

Carbon Neutral Action Report Provincial Capital Commission

Executive Summary

The Provincial Capital Commission (PCC) aims to achieve carbon neutrality for green house gas emissions (GHG's) and reduce electrical consumption by five percent by 2010.

Last year the Province passed legislation that established the regulatory framework for meeting its target of a 33 per cent reduction in greenhouse gas emissions below 2007 levels by 2020. For the PCC, this includes meeting public sector carbon-neutral requirements by 2010 and offsetting any remaining emissions by investing in projects that reduce GHG emissions.

During 2008, the PCC began work toward attaining carbon neutrality by reviewing strategies to meet new regulatory requirements and understand the financial and legal risks associated with our GHG emissions. In addition, the PCC established the 2007 baseline of the organizations environmental footprint, implemented government's SMARTTOOL, established discussion forums for staff to address climate change issues and assessed the potential broader effects of climate change upon PCC operations.

The PCC will develop a climate change strategy plan in 2009 to help mitigate GHG emissions, manage regulatory risk and meet compliance requirements, as well as adapt to the potential effects of climate change. The PCC will also quantify the organizations carbon footprint against which all future progress will be evaluated, conduct an energy audit on PCC buildings and operations, evaluate and prioritize opportunities for reduction from an operational perspectives and implement programs to reduce organization-wide energy-intensive activities.

The goal of these activities is to achieve net zero GHG emissions for the PCC by 2010 and every year thereafter. The PCC strives to lead by example in significantly reducing its GHG emissions, conserving energy, decreasing costs and demonstrating a successful approach to addressing climate change.

Objectives

The PCC's mandate is to connect and celebrate the Capital with all British Columbians. The PCC is also the registered owner and steward of many provincially-owned properties and heritage buildings in the Capital region. Beyond the key objective of reducing greenhouse gas emissions, the PCC aims to focus on the following additional objectives that link carbon neutral government to the PCC's mandate:

- Encourage sustainable property management practices
- Fiscal responsibility – reduce operating costs through energy conservation
- Link reduction in carbon emissions to outreach program delivery objectives
- Promote the Capital as a provincial leader in achieving climate action goals

Part 1: Actions Taken to Reduce Greenhouse Gas Emissions in 2008

Overview

- 2008 actions taken to reduce GHG emissions include:
- Establishing a 2007 baseline of the PCC's environmental footprint
 - Monitoring 2008 consumption compared to baseline
 - Attending orientation and training to implement government's Smarttool
 - Assessing the 2007 baseline to assess potential financial exposure to achieving carbon neutrality in 2010 through the Pacific Carbon Trust
 - Utilizing the 2007 baseline as a benchmark for the PCC to develop strategies and an action plan for achieving government reduction targets for GHG emissions and electricity consumption
 - Initiating energy audits of PCC properties to identify savings opportunities and investment costs
 - Educating the PCC Board, staff and tenants on government's climate action plans goals and targets

1.1 Mobile Fuel Combustion

The PCC has one truck used for day to day property management business. Action taken includes minimized use of the vehicle.

Action	Action Taken	Outcome/Performance Measure	Notes Clarifying Action Taken
Encouraged use of public transit/active transportation	In Progress	% of staff who use public transit	
Encouraged alternatives to travel in fleet vehicles – bicycles, scooters, electric carts	In Progress	% of staff who use alternatives to travel in vehicles	
Established travel reduction goals	Complete	Reduction in Board travel expenses	Reduced annual Board meetings from ten to seven; encourage Committee meeting participation by teleconference.

1.2 Stationary fuel combustion and electricity

Action	Action Taken	Outcome/Performance Measure	Notes Clarifying Action Taken
Undertaken workstation tune-ups to help staff understand what they can do to reduce personal energy use	In Progress		Reduction strategies on personal energy consumption discussed via weekly staff meetings.
Supplied power bars – to turn off power to non-essential items when not in use (e.g. phone chargers)	Complete		
Undertaken Monitor turn-off challenge	In Progress		Challenge to begin in Summer 2009
Replaced # computers with EnergyStar models	Complete		
Asked staff to close blinds daily	Complete		
Used air dry setting on dishwashers	Complete		
Encouraged staff to use stairs	Complete		
Turned off lights in unused rooms	Complete		
Replaced other appliances (with EnergyStar rated appliance)	Complete		New dishwasher installed at PCC HQ
Installed multi-function devices (and removed stand-alone printers/faxes)	Complete		Upgraded energy efficient network printers have been installed at HQ.

Replaced standard bulbs with CFLs	In Progress	Bulbs currently being replaced in common areas of PCC-owned buildings
Unplugged unused equipment	Complete	
Undertaken building energy audit at LOCATION(s)	In Progress	Energy audits at various locations to be completed by Summer 2009; Belleville Port Facility audit completed March 2009
Implemented photo cells for lighting of parks and parking lots.	Complete	Further energy efficiencies to be identified through energy audits.

1.3 Supplies

Action	Action Taken	Outcome/Performance Measure	Notes Clarifying Action Taken
Committed to use 30% recycled paper	Complete		All paper the PCC consumes is currently 30% recycled paper
Committed to use 100% recycled paper	In Progress		Switch from 30% to 100% recycled paper for desk top printers to be implemented in 2009
Initiated automatic double sided printing	Complete		Implemented for Board and Committee meeting packages and most routine daily printing for operational purposes.
Changed document template margins	Complete		
Committed to hold paperless meetings	In Progress		Currently reviewing feasibility of providing all Board and Committee meeting information on a Directors only website to reduce paper consumption
Developed document library (online and one printed copy) for large documents	Complete		The PCC currently posts Annual Reports, Service Plans, Board minutes and other public documents on the PCC website.

1.4 Employee Engagement

Action	Action Taken	Outcome/Performance Measure	Notes Clarifying Action Taken
Provided climate change education	In Progress		Staff information session planned for 2009
Provided conservation education	In Progress		Staff information session planned for 2009
Held contests to change behaviour/make pledges	In Progress		Staff contest planned for 2009
Held contests/support to generate ideas	In Progress		Staff contest planned for 2009
Provided green tips	Complete		
Supported professional development	Complete		

1.5 Sustainability Actions (others)

Action	Action Taken	Outcome/Performance Measure	Notes Clarifying Action Taken
Ran dishwasher only when full	Complete		
Improved recycling measures	In Progress		Improvements to recycling measures at PCC commercial properties completed and in progress.
Supported composting	Complete		New composting program implemented at the Crystal Garden.
Used re-usable dishes	Complete		
Purchased green cleaning products	Complete		
Used green (low-e paints)	Complete		

Part 2: Plans to Continue Reducing Greenhouse Gas Emissions 2009 -- 2011

Overview	<p>Over the next three years, the PCC will:</p> <ul style="list-style-type: none"> • Develop and implement a climate change strategy plan to identify, quantify and execute GHG reductions from our buildings and vehicles, recognizing that outstanding emissions will need to be offset by purchasing GHG offsets from the Pacific Carbon Trust to meet BC's carbon neutral goal for the public sector • Forecast GHG emissions out to 2020 from all sources, including electricity generation, and identify emission reduction opportunities to ensure the PCC contributes to meeting the Province's climate action targets • Ensure the PCC has a plan in place to meet compliance obligations under the Greenhouse Gas Reductions Act and forthcoming regulations under the Environmental Management Act • Assess options to adapt our operations and activities to potential physical impacts of climate change • Increase employee awareness and accountability for environmental objectives • Monitor actual GHG emissions and electrical consumption by property/source to ensure plans to achieve annual forecast targets are being met • Identify and adopt best practices in energy management from other property management organizations within the Capital, the Province and other jurisdictions • Refine outreach program delivery to incorporate climate action plan goals
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2.1 Mobile Fuel Combustion

Action	Action Planned	Outcome/Performance Measure	Notes Clarifying Action Taken	Timeframe
Replace # of TYPE OF VEHICLE with MORE EFFICIENT VEHICLE/Hybrid	Planned		Future PCC vehicle replacement will take fuel efficiency into primary consideration.	2010/11

2.2 Stationary Fuel Combustion (including electricity)

Action	Action Planned	Outcome/Performance Measure	Notes Clarifying Action Taken	Timeframe
Supply power bars – to turn off power to non-essential items when not in use (e.g. phone chargers)	Planned		New power bars to be provided on an as needed basis	
Replace # computers with EnergyStar models	Planned		Replace current equipment with Energy Star models.	2010/11
Replace Refrigerators (EnergyStar rated appliance)	Planned		Replacement at HQ to be supported by energy audit.	2010
Replace standard bulbs with CFLs	Planned		Continue to use CFL's and replace if need be	2009-11
Install motion activated lights	Planned		Develop plan to install motion lights	Fall 2009
Undertake lighting retrofit	Planned		Undertake lighting retrofit at PCC building common areas if supported by energy audit.	2009-11
Implement server virtualization	Planned		Review implementation and consult with TecNet regarding implementing server virtualization	Spring 2010
Unplug unused equipment	Planned		Continue to unplug unused equipment	2009-11

2.3 Supplies

Action	Action Planned	Outcome/Performance Measure	Notes Clarifying Action Taken	Timeframe
Choose "Green" items from Distribution Centre	Planned		Begin choosing "Green" items from Distribution Centre	Spring 2009
Encourage re-use of furniture and equipment	Planned		Continue to re-use furniture and equipment where feasible.	2009-11

2.4 Employee Engagement

Action	Action Planned	Outcome/Performance Measure	Notes Clarifying Action Taken	Timeframe
Develop Green Teams	Planned			2009-11
Support Green Teams (resources)	Planned		PCC property management staff resources to provide support to Green Teams as appropriate.	2009-11

2.5 Sustainability Actions (others)

Action	Action Planned	Outcome/Performance Measure	Notes Clarifying Action Taken	Timeframe
Reduce/replace bottled water with filtered or refrigerated water	Planned		Continue to use filtered or refrigerated water.	2009-11