

# Jules A. Mikelberg

## Partner



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Toronto

D +1 416 863 4380

jules.mikelberg@dentons.com

## Overview

Jules is a partner with Dentons' Real Estate group in Toronto, where he is focused on the acquisition, sale, financing and development of complex high-rise, mixed-use and residential condominium properties. As one of Canada's most respected pundits on condominium law and the Greater Toronto Area's soaring real estate landscape, he represents many of the country's most prominent development companies on their multi-faceted, multi-million-dollar projects combining residential, commercial and retail space. He also acts on the acquisition and sale of various types of real estate, including industrial portfolios and shopping centres.

Jules' illustrious career, which spans more than three decades, has earned him the attention and respect of high-profile developers who are constructing some of Toronto's biggest, tallest and most impressive properties that are transforming the city's landscape. They turn to Jules for his no-nonsense, soup-to-nuts approach on matters related to acquisition of property, drafting of contracts and disclosure documentation right through to closings. In 2018 alone, he and his team of legal professionals completed more than 2,000 condominium unit closings.

Noted for his sound and experienced counsel, and his impeccable attention to detail, Jules has spoken on various real estate topics and is consistently recognized as one of the top lawyers in the country in real estate law (*Best Lawyers of Canada*, 2008 to 2019; and *Chambers Canada*, 2016 to 2019), property development law (*Canadian Legal Lexpert Directory*, 2010-2018) and *Legal 500* (2018-2019). He is exceptionally committed to his clients, always ensuring his availability as their elaborate multi-phase projects unfold.

Among Jules' recent and current projects in the Greater Toronto Area are:

- **Menkes Developments** – Advising on the acquisition, financing and development of the Sugar Wharf development at 95 Lakeshore Blvd. East in downtown Toronto, comprising 4,500 residential units in five towers, more than 600,000 square feet of office space, retail space and a two-acre community park.
- **Menkes Developments** – Advising on the acquisition, financing and development of thousands of condominium units at several high-rise projects in downtown Toronto, including Pears, Fabrik, Harbour Plaza, Fleur, The Eglinton, in.De and 87 Peter Street, totaling 4,000 residential units.
- **Concert Properties** – Advising on the development of the 58-storey 88 Scott condo tower in downtown Toronto, as well as The Kip District to be comprised of five towers in a master plan community in Etobicoke, Ontario.

- **Queen Developments Inc.** – Advising on the acquisition, financing and development of 88 North comprising a full city block to include residential buildings, park, hotel, and retail space.
- **Streetcar Developments** – Advising on the development of Riverside Condominium Project in downtown Toronto, comprising five proposed buildings and thousands of units.
- **CanAlfa Liberty Village Homes** – Advising on the development of thousands of condominium units in the King West Village in Toronto, including its most recent two-tower Liberty Central by the Lake high-rise project.

## Experience

- **Developer:** Advising in connection with the registration and 200 condominium unit sales in Liberty On The Park Condominium, Liberty Village, Toronto, Ontario, Canada.
- **Goldmanco:** Advising on the sale of 20 shopping centres located in Ontario, Saskatchewan and Manitoba, to Crombie Limited Partnership, for a purchase price of CA\$254.6 million.
- **Confidential client:** Advising on sale of 543-553 and 555 Richmond Street West, Toronto.
- **33rd Street North Limited Partnership:** Advising on the CA\$22 million purchase and financing of an industrial property in Calgary, controlled by the CanFirst Industrial Realty Fund IV Limited Partnership.
- **McDonald's Restaurants of Canada :** Advising on the acquisition of 192A Bloor Street from the City of Toronto.
- **Real estate industrial fund:** Advising in connection with the fund that sold 11 industrial buildings located on 5 properties in the Greater Toronto Area for CA\$110 million.
- **Confidential client:** Advising in connection with the sale of a portfolio of shopping centres in Ontario and Québec for CA\$242 million.
- **Confidential client:** Advising in connection with the acquisition, financing and development of a five star luxury hotel and condominium private residences in Toronto's Yorkville area.
- **Confidential client:** Advising in connection with the sale of a downtown Toronto waterfront property for CA\$50 million.
- **Confidential client:** Advising in connection with the purchase of a major downtown Toronto office building site.
- **Confidential client:** Advising in connection with the acquisition, financing, development and unit sales for thousands of condominium units in dozens of residential, commercial, mixed use and hotel condominium projects.

## Recognition

First recognized in 2008, Jules has been commended for his extensive knowledge and experience in a variety of respected publications, including:

- *Chambers Global:* Real Estate (Canada)
- *Chambers Canada:* Real Estate (Nationwide–Canada); Real Estate (Ontario)
- *The Legal 500 Canada:* Real Estate
- *The Best Lawyers in Canada:* Real Estate Law
- *The Canadian Legal Lexpert Directory:* Property Development

- *Martindale-Hubbell*: BV Distinguished Peer Review Rating
- *PLC Which Lawyer? Corporate Real Estate Multi-Jurisdictional Guide*
- *PLC Corporate Real Estate multi-jurisdictional guide (8th Edition)*: Real Estate
- *PLC Which Lawyer? Yearbook*: Real Estate

## Insights

- Focus on Real Estate - October 2011
- Harmonized Sales Tax: How Will it Affect New Condominium Sales? - Webcast
- "Harmonized Sales Tax – Recent Announcement That Will Affect Your Condominium Sales", *Focus On Real Estate* - June 2009
- Focus on Real Estate, March 2009
- Focus on Real Estate - Spring 2008

## Activities and Affiliations

- Member, Law Society of Upper Canada
- Member, Canadian Bar Association

## Presentations

- Panelist, "Emerging Issues Affecting Condo Development", LandPro Conference 2017, March 7, 2017
- Presenter, "Greater Toronto Area Condominium Update and the New TARION Rules: What You Need to Know", FMC Fall Real Estate Seminar, September 27, 2012
- Presenter, "Toronto Condominiums - Market Update & Current Legal Issues", FMC Fall Real Estate Seminar, Toronto, September 27, 2011
- Guest Lecturer, Osgoode Hall Law School Master of Laws Program - Condominium Law, December 1, 2010
- Presenter, "Harmonized Sales Tax ("HST") – How it will affect Condominium Sales", FMC Real Estate Seminar, September 30, 2009
- Presenter, "What Builders Should Know in a Challenging Real Estate Market", BILD/Ontario Home Builders Association, February 11, 2009
- Presenter, "FMC and Deloitte's Anti-Money Laundering and the Real Estate Industry Seminar", January 22, 2009
- Presenter, "Closing a New Home or Condo-Tarion Warranty Corporation's New Delayed Closing Rules Part II", May 28, 2008
- Presenter, "Condominium Law, A Practical Perspective", Osgoode Hall, York University, Toronto, March 11, 2008
- Presenter, "TARION's New Proposed Delayed Closing Regime and its Effects on Condominiums", Ontario Bar Association Seminar, February 20, 2008
- Presenter, "GST Reduction and the City of Toronto New Land Transfer Tax", FMC Seminar, Fall Real Estate Update, Toronto, November, 2007

- Jules has spoken at various professional and industry events on various aspects of condominium law

## Areas of focus

### Practices

- Commercial Development
- Real Estate
- Real Estate Finance
- Residential and Condominium Development

## Education

- University of Toronto, 1980, LLB

## Admissions and qualifications

- Ontario, 1982

## Languages

- English