

# Annual Sustainability Report



## Parkside Hotel & Spa

March 1, 2021 to February 31, 2022

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Completed	9/8/2022

synergy 

# Executive Summary

The Parkside Hotel & Spa is a 126-suite hotel in downtown Victoria, BC, that was designed and built to the LEED Platinum Building Standard. Since opening in 2009, Parkside has worked to understand and reduce their carbon footprint, earning numerous sustainability awards including 5 Green Keys in the Green Key Eco-Rating program for hotels. Parkside achieved carbon neutrality in 2019, becoming the second carbon neutral hotel in BC.

This report measures carbon emissions associated with Parkside's operations for FY 2022. Total emissions in FY 2022 were 494.3 tCO<sub>2</sub>e, a 23.1% increase over FY 2021 due to increased natural gas and fuel use as well as increased staff commuting. Emissions per room night decreased by 13.5% over FY 2021, attributable to increased occupancy in FY 2022. Parkside's largest source of emissions remains natural gas, which has averaged 364 tCO<sub>2</sub>e since reporting began in 2017. In 2022, natural gas was the largest source of emissions (385.8 tCO<sub>2</sub>e), followed by electricity (36.7 tCO<sub>2</sub>e) and staff commuting (31.0 tCO<sub>2</sub>e).

## 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, 2021 to February 28, 2022		
Inventory Boundary	<b>Scope 1 (Direct Emissions)</b> - Natural Gas, Gasoline, Biodiesel, Propane		
	<b>Scope 2 (Indirect Emissions from Purchased Electricity)</b> - Purchased Electricity (BC Hydro)		
	<b>Scope 3 (Indirect Emissions from Other Sources)</b> - Water, Waste, Stationery, Paper Products, Company Travel, Staff Commuting		
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	Carbon Dioxide Equivalent (CO <sub>2</sub> 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 tCO<sub>2</sub>e** **494.3**

**Offset Cost** **\$13,832**  
\*Does not include BioCO<sub>2</sub>

These emissions are equivalent to:

 **132.4**  
Cars per Year

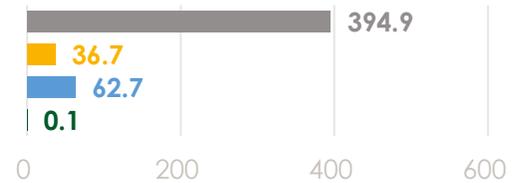
 **14.2**  
kgCO<sub>2</sub>e / Room Night

### Reduction Target

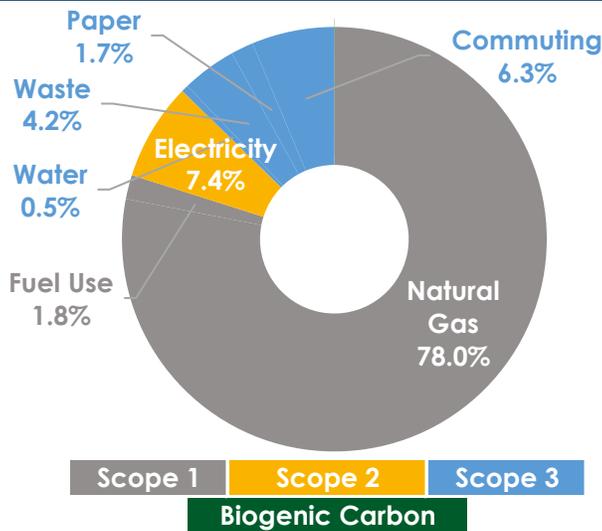
Parkside commits to a **42% reduction** in GHG emissions by 2030 over the 2020 base year.

## Carbon Footprint by Scope

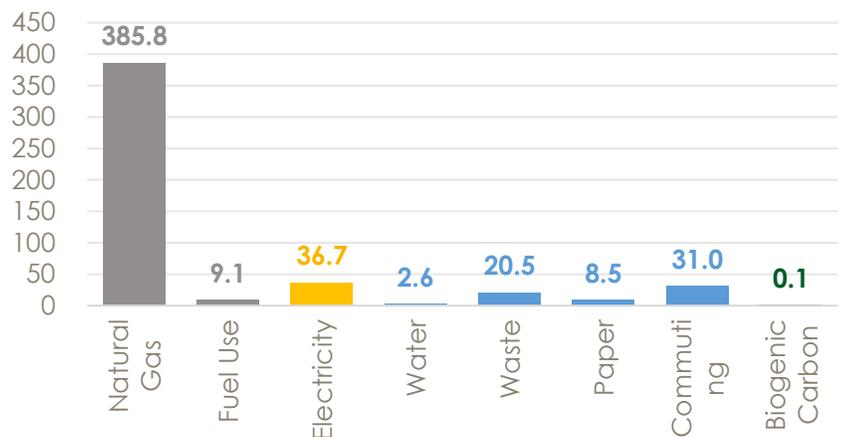
	tCO <sub>2</sub> e	
Scope 1 (Direct)	<b>394.9</b>	79.9% of annual total
Scope 2 (Indirect)	<b>36.7</b>	7.4% of annual total
Scope 3 (Indirect)	<b>62.7</b>	12.7% of annual total
Biogenic Carbon	<b>0.1</b>	0.0% of annual total
<b>TOTAL EMISSIONS</b>	<b>494.3</b>	



## Carbon Footprint By Activity

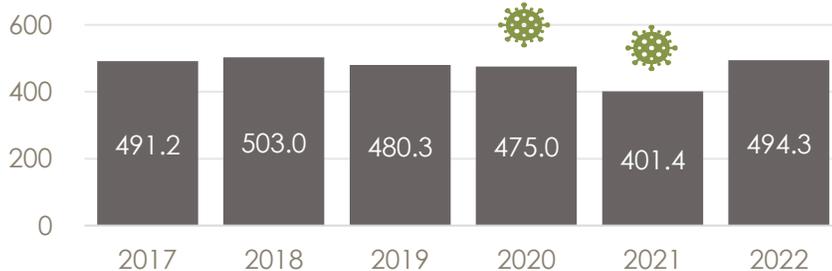


### Emissions by Activity (tCO<sub>2</sub>e)



## Carbon Footprint Year Over Year

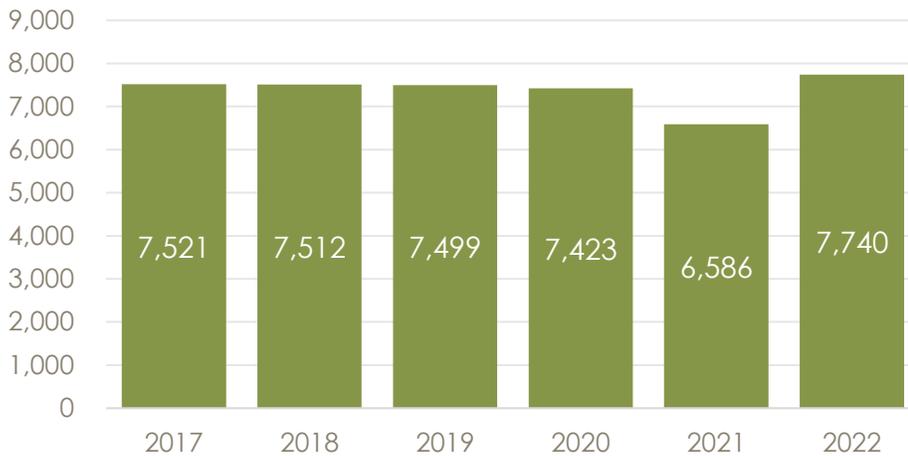
### Emissions (tCO<sub>2</sub>e)



	tCO <sub>2</sub> e/ Year	kgCO <sub>2</sub> e / Room Night	Change since Baseline	
			tCO <sub>2</sub> e	Percent
2017	491.2	12.8		
2018	503.0	12.9	11.8	2%
2019	480.3	11.9	-10.9	-2%
2020	475.0	11.7	-16.2	-3%
2021	401.4	16.4	-89.8	-18%
2022	494.3	14.2	3.1	1%

# Natural Gas

## Natural Gas (GJ)



## Analysis

In FY 2022, Parkside used 7,740 GJ of natural gas, resulting in 385.8 tCO<sub>2</sub>e or 78% of the total footprint.

Since natural gas is through the strata and not directly under Parkside's control, it would be worth working with the strata to explore solutions to reduce natural gas consumption such as renewable natural gas or a new boiler.

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/ft<sup>2</sup> **0.05**

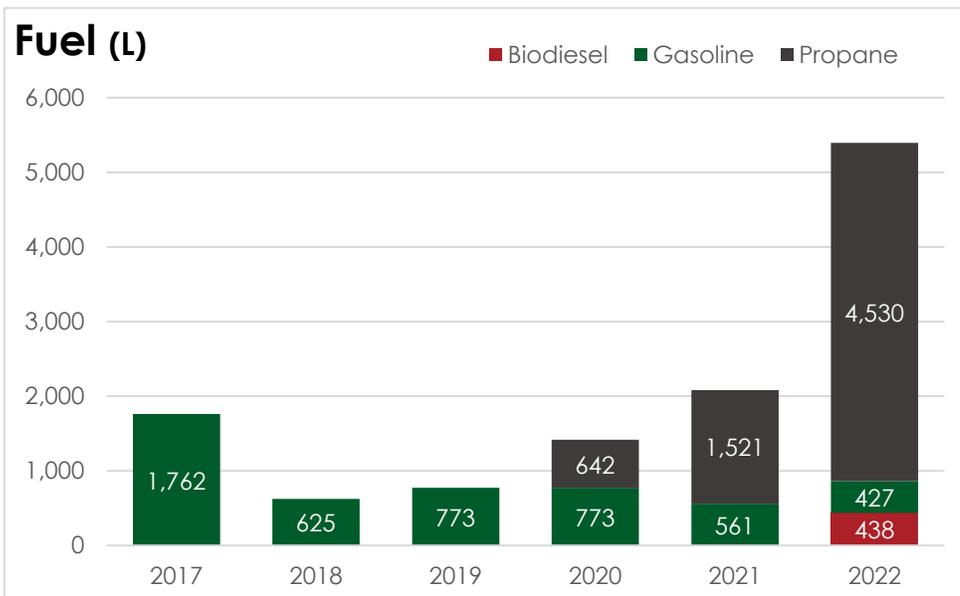
tCO<sub>2</sub>e **385.8**

% of Total **78%**

 **84.1**  
Houses

# Fuel

## Fuel (L)



## Analysis

Gasoline is used for the company van, while propane is used for the marshmallow roasting experience, BBQs, lawn mower, pressure washer and fireplace, plus biodiesel for the backup generator.

In FY 2022, total fuel use increased by 159%, resulting in a 90% increase in fuel emissions over the previous year. This is due to a significant increase in propane consumption.

Note: Parkside has a backup generator that is tested regularly throughout the year.

Litres / Month **449.6**

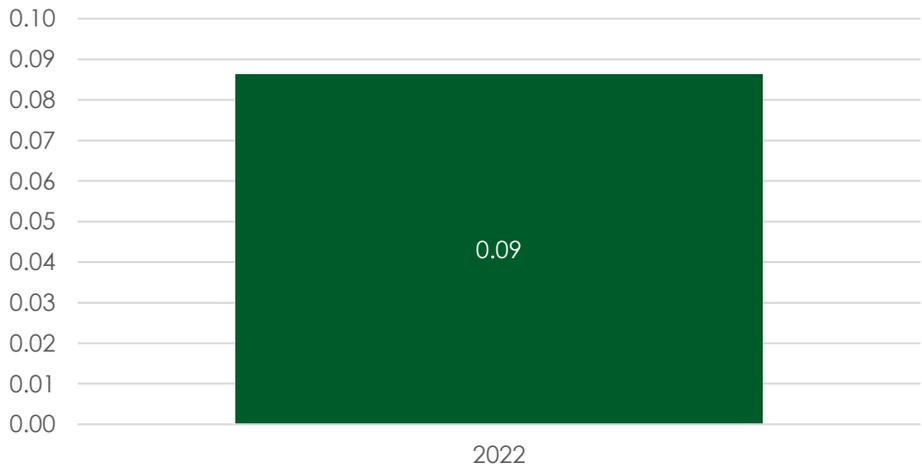
tCO<sub>2</sub>e **9.1**

% of Total **1.8%**

 **2.4**  
Cars / Year

# Biogenic CO<sub>2</sub>

## Biogenic Emissions (tCO<sub>2</sub>)



### Analysis

Parkside emits biogenic emissions by using biodiesel in its back-up generator. These emissions come from natural sources that already existed in the carbon cycle and are being re-emitted through the combustion of biofuel. Increasing biogenic emissions while reducing non-biogenic emissions will reduce the total amount of new carbon release into the atmosphere and is a positive step to reduce emissions.

**Litres / Month** **36.5**

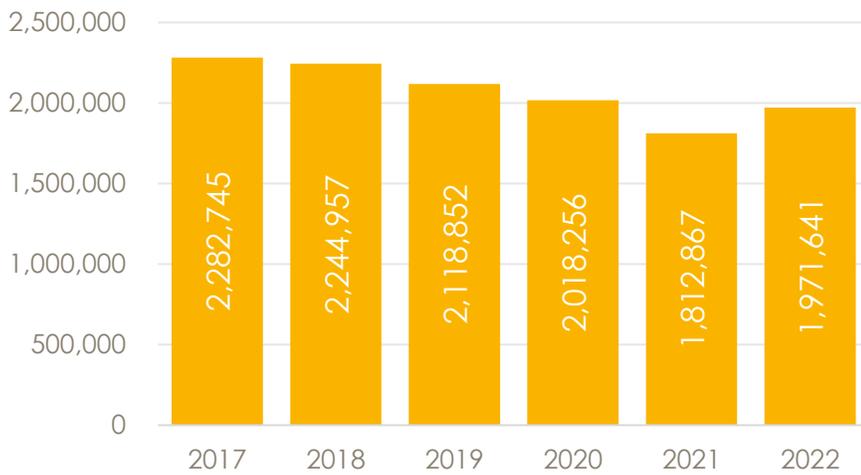
**Bio-tCO<sub>2</sub>** **0.1**

**% of Total Emissions** **0.02%**

 **0.02**  
Cars / Year

# Electricity

## Electricity (kWh)



### Analysis

Total emissions from electricity increased by 64% in FY 2022 over FY 2021. This is largely due to a 55% increase in the emissions factor for BC's electricity, increasing the tCO<sub>2</sub>e per kWh.

Electricity consumption in FY 2022 was 1,971,641 kWh, and overall consumption is on a downward trend at 13.6% lower than the FY 2017 baseline.

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 /  
ft<sup>2</sup>

**14**

tCO<sub>2</sub>e

**36.7**

% of  
Total

**7.4%**

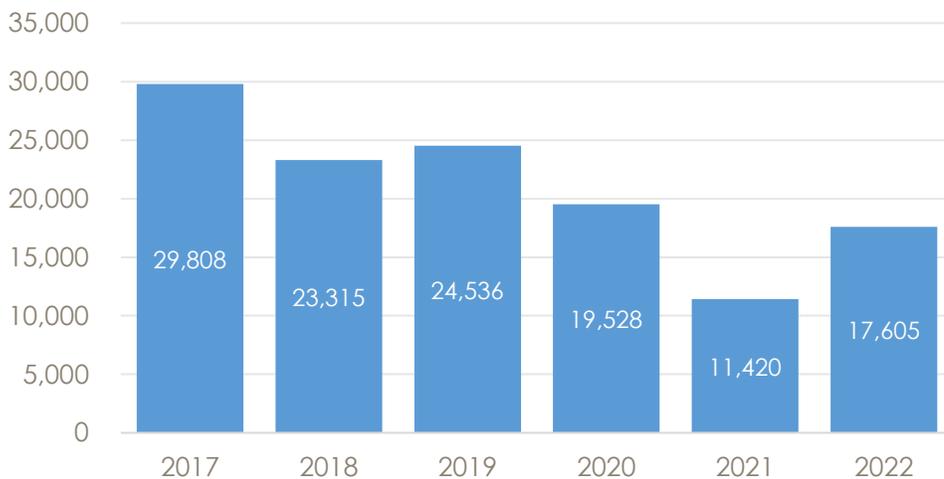


**179.2**

Houses

# Water

## Water (m<sup>3</sup>)



### Analysis

Emissions from water were 2.6 tCO<sub>2</sub>e. Total water consumption was 17,605 m<sup>3</sup>, a 54% increase over FY 2021. This is a result of increased occupancy through FY 2022.

Total L/Room Night is down 17% compared to 2019, and overall water usage has decreased since Parkside replaced all shower heads with low-flow fixtures and stopped draining the pool.

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

**506**

tCO<sub>2</sub>e

**2.6**

% of  
Total

**0.5%**

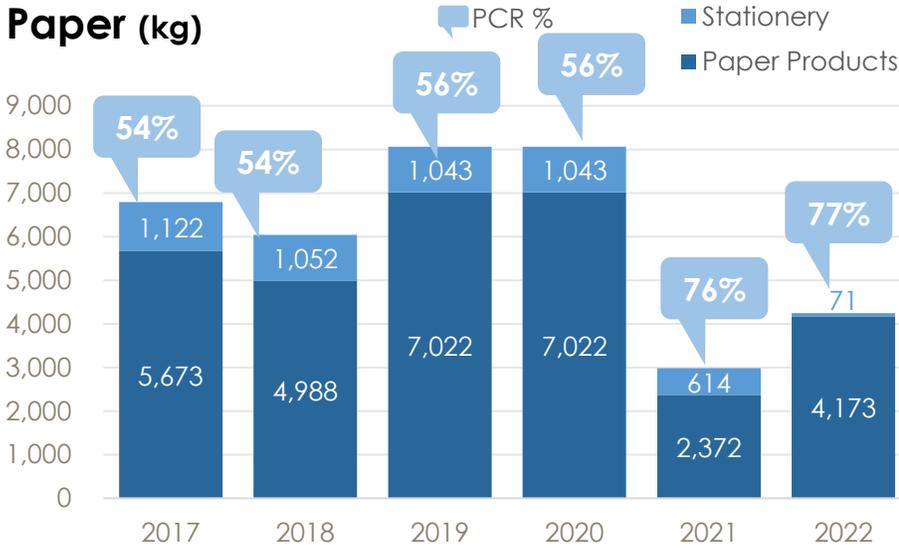


**80,185**

Baths (50gal)

# Paper

## Paper (kg)



## Analysis

Paper use increased in FY 2022 over FY 2021 by 42% and the resulting emissions increased by 41% to 8.5 tCO<sub>2</sub>e. Overall, paper use is down 37.5% compared to the baseline year.

If Parkside purchased 100% PCR stationery and paper products, an additional 25 trees could be saved per year.

Treeless Content

**77%**

tCO<sub>2</sub>e

**8.5**

% of Total

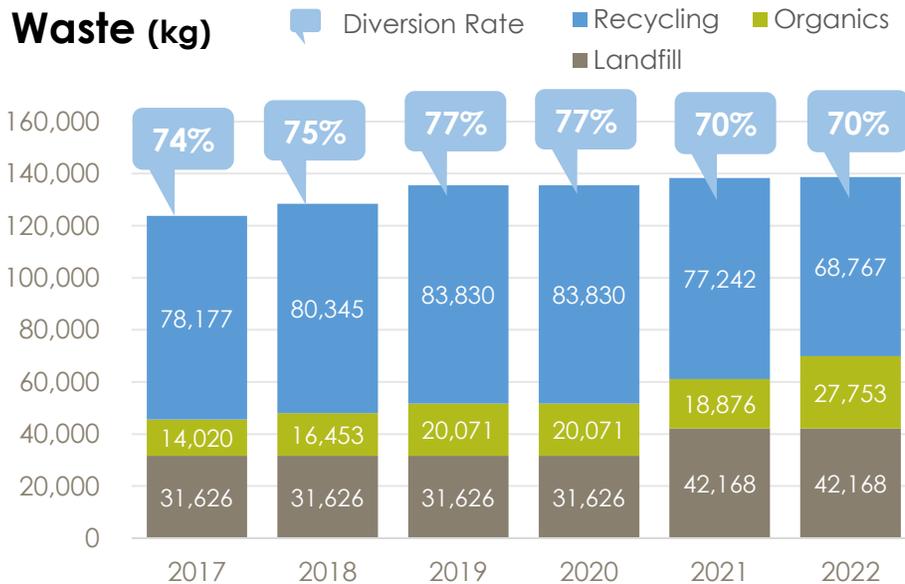
**1.7%**



**25.4**  
Trees / Year

# Waste

## Waste (kg)



## Analysis

Parkside's overall waste in FY 2022 was 138,688 kg and the resulting emissions were 20.5 tCO<sub>2</sub>e. Parkside's waste diversion rate remained consistent with FY 2021 at 70%.

Landfill waste remains quite high due to the impact of COVID-19 on Parkside's operations (i.e. increased cleaning and sanitation protocols, increased food delivery orders and packaging waste by guests).

kg / Day

**380**

tCO<sub>2</sub>e

**20.5**

% of Total

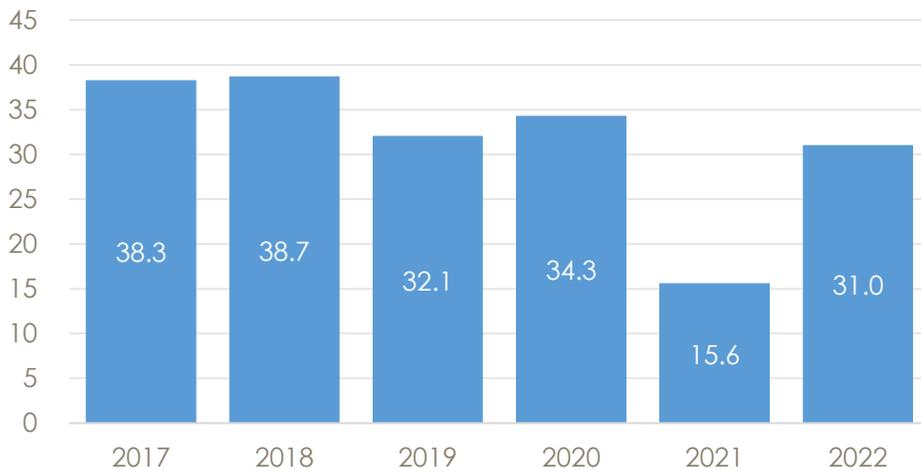
**4.2%**



**69.6%**  
Diversion Rate

# Commuting

## Emissions (tCO<sub>2</sub>e)

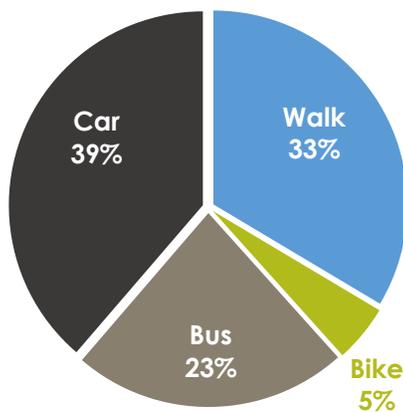


## Analysis

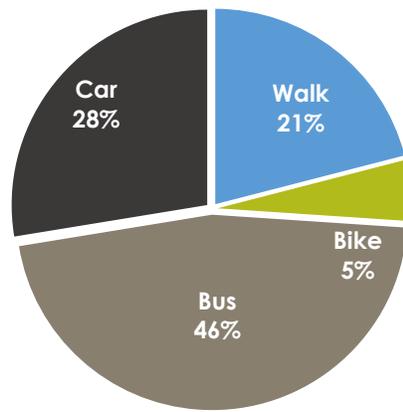
Staff commuting is the third highest contributor to overall emissions at 31 tCO<sub>2</sub>e. Emissions from staff commuting increased by 98% over FY 2021 as a result of the increase in employees and commuting travel distances.

The commuting survey had a 100% response rate.

## Commuting Percentages by Method per Day



Baseline (2017)



Current (2022)

## Analysis (Breakdown)

The percentage of Parkside staff that commute via low-emission methods increased to 72%. This is largely due to the number of staff that commute via bus (46%).

Excessive commuting times, a lack of transit infrastructure and convenience were among the most common factors leading to personal vehicle use.

Average kgCO <sub>2</sub> e/km	<b>0.144</b>
Low-Emission Commuting %	<b>61%</b>

Average kgCO <sub>2</sub> e/km	<b>0.147</b>
Low-Emission Commuting %	<b>72%</b>

Note: Staff commuting via carpool are counted as part of car kilometres and kgCO<sub>2</sub>.

tCO<sub>2</sub>e / FTE **0.501**

tCO<sub>2</sub>e **31.0**

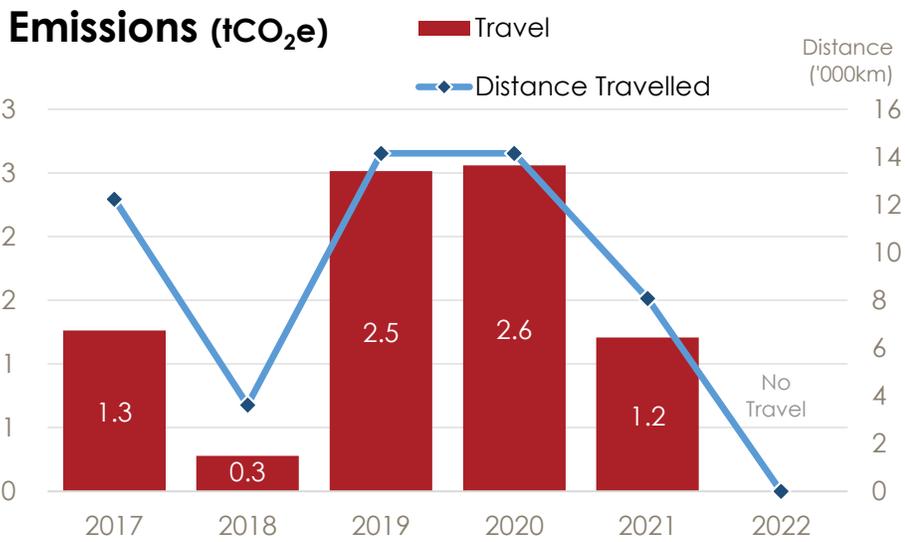
% of Total **6.3%**



**8.3**

Cars / Year

## Travel



### Analysis

Parkside did not engage in any business travel in FY 2022.

tCO<sub>2</sub>e /  
FTE

0

tCO<sub>2</sub>e

0

% of  
Total

0%



0

Cars / Year

# Carbon Reduction Strategy

Total emissions for the Parkside Hotel & Spa in FY 2022 were 494.3 tCO<sub>2</sub>e, a 23.1% increase over FY 2021. This is attributable to increased natural gas and fuel use as well as increased staff commuting. Emissions per room night decreased by 13.5% over FY 2021, due to increased occupancy in FY 2022. Natural gas was the largest source of emissions, followed by electricity and staff commuting.

Moving forward, Parkside should focus on actions that will reduce natural gas, propane and electricity consumption to reduce emissions. It is recommended to explore initiatives with the strata such as renewable natural gas through FortisBC or a more efficient boiler.

Parkside could also reduce emissions by working with staff to create a low-emissions commuting plan, improving its waste diversion rate and purchasing 100% stationery and paper products.

## Achievements

- > Building designed to LEED Platinum building standard.
- > Numerous awards in sustainability, including 5 Green Keys.
- > Became the second carbon neutral hotel in BC.
- > Upgraded laundry facilities and installed low-flow water fixtures, saving 18,288 m<sup>3</sup> since the baseline.
- > Added in-room compost containers for guests.
- > HR team is working to digitize processes and go paper-free.

## Moving Forward

- > Prioritize natural gas, propane and electricity reduction initiatives. Engage with strata regarding natural gas reduction opportunities.
- > Work with staff to create a low-emission commuting plan.
- > Engage and reward staff for choosing low-emission commuting options.
- > Work with staff and guests to improve waste diversion rate now that daily housekeeping has resumed.
- > Continue to embrace upcycling opportunities such as reusable tote bags from retired drapes.

## 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

- 2020 B.C. Best Practices Methodology for Quantifying Greenhouse Gas Emissions  
<https://www2.gov.bc.ca/assets/gov/environment/climate-change/cng/methodology/2018-psomethodology.Pdf>
- Environment Canada's National Inventory Report (1990-2019); 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 2021  
<https://www.gov.uk/government/publications/greenhouse-gas-reporting-conversion-factors>
- Intergovernmental Panel on Climate Change (Global Warming Potentials)  
[http://www.ipcc.ch/publications\\_and\\_data/ar4/wg1/en/ch2s2-10-2.html](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
CFL	<b>Compact Fluorescent Light</b>
GHG	<b>Greenhouse Gas (emissions):</b> Atmospheric gasses contributing to the greenhouse effect, including Carbon Dioxide (CO <sub>2</sub> ), Methane (CH <sub>4</sub> ), Nitrous Oxide (N <sub>2</sub> O), etc.
GJ	<b>Gigajoule:</b> Unit of natural gas equal to 26.137 m <sup>3</sup> or 0.947 MMBtu
HVAC	<b>Heating, Ventilation &amp; Air Conditioning</b>
kWh	<b>Kilowatt-Hour:</b> Common unit for measuring electrical consumption
LED	<b>Light Emitting Diode:</b> A form of highly efficient lighting technology
m <sup>3</sup>	<b>Cubic Meter:</b> Unit of measurement equal to 1,000 Litres
PCR%	<b>Post-Consumer Recycled Content</b> (as a percentage)
psg-km	<b>Passenger-Kilometer:</b> 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 <sub>2</sub> e	<b>Tonnes of Carbon Dioxide Equivalent:</b> a combined term capturing the emissions from various GHGs.
t-km	<b>Tonne-kilometer:</b> A unit of measurement used in shipping

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