

**MINUTES OF COMMUNITY MEETING  
FAIRFIELD-GONZALES COMMUNITY ASSOCIATION  
7-PM, Dec 17 2012**

**DEVELOPMENT PROPOSAL FOR 1015 ROCKLAND AVENUE.**

Meeting attendance: 14 area residents and/or owners (8 addressed the meeting)  
4 representatives of developer, Abstract Developments Inc.  
Meeting chairs: Joan Kotarski & George Zador FGCA

Mike Miller, President of Abstract gave an extensive overview of the proposed project comprising of an attractive 4-storey structure with 14 one and two bedroom strata units and 12 on-site parking stalls. The proposal calls for the rezoning of the building lot, presently a single-family dwelling, the only remaining one among all apartment buildings in the city block, referred to as an “orphan lot.”

Comments were favourable regarding the style and quality of construction, the reputation of Abstract was mentioned as “we trust your past good performance”. There was no specific opposition to the project except as in the following:

Multiple concerns about added traffic on an already busy street.

Multiple concerns about existing shortage of on-street parking, to be further taxed by cars not accommodated in the planned 12 parking stalls.

Comments about the “undesirable” increase in density of the area and subject project’s increased site coverage (from 30 to 50%)

Developer was asked if they have other planned projects in the area...answer, “no”.

The lively meeting ended at 8:25 pm.

Minutes recorded by:

George Zador.