

Don G. Kowalenko

Counsel



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Calgary

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Overview

Don is a member of the Dentons **Real Estate** practice group in the Calgary office.

Don's practice is primarily in the commercial real estate area, including acquisitions, project development and management, leasing and financing. His clients include major institutional investors and their advisors from across the country, as well as national real estate developers.

Experience

- **Encana Corporation:** Advising in connection with matters related to the CA\$1.1 billion sale and leaseback of its head office project (The Bow), the largest single real estate transaction and the largest sale/leaseback transaction in Canada as of 2007
- **Greystone Managed Investments and Triovest Realty Advisors:** Advising mutual institutional client in connection with acquisition and joint venture development of the premier 2.84 acre River Landing site in downtown Saskatoon, including two office towers (up to 400,000 SF), a hotel, a residential condominium and a central park plaza
- **Confidential clients:** Advising regarding joint venture real estate acquisitions, structuring, developments, financings and dispositions, including the purchase and sale of major office towers in Calgary and Edmonton, and the development and financing of major retail and warehouse projects in western Canada
- **Confidential clients:** Advising several prominent pension fund real estate managers and advisors regarding real estate investments in western Canada, including compliance with tax and pension law
- **Confidential clients:** Advising on structuring of various real estate joint ventures and on the exercise and enforcement by clients of various rights against co-venturers
- **Confidential client:** Advising and negotiating on behalf of both landlords and tenants of major commercial leases in office, retail and industrial properties in Calgary and Edmonton
- **Confidential client:** Representing of both lenders and borrowers in both construction and term real estate

Recognition

First recognized in 2012, Don has been commended for his extensive knowledge and experience in the following respected publications:

- *The Best Lawyers in Canada*: Real Estate Law
- *The Canadian Legal Lexpert Directory*: Property Leasing
- *The Legal 500 Canada*: Real Estate
- *Martindale-Hubbell*: Distinguished BV Peer Review Rating

Insights

- Focus on Real Estate, June 2011
- Focus on Real Estate, December 2010

Activities and Affiliations

- Member of the Commercial Real Property Subsection of the Canadian Bar Association

Presentations

- Sessional Instructor in Canadian Business Law, Ambrose University College, Calgary
- Contributor to and participant in several seminars and lectures in real estate law, including:
 - Presenting at the 2016 Canadian Institutional Real Estate Forum
 - Several presentations on real estate investments through Section 149 (ITA) corporations
 - Several presentations on real estate investments through limited partnership

Areas of focus

Practices

- **Real Estate**
- **Real Estate Finance**
- **Real Estate Leasing Occupation and Operation**
- **Trusts, Estates and Wealth Preservation**

Education

- University of Calgary, 1985, LLB
- University of Calgary, 1981, BA

Admissions and qualifications

- Alberta, 1986

Languages

- English