

2022 Annual Sustainability Report



Inn at Laurel Point

January 1 to December 31, 2022

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Completed	1/12/2023

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.

2022 marks the 13th year that the Inn at Laurel Point has measured, reported, and offset their emissions. Total emissions came to 222 tCO₂e, 37% higher than the previous year but 14% lower than the 2013 baseline carbon footprint. 2022 is the first year of regular business operations for ILP since 2018, after major renovations in 2019 and COVID-19 impacts in 2020 and 2021 caused irregular activity levels.

Room night bookings were down by 20% in 2022 compared to the baseline year in 2013, but up 67% compared to 2021 as ILP returned to regular business operations. Emission sources such as paper and waste decreased in line with lower room night bookings. The largest emission source was staff commuting, accounting for 51% (105 tCO₂e) of the total footprint in 2022. Staff commuting is followed by electricity at 16% (32.4 tCO₂e), and waste at 10% (21.3 tCO₂e).

Emissions per room night came to 5.83 kgCO₂e, a 7.7% increase over the 2013 baseline, but an 18% decrease over the previous year as operations return to normal.

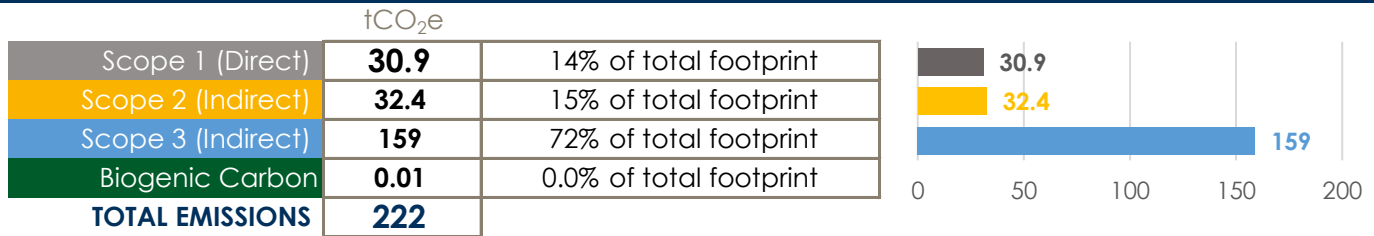
Inventory Information

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, 2022
Inventory Boundary	Scope 1 (Direct Emissions) - Natural Gas, Gasoline, Diethylene Glycol, Propane, Refrigerants (R438A & R22)
	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

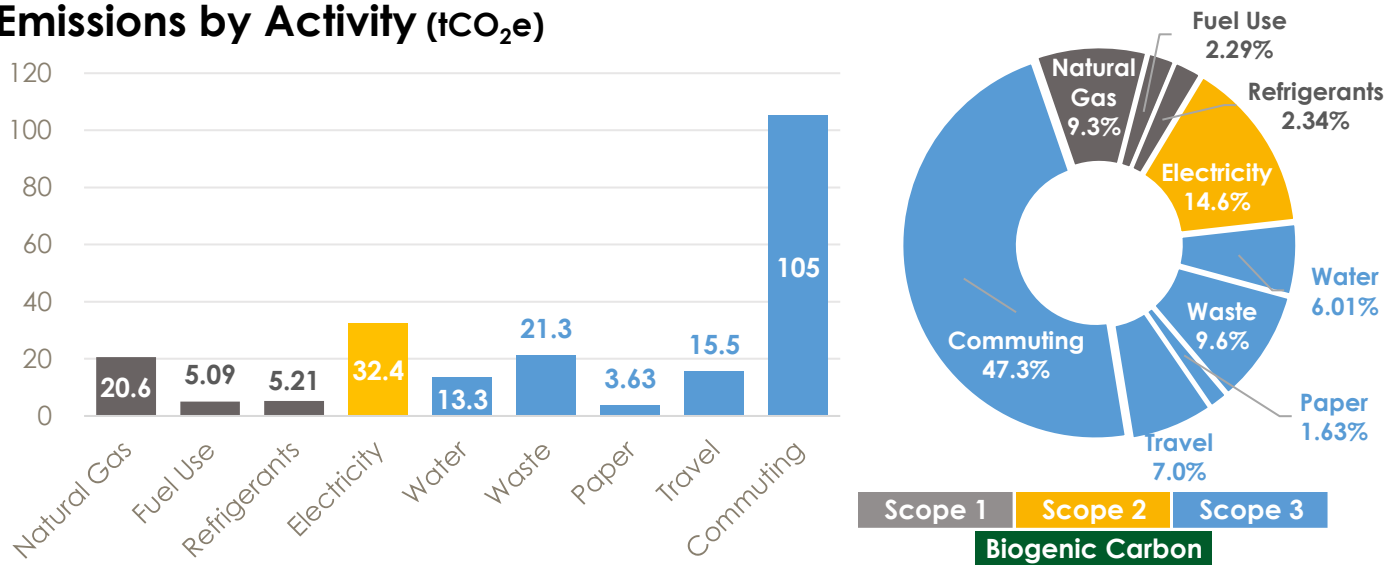
Equivalent to:		
Total tCO₂e	222	
	5.83 kgCO ₂ e/night	
Offset Cost		\$6,664

Carbon Footprint by Scope



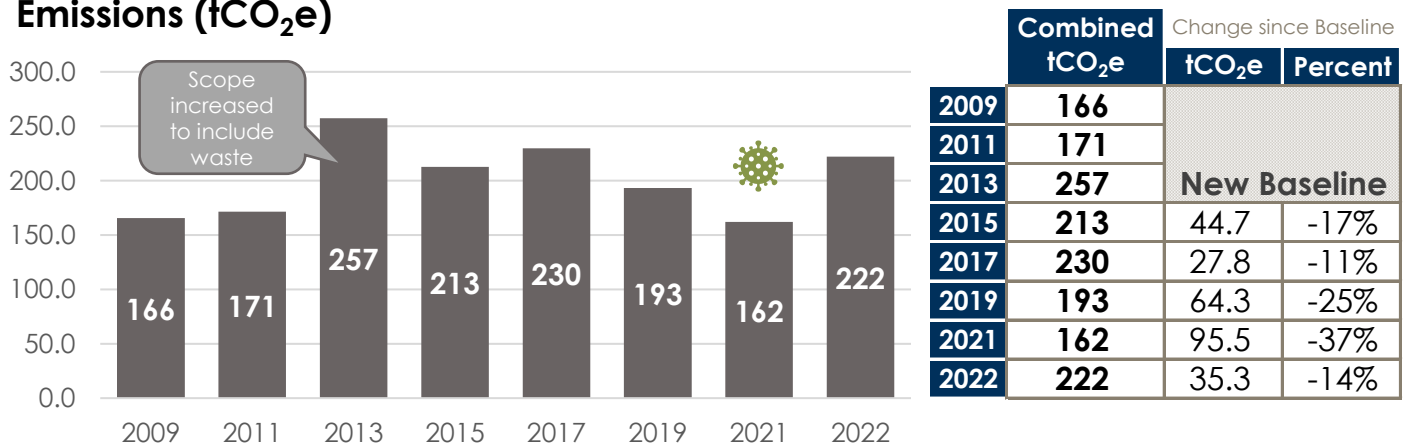
Carbon Footprint By Activity

Emissions by Activity (tCO₂e)



Carbon Footprint Year Over Year

Emissions (tCO₂e)



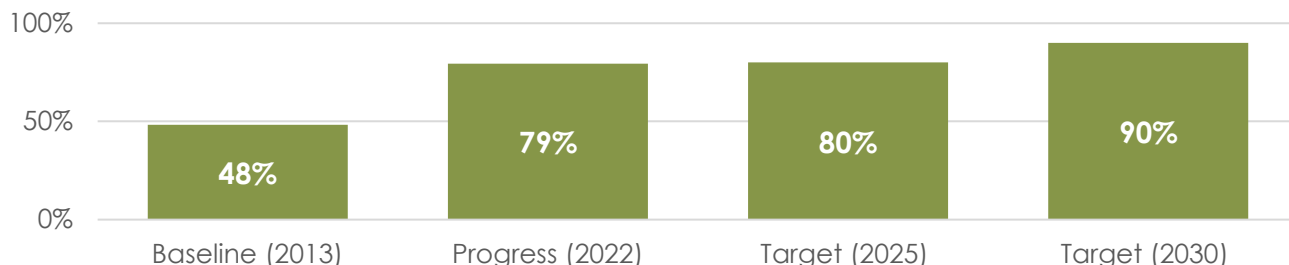
kgCO ₂ e/ Guest Night Baseline	5.42	kgCO ₂ e/ Guest Night 2021	7.09	kgCO ₂ e/ Guest Night 2022	5.83	2022 tCO ₂ e	222
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Emission Reduction Targets

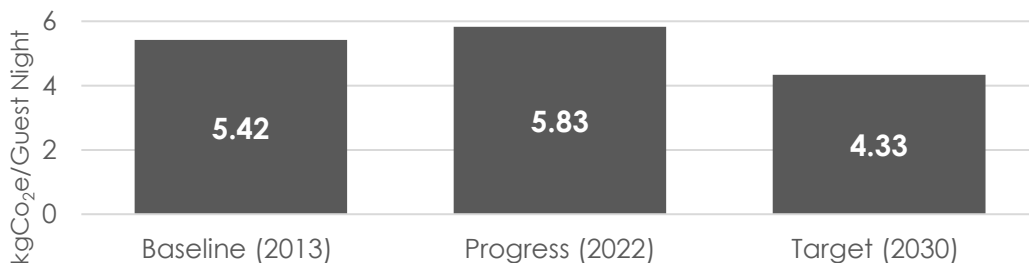
ILP has set reduction targets in three areas:

- Achieve an 80% diversion rate by 2025 and a 90% diversion rate by 2030.
- Reduce GHG emissions by 20% per guest night by 2030 based on 2013 levels.
- Reduce water use by 40% per guest night based on 2015 levels by 2030.

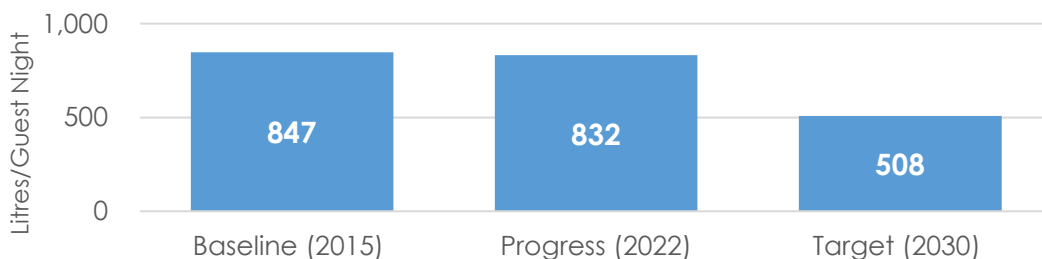
Waste Diversion Rate



Emissions Reductions (kgCO₂e/Guest Night)



Water Consumption (Litres/Guest Night)



Notes on Targets

As of 2022, ILP is less than 1% away from reaching their 2025 diversion rate goal. Well done!

Emissions per guest night increased by 7.7% in 2022 compared to 2013, while litres per guest night had a slight decrease of 1.8% between their 2015 water baseline and 2022. Note that using guest nights as an intensity metric does not tell a complete story though, as ILP was busier than usual with conferences and events on site, and those attendees are only counted in the guest night metric if they stay at the hotel.

To reach the emissions reduction goal, ILP should focus on reducing their highest emission source, staff commuting, by incentivizing low emission commuting methods and advocating for better transit infrastructure to the hotel. ILP could reduce their second largest emission source, electricity, by investing in renewable energy, such as solar power or wind.

To reduce water consumption and increase their diversion rate, ILP should focus on staff and guest education, informing on the importance of proper recycling and water conservation.

Natural Gas

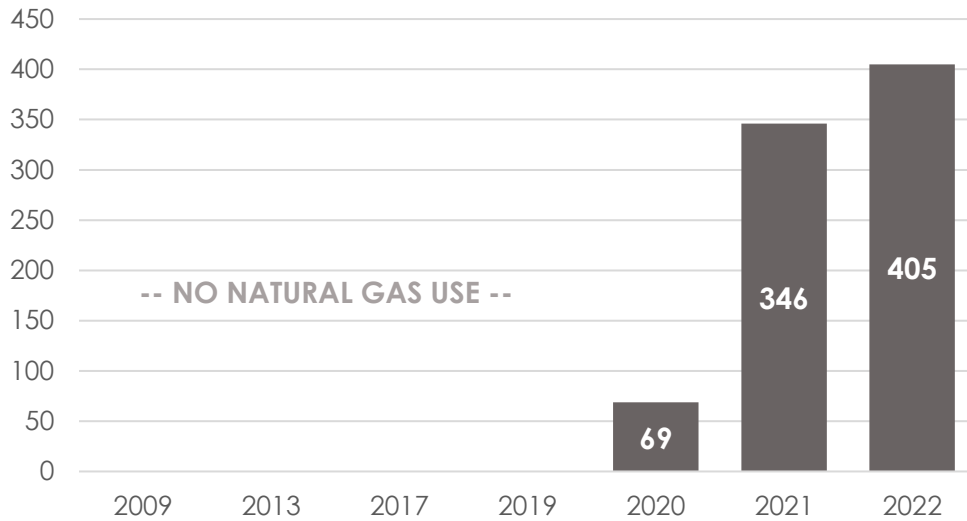
Natural Gas (GJ)

Analysis

Natural gas emissions started in 2020, after ILP installed a natural gas fireplace in the lobby.

Natural gas use in 2022 resulted in 20.6 tCO₂e, 9.3% of the total footprint, a 19% increase of emissions compared to 2021.

Synergy recommends purchasing renewable natural gas as a sustainable alternative.



tCO₂e **20.6**

% of Total **9.3%**

Change since 2021 **19%**

 **4.6**
Houses

Other Fuel

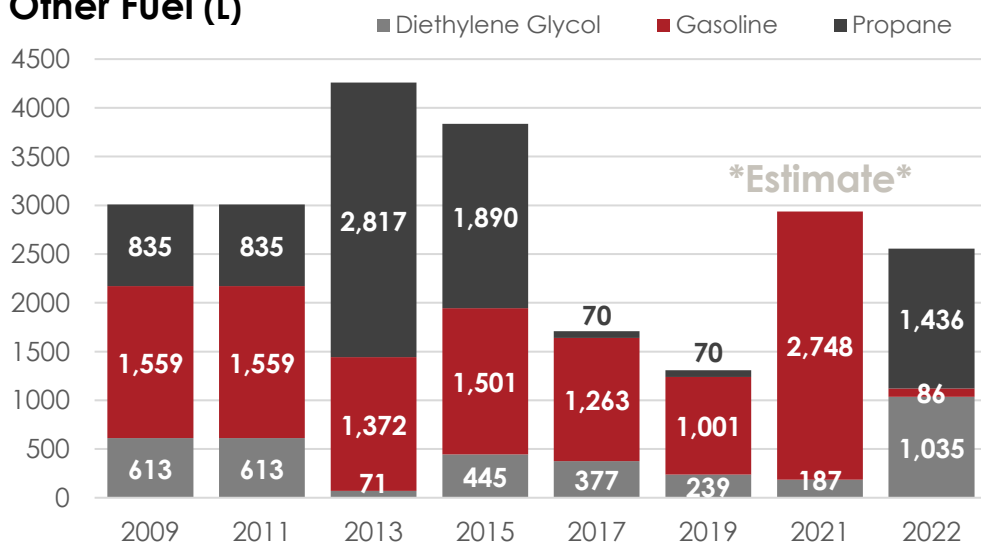
Other Fuel (L)

Analysis

Fuel use accounted for 2.3% of ILP's 2022 emissions, totalling 5.09 tCO₂e.

Gasoline is used in two company vehicles, Diethylene Glycol (chafing fuel) for catering services and propane is used for patio heaters.

There is an opportunity to eliminate fuel use through electrification of chafing dishes and patio heaters.



* Note: there is inventory uncertainty for the 2021 propane and gasoline data provided. The data received was a combined \$ amount for gasoline and propane, and estimates were made to calculate litres. It was assumed the fuel was gasoline, however a portion may be propane.

tCO₂e **5.09**

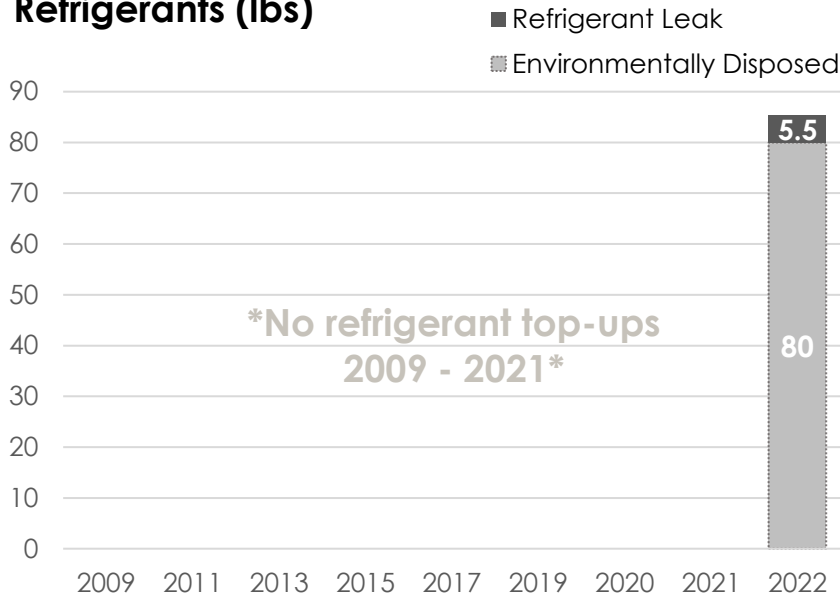
% of Total **2.3%**

Change since baseline **-40%**

 **1.4**
Cars / Year

Refrigerants

Refrigerants (lbs)



Analysis

Refrigerants resulted in 5.21 tCO₂e, 2.3% of the total footprint. Refrigerants are a high source of emissions, when leaked from their closed loop systems. 5.5 lbs of refrigerants leaked from ILPs walk in fridges and was replaced in 2022.

During the service upgrade, ILP exchanged their R22 refrigerant to R438A, which is 46% lower emissions than R22. The R22 was environmentally disposing of, resulting in zero emissions for the 80 lbs of refrigerant that was replaced.

tCO₂e **5.21**

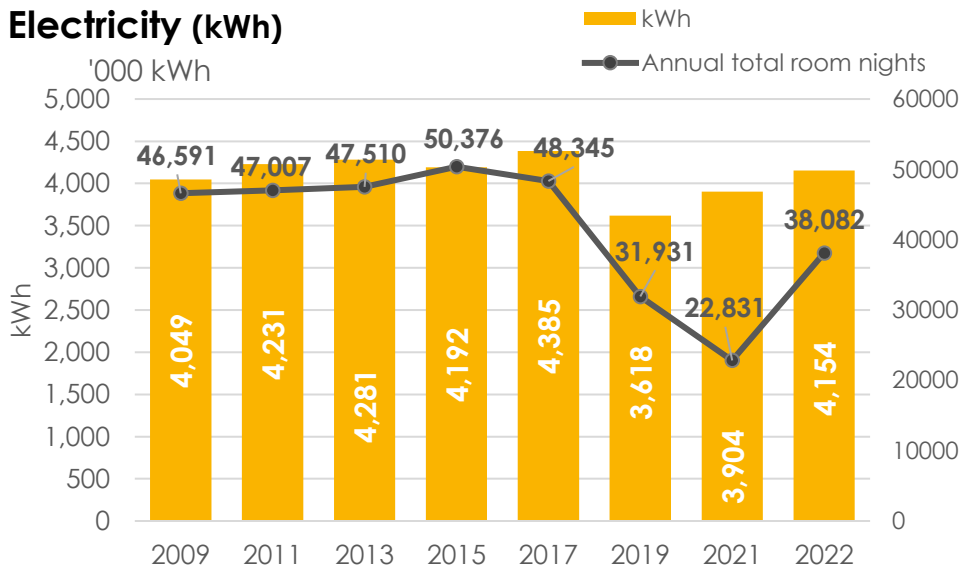
% of Total **2.3%**

tCO₂e/lbs **0.95**

 **16.4**
Barrels of Oil

Electricity

Electricity (kWh)



Analysis

ILP consumed 4.15 million kWh in 2022, a 3.0% decrease from 2013. Electricity consumption between 2021 and 2022 only increased 6.4% in spite of annual total room nights increasing by 67% between 2021 and 2022.

Electricity consumption made up 15% of ILP's total emissions in 2022, resulting in 32.4 tCO₂e.

*Note: The emissions factor for BC's electricity has decreased 61% since 2021, decreasing the tCO₂e per kWh. The emissions factor reflects the electricity generation mix feeding BC's grid (predominantly hydropower), which can fluctuate in carbon intensity year over year.

tCO₂e **32.4**

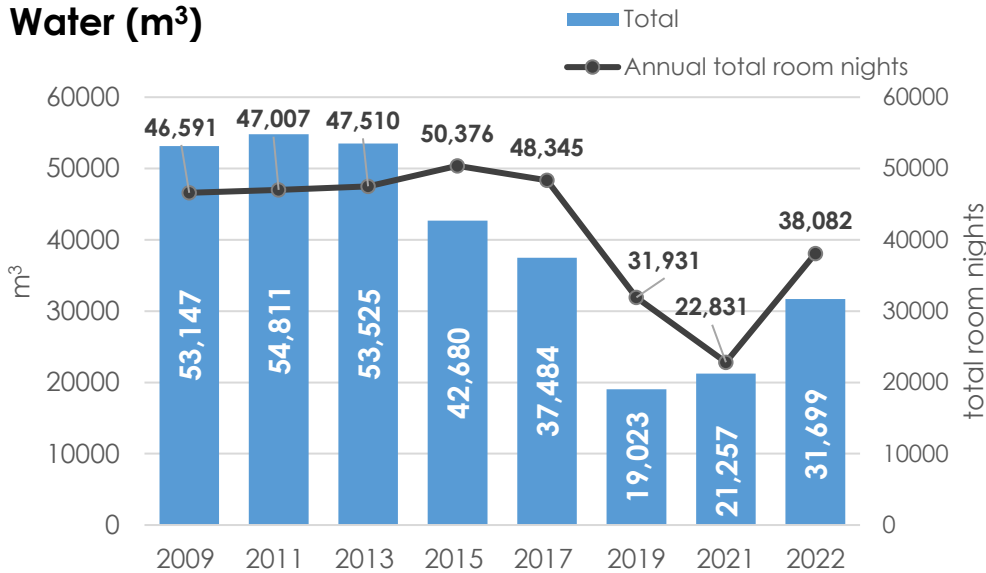
% of Total **15%**

Change since 2021 **-55%**

kWh / Night **109**

Water

Water (m³)



Analysis

Water consumption in 2022 totaled 13.3 tCO₂e, 6.0% of the total footprint. 31,699 m³ of water was used, equivalent to 31.7 million litres.

Total water usage has decreased 26% since the 2015 baseline. However, litres per guest night, the metric used to track ILP's water reduction goals, has only decrease 1.8% from the 2015 baseline.

Note: "room nights" is the number of room bookings. Many people attending events or visiting Aura do not stay overnight, so would not be included in the metric, but do increase water demand.

tCO₂e **13.3**

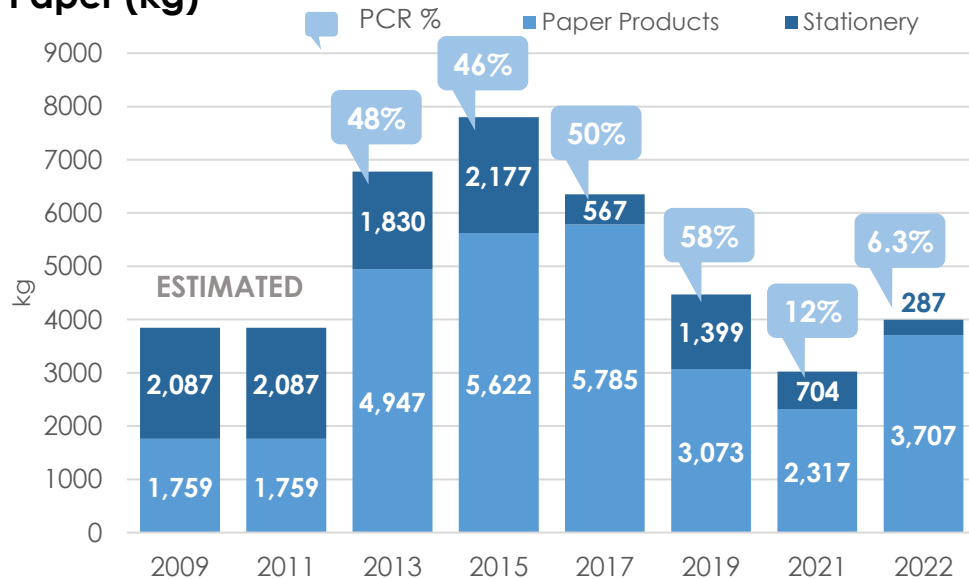
% of Total **6.0%**

Litres/ Night **832**

 **144,377**
Baths (50gal)

Paper

Paper (kg)



Analysis

Paper consumption resulted in 3.63 tCO₂e, 1.6% of the footprint. 2022 saw a 41% decrease in paper use compared to 2013.

Stationary paper had an average 76% post-consumer recycled (PCR) content. However paper products had less than 1% PCR, bringing the average PCR to 6.3%. ILP should focus on purchasing 100% PCR paper products, which would save approximately 17.5 trees.

tCO₂e **3.63**

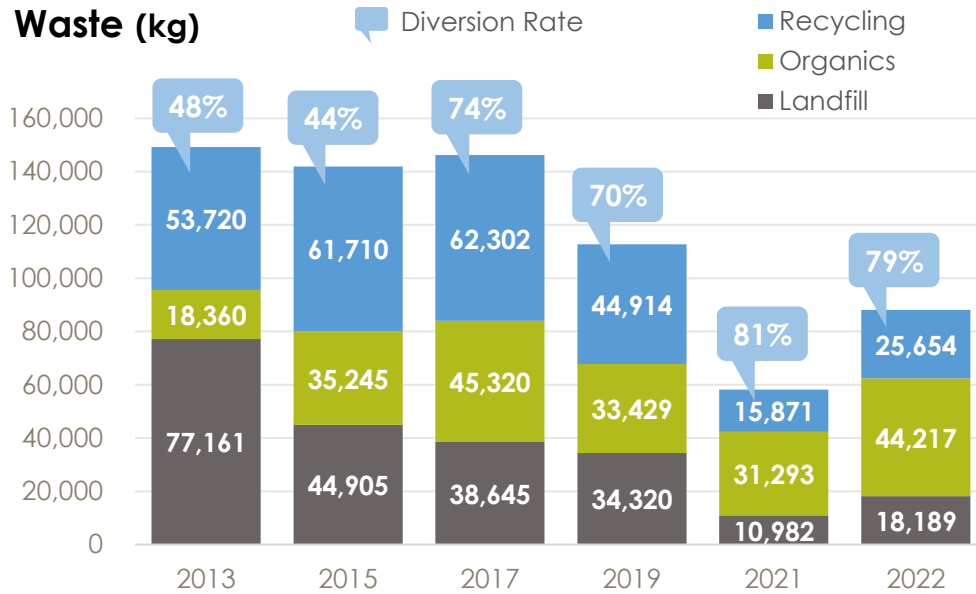
% of Total **1.6%**

Change since Baseline **-41%**

 **17.5**
Trees / Year

Waste

Waste (kg)



Analysis

ILP's 2022 waste totaled 88,057 kg, a 41% decrease over the 2013 baseline.

Waste diversion decreased from 81% in 2021 to 79% in 2022, but still remains 31% higher than the 2013 baseline of 48% diversion from landfill.

Emissions from waste in 2022 totaled 21.3 tCO₂e, 9.6% of the total footprint.

* Note: The emissions factor for waste has increased significantly due to improved methodology for measuring waste emissions. Due to this change, the emissions from waste in 2022 increased.

tCO₂e **21.3**

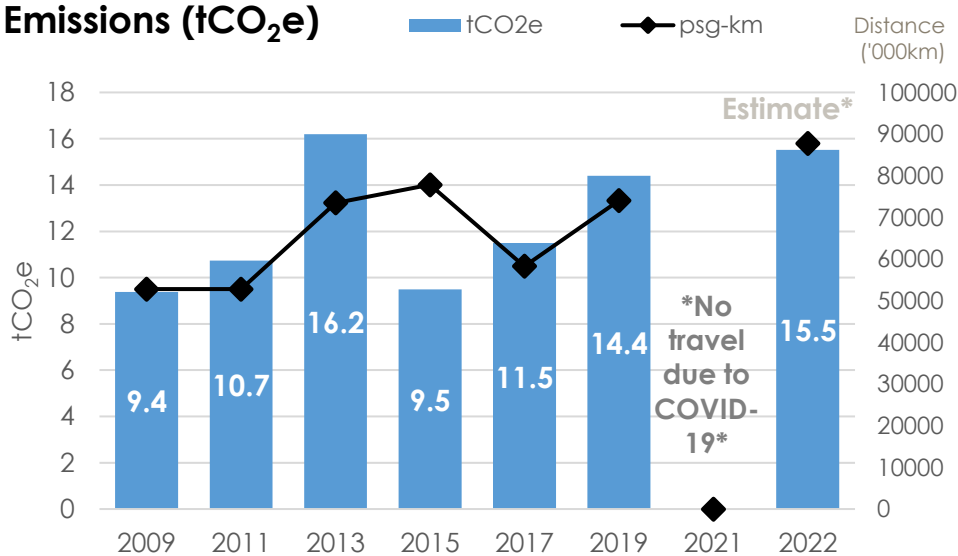
% of Total **9.6%**

kg / Night **2.31**

 **79.3%**
Diversion Rate

Travel

Emissions (tCO₂e)



Analysis

2022 is the first year since 2019 that ILP has had travel emissions due to COVID-19. Emissions totaled 15.5 tCO₂e, 7.0% of the total footprint.

Travel data was estimated based on previous activity, due to data limitations. Improving travel tracking will increase the accuracy of future reporting.

* Note: Travel data for 2022 was incomplete. Three staff were reported to have travelled, but only 1 submitted a travel tracking sheet. 2019 data was used to estimate for the other two employees.

tCO₂e **15.5**

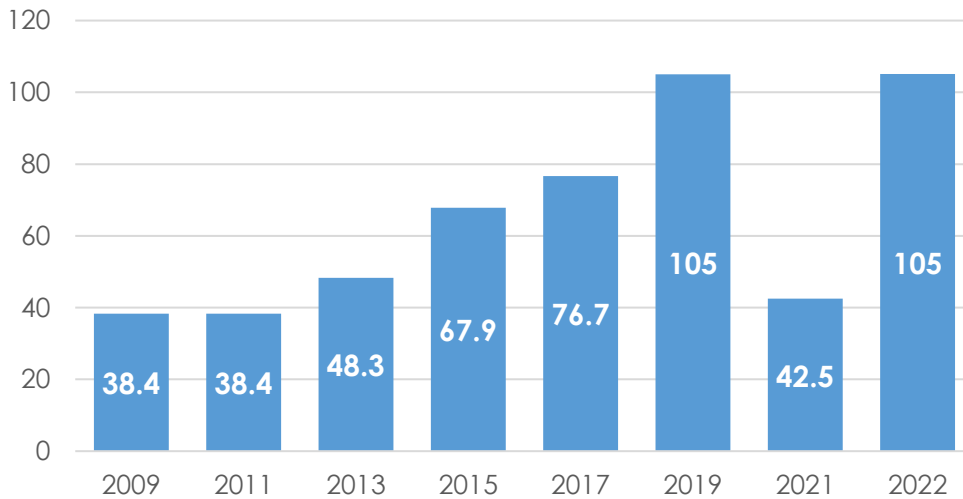
% of Total **7.0%**

Change since Baseline **-4.2%**

 **4.42**
Cars / Year

Commuting

Emissions (tCO₂e)



Analysis

Commuting emissions remain ILP's highest emission source, increasing 118% since the 2013 baseline, with a less than 1% change between 2022 and the previous pre-COVID-19 year, 2019.

Estimates were made for 54% of staff due to a low response rate on the staff commuting survey.

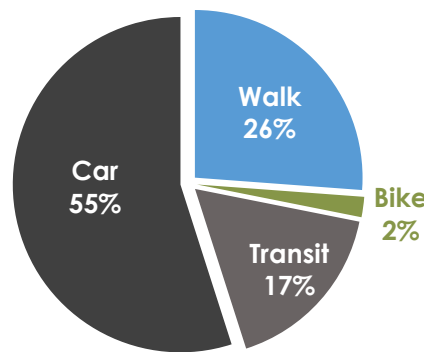
Analysis (Breakdown)

Personal vehicle use was the most used mode of transport for staff commuting in 2022.

70% of staff live within 10km of ILP, however, only 45% are using low emission commuting methods. Poor public transit access to the hotel makes it difficult for staff to engage in low emission commuting.

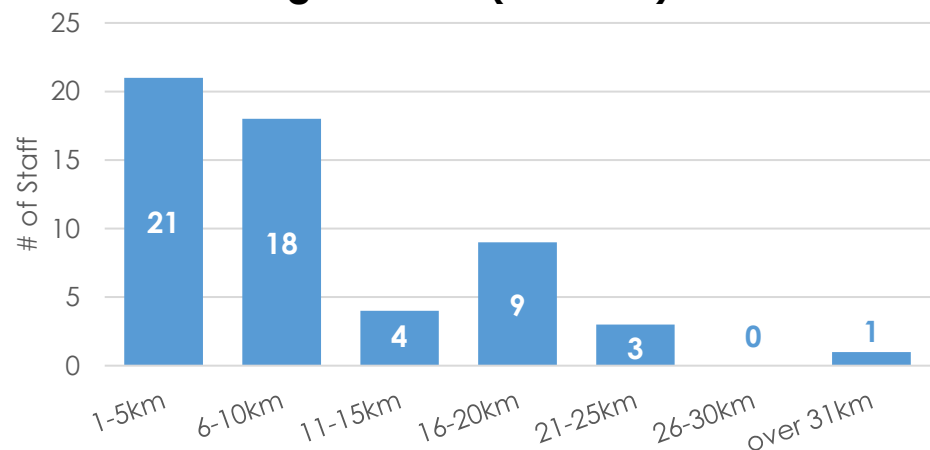
As this is ILP's highest emissions source, a focused effort should be made to reduce these emissions. It is recommended ILP engage with staff to incentivise low emission commuting methods, and advocate for better public transit to and from the hotel.

Commuting Percentages by Method per Day



% of Staff within 10km of ILP	70%
Low-Emission Commuting %	45%

Staff Commuting Distance (# of staff)



*Note: Commuting data was gathered through a staff survey which received a very low response rate at 44%. Averages were used to calculate the remaining staff commuting emissions.

tCO₂e **105**

% of Total **47%**

Change since Baseline **118%**

 **29.9**
Cars / Year

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 2022 was 222 tCO₂e. Per annual room night, this is a 7.7% increase from the baseline year in 2013, while the absolute footprint decreased by 14% over the baseline year.

Staff commuting is the largest emission source and should be prioritized. ILP should incentivize staff to complete the staff commuting survey to increase the response rate and improve data quality. Advocating for better public transit to and from the hotel will lower staff commuting emissions, and potentially the emissions produced by guests. ILP could also engage staff through open dialogue to determine actions ILP can take to facilitate the transition to low emission commuting.

Achievements

- Finished renovations intended to improve the buildings sustainability
- 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

- Aim to have an 80% response rate on staff commuting survey to improve data quality.
- Invest in electric chafing dishes/food warmers to eliminate diethylene glycol use
- Switch to renewable natural gas for lobby fireplace, or look to converting to a bio flame or flameless design.

Data Collection & Methodologies

Emission Source	Data Type	Data Quality
Natural Gas	Invoices	Good
Fuel Use	Invoices	Good
Refrigerants	Invoices	Good
Electricity	Invoices	Good
Water	Invoices	Good
Waste	Invoices	Good
Paper	Invoices	Good
Travel	Travel Tracking Worksheet	Poor
Commuting	Staff Survey	Poor

This table details the type of data received from Inn at Laurel Point to generate this report. Data quality is assessed on five categories: technology, time, geography, reliability and completeness. The purpose of this table is to provide further information on the values in this report and what sources were used to calculate them.

Information on Inventory Uncertainty

* The Staff Commuting Survey returned a 44% response rate, too low to be representative. Estimates were made for the other 54% of staff

* Travel data for 2022 was incomplete. Three staff were reported to have travelled, but only 1 submitted a travel sheet. 2019 data was used to

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
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

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