

Sandra E. Van Ymeren

Lawyer

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Sandra's Biography

Sandra Van Ymeren is a senior partner and commercial real estate lawyer with a practice focused on subdivision and condominium development. She has extensive experience with the sale, purchase, and financing of commercial and multi-family residential buildings.

For more than 20 years, Sandra has advised developers and builders in the condominium and subdivision development industry. She is particularly skilled at creating innovative condominium structures to meet her clients' specialized objectives.

Clients benefit from her extensive experience negotiating agreements with municipalities and other developers. Sandra has negotiated subdivision agreements, development agreements, joint venture agreements, cost-sharing agreements, mutual servicing agreements, shared facilities agreements, and access agreements, to name just a few.

Development projects are often complex, involving numerous parties, regulations, and interests. A skilled problem-solver, Sandra understands how these pieces fit together and how to develop effective legal strategies to support clients in achieving their goals.

Practice Areas

Real Estate Law

Education and Year of Call

Year of Call (1999)

LLB Western University Canada
(1998)

BA(Hons.), Wilfrid Laurier University
(1982)



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She takes a resolution-oriented approach in dealing with municipalities and other lawyers, helping her clients to move forward efficiently with their projects. Sandra has earned a reputation for being reasonable, and solutions-orientated, but also unwavering in her support of her clients' interests.

Away from the practice of law, Sandra is an avid golfer with an appreciation for the elegance of a well-struck shot. She also enjoys spending time at her rustic cottage, contemplating the beauty of the forest.

Professional Associations

- Law Society of Upper Canada
- Canadian Bar Association
- Ontario Bar Association
- Middlesex Law Association
- Canadian Condominium Institute
- London Estate Planners Council