Sarah Bird

Partner and National Co-leader, Infrastructure Projects Group

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Infrastructure
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Renewable Energy
P3 Contracts

Sarah is known for her ability to handle difficult legal and commercial issues and find creative solutions that mitigate business risk. Her practice focuses on **public-private partnerships** , project development and finance, Indigenous law, lending and general corporate commercial law.

Sarah's expertise extends to leading major public-private partnership and project finance transactions, including representing proponents and lenders with respect of all phases of public infrastructure and transportation projects.

Additionally, she also advises lenders and resource companies on securing financing or refinancing for projects and facilities in the natural resources sector, and assists clients on a broad range of commercial, regulatory and financing matters.

Experience

- **Mapleton Water/Wastewater Treatment Project (Ontario)** – advising the successful proponent in connection with the development, construction, and financing of the Mapleton Water and Wastewater Treatment Project

- **Wicehtowak Solar Project (Saskatchewan)** – advising the Canada Infrastructure Bank in connection with the financing of the design, construction, operation and maintenance of the 100% Indigenous-owned Wicehtowak Solar Project
- **Malahat First Nation Water and Wastewater Treatment Plant (British Columbia)** – advising the Canada Infrastructure Bank in connection with the financing of the Malahat Water and Wastewater Treatment Plant Project
- **Northumberland County Broadband Project (Ontario)** – advising the Canada Infrastructure Bank in connection with the financing of high-speed internet projects in Ontario
- **Deerfoot and Barlow Solar Power Projects (Alberta)** – advising the Canada Infrastructure Bank in connection with the financing of two urban solar projects located in southeast Calgary
- **Grasswood Urban Reserve Wastewater Treatment Facility (Saskatchewan)** – advising the Canada Infrastructure Bank in connection with the financing of the Indigenous-owned and operated wastewater treatment facility and critical infrastructure project
- **Kahkewistahaw Landing (Saskatchewan)** – advising the Canada Infrastructure Bank in connection with the financing of the Kahkewistahaw Landing Urban Reserve Development
- **City of Wetaskiwin Wastewater Treatment Plant (Alberta)** – advising the successful proponent in connection with the development, construction and financing of the wastewater treatment plant project
- **Tshiuetin Railway Project (Newfoundland and Labrador)** – advising the Canada Infrastructure Bank in connection with an investment package to modernize the first Indigenous-owned and operated railway in Canada
- **Lulu Island Energy (British Columbia)** – advising the Canada Infrastructure Bank in connection with the financing of the Lulu Island District Energy Project in Richmond, British Columbia
- **ATG Indigenous Broadband Project (Alberta)** – advising the Canada Infrastructure Bank in connection with the financing of the Arrow Technology Group Broadband Project
- **North Island Hospital (British Columbia)** – advising the Vendor in connection with its sale of a 50% stake in North Island Hospital Projects
- **Gilcrease Expressway West Project (Oklahoma, USA)** – advising the successful proponent
- **Patullo Bridge Replacement Project (British Columbia)** – advising a bidder on its bid submission for the Project
- **Surrey Light Rail Project (British Columbia)** – advising TransLink with respect to the proposed Surrey-Newton-Guildford light rail transit project
- **Terminal Expansion Project (British Columbia)** – advising a federal Crown Corporation in connection with the consultation of Indigenous groups for the purposes of obtaining environmental approvals for a terminal expansion project
- **P3 Hospital Project (Saskatchewan)** – advising a project proponent with respect to the purchase of an equity interest in a P3 hospital project in Saskatchewan
- **P3 Hospital Project (Saskatchewan)** – advising a project proponent with respect to the replacement of a service provider to a P3 hospital project in Saskatchewan
- **20MW Musselshell Wind Projects (Montana, USA)** – advising Potentia Renewables Inc. in connection with the financing of its acquisition of the 20 MW Musselshell Wind Projects in Montana from Goldwind International Holdings (HK) Ltd.
- **Land Tenures (British Columbia)** – advising a B.C. crown corporation in connection with obtaining required land tenures on lands held by Indigenous groups in British Columbia
- **South Fraser Perimeter Road Project (British Columbia)** – advising the successful proponent
- **Providence Care Hospital Project (Ontario)** – advising the underwriter to the successful proponent
- **P3 Road Project (British Columbia)** – advising a British Columbia company with respect to the sale of its equity interest in a P3 road project in Northern British Columbia
- **Pearson Airport Rail Link Spur Project (Ontario)** – advising the lenders to the successful proponent
- **Phase II of the Medical and Related Sciences Discovery District (MaRS II) Project (Ontario)** – advising the lenders to the successful proponent

- **Restigouche Hospital Centre Project (New Brunswick)** – advising a bidder on its bid submission for the Project
- **London Health Sciences Centre and St. Joseph's Health Care, London, Ambulatory Care Renovations, Milestone 2 Phase 3 Project (Ontario)** – advising the lenders to the successful proponent
- **St. Thomas Consolidated Courthouse Project (Ontario)** – advising the lenders to the successful proponent
- **St. Joseph's London / St. Thomas Hospitals Project (Ontario)** – advising the lenders to the successful proponent
- **Waypoint Centre for Mental Health Care Project (Ontario)** – advising the lenders to the successful proponent
- **Surrey Memorial Hospital Project (British Columbia)** – advising the lenders to the successful proponent
- **Wind Power Project (Nova Scotia)** – advising a lender with respect to refinancing a wind power project in Nova Scotia for the purposes of constructing additional wind turbines
- **Mine Project (Arizona, USA)** – advising a British Columbia mining company with respect to a $40 million US senior secured development facility for a mine in Arizona
- **Correctional Facility Project (British Columbia)** – advising the Province of British Columbia in connection with developing a forms of agreements for building relations with Indigenous groups in for the purposes of a correctional facility project.

Insights & Events

- Moderator, "Thought Leaders Roundtable: Strategies for Healthcare Planning and Transformation," The Canadian Institute's Canadian Healthcare Infrastructure West, February 2018
- Moderator, "First Nations Development: Putting Structures in Place to Effectively Address the Infrastructure Deficit," Canadian Infrastructure Finance Forum, July 2017
- Speaker, "Financing Aboriginal Ownership of Industry Projects," North of 60 Forum: Unlocking the True Economic Potential, June 2016
- Speaker, "Due Diligence Considerations in Aboriginal Lending," CBABC banking subsection meeting, March 2016
- Speaker, "Financing Energy and Infrastructure Projects," Western Canadian Aboriginal Land and Resource Management Forum, February 2016
- Co-author, "Aboriginal Participation in Project Development: Emerging (and Lost) Opportunities," BarTalk, April 2016
- Author, "Opportunity blooms in wild rose country: Federal government plants Major Projects Office in Calgary", BLG Article, September 2025
- Transportation services: Adapting in pandemic times, BLG Podcast, November 2021

Beyond Our Walls

Professional Involvement

- Member, Law Society of British Columbia
- Member, Canadian Council for Public-Private Partnerships

Awards & Recognition

- Recognized in the 2027 edition (and since 2020) of *The Best Lawyers in Canada* (Banking and Finance Law) and since 2021 (Project Finance Law and Asset-Based Lending Practice).
- Recognized in the 2026 edition (and since 2024) of *Chambers Canada – Canada's Leading Lawyers for Business* (Projects: PPP & Infrastructure (Nationwide - Canada)).
- Recognized in the 2026 edition (and since 2024) of *Chambers Global – The World's Leading Lawyers for Business* (Projects: PPP & Infrastructure).
- Recognized in the 2026 edition (and since 2020) of *The Canadian Legal Lexpert® Directory* (Aboriginal Law, Corporate Commercial Law, Infrastructure Law) and in the 2024 edition of *The Canadian Legal Lexpert® Directory* (Energy - Electricity, Project Finance).
- Recognized in the 2026 edition (and since 2022) of *Lexpert Special Edition: Infrastructure.*
- Recognized in the 2026 edition (and since 2025) of *Lexpert Special Edition: Energy.*
- Recognized in the 2025 edition of *Lexology Index: Projects & Procurement* (formerly *Who's Who Legal*).
- Recognized in the 2024 edition of *Lexpert Special Edition: Energy and Mining.*
- Recognized in the 2024 edition (and since 2023) of *The Legal 500 Canada* as a Next Generation Partner (Infrastructure & Projects).
- Recognized in the 2024 edition of *Who's Who Legal* (Project Finance).
- Recognized in the 2023 edition of *Lexpert Special Edition: Energy.*

Bar Admission & Education

- British Columbia, 2005

- LLB, University of British Columbia, 2004
- BA (Hons., English language and literature), , Queen's University, 2000

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