



REPORT TO COUNCIL

To: **Mayor Schaffer and Councillors**

Subject **Proposed “Substantial Change” of Cascades Casino, Public Consultation Process Results**

Report #: 18-08

From: Francis Cheung, P. Eng.
Chief Administrative Officer

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RECOMMENDATION:

THAT City Council, based on the information provided by Gateway Casino & Entertainment Limited, adopt one of the following recommendations:

1. That City Council support the proposed “substantial change” of relocating Playtime Langley Bingo to the Cascades Casino gaming facility located at 20393 Fraser Highway;
2. That City Council object the proposed “substantial change” of relocating Playtime Langley Bingo to the Cascades Casino gaming facility located at 20393 Fraser Highway due to outstanding concerns with one or more of the prescribed subject matters (i.e. infrastructure or policing costs or traffic and highway use); or
3. That City Council postpone consideration of the application from Gateway Casinos & Entertainment Limited to BC Lottery Corporation for a proposed “substantial change” of relocating Playtime Langley Bingo to the Cascades Casino gaming facility located at 20393 Fraser Highway until such time that City Council has received additional information from Gateway Casinos & Entertainment Limited to address the questions raised by the public and City Council.

PURPOSE:

The purpose of this report is to present the results from the public consultation process as stipulated pursuant to the *Gaming Control Act* for a proposed “substantial

change” of relocating Playtime Langley Bingo to the Cascades Casino gaming facility located at 20393 Fraser Highway (copy attached). The proposed “substantial change” would be to add Bingo as a gaming product at their existing gaming facility.

POLICY:

Gaming Control Act and Gaming Control Regulation

Pursuant to the *Gaming Control Act* and *Gaming Control Regulation*, as a host local government, the City of Langley is required to undertake a specific process before it can provide approval to BCLC for the proposed “substantial change” to Cascades Casino’s gaming facility.

City of Langley Zoning Bylaw

In 2003, the subject property was re-zoned to a CD15 Comprehensive Development Zone pursuant to City of Langley Zoning Bylaw, 1996, No. 2100. This zone is intended to accommodate and regulate the development of an integrated hotel, convention centre, and gaming activity facility with complementary accessory uses, based on a comprehensive development plan. *Gaming Activity* is defined as: “*the use of land, buildings or structures or any part thereof for any game of chance played with cards, dice, or any mechanical or electronic device or machine for money, token or anything of value*”. Therefore, the proposed “substantial change” to add Bingo as a gaming product at the Cascades Casino is permitted.

COMMENTS/ANALYSIS:

At the February 19, 2018 Regular Meeting of Council, City Council endorsed the consultation process relating to Cascades Casino’s application for a proposed “substantial change” to their gaming facility pursuant to the Gaming Control Act. Subsequently, the City undertook the following consultation process:

1. Potentially Affected Local Governments

The City sent a letter to the Township of Langley and the City of Surrey informing them of the proposed “substantial change” and inviting them to provide written comments to the City within 30 days after receipt of the consultation notice.

The City has received the attached letter from the City of Surrey. The City of Surrey notes that they have no comments relative to the proposed “substantial change” to the Cascades Casino gaming facility. However, if a Traffic Impact Study (TIS) was required by the City of Langley for this proposal, the City of

Surrey would be interested in receiving a copy to confirm if City of Surrey signal timings would need to be adjusted to accommodate weekend peak periods, should the proposal be approved to proceed.

The City has received no written comments from the Township of Langley on the proposed “substantial change” within the 30 day notice period.

2. Community Input

A Public Meeting was held on Monday, February 26, 2018 at 7:00pm in the Langley City Hall Council Chambers to provide an opportunity for local residents and representatives to provide comments, information and presentations concerning the proposed “substantial change”.

Some of the comments made by the public include:

- Concern with finding parking at the casino due to additional live entertainment events and the Bingo hall, and especially for seniors who cannot walk long distances and may not feel safe walking to and from the parkade at night.
- Concern that there did not appear to be enough Bingo terminals at the new site and the majority of Bingo players are terminal players.

City Council raised a number of questions for Gateway Casinos & Entertainment Limited (Gateway) to address:

- Provide a rendering of the converted ‘theatre’ space in the convention centre when it is set up for different events.
- Provide the projected number of booking days for the ‘theatre’.
- Provide the current and projected revenue/expenditure for the convention space as a result of the change of use.

Results: The attached report from Gateway is the response addressing the concerns raised by the public at the Public Meeting and by City Council. Upon review of the report, staff provide the following comments:

- The public was concerned about the lack of parking at the facility. There are 1,125 parking spaces at the facility and there were an average of 40-50 vehicles at the Playtime Langley Bingo site. The report from Gateway suggests that the total required parking spots required at full capacity are 951.
- The public was concerned that seniors will need to walk long distances and may not feel safe walking to and from the parkade at night. The

report from Gateway suggests that their experience is that, in inclement weather, drivers tend to drop senior passengers off at the closest casino entrance in the parkade, prior to finding a parking spot. In good weather, seniors are dropped off at the closest parkade or surface entrance prior to the driver finding a parking spot. It is assumed that senior patrons would use this same model at Cascades.

- The report provides a rendering of the converted ‘theatre’ space in the convention centre when it is set up for different events.
- The report suggests that the lighting system will be controlled by repurposing the existing 96 channel dimmer system and that the current convention PA system will be reprogrammed to accommodate the new audio inputs and outputs.
- The report suggests that entertainers will continue to use the existing green rooms that are located at the back of the house area.
- Gateway noted that there was an average of 2.5 paid events per month (30 events per year) at the Summit Theatre. Gateway suggests that they will bring at least five live entertainment shows per year to the converted ‘theatre’ space in addition to the promoted shows and regular convention bookings, other live shows, dinner and dancing events and/or under 19 entertainment events.

The City has fulfilled the public consultation process as stipulated pursuant to the Gaming Control Act for a proposed “substantial change” of relocating Playtime Langley Bingo to the Cascades Casino gaming facility located at 20393 Fraser Highway. Gateway has attempted to address the concerns raised by the public at the Public Meeting and by City Council at this time, as referenced in their report.

BUDGET IMPLICATIONS:

Host local governments where gaming facilities are located receive a 10 percent share of the net income generated by the gaming facility.

ALTERNATIVES:

1. That City Council supports the proposed “substantial change” of relocating Playtime Langley Bingo to the Cascades Casino gaming facility located at 20393 Fraser Highway.
2. That City Council objects the proposed “substantial change” of relocating Playtime Langley Bingo to the Cascades Casino gaming facility located at 20393 Fraser Highway due to outstanding concerns with one or more of the prescribed subject

matters (i.e. infrastructure or policing costs or traffic and highway use). In this circumstance, a dispute resolution proceeding will be held as outlined under s. 21 of the *Gaming Control Act*.

Dispute resolution as to location or relocation of gaming facility

21 (1) If the lottery corporation proposes to develop, use or operate a facility as a gaming facility or relocate an existing gaming facility, a potentially affected local government may file, within the prescribed time, an objection with the lottery corporation in the form and manner required by the lottery corporation.

(1.1) An objection under subsection (1) may only address the prescribed subject matters.

(2) If the lottery corporation receives an objection under subsection (1), then, within the prescribed time after the filing of the objection, the lottery corporation must require the host local government to participate in a form of non-binding dispute resolution with the potentially affected local government.

(2.1) The non-binding dispute resolution process referred to in subsection (2) may only

- (a) address the issues raised in the objection, and
- (b) determine the appropriate compensation to be made, if any, by the host local government to the potentially affected local government for the significant costs the potentially affected local government demonstrates it will incur as a result of the proposed new or relocated facility.

(3) The results of the alternate dispute resolution proceedings under this section must

- (a) be reported to the lottery corporation within a prescribed period after the date on which the lottery corporation requires the non-binding dispute resolution under subsection (2), and
- (b) be considered by the lottery corporation before the lottery corporation decides whether to locate or relocate the gaming facility.

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(4) The lottery corporation, within 30 days after receiving the report under subsection (3) (a), must decide whether or not to locate or relocate the gaming facility.

3. That City Council postpones consideration of the application from Gateway Casinos & Entertainment Limited to BC Lottery Corporation for a proposed “substantial change” of relocating Playtime Langley Bingo to the Cascades Casino gaming facility located at 20393 Fraser Highway until such time that City Council has received additional information from Gateway Casinos & Entertainment Limited to address the questions raised by the public and City Council.

Respectfully Submitted,



Francis Cheung, P. Eng.
Chief Administrative Officer

- Attachments:
1. Report from Gateway Casinos & Entertainment Limited
 2. Letter to City of Surrey and Township of Langley
 3. Notes from the February 26, 2017 Public Meeting
 4. Letter from the City of Surrey