

WILLIAM A. ROWLANDS*

Categories: [People](#), [Lawyers](#)

William (Bill) Rowlands practices commercial real estate law. A recognized leader in commercial leasing, Bill assists with a full spectrum of commercial real estate transactions including leasing, acquisitions and dispositions of property.

Representing participants on all sides of real estate transactions, Bill acts for property owners and managers, landlords and tenants, as well as purchasers and vendors. He has developed exceptional industry knowledge in the banking and finance, manufacturing and retail sectors.

Consistently listed as a leading real estate lawyer in various legal directories, Bill is a frequent speaker and contributor on topics relating to retail, industrial and commercial leasing. He is a past co-chair of the Law Society of Ontario's Six-Minute Commercial Leasing Lawyer program. He is a leader of the firm's Leasing Group.

Email: william.rowlands@mcmillan.ca

Expertise: Banking & Finance, Commercial Real Estate, Leasing, Manufacturing

Location: Toronto

Phone: 416.307.4065

Position/Title: Partner, Commercial Real Estate

Community Involvement:

- Former member of the Board of Directors of the North Toronto Hockey Association

Directorships & Affiliations:

- Former Co-Chair of the Law Society of Upper Canada annual Six-Minute Commercial Leasing Lawyer Program
- International Council of Shopping Centres

Publications:

- 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
- "Grappling with Insurance Clauses," Advanced Conference on Negotiating and Enforcing Leases, Canadian Institute (May 15, 2011)
- "Partnerships and Trusts Handle with Care," Canadian Shopping Centre Law Conference (February 24, 2011)
- "Tenant Transfers: Navigating the World of Subleasing, Assignment and Lease Takeovers," RealLeasing Conference, Toronto, Canada (September 23, 2010)
- "Agreements to Lease, Letters of Intent and Term Sheets," *Shopping Centre Leases, Canada Law Book* (2008)
- "*Precedent Offer to Lease and Precedent Shopping Centre Lease*," *Shopping Centre Leases, Canada Law Book*, 2008 (2008)
- "Lease Guarantees: An Update," Lang Michener LLP Real Estate Brief Winter 2005. Reprinted in *Ontario Real Estate Law Developments*, CCH (March 2005)
- "Tenant Obligations on Leaving a Leased Property," Lang Michener LLP Real Estate Brief (Spring 2005)
- "What's the Use? Overlapping Retail Uses," Lang Michener LLP Real Estate Brief (November 2004)
- "Creating the CIPPREC National Standard Office Lease," Lang Michener LLP Real Estate Brief (April 2003)

Education & Admissions:

Degree: Called to the Ontario bar

Year: 1984

Degree: LLB

University: Queen's University

Year: 1982

Rankings & Recognition:

- Recognized in the 2021 Canadian Legal Lexpert Directory as a Consistently 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
- Listed in Who's Who Legal: Canada 2020 as a leader in Real Estate
- Recognized in the 2020 Canadian Legal Lexpert Directory as a Consistently Recommended lawyer in the

area of Property Leasing

- Received 2017 DistinguishedTM Rating from Martindale-Hubbell
- Listed in Who's Who Legal: Canada 2016 - 2019 as a leader in Real Estate Law
- Listed in The Best Lawyers in Canada 2011 - 2020 as a leader in Real Estate Law
- Listed in the Canadian Legal Lexpert Directory 2010 - 2019 as a leading practitioner in Property Leasing

Speaking Engagements:

- Roundtable Leader Practice Management Tips For Leasing Professionals International Conference of Shopping Centres Law Conference, Toronto, Ontario

- May 1, 2018

- 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

- April 27, 2017

- Executive Update for Owners and Tenants Green Leasing Conference, Toronto

- Conflicts of Interest Speaker, Canadian Shopping Centre Law Conference

- February 23, 2012

- Assignment, Subletting Panelist, RealLeasing Conference, Toronto

- September 27, 2011

- Law For Non-Lawyers International Council of Shopping Centres Educational Seminar

- May 2, 2010

- Conduct Unbecoming - the Doctrine of Estoppel and Estoppel Certificates Canadian Shopping Centre Law Conference

- February 25, 2010

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- Negotiating and Amending Key Lease Terms Practicing Commercial Real Estate in a Changing Environment, Osgoode Hall Law School Professional Development, Toronto, Ontario

- September 22, 2009

- Upload File

- Key Leasing Trends and Issues in Today's Retail Market RealLeasing Conference, Toronto, Canada
- September 17, 2009

- Upload File

- Knowledge, Actual Knowledge, The Best Of Your Knowledge - A Little Knowledge Can Be A Dangerous Thing
Canadian Shopping Centre Law Conference
- March 5, 2009

- Green Leases, Carbon Credits & Shared Environmental Objectives: How are they changing lease terms and negotiations? 2008 RealLeasing Conference, Toronto, Canada

- The Turning Tide – Defaults and Remedies Basic Commercial Leases, Lorman Education Services
- May 28, 2008
- Upload File

- Panelist Professionalism and Ethics in a Commercial Leasing Practice International Conference of Shopping Centres Law Conference, Toronto, Ontario
- April 21, 2016

- All Steamed-Up About Boiler Plate: Drafting to Avoid Pitfalls Canadian Shopping Centre Law Conference
- March 6, 2008

- Bankruptcy Update for the Coming Recession Six Minute Commercial Leasing Lawyer, presented by the Law Society of Upper Canada, Toronto, Canada
- February 13, 2008

- Commercial Real Estate Leases Federated Press Course, Toronto, Canada
- March 26, 2007
- Upload File

- Older Buildings: Special Issues Six Minute Commercial Leasing Lawyer, presented by the Law Society of Upper Canada, Toronto, Canada

- February 21, 2007

- Upload File

- What U.S. and Foreign Parent Companies are Demanding in Leases for Their Canadian Operations
RealLeasing Conference, Toronto, Canada

- Pad Site Leases - Special Concerns and Issues Six Minute Commercial Leasing Lawyer, presented by the Law Society of Upper Canada, Toronto, Canada

- February 15, 2006

- Upload File

- Are Gross and Semi-Gross Leases Coming Back in the Office Market RealLeasing Conference, Toronto, Canada

- September 29, 2005

- Upload File

- Renewals and Extensions Canadian Shopping Centre Law Conference, presented by the International Council of Shopping Centers, Toronto, Canada

- March 3, 2005

- The Shortest Possible Lease: The Venerable Dye & Durham 650 Six Minute Commercial Leasing Lawyer, presented by the Law Society of Upper Canada, Toronto, Canada

- February 16, 2005

- Upload File

- Risk Management, Insurance and Environmental Benchmarks in Leasing RealLeasing Conference, Toronto, Canada

- October 5, 2004

- Upload File

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

- September 30, 2015

- It's No Use - Setting Boundaries in the Use Clause Canadian Shopping Centre Law Conference, presented by the International Council of Shopping Centers, Toronto, Canada

- March 4, 2004

- Upload File

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

- April 14, 2015

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

- October 7, 2014

- Roundtable Leader International Conference of Shopping Centres Law Conference, Toronto, Ontario

- March 24, 2014

- Recent Case Law, Implications for Leasing Panelist, RealLeasing Conference, Toronto, Ontario

- October 2013

- Legal Conflicts Speaker, International Conference of Shopping Centres Law Conference, Toronto, Ontario

- February 21, 2013

- The Increasing Use of RFPs RealLeasing Conference, Toronto

- October 4, 2012

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 one of the five largest Canadian chartered banks in respect of the restructuring of its office portfolio including extensions and amendments of existing leases and new leased premises.
- 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

The logo for mcmillan, featuring the word "mcmillan" in a lowercase, sans-serif font. The "m" and "c" are in a dark red color, while the "m", "i", "l", "l", "a", and "n" are in a light blue color. The logo is positioned in the upper left corner of the page, which has a background image of a modern building's glass facade with a grid pattern.

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leasing.

Industries: Banking & Finance, Manufacturing

Practices: Commercial Real Estate, Leasing