Puslinch Industrial Develpoment
21-Jan-25

2421

*** NOTE: SURVEY INFORMATION TAKEN VAN HARTEN SURVEY DATED 2022-06-20**

*** NOTE: WETLAND TAKEN FROM GHD TOPOGRAPHIC PLAN CI-101 DATED 2024-01-09**

Gross Constructed Area Summary

		Total GCA	Office	Warehouse	Manufacturing	Retail	Conference	Food Service	Gym	Daycare
Industrial Bldg #1	Tenant 1	245,000 sf *22,761 m2*	30,000 sf *2,787 m2*	150,000 sf *13,935 m2*	50,000 sf *4,645 m2*	15,000 sf *1,394 m2*				
	Tenant 1 Expansion	50,000 sf *4,645 m2*		37,500 sf *3,484 m2*	12,500 s.f *1,161 m2*					
	Tenant 2	230,000 sf *21,368 m2*	20,000 sf *1,858 m2*	200,000 sf *18,580 m2*		10,000 sf *929 m2*				
	Tenant 2 Expansion	100,000 sf *9,290 m2*		100,000 sf *9,290 m2*						
	Retail	15,000 sf *1,394 m2*			15,000 s.f *1,394 m2*					
	Shared Spaces	25,000 sf *2,323 m2*					20,000 sf *1,858 m2*	5,000 sf *465 m2*		
		665,000 sf ***61,780 m2***								
Industrial Bldg #2		120,000 sf *11,148 m2*	10,000 sf *929 m2*		110,000 sf *10,219 m2*					
Expansion		75,000 sf *6,968 m2*			75,000 sf *6,968 m2*					
		195,000 sf **18,115.94 m2**								
Industrial Bldg #3		140,500 sf *13,053 m2*	5,000 sf *465 m2*		135,500 sf *12,588 m2*					
		140,500 ft **13,053 m2**								
Gym		15,000 sf *1,394 m2*							15,000 sf *1,394 m2*	
		15,000 sf ***1,394 m2***								
Daycare		10,000 sf *929 m2*								10,000 s.f *929 m2*
		10,000 sf ***929 m2***								
Total GCA		**1,025,500 sf** ***95,271 m2***	65,000 sf *6,039 m2*	487,500 sf *45,290 m2*	398,000 sf *36,975 m2*	25,000 sf *2,323 m2*	20,000 sf *1,858 m2*	5,000 sf *465 m2*	15,000 sf *1,394 m2*	10,000 sf *929 m2*

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 abuts any Residential Zone not separated by a street.	N/A

TABLE 1 – ZONING ANALYSIS

Regulation	Required	Provided
Parking – Warehouse	1 space / 200m²	894
Parking – Industrial Use	1 space/100 m² for the first 10,000 m² of floor area AND 1 space/200 m² for any floor area after the first 10,000 m²	
Parking – Day Care Centre	1 space/40 m²	
Parking - Any other use permitted by this by-law (Fitness centre)	1 space/20 m²	
Total Parking Required	745	
Bicycle Parking - Industrial	2 spaces/1,000 m² (92,950 m²/1,000 m²) *2 = 186 spaces	186

*** NOTE: ZONING ANALYSIS PREPARED BY MHBC**

CAR PARKING SPACE:

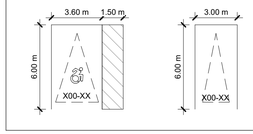
NOTES:

- DRIVE AISLE MINIMUM 6.0m UNLESS OTHERWISE NOTED.

MINIMUM PARKING SPACE DIMENSIONS:

ACCESSIBLE :
WIDTH: 3.6m
LENGTH: 6.0m

STANDARD :
WIDTH: 3.0m
LENGTH: 6.0m



BICYCLE PARKING SPACE:

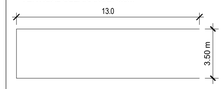
MINIMUM BICYCLE PARKING SPACE DIMENSIONS:

HORIZONTAL:
WIDTH: 0.60m
LENGTH: 1.80m

TYPICAL LOADING SPACE:

MINIMUM TRAILER SPACE DIMENSIONS:

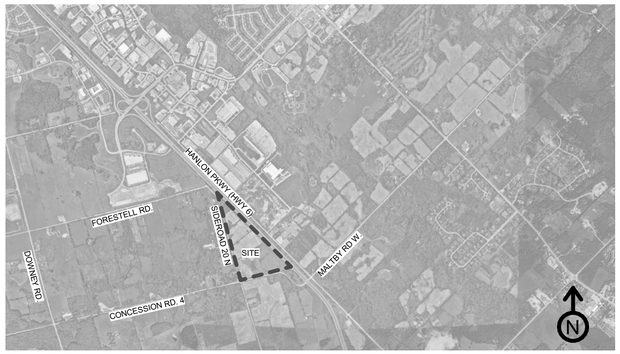
LENGTH: 13.00m
WIDTH: 3.50m
VERTICAL CLEARANCE: 4.0m



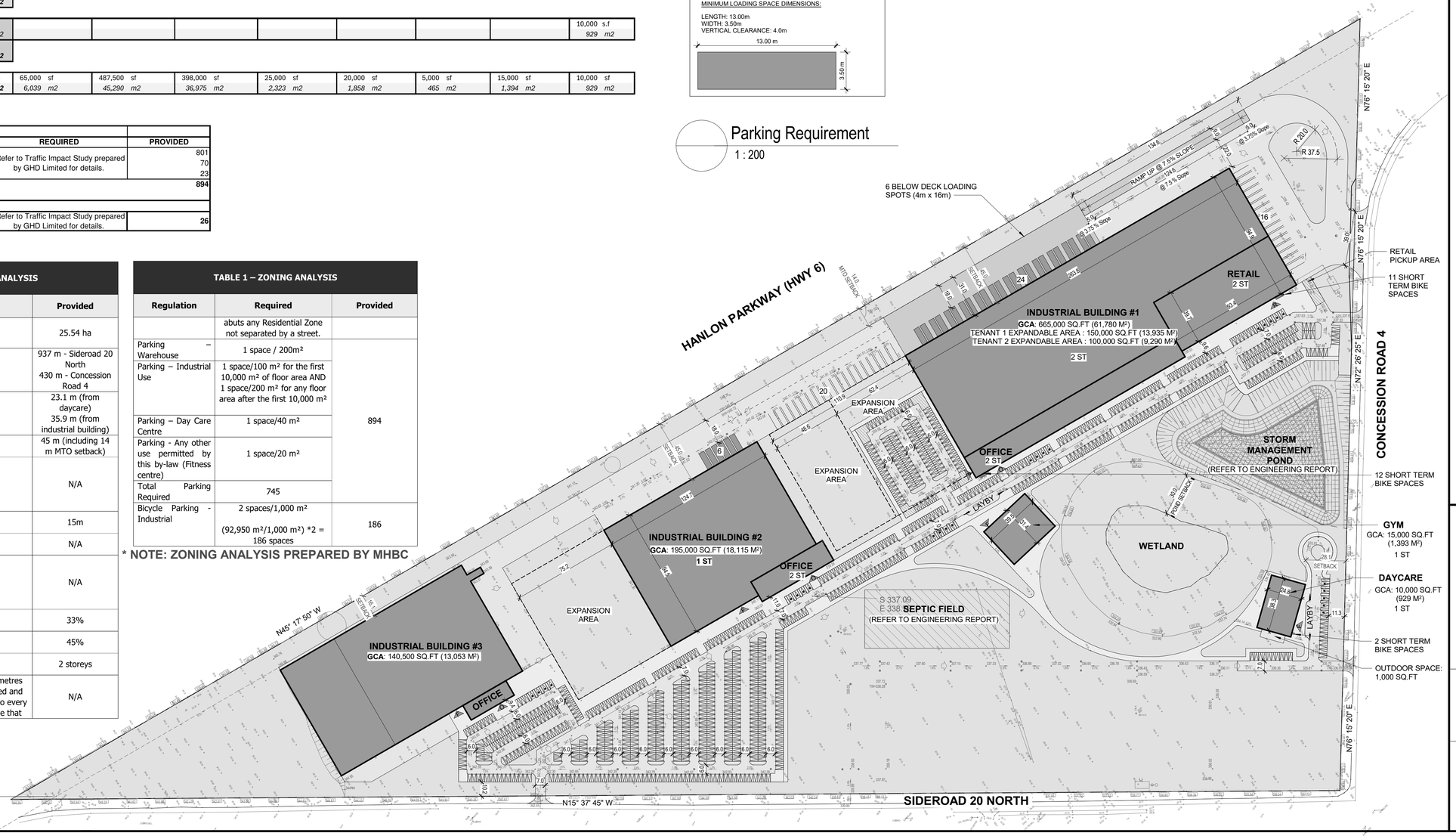
MINIMUM LOADING SPACE DIMENSIONS:

LENGTH: 13.00m
WIDTH: 3.50m
VERTICAL CLEARANCE: 4.0m

Parking Requirement
1 : 200



Context Map
1 : 1



1 AC103 OPA / ZBA Site Plan
1 : 1500

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

134 PETER STREET | SUITE 1601
TORONTO, ONTARIO | M5V 2H2 | CANADA
P: 416-971-6252 | F: 416-971-5420
E: info@sweenyandco.com | www.sweenyandco.com

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

OWNER
Estill Innovation Hub

DWG TITLE
Site Plan, Contect Plan, Area Statistics

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

DWG No.
AC103

C:\Users\andreas\Documents\2421_A_R23_Puslinch Industrial Development_Central 2ST Scheme_andreasA623L.rvt

2025-06-06 9:10:08 AM

AERIAL VIEW LOOKING NORTH

AERIAL VIEW LOOKING WEST

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

Sweeny&Co Architects

134 PETER STREET | SUITE 1601
TORONTO, ONTARIO | M5V 2H2 | CANADA
P: 416-971-6252 | F: 416-971-5420
E: info@sweenyandco.com | www.sweenyandco.com

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

DWG No.
AC105

C:\Users\andreas\Documents\2421_A_R23_Puslinch Industrial Development_Central 2ST Scheme_andreasA623L.rvt
2025-01-27 2:48:33 PM