

Gross Constructed Area Summary

Industrial Bldg #1	Tenant 1	245,000 sf 22,761 m ²	Office 30,000 sf 2,787 m ²	Warehouse 150,000 sf 13,935 m ²	Manufacturing 50,000 sf 4,645 m ²	Retail 15,000 sf 1,394 m ²	Conference	Food Service	Gym	Daycare
	Tenant 1 Expansion	50,000 sf 4,645 m ²		37,500 sf 3,484 m ²	12,500 s.f 1,161 m ²					
	Tenant 2	230,000 sf 21,368 m ²	20,000 sf 1,858 m ²	200,000 sf 18,580 m ²		10,000 sf 929 m ²				
	Tenant 2 Expansion	100,000 sf 9,290 m ²		100,000 sf 9,290 m ²						
	Retail	15,000 sf 1,394 m ²			15,000 s.f 1,394 m ²					
	Shared Spaces	25,000 sf 2,323 m ²					20,000 sf 1,858 m ²	5,000 sf 465 m ²		
		665,000 sf 61,780 m ²								

Industrial Bldg #2	120,000 sf 11,148 m ²	10,000 sf 929 m ²		110,000 sf 10,219 m ²						
Expansion	75,000 sf 6,968 m ²			75,000 sf 6,968 m ²						
	195,000 sf 18,115.94 m ²									

Industrial Bldg #3	140,500 sf 13,053 m ²	5,000 sf 465 m ²		135,500 sf 12,588 m ²						
	140,500 sf 13,053 m ²									

Gym	15,000 sf 1,394 m ²							15,000 sf 1,394 m ²		
	15,000 sf 1,394 m ²									

Daycare	10,000 sf 929 m ²								10,000 s.f 929 m ²	
	10,000 sf 929 m ²									

Total GCA	1,025,500 sf 95,271 m ²	65,000 sf 6,039 m ²	487,500 sf 45,290 m ²	398,000 sf 36,975 m ²	25,000 sf 2,323 m ²	20,000 sf 1,858 m ²	5,000 sf 465 m ²	15,000 sf 1,394 m ²	10,000 sf 929 m ²	
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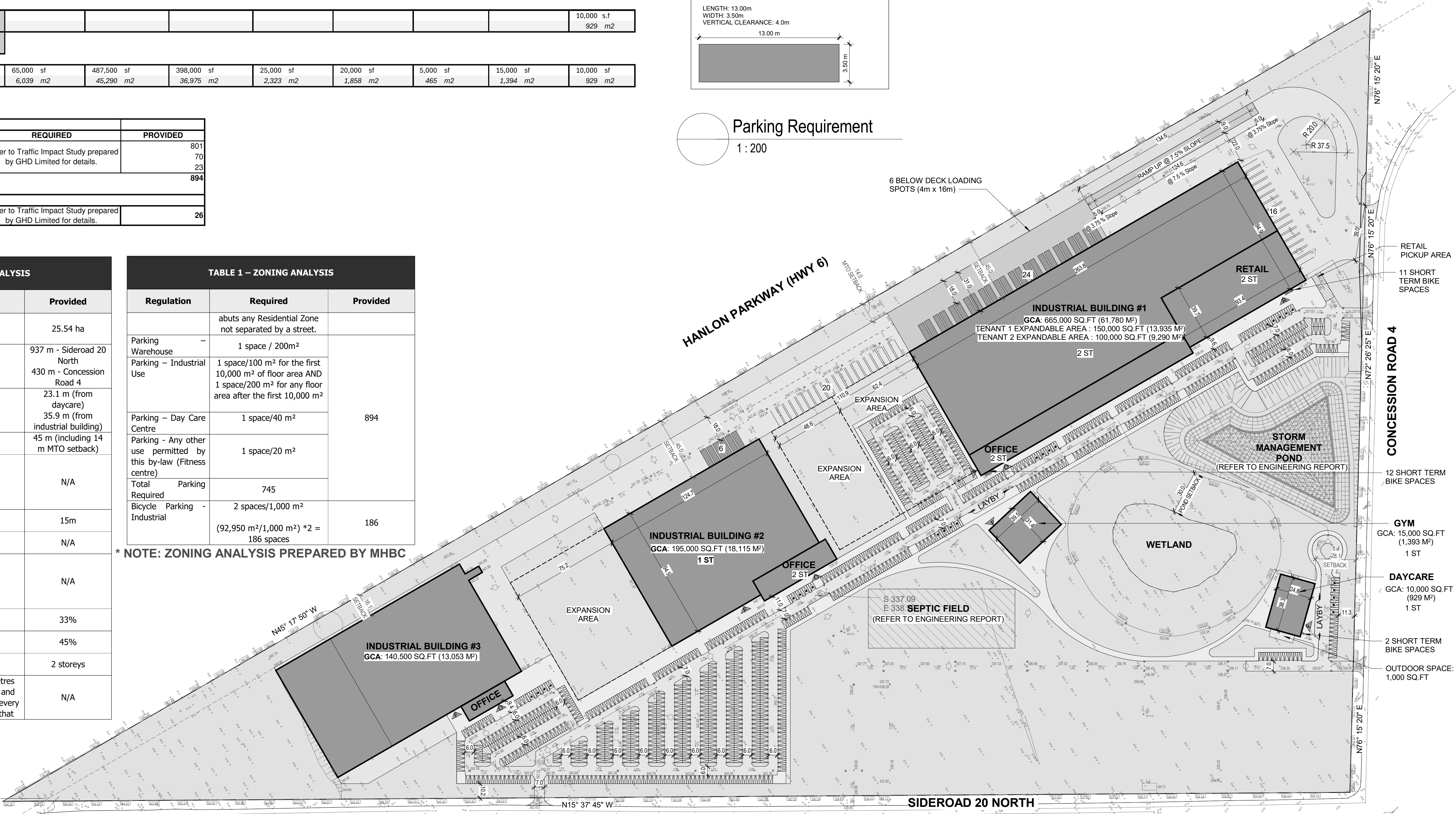
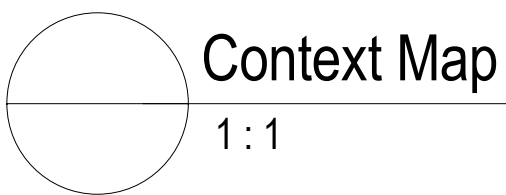
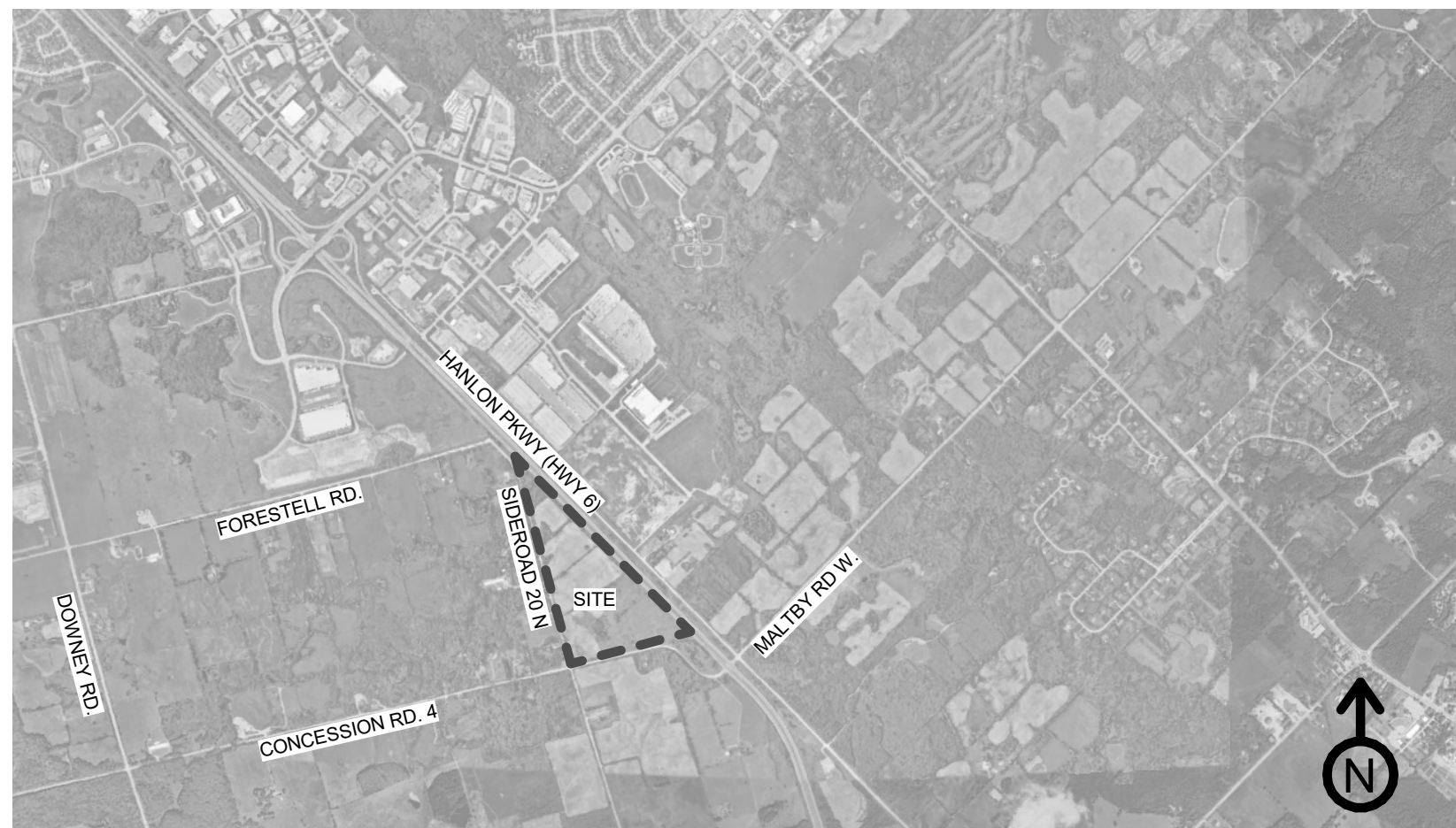
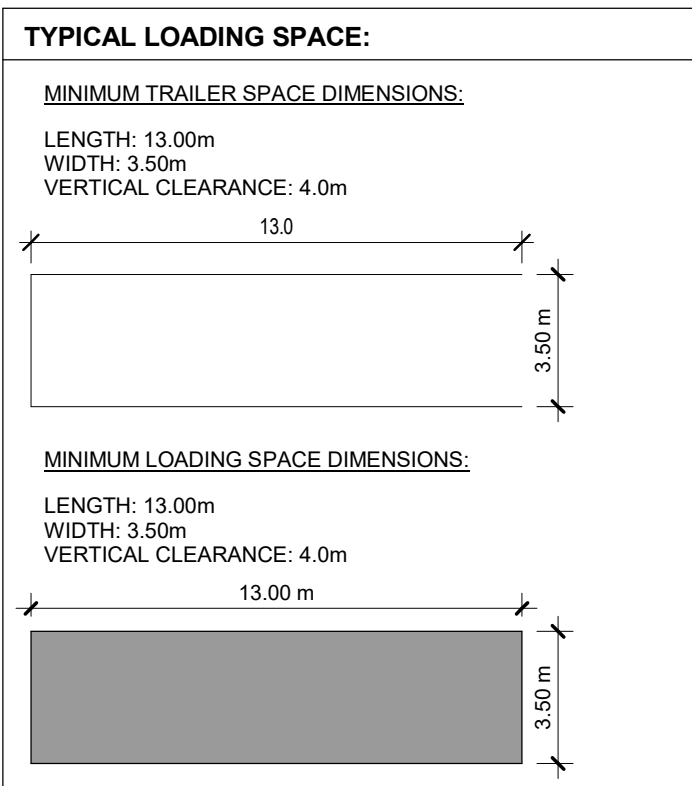
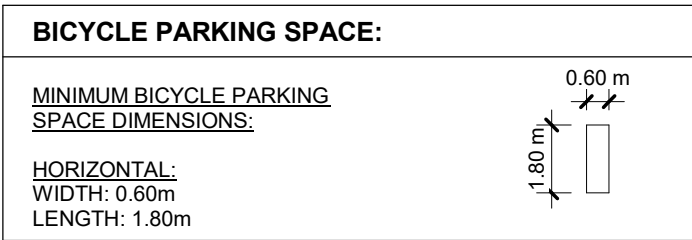
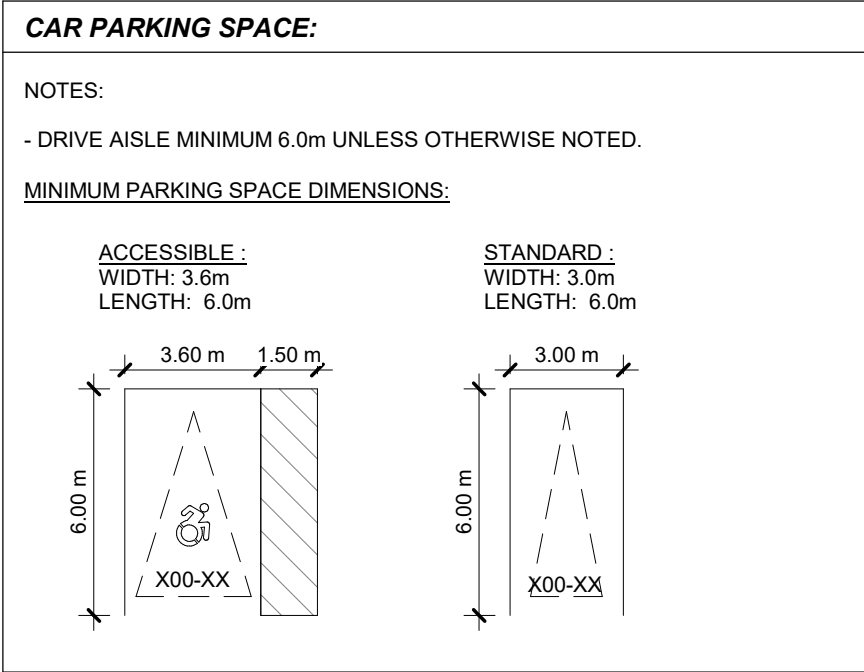
VEHICULAR PARKING		
TENANT	REQUIRED	PROVIDED
Industrial Building #1, #2, #3	*Refer to Traffic Impact Study prepared by GHD Limited for details.	801
Gym		70
Daycare		23
TOTAL PARKING		894
ACCESSIBLE PARKING		
All Buildings	*Refer to Traffic Impact Study prepared by GHD Limited for details.	26

Sweeny and Co Architects Inc.

TABLE 1 – ZONING ANALYSIS		
Regulation	Required	Provided
Lot Area (minimum)	0.4 ha	25.54 ha
Lot Frontage (maximum)	30 m	937 m - Sideroad 20 North 430 m - Concession Road 4
Front Yard Setback (minimum)	6 m	23.1 m (from daycare) 35.9 m (from industrial building)
Interior Side Yard Setback (minimum)	5 m	45 m (including 14 m MTO setback)
Interior Side Yard Setback (minimum) – if adjacent to Residential Zone boundary	15 m	N/A
Exterior Side Yard Setback (minimum)	15 m	15m
Rear Yard Setback (minimum)	7.5 m	N/A
Rear Yard Setback (minimum) – if adjacent to Residential Zone boundary	15 m	N/A
Lot Coverage (maximum)	75%	33%
Landscaped Open Space (minimum)	15%	45%
Building Height (maximum)	25 m	2 storeys
Buffer requirement – if adjacent to Residential Zone boundary	A planting strip 1.5 metres wide shall be provided and maintained adjacent to every portion of any lot line that	N/A

TABLE 1 – ZONING ANALYSIS		
Regulation	Required	Provided
	abuts any Residential Zone not separated by a street.	
Parking Warehouse	1 space / 200m ²	894
Parking – Industrial Use	1 space/100 m ² for the first 10,000 m ² of floor area AND 1 space/200 m ² for any floor area after the first 10,000 m ²	
Parking – Day Care Centre	1 space/40 m ²	
Parking - Any other use permitted by this by-law (Fitness centre)	1 space/20 m ²	186
Total Parking Required	745	
Bicycle Parking - Industrial	2 spaces/1,000 m ² (92,950 m ² /1,000 m ²) *2 = 186 spaces	

* NOTE: ZONING ANALYSIS PREPARED BY MHBC

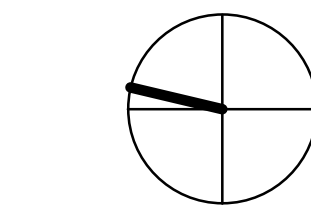


DRAWING NOT TO BE SCALED

Contractor must check and verify all dimensions on the job and report any discrepancies to the architect before proceeding with the work.

This drawing shall not be used for construction purposes until signed by the consultant responsible. This drawing, as an instrument of service, is provided by and is the property of Sweeny & Co. Architects.

ISSUED / REVISED yy-mm-dd
ISSUED FOR OPA / ZBA 2025-02-07
REISSUED FOR OPA / ZBA 2025-06-06



SITE SYMBOL LEGEND:

- F FACILITY ENTRANCE
- R RETAIL ENTRANCE
- O OFFICE ENTRANCE

Sweeny&Co Architects

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PROJ. NAME
Puslinch Developments GP Inc.
4631 Sideroad 20 N
Puslinch Township

OWNER
Estill Innovation Hub

DWG TITLE
Site Plan, Contact Plan,
Area Statistics

DATE: 2025-06-05
SCALE: As indicated
DRAWN: AT
CHECKED: GD
PROJ. No.: 2421

DWG No.

AC103



AERIAL VIEW LOOKING NORTH



AERIAL VIEW LOOKING WEST

DRAWING NOT TO BE SCALED

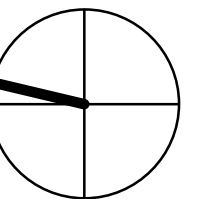
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ISSUED / REVISED	yy-mm-dd
ISSUED FOR OPA / ZBA	2025-02-07

ISSUED FOR OPA / ZBA

25-02-07



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PROJ. NAME

Puslinch Industrial
4631 Sideroad 20 N
Puslinch Township

OWNER

Estill Innovation Hub

DWG TITLE

Site Plan Renderings

DATE: 2025-01-27

SCALE :

DRAWN : AT

CHECKED: JG

PROJ. No. : 2421

WG No.

AC105