DAVIES



Steven Willard
Partner

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Expertise
Real Estate

Bar Admissions
Ontario, 1999

A specialist in real estate law, Steven brings a practical and insightful approach to his clients' important transactions.

Steven advises on commercial and industrial real estate sales, purchases, financing and leasing – across Canada and in the United States. He specializes in the review of title issues on real property across Canada. Clients also turn to Steven for guidance on mining and riparian law matters.

Steven is certified by the Law Society of Ontario as a Specialist in Real Estate Law. For many years, he has chaired and spoken at various conferences on title issues.

Prior to being called to the bar of Ontario, Steven was elected Reeve of Amherst Island and subsequently Warden of the United Counties of Lennox and Addington, making him the youngest elected head of a government in Canadian history.

Steven is on the board of directors of Orange Insurance and is the company's president.

Representative Work

Woodland Capital
Acted for **Woodland Capital** in its joint acquisition with Forum of the 826-unit Parkwood Hills apartment portfolio in Ottawa from Minto in one of the largest multifamily trades in the Ottawa market in recent years.

ANJAC Health & Beauty
Acted for **ANJAC Health & Beauty**, a French industrial group specializing in the formulation, manufacturing and filling of cosmetics, medical devices, drugs and food supplements, on its C$150-million sale of Ontario-based Pillar5 Pharma to Prestige Consumer Healthcare Inc, a company listed on the NYSE.

Compass Communities
Acted for **Compass Communities** in the C$740-million acquisition of TSX-listed CAPREIT's 75 manufactured home community portfolio comprising 12,138 residential lots spanning from British Columbia to Nova Scotia.

Red 5 Limited
Acted as Canadian counsel to **Red 5 Limited**, an Australia-based gold miner, in a merger of equals with Silver Lake Resources, creating a leading mid-tier gold company with a combined value of approximately A$2.2 billion.

TPG
Acted as counsel to **TPG** in its acquisition (and related financings) from Oxford Property Group of a 75% interest in two Class-A industrial business parks in the Greater Toronto Area valued at C$1.3-billion.

Umicore SA
Acted for **Umicore SA/NV**, a circular materials technology company headquartered in Belgium, in the development and construction of a first-of-its kind EV battery materials manufacturing plant in Loyalist Township, Ontario, which will be 100% fueled by renewable energy from the start of production. This project won Infrastructure Deal of the Year at the 2024 Canadian Law Awards.

Fengate Asset Management Ltd.
Acted for **Fengate Asset Management Ltd.** in the C$50.2-million sale of 60 MW

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Sault Ste. Marie solar portfolio located in northwestern Ontario to Innergex Renewable Energy Inc.

Fengate Asset Management Ltd.

Acted for **Fengate Asset Management Ltd.** in the sale of a 75% interest in the 40 MW Grand Valley III wind project in Ontario to Axium Infrastructure.

Resolute Forest Products

Acted for affiliates of **Resolute Forest Products Inc.** in their sale of the international bridge linking Fort Frances, Ontario and International Falls, Minnesota to Aazhogan Limited Partnership, a joint venture between Rainy River First Nations and the BMI Group.

Ceská zbrojovka Defense SE

Acted as Canadian counsel for **Ceská zbrojovka Group SE** (CZG), a firearms manufacturer based in the Czech Republic, in its acquisition of 100% of the outstanding equity interest in Colt Holding Company LLC, the parent company of the storied U.S. firearms manufacturer Colt's Manufacturing Company LLC, as well as its Canadian subsidiary, Colt Canada Corporation.

Spruce Partners Inc.

Acting for **Spruce Partners Inc.** in its formation of a development general partnership with Amico Properties Inc. and Amica Senior Lifestyles Trust and the acquisition by the general partnership of a real estate property in Burlington, Ontario.

Resolute FP Canada Inc.

Acted for **Resolute FP Canada Inc.**, a subsidiary of Resolute Forest Products Inc., in the sale of its pulp and paper mill located in Thorold, Ontario, to Bioveld Canada Inc., a subsidiary of Riversedge Developments Inc.

Alimentation Couche-Tard Inc.

Acting for **Alimentation Couche-Tard Inc.** in the strategic disposition of its operating gas station sites operating under the banners Circle K and Couche-Tard in prime locations in Ontario and Québec.

Resolute FP Canada Inc.

Acted for **Resolute FP Canada Inc**., a subsidiary of Resolute Forest Products Inc., in the sale of its non-operational pulp and paper mill in Fort Frances, Ontario, to 2670568 Ontario Limited, a subsidiary of Riversedge Developments Inc.

Hydroméga Services Inc.

Acted for **Hydroméga Services Inc.** in the acquisition of Cochrane Power Corporation's Cochrane Power Generating Station, a cogeneration facility equipped with a 30MW natural gas turbine and a 15MW biomass fuelled boiler and steam turbine.

Mierins Automotive Group

Acted as tax counsel for **Mierins Automotive Group** in the sale of 10 automotive dealerships operating in Ottawa, Kingston and Brockville.

Agnico Eagle Mines Limited

Acted for **Agnico Eagle Mines Limited** in its acquisition of all of the exploration assets of Canadian Malartic Corporation, including the Kirkland Lake and Hammond Reef projects, for an aggregate purchase price of US$325 million.

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Zochem LLC

Acted for **Zochem LLC** (formerly Zinc Oxide LLC) in its acquisition of Zochem Inc. from American Zinc Recycling LLC, creating the largest producer of zinc oxide in North America.

United Steelworkers Union

Acted as co-counsel on behalf of the **United Steelworkers Union** in connection with the restructuring of Stelco Inc. under the *Companies' Creditors Arrangement Act* and the establishment of Legacy Lands L.P.

BMO Nesbitt Burns Inc. and TD Securities Inc.

Acted for **BMO Nesbitt Burns Inc.** and **TD Securities Inc.**, as placement agents, and **The Toronto-Dominion Bank** and **Bank of Montréal**, as lenders, in connection with the private placement of $400 million aggregate principal amount of 3.310% Fixed Rate Senior Secured Notes due November 30, 2029 by, and the establishment of $33.5 million of credit facilities for, **H2O Power Limited Partnership**, a joint venture between **Public Sector Pension Investment Board** and **BluEarth Renewables Inc.**, that owns and operates eight hydroelectric generating facilities in Ontario with a total installed capacity of approximately 142 MW. H2O Power Limited Partnership is the third largest provider of hydroelectric power in Ontario.

Ivanhoé Cambridge

Acted for **Ivanhoé Cambridge** in connection with its development of an integrated multi-tower office complex/public transit hub development straddling both sides of Toronto's Union Station rail corridor. A highly visible pair of innovative office towers on a 3 million square foot downtown campus, Bay Park Centre is the result of a joint effort between global real estate leaders Ivanhoé Cambridge and Hines.

KSV Restructuring Inc.

Acting for KSV Restructuring Inc. in its roles as Monitor of the **Urbancorp Group of Companies** in connection with proceedings under the *Companies' Creditors Arrangement Act* and as Information Officer for Urbancorp Inc.

Recognitions

Best Lawyers Canada
Real Estate Law

Insights

Davies Lawyers Recognized by *Best Lawyers*
Sep 3, 2026

New Gold to Merge with Coeur
Nov 4, 2025

Canadian Law Awards' "Deal of the Year" for Umicore Highlights Davies Expertise
May 15, 2024

Doing Business in Canada
Nov 14, 2023

Education

University of Windsor, LLB, 1997
Queen's University, BA (Honours), 1993

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Bar Admissions

Ontario, 1999

Board Memberships

Orange Insurance