



General Store

Pergola Commons Redevelopment
Public Meeting

1 Clair Road East

September 9th, 2025

WHO IS FIRST CAPITAL?

First Capital is a leading owner, operator, and developer of grocery-anchored and mixed-use real estate across Canada. Our focus is on creating thriving urban neighbourhoods to generate value for the residents and communities in which we operate.



RECENT GTHA PROJECTS



YONGE & ROSELAWN

- Mixed-use Urban Development
- Geothermal; Targeting LEED Platinum; Net Zero Carbon
- Under Construction

OLDE OAKVILLE

- Mixed-use Urban Development
- Transit Oriented with Proximity to GO Station
- Zoning Approved



FIRST CAPITAL ESG INITIATIVES



Environmental

- Target to achieve net-zero emissions by 2050
- Focus on biodiversity, emphasizing importance of green spaces



Social

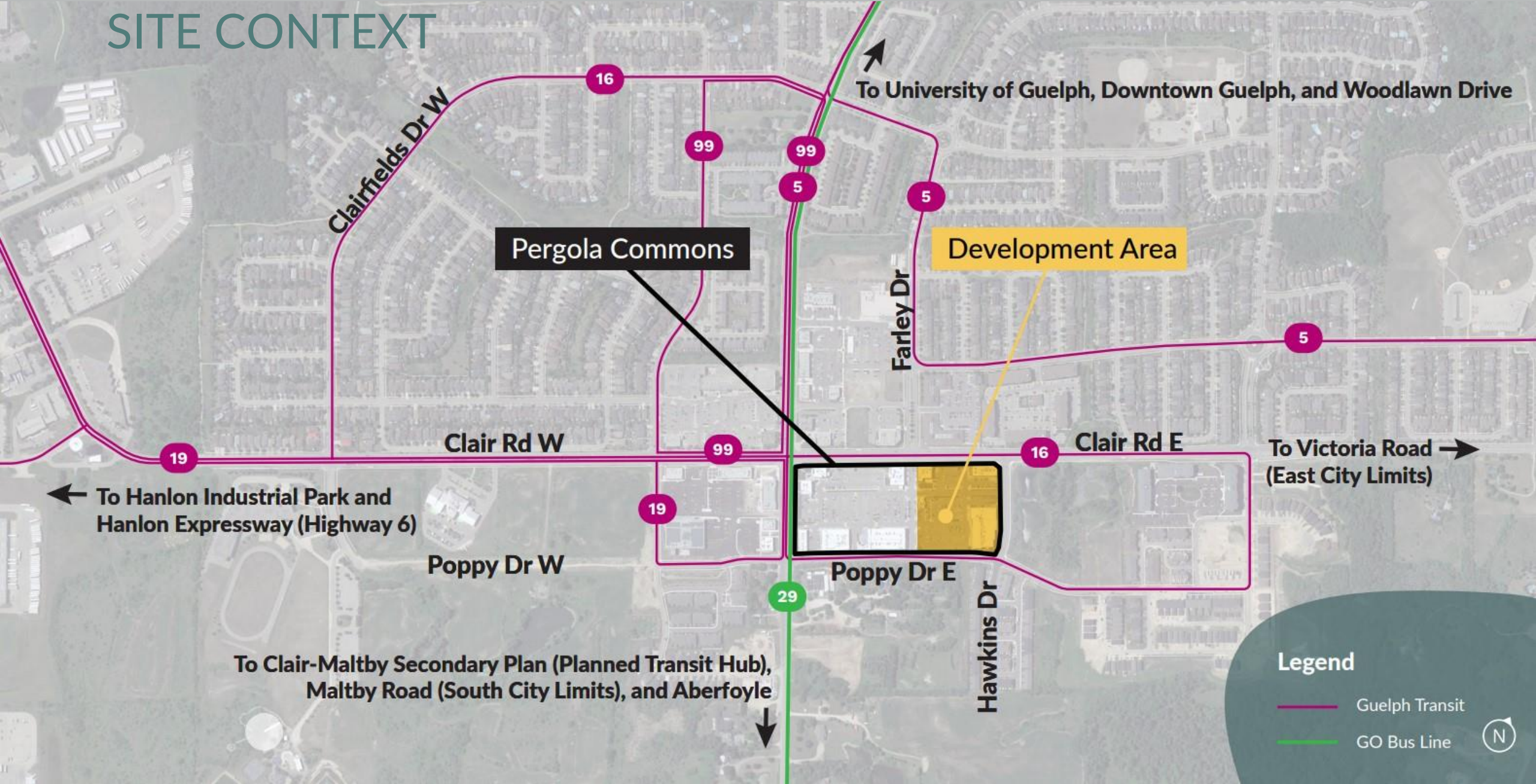
- Thriving Neighbourhoods Foundation: an employee-led charitable foundation focused on addressing food insecurity and poverty, social justice, mental health, and youth initiatives



Governance

- Effective and transparent reporting systems within the organization
- Assessing all properties for physical climate risk and resilience

SITE CONTEXT



To University of Guelph, Downtown Guelph, and Woodlawn Drive

Pergola Commons

Development Area

Clairfields Dr W

Farley Dr

Clair Rd W

Clair Rd E

To Victoria Road (East City Limits)

To Hanlon Industrial Park and Hanlon Expressway (Highway 6)

To Clair-Maltby Secondary Plan (Planned Transit Hub), Maltby Road (South City Limits), and Aberfoyle

Poppy Dr E

Poppy Dr W

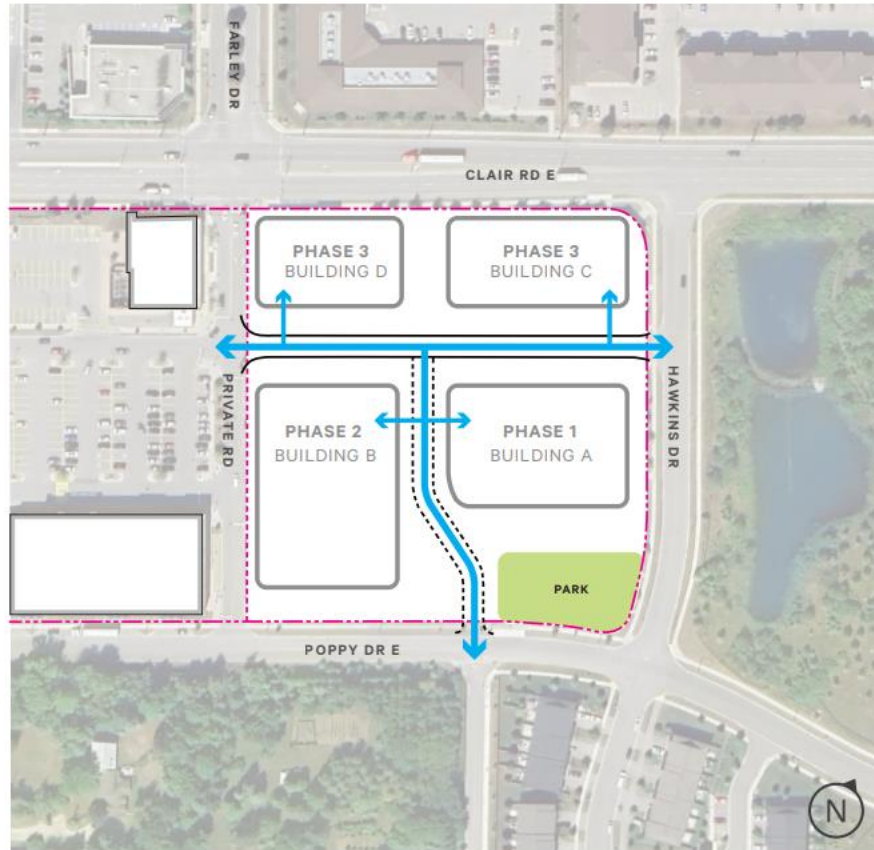
Hawkins Dr

Legend

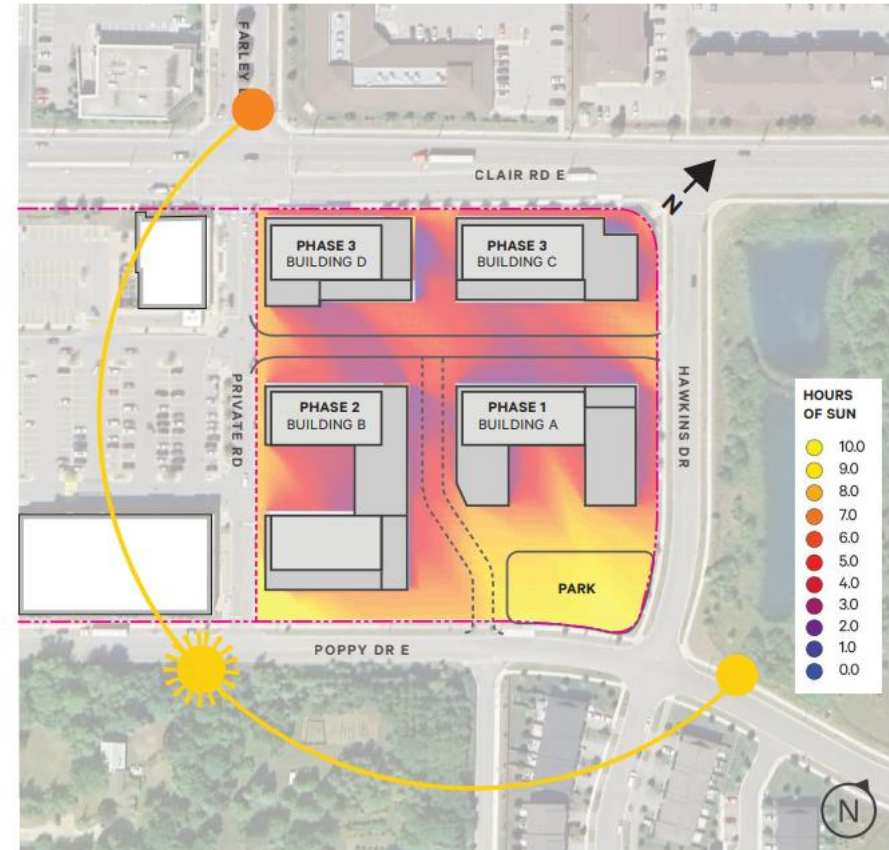
- Guelph Transit
- GO Bus Line



KEY DESIGN PRINCIPLES

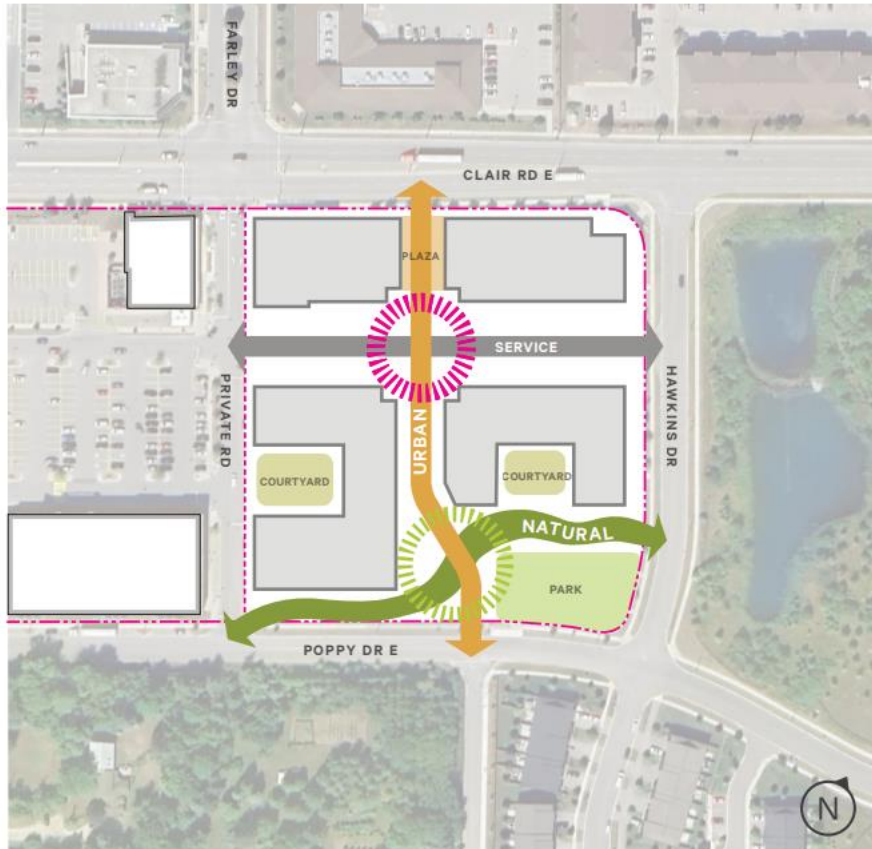


BLOCKS & CONNECTIONS

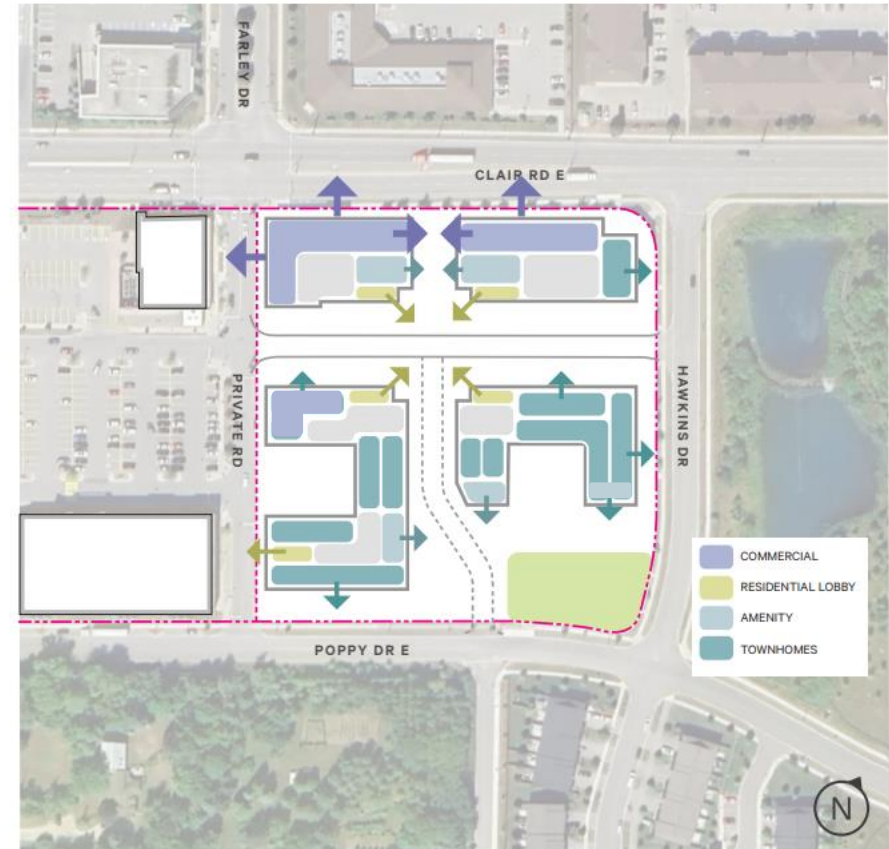


BUILT FORM

KEY DESIGN PRINCIPLES



LANDSCAPE AND WOONERF



GROUND FLOOR ACTIVATION

KEY STATISTICS



10-14
STOREYS



715
RESIDENTIAL UNITS



1800 sq.m
PARK SPACE



827
CAR PARKING SPACES



2100 + sq.m
COMMERCIAL SPACE

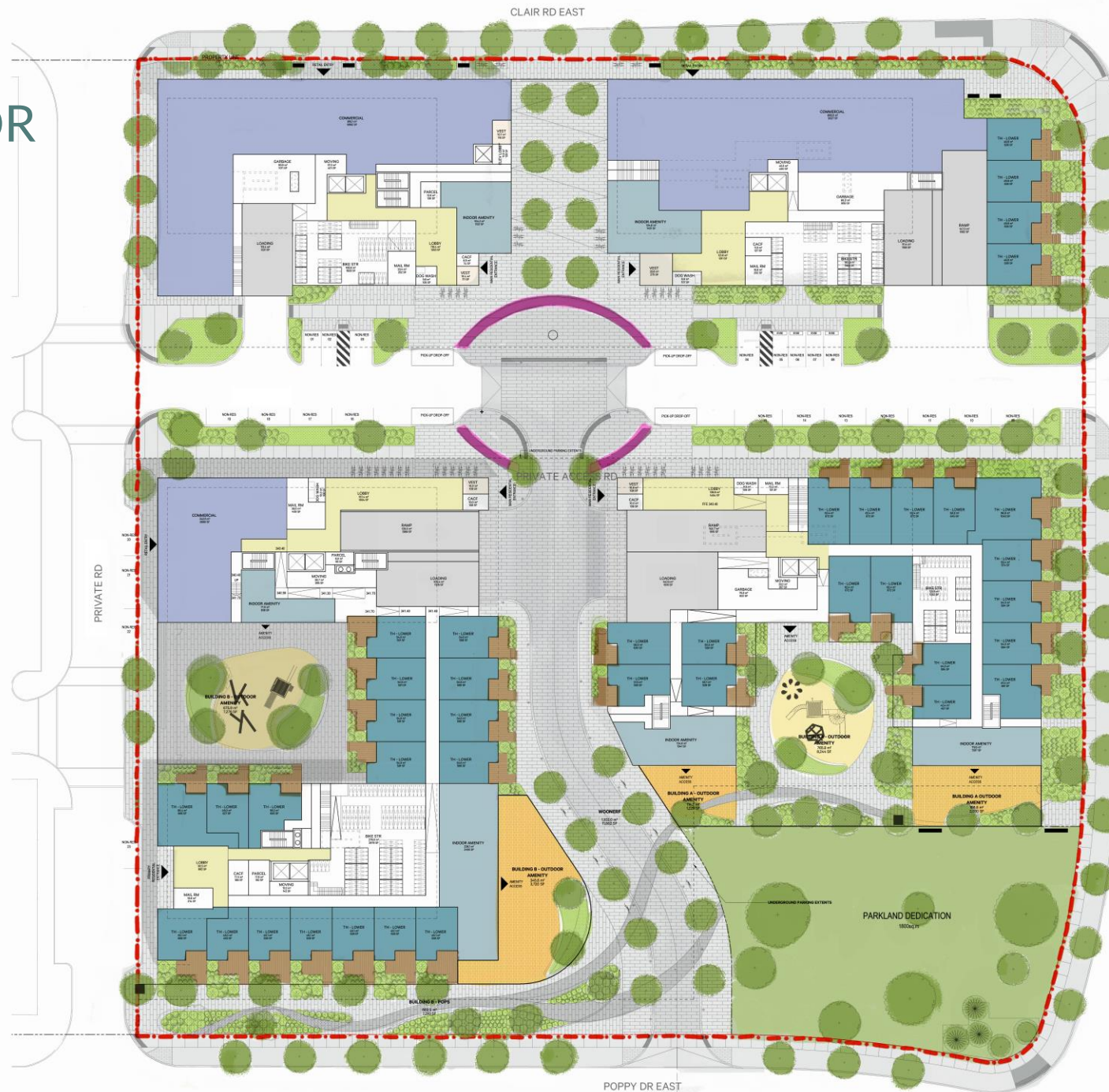


809
BIKE PARKING SPACES

SITE PLAN



GROUND FLOOR



Legend

- Commercial
- Residential Lobby
- Indoor Amenity
- Outdoor Amenity
- Townhomes
- Park



WOONERF ENTRY AT POPPY DR. E



PRIVATE ACCESS ROAD



AERIAL VIEW

THANK YOU



General Store

Book

Book City

Book Mary

Book Fast

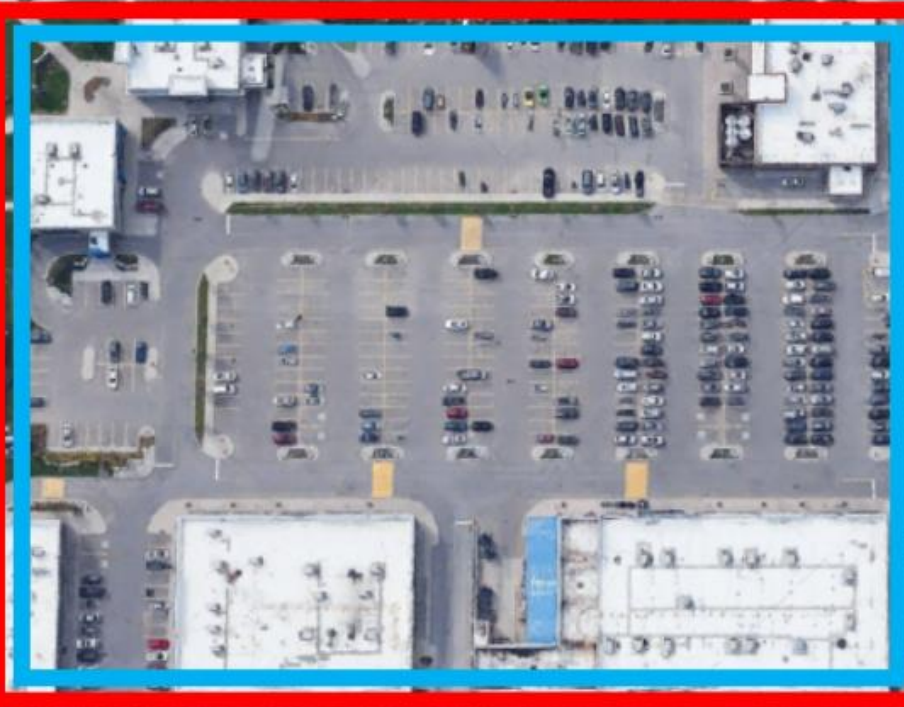
Book Fast

THE KEG

Pergola Commons – Proposed Density Allocation

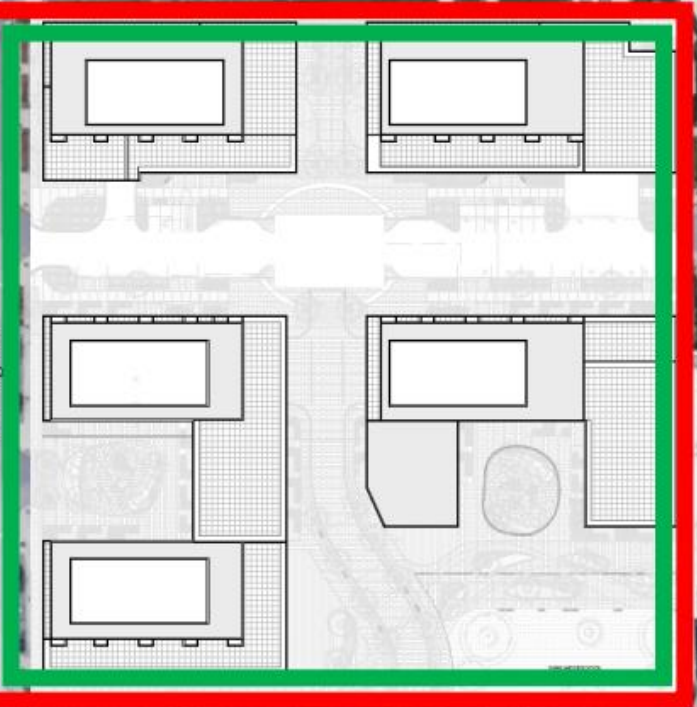
Whole Site (Not Including Parkland): 5.17 ha

- OP currently permits 250 units per ha
- 250 units per ha x 5.17 ha = 1,292 units (max)



Remaining Lands: 3.13 ha

- 577 remaining permitted units
- 577 units ÷ 3.13 ha = 184 units per ha (max)



Development Site (Not Including Parkland): 2.04 ha

- 715 units proposed
- 715 units ÷ 2.04 ha = 351 units per ha (max)

