



# Corporate Report

NO: R148

COUNCIL DATE: July 7, 2003

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## REGULAR

TO: Mayor & Council                      DATE: July 3, 2003  
FROM: City Manager                        FILE: 0480-01  
SUBJECT: Hotel/Convention Centre/Casino Proposal in  
          the City of Langley

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## RECOMMENDATION

It is recommended that Council:

1. note that the project which includes a casino proposed to be constructed on land located at the northwest corner of Glover Road and Fraser Highway in the City of Langley will not significantly adversely affect the City of Surrey;  
and
2. authorize the City Clerk to forward a letter to the City of Langley, which documents Council's position.

## PURPOSE

The purpose of this report is to advise City Council that in accordance with the requirements of the Gaming Control Act and the process outlined by the British Columbia Lottery Corporation (BCLC), the City of Langley has formally notified the City of Surrey that the City of Langley is undertaking a public consultation process concerning a proposed project which includes a hotel, a convention centre and a casino located on lands situated in the northwest corner of Fraser Highway and Glover Road. The City of Langley is required to consult with each municipality that is immediately adjacent or may be materially affected by the casino proposal. This report seeks authorization from City Council to forward comments to the City of Langley regarding the proposed development.

## BACKGROUND

In a letter, dated June 24, 2003, (copy attached as Appendix A) the City of Langley formally notified the City of Surrey regarding a proposal by BCLC and Gateway Casinos Inc. to construct a hotel, convention centre and casino at the northwest corner of the intersection of Glover Road and Fraser Highway. This notification is required under the Gaming Control Act and the process outlined by the BCLC in relation to the relocation of a casino. The City of Langley has 120 days to provide BCLC with their approval to host the proposed relocated casino. The City of Langley is holding a Public Hearing on Tuesday, July 8, 2003 regarding the proposal, which is part of the regular process, followed by the City for development applications.

The City of Langley is also required to consult with each immediately adjacent municipality that may be materially affected by the casino. According to the BCLC paper on "Casino Relocation Process for Community Casinos to Relocate or Expand Capacity":

"to be materially affected, the objector must be able to demonstrate that if the proposed relocation is completed there is a likelihood that the objector will incur significant new infrastructure or policing costs, experience increased traffic with a significant impact on its highways or experience a significant adverse impact on amenities and character to one or more of its neighbourhoods."

Upon completion of the public consultation process, Langley City is required to notify BCLC whether it is prepared to approve the proposed casino relocation. As part of that notification, the City of Langley must include confirmation that immediately adjacent local governments have been consulted.

Documentation attached to the June 24, 2003 letter from the City of Langley indicates the following:

1. The Langley RCMP, based on their experience in other communities with casinos, do not expect any significant increase in crime beyond what would be expected from any business that attracts large numbers of people.
2. A traffic study prepared by Bunt and Associates (traffic engineering consultants) concludes:
  - a. There are no significant deficiencies with the existing road system in the vicinity of the site of the proposed casino; and
  - b. No impact is expected in the regional areas outside of the City area; as a result of the casino traffic flows.

## **DISCUSSION**

The project proposed for the northwest corner of Glover Road and Fraser Highway in the City of Langley includes a 6-storey 76-room hotel, a 2,322 sq. m. (25,000 sq. ft.) convention centre, a 6038 sq. m. (65,000 sq. ft.) casino complete with a show lounge and a brew pub/restaurant. The site will provide a total of 926 parking stalls.

Surrey staff has completed a review of the proposed project and related documentation as forwarded by the City of Langley. The Surrey RCMP has advised that they would not expect any significant increase in crime as a result of the subject project. The Transportation Division of the Engineering Department advises that the proposed development will not significantly affect the projected background traffic growth expected to enter Surrey from the Langleys. The Fire Department has advised that the mutual aid agreement between Surrey and Langley City will remain in effect and will cover the subject project. The mutual aid agreement provides for Langley City to call upon Surrey Fire Services resources on a fee for service basis if their own Fire Services resources are insufficient to address the fire or emergency situation with which they are faced.

## **CONCLUSION**

A letter and related documentation forwarded by the City of Langley regarding a hotel/convention centre/casino project proposed to be constructed in Langley City has been reviewed by Surrey staff, with reference to potential effects to the City of Surrey caused by the project: particularly in the area of police, fire and traffic and transportation

services. Based on that review it has been determined that the subject project is not expected to cause significant adverse effects in the City of Surrey. On this basis, it is recommended that Council authorize the City Clerk to forward a letter to the City of Langley which advises that the project which includes a casino proposed to be constructed on land located at the northwest corner of Glover Road and Fraser Highway in the City of Langley is not expected to materially affect the City of Surrey.

Umendra Mital, P. Eng.  
City Manager

#### Attachments

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