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Robert Schwartz

Partner

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Expertise

Commercial Real Estate and
Municipal Planning

Business and Corporate Commercial

Education

- Osgoode Hall Law School, LL.B., 1982
- McGill University, B.Sc., 1978

Bar Admission

- Ontario Bar, 1984

Executive Summary

Robert has extensive experience in a broad spectrum of real estate-based transactions, with an emphasis on complex and challenging matters. He acts on commercial, industrial and multi-residential acquisitions and sales; all forms of financings, including mezzanine, construction and permanent mortgage lending and equity participation for borrowers and lenders; complex joint ventures; construction and lease-back transactions; condominium development; non-profit housing development; life lease transactions; and commercial leasing for landlords and tenants. He also has particular expertise in structuring transactions that involve the disposition and acquisition of partially developed commercial properties, in which the sellers continue to develop, operate and manage the properties. He has also been involved in many transactions that involve portfolios of properties across the country.

Representative Work

- Acted for public company on the acquisition of a portfolio of 7 industrial properties in Alberta, Ontario and Quebec
- Acted for public company on the acquisition of a portfolio of 4 industrial properties in Ontario
- Acted for asset manager/pension funds on the acquisition and disposition of a major commercial/retail centre in Nova Scotia
- Acted for a developer in the negotiation of the purchase of a major condominium assembled site in Toronto
- Negotiated a property management agreement with a condominium corporation for a large branded condominium project in Toronto
- Acted for a group of property owners in the negotiation and sale of their lands for re-development to a leading condominium developer in Toronto
- Acted for asset manager on the negotiation, remediation and sale of lands to a major U.S. big box retailer
- Acted for major international retailer in the negotiation of a flagship store lease in Toronto
- Acted for public company on the acquisition of a portfolio of 8 industrial properties in Nova Scotia
- Acted for asset manager/pension funds on the acquisition of a major commercial/retail centre in Nova Scotia
- Acted for asset manager/pension funds on the acquisition of a large commercial/retail/office complex in New Westminster, B.C.
- Acted for asset manager/pension fund on the acquisition of a 1.4 million square foot industrial property in Ontario
- Acted for asset manager/pension funds on the acquisition of a portfolio of 12 commercial retail properties in Alberta, Ontario and Nova Scotia



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- Acted for property owner in the negotiation of an option to lease/lease to a power plant in Ontario
- Acted for property owner on the sale of a portfolio of 9 multi-residential buildings in Toronto
- Acted for property owners on the sale of a portfolio of heritage office buildings in Toronto, including the “Flatiron Building”
- Acted for landowner in joint venture involving the largest residential condominium development on Etobicoke waterfront
- Acted for asset manager/pension funds on disposition to a U.S. REIT and continuing development and lease-up of four major entertainment-based commercial/retail centres in Ontario
- Acted for pension fund on disposition of portfolio of commercial/industrial/office properties across Canada.

Professional Involvement

- Law Society of Ontario
- Ontario Bar Association
- Former Director - Trinity/Spadina Federal Liberal Riding Association