



## Matthew Tolan

### Partner

T 604.640.4186  
F 604.687.1415  
Vancouver  
[MTolan@blg.com](mailto:MTolan@blg.com)

[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

- 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)

## 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

---

## **BLG | Canada's Law Firm**

As the largest, truly full-service Canadian law firm, Borden Ladner Gervais LLP (BLG) delivers practical legal advice for domestic and international clients across more practices and industries than any Canadian firm. With over 725 lawyers, intellectual property agents and other professionals, BLG serves the legal needs of businesses and institutions across Canada and beyond – from M&A and capital markets, to disputes, financing, and trademark & patent registration.

[blg.com](https://www.blg.com)

© 2025 Borden Ladner Gervais LLP. Borden Ladner Gervais LLP is an Ontario Limited Liability Partnership.