

## Ian Sutherland

### Partner

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Language(s) spoken: English, [French](#)

Bar Admission(s): Nova Scotia, 2002

*Providing legal services through a professional corporation.*

Working with clients such as property developers, lenders, governments, landlords, tenants, venture capitalists, business owners and health care institutions, some of the ways Ian has helped his clients achieve their business objectives are by:

- Acted for Summit Industrial Income REIT in the acquisition of the remaining 50% ownership interest in eleven light industrial properties in Montreal for a purchase price of \$88 million.
- Acted for Summit Industrial Income REIT in the acquisition and financing of a four property portfolio of light industrial properties near Pearson International Airport for a purchase price of \$66.1 million.
- Acted for Summit Industrial Income REIT in the acquisition and financing of a ten property portfolio in the greater Toronto, Ottawa and Montreal areas for a purchase price of \$72 million.
- Acting for landlords and tenants in the negotiation of commercial leases.
- Advising venture capital funds and private investors on structuring and executing investments in private companies.
- Acting for local property developers and mortgage lenders in the financing and refinancing of both existing commercial and retail properties and new commercial and multi-unit residential developments.
- Acting for condominium developers in connection with the creation and registration of multi-class condominium projects.
- Acting for corporations and real estate investment trusts in connection with the acquisition, financing and disposition of commercial (including industrial) properties.

## Practice Areas

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Commercial Transactions/Agreements

Education

Real Property

## Education & Career

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### Education

University of New Brunswick, LLB, 2001

Mount Allison University, BA (first class honours, Economics), 1996

### Activities

Member, Partnership Board, Stewart McKelvey, 2020 – present

Associate Practice Manager – Nova Scotia, Business, Stewart McKelvey,  
2014 – 2016

Member, Associate Evaluation & Compensation Committee, Stewart McKelvey, 2014 – 2016

Chair, board of directors, PAC Autism Nova Scotia Society, 2013 – present

Board member, PAC Autism Nova Scotia Society, 2010 – present

Ticket sales manager, Autism Golf Ball Committee, 2010 – 2012

Stewardship Co-chair – Member of Church Council, St. Andrew's United Church, Halifax, Nova Scotia, 2014 – 2016

Committee Co-chair, University of New Brunswick Law Class of 2001 Scholarship

Member, Clinical Advisory Team to The Dalhousie Family Medicine Support Program for Primary Care to Adults with  
Developmental Disabilities, 2009 – present (Chair, 2014 – 2016)

Member, Saint Andrew's United Church, Halifax, Nova Scotia

### Accolades

Best Lawyers 2022 Real Estate Law "Lawyer of the Year" in Halifax

Best Lawyers: Real Estate Law, 2012 – 2023

Lexpert rating: Property Development, 2017 – 2022

Lexpert rating: Property Leasing, 2019 – 2022

Lexpert rating: Corporate Commercial Law, 2020

## Presentations

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Presenter, "Building Blocks: Issues in condominium transactions", Canadian Bar Association – Nova Scotia branch, Real  
Property Section, May 2017

Co-presenter, "*Restrictive Covenants Revisited: Tying Things Up – Getting What Your Client Bargained For*", Canadian Bar  
Association Mid-Winter Conference, January 2015

Co-presenter, "*A Discussion of Issues that Arise in New Condominium Transactions*", Canadian Bar Association – Nova Scotia  
Branch, Real Property Section, October 2011

Co-presenter, “Properly Conducting Condominium Transactions to Minimize Risks and Liabilities Unique to Atlantic Canada”,  
The Canadian Institute Conference: Managing Risks & Exploiting Opportunities in Atlantic Canada Commercial Real Estate,  
May 2011

Sessional Instructor, Commerce 2603: Legal Aspects of Business, Faculty of Management, School of Business Administration,  
Dalhousie University, Summer 2009

Presenter, “Role of Title Insurance in Commercial Transactions”, Canadian Bar Association Mid-Winter Conference, January  
2007