

Annual Sustainability Report



Inn at Laurel Point 2020 & 2021

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synergy

Executive Summary

The Inn at Laurel Point (ILP) is a 200-suite hotel featuring waterfront views of Victoria's inner harbour. The Inn features more than 10,000 square feet of indoor and outdoor meeting space and hosts the world-class AURA Restaurant.

2021 marks the 12th year that the Inn at Laurel Point has measured, reported, and offset their emissions. 2020 was a unique year due to COVID-19 so GHG emissions have been measured in a hybrid report with the scheduled 2021 inventory, to ensure accurate reporting and offsetting. 2020 and 2021 are the second and third year of unusual operations for the hotel due to a major renovation taking place in 2019, which also resulted in irregularities in activity levels.

Room night bookings were down by 68% in 2020 and 52% in 2021 compared to the baseline year in 2013. Emissions sources such as paper and waste decreased in line with lower room night bookings. The largest emission source was electricity accounting for 44% of the total footprint in 2020 and 45% in 2021. Electricity is followed by staff commuting, natural gas and water consumption.

Inventory Information

Company Name	Inn at Laurel Point
Contact Information	Eda Koot eda.koot@laurelpoint.com
Company Description	200 suite hotel featuring an on-site restaurant and two company vehicles.
Reporting Period	January 1, 2020 to December 31, 2021
Inventory Boundary	Scope 1 (Direct Emissions) - Natural Gas, Gasoline, Diethylene Glycol
	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
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 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 tCO ₂ e	Offset Cost	kgCO ₂ e/ room night	kgCO ₂ e/ ft ²	tCO ₂ e/ FTE
2020	112	\$ 2,800	7.31	11.2	2.1
2021	162	\$ 4,050	7.09	16.2	1.9

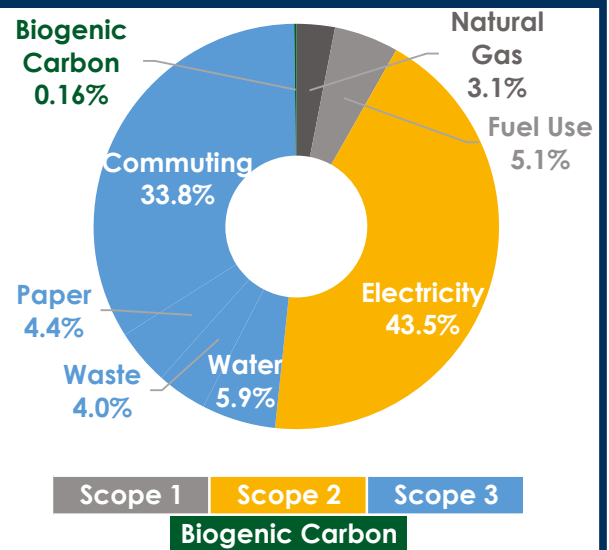
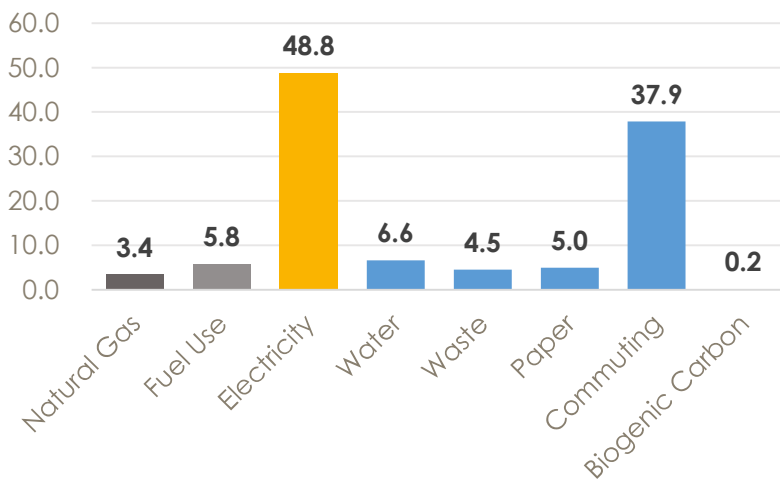
Carbon Footprint by Scope

	2020 tCO ₂ e	2021 tCO ₂ e
Scope 1 (Direct)	9.2	24.2
Scope 2 (Indirect)	48.8	72.6
Scope 3 (Indirect)	54.0	64.9
Biogenic Carbon	0.2	0.2
TOTAL EMISSIONS	112	162

This report measures Inn at Laurel Point's carbon footprint for 2020 and 2021. Inn at Laurel Point's emissions in 2020 were 112 tCO₂e and increased to 162 tCO₂e in 2021. The combined emissions for both years are 274 tCO₂e.

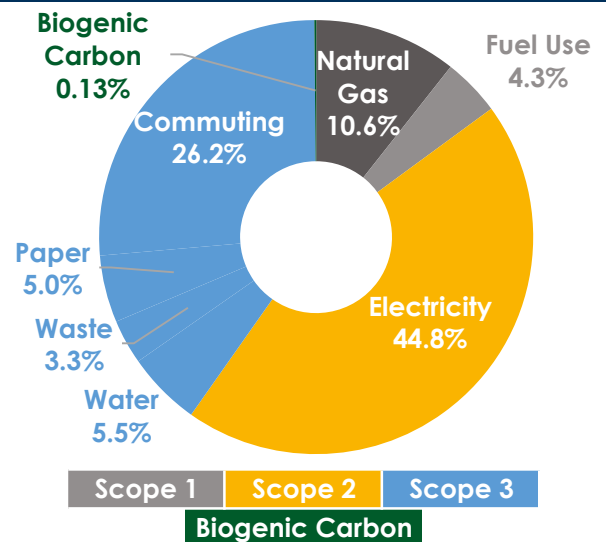
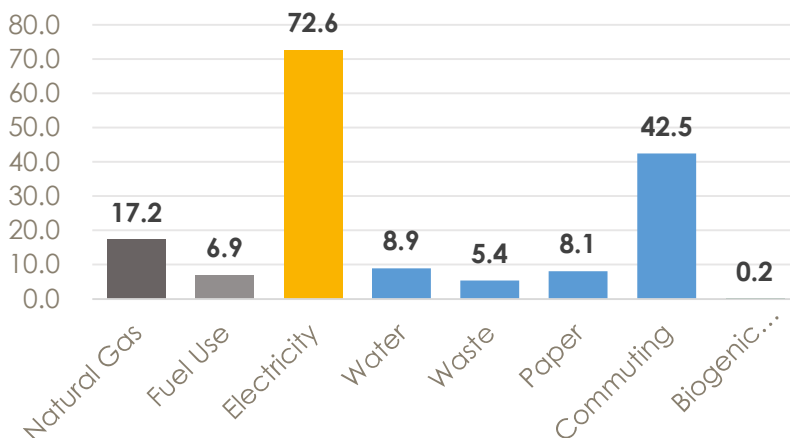
2020 Carbon Footprint (By Activity)

Emissions by Activity (tCO₂e)



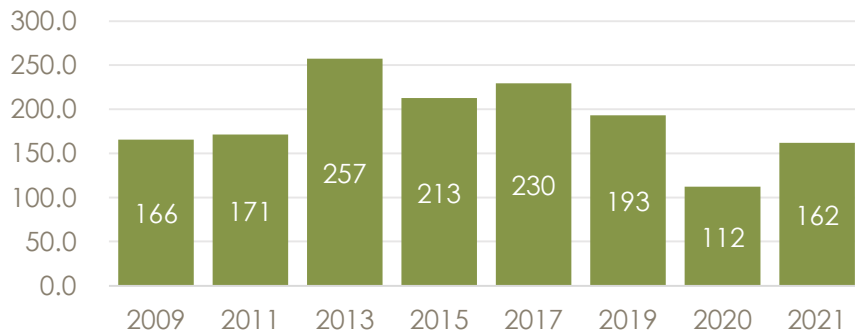
2021 Carbon Footprint (By Activity)

Emissions by Activity (tCO₂e)



Carbon Footprint Year Over Year

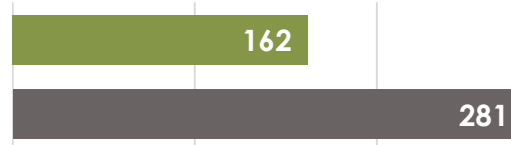
Emissions (tCO₂e)



	Combined tCO ₂ e	Change since Baseline	
		tCO ₂ e	Percent
2009	166		
2011	171	-5.9	4%
2013	257	-91.8	55%
2015	213	-47.2	28%
2017	230	-64.0	39%
2019	193	-27.5	17%
2020	112	53.4	-32%
2021	162	3.6	-2%

Industry Benchmarks

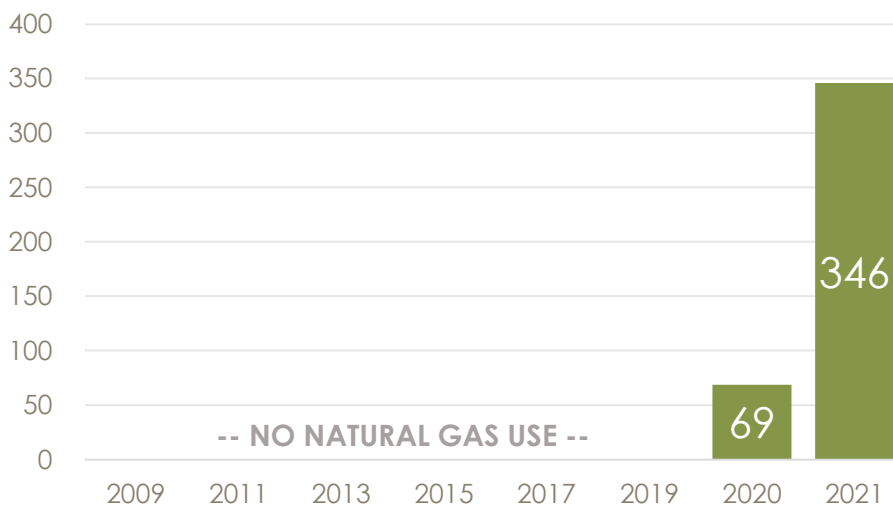
Inn at Laurel Point
Industry Average



Industry Average from the Victoria Business Energy & Emissions Profile: Accom. Services with 26-75 staff

Natural Gas

Natural Gas (GJ)



Analysis

Renovations to the hotel in 2019 included installing a natural gas fireplace in the lobby. This is a new emissions source for Inn at Laurel Point.

The fireplace started to be used in July, 2020. In 2020, natural gas contributed 3% to overall emission sources while in 2021 it contributed 11%.

Synergy recommends purchasing renewable natural gas as a sustainable alternative.

tCO₂e
2020

3.4

% of 2020
Total

3%

tCO₂e
2021

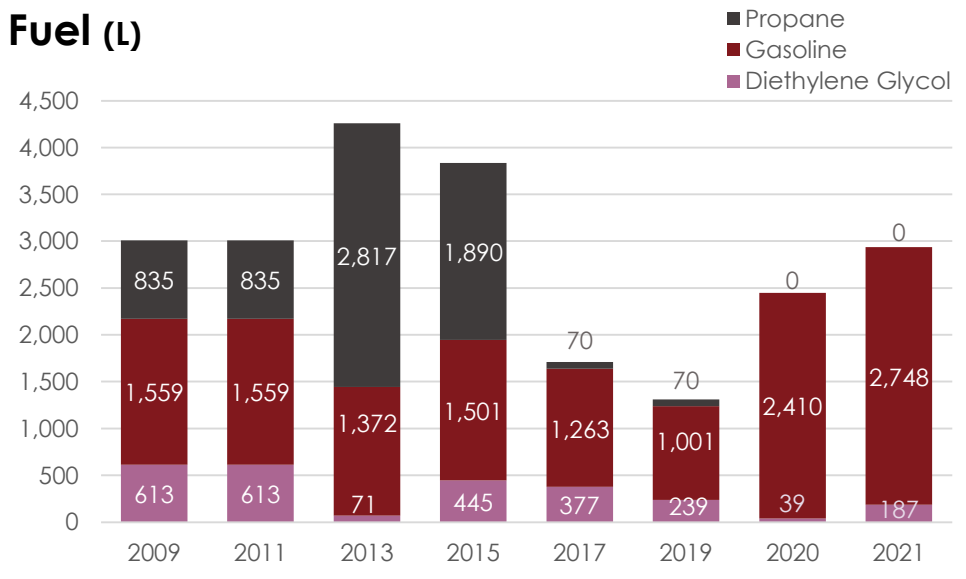
17.2

% of 2021
Total

11%

Fuel

Fuel (L)



Analysis

Fuel accounts for 5% of Inn at Laurel Point's emissions. Gasoline is used in two company vehicles and Diethylene Glycol (chafing fuel) for catering services. 2021 has the highest gasoline consumption of all ILP's reporting years.

In previous years propane was used for a barbeque which was not used in 2020 or 2021.

* Note: 2020 and 2021 gasoline was calculated using financial data. Some vehicle purchases other than fuel may have been lumped in causing a potential over estimate.

tCO₂e
2020

5.8

% of 2020
Total

5.1%

tCO₂e
2021

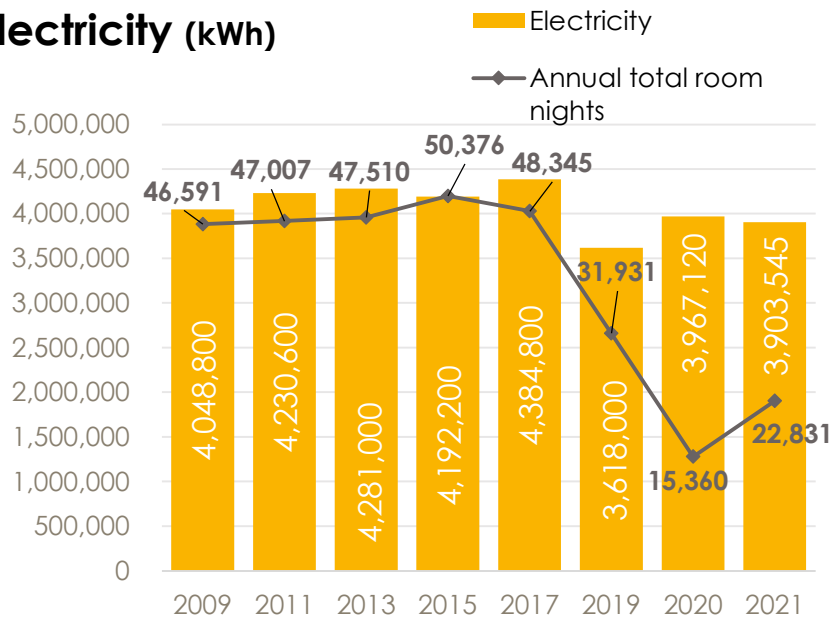
6.9

% of 2021
Total

4.3%

Electricity

Electricity (kWh)



Analysis

Electricity consumption makes up 43% and 45% of total emissions for 2020 and 2021 respectively. In 2021, emissions from electricity were significantly higher than 2020 due to a change in BC's electricity grid emissions factor. *

Despite 33% higher room night stays in 2021 compared to 2020, there was consistent consumption over the two years. An assessment of potential energy savings during low occupation levels is recommended.

*Note: The emissions factor for BC's electricity has increased 55% since 2020, increasing the tCO₂e per kWh. The emissions factor reflects the electricity generation mix feeding BC's grid (predominantly hydropower, but increasingly natural gas as well).

tCO₂e
2020

49

% of 2020
Total

43%

tCO₂e
2021

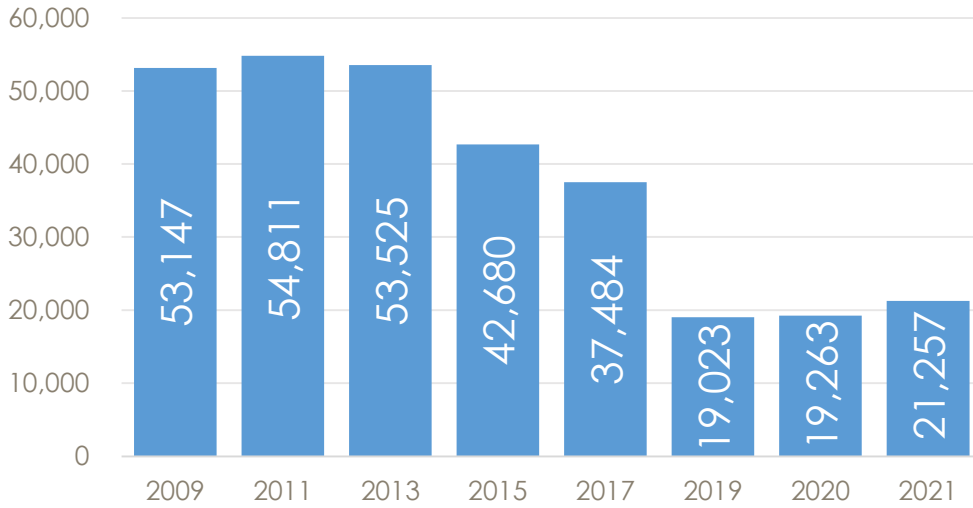
73

% of 2021
Total

45%

Water

Water (m³)



Analysis

Water consumption continues to be consistent with reduced levels since 2019. This is likely due to the installation of low flow toilets during the 2019 renovations and reduced room bookings in 2020 and 2021.

In 2021 the city of Victoria began treating wastewater causing a slight increase to emissions from energy used in wastewater treatment.

tCO₂e
2020

7

% of 2021
Total

5.9%

tCO₂e
2021

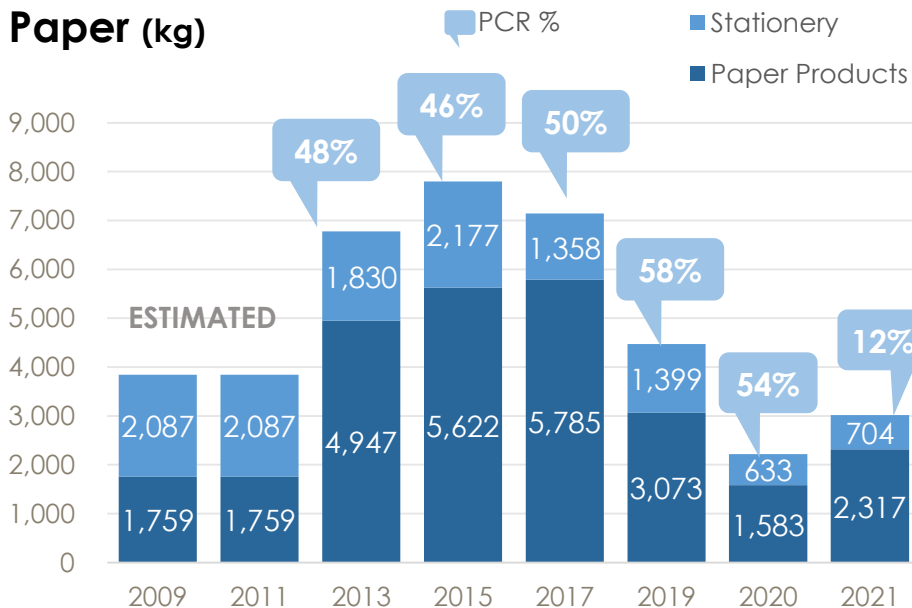
8.9

% of 2021
Total

5.5%

Paper

Paper (kg)



Analysis

In 2020 ILP began purchasing paper takeout containers to reduce plastic waste. Despite new paper products being purchased, reduced guest numbers led to overall less paper product demand.

Post consumer recycled (PCR) content dropped significantly in 2021 because most products had no PCR content. In previous years the same products were purchased at 88-100% PCR.

tCO₂e
2020

5.0

% of 2020
Total

4.4%

tCO₂e
2021

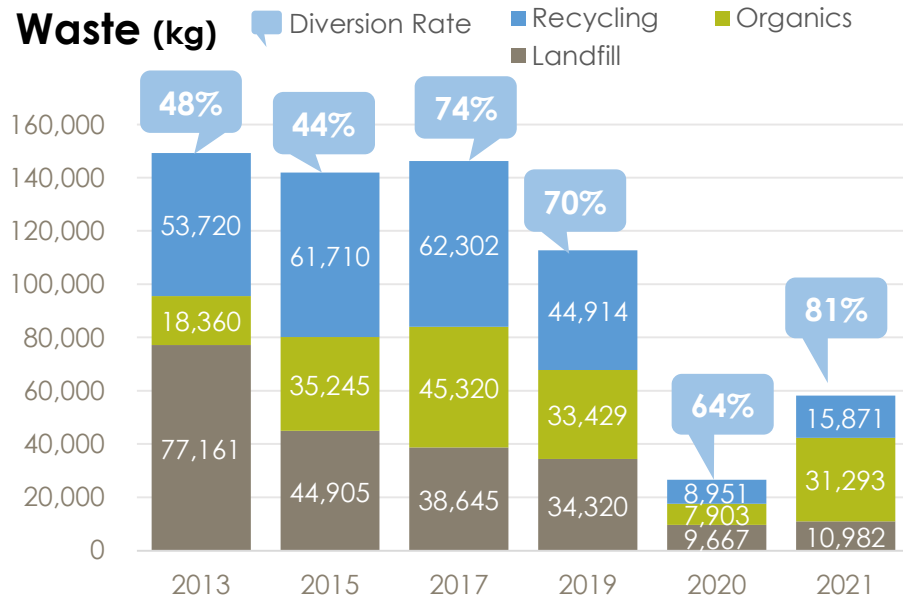
8.1

% of 2021
Total

5.0%

Waste

Waste (kg)



Analysis

A total of 26,522 kg and 58,146 kg of waste was generated in 2020 and 2021 respectively. These are very reduced volumes in comparison to previous years with higher guest room nights.

Over the two years Inn at Laurel point maintained a high diversion rate. Congratulations for continuing to divert so much waste despite the challenges of COVID!

tCO₂e
2020 **4.5**

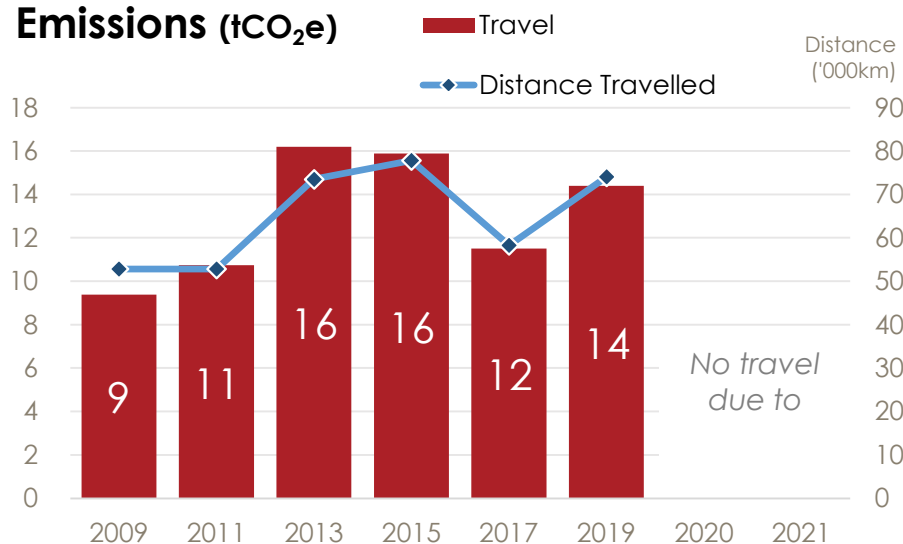
% of 2020
Total **4.0%**

tCO₂e
2021 **5.4**

% of 2021
Total **3.3%**

Travel

Emissions (tCO₂e)



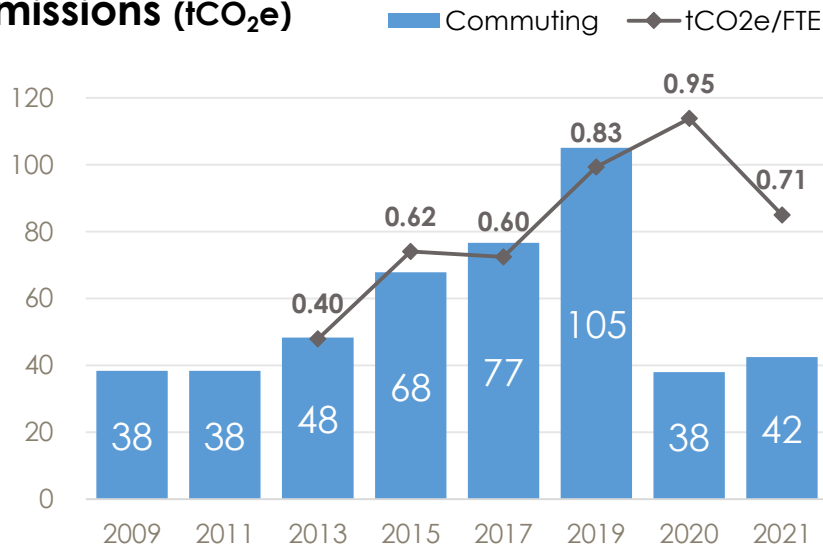
Analysis

Due to COVID there was no business travel conducted in the 2020 and 2021 reporting periods.

Note: travel emissions for 2009-2019 were restated in 2020, after flight emissions were recalculated to account for radiative forcing. New research indicates that GHG emissions have a more harmful effect when emitted higher in the atmosphere, so the carbon accounting best practice was updated to include radiative forcing in all air travel calculations.

Commuting

Emissions (tCO₂e)

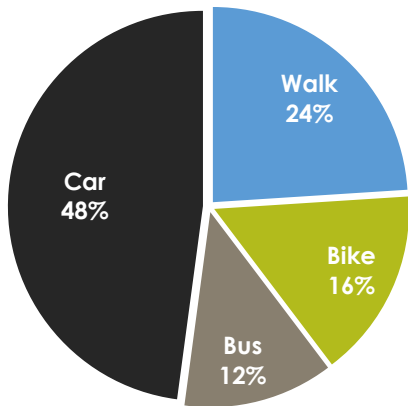


Analysis

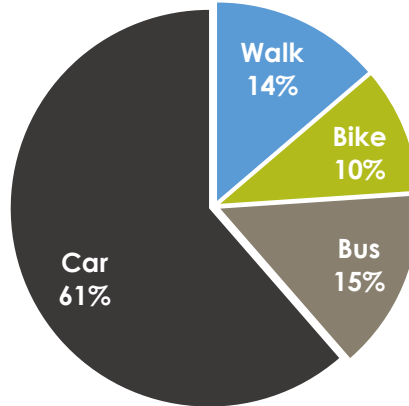
Staff commuting emissions contribute 23% in 2020 and 26% in 2021 to the overall footprint.

2020 had 69% less staff than in 2019 and 2020 had 53% less staff. Having overall less staff commuting to the hotel lead to reduced commuting emissions.

Commuting Percentages by Method per Day



Baseline (2013)



Current (2021)

Average kgCO ₂ e/km	0.181
Low-Emission Commuting %	52%

Average kgCO ₂ e/km	0.151
Low-Emission Commuting %	39%

Analysis (Breakdown)

Personal car use continues to be the most used mode of transport for staff commuting. Poor public transit access to the hotel makes it difficult for staff travelling far distances to commute by low emissions methods.

Due to the high contribution that staff commuting has to the overall footprint, a focused effort should be made to reduce these emissions. Organizing a staff carpooling hub or low emissions commuting competitions are some programs Inn at Laurel Point could initiate.

* Note: Due to a changing staff team, the majority of staff surveyed in 2022 for commuting data were not working in 2020 or 2021. Commuting habits reported in the survey were averaged, and applied to the correct number of staff in each inventory year to estimate total staff commuting emissions.

tCO₂e
2020 **37.9**

% of
Total **23%**

tCO₂e
2021 **42.5**

% of
Total **26%**

Carbon Reduction Strategy

The Inn at Laurel Point has been a leader in sustainable business practices for over a decade. ILP became British Columbia's first Carbon Neutral Hotel in 2009, and has continued offsetting emissions every year since. The overall footprint in 2020 was 112 tCO₂e and 162 tCO₂e in 2021. Per annual room night this is a 35% and 31% increase from the baseline year in 2013, while the absolute footprint decreased by 56% and 37% respectively.

In 2020 and 2021, shifts to the tourism space affected activity and emissions level at Inn at Laurel Point. This gave the opportunity to see new potential reduction opportunities. Electricity use is the largest portion of the footprint and consumption stayed consistent despite fluctuating room night bookings. Putting a focus on where electricity use could be reduced when rooms are not in use should be a priority. Another area to focus on for reductions is staff commuting. As the staff team continues to grow, establishing low emissions commuting programs will help create a baseline for new staff to develop good commuting habits from the start.

Congratulations to Inn at Laurel Point for continuing to take action on carbon reduction and sustainability throughout the challenges presented in 2020 and 2021.

Achievements

Completed renovations which will improve energy efficiency and reduce water usage.

Significant reductions in water use influenced by installing low flow toilets and other water saving measures in 2019 renovations

Rated 5 Green Key from Green Key Global

The hotel is cooled by hydrothermal technology, a unique attribute that drastically reduces energy usage compared to similar businesses

Moving Forward

Utilize the SustainNN Team to develop an action plan for reducing staffs' single-occupancy vehicle commuting

Conduct an energy audit of the building to see where electricity consumption can be reduced as occupancy levels fluctuate

Aim to have at least 75% PCR content in all paper products purchased, and continue emphasizing paper-less business practices.

Switch to renewable natural gas for lobby fireplace, or look to converting to a bioflame or flameless design.

Information on Inventory Uncertainty

* Parking and other vehicle expenses likely combined with gasoline purchase records (no purchase receipts - relying on financial records from the General Ledger). Total amount is minimal, so if error, de minimis impact on inventory.

* Due to a changing staff team, the 2022 staff were surveyed for commuting habits and overall average commuting methods were applied to actual staff numbers for 2020 and 2021.

Emissions References

1. 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>

2. 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>

3. Department for Environment, Food & Rural Affairs (UK) Carbon Factors 2021
<https://www.gov.uk/government/publications/greenhouse-gas-reporting-conversion-factors->

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 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	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: a combined term capturing the emissions from various GHGs.
t-km	Tonne-kilometer: A unit of measurement used in shipping

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