



NICOLE M. ST-LOUIS

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[Commercial Real Estate](#)
[Commercial Real Estate Leasing](#)
[Environmental Law](#)
[Construction Contracts](#)
[Municipal Law and Other Government](#)
[National Leasing Centre](#)

Education / Bar Admissions

LLB (*Magna Cum Laude*), University of Ottawa, 1998

B. Soc. Sc. in Political Science (*Cum Laude*), University of Ottawa, 1995

Ontario, 2000

Community Involvement

Member, Asset Management Committee, Ottawa Community Housing Board of Directors

EXECUTIVE SUMMARY

Nicole St-Louis is a partner in the Commercial Real Estate Group at BLG's Ottawa office. She comes to BLG after thirteen years as in-house counsel at Canada's largest food supermarket. Most recently Vice-President, Legal Counsel and National Compliance, Nicole practices in most areas of real property law, including real estate developments and acquisitions & dispositions, with a special emphasis on commercial leasing and environmental law. Nicole has negotiated commercial retail and office leases with most of Canada's largest landlords, from simple projects to complex, mixed-use, multi-level developments. She regularly advises clients on the remediation and management of environmentally impacted properties and brownfield redevelopment as well as health and safety law. Nicole also advises on municipal related real estate, site plan agreements, private land use agreements and cost-sharing agreements.

Nicole has considerable project management skills with experience in leading large and complex projects and multi-disciplinary teams.

She is fluently bilingual in French and English, and practises in both official languages.

REPRESENTATIVE WORK

- Acts for retail clients in regard to development and acquisition of shopping centres from community shopping centres to regional power centres.
- Negotiates complex land use agreements such a reciprocal easement and operating agreements, long term parking agreements and cost-sharing agreements.
- Acts for landlords and tenants in the negotiation of retail, office and industrial leases. For example, she acted for a tenant in a mixed-use, multi-tenant shopping centre in a historically designated building in downtown Toronto.
- Advises tenants and landlords with respect to the interpretation and enforcement of commercial leases, with an emphasis on dispute resolution.
- Advises companies in the remediation and redevelopment of environmentally impacted properties.
- Represents clients in regulatory matters including investigations by the Ministry

of the Environmental and the Ministry of Labour.

- Advises clients in regard to large and complex due diligence programs for acquisitions and sales, including all environmental aspects of a transaction, from the design and management of environmental liability assessments and other environmental due diligence; through the negotiation of agreements; and in the follow up and monitoring of liabilities and obligations post-closing. As an example, she advised in regard to the due diligence program in connection with Canada's largest initial public offering in 2013.
- Acts for clients in the development of environmental and health and safety management systems, policies and procedures.

PUBLICATIONS & PRESENTATIONS

- Panelist, "Mixed-Use Properties and the Leasing Dilemma," 16th Annual Real Estate Strategy & Leasing Conference, Toronto, 2017.
- Roundtable Leader, "So You Want to Come to Canada? What to Expect in your Canadian Lease," ICSC Shopping Centre Law Conference, San Antonio, TX, 2017.
- Panelist, "Operating Cost Charge-Backs: Five Key Issues on the Edge : What Tenants Need To Know," *National RealLeasing Conference*, Toronto, 2014
- Panelist, "Tenant's Rights and Remedies," *National RealLeasing Conference*, Toronto, 2013

ABOUT BORDEN LADNER GERVAIS LLP

Borden Ladner Gervais LLP (BLG) is a leading, national, full-service Canadian law firm focusing on business law, commercial litigation and arbitration, and intellectual property solutions for our clients. BLG is one of the country's largest law firms with more than 700 lawyers, intellectual property agents and other professionals in five cities across Canada. We assist clients with their legal needs, from major litigation to financing to trademark and patent registration.