



# Crystal Garden Review

## GPC Meeting – February 26, 2015



# Crystal Garden Chronology

---

- 1925 Designed by Francis Rattenbury and inspired by the Crystal Palace*
- 1967 Crystal Garden is closed.*
- 1977 The City of Victoria gives the building to the Province for one dollar.*
- 1980 Crystal Garden reopens as a botanical garden and conservation centre.*
- 2004 A RFP for a long-term lease issued by the Provincial Capital Commission (PCC).*
- 2007 The City of Victoria takes over a long term lease of the facility from the bankruptcy trustees.*
- 2014 City gains ownership of Crystal Garden in Provincial land swap.*



# Crystal Garden as expansion to Victoria Conference Centre Expansion

---

- 2007 lease for additional 23,000 Sq. Ft.
- 2008 opened to accommodate additional and larger conference programmes
- 2010 City provides subsidy to offset operating costs
- 2013 identified for review of business model in VCC Optimization Review
- 2014 City directs staff to review business model and to report back in December 2014



# Crystal Garden Market Sounding

---

- Issued to gauge interest in facility from community
- Respect historical and heritage significance of building
- Enhance the vibrancy of downtown
- Viable from a sustainable perspective



# Crystal Garden Proponents

---

- Canadian College for the Performing Arts.
- Ocean Networks Canada.
- Macaloney Brewers and Distillers Ltd.
- TVM Group.
- Victoria Conference Centre.



# Key terms – areas of focus

---

- Description of tenant
- Use
- Financial covenant
- Premises
- Preferred lease term
- Possession for fixturing and commencement
- Rental terms



# Key terms – areas of focus

---

- Landlord's contribution
- Tenant's conditions
- Condition of Premises



# Next steps

---

- Detailed responses with Council in camera
- Recommendations for moving forward