

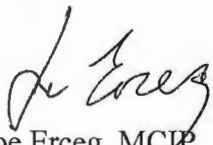


**To:** Planning Committee **Date:** November 25, 2016  
**From:** Joe Erceg, MCIP **File:**  
 General Manager, Planning and Development  
**Re:** **Update: Possible Casino in Delta**

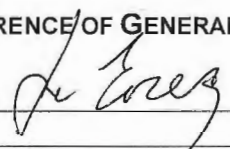
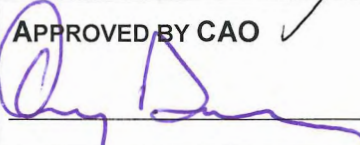
**Staff Recommendation**

That the British Columbia Lottery Corporation (BCLC) and the Corporation of Delta (Delta) be advised that:

- (1) The City of Richmond is opposed to any casino at the Town and Country Inn;
- (2) Any casino in Delta should be located sufficiently away from Richmond, so as not to negatively affect the City (e.g., land use, infrastructure, policing costs, highway / tunnel traffic), or the existing River Rock Casino; and
- (3) The City of Richmond should be fully consulted and given at least 90 days, to respond to any future *Gaming Control Act* and *Local Government Act* (e.g., for Official Community Plan amendment) notices regarding the proposed casino.

  
 Joe Erceg, MCIP  
 General Manager, Planning and Development

Att. 2

REPORT CONCURRENCE		
<b>ROUTED TO:</b>  Transportation	<b>CONCURRENCE</b>  <input checked="" type="checkbox"/>	<b>CONCURRENCE OF GENERAL MANAGER</b>  
<b>REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE</b>	<b>INITIALS:</b>  DW	<b>APPROVED BY CAO</b>  

## Staff Report

### Origin

The purpose of this report is to advise Council of the November 9, 2016 letter from the British Columbia Lottery Corporation (BCLC) regarding a possible casino in Delta and to recommend a response to protect the City's interests (Attachment 1).

This report supports Council's 2014-2018 Term Goal #3 A Well-Planned Community:

*Adhere to effective planning and growth management practices to maintain and enhance the livability, sustainability and desirability of our City and its neighbourhoods, and to ensure the results match the intentions of our policies and bylaws.*

*3.1. Growth and development that reflects the OCP, and related policies and bylaws.*

This report supports Council's 2014-2018 Term Goals #5 Partnerships and Collaboration:

*Continue development and utilization of collaborative approaches and partnerships with intergovernmental and other agencies to help meet the needs of the Richmond community.*

*5.1. Advancement of City priorities through strong intergovernmental relationships.*

### Findings of Fact

The letter advises that, earlier this year when the BCLC asked Surrey, Delta and the Tsawwassen First Nation, if they wanted a casino:

- Surrey said "No",
- Delta said "Yes" and that they wanted it at the Town and Country Inn just south of the George Massey Tunnel (Attachment 2); and
- The Tsawwassen First Nation (TFN) said "Yes".

The BCLC has selected Delta as its preferred host for a possible casino, which in the end, may or may not be approved. If approved, the casino would be a relocation and expansion of the Gateway Casinos & Entertainment's existing Newton Community Gaming Centre and they would be the private-sector Service Provider to own or lease and operate the casino on behalf of the BCLC.

The BCLC letter advised that they are committed to hearing from their stakeholders and in addition, there will also be many opportunities for input during the approval process. As well, before Delta can approve a casino, it is an obligation under the *Gaming Control Act*, that they seek and consider input from the community and to consult on certain prescribed matters (i.e., infrastructure, policing costs, traffic, highway use) with local governments whose borders fall within 5 km of the proposed gaming facility.

## **Analysis**

### A Separate Casino Market South of the Fraser River

Greg Walker, Director of Public Affairs, BCLC has advised that the BCLC is not interested in having the casino negatively affect Richmond, or disrupt or take customers away from the existing River Rock Casino, as they will be looking to develop a separate casino market in north Delta, south of the Fraser River.

### A Possible Casino and Location

Mr. Walker also advised that the casino may not be constructed for several reasons including: BCLC's Expression of Interest process is non-binding and they may not find a site that will adequately serve the market, and Delta can back out of the process and/or may reject any sites which the BCLC puts forward.

Although Delta wants a casino at the Town and Country Inn just south of the George Massey Tunnel, Mr. Walker said it may be located in an area east of Hwy 91, south of the Perimeter Road, west of King George Highway and north of Highway 10 (e.g., near the Nordel area) (Attachment 2).

### Consultation

- *The Gaming Control Act (GCA)*  
Mr. Walker stated that, under the *Gaming Control Act (GCA)*, before it can be approved, Delta is obligated to seek and consider input from local governments on the following prescribed matters (i.e., infrastructure, policing costs, traffic, highway use), whose borders fall within 5 km of the proposed gaming facility. (Delta's proposed Town and Country Inn site is 1.8 km south of Richmond's boundary: the centre of the Fraser River). Mr. Walker was unsure of when Delta would consult with Richmond.
- *The Local Government Act (LGA)*  
Under the *Local Government Act (LGA)*, Section 879 (2) (b) (iii), if Delta requires an OCP amendment to accommodate a casino, they must consider if consultation is required with the council of any municipality that is adjacent to the area covered by the OCP amendment (e.g., Richmond). At this point, it is not known if Delta will undertake such an OCP amendment or, if they will notify Richmond.
- *Ample Time Needed To Respond to Casino Notices*  
The November 9, 2016 BCLC letter does not require a response. However, future notices regarding proposed casinos, set a very short response time, usually 30 days, which is too tight of a timeline for Richmond Council to respond, as municipal procedures need to be followed.

As Richmond wants to be fully consulted and would like to have a more adequate comment response timeframe, staff recommend that Council request the BCLC and Delta to fully

consult with Richmond and allow the City (and others) at least 90 days to respond to any future *Gaming Control Act* and / or *Local Government Act* (e.g., an Official Community Plan amendment) notices regarding the proposed casino.

### Summary

In summary, a casino may be built in Delta, however, at this time, neither its location nor impacts on the City or the River Rock Casino are known. As the status of Delta's request to have a casino at the Town and Country Inn is unclear, Council should take a clear position as being opposed to the casino now, as it would negatively affect Richmond (e.g., policing costs, highway and tunnel traffic; land use and possible infrastructure north of the Tunnel; drawing customers away from the existing River Rock Casino).

To proactively protect the City's interest, staff recommend that Council advise the BCLC and Delta that, if there is a casino in Delta, it be located sufficiently away from the City of Richmond so as not to negatively affect the City or the existing River Rock Casino, and Council be fully consulted and given ample time to respond to any future notices regarding the proposed casino.

### **Financial Impact**

None

### **Conclusion**

As the BCLC has advised Richmond that there may be a casino in Delta around the Nordel area, to proactively protect the City's interests, staff recommend that the City advise the BCLC and Delta that: a casino not be located at the Town and Country Inn, any casino in Delta be located sufficiently away from Richmond, so as not to negatively affect the City and the existing River Rock Casino, and Richmond should be fully consulted with a longer GCA and LGA / OCP notice response time.



Terry Crowe, Manager  
Policy Planning Department  
604-276-4139

TTC:cas

Att. 1: BCLC Letter (dated November 9, 2016)

Att. 2: Map of Delta's Proposed Town and Country Inn Site and BCLC's Possible Delta Casino Site: the Nordel area

November 9, 2016

His Worship Malcolm Brodie  
Mayor, City of Richmond  
6911 No. 3 Road  
Richmond, B.C.  
V6Y 2C1



Dear Mayor Brodie,

The intent of this letter is to share information about BCLC's potential plans for the South of the Fraser marketplace.

BCLC initiated an Expression of Interest (EOI) process in June 2016 with three local governments to determine gaming interest. In July 2016, BCLC received responses indicating interest from the Corporation of Delta and Tsawwassen First Nation. The City of Surrey declined to participate.

74 West Seymour Street  
Kamloops, BC V2C 1E2

T 250.828.5500  
F 250.828.5631

BCLC has now concluded its EOI process, and has selected the Corporation of Delta as its preferred host local government for a potential new gaming facility. This decision was made as part of a rigorous assessment process that was overseen by a third-party fairness monitor, and based on factors including market potential, community plans and transportation access.

2940 Virtual Way  
Vancouver, BC V5M 0A6

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

Gateway Casinos & Entertainment Ltd. is the private-sector Service Provider which would own or lease the potential gaming facility on our behalf, and operate it on a day-to-day basis. The potential new Delta facility would be a relocation of Gateway's Newton Community Gaming Centre, which would also be expanded to include more gambling and entertainment options.

BCLC is committed to hearing from our stakeholders and understanding what's important to them. There will be many opportunities for community input throughout the approval process.

In addition, before the Corporation of Delta could approve a gaming proposal put forward by BCLC, the Corporation of Delta is obligated under the *Gaming Control Act* to seek and consider input from the community and to consult on certain prescribed matters with local governments whose borders fall within 5 km of the proposed gaming facility.

If you have any questions or require further information, please contact:

Greg Walker  
Director of Public Affairs, BCLC  
2940 Virtual Way  
Vancouver, BC V5M 0A6  
[gwalker@bclc.com](mailto:gwalker@bclc.com)

Finally, it's important to note that neither BCLC nor the Corporation of Delta is committed to developing a gaming facility. Either may choose to not proceed with a facility at any time.

We look forward to sharing more information as we move forward.

Sincerely,

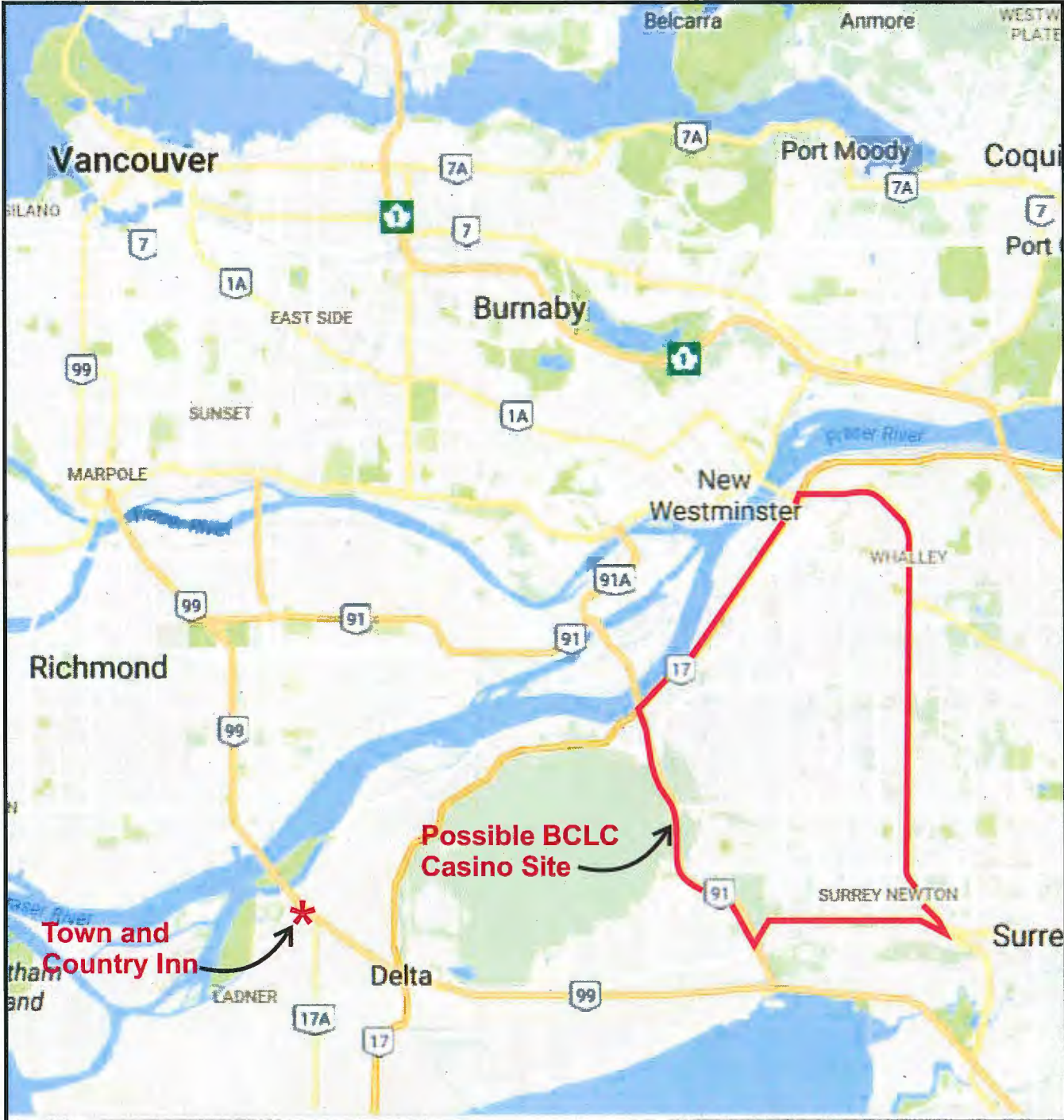
A handwritten signature in black ink, appearing to read "Desmarais". The signature is written in a cursive style with a large, stylized initial "D".

Brad Desmarais  
Vice President, Casino and Community Gaming  
BCLC

cc: Susan Dolinski, BCLC  
Jerry Williamson, BCLC  
Greg Walker, BCLC



# City of Richmond



## BCLC Proposed Sites

Original Date: 11/29/16

Revision Date:

Note: Dimensions are in METRES