Adina Georgescu

Partner

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Municipal Law
Expropriation
Land Use Planning
Commercial Real Estate
Environmental
Energy - Oil & Gas Regulatory
Government & Public Sector

With nearly two decades of experience, Adina is a leading litigator in municipal law, expropriation, property taxation, environmental, and energy law. She is widely recognized for her depth of knowledge in these specialized areas and frequently acts in precedent-setting matters involving complex regulatory and public law issues. Her clients, ranging from developers and industrial landowners to energy and infrastructure companies, rely on her for strategic advice and effective advocacy before administrative tribunals and courts.

Adina's practice spans the full spectrum of development-related legal challenges, including expropriation, zoning, permitting, property assessment and tax exemptions, environmental compliance, and energy rate approvals. She is also highly experienced in navigating public sector and regulatory frameworks, including access to information, lobbying, and legislative drafting.

A respected thought leader, Adina is a frequent speaker and writer on expropriation, municipal law, public law, assessment and taxation, and environmental matters. Her expertise supports the real estate industry across all stages of development and operation, particularly where government regulation and land use intersect. She plays an active role in professional and industry associations, and her contributions to the legal profession have earned her repeated recognition by *Benchmark Litigation*, *Lexpert*, and *Best Lawyers*.

Expertise

- Represented owners and tenants facing total or partial expropriation for major infrastructure projects, such as the Réseau électrique métropolitain (REM), the extension of the Blue line of the Montréal metro system, the Pie-IX bus rapid transit (BRT) corridor, and the Québec City tramway.
- Represented property owners in a de facto expropriation matter following a modification to the applicable municipal by-law that changed the zoning of their previously developable land to “conservation.’’
- Represented before the courts property owners subject to restrictive urban by-laws prescribing the preservation in their natural states, in whole or in part, of woodlands, wetlands, etc., on their properties (de facto expropriation).
- Represented a multinational corporation specialized in rendering and transshipping animal by-products in obtaining the required permits (environmental, municipal, farmland protection) for various real estate projects, regarding compliance with applicable environmental and municipal regulations, as well as before the courts in matters including atmospheric emissions and wastewater management.
- Represented a municipality before the courts, including the Court of Appeal of Québec, in a class action regarding nuisances and neighborhood disturbances (noise, safety, etc.) resulting from automobile traffic on a collector street.
- Advised and represented a Recyc-Québec certified agency in court challenges, with respect to the compensation owed to municipalities in the context of the stewardship program for residual material, recycling and recovery of containers, packaging and print.
- Represented natural gas distribution and storage companies before the Régie de l’énergie du Québec in matters related to regulatory rates, pipeline network extension projects, applications for fixed rate returns, as well as energy efficiency and energy transition.
- Represented the purchaser of a shipyard and negotiated soil decontamination agreements with the government of Canada.
- Represented a Montréal university in a dispute regarding a project to alienate and transform for residential purposes a building located in the Historical and Natural Patrimonial Borough of Mont-Royal.
- Represented before the Superior Court and the Court of Appeal individuals challenging the constitutionality of municipal by-laws regulating the navigation and access of motorized watercraft to lakes and watercourses.
- Represented several owners, developers, and financial institutions in the acquisition and sale of contaminated sites.

Presentations & Publications

- Author, "Data centre regulation in Québec: From honeyed promise to iron control", BLG Article, July 2026
- Speaker, “Droit immobilier au Québec : les changements et leurs implications,” Montréal Real Estate Forum, June 2025
- Panelist, “Accelerating acceptability: Optimizing the rollout of renewable energy projects in Québec,” Canadian Renewable Energy Association (CanREA), May 2025
- Speaker, “Private Nuisances” training session, Quebec Business Council on the Environment, presented in collaboration with Roxane Nadeau, February 15 and 22, 2023
- Speaker, “Exploration minière et aires protégées,” Colloque Québec Exploration 2009
- Speaker, Conseil Patronal de l'Environnement du Québec (CPEQ), 2024
- Author, “Environmental Law 2023: Definitive global law guides offering comparative analysis from top-ranked lawyers,” Chambers Global Practice Guide, January 2024

- Speaker, “Les projets de loi 65, 66 et 67,” Webinar, Canadian Bar Association – Québec Chapter – Municipal Law Section, January 2021
- Speaker, “Standard of Review and Confidentiality,” Canadian Property Tax Association, Annual Workshop, September 2020
- Author, “Reminder Notice to Real Estate Owners and Tenants in Québec – 2018-2020 Property Assessment Appeals,” Real Estate Report, April 2018
- Author, “The Réseau Électrique Métropolitain: Theory and Practice,” Construction Newsletter – Québec, March 2018
- Author, “Traffic Nuisance: Certification for Class Action Dismissed by Superior Court of Québec,” EnviroNotes!, January 2016
- Co-speaker, “Le récent jugement de la Cour d’appel du Québec dans Ville de Mont-Tremblant c. Iredale : déraisonnablité et caractère opérant d’un règlement municipal sur le bruit,” Canadian Bar Association, May 2014

Beyond Our Walls

Professional Involvement

- President, Board of Directors, Canadian Property Tax Association, 2024-2025, and former President of the Québec Chapter Executives, 2014-2021
- Vice President, Board of Directors, APL Énergies (Pipeline Association of Québec), since 2022, and Board Member since 2019
- President, Legal Committee, Urban Development Institute of Québec
- Founder, board member and former President, Romanian Chamber of Commerce of Québec, since 2014
- Member, Steering Committee for the annual national Cambridge Environmental Forums
- Regular speaker, Québec Business Council on the Environment (CPEQ)

Community Involvement

- Member, Communauté roumaine de Montréal

Awards & Recognition

- Recognized in the 2027 edition (and since 2024) of *The Best Lawyers in Canada* (Environmental Law, Expropriation Law, Administrative and Public Law, Energy Law, Energy Regulatory Law, Municipal Law
- Recognized in the 2027 edition (and since 2026) of *Chambers Canada* (Real Estate: Zoning/Land Use (Québec)).
- Recognized in the 2026 edition (and since 2023) of the *Canadian Legal Lexpert Directory* (Litigation – Regulatory & Public Law)
- Recognized in the 2026 edition (and since 2025) of *Benchmark Canada* (Litigation Star)
- Recognized in the 2026 edition of *Lexpert Special Edition: Energy*
- Recognized in the 2027 edition (and since 2024) of *The Best Lawyers in Canada* (Environmental Law, Expropriation Law, Administrative and Public Law, Energy Law, Energy Regulatory Law, Municipal Law
- Recognized in the 2024 edition of *Benchmark Canada* (Future Star)
- Nominated among the three finalists for the 2018 “Rising Star” Award by CREW-M

Bar Admission & Education

- Québec, 2008

- Certification, Administrateurs de la relève, Collège des administrateurs de sociétés, 2018
- LL.B., Université de Montréal, 2007
- General Law training session, Université Lyon II (Lyon, France), 2006

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