

Sylvie Bouvette

Partner

T 514.954.2507
F 514.954.1905
Montréal
SBouvette@blg.com

Commercial Real Estate
Real Estate Investments
Real Estate Lending & Financing
Real Estate Project Development
Energy – Power
Senior Living & Housing
Infrastructure
Retail & Hospitality
Renewable Energy

Sylvie Bouvette represents sellers, purchasers and joint venturers in **real estate transactions** and is especially experienced in transactions involving contaminated land. She also represents creditors and debtors within the framework of the **financing of major real estate complexes** .

She supervised the legal aspects of the development of various real estate projects:

- hotels
- retail business complexes
- office buildings
- senior housing residences

She has acquired special expertise in the development and financing of **hydroelectric projects**, **wind farms** and biomass plants.

Experience

- She was lead counsel in the development and financing in Québec of six hydroelectric projects (total capacity of 60 megawatts) and three wind farms (total capacity of 304 megawatts). In that context, she

supervised land assembly, the establishment of superficies rights on public and private lands, the delivery of permits, and environmental review and negotiations of a power-supply contract

- She also played a key role in the corporate financing of the activities of a private producer in Québec through a consortium of banks
- She was involved in all aspects of the energy industry on behalf of the syndicate of underwriters, in the context of the public takeover in Québec of a private power producer for an amount exceeding 200 million dollars and the related financing
- She played a key role in the financing of more than 80 million dollars for a co-generation facility
- Sylvie has an in-depth knowledge of the drafting of agreements with the Ministère de l'Énergie et des Ressources naturelles and the Ministère de l'Environnement et de la Lutte contre les changements climatiques, various governmental and municipal bodies, as well as private property owners, especially in negotiating grants of options, establishing superficies and lease agreements, implementing wind measurement leases, selling or leasing water rights and river beds, drafting contracts related to the supply of power with Hydro-Québec, emphyteutic leases, agreements with municipalities (notably as regards royalties), management agreements, green credit agreements, deeds of servitude, integration and transport agreements as well as agreements for the occupancy of the public domain
- Sylvie was in charge of the development of a chain of more than 25 hotels or motels and a food chain in Québec, as well as of a network of multi-residential senior housing properties worth a total sum of more than 500 million dollars
- In recent years, she has represented real estate owners in the context of the following transactions:
    - The sale in 2015 of the Hilton Bonaventure hotel in Montréal
    - The financing in 2015 of a regional shopping centre for over 11 million dollars
    - The purchase in 2015 of the Hilton Garden Inn, in Dorval, QC
    - The financing in 2014 of a multi-residential complex for about 45 million dollars
    - The acquisition in 2014 of a 50% undivided interest in Montréal's 2.6 million square foot Quartier DIX30 South Shore Retail Centre, Canada's second largest shopping centre, including assumptions of existing financings
    - The sale in 2014 of the Auberge des Seigneurs in Saint Hyacinthe, QC
    - The sale in 2014 of the Hotel Tadoussac, in Tadoussac, QC
    - The 17.5 million dollar financing in 2013 of an industrial building
    - The sale in 2013 of a Class "A" multi-tenanted suburban office complex in Toronto worth in excess of 185 million dollars
    - The sale in 2013 of "Kenauk," a 65,000 acre domain of virgin land, comprising more than 70 private lakes, a marina and 13 chalets, and including the outfitting operations of Fairmont Kenauk
    - The acquisition in 2013 of a portfolio of office and industrial buildings for about 75 million dollars
    - An 85 million dollar daylight multi-jurisdictional financing in 2013
    - The acquisition in 2012 of a 15-building portfolio in Montréal
    - The sale in 2012 of the La Cité multi- residential complex in Montréal for over 232 million dollars
    - The sale in 2011 of two office buildings in Mississauga, Ontario, for more than 60 million dollars
    - The sale in 2011 of the York Mills Centre (a multi-office complex in Toronto) for more than 160 million dollars
    - The sale in 2011 of a 50% undivided interest in a hotel portfolio for over 300 million dollars
    - The acquisition in 2010 of a multi-residential complex in downtown Montréal for over 32 million dollars
    - The sale, completed in 2009, of the Class A "Bental V" building in downtown Vancouver to Deka-ImmobilienGlobal for approximately 300 million dollars
    - The sale in 2008 of a group of eight office buildings in British Columbia, for over 200 million dollars
    - The sale in 2008 of office buildings in Alberta for over 175 million dollars

- The acquisition in 2007 of an industrial distribution centre in Ontario, for over 95 million dollars
- The sale in 2006 of an undivided interest in an office building in downtown Montréal
- The acquisition in 2006 of two shopping centres for over 57 million dollars
- The acquisition and financing in 2005 of a regional shopping centre together with approximately 15 small local shopping centres for over 90 million dollars
- The acquisition and financing in 2005 of two regional shopping centres for over 800 million dollars

Insights & Events

- Author, "Hydro-Québec seeks approval for renewable energy tenders", BLG Article, September 2021
- National Electricity Markets Trends 2020, BLG Video, December 2020

Beyond Our Walls

Professional Involvement

- Member, board of directors, Fondation Hôpital Maisonneuve-Rosemont
- Member, Association québécoise de la production d'énergie renouvelable
- Member, Canadian Bar Association
- Member, Institut de développement urbain du Québec
- Chair, Admissions and Supervision Committee of our Montréal office

Awards & Recognition

- Recognized in the 2027 edition (and since 2016) of *Best Lawyers in Canada* (Real Estate Law) and since 2022 (Energy Law). Recognized also in the 2025 edition as 'Lawyer of the Year' for Energy Law.
- Recognized in the 2027 edition (and since 2016) of *Chambers Canada — Canada's Leading Lawyers for Business* (Real Estate (Québec))
- Recognized in the 2026 and previous editions of *The Canadian Legal Lexpert Directory* (Property Development). Also recognized in the 2025 (and since 2023) edition (Project Finance) and 2017 edition (and since 2015) (Energy: Electricity)
- Recognized in the 2026, 2023 and 2021 editions of *Lexpert Special Edition: Energy*
- Recognized in the 2025, 2023 and 2018 editions of *Lexpert Special Edition: Infrastructure*
- Recognized in the 2024 edition of *Lexpert Special Edition: Energy and Mining*
- Recognized in the 2024 edition (and since 2022) of *Who's Who Legal: Canada* (Real Estate)
- Recognized as a 2017 Acritas Star

Bar Admission & Education

- Québec, 1986

- LLB, Université de Montréal, 1985

BLG | Canada’s Law Firm

As the largest, truly full-service Canadian law firm, Borden Ladner Gervais LLP (BLG) delivers practical legal advice for domestic and international clients across more practices and industries than any Canadian firm. With over 800 lawyers, intellectual property agents and other professionals, BLG serves the legal needs of businesses and institutions across Canada and beyond – from M&A and capital markets, to disputes, financing, and trademark & patent registration.

blg.com

© 2026 Borden Ladner Gervais LLP. Borden Ladner Gervais LLP is an Ontario Limited Liability Partnership.