



ROBINS APPLEBY

BARRISTERS + SOLICITORS

Commercial Real Estate
CONDOMINIUM
Group



WE WORK HARD
**FOR YOUR
SUCCESS**

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CONDOMINIUM DEVELOPMENT AND SALES

The Condominium Group at Robins Appleby LLP has been assisting developers, both large and small, and experienced and new builders, with their condominium projects for over 35 years. Our experienced team of lawyers and clerks have seen the tremendous growth in the number and complexity of condominium projects over the years, firstly in Toronto, then in the GTA and now across Ontario.



Our team of seasoned lawyers, clerks and assistants work with developers from the moment they seek to acquire a site and then assist them and their municipal legal and planning team through the rezoning and development process.

We add value at the HCRA and TARION application stages, as we have significant expertise in dealing with the registration and security issues with both organizations. The recent establishment of HCRA has added a level of complexity and challenges to developers. The Condominium Group, led by Leor Margulies, has excellent relationships with both organizations and can open doors which quite often, remain closed to others. Leor's over 20 years on the Board and numerous committees of BILD have helped him establish strong connections and credibility with the regulatory authorities.

OUR TEAM

Developers need a strong and experienced team familiar with the ever changing landscape of legislative and regulatory requirements for condominium projects. Robins Appleby LLP can provide both practical and creative solutions to issues for all sizes of projects.

We have significant experience in all types of condominium development including:

- complex mixed-use projects such as the iconic 1 Bloor Street East Project developed by Great Gulf;
- a standard condominium within a common elements condominium for stacked/mid-rise and freehold projects combined in one development;
- phased projects involving inter-connected buildings or a series of buildings where phasing makes the most sense based on timing and efficiency, such as the first Ontario golf club course condominium, The Sixth by Kylemore Communities; and
- simple freehold common element condominiums for towns and singles which have become extremely popular over the last decade.

Our team works with the developer and its marketing team to create the disclosure package and agreements of purchase and sale used to launch projects, and then manages purchaser relationships, deposits, deposit releases and all other aspects of the condominium project.

Together with our financing team, we assist developers in negotiating financing arrangements and coordinating bonding facilities with the deposit insurers for whom they also represent.

Finally, when the buildings have reached occupancy, our team is there to close occupancies and complete final closings. We have completed projects of 100 units to 800 units. For even larger projects, we can generally complete closings over a one week period. Large projects like Emerald City, Emerald Park and 1 Bloor Street East are three of many large projects we have handled. Our team pulls together the necessary resources to ensure that closings can happen quickly and efficiently to pay off your construction loans and generate cash flow.

OUR PROJECTS

Mixed-Use
High Rise



ONE BLOOR



EMERALD PARK CONDOS



RISE CONDOMINIUM



RESIDENCES AT THE
HUNT CLUB

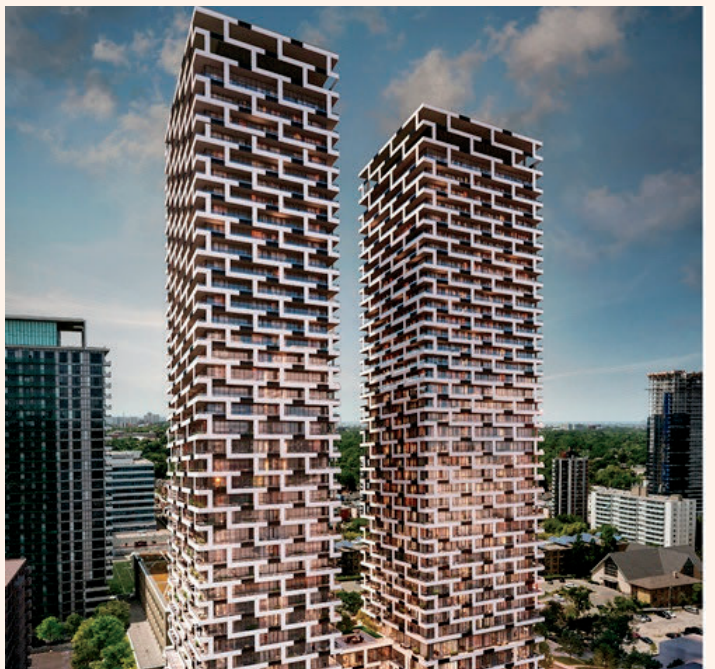
OUR PROJECTS

Standard
High Rise



◀ EMERALD CITY
CONDOMINIUMS

SIXTYFIVE ▶
BROADVIEW



OUR PROJECTS



Stacked Townhomes

◀ THE WAY
URBAN TOWNS
BY SORBARA

Phased Condominium Projects

THE 6TH
ANGUS GLEN
BY KYLEMORE ▶



Freehold/Common Elements Projects (POTLs)



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THE RA WAY

Our clients also benefit from:

Cross-practice support - Together with our Tax Group and Business and Transactions Group, we ensure that clients achieve effective ownership arrangements with tax-friendly structures. Our Litigation and Dispute Resolution Group's expertise in real estate litigation is available if disputes arise.

Law clerk expertise - Our highly trained real estate law clerks effectively process all types of commercial acquisitions and sales, loan transactions and condominium and new home sales and closings. This expert support provides clients with excellent and cost-effective services.



BRIDGE Network - We are part of a national real estate referral association providing real estate legal services in Montreal, Toronto and Calgary.

Our unique blend of experience and expertise allows us to provide the fast, efficient and sophisticated service expected by clients both with multi-million dollar portfolios or small projects. Most importantly, we never forget the bottom line - our clients want to get the deal done, and it is up to us to find a way to do it.

CONTACT OUR REAL ESTATE CONDOMINIUM TEAM



Our Real Estate group is headed by Leor Margulies, one of the leading experts in condominium law in Ontario and a respected member of the Toronto real estate community for more than 35 years.

Leor has diligently served on the Board of Directors and the executive of BILD since 1999. He has served on numerous BILD/OHBA committees, including the Tarion/OHBA Liaison Committee where he continues to be a passionate advocate for the residential land development and house construction industry in the GTA.

LEOR MARGULIES

Senior Partner

416.360.3372

Head of Real Estate Group lmargulies@robapp.com



LADISLAV KOVAC

Partner

416.360.3707

lkovac@robapp.com



CLAUDIA PEDRERO

Associate

416.360.3319

cpedrero@robapp.com



RACHEL PUMA

Associate

416.360.3390

rpuma@robapp.com



AUDREY WEAVER

Senior Law Clerk

416.360.3362

aweaver@robapp.com



AMELIA BRIGGS-MORRIS

Associate

416.360.3744

abriggsmorris@robapp.com



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