

CASCADE HOTEL & CASINO



QUICK FACTS

Address: 20393 Fraser Hwy,
Langley, British Columbia
Site Area: 4 ha (9.88 acres)
Proposal: Casino, Hotel, Restaurant
and Convention Centre
Status: Opened in 2005
Investment: \$ 45.2 million
Awards: N/A

HISTORY

- The site formerly was used as both an auto-repair shop and other units housed fertilizers.
- The environmental assessment happened in the late 1990s.
- A convention centre was the initial idea for the development; however, city planners realized that a casino could help fund municipal works and infrastructure.
- Much of the existing building structures were reused in the development of the Cascade Casino.



Cascade Casino Langley Expansion Rendering
Source: Langley Advance Times

DESCRIPTION

- The City of Langley agreed to build on the former brownfield site to develop a multi-use hotel-casino and convention centre in the heart of Downtown Langley.
- Gateway Casino and Entertainment Limited is the developer of this project.
- Cascade Casino is the largest employer in the City of Langley, providing job opportunities in the food, hospitality and gaming industries.



Cascade Casino Ballroom Source: Cascade Casino Website

WHY WAS THE SITE CHOSEN?

- **Downtown Core:** This was an ideal location purely for convenience's sake for walkability and transit opportunity.
- **Tourism:** The City of Langley now attracts tourists and residents from all over the metropolitan Vancouver area. The hotel attached to the Casino has positively affects the surrounding local businesses.
- **Utilization:** The City of Langley was able to utilize this land for both community attraction and profit as it acts as both a convention centre and casino-hotel.
- **Profit Sharing:** The main revenue to the City of Langley originates from the taxes on casino winnings, which are responsible of providing funds to city repairs and grant money.

WHO INSTIGATED THE DEVELOPMENT?

The **City of Langley** worked alongside with **Gateway Casino and Entertainment Limited** to develop the project. The City of Langley took this as an opportunity to fund the City's infrastructure work (roads etc.) and also contribute towards grants.

WHY IS IT CATALYTIC?

- To date, this development has become the #1 employer of 500 people in the City of Langley (Business Examine, 2014)
- Nearly \$199 million dollar of brownfield developments have been approved which has led to an increase in surrounding property values (City of Langley).
- Since its opening, Cascades Casino in Langley has generated \$83.5 million for the City of Langley (British Columbia Lottery Corporation, 2018).
- The City of Langley generates roughly \$1 million dollar in tax revenue and receives 10% shares of net revenue from Cascades Casino that goes towards road maintenance and grant programs.
- New multiple high-density residential units had been developed nearby since its opening.
- The success of this development has led to numerous phase expansions of the Casino, and as of 2019, an additional 23,000 square feet was added on to the site (2 restaurants and larger gaming area).

References:

1. British Columbia. (2018). Attracting Development of Brownfield Sites through a Multi-Faceted Strategy. Retrieved from: <https://www2.gov.bc.ca/gov/>
2. Business Examiner. (2014). Award Winning Langley Brownfield Redevelopment Strategy a Catalyst to Economic Activity. Retrieved from: <http://city.langley.ba.ca/>
3. British Columbia Lottery Corporation. (2018). Langley Community Impact Report. Retrieved from: <https://corporate.bclbc.com/>
4. City of Langley (2020). Personal Communications

