

Pergola Commons

Welcome to the Open House for Pergola Commons.

We have several display boards with information to learn more about the proposal, and members of our project team are here to answer your questions and record your feedback.

If you have any questions or feedback following the Open House, please send us an email:



consultation@bousfields.ca

Subject Line: Pergola Commons

Who We Are



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 projects in the GTHA:



Yonge and Roselawn

2400 Yonge Street

- Mixed-use urban development
- Geothermal project; LEED Gold and Net Zero Carbon & Design certification
- Under Construction

Olde Oakville

271 Cornwall Road

- Mixed-use urban development
- Transit oriented with proximity to Oakville GO Station
- Recently Approved



First Capital ESG Initiatives



Environmental

- Target to achieve net-zero emissions by 2050
- Focus on biodiversity, emphasizing importance of green spaces, and implementing eco-friendly transportation options in projects



Social

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



Governance

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

First Capital ESG Initiatives



80%

of our portfolio are
BOMA BEST
certified



4.4M

sf LEED certified



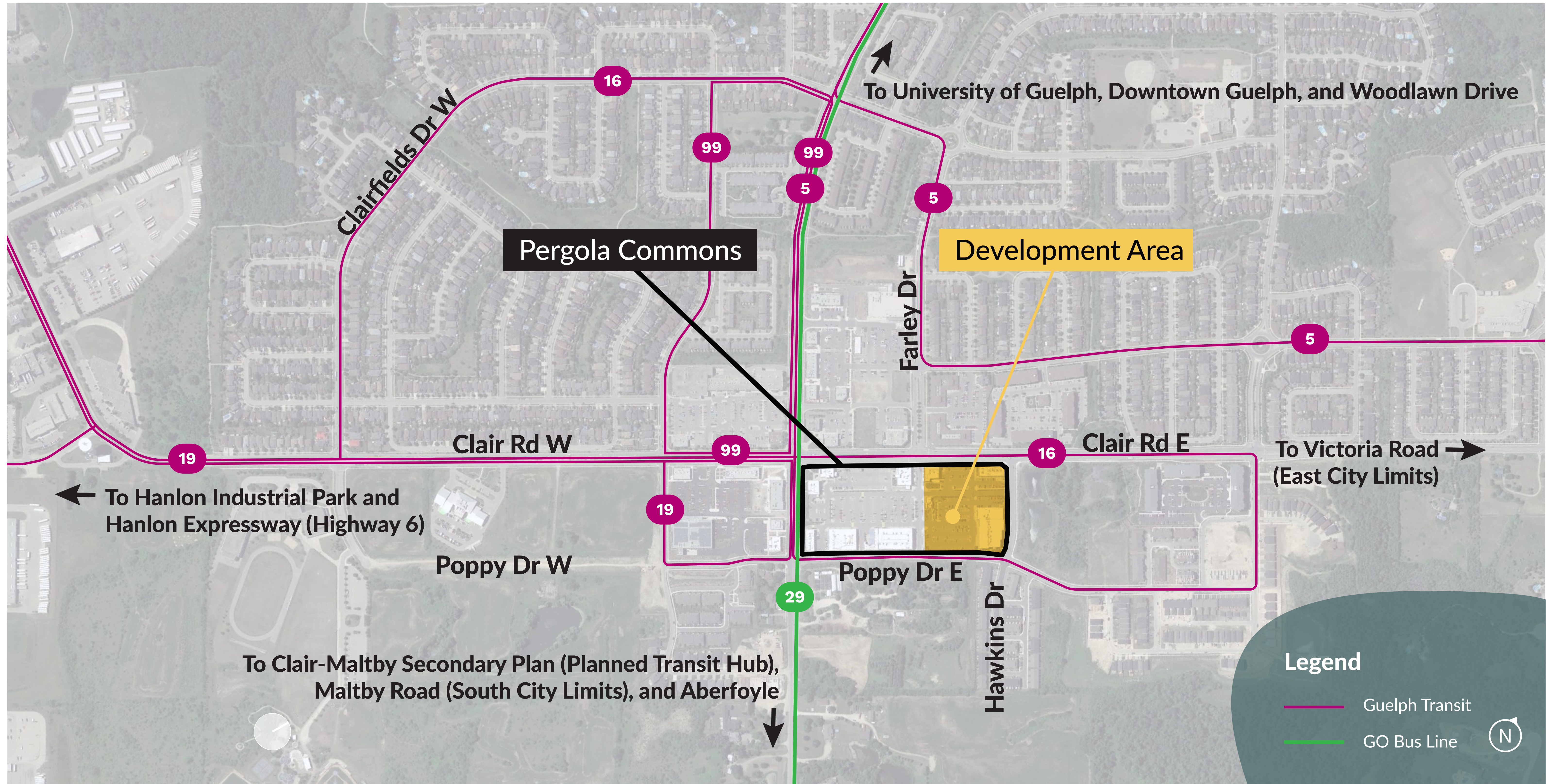
7.1M

sf achieved WELL
Health-Safety
Rating

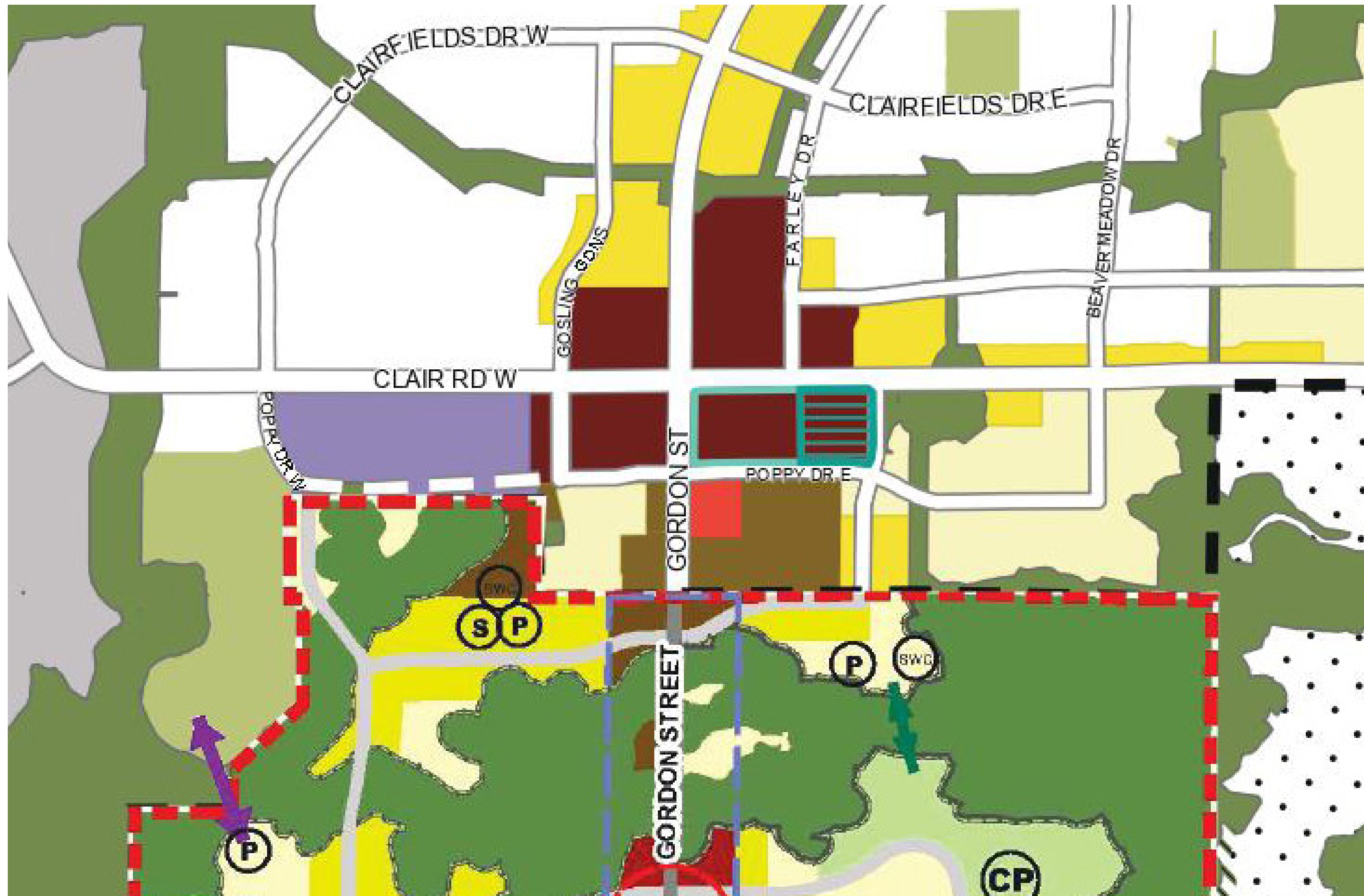
Key Highlights

- Received validation from the Science Based Targets Initiative (SBTi) for 2030 GHG reduction target of 46%
- Ongoing climate collaboration work with commercial tenants
- Currently constructing an urban mixed-use development utilizing geothermal energy and targeting LEED Platinum certification
- Longstanding commitment to sustainability and sustainable programs including LEED, BOMA BEST, and WELL Health-Safety Rating

Site Context



Official Plan



Legend

- Pergola Commons
- Development Area
- Low Density Residential
- Low Density Greenfield Residential
- Medium Density Residential
- High Density Residential
- Commercial Mixed-Use Centre
- Service Commercial
- Corporate Business Park
- Open Space and Park
- Significant Natural Areas & Natural Area
- Natural Areas Overlay
- Reserve Lands
- Clair-Maltby Secondary Plan Boundary
- Significant Natural Areas & Natural Areas
- Natural Areas Overlay
- Moraine Ribbon
- Open Space and Park
- Urban Village Core
- Urban-Rural Transition Area
- Green Gateway
- Community Park
- Neighbourhood Park
- Stormwater Capture Area (SWC)
- Potential Elementary School
- Convenience Commercial Area
- Essential Active Transportation Link
- Potential Trail Connection



Proposal Overview



10-14

Storeys



721

Residential Units



1,300+ m²

Park Space



794

Car Parking Spaces



1,900+ m²

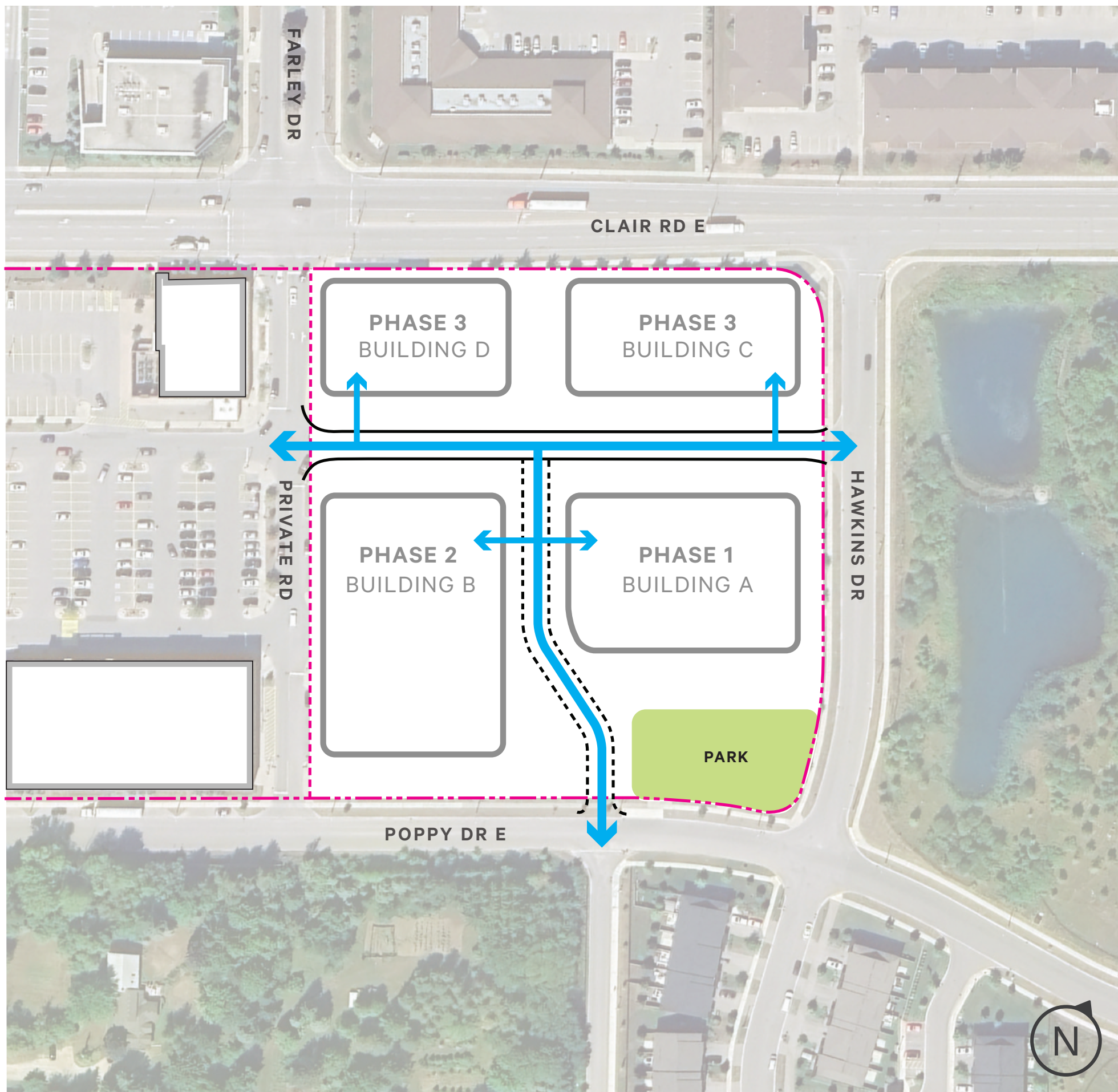
Commercial Space



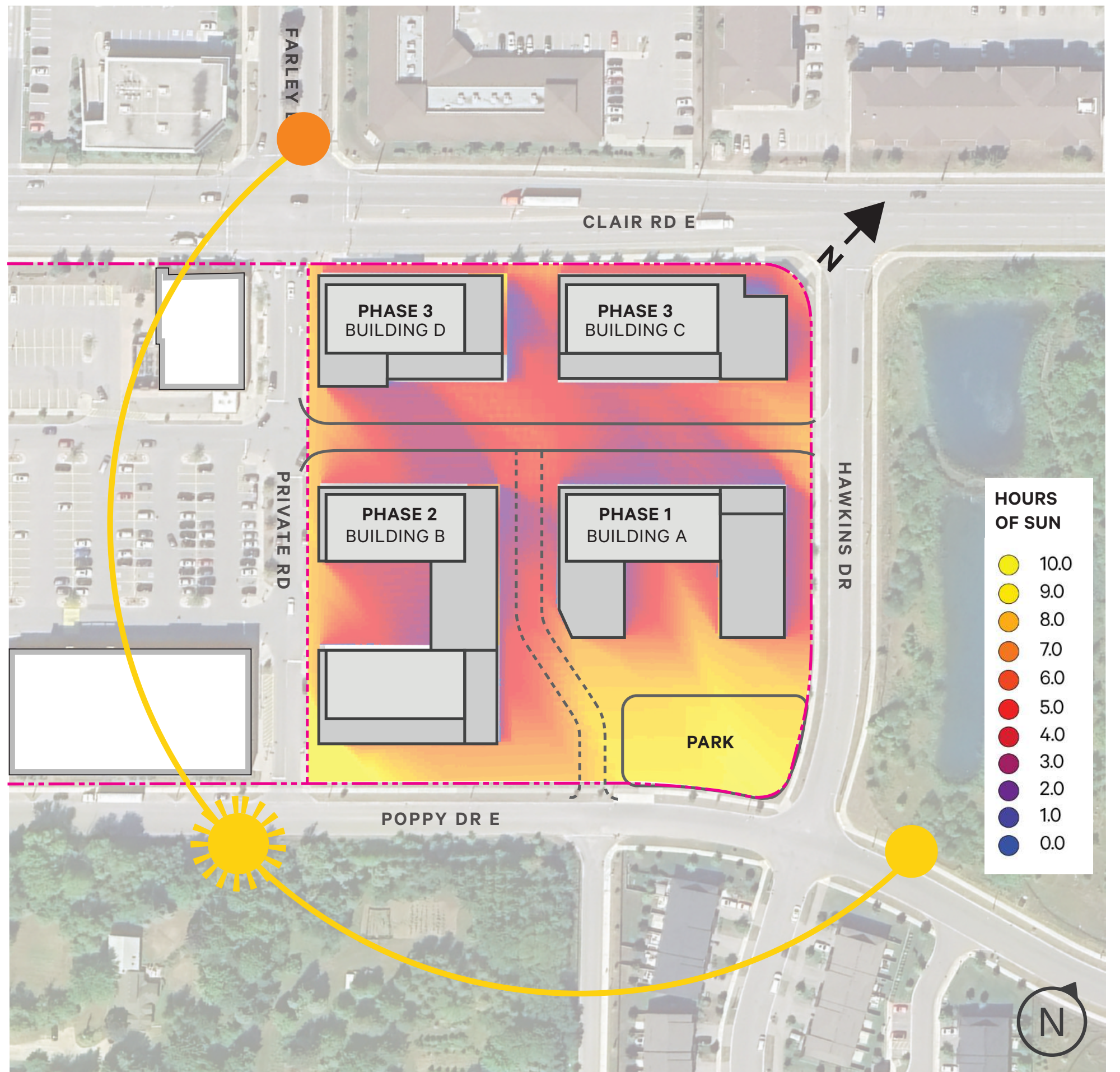
892

Bike Parking Spaces

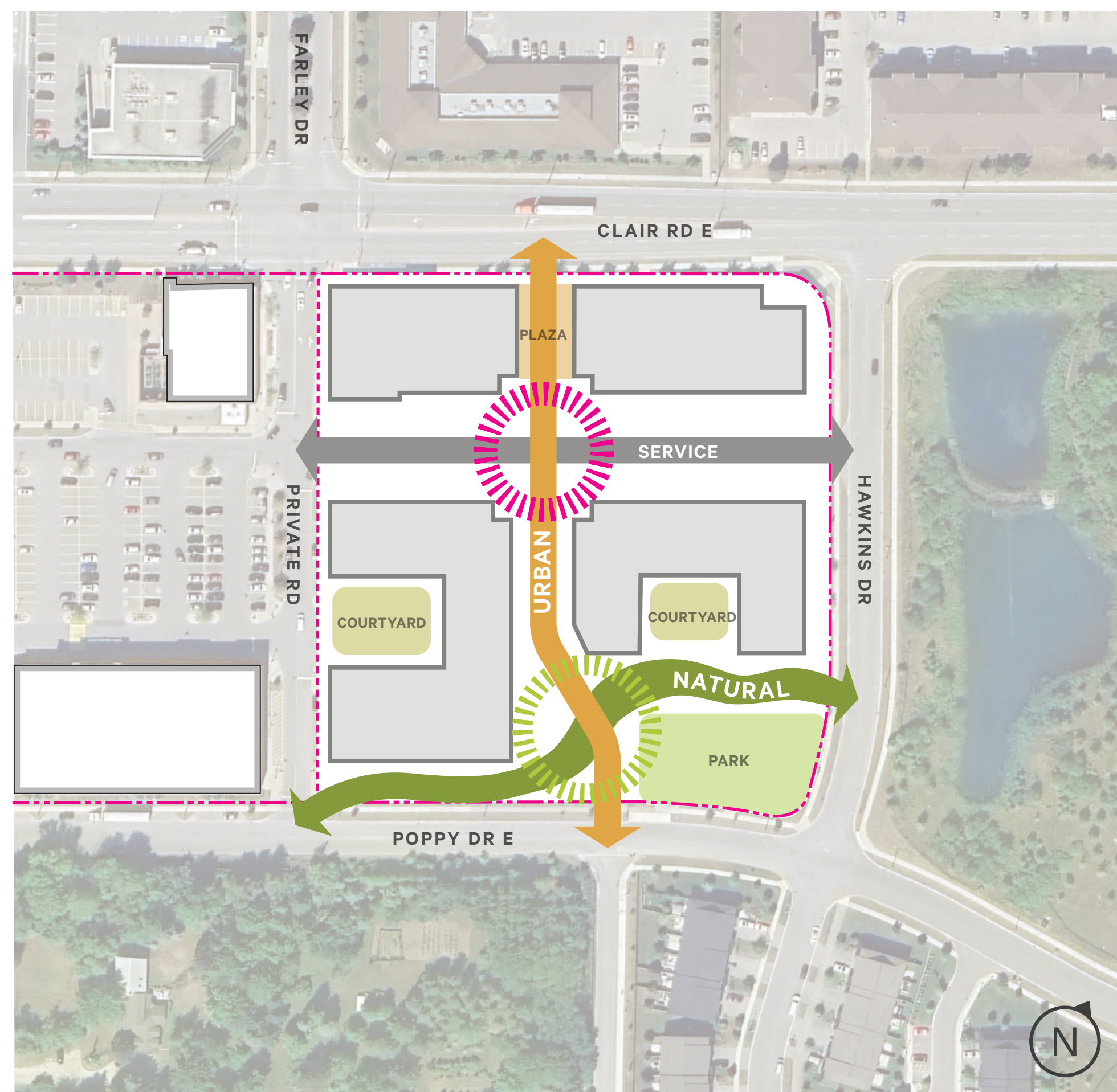
Big Moves



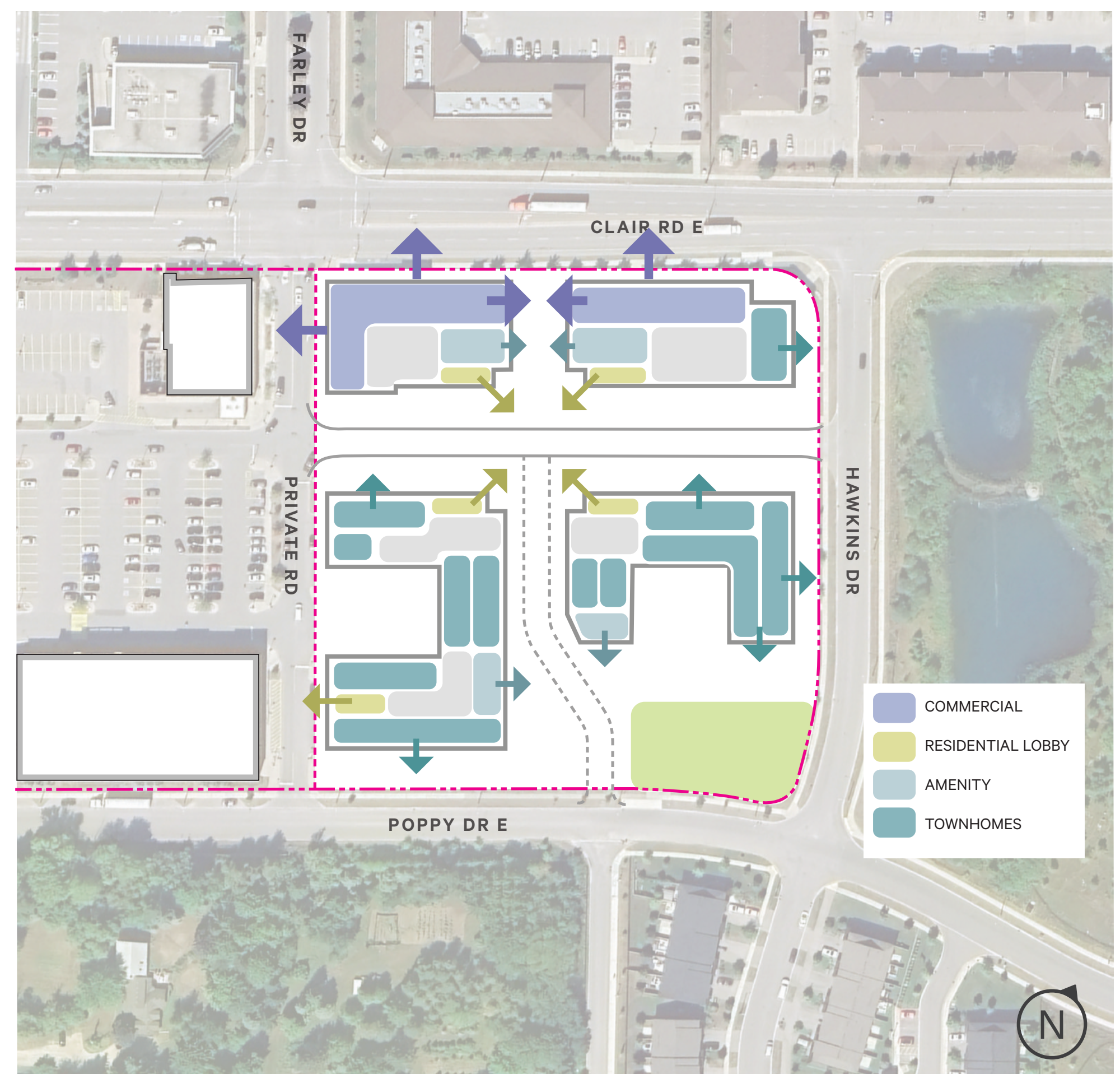
Blocks and Connections



Built Form

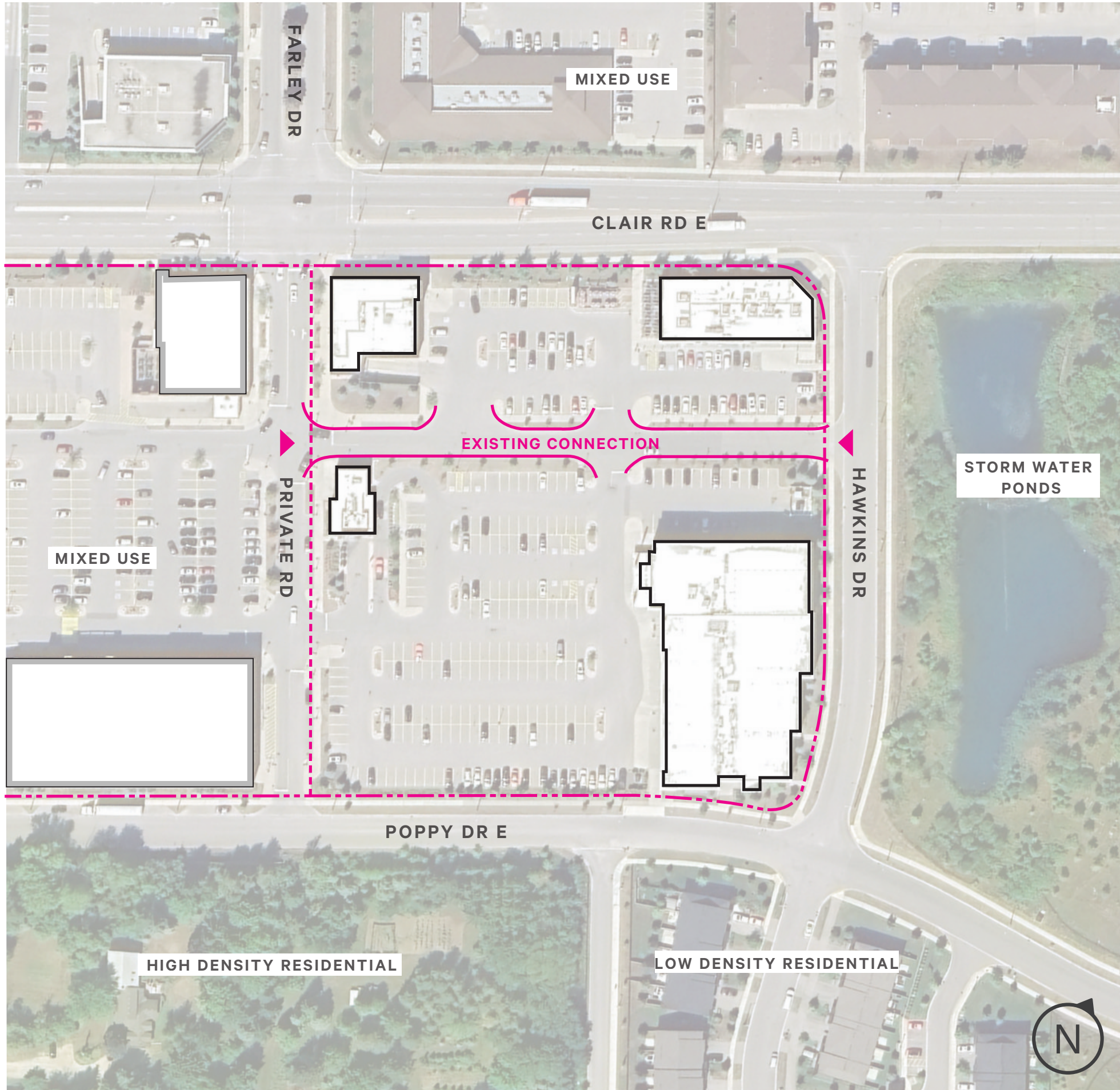


Landscape

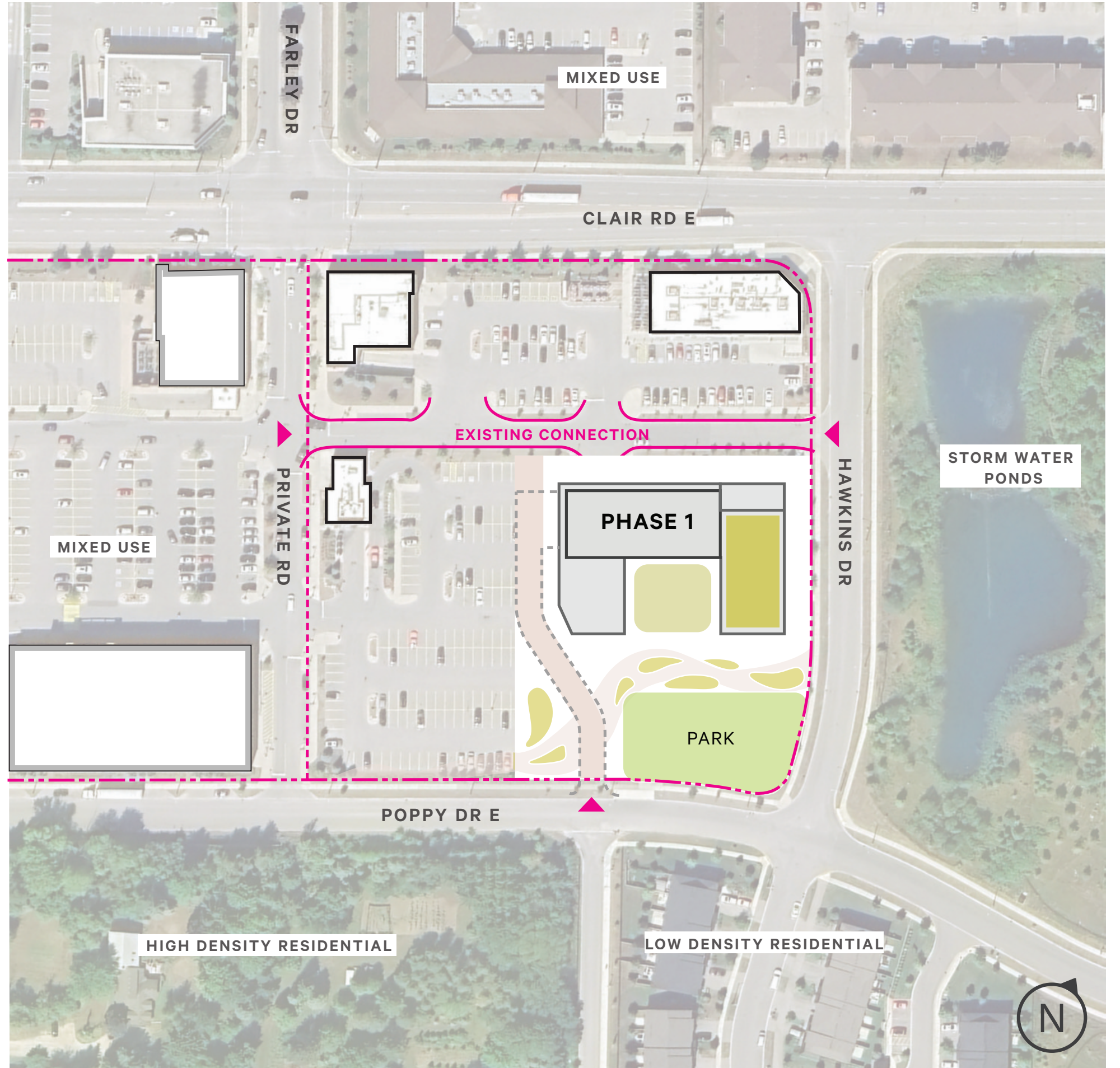


Ground Floor Activation

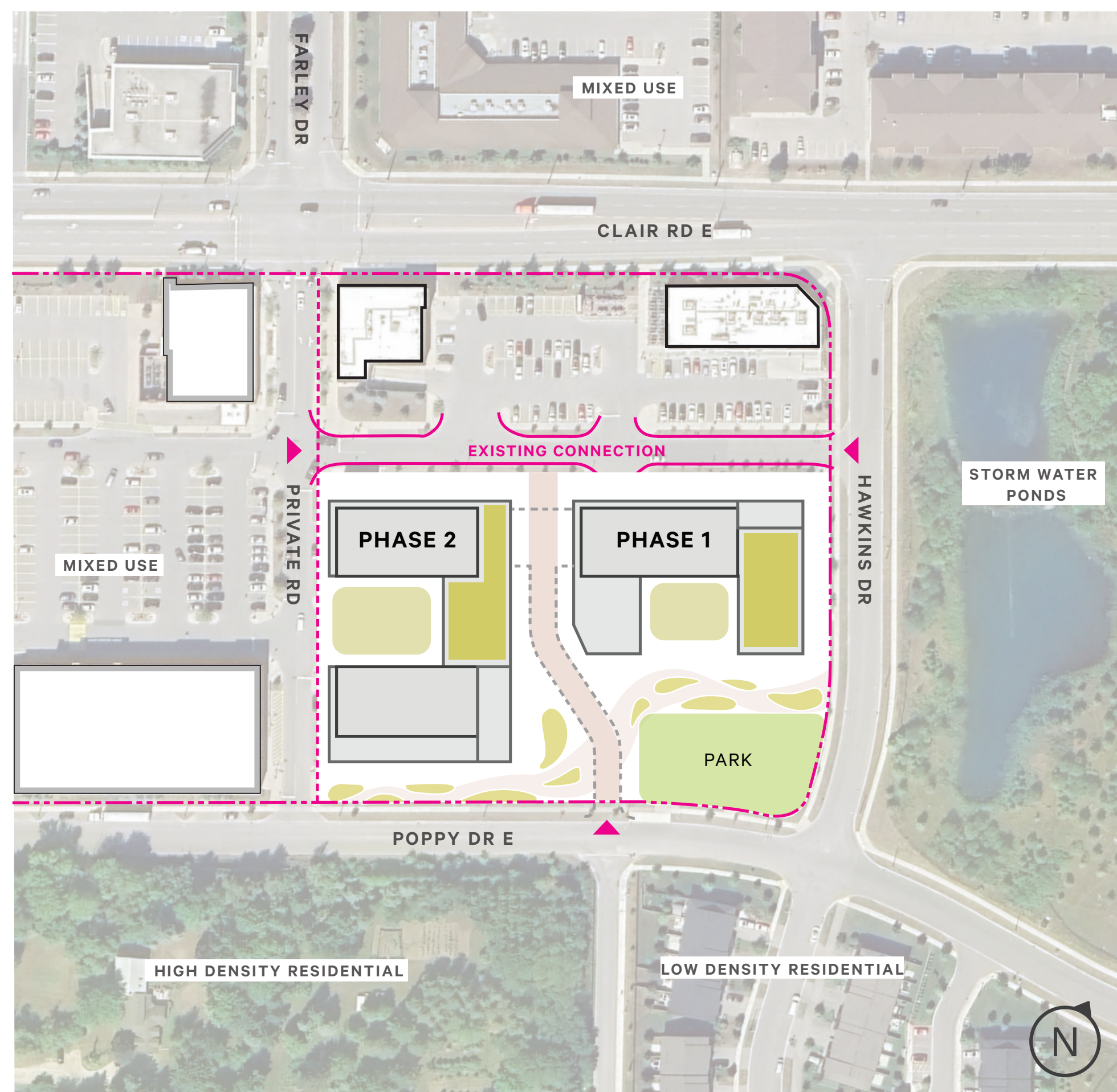
Phasing Plan



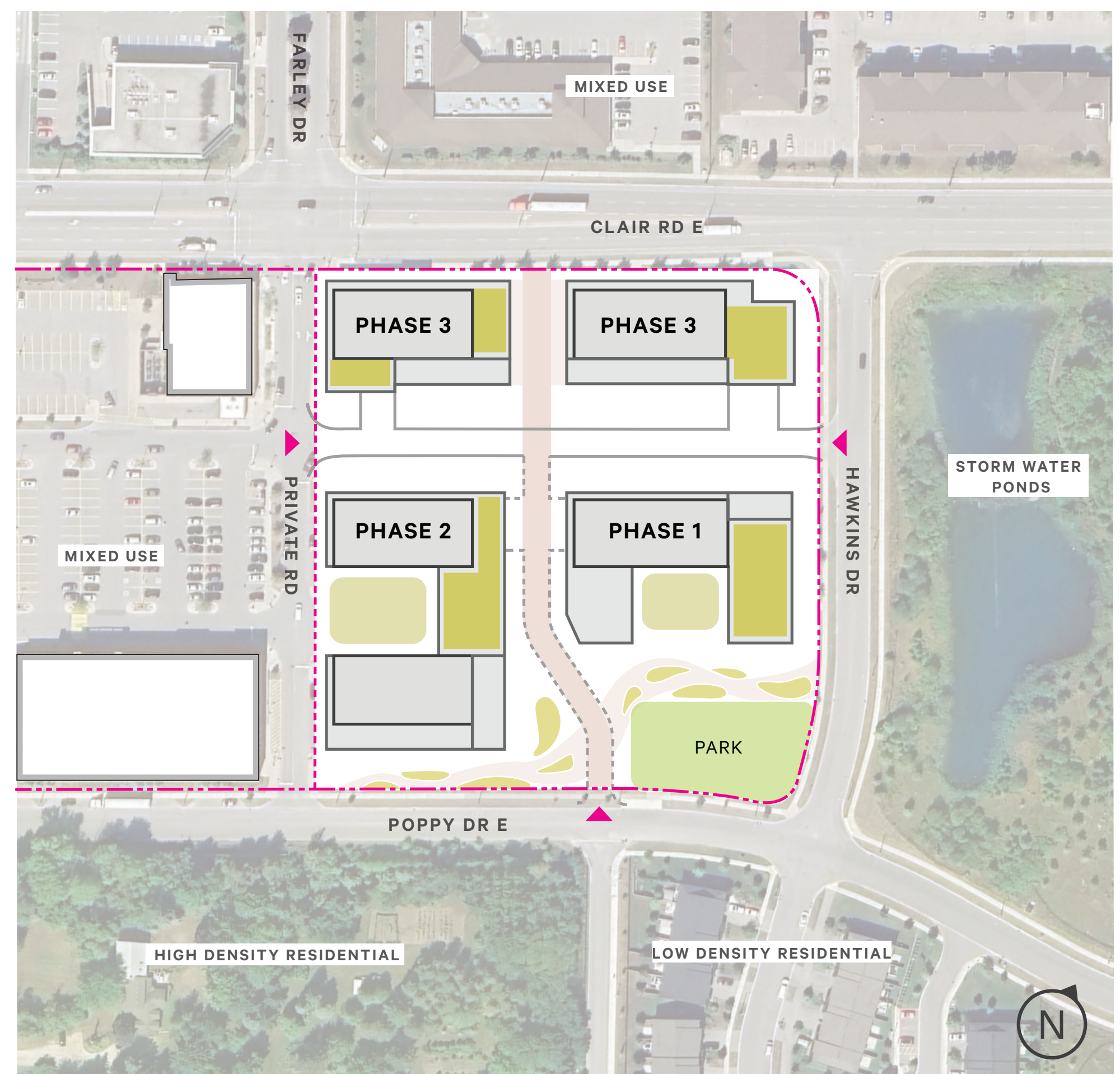
Existing Condition



Phase 1



Phase 2



Phase 3

Site Plan



Ground Floor Plan



Legend

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



View from Clair Road



View from New East-West Road



Poppy Connection



Aerial View

