DAVIES



Jason Stapley
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Expertise
Real Estate
Corporate

Bar Admissions
Ontario, 2013

Jason has developed a broad commercial real estate practice, advising public and private clients on the full range of commercial real estate transactions.

Jason uses his extensive experience acting as counsel on major commercial real estate projects to provide results-oriented advice to clients in diverse industries, including renewable energy and infrastructure. He advises on acquisitions and dispositions, financings, commercial leasing, joint ventures and project, development and asset management arrangements.

Clients ranging from high-profile REITS, pension funds and institutional lenders to Canada's largest real estate developers, managers and private tenants rely on Jason's extensive legal and market knowledge and practical advice to close their complex commercial real estate transactions.

Representative Work

Sustana
Acted for **Sustana**, a leading manufacturer and recycler of fiber and paper products, on its sale to Hivest Capital Partners.

Brookfield
Acting for **Brookfield** in its acquisition and related financing of Gregg Distributors, a leading industrial MRO distributor in Western Canada, in a transaction valuing the business at approximately C$1.6 billion.

Affiliate of Lone Star Funds
Acted as Canadian counsel to an affiliate of **Lone Star Funds**, in its acquisition of Alliance Ground International, a leading North American provider of airport ground handling and cargo services.

Basalt Infrastructure Partners
Acted for **Basalt Infrastructure Partners LLC** on the acquisition by funds advised by Basalt of Go Lime Group Inc. and the concurrent acquisition of substantially all the assets of the Crown Crest Group of Companies (Simply Green), the latter completed via a court supervised sale process under the *Companies' Creditors Arrangement Act* .

eStruxture Holdings Inc.
Acted as Canadian counsel for **eStruxture Data Centers** in its C$750-million securitization transaction, which formed part of eStruxture's aggregate C$1.35-billion financing round, and which will be used to advance AI-ready data centers across Canada.

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.

eStruxture Data Centers
Acted for **eStruxture Data Centers**, Canada's leading data centre platform, in connection with Fengate Asset Management's record-breaking C$1.8-billion investment transaction. This deal won Digital Infrastructure Acquisition of the Year at

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the IJInvestor Americas Awards 2024.

Wolseley Canada Inc.

Acted for **Wolseley Canada Inc.**, the leading wholesale distributor to plumbing, HVAC/R, waterworks and industrial markets in Canada, in its acquisition of Yorkwest Plumbing Supply Inc., a distributor of building and industrial products in the greater Toronto area.

Sustana

Acted for **Sustana**, a portfolio company of Blackstone, in its acquisition of Hanna Paper, a high-grade paper recycling company.

GreenV B.V.

Acted for **Green V B.V.** in its acquisition of JV Energy Solutions Inc., a provider of customer-specific heating, electrical engineering and insulation for the greenhouse horticulture industry.

DIF Capital Partners

Acted for **DIF Capital Partners**, through its DIF Core Infrastructure Fund III (DIF CIF III), in its acquisition of RFNow Inc., an independent enterprise fiber, residential fiber, fixed wireless internet and phone services provider in Manitoba and Saskatchewan.

Ironbridge Equity Partners Management Limited

Acted for **Ironbridge Equity Partners** in its acquisition and related financing of Walker Glass Company Ltd., a Montréal-based company that manufactures mirror and acid etch-glazing substrates.

AutoCanada Inc.

Acted for **AutoCanada Inc.**, a multi-location North American automobile dealership group, in its acquisition of 11 dealerships from the Autopoint Group, a group that has operated for over 17 years across Southwestern Ontario with $345 million in annual revenue.

Blackstone Infrastructure Partners L.P.

Acted as Canadian counsel to **Blackstone Infrastructure Partners L.P.** in its acquisition of the majority interest of Carrix, Inc., one of the world's largest marine-terminal operators.

Beattie Pet Hospitals

Acted for **Beattie Pet Hospitals** in the sale of substantially all of their assets to National Veterinary Associates, which consists of five veterinary clinics located in Ancaster, Burlington, Stoney Creek, Brantford and Hamilton.

WESCO International Inc.

Acted for **WESCO International Inc.** in the sale of its legacy WESCO Utility business in Canada to Rexel Canada, a wholly owned subsidiary of France's Rexel Group.

The Manufacturers Life Insurance Company

Acted for **The Manufacturers Life Insurance Company** in the financing of the Romney Wind Project, which involves more than 10,000 acres of privately-owned land in the Chatham-Kent area of Ontario.

StorageMart

Acted as lead counsel for **StorageMart** with the secured refinancing of its Canadian portfolio of 67 self-storage facilities in British Columbia, Alberta, Saskatchewan,

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Ontario and Québec.

Cadillac Fairview Corporation Limited

Acted for **Frontside Developments L.P.**, a joint venture between Cadillac Fairview and Investment Management Corporation of Ontario, in the sale of a 30% interest in the development site located at 160 Front Street West, Toronto, to The Toronto-Dominion Bank. Also acted for **Cadillac Fairview**, as the manager and co-owner, in the joint venture and management arrangements for the development. As one of the most significant developments in Toronto, it will consist of a 46-storey office tower (with 1,200,000 square feet of office space and 12,000 square feet of retail space) in the heart of downtown Toronto. The office space has been fully leased to Ontario Teachers' Pension Plan and The Toronto-Dominion Bank.

Axium Infrastructure Inc.

Acted for **Axium Infrastructure Inc.** in its acquisition from Mitsubishi Corporation of a 50% interest in a portfolio of nine solar farms located in Ontario.

United Steelworkers Local 8782

Acted for **United Steelworkers Local 8782**, a limited partner of Legacy Lands Limited Partnership (the Partnership), with respect to the sale of approximately 3,000 acres of land beneficially owned by the Partnership in Hamilton and Nanticoke, Ontario on which Stelco Inc. conducts its manufacturing operations. Stelco granted a $114 million vendor take back mortgage to the Limited Partnership for the purchase price to be used to fund pension and other post-employment benefits to retirees of Stelco.

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.

Nomura Securities International, Inc.

Acted for **Nomura Securities International, Inc.** in the refinancing of credit facilities in an aggregate amount of approximately $230 million made available for the long-term operation of seven 10-MW ground-mount solar photovoltaic projects in Ontario, each of which had been awarded a 20-year power purchase contract with the IESO.

StorageMart

Acted for **StorageMart** in the $566-million refinancing of its Canadian portfolio of 63 self-storage facilities in British Columbia, Alberta, Saskatchewan, Ontario and Quebec.

PSP Investments

Acted for **PSP Investments** in its strategic initiatives with Pattern Energy Group Inc., including (i) the acquisition of a 9.9% interest in Pattern Energy; (ii) the joint venture between PSP and Pattern Energy to co-invest in various renewable projects; (iii) the joint acquisition with Pattern Energy of a 51% and 49% interest, respectively, in the 179 MW Meikle wind project in British Columbia and the 143 MW Mont Sainte-Marguerite wind project in Québec; and (iv) the acquisition of 49% of the Class B interests held by Pattern in the Panhandle 2 wind project in Texas.

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Manufacturers Life Insurance Company

Acted for the **Manufacturers Life Insurance Company** in connection with the term project financing of the BeamLight Solar Project, a 10-MW ground-mount solar project located in Georgina, Ontario, which had been awarded a 20-year power purchase contract under Ontario's Feed-in Tariff Program.

Manufacturers Life Insurance Company

Acted for the **Manufacturers Life Insurance Company** in connection with the term project financing of the Alfred Solar Project, a 10-MW ground-mount solar project located in Alfred and Plantagenet, Ontario, which had been awarded a 20-year power purchase contract under Ontario's Feed-in Tariff Program.

Cadillac Fairview Corporation Limited

Acted for **Cadillac Fairview Corporation Limited** in connection with the sale of a 30% non-managing interest in the Toronto-Dominion Centre and a concurrent sale of 30% interest in an office development site at 16 York Street to the Ontario Pension Board.

Canada Pension Plan Investment Board (CPPIB)

Acted for the **Canada Pension Plan Investment Board** (CPPIB) in the $105-million acquisition from Minto Properties Inc. of an undivided 60% ownership interest in Minto High Park Village, a multifamily rental property comprising three apartment buildings and approximately 750 rental units. Minto will continue to own an undivided 40% interest in the property and will continue to oversee management and leasing on behalf of the co-owners. This transaction marks CPPIB's first direct investment in the Canadian multifamily real estate market.

Manulife Financial Corporation

Acted for **The Manufacturers Life Insurance Company** in the financing of a $42.5-million equity investment in the Suncor Energy Adelaide Wind Power Project in Ontario.

Stonebridge Financial Corporation

Acted for **Stonebridge Financial Corporation** in connection with the establishment of a credit facility for Affinity Wind LP to finance the construction and long-term operation of a 13.2-MW wind farm to be located near Truro, Nova Scotia.

Ivanhoé Cambridge Inc.

Acted for **Ivanhoé Cambridge Inc.** in the sale of its 50% interest in two Ontario shopping centres, Quinte Mall in Belleville and Devonshire Mall in Windsor, to The Healthcare of Ontario Pension Plan (HOOPP) for approximately $240 million.

Manulife Financial Corporation

Acted for **The Manufacturers Life Insurance Company** in connection with the establishment of credit facilities to finance the construction and long-term operations of the RayLight Solar Project, a 10 MW ground-mount solar project located in Wyebridge, Ontario, which had been awarded a 20-year power purchase contract under Ontario's Feed-in Tariff Program.

Ivanhoé Cambridge II Inc. and Sears Canada Inc.

Acted for **Ivanhoé Cambridge II Inc.** and **Sears Canada Inc.** in the sale of Kildonan Place, a shopping centre located in Winnipeg, Manitoba, to H&R Real Estate Investment Trust (through its indirectly owned trust, PRR Trust) and Montez Core

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Income Fund IV Limited Partnership.

Ivanhoé Cambridge Inc.

Acted for **Ivanhoé Cambridge Inc.** in the sale of Lynden Park Mall in Brantford, Ontario, to Investors Group and North American Development Group for approximately $112 million.

Manulife Financial Corporation and Sun Life Assurance Company of Canada

Acted for **The Manufacturers Life Insurance Company** and **Sun Life Assurance Company of Canada** in connection with the establishment of credit facilities to finance the construction and long-term operation of a 25-MW ground-mount solar project located near Fort Frances, Ontario. The project sponsor is a joint venture between the Rainy River First Nations and certain institutional and other investors. The project had been awarded a 20-year power purchase contract under Ontario's Feed-in Tariff Program, which included an Aboriginal price adder as a result of the participation by the Rainy River First Nations.

Cadillac Fairview Corporation Limited

Acted for **The Cadillac Fairview Corporation Limited** in connection with the full surrender by Sears Canada Inc. of its leases at four shopping centres, and the partial surrender by Sears of its lease at a fifth shopping centre, for a total consideration of $400 million.

Stonebridge Financial Corporation

Acted for **Stonebridge Financial Corporation** in connection with project financing for the Alderville Solar Project in Central Ontario.

The Cadillac Fairview Corporation Limited

Acted for **The Cadillac Fairview Corporation Limited** in connection with the sale of two shopping centres, Regent Mall and McAllister Place in New Brunswick for $318 million.

The Cadillac Fairview Corporation Limited

Acted for **The Cadillac Fairview Corporation Limited** in the sale of Georgian Mall in Barrie, Ontario to RioCan REIT for $318 million.

Recognitions

Best Lawyers Canada
Real Estate Law
Ones to Watch (2022)

Lexpert (CLLD)
Corporate Commercial Law

Insights

Brookfield to Acquire Gregg Distributors in $1.6 Billion Deal
Jul 22, 2026

Lexpert Affirms Davies' Position as a Leading Firm
Mar 17, 2026

Nexans to Acquire Electro Cables Inc.
Oct 24, 2025

Best Lawyers in Canada Recognizes 128 Davies Lawyers

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Aug 26, 2021

Education

University of Western Ontario, JD, 2012
University of Ottawa, BSocSc (Honours)

Bar Admissions

Ontario, 2013