Jeffrey (Jeff) Wreschner

Counsel

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Commercial Real Estate
Leasing
Municipal & Land Use Planning
Municipal Law
Real Estate Project Development
Banking & Financial Services

Jeff represents clients in a broad range of commercial real estate matters including leasing, financing, real estate development, land use planning and property transactions.

Throughout his legal career, Jeff has represented multiple builders, developers, vendors, purchasers, lenders, landlords and tenants at every stage of their day-to-day business operations including incorporation, transactions and litigation

Jeff's broad legal experience affords him the ability to troubleshoot legal issues before they arise and to provide both timely and practical advice and services with an appreciation for your businesses needs.

Prior to working at BLG, Jeff worked in the legal industry as a civil litigator for a mid-size Calgary firm, a real estate lawyer for a boutique Calgary firm and as a Crown Prosecutor for the Province of Alberta.

Experience

- Acted for Purchasers and Vendors in sales transactions
- Assisted private lenders with drafting of security agreements
- Assisted Developers in financing of projects
- Assisted Developers and Builders with drafting of development agreements and purchase and sale agreements
- Assisted Landlords with drafting of commercial leases
- Assisted owners of land in the drafting of caveats, easements, right-of-way agreements, cost-sharing agreements, et cetera for registration at Alberta Land Titles Office

- Acted for surveyors in numerous court applications with respect to the subdivision of land under the *Land Titles Act*, RSA 2000, c L-4 and *Condominium Property Act*, RSA 2000, c. C-22
- Acted for a national bank and private lenders in foreclosure matters throughout Alberta
- Reported Decisions
    - *Howse v Calgary (City),* 2023 ABCA 379 – successfully represented multiple developers at the Court of Appeal, with respect to an appeal of the lower court's decision to uphold the validity and authority of the City of Calgary to pass amendments to the land use bylaw and area redevelopment plan and the lawfulness of discharging a restrictive covenant, that prohibited high density development projects, from the clients' lands in accordance with the *Land Titles Act.*
    - *Khimji v. Khimji*, 2022 ABKB 829 – successfully represented a shareholder in the dismissal of an application for appointment of an inspector under the *Business Corporations Act* RSA 2000, c. B-9 for an investigation of several corporations holding real property.
    - *Langston v Condominium Corporation No. 0112806*, 2022 ABCA 319 – successfully represented a condominium corporation on appeal of a Justice's decision ordering an injunction and prohibiting the appellant construction in breach of a restrictive covenant.
    - *Howse v Calgary (City),* 2022 ABQB 551 – represented multiple developers, several of whom were successful, in opposed applications to uphold amendments to the City of Calgary's land use bylaw and area redevelopment plan and discharge a restrictive covenant so as to allow the sclients the ability to redevelop their properties with high-density residential and mixed-use development projects.
    - *R.v Premium Fire Protection*, 2021 ABPC 168 – defended a fire safety company against multiple charges of contravening the *Safety Codes Act* RSA 2000 c. S-1 arising from violations of the *Alberta Fire Code.*
    - *Royal Bank of Canada v. 1679775*, 2019 ABQB 139 – successfully represented Developer on appeal of Master's decision ordering the discharge of multiple builders' liens against the Developer's lands as a result of Developer not being an "owner" under the former *Builders' Lien Act* RSA 2000, c. B-7.
    - *Georgetown Townhouse GP Ltd. v. Crystal Waters Plumbing Company Inc*, 2018 ABQB 617 – successfully represented Developer with application to discharge multiple builders' liens against Developer lands by establishing Developer not an "owner" as defined in the *Builders' Lien Act* RSA 2000, c. B-7.

Insights & Events

- Speaker, "Howse Decision, and its Application to the Future," Alberta Municipal Lawyers Association 2024 Conference, June 2024
- Panelist, "Panel Discussion – Recent Court of Appeal Case of Howse v. Calgary (City), 2023 ABCA 379, " Canadian Bar Association Alberta (South) – Municipal Law, Real Property Law – Commercial, Real Property Law – Residential Chapters, March 5, 2024.

Beyond Our Walls

Professional Involvement

- Section Executive Committee Member, Canadian Bar Association Alberta South, (Commercial Real Estate Subsection)

Bar Admission & Education

- Alberta, 2011

- LLB, University of Calgary, 2010
- BA, St. Francis Xavier University, 2003

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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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