

Andrew Baker

Partner

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School Boards and Independent Schools
Land Use Planning
Expropriation
Municipal Law
Environmental Disputes
Public Policy & Government Relations
Education
Transportation
Municipal & Land Use Planning

Andrew's practice is focused on all aspects of urban and land use planning law. He advises clients on some of the largest development and infrastructure projects in Canada, including mass transit projects, highways, bridges, utilities, school sites, hospitals, and private land development. His clients include property developers, landowners, utility companies, municipalities, school boards, private educational institutions, and transportation authorities.

Andrew advocates for his clients in the courts in all manner of disputes pertaining to environmental matters, real property, land valuation, municipal matters, and land use regulations. He regularly represents clients before the Ontario Land Tribunal in cases pertaining to planning approvals (official plans, zoning, site plan control, and plans of subdivision), expropriation compensation claims, licensing, and development charges. He advises clients on environmental compliance, municipal affairs, development agreements, infrastructure cost sharing, affordable housing initiatives, community benefits charges, and real property taxation.

Experience

- Representing municipalities and transit authorities in land acquisition and disputes arising from mass transit projects, including the Ontario Line, TTC expansion, GO Transit expansion, Union Station Rail Corridor upgrades, York Region Viva rapid transit, and the UP Express rail link

- Representing clients in complex, multi-party, land use planning matters including municipally-initiated official plan and zoning amendments; advising on municipal regulations and by-law matters; and negotiating deals between public and private sector entities on new land use plans, partnerships, and joint use facilities
- Representing clients in land acquisition, environmental, planning, and expropriation mandates for major industrial land assemblies including the Woodstock Toyota Plant and the St. Thomas Battery Cell Gigafactory
- Representing developers throughout Ontario in obtaining planning approvals for industrial, commercial and residential development through applications for official plan/zoning by-law amendments, site plan control, subdivision approvals, and building permits
- Representing expropriated landowners in compensation claims arising from various infrastructure projects including 400-series highway and utilities expansion projects
- Representing landowners and environmental liability insurers in disputes related to contamination, environmental regulations, land development, and real estate transactions
- Representing corporations and landowners in managing the risks and opportunities arising from their real estate portfolios including advice on development impacts, land valuation, real property tax, development charges, and building permitting.

Insights & Events

- Contributing Author, "New Law of Expropriation," textbook published by Thomson Reuters
- Author, "Bill 23 in Ontario: the More Homes Built Faster Act, 2022 receives Royal Assent", BLG Article, December 2022
- Author, "Re-imagining how planning and development works in Ontario: the More Homes Built Faster Act, 2022", BLG Article, October 2022
- Author, "Ontario's Building Transit Faster Act: New Mechanisms Aim to Speed Up Priority Transit Projects", BLG Article, February 2020
- Author, "Bill 108 Amends The Education Act — Schedule 4", BLG Article, May 2019
- Co-presenter, "A Fresh Look at Betterment in a New Era," Ontario Association of Municipal Real Estate Administrators, October 2018.
- Speaker, "Case Law Update," Ontario Expropriation Association Fall Conference, October 2018
- Author, "Bill 139 — The Proposed End Of The Ontario Municipal Board", BLG Article, June 2017

Beyond Our Walls

Professional Involvement

- Member, Ontario Bar Association
- Member, Canadian Bar Association
- Board Member, Ontario Expropriation Association
- Member, Urban Land Institute

Awards & Recognitions

- Recognized in the 2027 edition (and since 2024) of *The Best Lawyers in Canada* (Environmental Law).

- Recognized in the 2026 edition of *The Canadian Legal Lexpert Directory* (Real Estate – Property Development).

Bar Admission & Education

- Ontario, 2015

- BCL/LLB, McGill University, 2014
- BA (Hons.), University of Saskatchewan, 2009

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