DAVIES



Stefanie Milner
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Expertise
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

Woodland Capital

Acted for **Woodland Capital** in its joint acquisition with Forum of the 826-unit Parkwood Hills apartment portfolio in Ottawa from Minto in one of the largest multifamily trades in the Ottawa market in recent years.

The Manufacturers Life Insurance Company

Acted for **The Manufacturers Life Insurance Compan** y in the establishment of credit facilities to finance a 7.5-megawatt rooftop solar project on a Loblaws distribution facility, expected to be the largest rooftop solar system installation in Canada.

Nexans Canada Inc.

Acted for **Nexans Canada Inc.**, a global leader in cable manufacturing, in its acquisition of Electro Cables Inc., a family-owned wiring and cable manufacturer based in Ontario.

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.

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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 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 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.

Axium Infrastructure Inc. and The Manufacturers Life Insurance Company

Acted for **Axium Infrastructure Inc.** and **The Manufacturers Life Insurance Company** in their joint $1.4-billion acquisition of AltaGas Ltd.'s remaining 55% interest in three hydroelectric projects in northwest British Columbia: the 195 MW Forrest Kerr Hydroelectric Facility, the 66 MW McLymont Creek Hydroelectric Facility and the 16 MW Volcano Creek Hydroelectric Facility.

Axium Infrastructure Inc. and The Manufacturers Life Insurance Company

Acted for (i) **Axium Infrastructure Inc.** and **The Manufacturers Life Insurance Company** in their joint $922-million acquisition from AltaGas Ltd. of a 35% interest in three hydroelectric projects in northwest British Columbia: the 195 MW Forrest Kerr Hydroelectric Facility, the 66 MW McLymont Creek Hydroelectric Facility and the 16 MW Volcano Creek Hydroelectric Facility; and (ii)**Northwestern Hydro Acquisition Inc. (NWHA)**, the special purpose acquisition vehicle formed to complete the acquisition, in a subsequent $650 million senior secured bond financing and related letter of credit facility.

SmartCentres REIT

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Acted for **SmartCentres REIT** in the formation of a 50:50 joint venture with Jadco Construction, known as Laval Centre Apartments Limited Partnership, into which SmartCentres contributed development lands located in Laval, Quebec.

Axium Infrastructure Inc.

Acted for **Axium Infrastructure Inc.** in its $540-million acquisition of TransCanada's Ontario solar portfolio, consisting of eight facilities totalling approximately 105 MW of installed capacity.

Kinepolis Group NV

Acted for **Kinepolis Group NV** in its $123-million acquisition of Landmark Cinemas Canada LP, Canada's second-largest movie theatre exhibition company.

Ivanhoé Cambridge

Acted for **Ivanhoé Cambridge** in connection with its development of an integrated multi-tower office complex/public transit hub development straddling both sides of Toronto's Union Station rail corridor. A highly visible pair of innovative office towers on a 3 million square foot downtown campus, Bay Park Centre is the result of a joint effort between global real estate leaders Ivanhoé Cambridge and Hines.

SmartCentres REIT and the Penguin Group of Companies

Acting for **Penguin Investments Inc.** in connection with the multi-billion dollar development of the Vaughan Metropolitan Centre - a planned downtown for the City of Vaughan of almost 6 million square feet. This is one of the most important master planned communities in Canada - a transit-rich, high-density, fully urban, mixed-use community being built in the suburbs of Toronto.

Unique Fabricating, Inc.

Acted as Canadian counsel to **Unique Fabricating, Inc.** in connection with its $27.5-million acquisition of all of the assets of Intasco Corporation and all of the outstanding capital stock of Intasco-USA Inc., Intasco's U.S. affiliate, and in connection with a related US$62-million senior credit facility.

Cadillac Fairview Corporation Limited

Acted for **The Cadillac Fairview Corporation Limited** in connection with the full surrender by Sears Canada Inc. of its leases at four shopping centres, and the partial surrender by Sears of its lease at a fifth shopping centre, for a total consideration of $400 million.

Recognitions

Chambers Canada
Real Estate: Ontario

Insights

Nexans to Acquire Electro Cables Inc.
Oct 24, 2025

TPG Real Estate Acquires Cinespace Film Studios
Nov 22, 2021

Education

University of Western Ontario, JD, 2015
Dalhousie University, BComm, 2011

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