



Happy Holidays



ROBINS APPLEBY
BARRISTERS + SOLICITORS

**LEGAL
PULSE**
WINTER 2023



CELEBRATING THE EXCEPTIONAL CAREER OF RONALD APPLEBY: A LEGACY OF EXCELLENCE AND DEDICATION

It is with admiration and respect that we announce the retirement of our esteemed friend and partner, Ronald (Ronnie) Appleby, from our firm and the practice of law as of December 31, 2023. Ronnie's illustrious career as a tax and estate planning lawyer has left an indelible mark on all of us at Robins Appleby LLP, the legal profession, his cherished clients, and the broader community. Ronnie's journey has been nothing short of extraordinary. His achievements, including the esteemed Queen's Counsel designation (now KC) for which he was awarded after only 12 years of practice, stand as a testament to his invaluable contributions as a lawyer.

Throughout his career, Ronnie's unparalleled expertise in taxation and estate planning has garnered immense respect from his numerous clients and colleagues in the legal, accounting and financial services professions. His wisdom, judgment, and intellect have been the bedrock of his practice, offering not just legal advice but practical business and family solutions.

Ronnie's commitment to fostering personal relationships with his clients has been truly exceptional. His role as a trusted friend and principal adviser of many families and closely held businesses speaks volumes about the depth of care and dedication he brought to his work.

Ronnie's academic achievements, starting as an award-winning student and serving as an editor of the Osgoode Hall Law Journal, set the stage for his pursuit of excellence. He was a part-time professor of taxation law at Osgoode Hall Law School and was a prolific writer and sought-after speaker for numerous professional organizations.

His extensive and tireless contributions to charitable and community causes and leadership roles over so many years, which will no doubt continue, gave him immense satisfaction and earned him many well-deserved accolades, including JNF Negev Dinner Honoree, the UJA Federation Ben Sadowski Award, an Honorary Doctorate from the Hebrew University and the Queen Elizabeth II Diamond Jubilee Award Medal.

As the chairman and leader of our law firm, Ronnie was a wonderful mentor, partner, friend and role model for all of the partners, lawyers and staff. He instilled in us the key components to a successful and balanced career, being committed to family, professional excellence, championing the best interests of our clients and giving back to the community.

As Ronnie enters this new phase of life, let us collectively celebrate his exceptional career and the profound impact he has made on our firm and the community. We extend our heartfelt gratitude and best wishes to Ronnie for a healthy and fulfilling retirement.

Ronnie, your presence will be deeply missed, but your legacy will continue to inspire us all. Thank you for your unwavering friendship, dedication and profound contributions.

ANNOUNCEMENTS



ROBINS APPLEBY HAS BEEN RECOGNIZED IN THE GLOBE AND MAIL'S 2024 "CANADA'S BEST LAW FIRMS" LIST FOR OUR EXCELLENCE IN THE REAL ESTATE CATEGORY

We are pleased to be recognized in The Globe and Mail's 2024 list of "Canada's Best Law Firms" for our excellence in the Real Estate category. This recognition reflects the excellence, professionalism, and exceptional service our Real Estate team consistently delivers to our clients. It's a reflection of the dedication and expertise that sets us apart in our field.

This annual ranking in The Globe and Mail's Report on Business Magazine, which launched in 2021, features the most recommended firms across 31 practice areas, drawn from a survey of 25,000 lawyers and leaders in Canada's legal industry.



CONGRATULATIONS TO AMANDA LAREN-FEIGEN ON BEING ADMITTED AS A PARTNER.

Amanda is a valued member of our Tax Group where she works on corporate reorganizations, estate and business succession planning, and post-mortem reorganizations. Amanda's practical approach helps her clients navigate complex tax matters in an understandable way.

3 OUR COMMERCIAL REAL ESTATE AND DEVELOPMENT TEAM WELCOMES TWO NEW ASSOCIATES

We'd like to welcome Kavita Pandya and Anthony F. Aiello to the Robins Appleby team.



KAVITA PANDYA

Kavita is an associate in our Commercial Real Estate and Development Group with a focus on Condominium Development and Sales. Kavita works with experienced as well as first-time developers to assist them in all aspects of marketing and sales of condominium projects.

Find out more about Kavita [here](#).



ANTHONY F. AIELLO

Anthony is an associate in our Commercial Real Estate and Development Group where he guides clients through a variety of real estate transactions, including acquisitions, sales, financings, and leasing of commercial and residential properties.

Find out more about Anthony [here](#).



LAWYER SPOTLIGHT ON ELLAD GERSH

Q) *How long have you been with Robins Appleby and what has your career path looked like here?*

A) I started with Robins as a litigation associate in April 2012 so I am going on almost 12 years now. When I first started I was newly married, lived in a midtown condo and had no kids. Suffice it to say my professional career and personal life has evolved dramatically since then. I made partner in 2019 so I am now approaching the 5 year mark in that role, I now live in a home in Thornhill with my wife and 4 children.

Q) *We heard you were a Pro Tennis player—what was that experience like?*

A) Not exactly. I played competitive tennis growing up and played at Varsity level throughout university, first at McGill University and then the University of Toronto. The Varsity experience was a big commitment in terms of balancing academics and athletics but it was rewarding and I wouldn't go back and change a thing. I loved competing and the comradery of being part of a team. In many ways my experience in tennis was a nice stepping stone to my career as a commercial litigator as part of the litigation team.

Q) *If you could change one thing about your life so far, what would it be?*

A) If I had the benefit of a crystal ball I would have placed more emphasis on developing better IT skills at a younger age. It has become such a big part of practicing law and litigation especially post COVID. I've been able to learn those skills and catch up but it would have been far easier with a head start!

Q) *In your spare time, what would we find you doing?*

A) My wife and I are parents of 4 active boys who are all 11 years old and under—including twin 8 year old boys—and the three older ones are heavily into baseball and basketball. I have had the privilege of being head coach for my twins' baseball team, so these days spare time is devoted to coaching, chauffeuring and otherwise accommodating their busy sports schedule.

Q) *What's your favourite genre of movies/TV shows? What are you currently watching?*

A) My favorite genre is drama but my wife loves comedy—so a mix of those. Right now we are in a bit of a lull because of the writers' strike which finally ended and are completing the first season of "Based on a True Story" with Kaley Cuoco, Tom Bateman and Chris Messina.

Q) *If you could live anywhere in the world where would it be and why?*

A) I would have to say the Amalfi Coast. My wife and I snuck in a trip in September 2019 right before Covid and fell in love with the scenery, food and the locals.

Q) *What do you enjoy most about being a lawyer?*

A) As a litigator, I enjoy the action of being and thinking on my feet. Never a dull moment! I am good working under pressure and consider myself very well-spoken, so law is a natural fit for me. Oral advocacy can be stressful at times given the uncertainty, but it is always exciting—especially when you end up on the winning side.



PRACTICE AREA HIGHLIGHT

CONDOMINIUM DEVELOPMENT AND SALES

The Condominium Group at Robins Appleby has been assisting developers, both large and small, and experienced and new builders, with their condominium projects for over 35 years. 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.

CONDOMINIUM TEAM

Developers need a strong and experienced team familiar with the ever changing landscape of legislative and regulatory requirements for condominium projects. Robins Appleby 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:

1. complex mixed-use projects such as the iconic 1 Bloor Street East Project developed by Great Gulf;
2. standard condominiums within a common elements condominium for stacked/mid-rise and freehold projects combined in one development;
3. 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
4. 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 1 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.

We represent a range of smaller to larger developers, but provide them all with the personalized attention and expertise to ensure the successful marketing and completion of their projects.

Contact our Condominium Team for your next condominium project.

EVENTS



LET'S GET LIT!

On Thursday, October 19th we held our Annual Women's event at The Loft in the Distillery District. This year's theme was lighting up our lives with some of the incredible women we know, and what better way than by creating our very own candles.

40 of our female clients got together with our female lawyers and enjoyed an evening of good food, good drinks and even better company, while also creating their very own candle and room spray.

The candle making workshop was facilitated by Let's Make It, a female-owned, Canadian business that brings innovation and sustainability into their craft.

