



## **Stefanie Milner**

Partner

### **Office**

Toronto

### **Tel**

416.367.7605

### **Email**

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### **Expertise**

Commercial Real Estate  
Corporate

### **Bar Admissions**

Ontario, 2016

Clients look to Stefanie for her pragmatic and thorough advice on their most intricate commercial real estate transactions. They appreciate her ability to explain complex legal issues in the simplest terms.

Stefanie advises on real estate matters, including joint ventures for development and infrastructure projects, financings, acquisitions, dispositions and commercial leasing. Clients across a variety of industries and sectors, including financial institutions, landlords, institutional investors and real estate developers, value Stefanie for her efficiency and ingenuity.

Stefanie previously worked as in-house counsel at an international rental housing company.

## **REPRESENTATIVE WORK**

### **Claridge IC Properties 4, Limited Partnership**

Acted for Claridge IC Properties 4, Limited Partnership with the acquisition, in a joint venture with Colonnade Bridgeport, of a property in the City of Ottawa, for the purposes of the development of a residential project comprising approximately 127 rental units.

### **The Canada Life Assurance Company**

Acted for The Canada Life Assurance Company and its affiliates with the C\$185.5-million financing of a portfolio of three hydroelectric generating facilities located in British Columbia and Quebec totalling approximately 107 MW owned by Innergex Renewable Energy Inc. The Gilles Lefrancois Project (24 MW) is located in Levis, Quebec and the Rutherford Creek (50 MW) and Miller Creek (33 MW) Projects are located near Squamish-Lillooet, British Columbia. The projects are fully-contracted with take-or-pay contracts with Hydro-Quebec and BC Hydro, respectively.

### **Beanfield Metroconnect**

Acted for Beanfield Metroconnect, a portfolio company of DigitalBridge, in securing a strategic equity investment from OMERS Infrastructure.

### **Sleep Country Holdings Inc.**

Acted for Sleep Country Canada Holdings Inc. in its acquisition of the Canadian assets of Casper Sleep Inc.

### **Birch Hill Equity Partners**

Acted for Birch Hill Equity Partners in its joint acquisition (and related financing) with Investissement Québec of Québec-based Polycor Inc., the largest quarrier of natural stone in the world.

### **TAS**

Acted for TAS in the joint venture with Woodbourne Capital to develop a 1-million

# DAVIES

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square foot mixed-use campus in downtown Toronto, the contribution of the property to the joint venture and TAS/Woodbourne's C\$115.2-million financing from QuadReal Property Group.

### **TPG Real Estate Partners**

Acted for TPG Real Estate Partners, the dedicated real estate equity investment platform of alternative asset firm TPG, in its acquisition (and related financing) of Cinespace Film Studios, North America's second-largest independent sound stage platform with best-in-class studio campuses in Toronto and Chicago.

### **WESCO International Inc.**

Acted for WESCO International Inc. in the sale of its legacy WESCO Utility business in Canada to Rexel Canada, a wholly owned subsidiary of France's Rexel Group.

### **TAS**

Acted for TAS in its joint venture with LaSalle Canada Property Fund to deploy C\$120 million in capital into improving acquired properties' energy efficiency and reduce carbon footprints.

### **SmartCentres REIT**

Acting for SmartCentres REIT in the formation of multiple joint ventures with SmartStop Self Storage REIT, Inc. and its affiliates for the development and financing of self-storage facilities to be operated under the SmartStop brand across Canada.

## **EDUCATION**

University of Western Ontario, JD, 2015

Dalhousie University, BComm, 2011