

Michael Lieberman

Partner

Toronto

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Practice Areas

- Real Property
- Commercial Leasing
- Planning & Land Development
- Corporate
- Mergers & Acquisitions
- Banking & Financial Services
- Aviation & Transportation
- Energy & Utilities
- Mining

Michael Lieberman is a Partner in the Real Estate Practice Group at WeirFoulds LLP. His practice focuses on commercial real estate law and encompasses a broad scope of transactional work.

Michael advises clients in the real estate, corporate, financial, retail, transportation, mining and energy sectors regarding a wide range of real property matters. He regularly assists clients with purchases and sales, financings, leasing, joint ventures and the real estate components involved in Mergers & Acquisitions transactions.

His extensive experience extends to various types of properties and asset classes, property portfolios and infrastructure projects, including office buildings, hotels, apartment buildings, industrial facilities, retail spaces, gas stations, airport hangars and terminals, solar, wind and hydroelectric generating facilities, hydrocarbon storage sites and pipelines.

Additionally, Mr. Lieberman provides assistance to mining companies with acquisitions, dispositions, financings, joint ventures and title opinions related to different mining property tenures. He has also supported energy companies in acquiring, disposing, developing and financing both rooftop and ground-mounted solar and wind generating projects.

Called to the Bar

- Ontario (2006)

Education

- Osgoode Hall Law School, Bachelor of Laws, 2005
- York University, Bachelor of Arts (Hons.), 2001

Affiliations

- Canadian Bar Association
- Law Society of Ontario

WeirFoulds LLP

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Notable Mandates

- Main and Main Holdings on the acquisition of various multi-residential apartment development sites in Toronto and Ottawa, ON and negotiation of related joint ventures, as well as the sale of a controlling interest in a 3-tower purpose-built rental apartment development project in Ottawa, ON to Equiton REIT for C\$30M.
- Auckland and Main Development LP on the subscription of 50% of its units by Centurion REIT for C\$117.5M, following completion of its newly constructed apartment building in Toronto. Mandate included negotiating amended and restated limited partnership agreement and property management agreements.
- White Oaks Hotel & Resort on \$60M refinancing with First Bank of China.
- A. George Wakil & Co. on sale of multi-residential apartment building and adjacent development lands in St. Catharines, ON to Homestead Land Holdings.
- 321 King Street Limited on the sale of 321-333 King Street West, Toronto, ON, a prominent downtown Toronto, ON, redevelopment site with approvals in place for a 47-storey mixed-use condominium tower, for \$45 million.
- Yonge & Gerard Partners with respect to the assembly and acquisition of development site at 374-376 Yonge Street, Toronto.
- Riveroaks Investments Inc. on joint venture with Great Gulf for the development of 357 King St. W., Toronto, ON, a 42-story mixed-use condominium tower.
- Rehearsal Factory Inc. on sale of its property portfolio, including sale and lease-back of 178 Front St. E., Toronto, ON, a downtown redevelopment site, for C\$12m to a subsidiary of Menkes Developments.
- Acquisition and subsequent disposition by Maple Tree (Freehold) Inc. and Maple Tree (Leasehold) Inc. of the HSBC office building at 70 York Street in Toronto, ON, from Brookfield Office Properties Canada LP for C\$110 million.
- Brookfield Business Partners L.P. and its institutional partners, in the acquisition and subsequent disposition of Loblaw Companies Limited's gas station operations for a purchase price of approximately C\$540 million. The gas station network is one of the largest in Canada and includes 213 retail gas stations and associated convenience kiosks adjacent to Loblaw-owned grocery stores across the country.
- MAG Real Estate LP in the sale and leaseback by its subsidiaries to Automotive Properties Real Estate Investment Trust of a portfolio of 11 properties located in Ottawa and Kingston, Ontario for a combined purchase price of approximately C\$101.4m. The portfolio includes six properties that are exclusively occupied by nine automotive dealerships and five properties designated for ancillary dealership services, representing a total gross leasable area of approximately 303,817 square feet located on approximately 29.7 acres. Nine of the properties are located in the Ottawa, Ontario metropolitan area and two properties are located in Kingston, Ontario.
- HSBC Bank Canada on a \$93 million acquisition financing facility in favour of Timbercreek 4Q Urban Redevelopment LP for a large real estate portfolio acquisition (7 properties valued at approx. \$133 million).
- Sales by Ivanhoe Cambridge of 14 retail and office properties to Cominar REIT for approximately C\$1.6 billion and to RIoCan REIT of a shopping plaza in Hamilton, ON, for approx. C\$22 million.
- Sale by City Centre Terminal Corp., a wholly owned subsidiary of Porter Aviation Holdings Inc., of the passenger terminal at Billy Bishop Toronto City Airport to Nieuport Aviation Infrastructure Partners GP.
- Porter Aviation Holdings Inc. on the leasing of hangar premises at Toronto Pearson and Ottawa

Macdonald-Cartier International airports and related financings.

- TransAlta Renewables Inc. regarding a C\$442 million bond offering for its indirect wholly owned subsidiary, Melancthon Wolfe Wind LP, secured by a first ranking charge over all assets, including three wind generating facilities located in Ontario situated upon approximately 200 properties.
- Canadian Tire Corporation, Limited in its acquisition of Helly Hansen, a leading global brand in sportswear and workwear based in Oslo, Norway, for C\$985 million, with a global footprint of more than 100 owned and leased properties, including distribution centres and retail locations.
- FTI Consulting Inc., as court-appointed monitor in the CCAA proceedings of Sears Canada Inc. and its affiliates, with respect to real property matters, including the divestiture of the company's owned and leased stores.
- Acquisition by Provident Energy Trust from Dow Chemicals of hydrocarbon storage facilities and related pipeline assets in Sarnia, Ontario for C\$21.
- Acquisition by a municipal hydro company of hydro-electric generating facilities and a related dam, including additional development lands and various water rights easements.

Community Involvement

- Pro Bono Ontario, Free Legal Advice Hotline (2024)

Speaking Engagements

- "Distinctions between Single and Multi-Tenant Leases" (roundtable host), International Counsel of Shopping Centres Canadian Law Conference (ICSC), Toronto, April 8, 2024.
- "Diversity and Inclusion in the Practice of Law: Perspectives on Two Sides of the Practice", 18th Real Estate Law Summit, Law Society of Ontario (LSO), Toronto, April 19, 2021.
- "Top Ten Items for Tenant's Checklist in Reviewing Landlord's Form of Offer" (roundtable co-host), ICSC, Toronto, March 27, 2019.
- "Ethics and Professionalism: Lawyers' Duties to Each Other" (moderator), Commercial Real Estate Transactions 2018, LSO, Toronto, September 20, 2018.
- "Planning and Policy, Municipalities and Brownfield Development," Canadian Environmental Conference and Trade Show (CANECT), Vaughan, ON, May 8, 2018.
- "Drafting and Negotiating Subleases" (roundtable host), ICSC, Toronto, April 30, 2018.
- "Security for Leases" (roundtable host), ICSC, Toronto, May 1, 2018.
- "Lawyers' Obligations in Sending, Receiving, and Holding Funds" (panelist), Commercial Real Estate Transactions 2017, LSO, Toronto, September 19, 2017.
- "Planning and Policy, Municipalities and Brownfield Development," CANECT, Toronto, May 2, 2017.
- "Environmental Law 101" (roundtable co-host), ICSC, Toronto, April 27, 2017.
- "File Management for a Commercial Real Estate Transaction: Best Practices and Critical Steps," Commercial Real Estate Transactions 2016, LSO, Toronto, September 13, 2016.
- "Planning and Policy, Municipalities and Brownfield Development," CANECT, Toronto, April 26, 2016.
- "Subordination, Non-Disturbance and Attornment" (roundtable host), ICSC, Toronto, April 21, 2016.

Additional Publications

- “Due Diligence and Title Opinions” (co-author), Ontario Bar Association: Natural Resources and Energy, Mining 101 – Your First Joint Venture, May 2010.
- “Condominium Vehicles Explained” (co-author), *Law Society of Upper Canada: 6th Annual Real Estate for Law Clerks*, October 2007.
- “Building a Client Base and Networking” (co-author), *Law Society of Upper Canada: New Lawyer Practice Series – Real Estate*, December 2007.