

DAVID N. ROSS*



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David Ross is a leading business lawyer with over 30 years of experience in commercial real estate law. With exceptional expertise in the commercial leasing of office, industrial, retail and mixed-use developments, he also practises extensively in the acquisition, development and disposition of all types of real property. Legal directories consistently recognize David for his work in real estate law and property leasing. David is a leader of the firm's Leasing Group.

An experienced solicitor in construction matters, David assists project owners, developers and construction managers. He drafts, reviews and advises on construction contracts, construction management contracts and contracts for professional services relating to construction.

David's clients include large and small landlords and tenants, corporate and individual real estate investors, developers and operators, financial institutions, trustees and receivers. His diverse industry knowledge

encompasses manufacturing as well as the food, beverage and agribusiness sector.

Email: david.ross@mcmillan.ca

Expertise: Commercial Real Estate

Location: Toronto

Phone: 416.865.7015

Position/Title: Partner, Commercial Real Estate

Directorships & Affiliations:

- Canadian Bar Association
- Ontario Bar Association
- Law Society of Ontario
- Commercial Real Estate Development Association (NAIOP)
- International Council of Shopping Centres (ICSC)

Publications:

- "[Terminating Tenancy: Three lease-break clauses that allow for redevelopment](#)," Canadian Property Management: GTA & Beyond Magazine (May 2015)
- "Specific Provisions Required for Leases on Sites that have Development Potential," *The Six Minute Commercial Leasing Lawyer 2012*, Law Society of Upper Canada (February 2013)

Education & Admissions:

Degree: Called to the Ontario bar

Year: 1981

Degree: LLB

University: Dalhousie University

Year: 1979

Degree: BA

University: University of Western Ontario

Year: 1976

Rankings & Recognition:

- Recognized in the 2023 Canadian Legal Lexpert Directory as a Repeatedly Recommended Lawyer in the area of Property Leasing
- Recognized by *Best Lawyers* in Canada (2023) as a leading lawyer in the area of Real Estate Law
- Recognized in the 2022 Canadian Legal Lexpert Directory as a Repeatedly Recommended Lawyer in the area of Property Leasing
- Recognized by *Best Lawyers* in Canada (2022) as a leading lawyer in the area of Real Estate Law
- Recognized in the 2021 Canadian Legal Lexpert Directory as a Repeatedly Recommended Lawyer in the area of Property Leasing
- Recognized by the *Best Lawyers* in Canada (2021) as a leading lawyer in the area of Real Estate Law
- Recognized in the 2020 Canadian Legal Lexpert Directory as a Repeatedly Recommended lawyer in the area of Property Leasing
- 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 Repeatedly Recommended lawyer in the area of Property Leasing
- Recognized by *Best Lawyers* in Canada (2019) as a leading lawyer in the area of Real Estate Law
- Recognized in the 2018 Canadian Legal Lexpert Directory as a Repeatedly Recommended lawyer in the area of Property Leasing
- Recognized in Canadian Legal Lexpert Directory 2017 as repeatedly recommended in Property Leasing
- Recognized as a leading practitioner in Real Estate Law in the *Best Lawyers* in Canada 2017, 2018
- Listed as a leading practitioner in Property Leasing in the Canadian Legal Lexpert Directory for 2012, 2013, 2014, 2015 and 2016

Speaking Engagements:

- The Old Switcharoo: Advanced Assignments, Subletting and Other Transfer Issues, Panellist and Co-Author, ICSC 2013 Canadian Shopping Centre Law Conference

- February 2013

- Negotiating Transfer Provisions, Breakfast Roundtable, ICSC Canadian Shopping Centre Law Conference

- February 2011

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- Tenant Transfers, Real Leasing Conference - York Communications
 - September 2010

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- Ground Leases - A Primer, Breakfast Roundtable, ICSC Canadian Shopping Centre Law Conference
 - March 2009

Representative Matters:

- Represented RBC Financial Group in the lease of its 821,000 square foot office facility in Mississauga
- Represented RBC Financial Group in the Canada wide lease back of its premises when it sold its Canadian office building and data centre portfolio
- Represented GWL Realty Advisors Inc. in Ontario in its lease to Canadian Imperial Bank of Commerce in the office building portfolio acquired by the British Columbia Investment Management Corporation
- Represented Royal & Sun Alliance Insurance Company of Canada on the award winning lease transaction (2002 NAIOP Real Estate Excellence Award for Office Lease Deal of the Year) that resulted in its 204,000 square foot office facility located in the former Eaton's store at Sheridan Centre, Mississauga
- Represented Panoramic Hospitality Inc. on the sale of the 227-room Radisson Hotel & Suites Fallsview, Niagara Falls, Ontario
- Represented Towertrópolis Inc. on the sale of Minolta Tower, Niagara Falls, Ontario, a mixed use hotel, retail and restaurant complex, and the coincident management agreement which it retained
- Represented Royal & Sun Alliance Insurance Company of Canada on the negotiation of its new head office lease in downtown Toronto and the related sale of its downtown Toronto head office building
- Represented Honda Canada on the acquisition of the greenfield site for its corporate campus project
- Represented Hershey Canada on the negotiation of its head office lease and related agreements, including a design services agreement and construction management agreement
- Represented Becton Dickinson Canada on the negotiation of its head office lease and related agreements
- Represented Porsche Cars Canada on the negotiation of a new lease for its new corporate head office, training centre and retail showroom
- Represented Porsche Cars Canada on the negotiation of its lease and related construction agreements for its new Canadian parts distribution centre
- Represented HSBC Bank Canada on the negotiation of its new Eastern Canada head office lease
- Represent HSBC Bank Canada in connection with its office and branch leasing matters throughout Canada



Practices: Commercial Real Estate