



## Anthony Deluca

Partner

T 416.367.6323  
F 416.367.6749  
Toronto  
[ADeluca@blg.com](mailto:ADeluca@blg.com)

[Commercial Real Estate](#)  
[Corporate Commercial](#)

Within his practice, Anthony advises clients in a broad range of commercial real estate transactions. He has a particular focus on acquisition, disposition, financing, development and commercial leasing.

Anthony was both a summer student and an articling student before joining BLG as an associate in 2018 and as a partner in 2026.

### Experience

- Acted for **Northland Power** on all matters relating to real property in connection with the development and financing of the approximately \$0.8 billion Oneida Energy Storage Project (which is being developed in partnership with NRStor Inc., Six Nations of the Grand River Development Corporation and Aecon Group Inc.).
- Represented **University Health Network** with respect to the lease of a building to Novanta for the development of a district energy system that will provide heating and cooling systems to Toronto Western Hospital.
- St. Joseph's Health System in the sale of its Group Purchasing Organization, a provider of capital equipment and food and nutrition procurement services for the health sector, to Mohawk Medbuy Corporation.
- Allied Hotel Properties Inc. (TSX: AHP) in its \$102 million acquisition by DVP Hotel Development LP.
- Worked with a number of Ontario hospitals to create unique off-site arrangements to deal with COVID-19. Ontario's Ministry of Health created a special directive temporarily allowing for patient care to be provided in facilities outside of traditional hospital buildings.

- Provided advice to Grey Bruce Health Services on acquiring certain land from the County of Grey for a new Hospital in Markdale, Ontario. The acquisition of the parcel of land included the granting and retention of various easements to allow for construction of the new hospital, together with an adjacent health-related development.
- Provided advice to Markham Stouffville Hospital regarding the long-term ground lease in favour of Uxmed Inc., a corporation controlled by a group of local doctors, to allow Uxmed to design, build, finance, maintain and operate a medical office building located adjacent to the existing hospital building in Uxbridge, Ontario. Advice included engagement with Uxmed's construction financing, co-ordinating planning approvals and ensuring there is reciprocal easement and operations for the entire hospital campus. Upon completion of the building, a significant portion will be subleased by Markham Stouffville Hospital.
- Provided advice to the City of Vaughan regarding acquiring and developing an above-grade park and pedestrian mews that will form a key part of the emerging Vaughan Metropolitan Centre. The transactions involve complex development and reciprocal easement and operating agreements to allow private developers to own, construct and operate below-grade parking facilities beneath City amenities to accommodate residential condominium units, including availability for public parking.
- Acts for Bell Canada and Bell Mobility, to negotiate and review leases, license agreements, marketing agreements and other contracts respecting the use of real property for various telecommunications and broadcasting purposes, such as DAS installations, easements, telecommunications towers and data centres.
- Advises electricity generation clients regarding the real estate issues related to the development of major generation and distribution projects, including wind turbine farms and solar projects for Northland Power (rooftop panels and ground-mount facilities) in Ontario.
- Advises and acts for various municipalities in regards to an assortment of real estate-related matters, including acting for the City of Owen Sound on its sale of the Billy Bishop Regional Airport.

## Insights & Events

- Author, "Protect Your Rights: Purchasers Warned to be Cautious Regarding a Vendor Reserving Rights on a Sale", BLG Article, January 2018
- Author, "Tenants Beware of Estoppel Certificates — Don't Inadvertently Waive Your Existing Lease Rights", BLG Article, January 2018
- Speaker, "The Eight-Minute Commercial Leasing Lawyer 2025 – Enhancing Office Lease Flexibility for Tenants: Strategies for Navigating a Changing Commercial Landscape," Law Society of Ontario, February 2025
- Author, ""Forever" means 40 years for Restrictive Covenants in Ontario-The Andrews v. Rago Decision", BLG Article, September 2019
- Author, "Ontario Superior Court Reaffirms Legal Test for Certificates of Pending Litigation", BLG Article, June 2019
- Author, "New Toronto Cultural Co-location By-law", BLG Article, May 2018
- Speaker, "E-commerce Distribution Centre Leases," Law Society of Ontario, February 15, 2018

## Beyond Our Walls

### Professional Involvement

- Member, Law Society of Upper Canada

- Member, Canadian Italian Advocates Organization
- Member, Urban Land Institute

## Awards & Recognition

- Recognized in the 2026 edition (and since 2024) of *The Best Lawyers in Canada* as "Ones to Watch" (Real Estate Law)

## Bar Admission & Education

- Ontario, 2018
- JD, University of Windsor, 2017
- BA (Hons.), University of Toronto, 2014

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