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## Darren Donnelly

Retired

Commercial Real Estate Law

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### Profile

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Every year, well over 20,000 people move to Vancouver, creating a need for spaces in which to live and work. Combined with the geographical constraints of our region, the constant influx creates challenges and opportunities for the industry.

Darren, along with the commercial real estate group he has chaired for many years, is an integral part of helping our clients face challenges and capitalize on opportunities, playing a key role in creating communities.

#### Work Highlights

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##### **H&H Total Care Services**

- > \$300+ million sale of H&H's portfolio of eight senior living residences across British Columbia and Alberta

##### **TELUS Garden**

- > Acted for TELUS in 2018 sale of iconic TELUS Garden office and retail complex in downtown Vancouver

## Pearson Dogwood Lands

- > \$300+ million sale by Vancouver Coastal Health of 25-acre Pearson Dogwood Lands on Cambie Street in Vancouver
- > Arrangements for replacement health facilities to be constructed and transferred back in the future

*Additional work highlights below*

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Darren is a problem solver. This is just one of the advantages he brings from practicing in the same area for over 30 years. He has the ability to identify issues and provide strategic recommendations for our clients.

### Services

- > Acquisitions and dispositions of income properties
- > Residential, retail, office, industrial, hotel and mixed-use development
- > Public-private partnerships
- > Seniors housing
- > Strata liquidation for re-development
- > Conventional, strata and air space subdivision
- > Contaminated sites

Darren works collaboratively with our clients and develops innovations that recognize their needs, addressing issues from a business perspective in an industry defined by change and growth. Examples of these innovations include:

- > Working with clients to implement alternative fee arrangements, where appropriate, as well as utilizing the training and ongoing education that Darren has pursued in the area of legal project management
- > Designing the legal structure for BC's first campus-of-care-style development-a one part housing, one part healthcare arrangement-which helps seniors stay at home, comfortable and close to loved ones for as long as possible
- > Developing and implementing a co-development model for UBC Properties Trust, facilitating the creation of on-campus housing ownership opportunities for university faculty and staff

Darren's experience across a broad range of clients allows him to understand each unique business. He provides smart, strategic legal work that brings success to our clients' projects in the communities and markets they serve.

## Credentials

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### Awards & Distinctions

- > Canadian Legal Lexpert Directory&reg;, Consistently Recommended, Property Development, 2010-2023
- > Canadian Lexpert-Ranked Lawyer&reg;, Canada's Leading Infrastructure Lawyers
- > Best Lawyers in Canada, Real Estate Law, 2016-2025

- > Chambers Canada, Real Estate, 2016 - 2024

### **Industry Involvement**

- > Real Estate Legal Issues Committee, Urban Development Institute Pacific Region
- > National Association of Industrial and Office Properties
- > International Council of Shopping Centers, Former Governance Chair (BC)

### **Community Commitments**

- > Seymour Golf & Country Club, Former Director
- > University Student Housing Corporation, Former Director
- > North Shore Winter Club, Former Director

### **Education & Call to Bar**

- > Call to Bar: British Columbia, 1987
- > Bachelor of Laws, University of British Columbia, 1986
- > Bachelor of Commerce, University of British Columbia, 1985

## **Additional Work Highlights**

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### **Central City**

- > \$250 million purchase by Blackwood Partners of office tower and shopping centre complex in Surrey
- > Ongoing operations and future redevelopment

### **Target Canada**

- > Purchase of leasehold assets of Zellers stores in BC

### **Maple Ridge Town Centre**

- > Complex unwinding of Public-Private Partnership after court of appeal ruled arrangement illegal

### **UBC Co-Development Projects**

- > Creation of Co-Development model for UBC Properties Trust and development of five co-development projects

### **Westin Resort and Spa, Whistler**

- > Development of large strata-titled resort property