



Dani Marshall

Partner

Commercial Real Estate Law

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Profile

British Columbia's commercial real estate sector is changing rapidly as developers are challenged with increasing land and construction costs, municipal obstacles, rising rates of urbanization and supply-constrained markets. Dani serves as a problem solver for her clients. She is determined to find efficient solutions that address the development challenges of today and the real estate needs of the future.

Dani takes immense pride in her work. Whether it's preparing disclosure statements, dealing with easements or drafting contracts, she consistently delivers customized, high-quality products that help clients achieve their business goals.

Dani works hard to build meaningful, trusting relationships with clients. They value her level-headed pragmatism and diligence when establishing the most effective path from A to B. Her clear advice gives clients the confidence they need when dealing with complex commercial real estate situations.

Work Highlights

Format by Cressey

- > Prepared the disclosure statement for a multi-unit, mixed residential and retail/commercial use development in Vancouver. The development is expected to contain a mixed-use

tower and residential townhomes.

The Robinsons, Formwerks Boutique Properties

- > Prepared disclosure statement and negotiated municipal approvals for rezoning and subdivision with the City of Coquitlam relating to a residential development.

The Windsor by Imani Development:

- > Negotiated air space easements, covenants, and statutory rights of way agreements with the City of Vancouver and successfully completed air space subdivision.

Additional work highlights below

Services

- > Residential, retail, office, industrial, and mixed-use development
- > Disclosure statements and compliance with Real Estate Development Marketing Act
- > Municipal approvals, including subdivisions, rezoning applications, road dedications, and servicing arrangements
- > Airspace agreements and subdivisions
- > Drafting land related agreements including easements, rights-of-way, covenants, etc.
- > Acquisitions, sales and/or financings of commercial real estate properties
- > Strata wind-ups for re-development
- > Due diligence
- > Contract preparation, review, and negotiation
- > Land Owner Transparency Act compliance

Dani is appreciative of her role in helping to shape our province. She enjoys the opportunity to work with clients as they grow and diversify communities across British Columbia.

Credentials

Awards & Distinctions

- > Best Lawyers in Canada: Ones to Watch, Real Estate Law, 2023-2024

Industry Involvement

- > Canadian Bar Association, Member
- > Urban Development Institute, Member

Education & Call to Bar

- > Call to Bar: British Columbia, 2017
- > Juris Doctor, University of Victoria, Faculty of Law, 2016
- > Bachelor of Arts (Honors), Specialization in Political Science, University of Western Ontario, 2013

Additional Work Highlights

The Sentinel, Denna Homes

- > Advised on construction financing and deposit protection insurance facilities for a mixed-use residential and commercial development in North Vancouver.

Cedar Coast

- > Successfully completed multi-parcel land acquisition for a future industrial development site located in Surrey, BC.