

# Jessica Sheridan

## Partner and Co-Leader, Defence & National Security Group

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Commercial Real Estate
Real Estate Project Development
Infrastructure
Government & Public Sector
Construction Contracts
Defence & National Security

Jessica Sheridan is a partner at Borden Ladner Gervais LLP with a practice focused on significant, complex and high-value infrastructure and development projects to which she brings more than 20 years of international legal experience.

She advises public and private sector clients on the structuring, procurement, development and delivery of critical infrastructure, including transit, healthcare, defence-related assets, affordable housing, as well as large-scale mixed-use and urban intensification projects. Her work sits at the intersection of commercial real estate, procurement, municipal and construction law and government priorities.

Jessica leads sophisticated, multi-stakeholder mandates where legal, commercial and political considerations converge, bringing clarity, momentum and strategic direction to projects that are often high-profile, time-sensitive and essential to broader public and economic objectives. Her international experience brings a strong understanding of complex public private partnership (P3) projects.

She is particularly valued for her ability to move complex projects forward—aligning stakeholders, navigating risk and unlocking progress.

In addition to her project work, Jessica plays a leadership role in the firm's national Defence and National Security initiatives, supporting clients operating in and alongside Canada's defence sector.

## Experience

- Acts for Metrolinx in connection with linear land assembly and related arrangements for the Ontario Line.
- Acted for an Ontario Hospital in connection with the reorganization of its P3 Project following the proponent's insolvency including exercise of step in rights, and assignment and amendment of the Project Agreement to the Surety, drafting complex Minutes of Settlement for approval of the Court.
- Acted for two hospitals and a university in connection with complex co-ownership, shared services and real estate agreements for a shared hospital and research campus.
- Acted for the City of Ottawa in connection with the property aspects of the Stage 2 Light Rail Transit (LRT) Project, including the negotiation of the complex agreements with other government agencies, the Crown, universities and major shopping malls.
- Advising the City of Ottawa on a complex, multi-party, mixed-use development project in downtown Ottawa to create a new neighbourhood, including a school, recreational facilities, affordable housing, and commercial uses.
- Advised a global technology company on a project to redevelop its existing campus into a state-of-the-art research and development facility including a complex multi-party agreement for the development, construction and funding of research and development labs, offices, retail parkade and mixed-use components.
- Acted for the Ottawa Community Lands Development Corporation (OCLDC) in connection with the disposal of surplus land with development obligations.
- Advising Metrolinx on land acquisitions and assembly of the rail corridor for multiple rail lines, including the relocation of sensitive landowners to turnkey premises, and disposals of surplus lands.
- Advised a consortium of three Ontario municipalities on the development, construction and procurement of Canada Games Park, a state-of-the-art athletic facility located on Brock University's Campus in Thorold, Ontario.
- Advising a not-for-profit affordable housing provider on a joint venture to develop a complex mixed-use development. The project will feature 601 rental housing units, 200 of which will be owned by the affordable housing provider and operated as affordable housing, public space, retail space, a daycare, community hub and on-site programming. The project will be funded by affordable housing programs and requires a novel legal structure.
- Advised Woolworths on the New Zealand aspects of the creation of SCA Property Group, an independent retail estate investment trust listed on the ASX in December 2012, acting as the landlord and manager of 56 retail properties valued at AUS$1.4 billion in regional and neighbourhood areas, approximately 20 of which were located in New Zealand, including the leaseback and development agreements for each property.
- Advised Progressive Enterprises on the creation of Vinegar Lane, a large mixed-use development in Ponsonby, Auckland including the subdivision and sale of 31 fee simple lots with design restrictions, and a mixed use building comprising a parkade, retail shopping and office uses.
- Advised Argosy Properties on the acquisition, development, construction and lease of 15 Stout Street, Wellington, a heritage building that underwent extensive restoration work and green certification and won a number of industry awards.
- Advised various clients in relation to mining rights.
- Advised a major forestry fund on the acquisition of major forestry assets.
- Advised various municipalities and other public sector bodies on the sale, acquisition, disposal, leasing, development, and co-ownership of land.
- Advised KiwiRail on mandates including a project to build a development over the busiest rail interchange in New Zealand, the redevelopment of industrial rail yards and other real estate and construction matters.

- Advised Biffa Waste Services on their portfolio of commercial real estate including the acquisition and development of lands for uses such as Energy from Waste, Materials Recycling Facilities and Anaerobic Digestion Plants.
- Advised Thames Water Utilities on their disposition and development of surplus lands including complex profit participation and joint venture arrangements.

## Insights & Events

## Beyond our Walls

### Professional Involvement

- Member, Law Society of Ontario
- Member, County of Carleton Law Association
- Member, Law Society of England and Wales

### Community Involvement

- Co-Chair, Ottawa Board of Trade Defence Council
- Board Member and Secretary Treasurer, Children's Hospital of Eastern Ontario Foundation, Executive Committee (2020-present)

## Awards & Recognition

- Recognized in the 2027 edition of *Chambers Canada* (Real Estate (Ontario))

## Bar Admission & Education

- Ontario, 2016
- New Zealand, 2014
- England and Wales, 2007

- Certificate in Public Procurement Law and Practice, Osgoode Hall Law School, 2019
- Certificate of Qualification, Federation of Law Societies of Canada, 2015
- The New Zealand Law and Practice Examination, New Zealand Council of Legal Education, 2014
- Post-graduate diploma in legal practice (with commendation), University of the West of England, 2007
- Graduate diploma in law (with commendation), The College of Law, 2007
- BA (Hons.), Carleton University, 2001

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As the largest, truly full-service Canadian law firm, Borden Ladner Gervais LLP (BLG) delivers practical legal advice for domestic and international clients across more practices and industries than any Canadian firm. With over 800 lawyers, intellectual property agents and other professionals, BLG serves the legal needs of businesses and institutions across Canada and beyond – from M&A and capital markets, to disputes, financing, and trademark & patent registration.

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