

Annual Greenhouse Gas Inventory

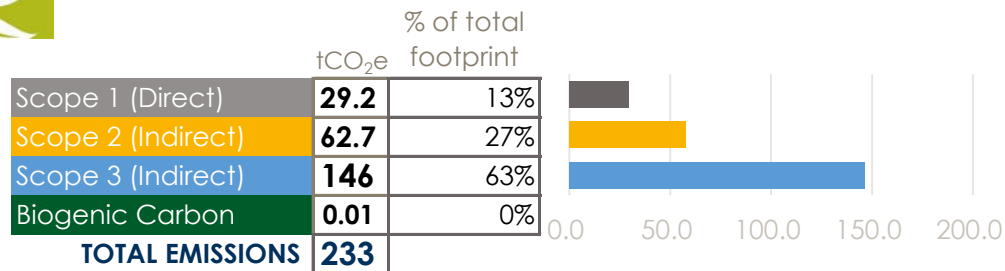


Inn at Laurel Point

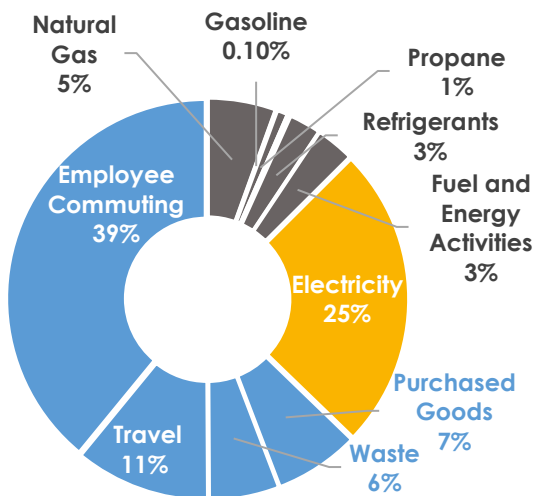
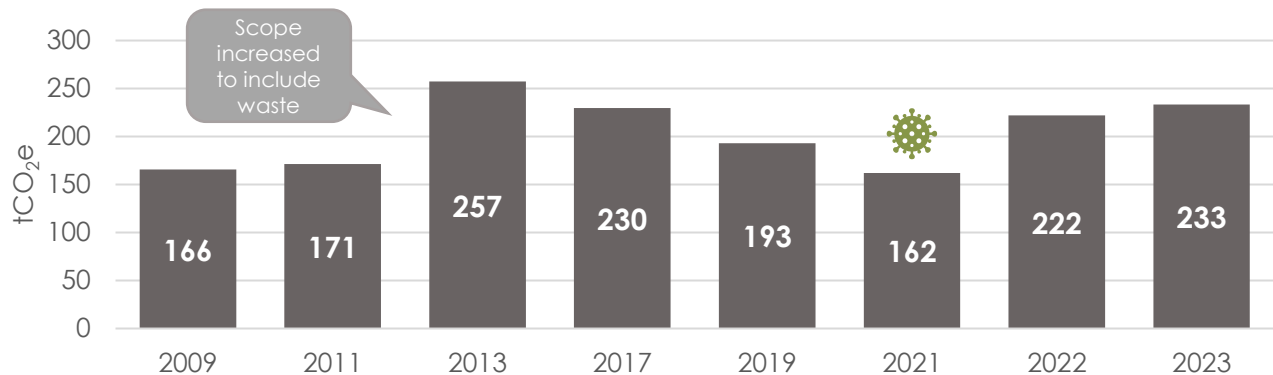
January 1 to December 31, 2023

Total Emissions

233 tCO₂e



Total Emissions



Analysis

2023 is the 14th year that Inn at Laurel Point (ILP) has measured, reported and offset their emissions. Total emissions have increased by 5% since 2022 alongside a 19.5% increase in room night bookings. This resulted in a 5% decrease in kgCO₂e/room night from 2022.

The main emission sources that increased in 2023 were electricity and business travel. The key causes for the increased emissions were an increase in the BC emissions factor for electricity, a higher room booking rate and a return to more business travel after reduced activity from COVID-19.

2030 Reduction Target **20%** per guest night

Reduction Target Progress **-5%** % decrease

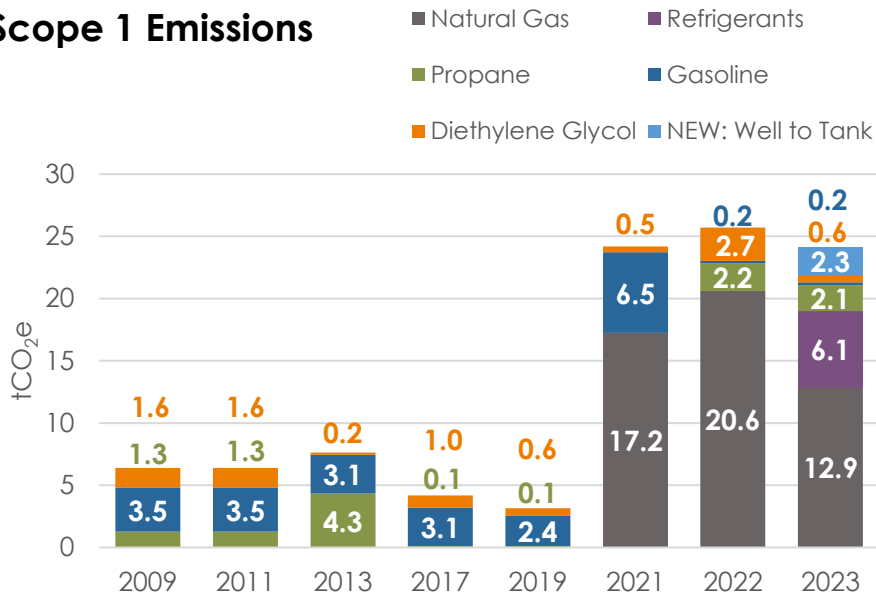
Emissions per guest night **5.13** kgCO₂e/night

Offset Cost **\$7,000**

Over 2013 baseline

Scope 1

Scope 1 Emissions



Analysis

Scope 1 emissions account for 9.4% of ILP's total emissions inventory. 2023 is the first year that well to tank emissions have been measured. It is also the first time refrigerant losses were recorded for ILP; refrigerant emissions typically fluctuate year over year.

Natural gas decreased 37.5% from 2022 due to zero use over the summer months. Congratulations to the ILP team for this 7.7 tCO₂e reduction by reducing the runtime of the fireplace!

Note: 'Well to Tank' is all upstream emissions from the extraction, processing and transportation of fuel.

tCO₂e **21.9**

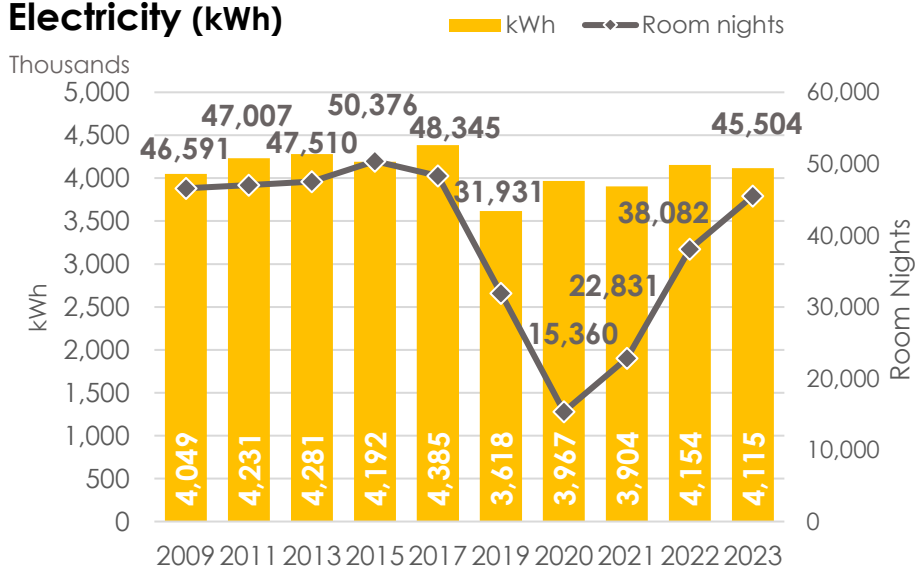
% of Total **9.4%**

Total Litres **1,670**

 **69.0**
Barrels of Oil

Scope 2

Electricity (kWh)



Analysis

Scope 2 emissions account for 26.9% of the total emissions inventory. Electricity consumption decreased 0.9% since 2022 even though room night bookings have increased 19.5%. Despite the decrease in consumption, emissions increased due to a 79% increase in the BC electricity emissions factor. The average kWh of electricity consumed per booked room night decreased 17% since 2022.

Note: Transmission and distribution losses are included in the scope 2 emissions total. This includes emissions from electricity losses during the transportation of electricity from the energy plant to ILP.

tCO₂e **62.7**

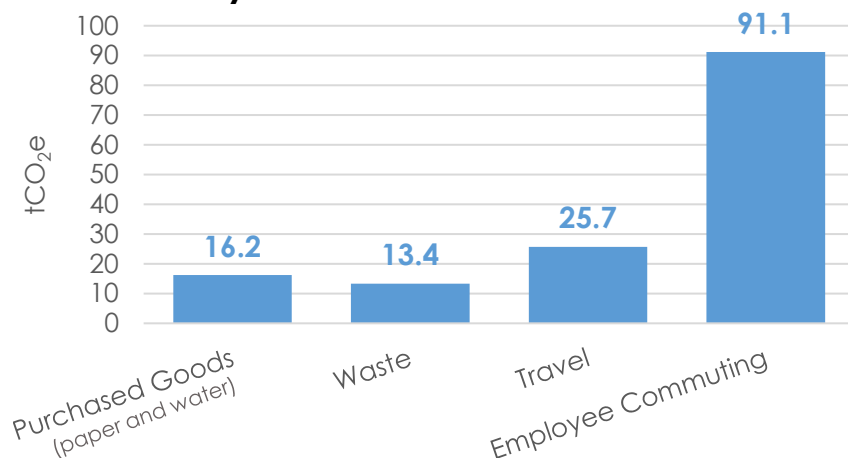
% of Total **26.9%**

kWh / room night **90.4**

 **1.40**
houses

Scope 3

Emissions by Source



Analysis

Accounting for 62.8% of the total footprint, scope 3 is the highest emissions category for Inn at Laurel Point. In scope 3, employee commuting, waste, travel and purchased goods (paper and water) are measured.

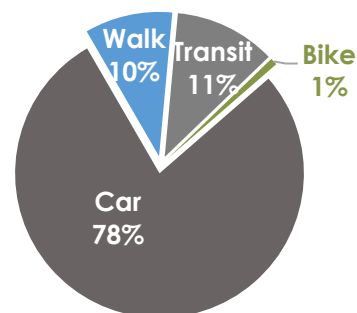
As greenhouse gas reporting standards advance, additional material scope 3 categories will be required to be measured in future years, such as laundry and purchased food.

Employee Commuting

ILP's highest emissions source is employee commuting accounting for 37% of the total footprint. When considering all the kilometers travelled for employee commuting in 2023, car commuting accounts for 78% of the distance.

Emissions only from employees commuting by car (86 tCO₂e) accounts for 33% of ILP's overall footprint. Working with employees that commute far distances by car everyday to carpool, switch to EVs or utilize public transit where available can reduce this impact.

Staff Commuting by Km travelled

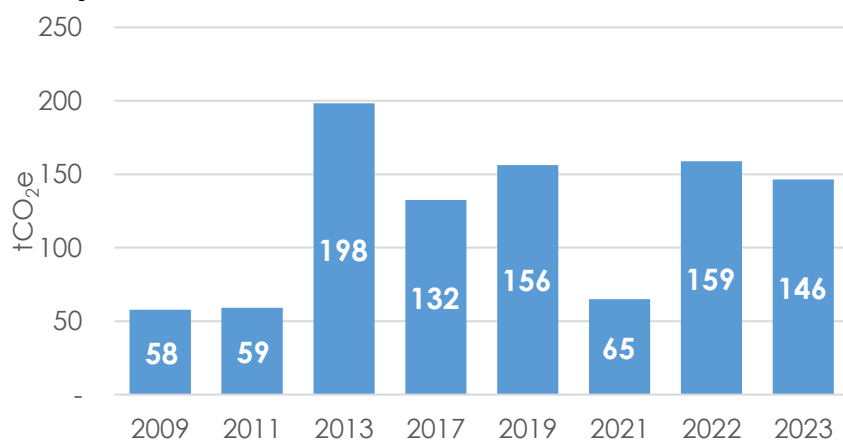


Analysis

Overall scope 3 emissions decreased 7.8% since 2022. More specifically, emissions increased from travel 66% since 2022, while waste, purchased goods and employee commuting emissions decreased 40%, 4% and 13% respectively.

Increases in travel emissions are likely due to improved data collection & the return to more business travel.

Scope 3 Emissions



* Note: Waste emissions methodology has improved in 2023, causing the estimated weight of waste to decrease

tCO₂e **146**

% of Total **62.8%**

Waste Diversion Rate **78%**

kgCO₂e/room night **3.22**

Conclusion

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 2023 was 233 tCO₂e. Per annual room night, this is a 12% decrease from 2022 and a 5% decrease from the baseline year in 2013, while the absolute footprint decreased 9% over the baseline year.

Information on Inventory Uncertainty

Emission Source	Data Type	Quality
Natural Gas	Invoices & spreadsheets	Very Good
Gasoline	Invoices & spreadsheets	Very Good
Propane	Invoices & spreadsheets	Very Good
Diethylene Glycol	Invoices & spreadsheets	Very Good
Purchased Goods	Invoices & spreadsheets	Very Good
Electricity	Invoices & spreadsheets	Very Good
Waste	Invoices & spreadsheets	Good
Travel	Travel Worksheets	Good
Employee Commuting	Staff Survey and Distance travelled	Fair

This table details the type of data received from Inn at Laurel Point to generate this report. Most of the data submitted was of very good quality. Areas that could be improved are waste and staff commuting. The staff commuting survey had a low response rate that could be improved for a better representation of habits. Further, Synergy recommends a waste audit be completed before the next GHG inventory assessment, to improve the total waste volume calculations.

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
Net-Zero	Companies with a zero-emission carbon footprint, usually achieved by minimizing outputs and negating the remaining emissions through carbon removal activities.
PCR%	Post-Consumer Recycled Content (as a percentage)
psg-km	Passenger-Kilometer: Unit separating total emissions between passengers per km
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

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 to December 31, 2023	
Inventory Boundary	Scope 1 (Direct Emissions) - Natural Gas, Gasoline, Propane, Diethylene Glycol, Refrigerants, Well to Tank	
	Scope 2 (Indirect Emissions from Purchased Electricity) - Purchased Electricity (BC Hydro), Transmission and Distribution Losses	
	Scope 3 (Indirect Emissions from Other Sources) - Water, Waste, Stationery, Paper Products, Company Travel, Staff Commuting	
	Major Scope 3 Exclusions	
	- Laundry Services (Purchased Good and Service) - Food purchases (Purchased Good and Service) - Capital Goods purchases	
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 References

- 2022 B.C. Best Practices Methodology for Quantifying Greenhouse Gas Emissions
<https://www2.gov.bc.ca/assets/gov/environment/climate-change/cng/methodology/2021-best-practices-methodology.pdf>
- Environment Canada's National Inventory Report (1990-2020); 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>
- Intergovernmental Panel on Climate Change (Global Warming Potentials)
http://www.ipcc.ch/publications_and_data/ar4/wg1/en/ch2s2-10-2.html

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.

Completed By	Arctica Cunningham & Megan Chan
Email	arctica@synergyenterprises.ca
Completed on	17/4/2024

