DAVIES



Sylvie Samson
Partner

Office
Montréal

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514.841.6412

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Expertise
Corporate
Real Estate

Bar Admissions
Ontario, 2014
Québec, 2014

Clients turn to Sylvie for her pragmatic and solutions-based approach to commercial real estate matters.

Sylvie advises public and private clients on the full range of commercial real estate transactions, including acquisitions and dispositions, project development and joint ventures. Clients ranging from high-profile REITS to pension funds, as well as real estate developers and managers, rely on her extensive legal and market knowledge. Sylvie has particular expertise in negotiating and drafting agreements and in all aspects of commercial condominiums.

Sylvie serves as director of the Urban Development Institute of Québec.

Representative Work

Woodland Capital
Acted for **Woodland Capital** in its joint acquisition with Forum of the 826-unit Parkwood Hills apartment portfolio in Ottawa from Minto in one of the largest multifamily trades in the Ottawa market in recent years.

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.

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.

Fonds immobilier de solidarité FTQ
Acted for **Fonds immobilier de solidarité FTQ** with the acquisition of Groupe Sélection's entire interest in the historic site District des Brasseurs (former Molson Brewery), and the subsequent sale of a portion of such interest to Montoni, making FTQ and Montoni equal owners of the property.

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.

Cominar REIT
Acted for **Cominar REIT**, one of Canada's largest diversified real estate investment trusts and the largest commercial property owner in Québec, in its C$5.7-billion sale to Iris Acquisition II LP, which is an entity created by a consortium led by Canderel Real Estate Property Inc., one of Canada's largest privately held real estate companies.

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

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multi-family transaction to date in Québec.

Montoni Group

Acted for **Montoni Group** in its acquisition from and leaseback to Grass Valley Canada Partner ULC, as well as its partnership with Nicola Value Add Real Estate Limited Partnership and financing of an industrial property located at 3499 Douglas-B.Floreani Street, Montréal.

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.

Brivia Group Inc.

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

First Capital Realty Inc.

Acted for **First Capital Realty Inc.** in the acquisition and sale of its shopping centres in the province of Québec, including the sale of its entire Québec City portfolio to Trudel Alliance for approximately $165 million. The portfolio comprises seven shopping centres with 28 buildings in the Québec City area, including Carrefour Soumande, Galeries Charlesbourg, Place Seigneuriale, Place des Quatre-Bourgeois, Place Naviles, Carrefour St-David and Les Promenades de Lévis. It also includes megacentres, shopping malls and shopping centres.

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.

Cominar Real Estate Investment Trust

Acted for **Cominar Real Estate Investment Trust** in the establishment of a $400-million unsecured credit facility and a $300-million secured credit facility with a syndicate of lenders co-led by National Bank Financial and BMO Capital Markets.

Spear Street Capital, LLC

Acted for **Spear Street Capital, LLC**, in the acquisition of one of the most significant tech hubs in Montréal, the recently redeveloped O Mile-Ex complex located at 6650-6666 Saint-Urbain Street, Montréal.

Aldo Group Inc.

Acted for **Aldo Group Inc.** in the sale to Sotramont Inc. of its interest in an industrial site located on Hodge Street in Ville Saint-Laurent, Québec, and the redevelopment, in a joint venture, of a substantial mixed-use commercial/residential project on the property.

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Cominar Real Estate Investment Trust
Acted for **Cominar REIT** in the sale of non-core property assets to Slate Acquisitions Inc. for $1.14 billion.

Toromont Industries Ltd.
Acted for **Toromont Industries Ltd.** in its acquisition of Hewitt Equipment in a $1-billion transaction that expands Toromont's Caterpillar dealership into Québec, Western Labrador and the Maritimes, and strengthens its expertise in the mining, construction, power systems and forestry sectors.

Blue Property Holdings L.P.
Acted for **The Cadillac Fairview Corporation Limited** with respect to the establishment of a joint venture by a consortium comprising The Cadillac Fairview Corporation Limited, Canderel and Club de hockey Canadien. Davies is representing the joint venture in the development of Tour des Canadiens 3, a new 55-storey residential condominium building to be located across from the Bell Centre in the heart of downtown Montréal, and in the establishment of its co-ownership with Tour des Canadiens 2.

Les Propriétés Atwater Inc.
Acted for **Les Propriétés Atwater Inc.** in its joint venture with Société Immobilière Bourgie Inc. for the acquisition of a multi-residential building in Montréal.

Redbourne Realty Fund IV
Acted for **Redbourne Realty Fund IV** in connection with the formation of a $75-million private equity real estate fund.

Anglo Canadian Investments, L.P.
Acted for **Anglo Canadian Investments, L.P.,** in connection with the sale of the iconic Birks building located in downtown Montréal.

Redbourne Redvest Properties Inc.
Acted for **Redbourne Redvest Properties Inc**. and **Redbourne Redvest Properties Limited Partnership** in connection with its sale of four properties in downtown Montréal to Allied Properties Real Estate Investment Trust.

Resolute Forest Products Inc.
Acted for **Resolute Forest Products Inc.** in connection with the sale of the Laurentide paper mill to Société de développement de Shawinigan Inc.

Kimco Realty Corporation
Acted for **Kimco Realty Corporation** in connection with the sale of its interests in 22 shopping centres to RioCan Real Estate Investment Trust for a purchase price of $715 million.

Cominar Real Estate Investment Trust
Acted for **Cominar Real Estate Investment Trust** in connection with the acquisition of Centre Rockland from Ivanhoé Cambridge for $271,685,000. Davies also represented Cominar in financing the acquisition by way of an unsecured bridge facility of up to $275 million.

Cominar Real Estate Investment Trust
Acted for **Cominar Real Estate Investment Trust** in connection with the $1.527-billion acquisition of a portfolio of 11 shopping centres, three office properties and one industrial property from Ivanhoé Cambridge, the real estate subsidiary of the

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Caisse de dépôt et placement du Québec. The firm also represented Cominar in financing the acquisition, through the issuance of $250 million of trust units to Ivanhoé Cambridge by way of private placement, the issuance of $250 million of trust units to the public by way of a bought deal, the establishment of new unsecured bridge facilities of up to $850 million, a $100-million unsecured credit facility, and mortgage financings of $250 million.

The Cadillac Fairview Corporation Limited and Ivanhoé Cambridge (CFIC Pointe-Claire L.P.)

Acted for **The Cadillac Fairview Corporation Limited** and **Ivanhoé Cambridge** in connection with their joint venture for the acquisition of a 58-acre real estate property in the City of Pointe-Claire, Québec.

Recognitions

Chambers Canada
Real Estate: Québec

Legal 500 Canada
Real Estate
Next Generation Partner

Lexpert (CLLD)
Real Estate: Property Development

Best Lawyers Canada
Real Estate Law

Governor General of Canada
Sovereign’s Medal for Volunteers
2019

University of Ottawa
Gold Medal
2014

External Engagements

Speaking Engagement
Moderator, Journée stratégique sur le développement immobilier et urbain, “Le rôle stratégique des conseillers juridiques internes dans le développement immobilier d’aujourd’hui”; Montréal, QC
Oct 19, 2026

Speaking Engagement
Moderator, Québec Apartment Investment Conference, "Mises à jour juridiques: L'impact des nouvelles lois sur le marché multi-résidentiel"; Montréal, QC
Feb 4, 2026

Speaking Engagement
Moderator, Journée stratégique sur le développement immobilier et urbain, “Une solution innovatrice à la crise du logement: une discussion sur la construction modulaire”; Montréal, QC September 15, 2025
Sep 15, 2025

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Speaking Engagement
Co-chair, OpenForumOuvert Communications, Journée stratégique sur le développement immobilier et urbain; Montréal, QC
Sep 15, 2025

Speaking Engagement
Co-chair, OpenForumOuvert Communications, Journées stratégiques sur les baux commerciaux; Montréal, QC
May 12, 2025

Speaking Engagement
Strategic Day on Real Estate and Urban Development, "Bâtir l'avenir: La mise en place d'un fonds d'investissement immobilier"; Montréal, QC
Sep 23, 2024

Speaking Engagement
Co-chair, OpenForumOuvert Communications, Journées stratégiques sur les baux commerciaux; Montréal, QC
May 13, 2024

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

Speaking Engagement
Co-Chair, OpenForumOuvert Communications, Journées stratégiques sur les baux commerciaux; Montréal, QC
May 15, 2023

Speaking Engagement
OpenForumOuvert Communications, Journées stratégiques sur les baux commerciaux, "Les baux industriels: stratégies de location à court, moyen et long terme"; Montréal, QC
May 15, 2023

Article
"Deux ans de pandémie: quels lendemains pour l'immobilier commercial?", co-author
May 19, 2022
Premières en affaires, Spring 2022, p. 42-43 (In French)
Download Article

Speaking Engagement
Strategic Days on Commercial Leasing, "Le redéveloppement et le repositionnement d'une propriété par un bailleur: impacts d'affaires et juridiques sur le locataire"; Montréal, QC
May 10, 2022

Speaking Engagement
Moderator, Urban Development Institute of Québec, Young Ambassadors Network, "Emerging Proptech Shaping the Future of Canadian Real Estate; Webinar
May 27, 2021

Speaking Engagement

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Moderator, Urban Development Institute of Québec, Young Ambassadors Network, ‘‘Perspectives du marché du bureau’’; Webinar
Nov 5, 2020

Insights

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

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

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

Cominar to Be Sold to Iris Acquisition for $5.7 Billion
Oct 25, 2021

Best Lawyers in Canada Recognizes 128 Davies Lawyers
Aug 26, 2021

Education

University of Ottawa, JD (Summa Cum Laude), 2013
University of Ottawa, LLL (Summa Cum Laude), 2012

Bar Admissions

Ontario, 2014
Québec, 2014

Community Involvement

Urban Development Institute of Québec, Executive Committee and Governance Committee
CREW M, mentor and member
Montréal Real Estate Foundation for Kids, founder of the Ambassadors Committee

Teaching Engagements

Instructor, John-Molson School of Business and IDU Institut de développement urbain du Québec, Real Estate Management Certification Course, ‘Real Estate Law’; Montréal, QC; March 23-24, 2023, May 2-3, 2024, May 2, 2025

Board Memberships

Little Brothers Foundation
L’Unité de travail pour l’implantation de logement étudiant (UTILE)
Urban Development Institute of Québec, vice president of the board