



Anthony Deluca

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[Immobilier commercial](#)
[Droit des sociétés et droit 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.

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 Noventa 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 Rollup

- 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
- Auteur, « "Forever" means 40 years for Restrictive Covenants in Ontario-The Andrews v. Rago Decision », article de BLG, septembre 2019
- Auteur, « La Cour supérieure de l'Ontario réaffirme le critère juridique applicable à la délivrance d'un certificat d'affaire en instance », article de BLG, juin 2019
- Auteur, « New Toronto Cultural Co-location By-law », article de BLG, mai 2018
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- Auteur, « Protect Your Rights: Purchasers Warned to be Cautious Regarding a Vendor Reserving Rights on a Sale », article de BLG, janvier 2018
- Auteur, « Locataires, gare aux certificats de préclusion : ne renoncez pas à vos droits par inadvertance », article de BLG, janvier 2018

Beyond Our Walls

Professional Involvement

- Member, Law Society of Upper Canada

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

Awards & Recognitions

- Recognized in the 2025 edition (and since 2024) of *The Best Lawyers in Canada*® as “Ones to Watch” (Real Estate Law)

Bar Admission & Education

- Ontario, 2018
- JD, Université de Windsor, 2017
- BA (Hons.), Université de Toronto, 2014

BLG | Vos avocats au Canada

Borden Ladner Gervais S.E.N.C.R.L., S.R.L. (BLG) est le plus grand cabinet d'avocats canadien véritablement multiservices. À ce titre, il offre des conseils juridiques pratiques à des clients d'ici et d'ailleurs dans plus de domaines et de secteurs que tout autre cabinet canadien. Comptant plus de 725 avocats, agents de propriété intellectuelle et autres professionnels, BLG répond aux besoins juridiques d'entreprises et d'institutions au pays comme à l'étranger pour ce qui touche les fusions et acquisitions, les marchés financiers, les différends et le financement ou encore l'enregistrement de brevets et de marques de commerce.

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