



## Aaron Bowler

Partner and National Business Leader, Commercial Real Estate

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Aaron is a Partner in BLG's Commercial Real Estate group. He has extensive experience in all aspects of commercial real estate including **hospitality, commercial leasing, project development, and development financing**.

He plays a leading role in large acquisition, financing, development, restructuring and securitization transactions. He also provides municipal law advice to clients.

Aaron has significant REIT experience and has been involved in the establishment, financing and disposition of numerous real estate investment trusts.

Aaron works on the real estate, financing and leasing aspects of numerous insolvencies and restructurings, public finance, commercial real estate, property development law and construction law. He also advises in the area of public-private partnerships, alternative finance projects, public procurement and complex construction projects, acting regularly for both the public and private sectors.

He provides rail regulatory advice to railways throughout Canada, particularly on applications under s.98 of the Canada Transportation Act; mediations; arbitrations; public and private crossing negotiations and disputes involving railways, utilities, road authorities, and municipalities; the doctrines of inter-jurisdictional immunity and paramountcy; and real estate.

## Experience

- Purchase and financing of Canadian Western Bank Place and non-contiguous 5-story parkade - 10303 Jasper Avenue, Edmonton, Alberta
- Leads our team for Harmony Beef Company, Ltd. Harmony operates the beef industry's most modern, state-of-the-art processing and fabrication facility, produces high quality beef for Canadian and international markets, and employees more than 425 people in Alberta
- Commercial real estate and regulatory advice to rail matters
- Commercial real estate advice to Temple Hotels Inc., including acquisitions, dispositions, financings, and expropriation matters
- Commercial real estate advice to Morguard Corporation including acquisitions and financings
- Commercial real estate advice to Lanesborough Real Estate Investment Trust, including acquisitions, dispositions, financings, and insolvency matters
- Advise Alvarez & Marsal on real estate matters pertaining to the Reid-Built Homes CCAA proceedings
- Numerous financings and re-financings in Banff National Park, Alberta
- Sale of St. Albert Mall, Deerfoot Mall, Sunridge Mall and Millwoods Town Centre by Ivanhoe Cambridge
- Purchase, financing and development of a one-half undivided interest in a large multi-property industrial development in Calgary and Rocky View County, Alberta
- Purchase of a large hotel in Banff National Park, Alberta
- Purchase of Sun Life Plaza, Calgary, Alberta
- Purchase and financing of Encana Place, Calgary, Alberta
- Purchase and financing of Bell Tower and Oxford Tower, Edmonton, Alberta
- Numerous construction financing matters for The Toronto-Dominion Bank
- Oxford Properties Sale of Northport Business Park

## Insights & Events

- Author, "The City of Calgary takes on the housing crisis", BLG Article, September 2023
- Author, "Alberta Budget 2023: Surplus, spending and a Spring election", BLG Article, March 2023
- Author, "BHP gives green light to Jansen potash project in Saskatchewan, Canada", BLG Article, September 2021
- [Acquisitions and Conveyancing: Commercial Real Property \(AB\)](#) Thomson Reuters, March 2020.
- Author, "Post-Election 2019: Impacts on Canada's Energy Industry ", BLG Article, October 2019
- Panelist, "Commercial Real Estate Transactions," Legal Education Society of Alberta, January 2013
- Panelist, Turnaround Management Association Fall Conference, September 2010
- Panelist, "Commercial Real Estate Essential Tips," Legal Education Society of Alberta, June 2008
- Author, "Privacy Law: Compliance for Competitive Advantage," Start-Up Manitoba, spring 2004
- Author, "Aboriginal Entrepreneurs: Business Entity Options and Tax Considerations," Start-Up Manitoba, winter 2003
- Author, "Hollywood North: Tax Incentives and the Film Industry in Canada," Asper Review of International Business and Trade Law, Volume 2, fall 2002

## Beyond our Walls

### Professional Involvement

- Advisory Board Member, Practical Law Canada

- Member, Canadian Bar Association
- Member, The Law Society of Alberta
- Member, The Law Society of Manitoba
- Member, the Manitoba Bar Association

## Awards & Recognitions

- Recognized in the 2023 edition (and since 2022) of the *Canadian Legal Lexpert® Directory* (Property Leasing), 2020-2019 (Property Leasing) and 2024, 2020, 2019 Transportation (Road & Rail)).
- Recognized in the 2023 edition of *Lexpert® Special Edition: Infrastructure*.

## Bar Admission & Education

- Alberta, 2008
- Manitoba, 2002
- LLB, University of Manitoba, 2001

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### **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 725 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.

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