

Indwell





Parkdale Av. N

©2017 Google



George & Mary's

BANQUET CENTRE

Banquet CENTRE



Indwell 



# Rudy Hulst Commons

Completed 2016

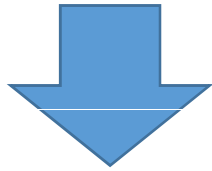


# RUDY HULST COMMONS

228 m<sup>2</sup> = Current Amenity Space  
4.8 m<sup>2</sup>/unit

940m<sup>2</sup> = New C5 Zone  
20 m<sup>2</sup>/unit

**712 M<sup>2</sup> = ADDITIONAL SPACE REQUIRED**



1.5 Stories

\$1.4 million



## 1.1 Provincial Policy Statement, 2014

...Finally, as identified in Policy 1.8.1, the proposed CMU Zones contributes to **compact form** and direct **more intensive development around nodes and corridors**. These nodes and corridors are located where transit services currently exist. A **mix of commercial and residential uses** in the proposed Zones will minimize travel between uses, further reducing reliance on the automobile.

*Appendix A1, p. 1*

## 1.2 Growth Plan for the Greater Golden Horseshoe (Growth Plan)

...The Growth Plan directs municipalities to accommodate intensification in a manner that encourages complete communities through connected and transit supportive urban areas. **The proposed CMU Zones achieve these goals through the implementation of flexible permitted uses, pedestrian oriented built form standards, and higher density development opportunities in some proposed Zones**. Furthermore, the proposed Zones will over time contribute to the supply of residential units, **contributing to the supply of affordable housing** types catering to a wide population.

*Appendix A1, p. 1*



