



David N. Ross

Co-Chair, Leasing
Toronto

416.865.7015
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education and year of call

- Called to the Ontario bar - 1981
- Dalhousie University, LLB - 1979
- University of Western Ontario, BA - 1976

practice areas

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

industries

commercial real estate
public-private partnerships

profile

David Ross is a partner of McMillan and a member of the firm's Commercial Real Estate Group. He has over 30 years of experience in commercial real property law and specializes in commercial leasing of office, industrial, retail and mixed-use developments. David also practices extensively in the acquisition, development and disposition of all types of real property and does solicitor's work in the construction law area, which includes acting for project owners, developers and construction managers drafting, reviewing and providing advice regarding construction contracts, construction management contracts and other contracts for professional services related 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. He has presented papers and been a panellist at continuing education and professional conferences and seminars for the Ontario Bar Association, the Law Society of Upper Canada, ICSC and other continuing education service providers on commercial leasing and transaction related matters, and contributed the chapter "Acquiring the Property" to *Construction Law in Canada*, LexisNexis, May 2010.

directorships and professional associations

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

representative matters

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- 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 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 new corporate campus project
- Represented Hershey Canada on the negotiation of its new head office lease and related agreements, including a design services agreement and construction management agreement
- Represented Becton Dickinson Canada on the negotiation of its new head office lease and related agreements
- Represented Maprop Investments Limited in the preparation of all leasing documentation and the complete lease-up of its office/retail building on Bloor Street in Toronto
- Represented Panoramic Hospitality Inc. on the sale of the 227room Radison Hotel & Suites Fallsview, Niagara Falls, Ontario
- Represented Towertropolis 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
- Represent HSBC Bank Canada in connection with its office and branch leasing matters throughout Eastern Canada

awards and rankings

- 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

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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

publications

June 29, 2020

Protecting Small Business Act, 2020 - Ontario's Temporary Ban on Commercial Tenant Evictions
Commercial Real Estate, Commercial Leasing Bulletin

April 30, 2020

April 30 Update: Rent Relief on its Way for Small Businesses and Commercial Landlords
Commercial Real Estate Bulletin

May 2015

Terminating Tenancy: Three lease-break clauses that allow for redevelopment
Canadian Property Management: GTA & Beyond Magazine

May 2010

Construction Law in Canada
Contributing Author, Book, published by LexisNexis