

Matthew Tolan

Partner

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Commercial Real Estate
Leasing
Corporate Commercial

Matthew's practice is primarily focused on commercial real estate. He advises clients on a wide range of real estate matters, with a primary focus on acquisition, disposition, financing and development of residential, commercial and mixed-use real estate projects.

Experience

- Acting on the purchase and sale of commercial, industrial and multi-family residential properties, including preparing and negotiating purchase agreements and options to purchase, conducting due diligence and closing such transactions;
- Acting for developers of residential, commercial and mixed-use developments, including strata property, phased strata property, airspace subdivision and bare land developments;
- Advising developers on Real Estate Development Marketing Act, Strata Property Act and Land Title Act issues, including all aspects of subdivision approval, marketing and sale of development property;
- Acting for landlords and tenants on all aspects relating to commercial leasing, including preparing and negotiating leases and subleases, amending and renewing leases and advising parties to leasing disputes;

Insights & Events

- Author, "B.C. presale contracts declared unenforceable due to REDMA disclosure failures", BLG Article, September 2026

- Author, "When dense makes sense: BCSC cancels obsolete building scheme to clear way for townhouses", BLG Article, January 2026
- Mentioned, "Who owns the sky? How airspace is shaping Vancouver's future", Business in Vancouver, January 2025
- Co-Presenter, "Structuring the Deal and the Relationship," PBLI, November 2022.
- Author, "Land Owner Transparency Regulation – LOTA update and indirect control explained", BLG Article, October 2020

Awards & Recognitions

- Recognized in the 2025 edition of *The Best Lawyers in Canada* - Ones to Watch™ (Real Estate Law)
- Recognized in the 2026 edition of *The Canadian Legal Lexpert® Directory* (Property Development).

Bar Admission & Education

- British Columbia, 2017

- J.D., University of Toronto, 2016
- B.A. (First Class Honours), Simon Fraser University, 2011, Economics
- M.A. , Queen's University, 2012, Economics

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