



## Steven Martin

Partner

### Office

Toronto

### Tel

416.863.5572

### Email

smartin@dpvp.com

### Expertise

Commercial Real Estate  
Corporate  
Infrastructure

### Bar Admissions

Ontario, 2001

## “Brilliant real estate development lawyer.”

*Chambers Canada*

Clients value Steven’s “pragmatic” approach to their matters – whether it is a commercial real estate transaction or a large infrastructure development project. As one client stated, “He is a business lawyer that looks for solutions with the client.” (*Chambers Global*)

He advises on a broad range of commercial real estate transactions, including purchase and sale transactions, sale-leasebacks, commercial leasing, joint ventures, development of major commercial and residential projects, and real estate financings. His real estate clients include developers, pension funds, retailers, REITs and other institutional investors.

Over the last decade, Steven has gained substantial expertise in advising on large infrastructure projects, including public-private partnerships. As lead counsel, Steven has acted for clients on numerous successful P3 bids in industries as diverse as transportation, maintenance facilities, hospitals, social infrastructure, wastewater treatment facilities and driver examination centres.

## REPRESENTATIVE WORK

### RelationShop Inc.

Acted as Canadian counsel for RelationShop Inc. in its acquisition of all of the issued and outstanding shares of Mercatus Technologies, a leading provider of eCommerce solutions for regional grocers and independents.

### Graywood Group

Acting for the Graywood Group with the acquisition and development of Fish Creek Exchange in Calgary, Alberta, which is a new community consisting of mid-rise mixed-use buildings and townhomes.

### Graywood Group

Acting for the Graywood Group on the formation of a 50/50 joint venture for the development of a 47-storey condominium tower to be located at the corner of Peter and Adelaide in Toronto, Ontario, which will contain 695 residences and ground level retail.

### SmartREIT

Acted for SmartREIT in its \$1.1-billion acquisition with Strathallen Acquisitions Inc. of OneREIT.

### Plenary Health Phase 1C LP

Acted for Plenary Health Phase 1C LP in its approximately \$685-million fixed-price contract to design, build, finance and maintain the Centre for Addiction and Mental Health (CAMH) Phase 1C redevelopment project in Toronto, Ontario. The redevelopment project will see the construction of approximately 655,000 square feet of new build space contained in two modern buildings along Queen Street West in Toronto. The project is expected to achieve a Leadership in Energy and Environmental Design (LEED) Gold certification for design excellence and sustainability.

# DAVIES

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## SmartCentres REIT and the Penguin Group of Companies

Acting for Penguin Investments Inc. (formerly SmartCentres Realty Inc.) in connection with the multi-billion dollar development of the Vaughan Metropolitan Centre - a planned downtown for the City of Vaughan of almost 6 million square feet. This is one of the most important master planned communities in Canada - a transit-rich, high-density, fully urban, mixed-use community being built in the suburbs of Toronto.

## Mitchell Goldhar, SmartCentres and Walmart

Acted for Mitchell Goldhar, SmartCentres and Walmart in connection with the sale of the SmartCentres platform to Calloway REIT for \$1.16 billion.

## Plenary Group

Acted for Plenary Health Milton LP, which was awarded a contract by Halton Healthcare to expand and maintain the Milton District Hospital, a \$512-million project located in Milton, Ontario.

## Plenary Group

Acted for Plenary Infrastructure ERMF GP, which was awarded a contract by Metrolinx to design, build, finance and maintain the new East Rail Maintenance Facility, a \$859.2-million project located in Whitby, Ontario.

## Plenary Health Swift Current Limited Partnership

Acted for Plenary Health Swift Current Limited Partnership, which was awarded a contract by the Cypress Regional Health Authority to design, build, finance and maintain the new Swift Current Long Term Care Centre, a \$108.5-million project located in Swift Current, Saskatchewan.

## RECOGNITIONS

*Chambers Canada: Canada's Leading Lawyers for Business—Real Estate:*  
Ontario

*The Legal 500 Canada—Real Estate (Leading Individual)*

*Lexpert Special Edition: Infrastructure*

*The Canadian Legal Lexpert Directory—Corporate Commercial Law;*  
Infrastructure Law; Project Finance; Property Development

*The Best Lawyers in Canada—Corporate Law; Project Finance Law; Real Estate*  
Law

*Who's Who Legal: Real Estate; Who's Who Legal: Canada—Real Estate*

Expert Guides—Real Estate

## INSIGHTS

Canada Commercial Rent Assistance Program: Details and Practical  
Considerations  
June 05, 2020

## EDUCATION

# DAVIES

**Steven Martin**

Partner

University of Western Ontario, LLB (Gold Medallist), 1999

Wilfrid Laurier University, BA (Honours), 1995

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