



James Speakman

Senior Counsel

Commercial Real Estate Law

Capital Markets, Securities, Mergers & Acquisitions

Indigenous Business & Economic Development

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Profile

As a born-and-bred Vancouverite, James is passionate about the development of Vancouver and of British Columbia.

Throughout his life, James has followed closely the transition of metropolitan Vancouver from a "village by the sea," economically based on resource extraction, to one of the most livable cities in the world with a varied economic base.

Ever since he was young, James has been interested in subways and roads, trains and planes, buildings and bridges and how everything works together to support people, goods and business. This passion has formed his career, which has been focused on commercial real estate, both in private business and legal practice, for over 30 years. He was a senior executive in the real estate industry for 10+ years and has practiced law in the real estate sector for 20+ years. In doing so, James has earned a varied and cross-disciplinary experience. This duality allows him to better help our clients, implementing practical and grounded legal solutions that advance their business goals in the transactions and developments that help build our city. This experience has given James the ability to understand the opportunities, priorities and challenges that our clients juggle from the inside.

James was the Managing Partner of Clark Wilson for ten years. During his tenure, James led our team of lawyers in serving our clients and grew the firm in both size and stature. James

also focused on nurturing the firm's culture and promoting diversity, equity, and inclusion initiatives. His efforts led to Clark Wilson being routinely named one of Canada's Best Workplaces™ by the Great Place to Work Institute®.

Work Highlights

James enjoys working with people and companies who share his passion.

James has worked to establish and build businesses in BC for over three decades. He is sought by business executives for planning corporate strategies and legal initiatives that impact the business community. He is a member of the British Columbia Business Council Board of Governors and the BCBC / BCAFN Champions Table.

Services

- > Matching equity with real estate
- > Private real estate investment trusts
- > Residential, mixed use and commercial projects
- > Publicly-traded real estate investment trusts
- > Syndicated limited partnerships and mortgages
- > Mortgage trusts
- > Public company debt structures
- > General business advice for entrepreneurial and growing companies
- > Mortgage investment corporations

A life-long British Columbian, James is passionate about the city, the region and the province, their business community and their residents. He brings the same dedication to serving our clients that our clients bring to operating their businesses. He helps companies accomplish their goals so that they can grow, compete and succeed in the markets they serve.

Credentials

Awards & Distinctions

- > Canadian Legal Lexpert Directory®, Repeatedly Recommended Lawyer, Property Leasing and Property Development
- > Best Lawyers® in Canada, Lawyer of the Year, Private Funds Law, 2026
- > Best Lawyers® in Canada, Commercial Leasing Law, 2022-2026, Private Funds Law, 2023-2026, and Real Estate Law, 2019-2026
- > Business In Vancouver, BC's Most Influential Business Leaders (BC500), 2021-2023
- > Business In Vancouver, BC's Most Influential Business Leaders (BC500), 2025

Industry Involvement

- > Canadian Chamber of Commerce, Western Executive Council, Member
- > Business Council of British Columbia, Board of Governors and BCBC/BCAFN Champions Table

- > Pure Multi-Family REIT LP, Director, 2014-2018; member of Audit and Nominating and Governance Committees
- > NAIOP National Association of Office and Industrial Properties, Vancouver, board member and Government Relations Committee Chair, 2001-2003
- > Institute of Corporate Directors, member
- > Canadian Bar Association, 1986-present

Community Commitments

- > British Columbia Women's Health Foundation, Board of Directors, 2019-present
- > United Way of the Lower Mainland's Major Gift Council, member (2017)
- > District of North Vancouver Advisory Planning Commission, 1994-1996
- > Delbrook Basketball Association, Former President, Board Member and coach, 1998-2004
- > Forest Hills Soccer Club, soccer coach, 1993-1998

Education & Call to Bar

- > ICD.D, Institute of Corporate Directors, Rotman School of Management, University of Toronto, 2017
- > Call to Bar: British Columbia, 1986
- > Bachelor of Laws, University of British Columbia, 1985