

February 20, 2018

Township of Langley  
Wendy Bauer, Township Clerk  
20338-65 Avenue  
Langley, B.C. V2Y 3J1

Dear Ms. Bauer:

**RE: Consultation with Potentially Affected Local Government – Township of Langley**

The City of Langley received correspondence from BCLC dated January 15, 2018, which is enclosed for reference, pertaining to the statutory requirements for a proposed substantial change to the Cascades Casino gaming facility located at 20393 Fraser Highway, Langley, BC, V3A 7N2. The proposed substantial change would be to add bingo as a gaming product at the existing facility.

As the host local government, the City of Langley is required by the *Gaming Control Act* and the *Gaming Control Regulation* to perform a specific process in order to provide host local government approval to BCLC for the proposed substantial change. One of the process requirements is to send consultation notices in writing to potentially affected local governments within 5 km of the gaming facility informing them of the proposed substantial change, and that they may provide written comments only on infrastructure or policing costs or traffic and highway use (as set out in the Regulation) to the City of Langley within 30 days of receipt of the notice. The consultation process must be completed and any responses considered before the City of Langley can approve the proposal. An excerpt from the *Gaming Control Regulation* which outlines the process is enclosed for reference.

Gateway Casinos & Entertainment Limited's proposal is to relocate its existing bingo operations from the Playtime Langley facility in the Township of Langley to the former Summit Theatre at Cascades Casino in the City of Langley.

As this site is located within 5 km of the Township of Langley, we are seeking your comments on this proposal. Enclosed is the staff report and project overview.

Any comments may be communicated in writing, and, in accordance with the Provincial regulatory requirements, must be provided to the City of Langley Corporate Officer within 30 days from receipt of this notice.

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If you have any questions, please do not hesitate to contact me directly at 604-514-4591 or [kkenney@langleycity.ca](mailto:kkenney@langleycity.ca) .

Yours truly,  
CITY OF LANGLEY

Kelly Kenney  
Corporate Officer

Enclosures

1. Report to Council dated February 1, 2018
2. Excerpt from Gaming Control Regulation

Cc British Columbia Lottery Corporation  
Gateway Casinos & Entertainment Limited



February 20, 2018

City of Surrey  
Jane Sullivan, City Clerk, Legislative Services  
13450-104 Avenue  
Surrey, B.C. V3T 1V8

Dear Ms. Sullivan:

**RE: Consultation with Potentially Affected Local Government – City of Surrey**

The City of Langley received correspondence from BCLC dated January 15, 2018, which is enclosed for reference, pertaining to the statutory requirements for a proposed substantial change to the Cascades Casino gaming facility located at 20393 Fraser Highway, Langley, BC, V3A 7N2. The proposed substantial change would be to add bingo as a gaming product at the existing facility.

As the host local government, the City of Langley is required by the *Gaming Control Act* and the *Gaming Control Regulation* to perform a specific process in order to provide host local government approval to BCLC for the proposed substantial change. One of the process requirements is to send consultation notices in writing to potentially affected local governments within 5 km of the gaming facility informing them of the proposed substantial change, and that they may provide written comments only on infrastructure or policing costs or traffic and highway use (as set out in the Regulation) to the City of Langley within 30 days of receipt of the notice. The consultation process must be completed and any responses considered before the City of Langley can approve the proposal. An excerpt from the *Gaming Control Regulation* which outlines the process is enclosed for reference.

Gateway Casinos & Entertainment Limited's proposal is to relocate its existing bingo operations from the Playtime Langley facility in the Township of Langley to the former Summit Theatre at Cascades Casino in the City of Langley.

As this site is located within 5km of the City of Surrey, we are seeking your comments on this proposal. Enclosed is the staff report and project overview.

Any comments may be communicated in writing, and, in accordance with the Provincial regulatory requirements, must be provided to the City of Langley Corporate Officer within 30 days from receipt of this notice.

If you have any questions, please do not hesitate to contact me directly at 604-514-4591 or [kkenney@langleycity.ca](mailto:kkenney@langleycity.ca) .

Yours truly,  
CITY OF LANGLEY

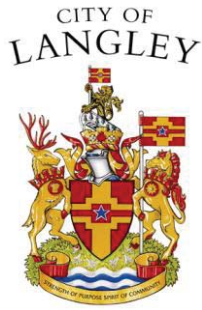
Kelly Kenney  
Corporate Officer

Enclosures

1. Report to Council dated February 1, 2018
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Cc     British Columbia Lottery Corporation  
         Gateway Casinos & Entertainment Limited





# REPORT TO COUNCIL

To: **Mayor Schaffer and Councillors**

Subject **Proposed “Substantial Change” of Cascades Casino**

Report #: 18-08

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

File #: 0110.00  
Doc #:

Date: February 1, 2018

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## RECOMMENDATION:

1. THAT the letter from BCLC dated January 15, 2018 regarding Cascade Casino’s application for a proposed “Substantial Change” be received for information.
2. THAT City Council endorse the consultation process as outlined in the attached report relating to Cascades Casino’s application for a proposed “Substantial Change” to their gaming facility pursuant to the *Gaming Control Act*.

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## PURPOSE:

The purpose of this report is to advise Council that the British Columbia Lottery Corporation (BCLC) outlined information pertaining to the statutory requirements pursuant to the *Gaming Control Act* for a proposed “substantial change” 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 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:**

In order to comply with the *Gaming Control Act* and the Regulation, the City must complete the following steps:

1. Consult with Potentially Affected Local Governments:

Section 19 (1) of the *Gaming Control Act* requires that before BCLC can approve a substantial change at a gaming facility, they must be satisfied that the host local government has consulted with each potentially affected local government. Section 12.1 (11) of the Gaming Control Regulation specifies that “potentially affected local government” is a municipality, regional district or first nation that has authority over land use planning for an area that is within 5 km from the perimeter of the gaming facility. A copy of all consultation letters must be forwarded to Legal Services at BCLC. The consultation process must be completed and any responses considered before the City can approve the proposal.

2. Community Input:

Prior to giving approval to the proposal, the City must demonstrate that it sought and considered community input by:

- A. Giving adequate public notice which includes the particulars of the new type of casino gaming that is proposed to be added; and
- B. Providing an opportunity for local residents and representatives to provide comments, information and representations concerning the proposal either by public hearing, public meeting or referendum.

## Recommended Consultation Process

### 1. Potentially Affected Local Governments

The Township of Langley and City of Surrey are located within 5 km of the gaming facility. Therefore, it is recommended that a letter will be sent to both municipalities informing them of the proposed substantial change and that they may provide written comments to the City within 30 days after the receipt of the consultation notice.

### 2. Community Input

It is recommended that a Public Notice be placed on the City’s website and in the Langley Advance community newspaper. The Notice will include the particulars of the new type of casino gaming that is proposed to be added to the facility. Members of the public will be invited to submit written comments and / or attend the public meeting.

It is recommended that a Public Meeting be held on Monday, February 26, 2018 at 7:00pm at the Langley City Hall Council Chambers to provide an opportunity for local residents and representatives to provide comments, information and representations concerning the proposed substantial change. The format of the Public Meeting is proposed as follows:

- A speaker sign-up sheet will available in the Council Chambers.
- Representatives from BCLC and Cascades Casino will each make a presentation to provide information regarding the proposed Substantial Change to accommodate the bingo facility.
- After the presentations, attendees will be provided with the opportunity to provide feedback and to ask questions regarding the proposed Substantial Change. Each speaker will be allotted up to 5 minutes to speak.

## **BUDGET IMPLICATIONS:**

A notice in the newspaper will cost approximately \$500.00.

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

## **ALTERNATIVES:**

That City Council consider changing the format of the Public Meeting.

That City Council consider changing the type of public consultation process for local residents and representatives (e.g. public hearing or referendum).

Respectfully Submitted,



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Francis Cheung, P. Eng.  
Chief Administrative Officer

Attachments:      1: Letter from BCLC dated January 15, 2018  
                         2: City of Langley Zoning Bylaw CD 15 Zone  
                         3: Zoning Bylaw definition of ‘Gaming Activity’  
                         4: Project Overview: Playtime Langley Bingo Relocation to  
                         Cascades Casino Langley



January 15, 2018

His Worship Mayor Ted Schaffer  
Langley City Hall  
20399 Douglas Crescent  
Langley, BC V3A 4B3



Dear Mayor Schaffer:

**Re: Proposed Substantial Change of Cascades Casino**

As a Crown corporation governed by the *Gaming Control Act* (British Columbia) (the “**GCA**”), the role of the British Columbia Lottery Corporation (“**BCLC**”) is to conduct and manage commercial gaming in the Province of British Columbia. As such, BCLC would like to provide the City of Langley (the “**City**”) with information pertaining to the statutory requirements for a proposed substantial change to the gaming facility located at 20393 Fraser Highway, Langley, BC V3A 7N2. The proposed substantial change would be add bingo as a gaming product at the facility. BCLC confirms that Gateway Casinos & Entertainment Limited, BCLC's Service Provider for Cascades Casino, is authorized to discuss this proposed substantial change with the City.

74 West Seymour Street  
Kamloops, BC V2C 1E2

T 250.828.5500  
F 250.828.5631

2940 Virtual Way  
Vancouver, BC V5M 0A6

T 604.215.0649  
F 604.225.6424  
[bclc.com](http://bclc.com)

As host local government (“**HLG**”), the City is required by the GCA and the *Gaming Control Regulation* (the “**Regulation**”) to perform a specific process in order to provide HLG approval to BCLC for the proposed substantial change. Below is an outline of the approval process required of the City, as HLG, before it can approve a substantial change to a gaming facility. This summary is not a substitute for your own review of the wording of the GCA and Regulation which, for your reference, can be found online at: <http://www.bclaws.ca/>.

To comply with the GCA and the Regulation, the City must complete the following four steps:

1. Consult with potentially affected local governments;
2. Receive adequate community input;
3. Provide formal written approval to BCLC and the Gaming Policy Enforcement Branch (“**GPEB**”); and
4. Comply with the objection and non-binding dispute resolution process outlined within the GCA.

**1. Consultation with Potentially Affected Local Governments**

Consultation notices in writing must be sent to potentially affected local governments which are municipalities, regional districts and first nations within 5 km of the gaming facility informing them of the proposed substantial change.

The notices must:

- A. Clearly identify the name, street address and the type of gaming facility;
- B. Clearly state the proposal for the addition of bingo gaming to the current gaming facility;
- C. Include any other information that, in the City's opinion, is relevant to the recipients' consideration of the proposal;
- D. Advise the recipients that they may provide written comments (which must be limited to the subject matters in the Regulation) to the City within 30 days after the receipt of the notice.

A copy of all consultation letters must be forwarded to Legal Services at BCLC. The consultation process must be completed and any responses considered before the City can approve the proposal.

## **2. Community Input**

Prior to giving approval to the proposal, the City must show that it sought and considered public input by:

- A. Giving adequate public notice which includes the particulars of the new type of casino gaming that is proposed to be added; and
- B. Providing an opportunity for local residents and representatives to provide comments, information and representations concerning the proposal either by public hearing, public meeting or referendum.

## **3. Formal Approval**

The formal approval of the substantial change by the City is required to be in the form of a resolution or of a letter on the City's official letterhead and be delivered in duplicate to both to BCLC and GPEB as follows:

Vice President, Casino and Community Gaming  
Casino & Community Gaming Division  
British Columbia Lottery Corporation  
2940 Virtual Way, Vancouver, BC V5M 0A6

Legal Services  
British Columbia Lottery Corporation  
74 West Seymour Street, Kamloops, BC V2C 1E2

and

General Manager  
Gaming Policy Enforcement Branch  
Ministry of Finance  
PO Box 9311, Stn Prov Govt  
Victoria, BC V8W 9N1

The approval letter must:

- A. Specify the effective date of the approval;
- B. Be executed by the duly authorized official or officials of the City;
- C. Identify the potentially affected local governments that were consulted;
- D. Summarize the outcome of the consultations; and
- E. Confirm the manner in which the City obtained community input.

The approval letter should also include:

- A. A copy of the resolutions or other instruments passed by the City with respect to the proposal;
- B. A copy of any comments received from potentially affected local governments in response to the consultation notices;
- C. A copy of all public notices and details about how the proposal was publicized; and
- D. A summary of the community input received including minutes of any public hearing or meeting.

#### **4. Objection and Non-Binding Dispute Resolution Process**

Once the consultation and community input requirements have been completed and the City has provided its official approval to BCLC and GPEB, the Regulation requires the City to notify, in writing, each potentially affected local government consulted of the City's decision. The receipt of this letter starts a two-week period in which an objection may be filed with BCLC.

If an objection that meets the criteria of the GCA is properly filed with BCLC, the City will be required to participate in a non-binding dispute resolution process with the objector. BCLC must refer the parties to non-binding dispute resolution and the parties have 60 days after referral to complete that process. Further details on the dispute resolution process can be obtained from BCLC.

As a reminder, compliance with the GCA and Regulation as a HLG does not preclude the City from its responsibilities under any other legislation.

If you have any questions or require further information, please contact Jerry Williamson, Director Gaming Facilities, Casino & Community Gaming, at (604) 228-3005. Thank you for your attention to this matter.

Sincerely,



Brad Desmarais  
Vice President, Casino & Community Gaming

cc: Jagtar Nijjar, CAO, Gateway Casinos & Entertainment  
Greg Walker, Director, Public Affairs  
Jerry Williamson, Director Gaming Facilities, Casino & Community Gaming  
Carmen Minger, Legal Services & Casino Compliance Specialist

**PART VII COMPREHENSIVE DEVELOPMENT ZONES**

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**N. CD15 COMPREHENSIVE DEVELOPMENT ZONE****1. Intent**

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.

**2. Permitted Land Uses**

The principal uses permitted in this zone are:

- (a) *Tourist Accommodation*
- (b) *Convention Centre*
- (c) *Gaming Activity*

**Accessory Uses**

*Accessory Uses* permitted in this zone include the following:

- (a) *Retail Stores*
- (b) *Personal Services*
- (c) *Recreation Facilities*
- (d) *Cultural Facilities*
- (e) *Eating Establishments*
- (f) *Offices*
- (g) *Liquor Primary Establishments*
- (h) *Parking Facilities.*

**3. Site Area**

The minimum lot area which may be created by subdivision in this Zone shall be 0.4047 hectares (1.0 acres).

**4. Size of Buildings and Structures**

Maximum		
Building Type		Height
<i>Principal Building</i>		46.0 m [150.91 ft]

**5. Lot Coverage**

All buildings and structures combined shall not cover more than ninety-five percent (95%) of the lot area.

**6. Siting of Buildings and Structures**

All buildings and structures shall be sited in accordance with the following minimum setbacks:

Minimum Lot Line Setback				
Building Type	Front	Rear	Interior	Exterior
<i>Principal Building</i>	1.5 m (5.90 ft)	0.0 m (0.0 ft)	0.0 m (0.0 ft)	1.5 m (5.90 ft)
<i>Accessory Buildings and Structures</i>	n/a	n/a	n/a	n/a

**7. Landscaping**

Landscaping, screening and fencing shall be provided and maintained in accordance with Section 1.E of this Bylaw.

**8. Other Regulations**

In addition, land use regulations including the following are applicable:

- (a) General regulations on use are set out in Section I.D of this Bylaw.
- (b) Building Permits shall be subject to the City of Langley Building Bylaw and the Development Cost Charge Bylaw.
- (c) Subdivisions shall be subject to the City of Langley Subdivisions Control Bylaw and the Development Cost Charge Bylaw.
- (d) Development Permits shall be required in accordance with the *Official Community Plan*.
- (e) Sign Permits shall be subject to the City of Langley Sign Bylaw

PART 1 ADMINISTRATION AND ENFORCEMENT

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**Gaming Activity** means 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.

**Gasoline Station** means a business where automotive fuel and automotive accessories are retailed to the general public.

**General Service** means a business that provides services, other than *personal services*, to individuals or to other businesses and includes printing, reproduction, publishing, bookbinding, film processing, rentals, veterinary clinics, and banks but excludes *automotive service* uses, industrial equipment rental, *pawn brokers*, *cheque-cashing* and *currency exchange* businesses.

**Gross Floor Area** means all the area of the floor enclosed by the outside edge of the exterior walls of a building, including stairways, elevator shafts, storage rooms and mechanical rooms.

**Height** means for the RS1 Single Family Residential Zone and the RS2 Single Family Estate Residential Zone, the vertical distance measured from the *finished grade* to the highest point on a flat roof, the average level between the eaves and ridge of a gable, hip, or gambrel roofed building and the deck line of a mansard roof. Where there is more than one type of roof, the greater of these measurements shall apply. For all other uses where measured in metres, the vertical distance measured in metres from the floor of the *first storey* to the ceiling of the uppermost *storey*; and for all other uses where measured in *storeys*, the number of *storeys* from the *first storey* to the upper most *storey*.

**Highway** means a street, road, lane, bridge, viaduct and any other way open to public use, but does not include a private right-of-way on private property.

**Home Occupation** means an occupation or profession carried on for profit within a dwelling unit by a person residing in the same dwelling unit in a manner ancillary to the residential use of the building and includes a bed and breakfast (limited to two (2) sleeping rooms) and a Child Care Centre (limited to eight (8) children), but excludes retail sales.

**Hospital, Private** means a non-governmental institution which provides medical care for sick or injured patients, primarily those who are lodged in the institution and includes a senior's care facility.

**Hospital, Public** means a governmental institution which provides medical care for sick or injured patients, primarily those who are temporarily lodged in the institution.

**Includes and Including** means among other things, but not limited to.





**GATEWAY**  
CASINOS & ENTERTAINMENT LIMITED

**Project Overview:  
Playtime Langley Bingo Relocation to  
Cascades Casino Langley**



### Project Overview: Playtime Langley Bingo Relocation to Cascades Casino Langley

The following is the Gateway Casinos & Entertainment Limited (“Gateway”) proposal for the relocation of its existing Bingo operations from the Playtime Langley facility in the Township of Langley to Cascades Casino in the City of Langley.

#### **Background**

In December 2015, Gateway acquired Playtime Gaming, which included Playtime Langley, a community gaming facility that housed 50 slot machines and 400 Bingo seats. Gateway’s plan, from the beginning, was to relocate the Playtime Langley operation to a facility that better reflected Gateway’s commitment to its customers – both in service, products, and aesthetics. To date, Gateway has not found a suitable location within the Township of Langley to relocate the operations.

In Spring 2016, Gateway relocated the Playtime Langley slots machines to Cascades Casino. They are now looking to move the Bingo operations as their next step.

#### **Project Overview**

Gateway wants to ensure that its current Bingo customers are afforded the opportunity to play their preferred game of Bingo. They are proposing to relocate both the equipment and staff from the Playtime Langley facility into the former Summit Theatre location at Cascades Casino (picture below).





Gateway's experience and research indicates that Bingo players are also strong slot players and that, typically, during Bingo session breaks, the slot floor will see an increase in volumes.

For those Bingo players that do not play slots, Gateway is confident that they will appreciate the Cascades Casino food and beverage offerings; these options are far superior to the minimal offerings at the Playtime Langley facility.

### **Impact to the Summit Theatre**

For the past several years, Gateway has been using local promoters to source, market and produce the live entertainment offerings in its Summit Theatre. While moderately successful, the Summit Theatre has, unfortunately, been limited for two reasons:

1. The room capacity of 420 restricts the economies of scale for popular available acts
2. The 19+ venue, limits the community engagement and the types of acts that can be shown

### **Live entertainment**

Gateway intends to renovate the current convention space so as to allow the ability to host live performances in the space – a fantastic addition to their current meeting and banquet offerings. The renovations required would include the modification of the ceiling structure to allow for retractable sound and lighting; and the new configuration will allow for up to 600 guests, including those under the age of 19.

The relocation of live entertainment will create a dynamic atmosphere with a feeling of community and allowing for family-friendly events.

### **Summary**

Gateway proposes that the existing Bingo operations be moved to the former Summit Theatre at Cascades Casino.

With the introduction of Bingo to the former Summit Theatre, the Cascades Casino convention space will be renovated to accommodate live entertainment. The renovation and reconfiguration will allow for an increase in capacity for live and family-friendly events.

Slot-playing Bingo patrons will have access to Cascades Casinos' exciting slot floor during Bingo sessions, and all Bingo patrons will have access to greater food and beverage offerings and options. This relocation will allow for Gateway to showcase their focus on the superior customer experience.

## EXCERPT FROM GAMING CONTROL REGULATION

### Consultations respecting gaming facilities

12.1 (1) In this section:

**"highway"** means highway as defined in section 1 of the *Transportation Act*;

**"proposed decision"** means a proposed decision by the lottery corporation under section 18 of the Act to develop, use or operate a facility as a gaming facility, to relocate an existing gaming facility or substantially change the type or extent of lottery schemes or horse racing at a gaming facility.

(2) Before a host local government approves under section 19 (1) (a) of the Act a proposed decision, for the purpose of conducting the consultations referred to in section 19 (1) (b) of the Act the host local government must

(a) notify, in writing, the potentially affected local governments regarding the proposed decision, and

(b) provide the lottery corporation with a copy of each notice provided under paragraph (a).

(3) A notice under subsection (2) must

(a) provide information about the proposed decision, including the location and type of the gaming facility or of the proposed gaming facility, and any other general information that, in the opinion of the host local government, would facilitate the notice recipient's consideration of the proposed decision, and

(b) advise that the notice recipient may provide, within 30 days after the day the notice is received, written comments regarding the proposed decision and that those comments must be confined to the matters set out in subsection (5).

(4) A potentially affected local government that receives a notice under subsection (2) may provide, within 30 days after the date the notice was

received, its written comments to the host local government regarding the proposed decision.

(5) Comments provided under subsection (4) must be confined to the following matters:

(a) infrastructure or policing costs;

(b) traffic and highway use.

(6) Subject to subsection (7), the host local government must consider written comments provided under subsection (4) that are confined to the matters set out in subsection (5) and, if requested by the sender of those comments, must provide a written reply to them.

(7) If a potentially affected local government that receives a notice under subsection (2) does not provide written comments under subsection (4), the host local government may proceed on the basis that consultations with that municipality, regional district or first nation have taken place and are concluded.

(8) A host local government must notify, in writing, each potentially affected local government to which it sent a notice under subsection (2) of its decision whether or not to approve the proposed decision.

(9) If a notice under subsection (2) or (8) is sent by ordinary mail, it must be sent to the most recent address known to the sender and is deemed to be received

(a) on the fifth day after the day it is mailed, or

(b) if that day is a Saturday or holiday, on the next day that is not a holiday.

(10) If a notice under subsection (2) or (8) is sent by electronic transmission, it is deemed to be received

(a) on the day it was sent, or

(b) if that day is a Saturday or holiday, on the next day that is not a holiday.

(11) The distance prescribed for the purposes of the definition of "potentially affected local government" in section 17.1 of the Act is 5 km from the perimeter of the gaming facility or proposed gaming facility.

[en. B.C. Reg. 280/2004, s. 5; am. B.C. Regs. 183/2006, s. 9; 122/2007.]