DAVIES



Pawel (Paul) Mielcarek
Partner

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Expertise
Real Estate
Corporate

Bar Admissions
Ontario, 2011

Known for his efficiency and strong business sense, Pawel assists clients with their complex transactions.

Pawel acts on commercial real estate and financing transactions, joint ventures, acquisitions and dispositions, development projects, commercial leasing and renewable energy projects. He provides detailed and thoughtful advice to financial institutions as well as large real estate developers and investors in Ontario and across Canada. Pawel also works for pension fund clients, REITs and other institutional investors.

Pawel is a member of the Toronto Student Committee.

Representative Work

Oxford Properties Group
Acting for **Oxford Properties Group** in the redevelopment of Canada Square, a mixed-use development project located on the southwest quadrant of Yonge Street and Eglinton Avenue.

SmartCentres REIT
Acting for **SmartCentres REIT** in the formation of multiple joint ventures with SmartStop Self Storage REIT, Inc. and its affiliates for the development and financing of self-storage facilities to be operated under the SmartStop brand across Canada.

SmartCentres REIT and the Penguin Group of Companies
Acting for **Penguin Investments 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.

Major Canadian institutional investor
Acted for a **major Canadian institutional investor** in the formation of thirty one joint ventures with various developers for the development of condos, multi-family rented, industrial, warehouses, and data centre projects across Canada.

Oxford Properties Group and Canada Pension Plan Investment Board
Acted for **Oxford Properties Group** and **Canada Pension Plan Investment Board** in its C$325-million sale of Les Galeries de le Capitale, a super regional enclosed shopping centre located in Quebec City, to Primaris Real Estate Investment Trust.

Spear Street Capital
Acted for **Spear Street Capital** in its joint venture with First Gulf Corporation to redevelop the Sheridan Research Park in Mississauga, Ontario into The Core, a first of its kind life sciences campus.

TAS
Acted for **TAS**in the joint venture with Woodbourne Capital to develop a 1-million square foot mixed-use campus in downtown Toronto, the contribution of the property to the joint venture and TAS/Woodbourne's C$115.2-million financing from QuadReal Property Group.

Spear Street Capital
Acted for **Spear Street Capital** in the acquisition of 929 Granville Street, a six-storey

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office building in the Granville Entertainment District of Vancouver, British Columbia.

Spear Street Capital

Acted for **Spear Street Capital** in the acquisition of 510 West Hastings, a 120,000-square-foot office tower in Vancouver, British Columbia.

SmartREIT

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

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.

Canada Pension Plan Investment Board

Acted for the **Canada Pension Plan Investment Board** in its $1.175-billion acquisition of a 50% interest in Canadian office portfolio from Oxford Properties Group.

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.

Wal-Mart Canada Realty Inc. and SmartCentres Realty Inc.

Acted for **Wal-Mart Canada Realty Inc.** and **SmartCentres Realty Inc.** in connection with the sale of one shopping centre located in Ontario and one shopping centre located in British Columbia to Retrocom Real Estate Investment Trust and its affiliates for approximately $61 million.

Fortis Inc.

Acted for **Fortis Inc.** and **Fortis Properties Corporation** (FPC) in connection with the sale by FPC of its commercial real estate portfolio to Slate Office REIT for $430 million. The portfolio comprises of 2.8 million square feet of leasable space located in Newfoundland, New Brunswick and Nova Scotia and includes the Delta Brunswick hotel in Saint John.

Spear Street Capital, LLC

Acted for **Spear Street Capital, LLC** in connection with its $305-million purchase of the majority of BlackBerry Limited's real estate holdings in Canada, including its global headquarters in Waterloo, Ontario. BlackBerry sold more than 3 million square feet of space as well as vacant lands, and leased back a portion of the space.

The Cadillac Fairview Corporation Limited

Acted for **The Cadillac Fairview Corporation Limited** in connection with its $650-million purchase of the Hudson's Bay downtown Toronto flagship retail complex and the Simpson's Tower located at 401 Bay Street.

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

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of the Year at the 2024 Canadian Law Awards.

TAS

Acted for **TAS** in its joint venture with LaSalle Canada Property Fund to deploy C$120 million in capital into improving acquired properties' energy efficiency and reduce carbon footprints.

SmartCentres REIT

Acted for **SmartCentres REIT** in the formation of a joint venture with Greenwin Inc. for the acquisition of a 1.15-acre site on Balliol Street in the Yonge and Davisville neighbourhood of Toronto, Ontario for the development of a high-rise, mixed-use rental property.

SmartCentres REIT

Acted for **SmartCentres REIT** in a 50/50 joint venture with Selection Group (formerly Réseau Sélection) to develop a mixed-use complex at SmartCentres' Laurentian Place shopping centre at the corner of Baseline Road and Clyde Avenue in Ottawa, Ontario.

SmartCentres REIT

Acting for **SmartCentres REIT** in the formation of a joint venture with Greenwin Inc. for the purchase and development of a 7.8-acre lakefront property in Barrie, Ontario, which is planned to be a multi-phase rental apartment community comprising over 2,000 units.

Spear Street Capital, LLC

Acted for **Spear Street Capital, LLC** in the acquisition of Willingdon Park, an 489,000 square foot office park comprising five Class A/AAA office buildings in Burnaby, B.C., from HOOPP Realty Inc. for $179.4 million, which was marked the largest office deal of the first half of 2018 in British Columbia.

SmartCentres REIT

Acted for **SmartCentres REIT** in the formation of a 50:50 joint venture with Jadco Construction, known as Laval Centre Apartments Limited Partnership, into which SmartCentres contributed development lands located in Laval, Quebec.

Fortis Inc.

Acted for **Fortis Inc.** and **Fortis Properties Corporation** (FPC) in connection with the sale by FPC of its hotel portfolio to a private investor group for $365 million. The hotel portfolio is comprised of 22 hotels located in seven Canadian provinces.

Canada Pension Plan Investment Board

Acted for the **Canada Pension Plan Investment Board** in connection with its joint venture with WAM Development Group and Walton Group of Companies to develop a 250-acre industrial site in northwest Edmonton, Alberta. CPPIB's initial equity commitment is approximately $200 million for phase one of the development, representing an 85% interest in the joint venture.

Wal-Mart Canada Realty Inc. and SmartCentres Realty Inc.

Acted for **Wal-Mart Canada Realty Inc.** and **SmartCentres Realty Inc.** in connection with the sale of four shopping centres located in Ontario to Calloway Real Estate Investment Trust and its affiliates for approximately $232 million.

Canada Pension Plan Investment Board

Acted for the **Canada Pension Plan Investment Board** in connection with the sale to

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Ivanhoé Cambridge of a 50% interest in Carrefour de l'Estrie shopping centre located in Sherbrooke, Québec, which is the largest shopping centre in Québec's Eastern Townships region, and the resulting joint venture.

Canada Pension Plan Investment Board

Acted for the **Canada Pension Plan Investment Board** in connection with a 50/50 Canadian retail joint venture with Oxford Properties Group. As part of the transaction, CPPIB acquired a 50% interest in the approximately 1 million square foot Upper Canada Mall, in Ontario, from Oxford Properties Group, and Oxford Properties Group acquired a 50% interest in the 1.5 million square foot Les Galeries de la Capitale shopping centre, in Québec, from CPPIB.

WalMart Canada Realty Inc. and SmartCentres Realty Inc.

Acted for **WalMart Canada Realty Inc.** and **SmartCentres Realty Inc.** in connection with the sale of two shopping centres located in the greater Toronto area and one shopping centre located in each of Saskatoon and the greater Montreal area to The Great-West Life Assurance Company and its affiliates for approximately $202 million.

Canada Pension Plan Investment Board

Acted for the **Canada Pension Plan Investment Board** in connection with its joint venture with the Westfield Group. CPPIB's equity investment is US$1.8 billion, representing a 45% interest in the joint venture.

SmartCentres Management Inc.

Acted for **SmartCentres Management Inc.** in connection with the development by Calloway Real Estate Investment Trust and Simon Property Group, Inc. of the first Premium Outlets Centre in Canada.

Wal-Mart Canada Corp.

Acted for **Wal-Mart Canada Corp.** in connection with the acquisition of leases for 39 store locations occupied by Zellers from Target Canada.

The Cadillac Fairview Corporation

Acted for **The Cadillac Fairview Corporation** in the sale of Erin Mills Town Centre, Erin Mills Town Plaza and surrounding development lands to Ontario Pension Board for $370 million.

Cadillac Fairview Corporation Limited and Ivanhoe Cambridge

Acted for co-owners, **Cadillac Fairview Corporation Limited** and **Ivanhoe Cambridge**, in the sale of Cataraqui Town Centre to Primaris Retail REIT for approximately $168 million.

Oxford Properties Group

Acted for **Oxford Properties Group** in its C$730-million acquisition of Canada Pension Plan Investment Board's 50% stake in a C$1.5-billion portfolio of seven class AAA/A and trophy downtown office buildings, three in Calgary and four in Vancouver.

Ontario Lottery and Gaming Corporation

Acted for **Ontario Lottery and Gaming Corporation (OLG)**, a Crown agency of the Province of Ontario, on a nearly 20 year Casino Operating and Services Agreement (COSA) with Caesars Entertainment Windsor Limited for the Windsor casino, the final transaction in OLG’s Land based Gaming modernization initiative.

Ontario Lottery and Gaming Corporation

Acted for **Ontario Lottery and Gaming Corporation** (OLG) in the procurement for a

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new service provider that acquired certain gaming and non-gaming assets from OLG and entered into a long-term casino operating and services agreement with OLG in respect of Fallsview Resort Casino and Casino Niagara.

Recognitions

Chambers Canada
Real Estate: Ontario

Lexpert Rising Stars
Leading Lawyers 40 and Under
2023

Lexpert (CLLD)
Corporate Commercial Law; Property Development

Best Lawyers Canada
Corporate Law; Real Estate Law

Insights

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

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

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

Education

Osgoode Hall Law School, LLB, 2010
Wilfrid Laurier University, MA (Political Science), 2007
University of Toronto, BA (Hons) (Political Science) (with Distinction), 2006

Bar Admissions

Ontario, 2011