

NATIONAL ASSEMBLY
Thirty-third Legislature, first session

1987, chapter 144

**AN ACT RESPECTING THE CONVERSION
OF THE IMMOVABLE BELONGING TO
SOCIÉTÉ D'AMÉLIORATION MILTON PARC INC.
TO CO-OWNERSHIP BY DECLARATION**

Bill 224

Introduced by Mr Jacques Chagnon, Member for Saint-Louis

Introduced 10 June 1987

Passage in principle 23 June 1987

Passage 23 June 1987

Assented to 23 June 1987

Coming into force: 23 June 1987

Act amended: None



CHAPTER 144

An Act respecting the conversion of the immovable belonging to Société d'Amélioration Milton Parc Inc. to co-ownership by declaration

[Assented to 23 June 1987]

Preamble

WHEREAS it is expedient to authorize the registration of a declaration of co-ownership governed by the provisions of articles 441*b* to 442*p* of the Civil Code of Lower Canada in respect of the immovable belonging to Société d'Amélioration Milton Parc Inc.;

THE PARLIAMENT OF QUÉBEC ENACTS AS FOLLOWS:

Declaration
of co-
ownership

1. Notwithstanding sections 51 to 54 of the Act respecting the Régie du logement (R.S.Q., chapter R-8.1), Société d'Amélioration Milton Parc Inc. is authorized to register a declaration of co-ownership in accordance with articles 441*b* to 442*p* of the Civil Code of Lower Canada in respect of the immovable hereinafter described:

Description
of immov-
able

An immovable situated in the municipality and registration division of Montréal and composed of the lots and parts of lots hereinafter enumerated, all such lots and parts of lots forming part of the official cadastre of the Saint-Laurent ward of the said municipality, to wit:

A- Enclosed by Jeanne-Mance street, Prince-Arthur street, Sainte-Famille street and Des Pins avenue: lots 42-1; 42-2; 42-3; 42-4; 42-5; 42-6; part of lot 42-7, measuring forty feet (40') in frontage and at the back for the whole depth of the said lot and bounded on the northeast by Sainte-Famille street, on the southwest by lot 42-11 (lane), on the

northwest by the residue of lot 42-7 and on the southeast by lot 42-6; part of lot 42-8, measuring forty feet (40') in frontage and at the back for the whole depth of the said lot and bounded on the northeast by Sainte-Famille street, on the southwest by lot 42-11 (lane), on the northwest by lot 42-9, and on the southeast by the residue of lot 42-8; part of lot 42-9, measuring forty feet (40') in frontage and at the back for the whole depth of the said lot and bounded on the northeast by Sainte-Famille street, on the southwest by lot 42-11 (lane), on the northwest by the residue of lot 42-9 and on the southeast by lot 42-8; lots 42-17B; 42-12-1; 42-18; 42-19; 42-20; 42-21; 42-22; 42-23; 42-24; 42-25; 42-28-1; 42-28-2; 42-28-3; 42-28-4; 42-28-5; 42-28-6; 42-28-7; 42-28-8; 42-28-9; 42A-2C; 42A-3, 42A-4, 42A-5; 42A-6; 42A-7; 42A-8; 42A-9; 42A-10; 42A-11; 42B-1-1; 42B-1-2; 42B-1-3; 42B-1-4; 42B-1-5; 42B-1-6; 42B-1-7; 42B-1-8; 42B-1-9;

B- Enclosed by Prince-Arthur street, Sainte-Famille street, Milton street and Jeanne-Mance street: part of lot 42B-2, measuring thirty feet (30') in frontage and at the back for the whole depth of the said lot and bounded on the southwest by Jeanne-Mance street, on the northeast by lot 76-14, on the northwest by the residue of the said lot 42B-2 (Prince Arthur street) and on the southeast by lot 42B-3; lots 42B-3, 42B-4, 42B-5, 42B-6, 42B-7, 42B-8, 42B-9, 42B-10, 42B-11, 42B-12; part of lot 42B-13, measuring thirty feet (30') in frontage and at the back for the whole depth of the said lot and bounded on the southwest by Jeanne-Mance street, on the northeast by lot 76-25, on the northwest by Jeanne-Mance street, on the northeast by lot 76-25, on the northwest by lot 42B-12 and on the southeast by the residue of the said lot 42B-13 (Milton street); part of lot 76-1, measuring twenty-eight feet and seven tenths (28.7') in frontage and twenty-nine feet and three tenths (29.3') at the back for the whole depth of the said lot and bounded on the northeast by Sainte-Famille street, on the southwest by lot 76-13 (lane), on the northwest by lot 76-2 and on the southeast by the residue of the said lot 76-1 (Milton street); lots 76-2, 76-3, 76-4, 76-5, 76-6, 76-7, 76-8, 76-9, 76-10, 76-11; part of lot 76-12, measuring twenty feet and eight inches (20'8") in frontage and twenty feet and six inches (20'6") at the back for the whole depth of the said lot and bounded on the northeast by Sainte-Famille street, on the southwest by lot 76-13 (lane), on the northwest by the residue of the said lot 76-12 (Prince-Arthur street) and on the southeast by lot 76-11; part of lot 76-14, measuring thirty feet (30') in frontage and at the back for the whole depth of the said lot and bounded on the southwest by lot 42B-2, on the northeast by lot 76-13A (lane), on the northwest by the residue of the said lot 76-14 (Prince-Arthur street) and on the southeast by lot 76-15; lots 76-15, 76-16, 76-17, 76-18, 76-19, 76-20, 76-21, 76-22, 76-23, 76-24; part of lot 76-25, measuring thirty feet (30')

in frontage and at the back for the whole depth of the said lot and bounded on the southwest by lot 42B-13, on the northeast by lot 76-13A (lane), on the northwest by lot 76-24 and on the southeast by the residue of the said lot 76-25 (Milton street);

C- Enclosed by Prince-Arthur street, Jeanne-Mance street, Milton street and Du Parc avenue: lots 43-25A, 43-25B, 43-26A, 43-26B, 43-26C, 43-27A, 43-27B, 43-27, 43-28; lot 43-36, measuring ten feet (10') wide for a depth of two hundred and fifty-six feet and sixty-two hundredths (256.62') and bounded on the southeast by lot 43-23 (Milton street), on the northwest by lot 43-36-1, on the southwest by part of lot 44-1A (lane) and on the northeast by lots 43-24-1, 43-25-1, 43-25A, 43-25B, 43-26A, 43-26B, 43-26C, 43-27A, 43-27B, 43-27 and 43-28; part of lot 44-1A, measuring ten feet (10') wide for a depth of two hundred and fifty-six feet and sixty-two hundredths (256.62') and bounded on the southeast by Milton street, on the northwest by another part of lot 44-1A, on the southwest by lots 44-10, 44-11, 44-12, 44-13, 44-14, 44-15, 44-16, 44-17 and 44-18 and on the northeast by lot 43-36 (lane); lots 44-10, 44-11, 44-12 and 44-13;

D- Enclosed by Milton street, Hutchison street, Prince-Arthur street and Du Parc avenue: part of lot 44-69, measuring approximately three feet (3') in frontage and four feet (4') at the back for the whole depth of the said lot and bounded on the northeast by lot 44-60 (Du Parc avenue), on the southwest by lot 44-82 (lane), on the northwest by lot 44-69-1 and on southeast by lot 44-70; lots 44-70, 44-71, 44-72, 44-73, 44-74, 44-75, 44-76, 44-77, 44-78, 44-79, 44-80, 44-81; part of lot 44-82 bounded on the northeast by lots 44-69 to 44-81 inclusively, on the southwest by lots 44-130 to 44-142 inclusively, on the northwest by lot 44-82-1 and on the southeast by lot 44-129 (Milton street); lots 44-130, 44-131, 44-132, 44-133, 44-134, 44-135, 44-136, 44-137, 44-138, 44-139, 44-140, 44-141, 44-142, 44-143; part of lot 44-144 bounded on the northeast by lot 44-82-1, on the southwest by lot 44-150 (Hutchison street), on the northwest by the residue of lot 44-144 and on the southeast by lot 44-143;

E- Enclosed by Prince-Arthur street, Hutchison street, Des Pins avenue and Du Parc avenue: lots 2-8, 2-9, 2-10, 2-11; part of lot 45-3-1 bounded in front on the southwest by Hutchison street and on the southwest, for a distance of sixteen feet and six hundredths (16.06'), by the residue of the said lot 45-3-1, on the northeast by lot 45-10 (lane), on the southeast by lot 45-3-2 and on the northwest by lot 45-2; lots 45-3-2, 45-4-1, 45-4-2, 45-5, 45-6-1, 45-6-2, 45-7-1, 45-7-2, 45-8-1, 45-8-2, 45-9, 45-10, 45-11, 45-12, 45-13, 45-14, 45-15, 45-16; part of lot 46

bounded on the southwest by another part of the said lot (Hutchison street), on the northeast by another part of the said lot 46 (Du Parc avenue) for a distance of ninety-one feet and one hundredth (91.01'), on the southeast by other parts of the said lot 46 belonging to the Propriétés Cité Concordia Limitée and others and on the northwest by lots 45-9, 45-10 and 45-18.

With the constructions erected thereon, buildings and appurtenances, and subject to any continued or discontinued, visible or invisible servitudes affecting the immovable located, in particular, at the following addresses: 356, 360 Des Pins avenue in Montréal; 206, 208 Prince-Arthur street in Montréal; 201, 211, 215, 221, 271, 273, 285, 357, 385 Milton street in Montréal; 3509, 3511, 3513, 3517, 3519, 3523, 3525, 3527, 3529, 3531, 3535, 3539, 3545, 3547, 3549, 3555, 3561, 3687, 3689, 3691, 3693, 3695, 3697, 3699, 3701, 3703, 3705, 3707, 3709, 3711, 3713, 3715, 3717, 3719, 3721, 3723, 3725, 3727, 3729, 3731, 3733, 3735, 3737, 3739, 3741, 3743, 3745 Hutchison street in Montréal; 3500, 3501, 3502, 3503, 3504, 3505, 3506, 3507, 3508, 3509, 3510, 3511, 3511A, 3512, 3513, 3514, 3515, 3515A, 3516, 3518, 3520, 3522, 3524, 3526, 3658, 3660, 3662, 3664, 3666, 3668, 3670, 3672, 3674, 3676, 3690, 3692, 3694, 3700, 3702, 3704, 3706, 3708, 3710, 3712, 3714, 3716, 3718, 3720, 3724, 3728, 3734 Du Parc avenue in Montréal; 3501, 3507, 3509, 3510, 3511, 3512, 3514, 3515, 3516, 3517, 3518, 3519, 3520, 3521, 3522, 3524, 3526, 3527, 3528, 3529, 3530, 3531, 3532, 3533, 3535, 3537, 3539, 3541, 3543, 3545, 3547, 3549, 3551, 3555, 3565, 3575, 3581, 3583, 3585, 3587, 3589, 3591, 3597, 3601, 3603, 3605, 3607, 3609, 3611, 3613, 3615, 3617, 3619, 3621, 3623, 3625, 3627, 3629, 3631, 3633, 3635, 3637, 3639, 3641, 3643, 3645, 3647, 3649, 3651, 3653, 3655, 3657, 3659, 3661, 3663, 3665, 3665A, 3667, 3669, 3671, 3673, 3675, 3677, 3679, 3681, 3683, 3685, 3687, 3689, 3691, 3693, 3695, 3697, 3699, 3701, 3701A, 3703, 3705, 3707, 3709, 3711, 3713, 3715, 3717, 3719, 3721, 3729, 3731, 3733 Jeanne-Mance street in Montréal; 3500, 3506, 3510, 3512, 3514, 3518, 3520, 3524, 3530, 3532, 3536, 3538, 3540, 3542, 3544, 3548, 3548A, 3550, 3554, 3556, 3558, 3562, 3564, 3566, 3570, 3572, 3576, 3578, 3580, 3582, 3584, 3586, 3588, 3590, 3592, 3592A, 3594, 3594A, 3596, 3598, 3600, 3602, 3604, 3606, 3608, 3610, 3612, 3616, 3620, 3626, 3630, 3634, 3638, 3642, 3646, 3650, 3652, 3658, 3664, 3666, 3670, 3674, 3682, 3686, 3690, 3694 Sainte-Famille street in Montréal.

Registration **2.** The registration of the declaration must be effected on or before 31 December 1987.

**Authoriza-
tion** **3.** The registration of the declaration shall require prior authorization by the Minister of Municipal Affairs who is empowered to determine the conditions he considers fair and reasonable, taking into account the public interest and the interest of the occupants.

**Require-
ments**

Before granting his authorization, the Minister shall, in particular, consider whether the declaration makes good quality dwellings available to persons of low or moderate income, preserves the social fabric of the community and the architectural and socio-economic characteristics of the neighbourhood and provides mechanisms to prevent speculation.

Effect

4. Nothing in this Act shall have the effect of granting any right other than those that are granted thereunder.

**Coming into
force**

5. This Act comes into force on 23 June 1987.