



Gregory J. Howard

Partner

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Expertise

Commercial Real Estate
Corporate

Bar Admissions

Ontario, 1980

Greg brings a combination of legal expertise and business acumen to our clients' complex matters. They consider Greg to be an "incredible lawyer" and value that "he's not just a lawyer, he's a great business advisor – he's outstanding."

Chambers Global

Known for his strategic and insightful advice, Greg acts on many of the most notable commercial real estate transactions and development projects in Canada and internationally.

For more than 35 years, he has advised clients on a broad range of commercial real estate acquisitions and dispositions, joint ventures, development projects, project financing, commercial leasing, REITs, private equity funds, workouts, strategic planning and corporate matters.

Leading Canadian and international real estate owners, investors and developers turn to Greg for his "great business sense" and "responsive" manner, with one client saying, "I think he is the best real estate lawyer in Canada." (*Chambers Canada 2017*)

Greg is on the board of trustees of SmartCentres Real Estate Investment Trust.

REPRESENTATIVE WORK

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.

Cadillac Fairview Corporation Limited

Acting for Cadillac Fairview Corporation Limited in a joint venture with Shape Properties and another investor for the development of a multi-phase mixed-use project in Richmond, British Columbia, which is expected to include the single largest residential development in Richmond's history as well as substantial integrated commercial components.

SmartREIT

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

DAVIES

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20 VIC Management Inc.

Acted for the shareholders of 20 VIC Management Inc., one of Canada's leading commercial real estate management firms, in the sale of 20 VIC to Cushman & Wakefield.

Cadillac Fairview Corporation

Acted for Cadillac Fairview Corporation in the sale of a 50% non-managing interest in its Vancouver portfolio, including CF Pacific Centre and 12 office towers, to Ontario Pension Board and the Workplace Safety and Insurance Board.

Ivanhoé Cambridge

Acting 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, and the last remaining office development with a commercially renowned Bay Street address.

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.

Canada Pension Plan Investment Board

Acted for the Canada Pension Plan Investment Board (CPPIB) in its \$1.175-billion acquisition of a 50% interest in Canadian office portfolio from Oxford Properties Group (Oxford). Oxford will continue to manage the properties on behalf of the partnership. The transaction brings the total size of the jointly owned Oxford-CPPIB office portfolio to over 12 million square feet.

Ivanhoe Cambridge Inc.

Acted for a subsidiary of Ivanhoe Cambridge Inc. in connection with the sale of its majority interest in Bentall Centre, one of the largest office complexes in Canada, to Maple Red Financial Management Canada Inc. in what is reported to be the biggest commercial real estate transaction in Vancouver history.

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.

RECOGNITIONS

Chambers Canada: Canada's Leading Lawyers for Business—Real Estate: Ontario (Senior Statesperson)

The Legal 500 Canada—Real Estate and Construction (Leading Individual)

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The Canadian Legal Lexpert Directory—Property Leasing

The Best Lawyers in Canada—Corporate Law; Real Estate Law

Martindale-Hubbell—AV Preeminent Ranking

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

Expert Guides' *Best of the Best*; Expert Guides—Real Estate

EDUCATION

University of Toronto, LLB (Honours), 1978

BOARD MEMBERSHIPS

SmartCentres Real Estate Investment Trust, Board of Trustees

TEACHING ENGAGEMENTS

Greg was a lecturer at the Ontario Bar Admission Course for several years.