

## *Audited Financial Statements*

March 31, 2017

# **B.C. Pavilion Corporation**

## **Statement of Management Responsibility**

The financial statements of the B.C. Pavilion Corporation have been prepared by management in accordance with Canadian public sector accounting standards and provincial reporting legislation, and the integrity and objectivity of these statements are management's responsibility. Management is also responsible for all of the notes to the financial statements and schedules, and for ensuring that this information is consistent, where appropriate, with information contained in the financial statements. The preparation of financial statements necessarily involves the use of estimates based on management's judgment, particularly when transactions affecting the current accounting period cannot be finalized with certainty until future periods.

Systems of internal control are developed and maintained by management to provide reasonable assurance that reliable information is produced. The internal controls are designed to provide reasonable assurance that assets are safeguarded, transactions are properly authorized and recorded in compliance with legislative and regulatory requirements, and financial records are properly maintained to provide a reliable basis for preparation of the financial statements.

The B.C. Pavilion Corporation Board of Directors are responsible for ensuring that management fulfills its responsibilities for financial reporting and internal control, and exercises these responsibilities through the Board and its Finance and Audit Committee. The Board reviews internal financial statements at each meeting and external audited financial statements annually. Significant financial reporting or internal control matters are discussed by the Board and its Audit and Finance Committee prior to their approval of the corporation's financial statements.

The Auditor General of British Columbia conducts an independent examination, in accordance with Canadian auditing standards, and expresses their opinion on the B.C. Pavilion Corporation financial statements. The auditors have full and free access to financial management of B.C. Pavilion Corporation and meet when required. The accompanying Auditor's Report outlines their responsibilities, the scope of their examination and their opinion on the financial statements for B.C. Pavilion Corporation.



Stuart McLaughlin  
Chair – Board of Directors



Rehana Din  
Chief Financial Officer

Vancouver, British Columbia  
June 6, 2017



## **INDEPENDENT AUDITOR'S REPORT**

*To the Board of Directors of B.C. Pavilion Corporation, and  
To the Minister of Transportation and Infrastructure, Province of British Columbia*

I have audited the accompanying financial statements of the B.C. Pavilion Corporation, which comprise the statement of financial position as at March 31, 2017, and the statements of operations and change in accumulated surplus, change in net financial assets (debt), and cash flows for the year then ended, and a summary of significant accounting policies and other explanatory information.

### ***Management's Responsibility for the Financial Statements***

Management is responsible for the preparation of these financial statements in accordance with Canadian Public Sector Accounting Standards, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

### ***Auditor's Responsibility***

My responsibility is to express an opinion on these financial statements based on my audit. I conducted my audit in accordance with Canadian generally accepted auditing standards. Those standards require that I comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation of the financial statements 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 financial statements.

In my view, the audit evidence I have obtained is sufficient and appropriate to provide a basis for my qualified audit opinion.

### ***Basis for Qualified Opinion***

As described in Note 2 to the financial statements, the entity's accounting treatment for contributions received from governments and for externally restricted contributions received from non-government sources is to initially record them as deferred revenue (a liability) and then recognize revenue in the statement of operations either on the same basis as the related expenditures occur or, in the case of funds for the purchase or construction of capital assets, to

recognize revenue on the same basis as the related assets are amortized. The entity was required to adopt this accounting policy as prescribed by Province of British Columbia Treasury Board Regulation 198/2011.

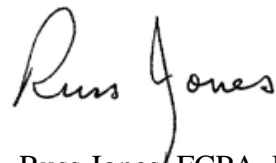
Under Canadian Public Sector Accounting Standards, the entity's method of accounting for contributions is only appropriate in circumstances where the funding meets the definition of a liability. Otherwise, the appropriate accounting treatment is to record contributions as revenue when they are received or receivable. In our opinion certain contributions of the entity do not meet the definition of a liability, and as such the entity's method of accounting for those contributions represents a departure from Canadian Public Sector Accounting Standards.

This departure has existed since the inception of the standard, which applies to periods beginning on or after April 1, 2012. When the cumulative effects of this departure to date are adjusted through opening accumulated surplus, the entity's records indicate that the effects of this departure on the current year financial statements is an overstatement of the liability for deferred contributions of \$920.7 million, an understatement of opening accumulated surplus of \$948.3 million, and a current year overstatement of revenue of \$27.6 million. Accordingly, the current year operating deficit is understated by \$27.6 million and net debt is overstated by \$920.7 million.

### *Qualified Opinion*

In my opinion, except for the effects of the matter described in the Basis for Qualified Opinion paragraph, the financial statements present fairly, in all material respects, the financial position of the B.C. Pavilion Corporation as at March 31, 2017, and the results of its operations, changes in its net debt and its cash flows for the year then ended in accordance with Canadian Public Sector Accounting Standards.

Victoria, British Columbia  
June 6, 2017



Russ Jones, FCPA, FCA  
Deputy Auditor General




**B.C. Pavilion Corporation**  
**Statement of Financial Position**  
(in \$000s)

	<i>Note</i>	<b>March 31 2017</b>	<b>March 31 2016</b>
<b>Financial Assets</b>			
Cash and cash equivalents	5	29,937	19,653
Accounts receivable	6	12,511	34,284
Due from governments	7	8,033	-
		<u>50,481</u>	<u>53,937</u>
<b>Liabilities</b>			
Accounts payable and accrued liabilities	9	18,099	16,757
Due to governments	8	9,417	9,456
Employee leave liability	10	901	864
Deferred revenue	11	38,372	43,281
Deferred contributions – government	12	909,333	935,313
Deferred contributions – other	13	11,411	13,000
Long term debt	14	143,090	145,648
		<u>1,130,623</u>	<u>1,164,319</u>
<b>Net financial debt</b>		<u>(1,080,142)</u>	<u>(1,110,382)</u>
<b>Non-financial assets</b>			
Tangible capital assets	15,23	1,141,687	1,176,676
Inventories held for use		124	114
Prepaid expenses		1,246	505
		<u>1,143,057</u>	<u>1,177,295</u>
<b>Accumulated surplus</b>		<u><b>62,915</b></u>	<u><b>66,913</b></u>
<b>Contingencies and contractual obligations</b>	16		

Approved on behalf of the board:



Stuart McLaughlin  
Chair – Board of Directors



John Dyble  
Chair - Governance, Finance, and Audit Committee

The accompanying notes are an integral part of these financial statements.

**B.C. Pavilion Corporation**  
**Statement of Operations and Change in Accumulated Surplus**  
(in \$000s)

	<i>Note</i>	March 31 2017		March 31 2016
		Budget	Actual	Actual
		<i>(Note 21)</i>		
<b>Revenues</b>	24			
Event revenues		57,330	66,298	67,360
Lease revenues		3,455	3,721	3,529
Miscellaneous revenues		2,976	3,451	3,830
Operating contributions - government		9,099	9,099	9,022
Deferred contributions - government		37,490	34,621	36,160
Deferred contributions - other		1,580	1,589	1,638
Interest revenue		17	165	135
		111,947	118,944	121,674
<b>Expenses</b>	17,18, 24			
BC Place Stadium		53,387	50,256	57,466
Vancouver Convention Centre		69,529	72,686	68,373
		122,916	122,942	125,839
<b>Annual operating deficit</b>		(10,969)	(3,998)	(4,165)
Accumulated surplus, beginning of year		66,913	66,913	71,078
Accumulated surplus, end of year		55,944	62,915	66,913

The accompanying notes are an integral part of these financial statements.

**B.C. Pavilion Corporation**  
**Statement of Change in Net Financial Assets (Debt)**  
(in \$000s)

	March 31 2017		March 31 2016
	Budget	Actual	Actual
	<i>(Note 21)</i>		
Annual operating surplus (deficit)	(10,969)	(3,998)	(4,165)
Acquisition of tangible capital assets	(14,822)	(8,196)	(5,156)
Amortization of tangible capital assets	44,290	42,947	44,088
Loss on disposal of asset	-	238	-
	18,499	30,991	34,767
Acquisition of prepaid expense	-	(3,638)	(3,123)
Use of prepaid expense	-	2,897	4,211
	-	(741)	1,088
Acquisition of inventory for use	-	(126)	(211)
Use of inventory	-	116	156
	-	(10)	(55)
Decrease in net financial debt	18,499	30,240	35,800
Net financial debt – beginning of year		(1,110,382)	(1,146,182)
Net financial debt – end of year		(1,080,142)	(1,110,382)

The accompanying notes are an integral part of these financial statements.

**B.C. Pavilion Corporation**  
**Statement of Cash Flows**  
(in \$000s)

	<u>March 31</u> <u>2017</u>	<u>March 31</u> <u>2016</u>
<b>Operating transactions</b>		
Surplus (Deficit) for the year	(3,998)	(4,165)
<i>Non-cash items included in surplus (deficit):</i>		
Amortization of tangible capital assets	42,947	44,088
Amortization of deferred contributions - government	(34,621)	(36,160)
Amortization of deferred contributions - other	(1,589)	(1,638)
Loss on disposal of asset	238	-
Accounts receivable	21,773	(3,701)
Due from governments	(1,069)	-
Due to governments	(39)	(21)
Accounts payable and accrued liabilities	1,342	(2,435)
Employee leave liability	37	110
Deferred revenue	(4,909)	(1,327)
Inventories held for use	(10)	(55)
Prepaid expenses	(741)	1,088
<i>Cash provided by or (used in) operating transactions</i>	<u>19,361</u>	<u>(4,216)</u>
<b>Capital transactions</b>		
Purchase of tangible capital assets	(8,196)	(5,156)
<i>Cash used in capital transactions</i>	<u>(8,196)</u>	<u>(5,156)</u>
<b>Financing transactions</b>		
Deferred contributions – government	1,677	10,000
Deferred contributions – other	-	500
Long term debt	(2,558)	(1,804)
<i>Cash provided by or (used in) financing transactions</i>	<u>(881)</u>	<u>8,696</u>
(Decrease)/increase in cash and cash equivalents	10,284	(676)
Cash and cash equivalents - beginning of year	19,653	20,329
Cash and cash equivalents - end of year	<u>29,937</u>	<u>19,653</u>
Cash and cash equivalents are made up of:		
Cash	27,177	16,893
Cash equivalents	2,760	2,760
	<u>29,937</u>	<u>19,653</u>

Interest received during the year was \$0.165 million (2016: \$0.135 million). Interest expensed during the year was \$4.757 million (2016: \$6.195 million). Interest received is made up of interest income from the Statement of Operations. Interest paid during the year is made up of interest expense from the Statement of Operations plus the decrease in accrued interest payable in the amount of \$0.233 million (2016: \$1.016 million)

The accompanying notes are an integral part of these financial statements.

# **B.C. Pavilion Corporation**

## **Notes to the Financial Statements**

**For the year ended March 31, 2017 (tabular amounts in \$000s)**

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### **1. Authority and Nature of Operations**

B.C. Pavilion Corporation (PavCo) was formed on April 1, 2008 under the *British Columbia Business Corporations Act*, following the amalgamation of the former B.C. Pavilion Corporation and Vancouver Convention Centre Expansion Project Ltd. (VCCEP). PavCo is wholly owned by the Province of British Columbia, and reports to the Legislative Assembly through the Minister of Transportation and Infrastructure. As a provincial crown agency, PavCo is subject to legislative regulations in government reporting Acts which include the *Budget Transparency and Accountability Act* and the *Financial Administration Act*.

PavCo's mandate is to generate economic and community benefit for the people of British Columbia through the prudent management of public facilities. PavCo achieves this by developing, marketing and operating iconic world class public convention, sports and entertainment facilities. The corporation owns and operates BC Place Stadium and the Vancouver Convention Centre's west facility. The Corporation operates the Vancouver Convention Centre's east facility under a separate agreement with Canada Place Corporation.

PavCo is exempt from income taxes under the Income Tax Act.

### **2. Significant Accounting Policies**

These financial statements have been prepared by management in accordance with Section 23.1 of the *Budget Transparency and Accountability Act* of the Province of British Columbia which requires that financial statements be prepared in accordance with Canadian public sector accounting standards except in regard to accounting for government transfers and externally restricted contributions. Significant accounting policies used in the preparation of these financial statements are:

#### ***Financial assets***

Cash and cash equivalents include cash on hand and short-term highly liquid investments that are readily convertible to known amounts of cash and are subject to an insignificant risk of changes in value.

Accounts and loans receivable are recorded at cost less the amount of any valuation allowance (bad debt allowance). Valuation allowances are made when collection is in doubt. Changes in valuation allowances are recognized as expenses in the period when the valuation change is made. Interest is only accrued on receivables when collection is certain.

#### ***Tangible capital assets***

Tangible capital assets are recorded at cost less accumulated amortization. Asset costs (excluding land), less any residual value, are amortized over their estimated useful lives to PavCo as follows:

Building and improvements	10 to 50 years, straight line
Leasehold improvements	over the shorter of the estimated useful life of the improvement or the term of the lease, straight line
Equipment and other capital assets	1 to 10 years, straight line
Furniture	3 to 20 years, straight line
Vehicles	30% per annum, declining balance
Computer hardware and software	3 to 5 years, straight line



**B.C. Pavilion Corporation**  
**Notes to the Financial Statements**  
**For the year ended March 31, 2017 (tabular amounts in \$000s)**

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**2. Significant Accounting Policies (cont.)**

Assets under construction are recorded at cost and include direct costs during development and construction, indirect costs that are directly attributable to the construction or development activity and other carrying costs. When construction is substantially complete or the asset is ready for use, it is subsequently amortized over its estimated useful life.

In the year of asset acquisition, amortization will be recorded at 50% of the normal annual rate, calculated for the asset as per above. In the final year or the year of disposition, amortization will be charged at 50% of the annual rate.

The corporation has entered into agreements where value-in-kind (VIK) is provided. VIK is recognized at fair value and when the goods would otherwise have been purchased (including any applicable taxes). The VIK provided by these agreements is included in its applicable tangible capital asset class.

Contributed tangible capital assets are recorded at fair value as of the date of contribution. When fair value of a contributed asset cannot be determined by market or appraisal estimates, the asset is recorded at nominal value.

PavCo reviews the value of its tangible capital assets that are in active service for impairment based on their service potential. Assets are written down when conditions indicate that they no longer contribute to PavCo's ability to provide goods and services.

PavCo does not report the cost of its artwork and theming program in the Statement of Financial Position as artwork is not recognized under public sector accounting standards. All costs associated with developing, constructing, acquiring, installing and securing these assets are expensed when incurred.

***Inventories***

Inventories consist of minor consumable supplies held for use in the course of operations at PavCo's facilities and are recognized at historical cost.

***Prepaid expenses***

Prepaid expenses include cash disbursements for facility insurance and future event and operational costs, which will be charged to expense over the periods expected to benefit from it.

***Revenue recognition***

Revenues from events held at PavCo's facilities are recognized upon completion of the events. Amounts received in advance of event completion are recorded as deferred revenue.

Non-event related revenues are recognized on an accrual basis and in the period in which the transactions or events that gave rise to the revenues occurred.

Revenues received in advance from lease and business alliance agreements, and expenses incurred to generate them, are deferred and amortized on a straight line basis over the term specified in the agreements.

Revenue resulting from contra-transactions, such as the exchange of goods or services for advertising, is recognized at fair market value. Unearned revenue is deferred and amortized over the term of the services contract.

**B.C. Pavilion Corporation**  
**Notes to the Financial Statements**  
**For the year ended March 31, 2017 (tabular amounts in \$000s)**

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**2. Significant Accounting Policies (cont.)**

Operating contributions are recognized as income in the period for which they are contributed. Funding received for other specific purposes is treated as deferred contributions and recognized in the period that the stipulation or restriction is met.

***Capital Contributions***

The value of contributed depreciable tangible capital assets or funding received from government or other external sources for the purpose of acquiring or developing tangible capital assets for use in providing services, is treated as deferred contributions. These contributions are amortized to revenue in the period during which the assets are used to provide services, at the same amortization rate as the related tangible capital assets. If the net book value of a depreciable tangible capital asset funded by a deferred contribution is reduced for any reason other than amortization, the proportionate share of the deferred contribution is recognized to revenue during the same period. This accounting treatment is not consistent with the requirements of Canadian public sector accounting standards which require that government transfers or externally restricted contributions be recognized as revenue when approved by the transferor and eligibility criteria have been met unless the transfer or externally restricted contribution contains a stipulation that creates a liability, in which case the transfer is recognized as revenue over the period that the liability is extinguished.

Funding received for the acquisition of land or a transfer in the form of land, is recognized as revenue in the same period that the asset is acquired.

***Expenses***

The cost of all goods consumed and services received during the fiscal year, not related to assets, is expensed. Expenses are reported on an accrual basis.

Direct costs from events held at the facilities are recognized upon completion of the events. Amounts incurred in advance of event completion are recorded as prepaid expense.

Environmental costs are recorded when a determination of liability is made and the related costs can be reasonably estimated.

***Foreign currency transactions***

Any foreign currency transactions are translated into Canadian dollars at the rate of exchange in effect on the transaction date. Any foreign currency denominated monetary assets and liabilities are stated in the Statement of Financial Position using the prevailing rate of exchange at the financial statement date.

***Financial Instruments - Recognition and Measurement***

All financial assets and financial liabilities are measured in the statement of financial position on a fair value basis, as follows:

- Cash is recorded at fair value.
- All other financial instruments are recorded at cost which approximates fair value.

## **B.C. Pavilion Corporation**

### **Notes to the Financial Statements**

**For the year ended March 31, 2017 (tabular amounts in \$000s)**

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#### **2. Significant Accounting Policies (cont.)**

##### ***Employee pension plan***

PavCo and its employees contribute to the Public Service Pension Plan in accordance with the Public Sector Pension Plans Act. Defined contribution plan accounting is applied because sufficient information is not available to apply defined benefit accounting. Contributions are expensed as they become payable (note 18).

#### **3. Measurement Uncertainty**

The preparation of financial statements requires management to make estimates and assumptions that effect the reported amounts of assets and liabilities, and the disclosed amounts of contingent assets and liabilities at the reporting date as well as the reported amounts of revenues and expenses during the reporting period. Uncertainty in the determination of these amounts is known as measurement uncertainty.

Estimates are based on the best information available at the time of preparation of the financial statements and are reviewed annually to reflect new information as it becomes available. Actual results could differ from these estimates.

Estimates included in these financial statements are accrued liabilities, valuation allowances and estimated useful life of capital assets (note 2).

#### **4. Government Partnership**

PavCo has entered into an agreement with the Greater Vancouver Convention and Visitors Bureau and the Vancouver Hotel Destination Association to create the Convention Development Fund (CDF) to provide incentives to convention groups in order to attract and secure convention business which is mutually beneficial to the parties. PavCo's contribution to the CDF constitutes an investment in a Government Partnership under the definition of PS 3060. PavCo's obligation in the partnership is limited to the amount of PavCo's contributions.

Included in the corporation's financial statements is PavCo's proportionate interest in the partnership, based on its contributions to the CDF (2017 – 8.0%; 2016 – 8.3%):

**B.C. Pavilion Corporation**  
**Notes to the Financial Statements**  
**For the year ended March 31, 2017 (tabular amounts in \$000s)**

**4. Government Partnership (cont.)**

<b>Statement of Financial Position</b>	<b>March 31 2017</b>	<b>March 31 2016</b>
Cash and cash equivalents	521	566
Accumulated surplus	521	566

<b>Statement of Operations</b>	<b>March 31 2017</b>	<b>March 31 2016</b>
Revenue	3	6
Expense	47	124

PavCo also has a proportionate interest in the future commitments of the CDF. The corporation's current share of these commitments, to be funded by the CDF, as of March 31, 2017 is:

Fiscal 2018	79
Fiscal 2019	80
Fiscal 2020	70
Fiscal 2021	40
Fiscal 2022 and beyond	150

**5. Cash and Cash Equivalents**

	<b>March 31 2017</b>	<b>March 31 2016</b>
Unrestricted cash	26,656	16,327
Restricted cash	2,760	2,760
Investment in Convention Development Fund	521	566
	29,937	19,653

Restricted cash consists of a refundable deposit to secure a letter of credit that PavCo issued on behalf of the depositor. A liability for the amount of the deposit is recorded in accounts payable and accrued liabilities. The deposit is to be refunded in fiscal 2018.

**6. Accounts Receivable**

	<b>March 31 2017</b>	<b>March 31 2016</b>
Trade	12,509	8,308
Other receivables	185	26,084
	12,694	34,392
Less: provision for doubtful accounts	(183)	(108)
	12,511	34,284

**B.C. Pavilion Corporation**  
**Notes to the Financial Statements**  
**For the year ended March 31, 2017 (tabular amounts in \$000s)**

**7. Due from Governments**

	<b>March 31 2017</b>	<b>March 31 2016</b>
Due from federal government	102	-
Due from provincial government	7,931	-
	8,033	-

Due from provincial government consists of contributions for tangible capital assets purchased in this fiscal year, and amounts receivable related to event revenue.

**8. Due to Governments**

	<b>March 31 2017</b>	<b>March 31 2016</b>
Due to federal government	-	26
Due to provincial government	9,417	9,430
	9,417	9,456

**9. Accounts Payable and Accrued Liabilities**

	<b>March 31 2017</b>	<b>March 31 2016</b>
Trade accounts payable and accrued liabilities	15,329	13,893
Accrued interest on long term debt	2,356	2,589
Builder's lien and other holdbacks	414	275
	18,099	16,757

**10. Employee Leave Liability**

Employee leave liability represents the accumulated vacation entitlement that PavCo owes its employees for vacation not yet taken.

**11. Deferred Revenue**

	<b>March 31 2017</b>	<b>March 31 2016</b>
Unearned lease revenues	28,991	33,846
Unearned event revenue and deposits	9,381	9,435
	38,372	43,281

Unearned lease revenue represents funds received in advance from lease and business alliance agreements, and are recognized in accordance to the terms specified in those agreements. The terms of the business alliance agreements range from 10 years to 50 years.

Event revenues and deposits are receipts in advance of scheduled event dates and are deferred until completion of the event.

## B.C. Pavilion Corporation

### Notes to the Financial Statements

For the year ended March 31, 2017 (tabular amounts in \$000s)

#### 12. Deferred Contributions – Government

Government contributions are funding transfers which contain eligibility criteria and legislative or contractual stipulations with respect to their use. PavCo has received funding for asset acquisition and capital construction projects at PavCo's facilities as follows:

	Balance April 1 2016	Contributions during year	Transferred to revenue	Balance March 31 2017
Government of Canada	192,735	-	(4,556)	188,179
Province of British Columbia	742,578	8,641	(30,065)	721,154
	935,313	8,641	(34,621)	909,333

	Balance April 1 2015	Contributions during year	Transferred to revenue	Balance March 31 2016
Government of Canada	197,291	-	(4,556)	192,735
Province of British Columbia	764,182	10,000	(31,604)	742,578
	961,473	10,000	(36,160)	935,313

Contributions from the Government of Canada is federal funding for the construction of the Vancouver Convention Centre's west facility and the connector between the east and west facility. The funding for the Vancouver Convention Centre's west facility includes the construction of the waste water treatment facility.

Contributions from the Province of British Columbia are for tangible capital assets.

Government contributions for capital are amortized to revenue in the period during which the assets are used to provide those services, at a rate corresponding with the amortization rate for the related tangible capital assets. Other government contributions are recognized when their legislative or contractual stipulations are met.

Comparative information related to deferred contributions has been restated to exclude operating contributions to conform to current financial statement presentation.

#### 13. Deferred Contributions – Other

	Balance April 1 2016	Receipts during year	Transferred to revenue	Balance March 31 2017
Other contributions	13,000	-	(1,589)	11,411

	Balance April 1 2015	Receipts during year	Transferred to revenue	Balance March 31 2016
Other contributions	14,138	500	(1,638)	13,000

## B.C. Pavilion Corporation

### Notes to the Financial Statements

For the year ended March 31, 2017 (tabular amounts in \$000s)

#### 13. Deferred Contributions – Other (cont.)

Other deferred contributions include contributions, defined by their contractual stipulations, from non-related parties to fund major improvements to or the acquisition of capital assets. Included in other deferred contributions are value-in-kind contributions of tangible capital assets. Contributions are amortized to revenue in the period during which the related assets are used to provide those benefits, at the same rate corresponding to the amortization rate for the related tangible capital assets.

#### 14. Long-term Debt

	March 31 2017	March 31 2016
Province of British Columbia	143,090	145,648

In fiscal 2010, PavCo entered into a long-term loan agreement with the Province of British Columbia to provide financing for the revitalization upgrade at BC Place Stadium. PavCo received the balance of the loan in fiscal 2011.

Under the terms of the loan agreement, the repayable loan was non-interest bearing during the construction and start-up period. Commencing April 2, 2013, PavCo began repaying the loan by providing semi-annual blended payments of principal and interest of \$4.5 million.

The parties negotiated a reduced interest rate from 4.89% to 3.29% effective November 1, 2015 until fiscal 2049. The current repayment schedule reflects loan payments by PavCo of \$7.3 million for fiscal years 2018 through 2048 and \$3.7 million for fiscal year 2049.

The loan is secured by the assets of BC Place Stadium and the Vancouver Convention Centre.

#### 15. Tangible Capital Assets

	BC Place	Vancouver Convention Centre <sup>(1)</sup>	March 31 2017	March 31 2016
Land	31,292	41,442	72,734	72,734
Buildings and improvements	415,864	598,637	1,014,501	1,044,574
Leasehold improvements	-	24,907	24,907	26,090
Equipment	11,193	2,781	13,974	17,401
Furniture and fixtures	14,018	811	14,829	15,615
Computer hardware/software	153	589	742	262
<b>Net book value</b>	<b>472,520</b>	<b>669,167</b>	<b>1,141,687</b>	<b>1,176,676</b>

(1) Includes corporate office assets

**B.C. Pavilion Corporation**  
**Notes to the Financial Statements**  
**For the year ended March 31, 2017 (tabular amounts in \$000s)**

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**15. Tangible Capital Assets (cont.)**

Included above as at March 31, 2017 is work-in-progress in below tangible capital asset categories.

	<b>BC Place</b>	<b>Vancouver Convention Centre</b>	<b>March 31 2017</b>	<b>March 31 2016</b>
Buildings and improvements	890	1,975	2,865	486
Leasehold improvements	-	702	702	-
Equipment	316	716	1,032	81
Furniture and fixtures	10	675	685	1
Computer hardware/software	-	545	545	-
<b>Work-in-progress</b>	<b>1,216</b>	<b>4,613</b>	<b>5,829</b>	<b>568</b>

**Artwork**

PavCo holds a variety of art pieces at its facilities however it does not recognize the cost or value of artwork in its financial statements. All costs of developing, constructing, acquiring, installing and securing the pieces have been expensed. The corporation has title to most pieces in the program, and is responsible for the preservation and protection of all pieces.

The Vancouver Convention Centre's comprehensive art program, which was produced as part of the west facility expansion, includes various paintings, sculptures, First Nations pieces, and other items. The historical cost of these art pieces at March 31, 2017 is \$6.2 million (\$6.2 million at March 31, 2016).

As part of the BC Place revitalization project, PavCo developed and re-constructed Terry Fox plaza to showcase the new Terry Fox memorial sculptures. The historical cost for the Terry Fox memorial sculptures is \$0.6 million (\$0.6 million at March 31, 2016).

The corporation uses the historical cost value of the art pieces for insurance purposes, unless appraisal values are available.



**B.C. Pavilion Corporation**  
**Notes to the Financial Statements**  
**For the year ended March 31, 2017 (tabular amounts in \$000s)**

**15. Tangible Capital Assets (cont.)**

	Land	Buildings and improvements	Leasehold Improvements	Equipment	Furniture and fixtures	Vehicles	Computer hardware & software	2017
<b>Cost:</b>								
Opening balance	72,734	1,278,157	40,635	66,665	32,595	25	2,620	1,493,431
Additions	-	4,114	702	2,052	718	-	610	8,196
Disposals and adjustments	-	(376)	-	(168)	(12)	-	-	(556)
Closing balance	72,734	1,281,895	41,337	68,549	33,301	25	3,230	1,501,071
<b>Accumulated amortization:</b>								
Opening balance	-	(233,583)	(14,545)	(49,264)	(16,980)	(25)	(2,358)	(316,755)
Amortization expense	-	(33,949)	(1,885)	(5,478)	(1,505)	-	(130)	(42,947)
Effect of disposals and adjustments	-	138	-	168	12	-	-	318
Closing balance	-	(267,394)	(16,430)	(54,574)	(18,473)	(25)	(2,488)	(359,384)
<b>Net book value</b>	<b>72,734</b>	<b>1,014,501</b>	<b>24,907</b>	<b>13,975</b>	<b>14,828</b>	<b>-</b>	<b>742</b>	<b>1,141,687</b>
	Land	Buildings and improvements	Leasehold Improvements	Equipment	Furniture and fixtures	Vehicles	Computer hardware & software	2016
<b>Cost:</b>								
Opening balance	72,734	1,276,021	40,397	67,141	32,442	25	2,347	1,491,107
Additions	-	2,270	238	2,222	153	-	273	5,156
Disposals and adjustments	-	(134)	-	(2,698)	-	-	-	(2,832)
Closing balance	72,734	1,278,157	40,635	66,665	32,595	25	2,620	1,493,431
<b>Accumulated amortization:</b>								
Opening balance	-	(199,867)	(12,666)	(45,273)	(15,416)	(25)	(2,252)	(275,499)
Amortization expense	-	(33,850)	(1,879)	(6,687)	(1,564)	-	(106)	(44,086)
Effect of disposals and adjustments	-	134	-	2,696	-	-	-	2,830
Closing balance	-	(233,583)	(14,545)	(49,264)	(16,980)	(25)	(2,358)	(316,755)
<b>Net book value</b>	<b>72,734</b>	<b>1,044,574</b>	<b>26,090</b>	<b>17,401</b>	<b>15,615</b>	<b>-</b>	<b>262</b>	<b>1,176,676</b>

## **B.C. Pavilion Corporation**

### **Notes to the Financial Statements**

**For the year ended March 31, 2017 (tabular amounts in \$000s)**

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#### **16. Contingencies and Contractual Obligations**

**a) *Contingent liabilities***

- i) PavCo remains liable for environmental and reclamation obligations for known hazards that may exist at its facilities and has recognized soil remediation costs in the Financial Statements. As at March 31, 2017 management is not aware of any additional existing environmental problems related to its facilities that may result in material liability to the corporation.
- ii) The corporation is named in various legal actions resulting from operations at PavCo's facilities. No determination can be made on the eventual outcome or disposition of the legal actions. PavCo does not expect the outcome of any proceedings, individually or in the aggregate, to have a material impact on the corporation's financial position.

**b) *Contractual obligations***

- i) Operating leases

The corporation is committed to payments under several operating leases and maintenance agreements, the longest of which extends to 2021. These represent total commitments as follows:

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Fiscal 2018	2,609
Fiscal 2019	1,906
Fiscal 2020	442
Fiscal 2021 and beyond	70

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- ii) Capital projects

At March 31, 2017, the Corporation has committed to future expenditures under contracts currently entered into with respect to remaining capital obligations as follows:

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Fiscal 2018	525
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- iii) Redevelopment

On November 29th, 2011 the City of Vancouver Council enacted zoning, as approved at Public Hearing on April 19, 2011, for certain lands on the west side of BC Place. The City of Vancouver acquired lands between Expo Boulevard and Pacific Boulevard for the construction of an extension to Smithe Street (Smithe Street Extension), and transferred its surplus lands between the Smithe Street Extension and BC Place to PavCo (including Terry Fox Way). Under the rezoning obligations, PavCo is required to provide 300 parking stalls for public hourly use in the first development on the lands.

PavCo also entered into an Updated Master Development Agreement with a third party to develop this land on the west side of BC Place. As part of this Agreement PavCo is obligated to bear the costs of remediation of soils beneath the Smithe Street Extension and the development lands, the costs of installation of City services under the Smithe Street Extension, and the construction of the Smithe Street Extension to its west curb line. The costs related to the remediation of soils have been recognized in the Financial Statements.

## **B.C. Pavilion Corporation**

### **Notes to the Financial Statements**

**For the year ended March 31, 2017 (tabular amounts in \$000s)**

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#### **16. Contingencies and Contractual Obligations (cont.)**

PavCo also entered into an Agreement with a First Nation concerning the development of this land on the west side of BC Place. This Agreement has no impact on the March 31, 2017 Financial Statements but will entail sharing of lease revenues for three years upon commencement of receiving lease revenues.

#### **17. Expenses by Object**

The following summarizes expenses by object:

	<b>2017</b>	<b>2017</b>	<b>2016</b>
	<b>Budget</b>	<b>Actual</b>	<b>Actual</b>
Event direct costs	32,064	36,066	36,948
Salaries, wages and benefits	18,584	17,769	16,620
Operating expenses	14,081	14,278	14,716
General and administration	4,114	3,769	3,954
Business development	1,221	924	929
Professional consulting fees	2,055	1,981	1,830
Interest on long term debt	4,756	4,757	6,195
Redevelopment	1,750	451	559
Amortization	44,291	42,947	44,088
	<b>122,916</b>	<b>122,942</b>	<b>125,839</b>

#### **18. Employee Pension Plan**

PavCo and its employees contribute to the Public Service Pension Plan, a jointly trustee pension plan. The Public Service Pension Plan Board of Trustees, representing plan members and employers, is responsible for overseeing the management of the plan, including investment of the assets and administration benefits. The Public Service Pension Plan has approximately 119,000 active and retired members.

Every three years an actuarial valuation is performed to assess the financial position of the plan and the adequacy of the funding. The latest actuarial valuation as at March 31, 2014, indicated a funding surplus of \$194 million for basic pension benefits. The next valuation will be as at March 31, 2017.

Employers participating in the plan record their pension expenses as the amount of employer contributions made during the fiscal year. This is because the plan records accrued liabilities and accrued assets for the plan in aggregate, and therefore there is no consistent and reliable basis for allocating the obligation, assets and costs to individual employers participating in the plan.

Contributions to the Plan by PavCo for fiscal 2017 were \$1.4 million (2016 - \$1.3 million).

**B.C. Pavilion Corporation**  
**Notes to the Financial Statements**  
**For the year ended March 31, 2017 (tabular amounts in \$000s)**

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**19. Related Party Transactions**

PavCo is related through common ownership to all Province of British Columbia ministries, agencies and Crown corporations. All transactions with these entities were in the normal course of operations and recorded at fair market value.

**20. Valuation Allowance**

Valuation allowances are included in 'General and administration' expenditures (Note 16), and represent the write-down of assets in the statement of financial position.

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	BC Place	Vancouver Convention Centre	2017	2016
Accounts receivable	(100)	(83)	(183)	(108)

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**21. Budgeted Figures**

Budgeted figures have been provided for comparison purposes and are derived from the estimates provided in the Corporation's 2016/17 Annual Service Plan report which was approved by PavCo's Board of Directors on January 21, 2016.

**22. Comparative Numbers**

Certain comparative numbers have been restated to conform to the financial statement presentation used in the current year.

Prior year operating and deferred contributions have been restated (note 12 and 24).

**23. Financial Instruments**

Financial instruments include cash and cash equivalents, accounts receivable, due from government, accounts payable and accrued liabilities, employee leave liability, and long term debt.

PavCo is exposed to various risks related to its financial instruments. It is management's opinion that the corporation is not exposed to significant market, liquidity or credit risk arising from these financial instruments.

PavCo's risk management objective when it invests in financial instruments is to ensure that any investments are in quality securities, so as to safely guard the assets of the shareholder, and enable the corporation to continue operations as a going concern.

*Market Risk* - Market risk is the risk that changes in market prices, such as foreign exchange rates and interest rates, will affect PavCo's income or the value of its financial instruments.

PavCo's exposure to currency risk is only related to the value of foreign exchange transactions in the normal course of business, and manages this risk by minimizing the amount of transactions in foreign funds.

**B.C. Pavilion Corporation**  
**Notes to the Financial Statements**  
**For the year ended March 31, 2017 (tabular amounts in \$000s)**

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**23. Financial Instruments (cont.)**

PavCo is not subject to interest rate risk on its long term debt as a fixed rate is provided for in the loan agreement which eliminates fluctuations in the value of this financial instrument during the repayment period.

*Liquidity Risk* - Liquidity risk is the risk that PavCo will have difficulty in meeting its financial obligations when they come due.

PavCo manages liquidity risk by continually monitoring cash flows, and by maintaining the ability to borrow funds from its shareholder.

*Credit Risk* - Credit risk is the risk of financial loss to PavCo if a customer or counterparty to a financial instrument fails to meet its contractual obligations.

PavCo's exposure to credit risk is only related to the value of accounts receivable in its normal course of business, and manages this risk by minimizing the amount of transactions which require recovery.

The corporation continually monitors and manages the collection of receivables from other customers.

**24. Segmented Information**

PavCo reports segmented information by its operating divisions: BC Place Stadium and the Vancouver Convention Centre. BC Place Stadium and the Vancouver Convention Centre, market, sell and manage space for conventions, trade and consumer shows, entertainment, sports and other events.

Provincial operating contribution was previously allocated equally between PavCo's facilities. Commencing in the current fiscal year, PavCo has updated its policy to have the contribution be allocated based on the proportion of facilities' operating deficit before operating contribution for the period to reflect the use of contribution between operating segments.

Comparative numbers related to operating and deferred contributions have been restated to conform to financial statement presentation.

**B.C. Pavilion Corporation**  
**Notes to the Financial Statements**  
**For the year ended March 31, 2017 (tabular amounts in \$000s)**

**24. Segmented Information (cont.)**

Revenues, expenses and tangible capital assets by facility are provided in the following tables:

	<i>BC Place<sup>(1)</sup></i>		<i>Vancouver Convention Centre<sup>(1) (2)</sup></i>		<i>Total</i>	
	2017	2016	2017	2016	2017	2016
<b>Revenues</b>						
Event revenues	12,684	18,362	53,614	48,998	66,298	67,360
Lease revenues	36	36	3,685	3,493	3,721	3,529
Miscellaneous revenues <sup>(3)</sup>	3,281	3,426	170	404	3,451	3,830
Operating contributions - government <sup>(4)</sup>	9,099	9,022	-	-	9,099	9,022
Deferred contributions - government	17,084	18,683	17,537	17,477	34,621	36,160
Deferred contributions - other	635	684	954	954	1,589	1,638
Interest revenue	80	92	85	43	165	135
	<b>42,899</b>	<b>50,305</b>	<b>76,045</b>	<b>71,369</b>	<b>118,944</b>	<b>121,674</b>
<b>Expenses</b>						
Event direct costs	5,987	9,952	30,079	26,996	36,066	36,948
Salaries, wages and benefits	7,153	7,482	10,616	9,138	17,769	16,620
Operating expenses	4,713	4,673	9,565	10,043	14,278	14,716
General and administration	1,476	1,825	2,293	2,129	3,769	3,954
Business development	364	319	560	610	924	929
Professional consulting fees	1,166	1,124	815	706	1,981	1,830
Interest on long term debt	4,757	6,195	-	-	4,757	6,195
Redevelopment <sup>(5)</sup>	451	559	-	-	451	559
Amortization	24,189	25,337	18,758	18,751	42,947	44,088
	<b>50,256</b>	<b>57,466</b>	<b>72,686</b>	<b>68,373</b>	<b>122,942</b>	<b>125,839</b>
<b>Surplus (deficit) for the period</b>	<b>(7,357)</b>	<b>(7,161)</b>	<b>3,359</b>	<b>2,996</b>	<b>(3,998)</b>	<b>(4,165)</b>

(1) Corporate office revenues and expenditures have been allocated equally between PavCo's facilities.

(2) PavCo's proportionate share of the Convention Development Fund is consolidated to Vancouver Convention Centre operations.

(3) Miscellaneous revenues include non-event related revenues and monies received outside of the course of normal operations.

(4) Provincial operating contribution was previously allocated equally between PavCo's facilities. Commencing in the current fiscal year, the contribution will be allocated based on the proportion of facilities' operating deficits before operating contribution.

(5) Redevelopment costs are outside of normal operating expenses and are associated with the redevelopment of lands to the west of BC Place.

**B.C. Pavilion Corporation**  
**Notes to the Financial Statements**  
**For the year ended March 31, 2017 (tabular amounts in \$000s)**

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**24. Segmented Information (cont.)**

BC Place	Land	Buildings and improvements	Equipment	Furniture and fixtures	Computer hardware and software	2017	2016
<b>Cost:</b>							
Opening balance	31,292	552,836	51,442	23,234	807	659,611	659,081
Additions	-	1,935	1,035	17	65	3,052	3,362
Disposals	-	(376)	(168)	(12)	-	(556)	(2,832)
Closing balance	31,292	554,395	52,309	23,239	872	662,107	659,611
<b>Accumulated amortization:</b>							
Opening balance	-	(120,848)	(36,471)	(7,766)	(630)	(165,715)	(143,209)
Amortization expense	-	(17,821)	(4,813)	(1,467)	(89)	(24,190)	(25,337)
Effect of disposals and adjustments	-	138	168	12	-	318	2,831
Closing balance	-	(138,531)	(41,116)	(9,221)	(719)	(189,587)	(165,715)
<b>Net book value – March 31, 2017</b>	<b>31,292</b>	<b>415,864</b>	<b>11,193</b>	<b>14,018</b>	<b>153</b>	<b>472,520</b>	
<b>Net book value – March 31, 2016</b>	<b>31,292</b>	<b>431,988</b>	<b>14,971</b>	<b>15,468</b>	<b>177</b>		<b>493,896</b>

**B.C. Pavilion Corporation**  
**Notes to the Financial Statements**  
**For the year ended March 31, 2017 (tabular amounts in \$000s)**

**24. Segmented Information (cont.)**

<b>Vancouver Convention Centre</b>	<b>Land</b>	<b>Buildings and improvements</b>	<b>Leasehold Improvements</b>	<b>Equipment</b>	<b>Furniture and fixtures</b>	<b>Vehicles</b>	<b>Computer hardware and software</b>	<b>2017</b>	<b>2016</b>
<b>Cost:</b>									
Opening balance	41,442	725,321	40,635	15,223	9,362	25	1,812	833,820	832,026
Additions	-	2,179	702	1,017	701	-	545	5,144	1,794
Closing balance	41,442	727,500	41,337	16,240	10,063	25	2,357	838,964	833,820
<b>Accumulated amortization:</b>									
Opening balance	-	(112,735)	(14,545)	(12,793)	(9,215)	(25)	(1,727)	(151,040)	(132,291)
Amortization expense	-	(16,128)	(1,885)	(666)	(37)	-	(41)	(18,757)	(18,749)
Closing balance	-	(128,863)	(16,430)	(13,459)	(9,252)	(25)	(1,768)	(169,797)	(151,040)
<b>Net book value – March 31, 2017</b>	<b>41,442</b>	<b>598,637</b>	<b>24,907</b>	<b>2,781</b>	<b>811</b>	<b>-</b>	<b>589</b>	<b>669,167</b>	
<b>Net book value – March 31, 2016</b>	<b>41,442</b>	<b>612,586</b>	<b>26,090</b>	<b>2,430</b>	<b>147</b>	<b>-</b>	<b>85</b>		<b>682,780</b>

PavCo's lease agreement with Canada Place Corporation for the Vancouver Convention Centre's east facility is for a 20-year term expiring in 2027. It is at nominal annual rent and PavCo is responsible for all operating costs. As the lease term represents the full economic life of the asset, it is included in the tangible capital assets of the Corporation.



# Appendix A: Additional Information

## Corporate Governance

PavCo's Board of Directors provides leadership and direction to the organization in a manner consistent with directives set out by the Provincial Government. The Board consists of eight members, all appointed by the Shareholder.

PavCo has developed a comprehensive charter of Board activities, as well as several terms of reference and policies in accordance with the Province's Board Resourcing and Development Office's *Best Practice Guidelines*. These can be found at [www.bcpavco.com/resources/board/](http://www.bcpavco.com/resources/board/).

The principles included in the Provincial Government's Governance Framework provide an understanding of the roles and responsibilities for all parties that are part of the Crown Corporation Governance Environment:

- Stewardship, leadership and effective functioning of the Board
- Clarity of roles and responsibilities
- Openness, trust and transparency
- Service and corporate citizenship
- Accountability and performance
- Value, innovation and continuous improvement

## Organizational Overview

PavCo owns and operates two world-class public facilities located in downtown Vancouver: [BC Place](#) and the [Vancouver Convention Centre](#).

### Economic and Community Benefits

PavCo welcomes guests from across British Columbia and around the world for events hosted at its two iconic facilities, BC Place and the Vancouver Convention Centre. PavCo contributes significantly to the growth of the tourism and hospitality industries as well as trade development. PavCo's clients and guests utilize hotel rooms, local hospitality services and goods and services supplied by BC businesses. Many out-of-town patrons travel throughout British Columbia before and after attending events at PavCo facilities.

The Vancouver Convention Centre is the provincial flagship for conventions, trade and consumer shows, meetings and special events, creating opportunities for local businesses to benefit from increased visitation to British Columbia. The local community benefits significantly from public events such as the Canada Day celebrations, and through partnerships formed between the Convention Centre and local charities and organizations that have a focus on environmental sustainability.

BC Place, which is the largest indoor gathering place in British Columbia, provides support to industry as a venue for entertainment, championship sporting events, consumer shows and special events. In addition to being the home for two of B.C.'s professional sports teams, BC Place welcomes a wide range of amateur sports and community events throughout the year, and uses its iconic Northern Lights Display to help create awareness to countless charitable events and recognized causes that are important to communities throughout British Columbia.

### Stakeholders

BC Place is proud to be the home of the BC Lions Football Club competing in the Canadian Football League (CFL), Vancouver Whitecaps FC of Major League Soccer (MLS), and the Canada Sevens, part of the World Rugby Sevens Series. BC Place is also the home of the BC Sports Hall of Fame.

PavCo stakeholders also include Tourism Vancouver as a contributing partner to the expanded Convention Centre; businesses and associations representing the tourism and hospitality industry; clients leasing space for commercial activity and renting space for events; suppliers of goods and services to events; neighbours; and the general public.

Vision

To be a global leader in outstanding venues and events.

Mission

To deliver inspiring and sustainable experiences for our clients, guests and our community, by hosting conventions, entertainment, sporting and related events that meet their highest expectations.