



Owner:

First Capital Realty

Architect:

Scoler, Lee & Associates
Architects

Our Services:

- Energy Efficiency Consulting
- LEED Consulting & Certification

Status:

LEED®-CS Certified
Completed 2009

Westney Unit 23

Shopping in the green

Ajax, Ontario



Westney Heights Unit 23 is a single-storey, 465 m² First Capital Realty shopping development with one tenant store. First Capital is one of the first developers in Canada to commit to LEED candidacy for all new speculative retail projects, regardless of size, scope, and tenancy. Westney Heights is only the

second building in Canada to receive a LEED-CS (Core & Shell) certification. The CS rating means that the base building has met LEED green building standards, but the tenants, not the owner, are responsible for fitting up the interior space.

LEED® Project Facts

Gross Floor Area:	465 (m ²)
Energy Density:	354 (ekWh/m ²)
Category	% Performance
Water Savings	
Irrigation	50 %
Indoor Use	39 %
Energy Savings	
Waste Diversion	85 %
Recycled Content	23 %
Regional Content	31 %

LEED® Certified

Notable Features

- carpooling incentive program for tenant employees
- located near two bus lines to encourage mass transit
- reflective roofing to decrease urban heat island effect
- low-flow plumbing fixtures
- high thermal performance windows, roof, and walls
- efficient lighting design with low lighting power density
- heat recovery ventilation to capture energy from outbound air to pre-condition incoming air
- demand-controlled ventilation to increase indoor air quality and decrease energy consumption
- low-emitting adhesives, paints, and coatings



32%
Energy Savings



39%
Indoor Water Savings



23%
Raw Materials Savings