

Richard A. Manias

Partner

T 416.367.6668
F 416.367.6749
Toronto
RManias@blg.com
LinkedIn

Commercial Real Estate
Leasing
Real Estate Project Development
Energy – Power
Energy - Oil & Gas
Automotive

Richard practises commercial real estate law, providing legal services to a large cross section of clients.

He provides practical, efficient and timely advice to his clients for all types of commercial real estate transactions, including purchases, sales, leasing and financings.

Richard works closely with real estate professionals and in-house legal counsel of some of Canada's most prestigious companies and organizations.

Experience

- Acted as counsel to the **Canada-Nova Scotia Offshore Energy Regulator** on the legislative and regulatory framework for Atlantic Canada's offshore wind industry in connection with Nova Scotia's targeted 5 GW of seabed licences.
- Acted for **Northland Power** on all matters relating to real property in connection with the development and financing of the approximately $0.8 billion Oneida Energy Storage Project (which is being developed in partnership with NRStor Inc., Six Nations of the Grand River Development Corporation and Aecon Group Inc.).
- Advises and acts for various municipalities in regards to an assortment of real estate-related matters, including acting for the **City of Owen Sound** on its sale of the Billy Bishop Regional Airport.
- Acts for **Bell Canada** and **Bell Mobility**, to negotiate and review leases, license agreements, marketing agreements and other contracts respecting the use of real property for various telecommunications and

broadcasting purposes, such as DAS installations, easements, telecommunications towers and data centres.

- Acts for **Sun-Canadian Pipe Line Company** with respect to the acquisition of various pipeline easements in Ontario.
- Advises local distribution companies and hydro companies in the Ontario electricity sector on all matters relating to real property. Specifically, Richard assisted **Peterborough Distribution Inc.** (PDI) on real property matters in connection with PDI's sale of its electrical distribution assets to Hydro One for $105M in August, 2020. He also assisted **Orillia Power Corporation** and **Orillia Power Distribution Corporation** on real estate property matters in connection with the sale of Orillia Power Distribution Corporation to Hydro One in September, 2020.
- Acts for a major automobile manufacturer regarding leasing, licensing and subleasing matters.
- Acted for **Bedrock Industries, LP** on real property matters associated with its purchase of Stelco Inc. in July, 2017, including the creation of significant long-term leases of two keys sites in Hamilton and Nanticoke, Ontario.
- Acted for **Legumex Walker Inc.** on real property matters relating to the sale of its special crops division to The Scoular Company for $174M in November, 2015.
- Advised **Capstone Power Corp.** on the development and financing of the 25 MW Goulais windfarm project.
- Acted for **Choice Properties REIT** on real property matters related to its initial public offering in July, 2013 and subsequent vend-ins.
- Advises electricity generation clients regarding the real estate issues related to the development of major generation and distribution projects, including wind turbine farms and solar projects for **Northland Power** (rooftop panels and ground-mount facilities) in Ontario.

Insights & Events

- Author, "Commercial leasing: Ontario Superior Court takes judicial notice of anti-Black racism", BLG Article, February 2021
- Author, "Tenants Beware of Estoppel Certificates — Don't Inadvertently Waive Your Existing Lease Rights", BLG Article, January 2018
- Author, "Ask the Expert - Distributed Antenna Systems: Enhancing Mobile Device Coverage with Buildings," OnBoard, Fall 2014.
- Author, "Taking Telecommunications Rooftop Leases to New Heights," The Lawyers Weekly, August 26, 2011.

Beyond Our Walls

Professional Involvement

- Member, National Association of Industrial and Office Properties
- Member, Urban Land Institute
- Member, Ontario Bar Association
- Member, Canadian Bar Association

Community Involvement

- Member, BLG Toronto's Pro Bono Committee

Bar Admission & Education

- Ontario, 2008

- LLB, University of Windsor, 2007
- BA, York University, 2004

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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.

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