



BRENNAN M. CARROLL

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[Commercial Real Estate](#)

[Commercial Real Estate Leasing](#)

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Education / Bar Admissions

LLB, University of Western Ontario, 1999

Political Science courses, University of Western Ontario (King's College), 1994-96

Ontario, 2001

Professional Involvement

Member, ULI Product Council on University Development & Innovation

Member, Communications Committee, Urban Land Institute (Toronto)

Member, Toronto National Association of Industrial and Office Properties

Member, Ontario Bar Association, Real Property Law Section

Community Involvement

Significant Pro Bono work for The Stop, a not-for-profit organization that deals with food and nutrition education; in particular, helped negotiate lease for The Stop's anchor tenancy of the Wychwood Green Barns, a project spotlighted in Pro Bono Law Ontario's 2009 Annual

EXECUTIVE SUMMARY

Brennan Carroll is a partner practising in the Toronto office of Borden Ladner Gervais LLP. Brennan has spent his entire career practicing Commercial Real Estate Law with BLG, providing legal services to a large cross section of clients. He has always provided practical, efficient and timely advice to his clients for all types of commercial real estate transactions, including leasing, purchases, sales and financing. Brennan has worked closely with the in-house legal counsel of some of Canada's largest commercial and retail players, including Bell Canada, Loblaws and Mac's Convenience Stores.

Brennan is a member of our Commercial Real Estate Group, our Public Private Infrastructure Group, our Commercial Leasing Group, and our Health Sector Services Focus Group. He is also Chair of the Commercial Real Estate Group's National Communications Committee, which spearheads alerts to our clients, internal video conferences and other information-sharing initiatives.

REPRESENTATIVE WORK

- Acted for Bedrock Industries, LP on real property matters associated with its purchase of Stelco Inc., including the creation of significant long-term leases of two key sites in Hamilton and Nanticoke, Ontario.
- Acted for William Osler Health Systems on public private arrangement for construction and leaseback of an Ancillary Services Building at its Etobicoke General Hospital location.
- Acted for Choice Properties REIT on all real property matters related to its IPO and for subsequent vend-ins.
- Acted for Larco Investments on a significant transaction involving the sale and leaseback of 7 office building from the Federal Government of Canada.
- As counsel for a major telecommunications and broadcasting client, negotiates and reviews leases, license agreements, marketing agreements and other contracts respecting the use of real property for various telecommunications and broadcasting purposes, such as data centres, POP rooms, easements and telecommunications towers.

Report

Legal Advisor to John Howard Society on a potential support centre located near to Toronto's new jail in south Etobicoke

Volunteer, BLG Reads to Kids Program

- Acts for various clients, including a pension fund investor dealing in large retail shopping centres and a major national grocer on the development or the purchase, sale and financing of both vacant and developed property, including reciprocal agreements related to development, use and cost-sharing with adjoining owners and including compliance with municipal real property requirements related to Site Plan approval.
- Advises clients for development of buildings on built-to-lease and built-to-purchase transactions.
- Acts for lenders on real-estate based financings and on other credit facilities where real property is given as security, including a captive lender in the car dealership industry.
- Acts for electricity generation and distribution clients regarding the real estate issues related to the development of major generation and distribution projects, including wind turbine farms and solar projects (rooftop panels and ground-mount facilities) in the Province of Ontario.
- Acts on public-private partnership arrangements for large infrastructure projects, from the perspective of both the public and private side of the arrangement.
- Acts for various clients, including large and small private corporations, not-for-profit organizations and public entities (Hospitals and Colleges) in the leasing of office, retail or other space, both as landlord and tenant.
- Provides advice to key stakeholders including private landowners, not-for-profit entities and funders on the development and structuring of Community Hubs.

PUBLICATIONS & PRESENTATIONS

- Presenter, "Health Sector Leases," *The Six-Minute Commercial Leasing Lawyer 2019 - Law Society of Ontario*, February 2019.
- Quoted, "Private sector gains allure for community hubs." *Canadian Facility Management & Design*, January 2019.
- Co-Author, "New Energy and Water Consumption Reporting to be Phased in for Large Buildings", *BLG's Electricity Markets Bulletin*, March 2017.
- Author, "Reinventing surplus school space," *Canadian Property Management*, July 2016.
- Co-Author, "Dispositions of Surplus Properties by School Boards - How New Rules Benefit Community Hubs and Impact Others," *BLG's Commercial Real Estate Bulletin*, May 2016.
- Co-Author, "Community Hubs: Strategies for Lead Agency De-Risking," *BLG's Commercial Real Estate Bulletin*, May 2016.
- Co-Author, "Introduction to Ontario's Community Hubs Strategic Framework and Action Plan," *BLG's Commercial Real Estate Bulletin*, April 2016.
- Co-presenter, "Principles for Uniform Commercial Tenancies Laws in Canada," *Meeting of the Uniform Law Conference of Canada*, August 2014.
- Presenter, "Timing Issues in Offers to Lease – Avoiding Confusion and Delay,"

Springfest Conference of Canadian Property Managers, April 2013.

- Presenter, "The Thorny Issue of Operating Costs: Policies, Rights and Responsibilities," *Canadian Property Management*, April 2012.
- Author, "When Are Unexecuted Agreements Binding?," *The Lawyers Weekly*, February 16, 2010.
- Author, "Delays in Delivery Seldom Entitle Breaking of Lease," *Canadian Property Management*, October 2008.
- Author, "Real Estate Issues for Wind Farms," *The Lawyers Weekly*, November 12, 2004
- Leader, external and internal seminars for both clients and the Toronto Commercial Real Estate Group focusing on topical issues, such as issues regarding timing and delay in leases, the obligation to negotiate in good faith and the conflict between municipal and contract law principles.

RANKINGS & RECOGNITIONS

- Recognized in the 2019 edition of *Best Lawyers in Canada* (Real Estate Law).
- Selected by peers for inclusion in the 2018 edition (and since 2014) of *The Best Lawyers in Canada*® (Real Estate Law).

ABOUT BORDEN LADNER GERVAIS LLP

Borden Ladner Gervais LLP (BLG) is a leading, national, full-service Canadian law firm focusing on business law, commercial litigation and arbitration, and intellectual property solutions for our clients. BLG is one of the country's largest law firms with more than 700 lawyers, intellectual property agents and other professionals in five cities across Canada. We assist clients with their legal needs, from major litigation to financing to trademark and patent registration.