

Annual Sustainability Report



THE ParkSIDE HOTEL & SPA

Parkside Hotel & Spa

2019

Completed By	Kayli Anderson
Email	kayli@synergyenterprises.ca
Completed	27/6/2019

synergy 

Executive Summary

The Parkside Hotel & Spa is a 126-suite hotel in downtown Victoria, BC. Parkside was designed and built to the LEED Platinum building standard, minimizing energy requirements and environmental impact. Since opening in 2009, the hotel has received numerous sustainability awards such as 5 Green Keys in the Green Key Eco-Rating program for hotels.

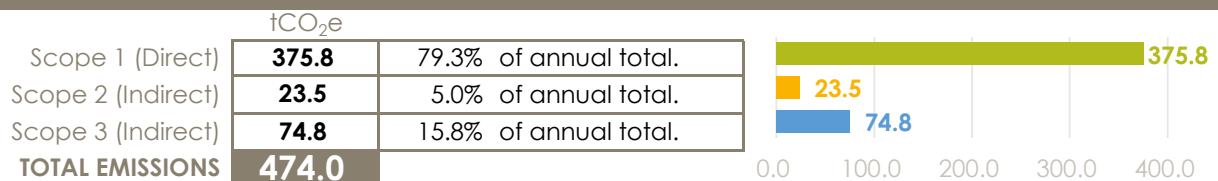
This report measures greenhouse gas (GHG) emissions from hotel activities, including natural gas, electricity, water, waste, paper, staff commuting and travel. Total GHG emissions for the 2019 inventory come to 474 tCO₂e, a 3.5% decrease over the 2017 baseline. Parkside will be offsetting their emissions starting with this 2019 inventory!

Waste data from 2017 and 2018 has been updated as more accurate data was made available.

Company Information

Company Name	Parkside Hotel & Spa		
Contact Information	Trina White	trina.white@parksidevictoria.ca	250-940-1200
Company Description	Hotel in downtown Victoria with 126 suites, 5 meeting rooms, 1 pool, and 1 gym. 1 company vehicle		
Reporting Period	March 1st, 2018 - February 28th, 2019		
Inventory Boundary	Scope 1 (Direct Emissions) - Natural Gas, Gasoline		
	Scope 2 (Indirect Emissions from Purchased Electricity) - Purchased Electricity (BC Hydro)		
	Scope 3 (Indirect Emissions from Other Sources) - Water, Waste, Stationery, Paper Products, Company Travel, Staff Commuting		
Consolidation Approach	Operational Control: Accounting for 100% of emissions from operations over which the company has operational control.		
Primary Measurement	Carbon Dioxide Equivalent (CO ₂ e)		
Reporting Guidelines	Aligned with those defined in <i>The Greenhouse Gas Protocol: A Corporate Accounting and Reporting Standard, Revised Edition (The GHG Protocol, www.ghgprotocol.org)</i> . Emissions factors reviewed & approved by Offsetters.		

Inventory Results



Carbon Footprint (Summary)

Parkside Hotel & Spa

2019 Report



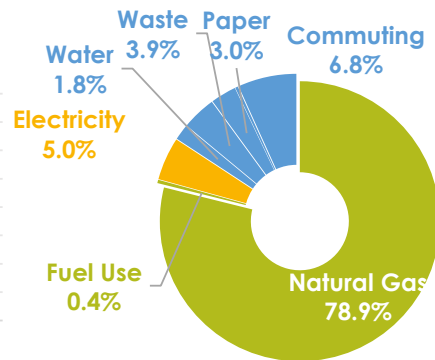
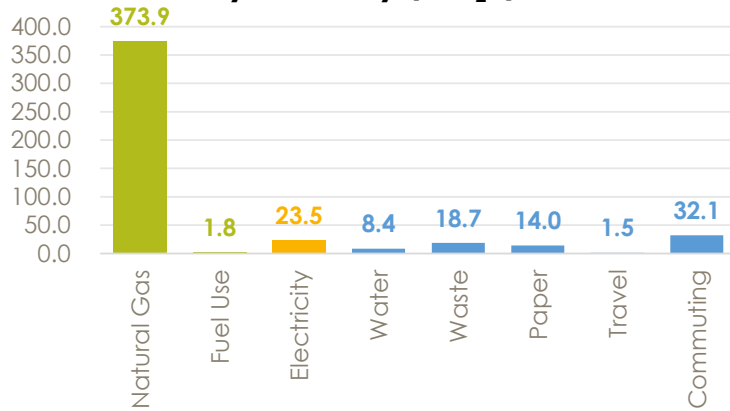
Total emissions: **474.0** tCO₂e

Offset cost: **\$9,480**

Total emissions came to 474 a 3.5% decrease from the baseline year. Emissions per room night have also decreased by 8.2%. Emissions are below average for a typical hotel.

Carbon Footprint (By Activity)

Emissions by Activity (tCO₂e)



Scope 1 | Scope 2 | Scope 3

Carbon Footprint (Historical)

Annual Emissions (tCO₂e)



	tCO ₂ e/ Year	kgCO ₂ e/ Room Night	Change since Baseline	
			tCO ₂ e	Percent
2017	491.2	12.8		
2018	503.0	12.9	11.8	2.4%
2019	474.0	11.8	-17.2	-3.5%



1,495.4

Barrels of Oil



126.6

Cars per Year



11.8

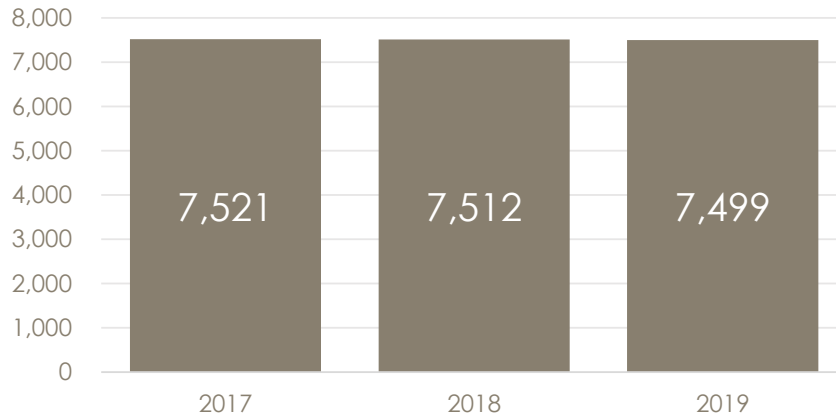
kgCO₂e/Room Night

tCO₂e
(Total)

474.0

Natural Gas

Natural Gas (GJ)



Analysis

Natural gas is used for heating throughout the hotel and powers the boilers. It accounts for 79% of Parkside's total carbon footprint. At 373.9 tCO₂e in 2019, emissions have remained fairly consistent over the past three years.

Parkside is currently exploring new boiler options.

Suggestion: purchase renewable natural gas to minimize emissions.

Note: Separate metering was not available for natural gas. A responsibility rate of 92.15% has been applied based on an estimate of square foot.

GJ/ft² **0.05**

tCO₂e **373.9**

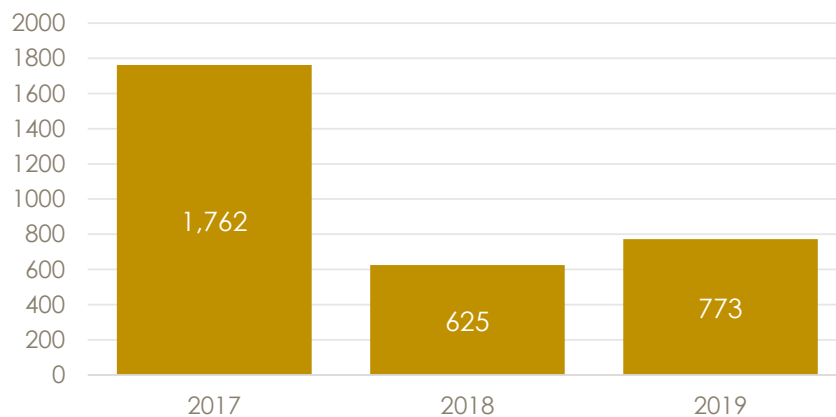
% of Total **78.9%**



81.5
Houses

Fuel

Gasoline (L)



Analysis

Gasoline accounts for 0.4% of Parkside's total carbon footprint. The company van is used by Parkside staff for work purposes. The 2017 user of this vehicle had additional contractual driving responsibilities that were no longer required in 2018, hence the large drop between 2017 and 2018. Between 2018 and 2019, gasoline consumption increased by 24%.

Note: Parkside has a backup generator that is tested regularly throughout the year. There has been no fuel purchased over the past three years.

Litres /Month **64.4**

tCO₂e **1.8**

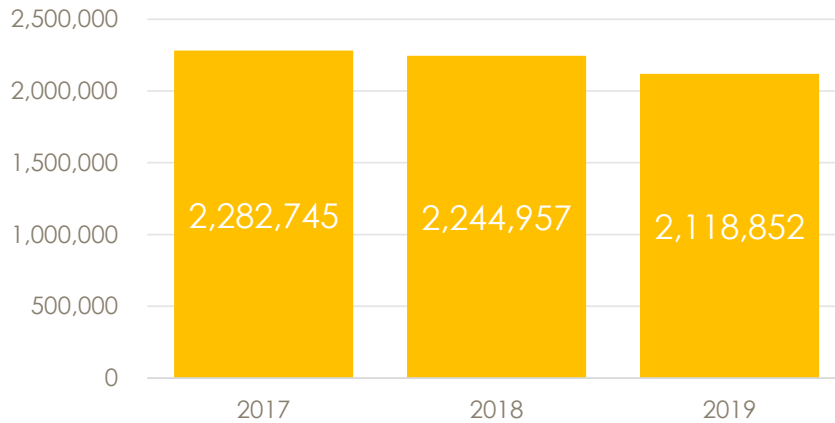
% of Total **0.4%**



0.5
Cars / Year

Electricity

Electricity (kWh)



Analysis

Electricity consumption accounts for 5% of Parkside's total carbon footprint. Lighting upgrades resulted in a 15% decrease in electricity consumption since the baseline of 2017. A spike in the emissions factor for BC electricity in 2018 means emissions from electricity are down 52% over last year.

Note: Separate metering was not available for electricity. A responsibility rate of 92.15% has been applied based on an estimate of square foot.

kWh /
ft²

15

tCO₂e

23.5

% of
Total

5.0%

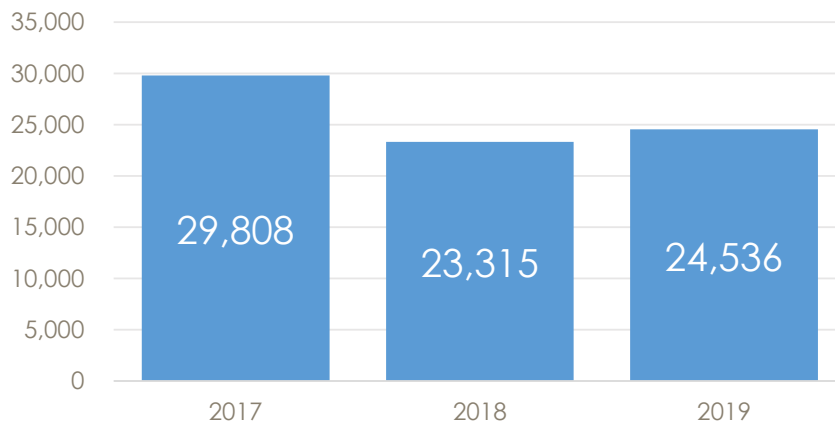


192.6

Houses

Water

Water (m³)



Analysis

Water consumption is up 5.2% over last year but is still 17.7% lower than the baseline year. Low-flow fixtures and new laundry equipment have saved a total of 11,765 m³ since 2017. Due to its size, Parkside is in the top 90 percentile of hotel water use in Victoria. Parkside currently uses 609 L of water per room night (RN). This was 778 L/RN in 2017 and 596 L/RN in 2018.

Note: Separate metering was not available for water. A responsibility rate of 92.15% has been applied based on an estimate of square foot.

L / Room
Night

609.4

tCO₂e

8.4

% of
Total

1.8%

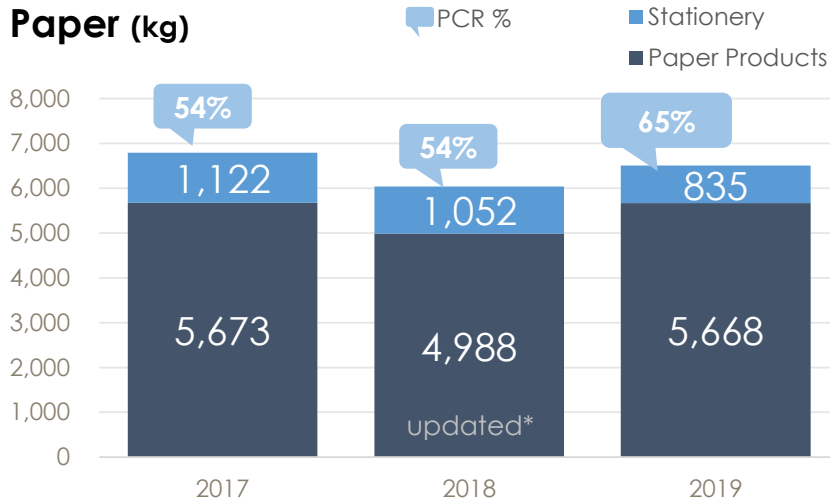


111,755

Baths (50gal)

Paper

Paper (kg)



Analysis

In 2019, Parkside consumed close to 65 trees through stationary and paper product use. 341 reams of paper were purchased (79% at 30% PCR while only 21% was tree-free sugar sheet). Ensuring all paper is sugar sheet will save 11 trees. One of the paper towel types does not have any recycled content and accounts for 21 trees.

Suggested goal: 20 trees, 85% PCR.

* An error was found in the 2018 inventory, the change was not material so the previous report has not been restated.

Treeless Content

65%

tCO₂e

14.0

% of Total

3.0%

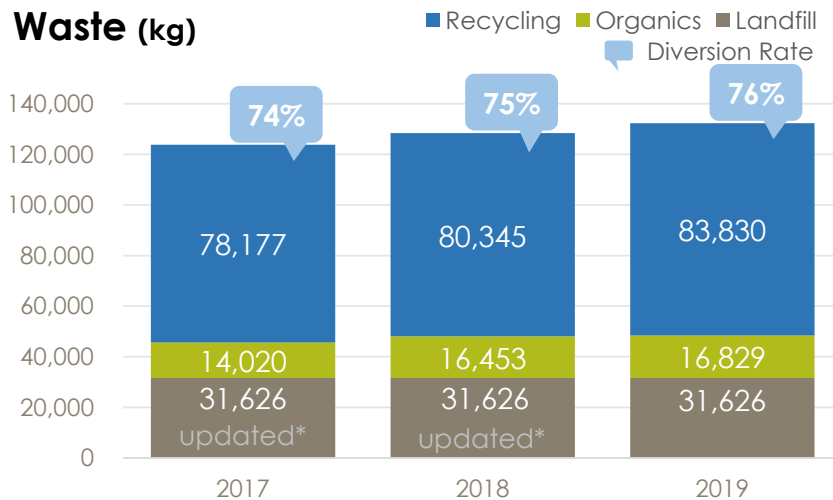


64.7

Trees / Year

Waste

Waste (kg)



Analysis

Waste accounts for 18.7 tCO₂e, or 3.9% of Parkside's overall carbon footprint. Current diversion rate is 76.1%. Many improvements have been made to recycling practices, but are not being reflected in the data, which comes from waste pick-ups.

Suggestion: track how full the landfill bin is and set a goal to reduce size or pickup frequency.

kg / Day

362

tCO₂e

18.7

% of Total

3.9%

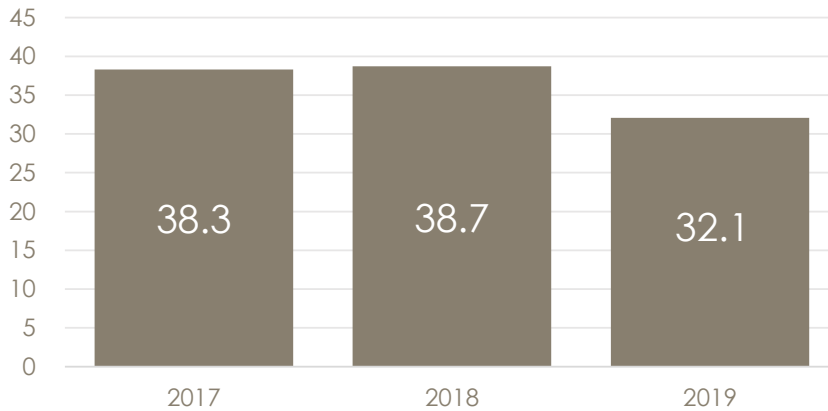


76.1%

Diversion Rate

Commuting

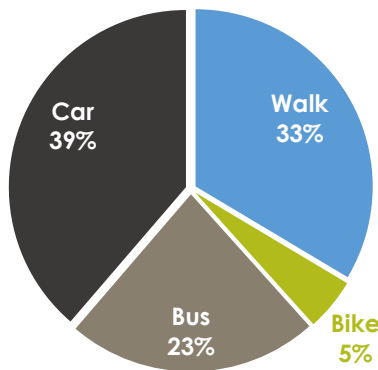
Emissions (tCO₂e)



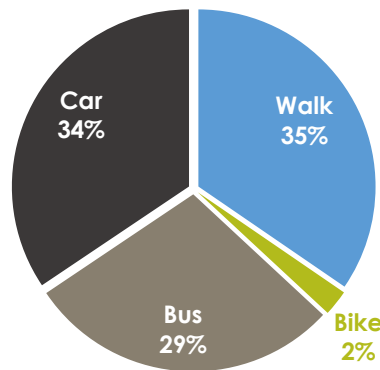
Analysis

Staff commuting is Parkside's second highest source of emissions behind natural gas, but accounts for only 6.8% of the total carbon footprint. Emissions from staff commuting are down 16% from the baseline year.

Commuting Percentages by Method per Day



Baseline (2017)



Current (2019)

Analysis (Breakdown)

Over 65% of Parkside staff commute by low-emission methods. This is way up from the 53% in 2018 and above the 61% from the baseline year proving that efforts to encourage biking, walking and bussing have been successful! Parkside provides secure bike storage, a bike pump station and shower facilities. The Parkside maintenance team also restores bikes left by guests for staff to use.

Average kgCO ₂ e/km	0.144
Low-Emission Commuting %	61%

Average kgCO ₂ e/km	0.130
Low-Emission Commuting %	65.6%

tCO₂e / FTE **0.386**

tCO₂e **32.1**

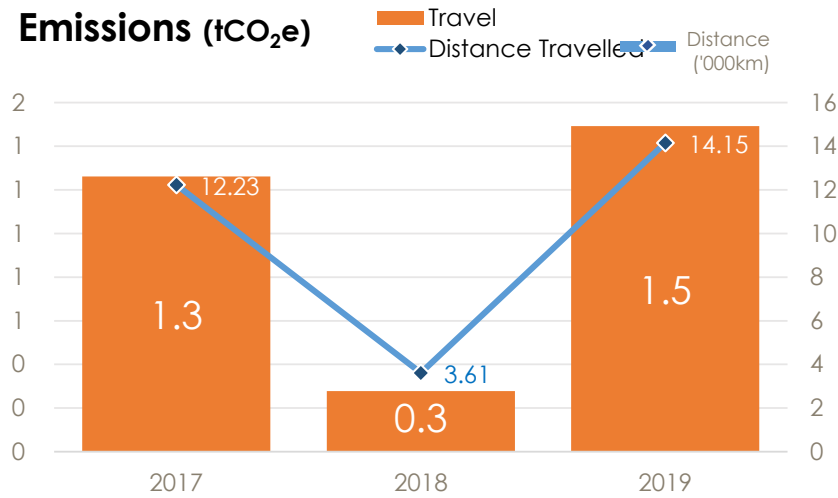
% of Total **6.8%**



8.6
Cars / Year

Travel

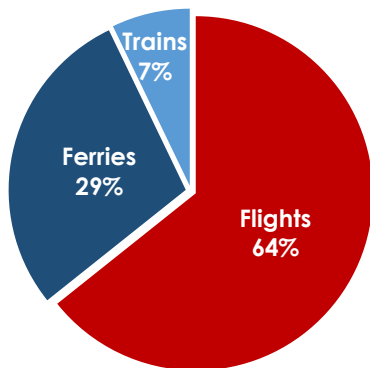
Emissions (tCO₂e)



Analysis

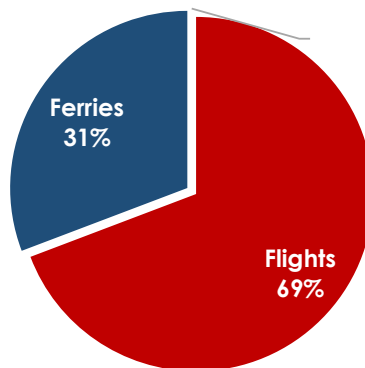
As expected, staff travel is closer to 2017 levels as the sales team has been re-established and is similar to its original size. Emissions are up 15% over 2017. **Suggested goal: aim to get emissions back down to 2017 levels and maintain minimal travel.**

Travel Percentages by Number of Trips



Baseline (2017)

Average kgCO ₂ e/km	0.103
Low-Emissions Travel %	35.7%



Current (2019)

Average kgCO ₂ e/km	0.105
Low-Emissions Travel %	30.8%

Analysis (Breakdown)

18 flights (10 with carbon-neutral Harbour Air) and 8 BC Ferry trips were taken in 2019. This is only two flights more than were taken in 2018, but with one longer trip to Halifax and one less trip on Harbour Air, emissions were up 400%. It is valuable to keep in mind, however, that only 1.5 tonnes of emission are the result of travel accounting for less than 1% of Parkside's carbon footprint.

tCO₂e / FTE **0.015**

tCO₂e **1.5**

% of Total **0.3%**

 **0.4**
Cars / Year

Carbon Reduction Strategy

The Parkside Hotel & Spa was designed and built to operate with a low impact on the environment. At 474 tCO₂e, 2019's carbon footprint report showed a 3.5% decrease in emissions over the 2017 baseline year.

The Parkside has also committed to offsetting their emissions and becoming carbon neutral starting with this 2019 inventory.

While the hotel has shown improvements in many areas including water use reduction, minimizing company vehicle use, and limiting travel emissions by supporting a carbon neutral company, there are many opportunities for continued improvements. Parkside should focus on actions that will reduce natural gas consumption. If Parkside does not currently have a pool cover, one should be installed to minimize heat loss.

Achievements

- > Building designed to LEED Platinum building standard.
- > Numerous awards in sustainability, including 5 Green Keys, 2010 Energy and Environmental Award from Hotel Association of Canada, and CHBA Outdoor Environmental Achievement Awards.
- > Upgraded laundry facilities and installed low-flow water fixtures, saving 11,765 m³ over two years.
- > Over 65% of staff commute by low-emission methods.
- > Reduced emissions by 3.3% since 2017.

Moving Forward

- > Increase staff and guest education on the waste management system to improve waste diversion. Start tracking bin fullness to observe results.
- > Switch all copy paper to 100% post-consumer recycled paper, and purchase all other paper products with a minimum of 30% PCR.
- > Optimize the energy management system to minimize natural gas and energy usage.
- > Install pool cover
- > Offset all emission starting with the 2019 inventory!

Information on Inventory Uncertainty

* Separate metering is not available for natural gas, electricity, water and waste. A responsibility rate of 92.15% has been applied based on an estimate of square foot.

Emissions References

1. 2016/17 B.C. Best Practices Methodology for Quantifying Greenhouse Gas Emissions
<http://www2.gov.bc.ca/gov/content/environment/climate-change/policy-legislation-programs/carbon-neutral-government/measure>
2. Environment Canada's National Inventory Report (1990-2015); Part 2 & 3.
http://unfccc.int/files/national_reports/annex_i_ghg_inventories/national_inventories_submissions/applications/zip/can-2017-nir-13apr17.zip
3. Department for Environment, Food & Rural Affairs (UK) Carbon Factors
<https://www.gov.uk/government/publications/greenhouse-gas-reporting-conversion-factors-2017>
4. Intergovernmental Panel on Climate Change (Global Warming Potentials)
http://www.ipcc.ch/publications_and_data/ar4/wg1/en/ch2s2-10-2.html

All emissions factors are reviewed and approved by Offsetters (www.offsetters.ca) on an annual basis.

Policy for Base Year Recalculation:

Base year emissions, and other previous emissions, shall be retroactively recalculated if a change in organisational structure or data quality is expected to exceed a significance threshold of 10% of base year emissions. These changes may arise from structural changes such as mergers, acquisitions, divestments, outsourcing or insourcing, changes in calculation methodology and improvements in accuracy, or discovery of significant errors.

Glossary of Terms

Term	Description
CFL	Compact Fluorescent Light
GHG	Greenhouse Gas (emissions): Atmospheric gasses contributing to the greenhouse effect, including Carbon Dioxide (CO ₂), Methane (CH ₄), Nitrous Oxide (N ₂ O), etc.
GJ	Gigajoule: Unit of natural gas equal to 26.137 m ³ or 0.947 MMBtu
HVAC	Heating, Ventilation & Air Conditioning
kWh	Kilowatt-Hour: Common unit for measuring electrical consumption
LED	Light Emitting Diode: A form of highly efficient lighting technology
m ³	Cubic Meter: Unit of measurement equal to 1,000 Litres
PCR%	Post-Consumer Recycled Content (as a percentage)
psg-km	Passenger-Kilometer: Unit separating total emissions between passengers per km
Ream	Standard unit of paper measurement equal to 500 sheets (with 10 reams in one box)
tCO ₂ e	Tonnes of Carbon Dioxide Equivalent: GHGs have different warming potentials, measured collectively as CO ₂ equivalent (hence "e")
t-km	Tonne-kilometer: A unit of measurement used in shipping

Verified By	Kayli Anderson
Email	kayli@synergyenterprises.ca
Completed	27/6/2019



The logo for Synergy Enterprises, featuring the word "synergy" in a lowercase, serif font with a green leaf icon above the letter 'y'.