fairview to remain the principal tenant of Windsor Station. Windsor Station is located at 1160 De La Gauchetière in downtown Montréal and represents an important heritage property. It houses more than 300,000 square feet of leasable office space.

Groupe Legault / JE Mondou Ltée

Acted for **Legault Group** in its joint venture with Groupe Montoni relating to the construction of a nearly 400,000 square feet automated distribution centre as part of the final phase of the Mascouche CentrOparc business district. The facility, which represents an investment of over $90 million, will be owned equally by the partners and will be used to service the Mondou chain of pet supply stores.

Ivanhoé Cambridge Inc.

Acted for **Ivanhoé Cambridge Inc.** in the acquisition, joint venture, financing and development of a more than 131,000 square feet (more than 12,200 square meters) development land located near the REM Panama light metro transit station, which provides direct access to Montréal.

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.

Dollarama L.P.

Acted for **Dollarama L.P.** in its acquisition of lands in the Calgary metropolitan region for C$46.7 million to build a warehouse and second distribution center for Western Canada, with construction costs estimated at C$450 million.

Compass Communities

Acted for **Compass Communities** in the C$740-million acquisition of TSX-listed CAPREIT's 75 manufactured home community portfolio comprising 12,138 residential lots spanning from British Columbia to Nova Scotia.

Groupe HD Développement Inc.

Acted for **Groupe HD Développement Inc.** and **Fondaction** in negotiating a joint venture for a multi-residential and condominium real estate development in Montréal, including financings for project lands and construction.

Cadillac Fairview Corporation Limited

Acted for **Cadillac Fairview Corporation Limited** in the $240 million sale of Tour Deloitte, a landmark office property in downtown Montréal.

Cadillac Fairview Corporation Limited

Acted for **Cadillac Fairview Corporation Limited** and related entities in the sale of

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Windsor Station, a landmark heritage office building in Montréal, to Groupe Society and Laurier Capital.

Immostar Inc.

Acted for **Immostar** in their joint venture co-ownership with Primaris and their purchase from Groupe Mach of the North and South open-air retail centres adjacent to Les Galeries de la Capitale, a large shopping mall in Quebec City.

Recognitions

Crew M
Ally Award

Chambers Canada
Real Estate: Québec
Band 1

Legal 500 Canada
Real Estate
Hall of Fame

Best Lawyers Canada
Real Estate Law
Lawyer of the Year 2019, 2024 and 2026, Montréal

Lexpert Rising Stars
Leading Lawyers 40 and Under

Lexpert Special Edition
Infrastructure; M&A

Lexpert (CLLD)
Property Development
Most Frequently Recommended

Lexpert (CLLD)
Corporate Commercial Law; Property Leasing

Université Laval
Influential Graduate
2017

External Engagements

Article
Integrated Mobility, A Driver of Performance and Resilience, co-author
Oct 1, 2026
Commercial Real Estate Magazine, vol. 19, no. 5 (JBC Média Inc.)
Read More

Article
Culture, Entertainment and Gourmet Cuisine as Drivers of Foot Traffic, co-author
Aug 1, 2026
Commercial Real Estate Magazine, vol. 19, no. 4 (JBC Média Inc.)
Read More

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Article
Scientia Potentia Est: **The Impact of AI in Urban Planning for Commercial Real Estate, co-author**
Jun 1, 2026
Commercial Real Estate Magazine, vol. 19, No. 3 (JBC Média Inc.)
Read More

Article
Scientia Potentia Est (Knowledge Is Power): Monitoring and Quantitative Data in Urban Planning, **co-author**
Apr 1, 2026
Commercial Real Estate Magazine, vol. 19, no 2 (JBC Média Inc.)
Read More

Article
Hybrid Venues: Real Estate as a Living System, co-author
Feb 1, 2026
Commercial Real Estate Magazine, vol. 19, no. 1 (JBC Média Inc.)
Read More

Article
Le mouvement "YIMBY", la face méconnue de l'acceptabilité sociale, co-author
Dec 1, 2025
Immobilier commercial, vol. 18, no 6 (JBC Média Inc.) (In French)
Read More

Article
Bâtir le futur: matériaux, design et durabilité, co-author
Oct 1, 2025
Commercial Real Estate Magazine, vol. 18, no. 5 (JBC Média inc.) (In French)
Read More

Article
"Quartiers mixtes et *placemaking*: l'humain au cur de la transformation", co-author
Aug 1, 2025
Commercial Real Estate Magazine, vol. 18, no. 4 (JBC Média Inc.) (In French)
Read More

Speaking Engagement
Montréal Real Estate Forum, "Transforming Space into an Experience: Trends and Inspirations from Here and Elsewhere for More Vibrant Urban Spaces"; Montréal, QC
Jun 18, 2025

Article
L'intégration des usages institutionnels dans les projets de développement immobilier multirésidentiels, co-author
Jun 1, 2025
Commercial Real Estate Magazine, vol. 18, no. 3 (JBC Média inc.) (In French)
Read More

Article

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Comment mesurer le succès d'un projet immobilier?
Jan 1, 2025
Commercial Real Estate Magazine, vol. 18, no 1 (JBC Média inc.) (In French)
Read More

Article
Célébrer le développement durable grâce aux voitures du métro montréalais de 1966
Dec 1, 2024
Commercial Real Estate Magazine, vol. 17, no 6 (JBC Média inc.) (In French)
Read More

Article
Le défi passionnant de la transformation de bâtiments patrimoniaux
Oct 1, 2024
Commercial Real Estate Magazine, Vol. 17, No. 5 (JBC Média inc.) (In French)
Read More

Article
Sans domaine public de qualité, pas de développement immobilier harmonieux
Aug 1, 2024
Commercial Real Estate Magazine, Vol. 17, No. 4 (JBC Média inc.) (In French)
Read More

Speaking Engagement
Montréal Real Estate Forum, "Have You Covered all Your Climate Risks?"; Montréal, QC
Jun 6, 2024

Article
Lieux de culte: comment préserver le patrimoine montréalais?
Jun 1, 2024
Commercial Real Estate Magazine, Vol. 17, No. 3 (JBC Média inc.) (In French)
Read More

Speaking Engagement
John Molson Executive Centre, "Real Estate Law"; Montréal, QC
May 2, 2024

Article
Décarbonation: malgré les barrières, les initiatives foisonnent
Apr 1, 2024
Commercial Real Estate Magazine, Vol. 17, No. 2 (JBC Média inc.) (In French)
Read More

Speaking Engagement
Moderator, Québec Apartment Investment Conference, "Improving your Pro-forma in the recent inflationary environment"; Montréal, QC
Feb 28, 2024

Article
Art – Vector for Well-Being in Office Spaces, guest columnist
Feb 1, 2024
Commercial Real Estate Magazine, Vol. 17, No. 1 (JBC Média inc.) (In French)

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Read More

Article
Innovating to Build Non-Profit Student Housing, guest columnist
Dec 1, 2023
Commercial Real Estate Magazine, Vol. 16, No. 6 (JBC Média inc.)
Read More

Article
Adaptive Reuse and Carbon Footprint Reduction, guest columnist
Oct 1, 2023
Commercial Real Estate Magazine, Vol. 16, No. 5 (JBC Média inc.)
Read More

Speaking Engagement
Montréal Real Estate Strategy & Leasing Conference, "ESG: Carbon Neutrality and Green Leases, Where to Start?"; Montréal, QC
Sep 27, 2023

Speaking Engagement
Journée stratégique sur le développement immobilier et urbain, "Études de cas concernant les défis pratiques et les complexités des coentreprises et des projets à usage mixte"; Montréal, QC
Sep 11, 2023

Article
Discovering Regenerative Design and Development, guest columnist
Aug 1, 2023
Commercial Real Estate Magazine, Vol. 16, No. 4 (JBC Média inc.)
Read More

Speaking Engagement
Moderator, Sommet immobilier de Montréal, "Comment en arriver à la carboneutralité"; Montréal, QC
Jun 13, 2023

Article
A Passion for Real Estate, author
Apr 1, 2023
Commercial Real Estate Magazine, Vol. 16, No. 2 (JBC Média inc.)
Read More

Speaking Engagement
Montréal Real Estate Strategy & Leasing Conference, Sessions C3: Law 14 Also Known as Bill 96: You Think It Won't Affect You? Pardon!; Montréal, QC
Sep 20, 2022

Speaking Engagement
Montréal Real Estate & Urban Development Conference, "Les coentreprises dans les projets de développement immobilier"; Montréal, QC
Sep 12, 2022

Article
The EIFEL Rules: A Significant Reduction to Interest Deductions, co-author
Jun 30, 2022

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Espace Montréal, Vol. 31, No. 2 (Espace Publications)
Read More

Speaking Engagement
Instructor, John-Molson School of Business and IDU Institut de développement immobilier, Real Estate Management Certification Course, 'Real Estate Law'; Montréal, QC
Feb 26, 2022

Speaking Engagement
Strategic Day on Real Estate and Urban Development Conference, "Development Projects Affordable and Social Housing"; Webcast
Oct 13, 2021

Speaking Engagement
The Canadian Club, "Rendez-vous with Nathalie Palladitcheff Ivanhoe Cambridge's Transformation: Sustainability, Longevity and Profitability. The Courage Not to Compromise"; Webcast
Sep 27, 2021

Speaking Engagement
Instructor, John-Molson School of Business and IDU Institut de développement immobilier, Real Estate Management Certification Course, 'Real Estate Law'; Montréal, QC
Jun 13, 2021

Speaking Engagement
Canadian Real Estate Forum, Québec Apartment Investment Conference, "Compte tenu de l'augmentation des coûts de construction pour les projets de rénovation et de développement d'immeubles multi-résidentiels, comment augmenter les projets offrant du logement abordable? Quelles sont les idées mises de l'avant et celles-ci peuvent-elles réellement aider?"; Webinar
Mar 24, 2021

Speaking Engagement
Québec Professional Association of Real Estate Brokers (QPAREB), 6th Commercial Real Estate Forum, "Large-Scale Mixed-Use Real Estate Developments in Quebec"; Webinar
Nov 4, 2020

Speaking Engagement
Montréal Real Estate & Urban Development Conference, "Large-Scale, Mixed-Use Real Estate Developments in Québec"; Montréal, QC
Sep 14, 2020

Speaking Engagement
BOMA Québec, "Canada Emergency Commercial Rent Assistance Program (CECRA/AUCLC) – An Overview!"; Webinar
Jun 9, 2020

Speaking Engagement
Barreau du Québec, Grands Rendez-vous de la Formation, "The Reform of Divided Co-Ownership and its Impact on Real Estate Development"; Montréal, QC

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Feb 14, 2020

Speaking Engagement
Strategic Day on Real Estate and Urban Development Conference, “Multiphase Development Projects – Development of the Tours des Canadiens”; Montréal, QC
Sep 17, 2019

Speaking Engagement
Consultant, Urban Development Institute of Québec, Webinar: “Impacts of Montréal 20-20-20 Affordable Housing Bylaw: Discussion With Industry Experts”; Montréal, QC
Jul 4, 2019

Speaking Engagement
Annual Convention of the Canadian Association of Paralegals, “Municipal Law Recent Changes and Their Impact on Real Estate Developments”; Montréal, QC
Jun 13, 2019

Speaking Engagement
Co-Speaker, Strategic Days on Commercial Leases, “Landlord Innovations in a Competitive Retail Market“; Montréal, QC
May 7, 2019

Speaking Engagement
Moderator, Montréal Real Estate Forum 2019, “What Are Entrepreneurs Doing in Today’s Market to Succeed?”; Montréal, QC
Apr 17, 2019

Speaking Engagement
Open Forum’s Real Estate & Urban Development conference, “Operational Aspects of Mixed-use Developments”
Sep 17, 2018

Speaking Engagement
Annual Convention of the Canadian Association of Paralegals, “Recent Legislative Amendments Affecting Duties on Transfers of Immovables”; Montréal, QC
Jun 1, 2018

Speaking Engagement
Canadian Bar Association, Municipal Section, “Mixed-Use Real Estate Development Projects and Recent Changes in Municipal Law”
Feb 20, 2018

Speaking Engagement
Canadian Bar Association, Real Estate section, “Real estate transfer duties”
Nov 13, 2017

Speaking Engagement
Journée stratégique sur le développement immobilier et urbain, “Mixed-use real estate developments and joint ventures”
Sep 27, 2017

Speaking Engagement

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Urban Development Institute of Québec, Forum de la relève en immobilier, "Networking Tips"
May 1, 2015

Speaking Engagement
MySteel Canada Mission of 2012, "Acquiring Canadian Mining Interests"
Sep 11, 2012

Insights

Integrated Mobility: A Driver for Performance and Sustainability
Sep 29, 2026

Davies Lawyers Recognized by *Best Lawyers*
Sep 3, 2026

Culture, Entertainment and Gourmet Cuisine as Drivers of Foot Traffic
Sep 2, 2026

AI's Impact in Urban Planning for Commercial Real Estate
May 29, 2026

Lexpert Recognizes Davies' M&A Expertise
Apr 15, 2026

Monitoring and Quantitative Data in Urban Planning
Apr 9, 2026

Lexpert Affirms Davies' Position as a Leading Firm
Mar 17, 2026

Hybrid Venues: Real Estate as a Living System
Mar 2, 2026

YIMBY: A Movement for Social Acceptance
Dec 2, 2025

Anthony Arquin Wins Crew M Ally Award
Nov 20, 2025

Building a Greener Future
Oct 21, 2025

Lexpert Special Edition Recognizes Davies' Expertise in M&A
Apr 16, 2025

Habitations Trigone Participates in Largest Multi-Residential Deal to Date in Québec
Feb 4, 2022

The Legal 500 Canada Recognizes Davies as "Best in Class"
Nov 15, 2021

Anthony Arquin Talks to *Les Affaires* About the Pandemic's Impact on Real Estate
Jan 6, 2021

Education

Université Laval, LLB (Dean's List), 2004
Université Aix-Marseille III, DEUG Law (Honours), 2002

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Bar Admissions

Québec, 2006

Community Involvement

Groupe HD, Advisory Committee
CREW M, Excellence Gala, former jury member
CREW M, mentor

Teaching Engagements

Anthony was an instructor for the John Molson School of Business and IDU Institut de développement immobilier's Real Estate Management Certification Course, "Real Estate Law," from 2021 to 2026.

Board Memberships

Montréal Real Estate Foundation for Kids, former director
Urban Development Institute of Quebec, former co-chair of the Legal Committee
Urban Development Institute of Québec, former member of the Economic Development Committee
Urban Development Institute of Québec, INOVA Awards Committee, former member
Canadian Bar Association, Real Estate Section, Montréal Executive Committee, former vice-president
Humanity & Inclusion, former director
GI Quo Vadis, former member of Advisory Committee

Professional Affiliations

Urban Development Institute of Québec