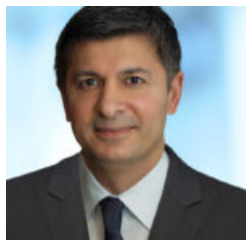


REAL ESTATE LAW



SALMAN Y. BHURA*

Chair
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604.895.2801

*Law Corporation

Navigating complex deals in a competitive and rapidly evolving real estate marketplace requires legal advisors with proven experience and business acumen. From early stages to when unexpected challenges arise – we deliver effective and agile advice through the entire lifecycle of your commercial real estate transaction.

A cross-disciplinary team of experienced legal advisors, we are deeply invested in the success of our clients. We balance high-level technical expertise with business savvy real-world experience to deliver results.

Clients choose us because we understand their business objectives and deliver practical advice and client-centered services to get the deal done. Committed to excellence, we exceed expectations with cost-effective and progressive solutions in the fast-paced world of real estate.

Working collaboratively with other practice areas including construction, corporate, environmental, First Nations, dispute resolution, and litigation we ensure that our clients benefit from our deep expertise across the full spectrum of challenges they may face.

Commercial real estate is complex and dynamic. We are here to help you achieve your business goals and vision.

TYPICAL SITUATIONS

ACQUISITIONS/DISPOSITIONS

- Ownership structures (REIT's, LP's)
- Negotiating asset or share based purchase and sale agreements
- Full title and off- title due diligence
- Financing documentation
- Complete closing services

PROPERTY DEVELOPMENT

- Development on fee simple, leasehold and First Nations lands
- Residential, commercial, and mixed-use developments
- Conventional, air space, strata and bare land strata subdivisions
- Strata dissolution and conversions
- Disclosure statements
- Construction financing and contracts
- Zoning and development approval

COMMERCIAL LEASING

- Deal structuring

- Drafting and negotiating all forms of commercial lease documentation
- Non-disturbance agreements
- Property management agreements
- Lease enforcement
- Day to day leasing advice

DISPUTE RESOLUTION

While our focus is on the transactional side of real estate, we have a large group of litigators who step in when contentious issues arise. Our goal is early resolution and the protection of our clients' property assets, reputation, and ongoing business relationships. The knowledge we have gained from dealing with a broad spectrum of disputes assists us in identifying and executing the best strategy to achieve our clients' goals – whether pursuing or defending litigation or through alternate dispute resolution methods such as arbitration, mediation or negotiation.

- Commercial lease disputes
- Contract disputes
- Development disputes
- Receiverships and property management issues
- Loan and security enforcement
- financing issues relating to commercial projects
- Title disputes including easements, liens and ownership priorities
- Negligence
- Rent Reviews
- Tenant Guarantees
- Risk management strategies

RECOGNITIONS

25 Lawyers Recognized as Leaders in their field by Benchmark Canada® 2022

24 Harper Grey lawyers recognized for litigation expertise by Benchmark Canada®, 2021

Harper Grey receives highest firm ranking as a “Highly Recommended” local litigation law firm in British Columbia from Benchmark Canada® 2014-2021

29 Harper Grey lawyers recognized across 19 specialty areas by Best Lawyers® in Canada, 2020

19 Harper Grey lawyers recognized as “Leading Practitioners” by Canadian Legal Lexpert Directory®, 2021

Harper Grey recognized as a "Leading Law Firm" regionally in the area of Dispute Resolution by Chambers Canada®, 2017-2020

Martindale Hubbell® recognizes 13 Harper Grey lawyers across 27 practice areas

Harper Grey receives the TAGLaw Membership Award of Distinction acknowledging 15 years of outstanding service

Harper Grey recognized as a Top 10 Regional Firm in British Columbia, Alberta and the Territories by Canadian Lawyer Magazine, 2012 and 2014

COMMENTARIES

“Harper Grey has a 100-year-old profile in this market,” testifies one senior-level peer, adding, “but the talent there now is mostly all younger than me!”

— *Benchmark Canada@ 2022*

“They were amazing to work with! They were incredibly competent and resolution based. They kept me centered in the midst of the storm and got me a great result in very short time frame.”

— *Benchmark Canada@ 2022*

"The Harper Grey team is a well-oiled machine. All the lawyers I deal with are well-trained and hardworking. They communicate well and are always available for questions."

— *Benchmark Canada@ 2020*

“Incredibly strong skill set, knowledge of litigation and strategic, and keen ability to solve problems.”

— *Benchmark Canada@ 2020*

“These lawyers are all subject matter experts, and leader in their field, whose knowledge and skill are matched by their excellent client service.”

— *Benchmark Canada@ 2019*

“This team has provided outstanding legal service. They are prompt, responsive, and communicative. They are strong strategists and provide well researched, experienced legal advice. We work with many firms, and Harper Grey stands out. One member of the team remembers every interaction, memo, pleading and document. They understand a very complicated file and address it with ease and candor. We very much appreciate their strong advocacy.”

— *Benchmark Canada@ 2019*

“The firm is top notch. They have many lawyers specialized in medical defense work who are highly skilled in their legal acumen and practice management, but who also recognize the importance of carrying out their work in a practical, results-oriented manner. They actively look for ways to more efficiently partner with their clients for effective management of the work, while at the same time not weakening their excellent service delivery, their responsiveness, or their effectiveness in the work.”

— *Benchmark Canada@ 2019*

“The firm’s lawyers are principled and have deep integrity. Their work is thorough and of consistent high quality.”

— *Benchmark Canada@ 2019*

“Excellent response time, good talent from junior and intermediate to senior levels and reasonable service costs.”

— *Benchmark Canada@ 2018*

“A lawyer who refers work to Harper Grey wrote it has ‘great service, a breadth of practice and I have never received a negative comment from referrals to the firm’.”

— *2014 Canadian Lawyer Magazine Stronger than Ever - Top Western & Northern Firms, September 1, 2014*

“A Vancouver staple, Harper Grey is perhaps the most BC-centric of the “highly recommended” firms, owing largely to the firm’s bench strength in several key areas.”
— *Benchmark Canada@ 2018*

“Bryan Baynham has a strong presence and remains active and upbeat. I always seem to have something going with him, confirms one peer.”
— *Benchmark Canada@ 2016*

“They exceeded all my expectations. I am very satisfied with their work and very happy to recommend them.”
— *Chambers Canada@ 2017*

“Recognition remains vibrant for firm figurehead Bryan Baynham. ‘Bryan has a strong presence and remains active and upbeat. I always seem to have something going with him,’ confirms one peer.”
— *Benchmark Canada@ 2016*

“Peers vouch for Bryan Baynham’s acumen, addressing him as “a worthy opponent, good on his feet, very skilled and seasoned.”
— *Benchmark Canada@ 2012*

“Harper Grey lawyers are ‘dedicated to their clients and focused on finding and implementing practical solutions for them. The lawyers are prompt, intelligent and insightful, and provide a high level of customer service’.”
— *2012 Canadian Lawyer Magazine Embracing Regionalism - Canadian Lawyer’s Top 10 firms from B.C., Alberta, and the Territories are in the Sweet Spot Right Now, October 1, 2012*

“Every day it seems like I am dealing with someone at Harper Grey, and I always find them professional, courteous and effective.”
— *Benchmark Canada@ 2017*

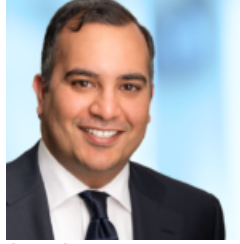
“Harper Grey has niches, and in those niches they are the best of the best.”
— *Benchmark Canada@ 2017*

“Harper Grey is one of the best firms in Vancouver. They have excellent service, knowledge and their cost structure is excellent.”
— *Benchmark Canada@ 2017*

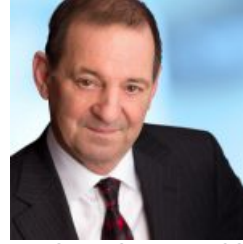
“Harper Grey has a stellar pedigree as a litigation firm, and they’ve put a ton of people on the bench, observes one peer.”
— *Benchmark Canada@ 2014*

“Clients are comforted by the firm’s long history in British Columbia. We’re steeped in the region. Our connection is such that we have knowledge of not only the issue itself, but the history of the issue in the province.” - Richard Bereti
— *2012 Canadian Lawyer Magazine Embracing Regionalism - Canadian Lawyer’s Top 10 firms from B.C., Alberta, and the Territories are in the Sweet Spot Right Now, October 1, 2012*

LAWYERS



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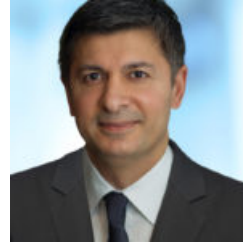
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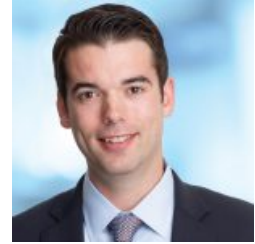
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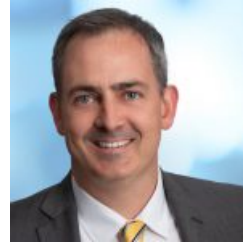
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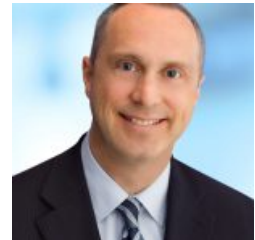
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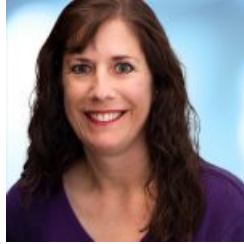


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SELECT ARTICLES + PUBLICATIONS

Jennifer M. Williams and Hamish Gray co-author, “Sigh of Relief – Empty Homes Tax to Remain at 3%”

Written by: Hamish Gray

Jennifer M. Williams & Hamish Gray Co-Author Article Discussing Recent Amendments to the Strata Property Act

Written by: Hamish Gray

Jennifer M. Williams and Hamish Gray Co-Author Article Discussing Recent Amendments Regarding Foreign Real Estate Ownership

Written by: Hamish Gray

Kate McInnes authors “Aboriginal Title, Private Property, and the Need for an Indigenous Land Claims Registry in British Columbia” article

Published in: Fall 2021 edition of The Verdict

Michael Drouillard authors article to be published in CBRE National Apartment Group’s Year-End Multi-Family Market Report

Published in: CBRE National Apartment Group’s Year-End Multi-Family Market Report

Michael Drouillard authors “Significant Risks to Buyers and Sellers of Residential Tenant Occupied Property” article

Published to: Harper Grey Resource Hub

The effect of cannabis legalization in Canada on rental providers

Published in: Landlord BC Spring 2020 Newsletter

Michael Drouillard authors “How Will the Coronavirus Pandemic Affect Your Commercial Lease & Rent Payments?” article

Published to: Harper Grey Resource Hub

Reminder to Landlords: You can mitigate the impact of extraordinary increases in property tax and insurance costs

Published to: Harper Grey Resource Hub

Michael Drouillard contributes article in CBRE 2019 Year End Market Report

Published in: CBRE 2019 Year End Market Report

Case Summary: An important outcome for residential landlords Article

LandlordBC

Michael Drouillard co-authors “The Law of the Ownership and Occupation of Manufactured Homes and Manufactured Home Parks in BC”

“The Limits of Power” Article

Published In: BC Broker Magazine - Fall 2016

Written by: Owais Ahmed*

“Triggering the Duty of a Tenant’s Insurer to Defend a Landlord” Article

Published In: Insurance People - Litigation Forum - Nov.16

Written by: Jennifer R. Woznesensky

“Affordability Challenges in Manufactured Home Communities” Article

Published In: Input Magazine - Summer 2016

Harper Grey publishes Contemporary Canadian Insurance Law, a comprehensive casebook providing access to the case law and legal principles relevant to virtually all areas of insurance law in Canada

Published by: Harper Grey - 08.Jul.17

Written by: Aaron D. Atkinson, Cameron B. Elder*, David W. Pilley, JoAnne Barnum, Jonathan D. Meadows*, Kim J. Yee, Michael J. Robinson, Nigel L. Trevethan*

“Nobody’s Home” Article

Published In: BC Broker Magazine - Jun.15

Written by: Nigel L. Trevethan*

“You’ve Been Sued! Understanding the Basic Legal Process of Small Claims and Supreme Court Lawsuits” Article

Published In: BC Broker Magazine - Feb.15

Written by: Nigel L. Trevethan*, Steven Abramson*

“Neely v MacDonald: Good News for the Enforcement of Indemnity Clauses” Article

Published In: Travel Law Quarterly - Dec.14

Written by: Aaron D. Atkinson

“Letters of Assurance Risks” Article

Published In: Construction Business - Nov/Dec.14

Written by: Cameron B. Elder*

“Does the HCCRA apply to your claim?” Article

Published In: Insurance People - Litigation Forum - Nov.14

Written by: Jennifer R. Woznesensky, JoAnne Barnum

“Degrees of Loss – Things You’ve Always Wanted to Know About Economic Loss, But Were Afraid to Ask” Article

Published In: BC Broker Magazine - Aug.14

Written by: Steven Abramson*

“Cost Recovery under the EMA – J.I. Properties Inc. v. PPG Architectural Coatings Canada Inc.” Legal Case Study

Published In: BC Environmental Industry Association Newsletter - 16.Sep.14

“You’ve Been Sued! Understanding the Basic Legal Process of Small Claims and Supreme Court Lawsuits” Article

Published In: Mortgage Broker Magazine - Summer 2014

Written by: Nigel L. Trevethan*, Steven Abramson*

“Woo v. Onni loco Road Five Development Limited Partnership” Counsel Comment

Published In: BC Take Five Newsletter - Apr.14

“Residential Real Estate Case Law Update” Paper

Published By: Harper Grey - 12.Dec.12

Written by: Bryan G. Baynham, KC

“299 Burrard Residential Partnership Limited v. Essalat” Counsel Comment

Published In: Take Five Newsletter - Aug.12

Written by: Bryan G. Baynham, KC

SELECT EVENTS + PRESENTATIONS

Michael Drouillard to Participate in Legal Panel for Landlord BC’s Upcoming Virtual Education Day

Event Date: 9.Apr.21

Michael Drouillard to host CBA BC Manufactured Housing Law in BC Online Meeting

Event Date: 12.Jan.21

Michael Drouillard to exhibit at the 2019 MHPOABC AGM and Semi-Annual Conference

Event date: 05.Oct.19

Michael Drouillard to present “The law of the ownership and operation of manufactured home parks in British Columbia” paper

Michael Drouillard to co-present Manufactured Homes webinar

Presentation date: 22.Nov.18

Michael Drouillard and Sandra Abley to attend 2018 Manufactured Home Park Owners Alliance of British Columbia AGM

Presentation date: 21.Sept.18

Michael Drouillard to sit on panel at Vancouver Real Estate Strategy & Leasing Conference

Presentation date: 01.Nov.18

Michael Drouillard and Sandra Abley to present at the 2017 Manufactured Home Park Owners of British Columbia AGM

Presentation Date: 23.Sep.17

Harper Grey hosts annual Insurance Law Seminar – “We Love Vancouver”

Event Date: 29.May.15

Presented by: Aaron D. Atkinson, Jennifer R. Woznesensky, Jonathan D. Meadows*, Nigel L. Trevethan*

Jeremy Shragge to present at upcoming Social Justice Section Meeting

Presentation Date: 13.May.15

Una Radoja to present at the Canadian Bar Association’s Real Property – Vancouver Section Meeting

Presentation Date: 7.May.15

Una Radoja to present at BCEIA’s BEST 2015 Conference in Whistler

Presentation Date: 20.May.15

Una Radoja to present at the PBLI 2015 Commercial Leasing Conference

Presentation Date: 09.Apr.15

Nigel Trevethan to present at IBABC Understanding Hoarders Seminar

Presentation Date: 04.Feb.15

Presented by: Nigel L. Trevethan*

Una Radoja will present at SMART Remediation Vancouver 2015 on the topic of cost recovery under the Environmental Management Act

Presentation Date: 27.Jan.15

Nigel Trevethan and Aaron Atkinson to co-present at the CAHPI National Conference in Banff, AB

Presentation Date: 04.Oct.14

Presented by: Aaron D. Atkinson, Nigel L. Trevethan*

Nigel Trevethan and Steven Abramson will present at MBABC Anti-Spam/Litigation Issues education session

Presentation Date: 25.Jun.14

Presented by: Nigel L. Trevethan*, Steven Abramson*

Nigel Trevethan and Steven Abramson to present at MBABC “Sidney Spit” Event

Presentation Date: 12.Jun.14

Presented by: Nigel L. Trevethan*, Steven Abramson*

Harper Grey hosts annual Insurance Law Seminar – “Summer Fun...And What Potentially Can Go Wrong”

Event Date: 23.May.14

Presented by: Aaron D. Atkinson, Jennifer R. Woznesensky, Kara L. Hill, Nigel L. Trevethan*, Steven Abramson*, W. Sean Taylor

John Sullivan to present at CLE session “Motions To Strike 2014”

Presentation Date: 25.Apr.14

Presented by: John P. Sullivan*

Kim Fenwick and Una Radoja to present “What Every Lawyer Needs To Know About Dealing with Contaminated Land in BC” at CBA Meeting

Presentation Date: 28.Mar.14

Cameron Elder to present at BCRIMA Member Luncheon

Presentation Date: 19.Feb.14

Presented by: Cameron B. Elder*

SELECT NEWS

Harper Grey welcomes new associate, Lesley Russell

Related to: Lesley Russell - 24.Jul.23

Harper Grey welcomes new associate, Hamish D. Gray

Related to: Hamish Gray - 06.Mar.23

Owais Ahmed appointed Harper Grey’s Chief Diversity Officer

Related to: Owais Ahmed* - 13.Dec.22

Jennifer M. Williams appointed as Canadian Bar Association Representative for the Land Title and Survey Authority of BC Stakeholder Advisory Committee

31.Oct.22

Una Radoja recognized by Benchmark Canada’s 2022 Top 100 Women in Litigation

24.Aug.22

Kim Jakeman, QC, Una Radoja and Abigail Turner included in Benchmark Canada’s 2022 Top 100 Women in Litigation

Related to: Kimberly J. Jakeman, KC*, Abigail C.F. Turner* - 03.Aug.22

Joel Morris and Una Radoja ranked in Benchmark Canada’s 2022 40 & Under Hot List

Related to: Joel A. Morris* - 27.Jul.22

Harper Grey Lawyers, Karissa Kelln and Nicola Virk, named Co-Chairs of the Events Planning Committee CBABC Women Lawyers Forum Section

Related to: Nicola Virk - 25.Jul.22

Harper Grey Lawyer, Karissa Kelln, named Member-At-Large of CBABC Real Property – Vancouver Section

15.Jul.22

Jennifer M. Williams and Karissa Kelln co-author article published in Business in Vancouver’s 2022 Office Space

Published in: Business in Vancouver’s 2022 Office Space 01.Jun.22

Harper Grey Receives the Canadian Law Award for Diversity Initiative of the Year for Life in Law

Related to: Kimberly J. Jakeman, KC*, Jonathan D. Meadows* - 24.May.22

Harper Grey welcomes April Wilkinson

Related to: April Wilkinson - 16.May.22

25 Lawyers Recognized as Leaders in their field by Benchmark Canada® 2022

Related to: H. Roderick Anderson*, Richard E. Bereti*, Salman Y. Bhura*, Guy P. Brown, KC*, William S. Clark*, Cameron B. Elder*, Michael J. Hewitt*, Kimberly J. Jakeman, KC*, Rose Keith, KC*, Jonathan D. Meadows*, David W. Pilley, Christopher M. Rusnak, KC*, Raj Samtani*, John P. Sullivan*, Nigel L. Trevethan*, Abigail C.F. Turner*, Jennifer R. Woznesensky, Steven Abramson*, Owais Ahmed*, Scott J. Marcinkow*, Joel A. Morris*, Daniel J. Reid, Roselle P. Wu, Kim J. Yee - 28.Apr.22

Jennifer M. Williams joins Harper Grey

04.Jan.22

Michael Drouillard interviewed by The Lawyer's Daily regarding revocation bylaw decision

Published in: The Lawyer's Daily 13.May.21

Harper Grey receives 51 rankings from Best Lawyers® in Canada 2021

Related to: Steven Abramson*, Owais Ahmed*, H. Roderick Anderson*, Bryan G. Baynham, KC, Richard E. Bereti*, Salman Y. Bhura*, Guy P. Brown, KC*, William S. Clark*, Prentice Durbin*, Cameron B. Elder*, Michael J. Hewitt*, Kimberly J. Jakeman, KC*, Steven G. Lukas*, Maureen L.A. Lundell, KC, William D. MacRae*, Jonathan D. Meadows*, David W. Pilley, Christopher M. Rusnak, KC*, Raj Samtani*, John P. Sullivan*, W. Sean Taylor, Nigel L. Trevethan*, Abigail C.F. Turner*, Adam R. Way, Jennifer R. Woznesensky, Lara C. Zee - 27.Aug.20

COVID-19 Weekly Wrap Up – March 30 – April 3

Related to: Rose Keith, KC*, Scott J. Marcinkow*, C. Ryan Chan, Deanna Froese - 03.Apr.20

Harper Grey shortlisted as BC Law Firm of the Year by Benchmark Canada 2020

14.Feb.20

CBC Vancouver interviews Michael Drouillard on the use of discriminatory language in land title documents

24.Jan.20

Michael Drouillard exclusive "Serial Scammers: Rental Edition" interview for CKNW 980 Radio Program

02.Jul.19

Michael Drouillard Contributes to Real Estate Agent Pre-Licensing Course Manual

17.Jun.19

Michael Drouillard quoted in The Star Vancouver

12.Apr.19

Michael Drouillard quoted in Business in Vancouver article regarding office real estate market slowly adapting to cannabis culture

20.Nov.18

Michael Drouillard interviewed by Global News BC for "Burnaby Church Evicts Daycare" segment

06.Jun.18

Michael Drouillard available to answer your questions at 2018 MHPOABC Spring Conference

04.Apr.18

Michael Drouillard quoted in Tax Talk article

29.Mar.18

In recent case of Wilke v. Jeong B.C. judge orders homebuyer who balked at foreign buyer tax to give up \$180,000 deposit

Related to: Bryan G. Baynham, KC - 27.Nov.17

Harper Grey Associate, Michael Drouillard, interviewed by Global TV News for Rent-to-Own Concerns

20.Nov.17

Michael Drouillard and Sandra Abley to present at the 2017 Manufactured Home Park Owners Alliance of British Columbia AGM

18.Sep.17

Michael Drouillard quoted in Tax Talk article

Published in: Mansion Global - 8.Jun.1708.Jun.17

Harper Grey sponsors Vancouver Real Estate Forum

Related to: Prentice Durbin*, Steven G. Lukas*, Salman Y. Bhura* - 13.Mar.17

Steven Abramson and Cameron Elder join Harper Grey partnership

Related to: Cameron B. Elder*, Steven Abramson* - 02.Feb.17

Martindale-Hubbell® recognizes 14 Harper Grey lawyers

Related to: Bryan G. Baynham, KC, Guy P. Brown, KC*, Steven G. Lukas*, Maureen L.A. Lundell, KC, William D. MacRae*, David W. Pilley, Abigail C.F. Turner* - 30.Jan.17

Julie Gibson elected to the Board of Directors for the BC Council of Administrative Tribunals

22.Nov.16

Michael Drouillard quoted in Squamish Chief article addressing issues impacting trailer park homeowners

Published in: Squamish Chief - 22.Sep.1626.Sep.16

Michael Drouillard appointed as Director to LandlordBC Board

20.Jul.16

Michael Drouillard to cover Harper Grey booth at 2016 MHPOABC Spring Conference

10.May.16

Michael Drouillard available to answer your questions at 2015 MHPOABC AGM

30.Sep.15

Roselle Wu appointed Chair of the CBABC Wills and Trusts Section

Related to: Roselle P. Wu - 01.Sep.15

Harper Grey's Insurance Group welcomes Associate Raylene Smith

10.Jul.15

Harper Grey recognized again as a "Leading Firm" by 2015 Canadian Legal Lexpert® Directory

24.Jun.15

Adam Way joins Harper Grey's Environmental, Commercial and Construction Groups

Related to: Adam R. Way - 10.Jun.15

Harper Grey welcomes Associate Nathaniel Turner

Related to: Nathaniel J.W. Turner - 09.Jun.15

Harper Grey to host CBA Environmental Law Section meeting providing a "Key Update On Cost Recovery Actions: J.I. Properties Inc. v. PPG Architectural Coatings Canada Inc."

10.Sep.14

Siobhan Sams joins Harper Grey's Commercial Litigation Group

Related to: Siobhan H. Sams - 27.Jan.14

Richard Bereti appointed Quickscribe's Environmental Law Legal Annotator

Related to: Richard E. Bereti* - 27.Jan.14

Salman Bhura appointed as Harper Grey's Real Estate Law Group Chair

Related to: Salman Y. Bhura* - 14.Jan.14

Bryan Baynham, QC featured in CBC News Top Story regarding recent condo pre-sale ruling

Related to: Bryan G. Baynham, KC - 19.Jun.13

SELECT NEWSLETTERS + UPDATES

Real Estate Law Update: Strata Rental Restrictions are History: Rental Restrictions on Strata Units are No Longer Enforceable

Written by: Salman Y. Bhura*

Real Estate Update: Oral Assignments and Sections 36 and 59(3) of the Law and Equity Act: Guraya v. Kaila, 2019 BCCA 367

Published in: Real Estate Update: 04.Nov.19

Written by: Kirsten Rogerson

A Landlord's Guide to Leasing Space to Non-Medical Cannabis Retail Tenants

Published in: Real Estate Law Update: 29.Oct.18