

SONIA RAINVILLE*



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Sonia is an experienced commercial real estate legal counsel with 30 years of experience in the acquisition, financing and leasing of real estate properties. She represents financial institutions, promoters, developers and owners of co-ownerships (condominiums), retirement homes, and commercial leasing companies. Sonia is recognized as a leading legal counsel in real estate law by Best Lawyers in Canada.

Sonia acts for clients in large co-ownership (condominium), commercial and mixed-use projects. With expertise in land use planning, she also advises on the development of vacant sites and redevelopment of existing properties.

Additionally, Sonia serves clients in the infrastructure and retail sectors, acting for wind farms and pipelines, as well as telecommunications and energy distribution networks.

Email: sonia.rainville@mcmillan.ca

Expertise: Commercial Real Estate, Construction & Infrastructure, Municipal, Land Use Planning & Development, Real Estate Finance, Leasing

Language Spoken: English, French

LinkedIn: <https://www.linkedin.com/in/sonia-rainville/>

Location: Montréal

Phone: 514.375.5148

Position/Title: Partner, Commercial Real Estate

Community Involvement:

- Member, Weekend to End Women's Cancers committee benefitting the Jewish General Hospital's Segal Cancer Centre
- Member, Women Against Multiple Sclerosis (Chair, 2012-2013 and 2013-2014)
- Director, Board of Directors of the Quebec Division of the Multiple Sclerosis Society of Canada

Directorships & Affiliations:

- Member, Chambre des notaires du Québec
- Member, Canadian Bar Association
- Member, Board of Trade of Metropolitain Montréal
- Member, CREW Montréal (Commercial Real Estate Women network)
- Member, Réseau des Femmes d'affaires du Québec
- Member, Urban Development Institute of Québec
- Member, International Council of Shopping Centers
- Fellow, American College of Mortgage Attorneys

Publications:

- "[Thinking of Industrial Development? Here are a few pitfalls to avoid](#)," Espace Montreal, Vol. 31 No. 2, pp. 68-71 (July 2022)

Education & Admissions:

Degree: Attestation, Civil and Commercial Mediation

University: University of Sherbrooke

Year: 2013

Degree: Chambre des Notaires du Québec

Year: 1991

Degree: DDN

University: University of Sherbrooke

Year: 1991

Degree: LLB

University: University of Sherbrooke

Year: 1990

Rankings & Recognition:

- Recognized by Chambers Canada (2025) as a leading lawyer in the area of Real Estate (QC)
- Recognized by Best Lawyers in Canada (2025) as a leading lawyer in the areas of Construction Law and Real Estate Law
- Recognized by *Best Lawyers* in Canada (2024) as a leading lawyer in the area of Real Estate Law
- Recognized by *Best Lawyers* in Canada (2023) as a leading lawyer in the area of Real Estate Law
- Recognized by *Best Lawyers* in Canada (2022) as a leading lawyer in the area of Real Estate Law
- Recognized by the Best Lawyers in Canada (2021) as a leader in the area of Real Estate Law
- Recognized by Best Lawyers in Canada (2020) as a leader in the area of Real Estate Law
- 2017 Laureate of the CREW M Excellence Gala, category Excellence and Leadership

Speaking Engagements:

- Panelist, 'Real Estate Law', Real Estate Conference, CREC
- November 18, 2023

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- Moderator, Session 3: Let's talk about tax, Montréal Real Estate Forum,
 - June 13, 2023

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- Examination of Real Estate Titles: Contemporary questions and obligations of the title examiner
 - November 2019

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- Co-presenter, Immeubles à usage mixte, Taxes au développement et Expropriation déguisée
 - September 2019

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- Practical considerations when developing a property, Round Table Discussion in Commercial Real Estate, organized by the Québec Chapter of the Association of Corporate Counsel
 - March 2019

Representative Matters:

- Advised a privator owner in the sale of a residential rental portfolio for \$300 millions
- Advised the Broccolini group in the acquisition of a vacant lot in downtown Montréal for \$100 million
- Advised The Manufacturers Life Insurance Company in the \$135 million acquisition financing of the 1100 René Lévesque Street, Montréal
- Affiliate of Novacap, Caisse de dépôt and BSCP amalgamates with iWeb
- Windsor Station sold to Cadillac Fairview by Canadian Pacific
- Advised Realstar Properties Limited in the acquisition of two multiresidential properties comprising 174 units
- Created 628 Saint-Jacques mixed-use co-ownership (condominiums)
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- Created L/Avenue mixed-use co-ownership (condominiums)
- Created Aquablu residential co-ownership (condominiums)
- Creation of the residential co-ownership (condominiums) Mairon Terra
- Created Altoria co-ownership (condominiums)
- Financing for the acquisition by Réseau Sélection of the Masterpiece retirement home portfolio
- Financing for the construction of Carré Saint-Laurent multi-phase co-ownership (condominiums)
- Financing for the construction of Arbora Griffintown multi-phase co-ownership (condominiums)
- Financing for the construction of various retirement homes in the province of Québec
- Financing for the construction of Complexe ABB in the City of Saint-Laurent

- Financing of major real estate assets, including multi-residential complex as well as industrial, commercial and office buildings

Industries: Construction & Infrastructure

Practices: Commercial Real Estate, Municipal, Land Use Planning & Development, Real Estate Finance, Leasing