

File No.: 04-1000-20-2022-108

February 3, 2023

FOI Applicant

s.22(1)

**Cc:** Robin Hutchinson, RHutchinson@oipc.bc.ca

Dear FOI Applicant:

**Re: Request for Access to Records under the Freedom of Information and Protection of Privacy Act (the "Act")**

I am responding to your request of March 2, 2022 under the *Freedom of Information and Protection of Privacy Act (the Act)* for:

**Records regarding the lease for Nat Bailey Stadium, specifically:**

- 1. Payments received by the City of Vancouver in relation to the lease;**
- 2. Interim revenue statements;**
- 3. Audited year end statements;**
- 4. Records provided pursuant to section 2.8(c) of the lease agreement. May 1, 2017 to February 28, 2022.**

All responsive records are attached. Some information in the records has been severed (blacked out) under s.21(1) of the Act. You can read or download this section here: [http://www.bclaws.ca/EPLibraries/bclaws\\_new/document/ID/freeside/96165\\_00](http://www.bclaws.ca/EPLibraries/bclaws_new/document/ID/freeside/96165_00).

Please note: the City was informed by the OIPC that mediation with a third party, who objected to the release of some of the information, has concluded.

Under section 52 of the Act, and within 30 business days of receipt of this letter, you may ask the Information & Privacy Commissioner to review any matter related to the City's response to your FOI request by writing to: Office of the Information & Privacy Commissioner, [info@oipc.bc.ca](mailto:info@oipc.bc.ca) or by phoning 250-387-5629.

If you request a review, please provide the Commissioner's office with: 1) the request number (#04-1000-20-2022-108); 2) a copy of this letter; 3) a copy of your original request; and 4) detailed reasons why you are seeking the review.

Yours truly,

*[Signed by Cobi Falconer]*

**Cobi Falconer, MAS, MLIS, CIPP/C**  
**Director, Access to Information & Privacy**  
[cobi.falconer@vancouver.ca](mailto:cobi.falconer@vancouver.ca)  
453 W. 12th Avenue Vancouver BC V5Y 1V4

If you have any questions, please email us at [foi@vancouver.ca](mailto:foi@vancouver.ca) and we will respond to you as soon as possible. Or you can call the FOI Case Manager at 604-871-6584.


Encl. (Response Package)

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**Vancouver Canadians Professional Baseball Club**  
**Interim Revenue Statement**  
 November 1, 2016 through October 31, 2017

<b>CONCESSION REVENUE</b>		
BBQ Food & Beverage	\$	\$ 21(1)
Concession Food & Beverage	\$	
<b>GAME DAY SALES</b>		
Lucky Number Sales	\$	
Merchandise Royalties	\$	
Merchandise Sales	\$	
Parking Revenue	\$	
Program Sales	\$	
<b>NON-GAME REVENUE</b>		
Other Revenue	\$	
Rookie Team	\$	
Rental Income	\$	
<b>TICKET SALES</b>		
Baseball Buddies Ticket	\$	
BBQ Ticket	\$	
Executive Suites Ticket	\$	
Porch Ticket	\$	
Nat Packs Ticket	\$	
Group Ticket Sales	\$	
Playoff Ticket Sales	\$	
Groupon Tickets	\$	
Single Game/ Game Day Ticket	\$	
Season Tickets Sales	\$	
Fundraiser Ticket Sales	\$	
<b>Gross Revenue for Rent Calculation</b>	<b>\$</b>	

*This statement is true and correct to the best of our knowledge.  
 Reported Gross Revenue is in accordance with definition of Gross Revenue  
 in Schedule A - Defined Terms of this Lease.*

  
 Brenda Chmiliar

Date: Nov. 30, 2017

**Vancouver Professional Baseball LLP**  
GROSS REVENUE STATEMENT  
FOR THE YEAR ENDED  
OCTOBER 31, 2017

## INDEPENDENT AUDITORS' REPORT

To the Partners of  
Vancouver Professional Baseball LLP

At the request of Vancouver Professional Baseball LLP, we have audited the accompanying Gross Revenue Statement (the "Statement") of Vancouver Professional Baseball LLP, as at October 31, 2017 (as defined in accordance with the provisions of Section 2.8(b) of the lease agreement dated September 30, 2007 and amended and restated November 1, 2012 (the "Agreement").

### *Management's Responsibility for the Statement*

Management is responsible for the preparation and fair presentation of the Statement in accordance with Canadian accounting standards for private enterprises, and for such internal control as management determines is necessary to enable the preparation of the Statement that is free from material misstatement, whether due to fraud or error.

### *Auditors' Responsibility*

Our responsibility is to express an opinion on the Statement based on our audit. We conducted our audit in accordance with Canadian generally accepted auditing standards. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the Statement is free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the Statement. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the Statement whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the Statement in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the Statement.

We believe that the audit evidence we have obtained in our audit is sufficient and appropriate to provide a basis for our audit opinion.



***Opinion***

In our opinion, the financial information in the Gross Revenue Statement, is prepared, in all material respects, in accordance with Canadian accounting standards for private enterprises.

***Basis of Accounting and Restriction on Distribution and Use***

Without modifying our opinion, we draw attention to Notes 1 and 2 in the Gross Revenue Statement, which describes the basis of accounting. The Gross Revenue Statement is prepared to assist Vancouver Professional Baseball LLP to meet the requirements of the contract referred to above. As a result, the Gross Revenue Statement may not be suitable for another purpose. Our report is intended solely for Vancouver Professional Baseball LLP and the City of Vancouver and should not be distributed to or used by parties other than Vancouver Professional Baseball LLP and the City of Vancouver.

**“DAVIDSON & COMPANY LLP”**

Vancouver, Canada

Chartered Professional Accountants

January 22, 2018

## Vancouver Professional Baseball LLP

Gross Revenue Statement (as defined by the Agreement)

November 1, 2016 through October 31, 2017

<b>CONCESSION REVENUE</b>		
BBQ Food & Beverage	\$	s.21(1)
Concession Food & Beverage	\$	
<b>GAME DAY SALES</b>		
Merchandise Royalties	\$	
Merchandise Sales	\$	
Parking Revenue	\$	
Program Sales	\$	
<b>NON-GAME REVENUE</b>		
Other Revenue	\$	
Rookie Team	\$	
Rental Income	\$	
<b>TICKET SALES</b>		
Baseball Buddies Ticket	\$	
BBQ Ticket	\$	
Executive Suites Ticket	\$	
Porch Ticket	\$	
Nat Packs Ticket	\$	
Group Ticket Sales	\$	
Groupon Tickets	\$	
Single Game/ Game Day Ticket	\$	
Season Tickets Sales	\$	
Fundraiser Ticket Sales	\$	
Playoff Tickets Sales	\$	
<b><u>Gross Revenue</u> for Rent Calculation</b>	<b>\$</b>	
<b>Minimum Rent paid for 2017 season</b>	<b>\$</b>	

# Vancouver Professional Baseball LLP

Notes to Gross Revenue Statement

For the year ended October 31, 2017

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1. Description

Under the terms of the lease agreement (the “Agreement”) between Vancouver Professional Baseball LLP, (“the Lessee”) and its lessor, the City of Vancouver, the Lessee is subject to providing an audited year-end statement on gross revenues as defined in Section 2.8(b) of the Agreement.

2. Basis of Accounting

This statement is prepared in accordance with the reporting provisions of the Agreement between Vancouver Professional Baseball LLP and its lessee, City of Vancouver.

The statement presents the gross revenues for the year of November 1, 2016 to October 31, 2017.



**Vancouver Canadians Professional Baseball Club  
Interim Revenue Statement**

November 1, 2017 through October 31, 2018

<b>CONCESSION REVENUE</b>		
BBQ Food & Beverage	\$	s.21(1)
Concession Food & Beverage	\$	
<b>GAME DAY SALES</b>		
Merchandise Royalties	\$	
Merchandise Sales	\$	
Parking Revenue	\$	
Program Sales	\$	
<b>NON-GAME REVENUE</b>		
Other Revenue	\$	
Rookie Team	\$	
Rental Income	\$	
<b>TICKET SALES</b>		
Baseball Buddies Ticket	\$	
BBQ Ticket	\$	
Executive Suites Ticket	\$	
Porch Ticket	\$	
Nat Packs Ticket	\$	
Group Ticket Sales	\$	
Groupon Tickets	\$	
Single Game/ Game Day Ticket	\$	
Season Tickets Sales	\$	
Fundraiser Ticket Sales	\$	
<b>Gross Revenue for Rent Calculation</b>	<b>\$</b>	

*This statement is true and correct to the best of our knowledge.  
Reported Gross Revenue is in accordance with definition of Gross Revenue  
in Schedule A - Defined Terms of this Lease.*

  
 \_\_\_\_\_  
 Brenda Chmiliar

Date: Nov. 28, 2018

**Vancouver Professional Baseball LLP**  
GROSS REVENUE STATEMENT  
FOR THE YEAR ENDED  
OCTOBER 31, 2018

## INDEPENDENT AUDITORS' REPORT

To the Partners of  
Vancouver Professional Baseball LLP

At the request of Vancouver Professional Baseball LLP, we have audited the accompanying Gross Revenue Statement (the "Statement") of Vancouver Professional Baseball LLP, as at October 31, 2018 (as defined in accordance with the provisions of Section 2.8(b) of the lease agreement dated September 30, 2007 and amended and restated November 1, 2012 (the "Agreement").

### *Management's Responsibility for the Statement*

Management is responsible for the preparation and fair presentation of the Statement in accordance with Canadian accounting standards for private enterprises, and for such internal control as management determines is necessary to enable the preparation of the Statement that is free from material misstatement, whether due to fraud or error.

### *Auditors' Responsibility*

Our responsibility is to express an opinion on the Statement based on our audit. We conducted our audit in accordance with Canadian generally accepted auditing standards. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the Statement is free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the Statement. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the Statement whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the Statement in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the Statement.

We believe that the audit evidence we have obtained in our audit is sufficient and appropriate to provide a basis for our audit opinion.

### *Opinion*

In our opinion, the financial information in the Gross Revenue Statement, is prepared, in all material respects, in accordance with Canadian accounting standards for private enterprises.



***Basis of Accounting and Restriction on Distribution and Use***

Without modifying our opinion, we draw attention to Notes 1 and 2 in the Gross Revenue Statement, which describes the basis of accounting. The Gross Revenue Statement is prepared to assist Vancouver Professional Baseball LLP to meet the requirements of the contract referred to above. As a result, the Gross Revenue Statement may not be suitable for another purpose. Our report is intended solely for Vancouver Professional Baseball LLP and the City of Vancouver and should not be distributed to or used by parties other than Vancouver Professional Baseball LLP and the City of Vancouver.

**“DAVIDSON & COMPANY LLP”**

Vancouver, Canada

Chartered Professional Accountants

January 22, 2019

**Vancouver Professional Baseball LLP**

Gross Revenue Statement (as defined by the Agreement)

November 1, 2017 through October 31, 2018

<b>CONCESSION REVENUE</b>		
BBQ Food & Beverage	\$	s.21(1)
Concession Food & Beverage	\$	
<b>GAME DAY SALES</b>		
Merchandise Royalties	\$	
Merchandise Sales	\$	
Parking Revenue	\$	
Program Sales	\$	
Other Game Day Revenue	\$	
<b>NON-GAME REVENUE</b>		
Other Revenue	\$	
Rookie Team	\$	
Rental Income	\$	
<b>TICKET SALES</b>		
Baseball Buddies Ticket	\$	
BBQ Ticket	\$	
Executive Suites Ticket	\$	
Porch Ticket	\$	
Nat Packs Ticket	\$	
Group Ticket Sales	\$	
Groupon Tickets	\$	
Single Game/ Game Day Ticket	\$	
Season Tickets Sales	\$	
Fundraiser Ticket Sales	\$	
<b><u>Gross Revenue</u> for Rent Calculation</b>	<b>\$</b>	
<b>Minimum Rent paid for 2018 season</b>	<b>\$</b>	

# Vancouver Professional Baseball LLP

Notes to Gross Revenue Statement

For the year ended October 31, 2018

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1. Description

Under the terms of the lease agreement (the "Agreement") between Vancouver Professional Baseball LLP, ("the Lessee") and its lessor, the City of Vancouver, the Lessee is subject to providing an audited year-end statement on gross revenues as defined in Section 2.8(b) of the Agreement.

2. Basis of Accounting

This statement is prepared in accordance with the reporting provisions of the Agreement between Vancouver Professional Baseball LLP and its lessee, City of Vancouver.

The statement presents the gross revenues for the year of November 1, 2017 to October 31, 2018.



**Vancouver Canadians  
Professional Baseball Club**  
Nat Bailey Stadium  
4601 Ontario Street, Vancouver  
British Columbia, V5V 3H4

T 604 872 5232  
F 604 872 1714  
[www.canadiansbaseball.com](http://www.canadiansbaseball.com)

November 26, 2019

Sev Araujo  
Manager, Commercial Operations  
Vancouver Board of Parks and Recreation  
2099 Beach Avenue,  
Vancouver, BC V6G 1Z4

Mr. Araujo,

I hope that this finds you well. Please find attached the Interim Revenue Statement for November 1, 2018 to October 31, 2019.

Please let me know if you require anything further. I can be reached at 604-872-5232 or at [bchmiliar@canadiansbaseball.com](mailto:bchmiliar@canadiansbaseball.com).

Sincerely,

A handwritten signature in blue ink, appearing to be "B. Chmiliar".

Brenda Chmiliar  
Financial Controller  
Vancouver Canadians Professional Baseball Club.



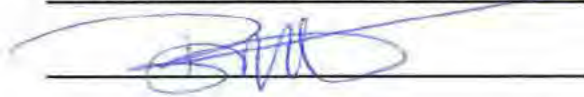
## Vancouver Canadians Professional Baseball Club Interim Revenue Statement

November 1, 2018 through October 31, 2019

<b>CONCESSION REVENUE</b>		
BBQ Food & Beverage	\$	s.21(1)
Concession Food & Beverage	\$	
<b>GAME DAY SALES</b>		
Merchandise Royalties	\$	
Parking Revenue	\$	
Program Sales	\$	
<b>NON-GAME REVENUE</b>		
Other Revenue	\$	
Rookie Team	\$	
Rental Income	\$	
<b>TICKET SALES</b>		
Baseball Buddies Ticket	\$	
BBQ Ticket	\$	
Executive Suites Ticket	\$	
Porch Ticket	\$	
Nat Packs Ticket	\$	
Group Ticket Sales	\$	
Single Game/ Game Day Ticket	\$	
Season Tickets Sales	\$	
Fundraiser Ticket Sales	\$	
<b><u>Gross Revenue</u> for Rent Calculation</b>	\$	

*This statement is true and correct to the best of our knowledge.  
Reported Gross Revenue is in accordance with definition of Gross Revenue  
in Schedule A - Defined Terms of this Lease.*

\_\_\_\_\_  
Brenda Chmiliar - Financial Controller



Date: Nov. 26, 2019



**Vancouver Professional Baseball LLP**  
GROSS REVENUE STATEMENT  
FOR THE YEAR ENDED  
OCTOBER 31, 2019

## INDEPENDENT AUDITORS' REPORT

To the Partners of  
Vancouver Professional Baseball LLP

At the request of Vancouver Professional Baseball LLP, we have audited the accompanying Gross Revenue Statement (the "Statement") of Vancouver Professional Baseball LLP, for the year ended October 31, 2019 (as defined in accordance with the provisions of Section 2.8(b) of the lease agreement dated September 30, 2007, amended and restated November 1, 2012 (the "Agreement").

### *Management's Responsibility for the Statement*

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We believe that the audit evidence we have obtained in our audit is sufficient and appropriate to provide a basis for our audit opinion.

### *Opinion*

In our opinion, the financial information in the Gross Revenue Statement, is prepared, in all material respects, in accordance with Canadian accounting standards for private enterprises.



***Basis of Accounting and Restriction on Distribution and Use***

Without modifying our opinion, we draw attention to Notes 1 and 2 in the Gross Revenue Statement, which describes the basis of accounting. The Gross Revenue Statement is prepared to assist Vancouver Professional Baseball LLP to meet the requirements of the contract referred to above. As a result, the Gross Revenue Statement may not be suitable for another purpose. Our report is intended solely for Vancouver Professional Baseball LLP and the City of Vancouver and should not be distributed to or used by parties other than Vancouver Professional Baseball LLP and the City of Vancouver.

**“DAVIDSON & COMPANY LLP”**

Vancouver, Canada

Chartered Professional Accountants

January 27, 2020

# Vancouver Professional Baseball LLP

Gross Revenue Statement (as defined by the Agreement)

November 1, 2018 through October 31, 2019

<b>CONCESSION REVENUE</b>		
BBQ Food & Beverage	\$	s.21(1)
Concession Food & Beverage	\$	
<b>GAME DAY SALES</b>		
Merchandise Royalties	\$	
Parking Revenue	\$	
Program Sales	\$	
<b>NON-GAME REVENUE</b>		
Other Revenue	\$	
Rookie Team	\$	
Rental Income	\$	
<b>TICKET SALES</b>		
Baseball Buddies Ticket	\$	
BBQ Ticket	\$	
Executive Suites Ticket	\$	
Porch Ticket	\$	
Nat Packs Ticket	\$	
Group Ticket Sales	\$	
Single Game/ Game Day Ticket	\$	
Season Tickets Sales	\$	
Fundraiser Ticket Sales	\$	
<u>Gross Revenue for Rent Calculation</u>	\$	
<b>Minimum Rent paid for 2019 season</b>	\$	

# Vancouver Professional Baseball LLP

Notes to Gross Revenue Statement

For the year ended October 31, 2019

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1. Description

Under the terms of the lease agreement (the “Agreement”) between Vancouver Professional Baseball LLP, (“the Lessee”) and its lessor, the City of Vancouver, the Lessee is subject to providing an audited year-end statement on gross revenues as defined in Section 2.8(b) of the Agreement.

2. Basis of Accounting

This statement is prepared in accordance with the reporting provisions of the Agreement between Vancouver Professional Baseball LLP and its lessee, City of Vancouver.

The statement presents the gross revenues for the year of November 1, 2018 to October 31, 2019.

**VANCOUVER PROFESSIONAL BASEBALL, LLP**  
**GROSS REVENUE STATEMENT (As defined by the Agreement)**  
**NOVEMBER 1, 2019 through OCTOBER 31, 2020**  
**(UNAUDITED)**

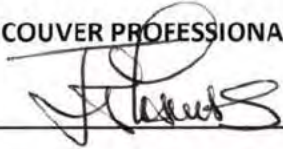
<b>CONCESSION REVENUE</b>		
Concession Food & Beverage	\$	s.21(1)
<b>GAME DAY SALES</b>		
Merchandise Royalties	\$	
<b>NON-GAME REVENUE</b>		
Other Revenue	\$	
Rental Income	\$	
<b><u>Gross Revenue</u> for Rent Calculation</b>	<b><u>\$</u></b>	
 Minimum Rent paid for 2020 Season	 \$	 -

This statement is prepared in accordance with the reporting provisions of the Agreement between Vancouver Professional Baseball, LLP and its lessee, City of Vancouver.

The statement presents the gross revenues for the year of November 1, 2019 to October 31, 2020.

Due to the circumstances surrounding Covid-19, the Vancouver Canadians were unable to proceed with their regular baseball season.

**VANCOUVER PROFESSIONAL BASEBALL, LLP**



**John A. Thomas Chief  
Financial Officer  
January 27, 2021**