

Overview

Navigating the maze of planning, zoning and land use approval processes anywhere in the world can result in significant delays and escalating costs which can spell the difference between success and failure for a development project. To succeed, you need experienced, practical legal advisors to provide you with the right strategic advice throughout every stage of the planning process.

From the initial due diligence to the acquisition of property and construction, Dentons has the experience, technical expertise and key governmental contacts to work collaboratively with you and your development consultants so you achieve your outcome in a timely, cost-efficient manner. We are active and successful development advocates, with extensive experience and knowledge gained from working with some of the largest global, national and local developers, landowners and institutions and from appearing before governmental and regulatory authorities dealing with zoning and land use issues. We understand how development systems are used to raise finance and pay for infrastructure, and how to use those factors to help you succeed in having your plans and projects approved. We leverage our thorough understanding of land use regulation and the project approval process as well as our knowledge of the key players to help you achieve your business goals.

Whether your development plans involve a multi-phased planned development, the subdivision of existing lands, approvals for new construction or rehabilitation, heritage or architectural landmark preservation, safety code compliance, environmental assessment, licensing or other development approval issues, Dentons can provide the expertise and advice you need to address your toughest challenges.

Representative Experience

- **Forewind Ltd:** Advising Forewind in relation to the Dogger Bank offshore wind farms, on the onshore CPO elements; Dogger Bank is a Round 3 offshore wind farm.
- **Canadian National Railway:** Assisting client with development matters within the vicinity of railways and rail yards across Ontario.
- **Choice REIT:** Assisting client with site plan matter for the redevelopment of lands in the City of Ottawa.
- **Craft Homes:** Assisting client with the appeal of the City of Toronto official plan amendment 231: municipal comprehensive review.
- **Create TO (formerly Build Toronto):** Advising and representing client at the Ontario Municipal Board in support for Official Plan Amendments 231 and 309.
- **Dorsey Development:** Assisting client with a large scale development and appeal of commercial use policies in the GTA.
- **London Borough of Hammersmith and Fulham:** Advising the local planning authority on the proposed redevelopment of the Earls Court Exhibition Centre and surrounding area by Capital and Counties, for new homes and a mix of commercial, retail, hotel, leisure and cultural uses. We are also advising the Council as landowner on option and CPO issues, as well as procurement.
- **Huntingdonshire District Council:** Advising on a Community Infrastructure Levy examination and subsequent implementation.
- **VSM (NCGM) Limited:** Acting for the developers of New Covent Garden Market on the master plan for a new

modern market facility, with a residential led mixed-use regeneration scheme.

- **Sainsbury's:** Continuing our role advising on everything from high level policy advice, strategic advice on new store developments and commercial initiatives to more routine section 106 and highways agreements.