

Aaron Bowler

Partner and National Co-Leader, Commercial Real Estate Group

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Leasing
Commercial Real Estate
Retail & Hospitality
Transportation
Hospitality
Railway
Trucking
Data Centres & Digital Infrastructure

Aaron Bowler is a prominent leader in Canada's commercial real estate sector, widely recognized for his role in high-profile, transformative transactions across the country. As a trusted advisor to institutional investors, pension funds, REITs, family offices and private equity enterprises, Aaron consistently delivers innovative solutions and strategic counsel that drive exceptional outcomes for our clients.

Renowned for his results-driven approach, Aaron plays a pivotal role in the development, financing, purchase and sale of all real estate asset classes, including shopping centres, railways, data centres, hotels, resorts, office buildings, sports facilities, transportation infrastructure, and oil and gas infrastructure (up- and down-stream). Aaron leads several client teams and portfolio and multi-jurisdictional transactions. His extensive expertise also includes commercial leasing and project development, where his knowledge and experience in rail real estate and rail regulatory matters positions him as a leader in this niche area of Canadian law.

Clients such as Parkland Corporation, Morguard Corporation, InnVest Hotels, Northcrest Properties, Ivanhoé Cambridge, Harmony Beef, pension funds and financial institutions rely on Aaron's unparalleled ability to anticipate and mitigate risks on complex matters to achieve their transactional and strategic opportunities.

Aaron's expertise and leadership are recognized by *The Best Lawyers in Canada; Lexpert® Special Edition: Infrastructure; The Canadian Legal Lexpert® Directory; Who's Who Legal;* and *Chambers Canada*, underscoring his standing as a preeminent commercial real estate lawyer in Canada. These accolades reflect his commitment

to delivering exceptional service to our clients and his unwavering dedication to their businesses and strategic objectives.

Experience

- Advising Morguard Corporation on its 2026 acquisition of undivided interests in a real estate portfolio of 100 income-producing residential properties across Ontario, Alberta, Nova Scotia, and Québec
- 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 potential impact of tariffs on agribusinesses", BLG Article, March 2025
- 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 & Recognition

- Recognized in the 2027 edition (and since 2025) of *The Best Lawyers in Canada* (Commercial Leasing Law)
- Recognized in the 2027 edition (and since 2025) of *Chambers Canada* (Real Estate (Alberta)).
- Recognized in the 2026 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 2024 edition of *Lexpert® Special Edition: Infrastructure.*
- Recognized in the 2024 edition of *Who's Who Legal* (Hospitality).

Bar Admission & Education

- Alberta, 2008
- Manitoba, 2002

- LLB, University of Manitoba, 2001

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.

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