

Parkside Hotel & Spa



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March 1, 2023 to February 28, 2024

Completed By	Margaux Martin Jarrand & Cameron Thompson
Email	margaux@synergyenterprises.ca
Completed	7/6/2024

synergy

Executive Summary

The Parkside Hotel & Spa is a 126-suite hotel in downtown Victoria, BC. Designed and built to LEED Platinum Building Standards, over 92% of waste and materials were diverted from the landfill during its construction. Parkside achieved carbon neutrality in 2019, becoming the second carbon neutral hotel in British Columbia. Parkside invests in carbon offset projects that protect BC's forestland from logging, reduce emissions, support wildlife habitats, and protect Indigenous sites.

Since opening in 2009, Parkside has made consistent efforts to assess and minimize the environmental impact of its operations. Synergy Enterprises has worked with Parkside since 2017 to conduct annual greenhouse gas (GHG) emissions inventories for the hotel. This report measures the carbon emissions associated with Parkside's operations for the 2024 fiscal year (FY).

The inventory boundary has changed for the 2024 footprint in order to capture Scope 3 indirect emissions from well-to-tank (WTT) and transportation and distribution (T&D) losses, categorized as fuel and energy activities. Additionally, 2024 marks the first year Parkside purchased renewable natural gas to power the hotel's operations.

Total emissions in FY 2024 were 775 tCO₂e, a 43% increase over FY 2023. There was a 7.0% increase in room night occupancy levels, resulting in emissions per room night increasing by 54% over FY 2023.

Parkside has committed to reducing emissions by 42% by 2030, with FY 2020 as the baseline for comparison. Parkside's emissions increased by 63% in FY 2024 compared to FY 2020, with six years left to achieve the 2030 reduction target.

Inventory Information

Company Name	Parkside Hotel & Spa		
Contact Information	Trina White	trina.white@parksidevictoria.com	(250) 940-1200
Company Description	Hotel in downtown Victoria with 126 suites, 5 meeting rooms, 1 pool and 1 gym. Parkside owns and operates 1 company vehicle.		
Reporting Period	March 1, 2023 to February 28, 2024		
Inventory Boundary	Scope 1 (Direct Emissions) - Natural Gas, Gasoline, Propane		
	Scope 2 (Indirect Emissions from Purchased Electricity) - Purchased Electricity (BC Hydro)		
	Scope 3 (Indirect Emissions from Other Sources) - Water, Stationery, Paper Products, Purchased Goods and Services, Capital Goods, Well to Tank, T&D Losses, Waste, Company Travel, Staff Commuting		
	No Major Scope 3 Exclusions		
Scope 2 Approach	Location Based Emissions Calculation		
Consolidation Approach	Operational Control: Accounting for 100% of emissions from operations over which the company has operational control.		
Primary Measurement	Greenhouse gas emissions measured in 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 Ostrom.		

Summary of Results

Total tCO₂e **775**

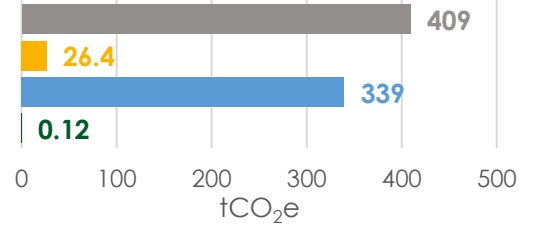
Equivalent to:

Client Metric **21.0**
kgCO₂e / Room Night

Offset Cost **\$23,248**

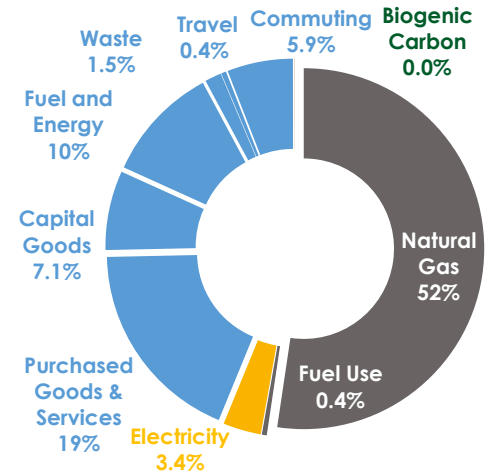
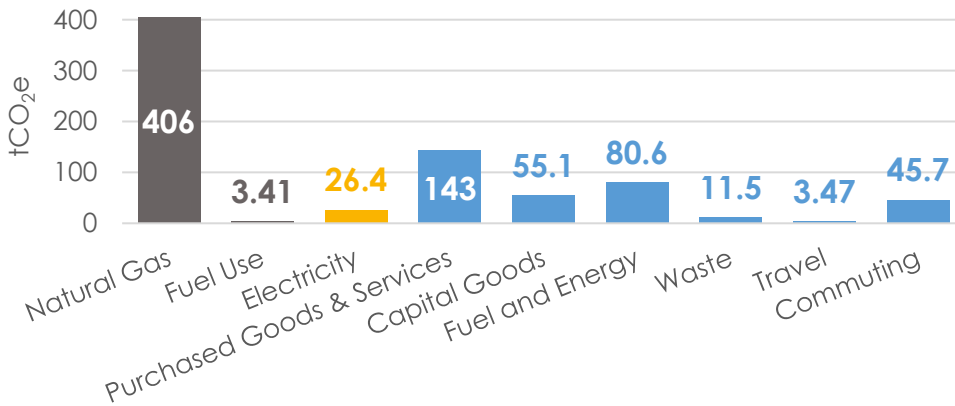
Carbon Footprint by Scope

	tCO ₂ e	
Scope 1 (Direct)	409	53% of total footprint
Scope 2 (Indirect)	26.4	3.4% of total footprint
Scope 3 (Indirect)	339	44% of total footprint
Biogenic Carbon	0.12	0.02% of total footprint
TOTAL EMISSIONS	775	



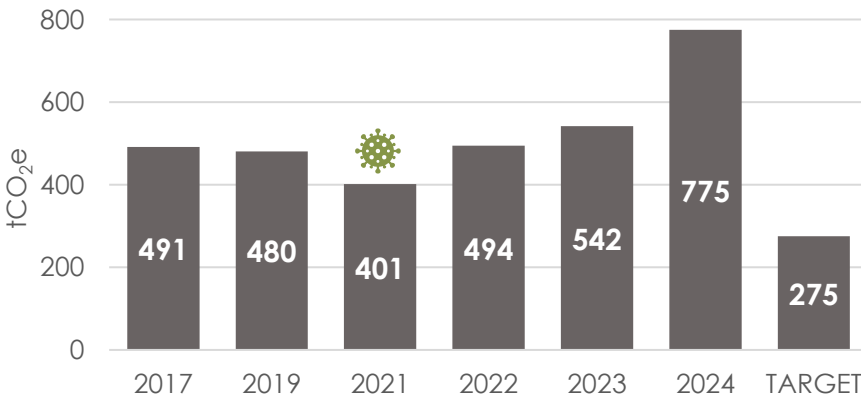
Carbon Footprint By Activity

Emissions by Activity



Carbon Footprint Year Over Year

Emissions



	tCO ₂ e/Year	kgCO ₂ e / Room Night	Change since Baseline	
			tCO ₂ e	Percent
2017	491	12.8		
2018	503	12.9		
2019	480	11.9		
2020	475	11.7	Baseline	
2021	401	16.4	73.6	-15%
2022	494	14.2	-19.3	4.1%
2023	542	13.7	-66.8	14%
2024	775	21.0	-300	63%
TARGET	275	N/A	199	-42%

Emission Reduction Target

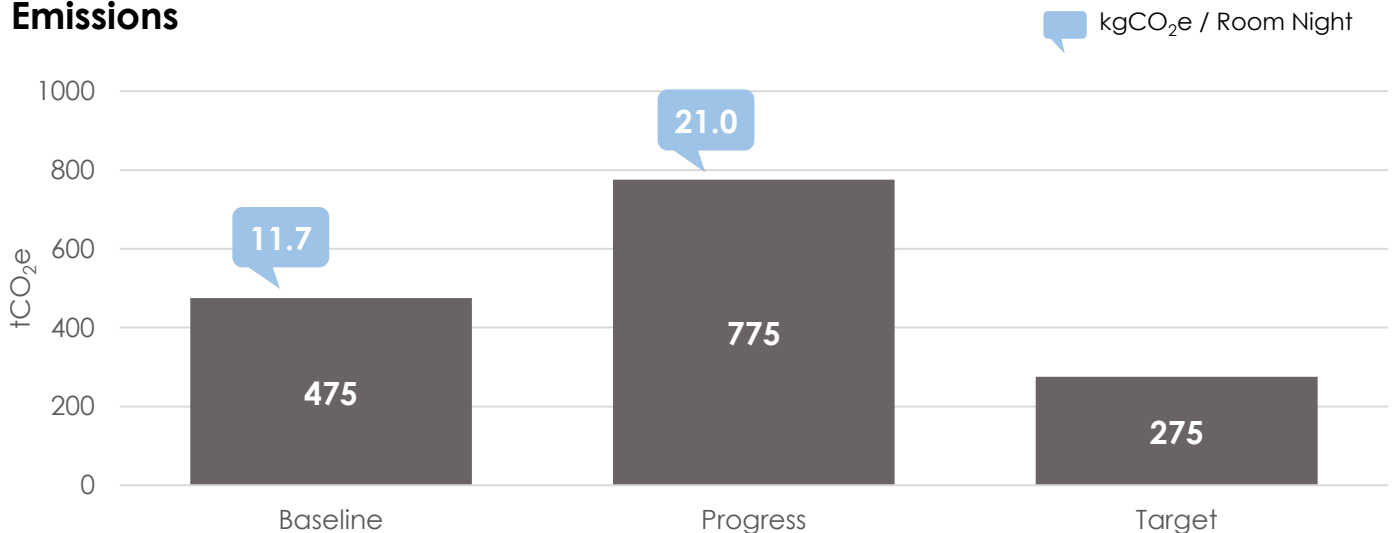
Over 2020 baseline

Reduction Target	-42%	% Increased since 2020	63%
	by 2030		2024

Parkside has committed to reducing emissions by 42% by 2030 based on 2020 levels. There has been an increase of 63% in 2024, with six years remaining to achieve their target.

Emissions Source/Location	Baseline (2020)	Current Year (2024)	% Change
 Natural Gas	tCO ₂ e 370	tCO ₂ e 406	% Increase 10%
 Staff Commuting	tCO ₂ e 34.3	tCO ₂ e 45.7	% Increase 33%
 Waste	tCO ₂ e 15.8	tCO ₂ e 11.5	% Decrease -28%

Overall Progress Emissions



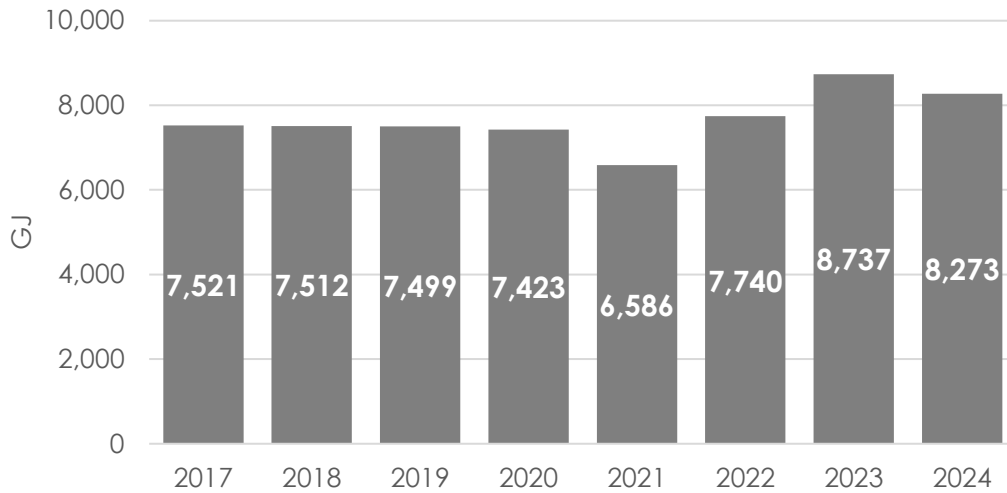
Notes on Targets

Parkside has committed to reducing emissions by 42% by 2030, with FY 2020 as the baseline for comparison. In FY 2024, total emissions increased by 63% over FY 2020, in part due to a 54% increase in room night capacity. Accounting for emissions sources in 2024 that weren't previously included has contributed substantially to the increase in emissions, in comparison to previous inventories.

With six years left to achieve the 2030 reduction target, Parkside should focus on reducing its highest emission sources, such as natural gas and staff commuting.

Natural Gas

Natural Gas Consumption



Analysis

Natural gas accounts for 52% of the total footprint, totalling to 406 tCO₂e. In FY 2024, Parkside saw a 5.3% decrease in natural gas consumption compared to 2023.

Parkside began purchasing renewable natural gas in 2024, which diverted 15.2 tCO₂e in the reporting period.

*Note: Separate metering was not available for natural gas. A responsibility rate of 92.2% has been applied based on an estimate of square foot. Biogenic carbon is included in 2024's inventory, but not represented on the chart, as emissions totaled to 0.1 tCO₂e.

tCO₂e **406**

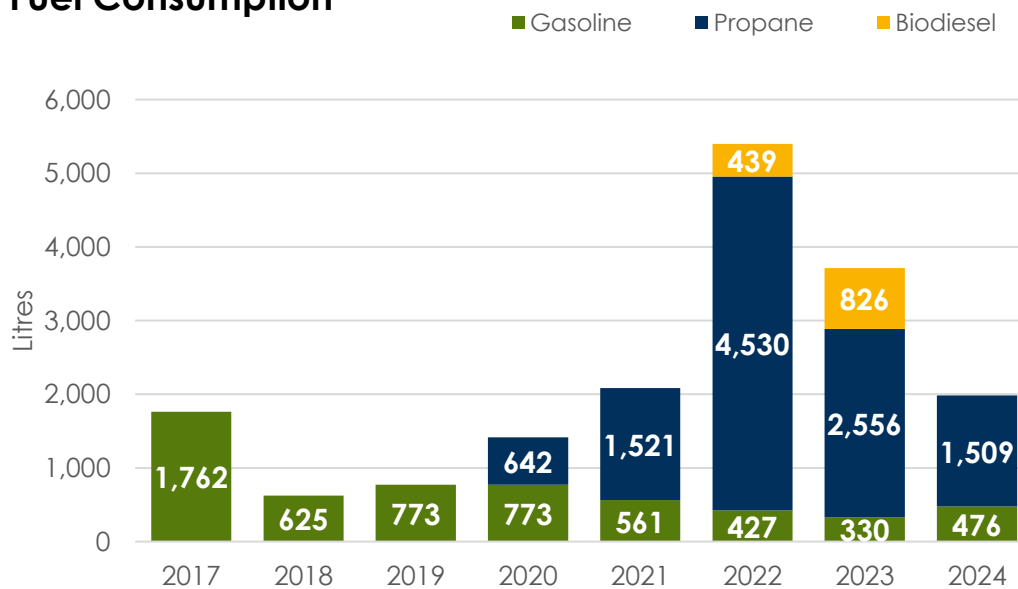
% of Total **52%**

GJ/ft² **0.06**

 **93.6**
Houses

Fuel

Fuel Consumption



Analysis

Gasoline is used for the company van, while propane is used for the marshmallow roasting experience, BBQs, lawn mower, pressure washer and fireplace. In FY 2024, Parkside used 1,985 litres of fuel, a 47% decrease over FY 2023.

Propane use decreased by 41%, gasoline use increased by 44%, while biodiesel consumption was not recorded for this fiscal year.

* Note: There was no biodiesel consumption in this year's inventory. Biodiesel consumption in previous two years stems from the backup generator at Parkside.

tCO₂e **3.41**

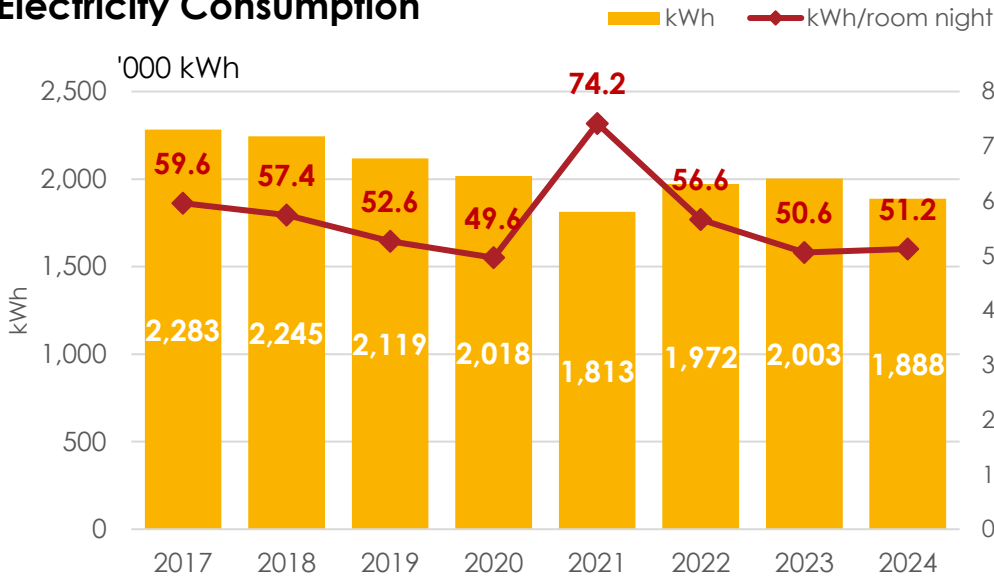
% of Total **0.4%**

Total Litres **1,985**

 **0.33**
Cars / Year

Electricity

Electricity Consumption



Analysis

Parkside used 1,887,000 kWh of electricity for lighting and office equipment. Electricity consumption has decreased by 5.7% from the previous inventory, while electricity use per room night increased slightly by 1.3% since the previous year.

Emissions from electricity use totaled 26.4 tCO₂e, accounting for 3.4% of the total footprint.

Note: Separate metering was not available for electricity. A responsibility rate of 92.2% has been applied based on an estimate of square foot.

tCO₂e **26.4**

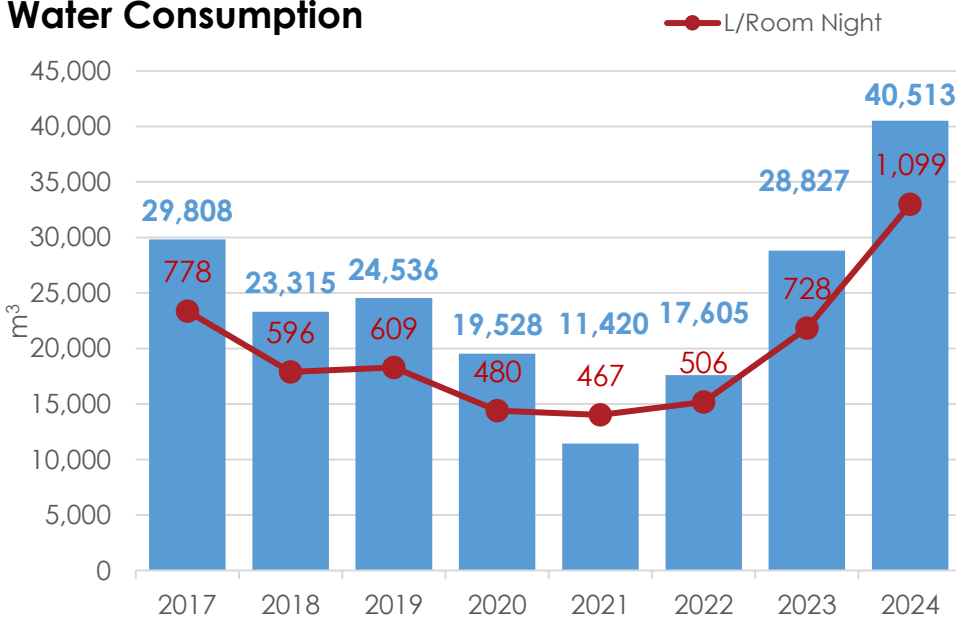
% of Total **3.4%**

kWh / ft² **13.2**

 **170**
Houses

Purchased Goods and Services

Water Consumption



Analysis

In FY 2024, Parkside used 40,513 m³ of water, an increase of 41% since the previous year, representing the highest usage since the first year of inventories. This is mainly due to Parkside draining and refilling their pool during the reporting year.

Total L/Room Night increased by 129% since the FY 2020 baseline and by 51% since FY 2023.

Note: Separate metering was not available for water. A responsibility rate of 92.2% has been applied based on an estimate of square foot.

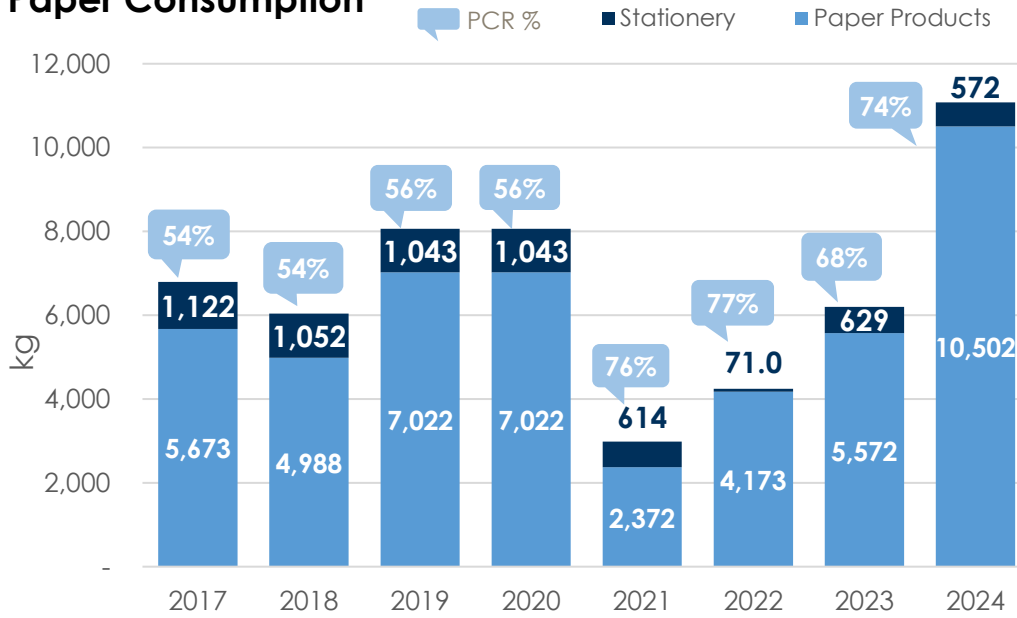
tCO₂e **15.3**

% of Total **2.0%**

L / Room Night **706**

 **184,523**
Baths (50gal)

Paper Consumption



Analysis

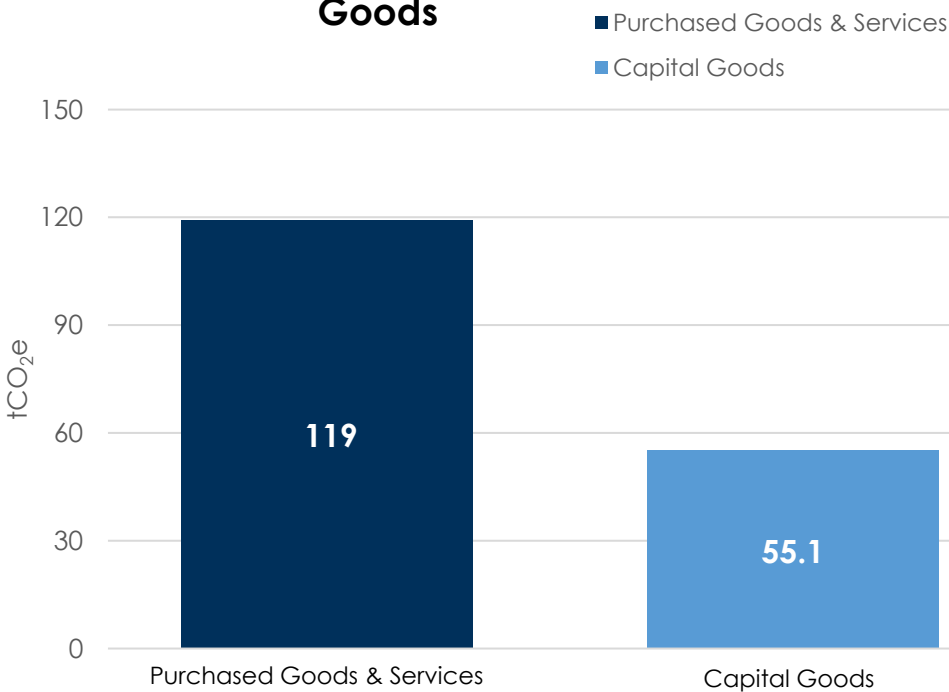
Paper contributes 1.1% of total emissions at 8.60 tCO₂e. In FY 2024, paper use increased by 79% since the previous year, and has increased by 63% since the FY 2020 baseline.

Parkside saved 217 trees by purchasing paper with post-consumer recycled content (PCR). An additional 30.3 trees could be saved by purchasing all paper products that contain 100% PCR.

* Note: Improved factors have been applied to calculate the emissions from paper. These improved factors may cause a decrease in emissions per kg of paper used.

tCO ₂ e	8.60	% of Total	1.1%	Treeless Content	74%		30.3 Trees / Year
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Purchased Goods & Services and Capital Goods



Analysis

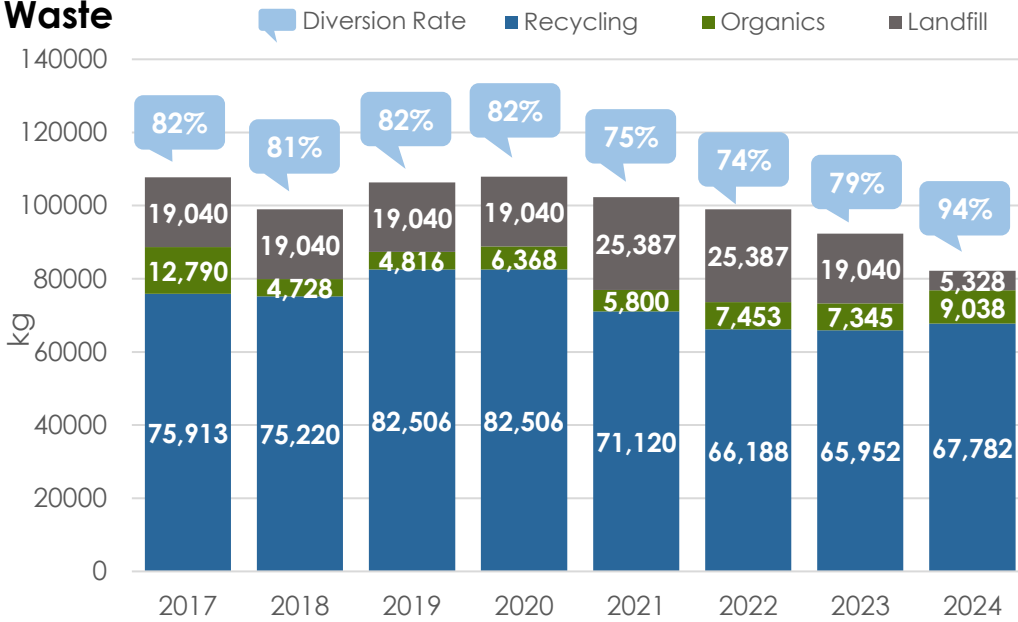
Both purchased goods & services and capital goods have been included in the annual inventory for the first time this year. Notable purchased goods and services include general building maintenance expenses (31.0 tCO₂e), cleaning supplies (30.7 tCO₂e), and bath fitting expenses (14.9 tCO₂e).

Capital Goods notable expenses include high quantity purchases of lamps (37.4 tCO₂e) and fans (16.7 tCO₂e).

tCO ₂ e	174	% of Total	22%	tCO ₂ e / FTE	1.94
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Waste Generation in Operations

Waste



Analysis

Total waste volumes in FY 2023 totaled 82,148 kg. This equates to 11.5 tCO₂e and contributes 1.5% of the total footprint. Compared to FY 2020 pre-pandemic levels, total waste volumes are down by 24% and down by 11% over FY 2023.

The diversion rate for all Parkside's waste streams came to 94%, the highest percentage that has been recorded.

* Note: A re-statement was conducted in 2023 to improve the waste conversion factor methodology, which has been implemented in this year's inventory.

tCO₂e **11.5**

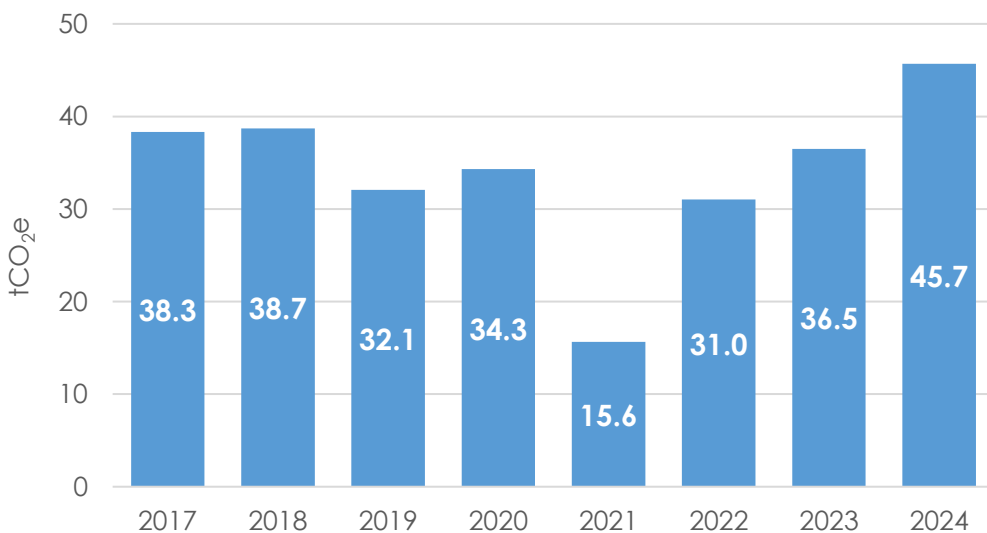
% of Total **1.5%**

kg / Room Night **2.23**

 **94%**
Diversion Rate

Employee Commuting

Commuting Emissions



Analysis

Staff commuting emissions in 2024 has contributed 45.7 tCO₂e to the overall footprint, accounting for 5.9% of total emissions. Emissions from staff commuting have been increasing steadily with COVID-19 regulations lifting and more staff returning to in-person work. In FY 2024, commuting emissions increased by 25% since FY 2023 and by 33% since the FY 2020 baseline.

tCO₂e **45.7**

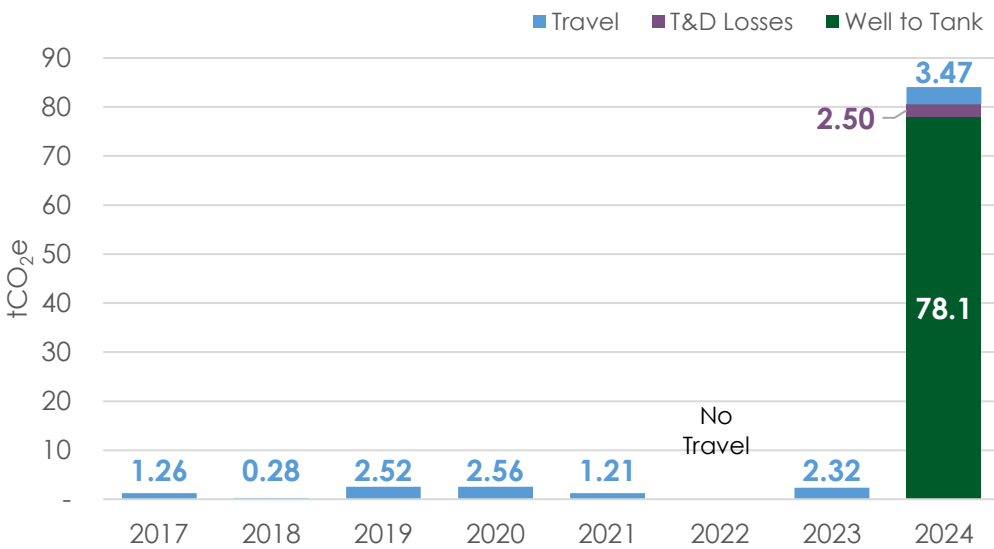
% of Total **5.9%**

tCO₂e / FTE **0.51**

 **4.40**
Cars / Year

Other Scope 3

Remaining Scope 3 Emissions



Analysis

FY 2024 saw a slight increase in business travel, totaling to 3.47 tCO₂e, contributing to less than 1% of the total footprint.

Fuel and energy activities, which include emissions from well to tank and T&D losses, contribute to 10% of the total footprint. Each of the fuel and energy activities enables a more accurate depiction of the total footprint to be captured.

* Note: Travel emissions were not recorded in 2022, due to COVID-19 restrictions limiting travel opportunities. 2024 is the first year that fuel and energy activities have been captured in the total footprint.

tCO₂e **84.0**

% of Total **11%**

tCO₂e / FTE **0.93**

 **8.10**
Cars / Year

Conclusion

The Parkside Hotel & Spa has successfully measured and reported its carbon emissions since 2017. Total emissions in FY 2024 were 775 tCO₂e, a 43% increase over FY 2023. This is attributable to the introduction of new emissions sources, which includes purchased goods and services and capital goods a scope 3 emission sources. Additionally, water, paper and staff commuting represented emission sources that have increased from the previous inventory.

Parkside has continued to develop efficiencies over time, including purchasing renewable natural gas within this reporting period, diverting 15.1 tCO₂e from natural gas emissions. Moving forward, Parkside should continue their focus on actions that will reduce its highest emission sources, such as natural gas (406 tCO₂e) and staff commuting (45.7 tCO₂e).

Achievements

- Achieved a reduction in each of the scope 1 and 2 emissions sources, in comparison to the FY 2023 total footprint.
- Reduced waste generation to the lowest recorded amount
- Increased waste diversion rate to 94%
- Saved 217 trees being cut down by purchasing paper with a high PCR content

Moving Forward

- Continuing the purchase of renewable natural gas, while considering an increase in the percentage of RNG to reduce natural gas emissions
- Consider switching to electric options when upgrading the company van, appliances, and equipment
- Empower staff to use low or no carbon transportation options when commuting

Data Collection & Methodologies

Emission Source	Data Type	Data Quality	Notes
Natural Gas	Invoices	Very Good	Ideal data source
Fuel Use	Invoices	Very Good	Ideal data source
Electricity	Account Summary	Very Good	Summary spreadsheet provided
Water	Invoices	Very Good	Ideal data source
Paper	Account Summary	Very Good	Summary spreadsheet provided
Waste	Invoices	Very Good	Waste bin data provided
Purchased Goods & Services	Invoices	Very Good	Ideal data source
Capital Goods	Invoices	Very Good	Ideal data source
Fuel and Energy	Invoices	Very Good	Ideal data source
Travel	Staff Survey	Very Good	Travel tracking worksheet
Commuting	Staff Survey	Very Good	90% response rate

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 footage.

Emissions References

- 2023 B.C. Best Practices Methodology for Quantifying Greenhouse Gas Emissions
https://www2.gov.bc.ca/assets/gov/environment/climate-change/cng/methodology/2023_pso_methodology_for_quantifying_greenhouse_gas_emissions.pdf
- Environment Canada's National Inventory Report (1990-2021); Part 2 & 3.
<https://www.canada.ca/en/environment-climate-change/services/climate-change/greenhouse-gas-emissions/inventory.html>
- Department for Environment, Food & Rural Affairs (UK) Carbon Factors 2023
<https://www.gov.uk/government/publications/greenhouse-gas-reporting-conversion-factors-2023>
- 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 Ostrom Climate Solutions (<https://ostromclimate.com/>) on an annual basis.

Policy for Base Year Recalculation:

Base year emissions, and other previous emissions, shall be retroactively recalculated if a change in organizational 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
Carbon Neutral	Companies are carbon neutral when they remove GHG emissions equivalent to all their scope 1, 2 and material (>5%) scope 3 emissions, usually by purchasing carbon offsets.
Biogenic	Carbon emissions generated from sources naturally occurring in the carbon cycle (i.e. organic matter), rather than the result of fossil fuel combustion.
Emissions Factor	The volume of emissions created by an emissions producing activity (i.e. fuel combustion), calculated based on the amount of the activity (volume, distance, etc.).
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
kWh	Kilowatt-Hour: Common unit for measuring electrical consumption
m ³	Cubic Meter: Unit of measurement equal to 1,000 Litres
PCR%	Post-Consumer Recycled Content (as a percentage)
tCO ₂ e	Tonnes of Carbon Dioxide Equivalent: A combined term capturing the emissions from various GHGs.
T&D Losses	Transportation & Distribution Losses: The estimated share of electricity that is lost during the transmission from the power generation site to the consumer.
WTT	Well to Tank: The lifecycle impact of fuel generation, including extraction, processing, transportation and distribution.

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