



The Views at
St. JOSEPH'S
building a community of care
for seniors in the Comox Valley

Title: "2018 Carbon Neutral Action Report"

Date: 31 May, 2019

Organization name: The Views at St. Joseph's, 2137 Comox Avenue, Comox BC V9M 192

Declaration statement: This Carbon Neutral Action Report for the period January 1st, 2018 to December 31st, 2018 summarizes our emissions profile, the total offsets to reach net-zero emissions, the actions we have taken in 2018 to reduce our greenhouse gas emissions and our plans to continue reducing emissions in 2019 and beyond.

By June 30, 2019 The Views at St. Joseph's final *Carbon Neutral Action Report* will be posted to our website at www.cvviews.ca.

Overview:

In October 2017 the acute care services provided by St. Joseph's General Hospital transitioned ownership and operation to the Vancouver Island Health Authority and were relocated to the Comox Valley Hospital at 101 Lerwick Road, Courtenay. Remaining on-site at St. Joseph's is The Views, a 145 residential care bed facility.

The following actions have been taken since October 1, 2017 transition:

- Vacant areas have minimal heat and airflow to protect building systems reducing energy usage. Our DDC program has "mothball" settings added to operate on these reduced temps and air flows, which can be reversed for short-term occupancy and easily switched back to reduced settings.
- Vacant area lighting has been turned off.
- One Viessmann Vitorond 200 natural gas fired boiler has been taken offline, as heating load is now reduced.
- Two 75 kw, one 80kw, and one 100kw electric steam generators, and one Cleaver Brooks natural gas fired steam boiler have been disconnected, as Sterile Processing Department is no longer present.
- Two Rinnai hot water heaters have been taken offline, due to reduced hot water consumption.
- Redundant medical equipment; such as compressors, vacuum systems and concentrators are fully disconnected from the building.
- Unused servers and equipment have been removed from the Communication Rooms, reducing electricity to operate equipment and reducing energy to cool these areas.
- Vacant heliport lighting has been removed.
- One elevator has been decommissioned.
- Cumberland Regional Hospital Laundry has transferred sole ownership to Island Health. The Views laundry is now ordered and delivered twice weekly, versus daily, saving on fuel consumption for transportation.

Overall initiatives which tie in with GHG emissions reductions; and plans to continue reducing emissions in 2019 and beyond are summarized below.

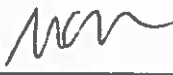
- A new maintenance program was installed in April 2018, which will reduce our use of paper.
- Boiler inspections are completed yearly to monitor efficiency and reduce emissions.
- Daily rounds are performed, keeping equipment running efficiently.
- When outdoor warmer temperatures are achieved a boiler water shut down will be done to replace leaking valves, reducing lost boiler water, saving energy, water treatment chemicals, and water.
- Air conditioning from the acute care building will be removed and repurposed in the residential care facility reducing inefficient fans, providing residents and staff with a much more comfortable environment.

Emissions and Offset Summary Table:

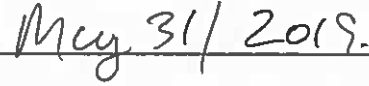
The Views at St. Joseph’s GHG Emissions and Offset for 2018 (tCO₂e)	
GHG Emissions created in Calendar Year 2018:	
Total Emissions (tCO ₂ e)	814
Total Offsets (tCO ₂ e)	813
Adjustments to GHG Emissions Reported in Prior Years:	
Total Emissions (tCO ₂ e)	0
Total Offsets (tCO ₂ e)	0
Grand Total Offsets for the 2017 Reporting Year:	
Grand Total Offsets (tCO ₂ e)	813

Retirement of Offsets:

In accordance with the requirements of the Greenhouse Gas Reduction Targets Act and Carbon Neutral Government Regulation, The Views at St. Joseph’s (the Organization) is responsible for arranging for the retirement of the offsets obligation reported above for the 2018 calendar year, together with any adjustments reported for past calendar years. The Organization hereby agrees that, in exchange for the Ministry of Environment and Climate Change Strategy ensuring that these offsets are retired on the Organization’s behalf, the Organization will pay within 30 days, the associated invoice to be issued by the Ministry.



 Michael Aikins, Senior Operations Leader



 31 May, 2019

Part 1: CNAR Survey

1. General Information

Name: Chuck Rogers

Contact Email: chuck.rogers@cvviews.ca

Organization Name: St. Joseph's General Hospital

Sector: Health

Role - Please select your role(s) below.

If more than one individual completed the survey, multiple categories may be selected:

Energy Manager: No

Sustainability Coordinator: No

Administrative Assistant: No

Facilities/Operations Manager/Coordinator: Yes

CEO/President/Exec Director: No

Treasurer/Accounting: No

Superintendent: No

A. Stationary Sources (e.g. Buildings, Power Generators): Fuel Combustion, Electricity use, Fugitive Emissions.

1. Actions taken by your organization in 2018 to support emissions reductions from buildings.

a) Do you have a strategy to reduce emissions from stationary sources?

No

b) Whether you have a strategy or not (1.a), briefly describe your organization's plans to continue reducing emissions from stationary sources:

I. Over the medium-term term (1-5 years)

As we add more offices we keep them in close areas to use minimal heating zones as to not heat vacant areas of building.

II. Over the long term (6-10 years)

Planning new building for year 2023 with energy saving ideas.

c) Please describe your strategy's goals (if any) related to [energy audits](#).

N/A

I. What % on average of your building portfolio has an energy audit completed each year (if any)?: 0

d) Please describe your strategy's goals (if any) related to building retrofits.

New building to replace existing buildings.

I. What % on average of your building portfolio is retrofitted each year in the following categories (if any) - click [here](#) for further information:

Minor retrofits (e.g., low cost, easy to implement measures including caulking, lighting, adding roof insulation, etc.) (%): 0

Major retrofits (e.g., replacing windows and doors, equipment replacement such as boilers, etc.) (%): 0

Deep retrofits (e.g., replacing roof, replacing the heating, ventilation and air-conditioning system with a renewable technology like a ground-source heat pump, etc.) (%): 0

e) Please describe your strategy's [re/retro-commissioning](#) goals (if any)?

Planning new building.

I. What % on average of your building portfolio do you recommission each year?: 0

f) Do you keep records of Refrigerant gases category and refilling volumes?

No

II. What, if any, mitigation approaches have been considered? Please describe.

None

II. Please explain why LEED Gold certification was not obtained.

N/A

B. Mobile Sources (Vehicles, Off-road/portable Equipment): Fuel Combustion:

3. Actions taken by your organization in 2018 to support emissions reductions from mobile sources.

a) Do you have a strategy to reduce emissions from mobile sources?

No

b) Whether you have a strategy or not (3.a), briefly describe your organization's plans to continue reducing emissions from mobile sources:

I. Over the medium-term term (1-5 years)

Garbage compactor was repaired and put back into service, required bi weekly tipping versus twice per week tipping.

II. Over the long term (6-10 years)

Only fleet vehicle presently owned is a small bus to take residents on outings. If new bus is purchased fuel economy is a consideration of the purchase.

c) How many fleet vehicles did you purchase from the following categories:

Electric Vehicle – EV - (e.g., Nissan Leaf, Chevy Bolt): 0

"Plug In" Electric Vehicle – PHEV (e.g., plug-in Prius, Chevy Volt): 0

Hybrid vehicle – HEV – non "Plug In"- (e.g., Toyota Highlander Hybrid): 0

Hydrogen fuel cell vehicle : 0

Natural gas/propane: 0

Gas/diesel vehicle: 0

d) How many existing EV charging stations does your organization have in each category:

level 2: 0

level 3: 0

How many level 2 stations (if any) are specifically for your fleet vehicles: 0

How many level 3 stations (if any) are specifically for your fleet vehicles: 0

e) How many EV charging station(s) did you install in 2018 in each category:

level 2: 0

level 3: 0

How many level 2 stations (if any) were installed specifically for your fleet vehicles: 0

How many level 3 stations (if any) were installed specifically for your fleet vehicles: 0

f) Other actions, please describe briefly (e.g. charging station feasibility studies, electrical panel upgrades, etc.)

N/A

4. Please indicate the number of the vehicles in the following vehicle classes that are in your current fleet (including any purchased in 2018):

Definitions:

- Light duty vehicles (LDVs) are designated primarily for transport of passengers <13 and GVWR<3900kg
- Light duty trucks (LDTs) are designated primarily for transport of light-weight cargo or that are equipped with special features such as four-wheel drive for off-road operation (include SUVs, vans, trucks with a GVWR<3,900kg)
- Heavy duty vehicles (HDV) includes vehicles with a GVWR>3,900 kg (e.g. ¾ tonne pick-up truck, transport trucks)

a) Light duty vehicles (LDVs)

Electric Vehicles – EV - (e.g., Nissan Leaf, Chevy Bolt): 0

"Plug In" Electric Vehicle – PHEV -- (e.g., plug-in Prius, Chevy Volt) : 0

Hybrid vehicles – HEV – (e.g., non "Plug In"- older Toyota Prius, Toyota Camry hybrid): 0

Hydrogen fuel cell vehicles: 0

Natural gas/propane: 0

Gas/diesel: 0

b) Light duty trucks (LDTs)

Electric Vehicles – EV : 0

"Plug In" Electric Vehicle – PHEV: 0

Hybrid vehicles – HEV – (e.g., non "Plug In"- older Ford Escape Hybrid, older Chevrolet Silverado pickup hybrid etc): 0

Hydrogen fuel cell vehicles: 0

Natural Gas/propane: 0

Gas/diesel: 0

c) Heavy duty vehicles (HDV)

Electric Vehicles – EV : 0

"Plug In" Electric Vehicle – PHEV : 0

Hybrid vehicles – HEV – (e.g., non “Plug In”): 0

Hydrogen fuel cell vehicles: 0

Natural Gas/propane: 0

Gas/diesel: 1

5. Please indicate the number of the vehicles you plan to replace in your fleet:

How much do you budget per LDV?: 0

How many LDVs do you plan to procure annually over the next 5 years?: 0

How much do you budget per LDT?: 0

How many LDTs do you plan to replace annually over the next 5 years?: 0

How much do you plan to spend per HDV?: 0

How many HDVs do you plan to replace annually over the next 5 years?: 0

C. Office Paper: Indicate which actions your PSO took in 2018:

6. Actions taken by your organization in 2018 to support emissions reductions from paper supplies.

a) Do you have an Office Paper strategy?

No

b) Whether you have a strategy or not (6.a), briefly describe your organization’s plans to continue reducing emissions from paper use:

I. Over the medium-term (1-5 years)

Maintenance program was implemented where work orders do not need to be printed.

II. Over the long term (6-10 years)

Digital reports via email

c) Have an awareness campaign focused on reducing office paper use

No

d) Purchased alternate source paper (bamboo, hemp, wheat, etc.)

No

e) Other actions, please specify.

Increase electronic methods versus paper copies