



William A. Rowlands

Co-Chair, Leasing
Toronto

416.307.4065
william.rowlands@mcmillan.ca

education and year of call

- Called to the Ontario bar - 1984
- Queen's University, LLB - 1982

practice areas

commercial real estate
leasing
real estate acquisitions and
divestitures
real estate financing
environmental regulation

industries

commercial real estate
retail
banking
service industries

profile

William (Bill) Rowlands is a partner in the Real Estate Law Group in the Toronto office. He has been a partner with the firm since 1988.

Bill is a recognized leader in commercial leasing. His practice involves a full spectrum of commercial real estate transactions including leasing, acquisitions and dispositions of property. Bill represents participants on all sides of real estate transactions, including property owners and managers, landlords and tenants, purchaser and vendors.

His professional activities include:

- Co-Chair of the Law Society of Upper Canada annual Six-Minute Commercial Leasing Lawyer Program
- Editor for *O'Brien's Encyclopedia of Forms, Division IV, Leases, Canada Law Book, 2002*, updated annually, a major Canadian legal resource book on leases

Bill also speaks at various business and professional conferences on topics related to retail, industrial and commercial leasing. He also served as resource counsel on the lease committee of Realpac (Real Property Association of Canada), a leading Canadian real estate organization.

directorships and professional associations

- International Council of Shopping Centres

representative matters

- Acted for subsidiary of Brookfield Office Properties in connection with the lease to Deloitte Management Services LP, as lead tenant, of approximately 420,000 square feet of the new 44-storey Bay Adelaide East office tower.
- Acted for Manulife Real Estate in the purchase of the office

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building complex known as York Mills Centre from Ivanhoe Cambridge.

- Acted for Manulife Real Estate in a forward purchase and sale arrangement with Broccolini Construction and Canderel Management in respect of Manulife's purchase of the new Export Development Canada headquarters.
- Acted for BMO Bank of Montreal in an agreement with a subsidiary of First Gulf Corporation and Sun Life Financial to be the anchor tenant in a LEED-certified office building, First Meadowvale Corporate Centre in Meadowvale.
- Acted for a major Canadian landlord in related leasing transactions with a major tenant at numerous locations across the county.
- Acts for a number of retailers in connection with their leasing and property matters including a financial institution, a petroleum retailer, a major electronics retailer and a major home furnishings retailer.
- Is retained on an ongoing basis by a number of landlords in connection with office, retail and industrial leasing.

awards and rankings

- Recognized by *Best Lawyers in Canada (2020)* as a leading lawyer in the area of Real Estate Law
- Recognized in the *2019 Canadian Legal Lexpert Directory* as a Consistently Recommended lawyer in the area of Property Leasing
- Recognized in the *2018 Canadian Legal Lexpert Directory* as a Consistently Recommended lawyer in the area of Property Leasing
- Listed in *The Best Lawyers in Canada 2011 - 2019* as a leader in Real Estate Law
- Received 2017 Distinguished™ Rating from *Martindale-Hubbell*
- Listed in *Who's Who Legal: Canada 2016 - 2018* as a leader in Real Estate Law
- Listed in the *Canadian Legal Lexpert Directory 2010 - 2017* as a leading practitioner in Property Leasing

publications

May 2017

Enforcing an Offer to Lease – Essential Elements and No Fundamental Breach
Commercial Leasing Bulletin

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February 2017

The Timely Exercise of Lease Renewal Rights
Real Estate Bulletin

September 2016

Fundamental Breach of Commercial Leases
Real Estate Bulletin

June 2014

Drafting, Exercising and Protecting Lease Renewal Rights
Real Estate Bulletin

February 2014

A Lease Estoppel Certificate Constituting the Exercise of a
Renewal Right
Real Estate Bulletin

presentations

April 27, 2017

Workshop Leader
Please Release Me: The Importance of Fitting the Release and
Indemnity Pieces Seamlessly with Insurance
International Conference of Shopping Centres Law Conference,
Toronto, Ontario

October 6, 2016

Implications of Development Activity on Existing Assets
Including Demolition and No Build Clauses (Rapid Legal
Roundtable)
The Real Estate Strategy & Leasing Conference, Toronto,
Ontario

April 21, 2016

Panelist
Professionalism and Ethics in a Commercial Leasing Practice
International Conference of Shopping Centres Law Conference,
Toronto, Ontario

September 30, 2015

Good Faith and Other Recent Case Law
RealLeasing Conference, Toronto, Ontario

April 14, 2015

Workshop Leader
Bankers & Lenders: Friends with Benefits
International Conference of Shopping Centres Law Conference,
Toronto, Ontario

October 7, 2014

Legal, Technical & Financial Issues That Can Arise During the
Term of the Lease
RealLeasing Conference, Toronto



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March 24, 2014
Roundtable Leader
International Conference of Shopping Centres Law Conference,
Toronto, Ontario