Expropriation

Expropriations are complex land takings that involve significant legal, operational and stakeholder considerations.

Whether you are initiating the expropriation process, settling disputes, or dealing with compensation claims, BLG's multidisciplinary expropriation team delivers experienced guidance that simplifies the complex.

Canada's leading expropriation law firm

BLG is Canada's top expropriation law firm. With more than 30 lawyers nationwide, we are the largest dedicated expropriation law team in the country. Our national reach and integrated approach ensure clients receive coordinated and thoughtful strategies and clear guidance at every step.

We advise both expropriating authorities and private-sector clients on some of Canada's most complex expropriation and land use matters, including infrastructure expansion, municipal redevelopment and regional transportation projects. Our clients include government agencies, municipalities, developers, REITs and financial institutions.

Strategic expropriation advice in Canada

We help clients manage all aspects of expropriation law in Canada, including negotiation, compensation claims and regulatory processes. Our team regularly:

- Advises public authorities and municipalities on infrastructure and transit projects, including major mandates such as the Metrolinx Ontario Line, Ottawa LRT, and regional infrastructure projects in York, Halton, and Peel.
- Represents private-sector clients in negotiations with expropriating authorities, including property owners and tenants in connection with the Montréal Blue Line extension.
- Advances and defends complex expropriation compensation claims, including acting for the City of Toronto in defence of the largest expropriation claim ever brought against it, and representing private clients in Québec's largest expropriations linked to the REM project (Montréal's Metropolitan Express Network), the Montréal Blue Line extension, the Tramway Project in Québec City, and other large infrastructure projects in the Province of Québec.
- Advises clients on claims involving business losses, development constraints, nuisance impacts and lost opportunity damages, including matters concerning municipal water sanitation projects and large-scale transportation initiatives.

Our experience allows us to anticipate government decision-making, reduce legal and financial risk and help clients achieve faster, more favourable outcomes.

Maximize value and minimize risk in expropriation

We focus on protecting your interests and delivering measurable results:

- **Maintain project timelines** – We manage complex, multi-stakeholder expropriation matters and identify risks early to keep your projects on track.
- **Leverage industry insight** – Our decades of experience with Canadian provinces and municipalities give us a clear understanding of how expropriations are planned and executed.
- **Achieve maximum compensation** – We protect high-value assets and help secure fair and optimized compensation for landowners, developers, and institutional clients.

Understanding the expropriation process

An expropriation is a taking of land without the owner's consent for public purposes.

Expropriation in Canada is complex and requires coordination across multiple disciplines. Matters often involve:

- Environmental and engineering assessments
- Land use planning and regulatory approvals
- Property valuation and appraisal evidence
- Business loss and compensation analysis
- Statutory processes and stakeholder negotiations

Our expropriation lawyers work closely with technical experts to manage these components efficiently. We translate complex evidence into clear, actionable legal strategies that support informed decision-making and strong outcomes.

Experience

- **Federal projects**
    - Advising on land acquisitions, potential expropriations, and property impacts related to **Alto Corporation's** forthcoming high-speed railway line
- **Provincial projects**
    - Acting for **property owners** impacted by highway widening, expansion, and construction projects commenced by Ontario's Ministry of Transportation, including Highway 413, the Bradford Bypass, Highway 7, Highway 6, Highway 401, Highway 404, Highway 400, Highway 402, Highway 11/17, Highway 69, Highway 416, Highway 417, and the QEW
    - Acting for both **Metrolinx and property owners** in connection with the Eglinton Crosstown LRT, the Ontario Line, the Scarborough Subway Extension, and the Finch West LRT
    - Acting for **property owners** impacted by the Eglinton Crosstown LRT, the Ontario Line, the Scarborough Subway Extension, Finch West LRT, and the Yonge North Subway Extension
- **City/municipal projects**

- Acting for **property owners** impacted by urban transit implementation projects, including the City of Toronto's expansion of the TTC subway system
- Acting for the **City of Ottawa, Stage 2 Transit Projec**t: land assembly including expropriations, municipal and railway regulatory advice, and negotiating complex agreements with public authorities, crown corporations, educational institutions and private sector property owners. The Stage 2 Rail Transit Project is a $3.6 billion investment.
- Acting for the **City of Windsor** in an arbitration and appeals respecting compensation for lands expropriated for a park system along the Detroit River. The case was a rare example of an award of costs made payable from an expropriated owner to a municipality, one of the largest such awards ever made in Ontario.
- Acting for **the City of Kingston** in matters related to the Third Crossing Bridge over the Cataraqui River.
- Acting for the **Regional Municipalities of York, Peel, and Halton,** in the acquisition and expropriation of real estate and property interests required for new and expanded public transit services, as well as other significant infrastructure and road expansion projects.
- Acting for a **large real estate developer** in a complex expropriation against the City of Calgary, claiming that the City intentionally delayed processing municipal approvals, thus delaying development.

BLG | Canada's Law Firm

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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