



Owner:
First Capital Realty Inc.

Tenant:
Sherwin Williams

Architect:
Scoler, Lee & Associates
Architects

Our Services:

- Sustainable Design Facilitation
- Energy Efficiency Consulting
- LEED Consulting & Certification

Status:
LEED® Certified
Completed 2007

LEED® Project Facts

Gross Floor Area: 348 (m²)
Energy Density: 128 (ekWh/m²)

Category	% Performance
Water Savings	
Irrigation	50 %
Indoor Use	39 %
Energy Savings	
Waste Diversion	76 %
Recycled Content	22 %
Regional Content	29 %

LEED® Certified

Westney Heights – Sherwin Williams

Retail developer on forefront of greener design

Ajax, Ontario



First Capital Realty is a leader in retail development, committed to following LEED guidelines and principles in all new construction projects regardless of project size, scope, or tenancy. This commitment has encouraged a number of tenants to incorporate LEED principles and strategies into their store designs. In this case, although tenant Sherwin Williams was under no obligation to achieve LEED certification, store management

undertook the required green design elements and activities.

The building is a one-storey, 348 m² store unit comprising retail area, storage area, washrooms, and an office. First Capital completed the building envelope, mechanical equipment, and site work. while Sherwin Williams completed the interior layout, ventilation distribution system, and lighting.

Notable Features

- ongoing landscape policy using drought-resistant landscaping plants eliminates the need for an outdoor irrigation system
- low-flow plumbing fixtures
- well insulated building envelope
- heat recovery on exhaust air
- energy-efficient lighting design
- CO₂ demand-controlled ventilation
- 100% green power for two years
- recycled and regional materials: concrete, steel, gypsum board
- low off-gassing paints, coatings, sealants, adhesives
- comprehensive green fit-up guidelines for tenants



35%
Energy Savings



39%
Indoor Water Savings



22%
Raw Materials Savings

