

TO: CITY MANAGER 1996 SEPTEMBER 18  
FROM: DIRECTOR PLANNING & BUILDING  
SUBJECT: COOKING FACILITIES IN HOTELS  
PURPOSE: To amend the Burnaby Zoning Bylaw to permit minor cooking facilities in hotel suites as described in this report.

---

**RECOMMENDATION:**

1. THAT Council authorize the Municipal Solicitor to prepare an amendment to the Burnaby Zoning Bylaw to permit minor cooking facilities in hotel suites as outlined in the following report.

**R E P O R T**

**1.0 BACKGROUND INFORMATION:**

- 1.1 Currently the Zoning Bylaw allows hotels as a permitted use only in the C3 General Commercial District. The definition of hotel in the Bylaw is:

"HOTEL" means a building in which there are more than six sleeping units wherein accommodation without private cooking facilities is provided for transient lodgers, and having a public dining room or cafe."

Motor hotels and motels/auto courts are permitted uses in C4 Service Commercial District and the C5 Tourist Commercial District. Private cooking facilities are not permitted in motor hotels, while they are permitted in motels or auto courts, through the inclusion of dwelling units in the definition.

1.2 Over the past several years, this Department has received several preliminary inquiries about the provision of cooking facilities in hotels. It is only recently that two proposals have been forwarded to Council (R.Z.#9/96 - Crystal Square and R.Z.#21/96 - MetroCentre Hotel) in which the applicant proposed that the hotel design include minor cooking facilities within each suite.

2.0 GENERAL DISCUSSION:

2.1 In reviewing these proposals and in research conducted by staff previously, the following information is pertinent:

- there is a trend towards the development of "All-Suite Hotels" which include cooking facilities, emphasizing privacy and convenience to meet the longer stay needs of businessmen and visitors
- the sizes of the rooms vary, but generally suites are larger than a standard hotel room
- the price range also varies, but all-suite hotels are focused more on the upper end of the market

2.2 The Planning and Building Department is supportive of the concept of permitting minor cooking facilities in hotel suites to provide a better and greater variety of services to the travelling public. In this context, minor cooking facilities would entail as maximum provisions, a 2 burner cook-top unit, microwave, sink and small refrigerator. Ovens or dishwashers would not be permitted. However, it is of some concern that such intended hotel accommodation not be utilized for permanent residential accommodation with guests becoming long-term residents. The provision of hotel suites with minor cooking facilities as part of an urban mixed-use development, combined with other integrated hotel and conference functions, should assure its continuing long-term functioning as a hotel for transient travellers.

The "suites" in an "all-suite hotel" would be larger than the size of an average hotel room, a small one-bedroom type being a common configuration. A mix of standard hotel rooms and "suite" rooms is also possible. A few luxury larger-sized suites particularly in penthouse locations are also possible.

**CITY MANAGER  
COOKING FACILITIES IN HOTELS  
1996 September 18 . . . . . Page 3**

- 2.3 This type of new proposed use in an "all-suite hotel" setting could be supported provided it is limited to a Town Centre core-related comprehensive hotel permitted within the context of the CD Comprehensive Development District (utilizing the C3 General Commercial District as a guideline) situated within the "Town Centre Core" of our four town centre plans - Metrotown, Edmonds, Brentwood and Lougheed. A comprehensive hotel in this context is one which would include a restaurant, lounge and recreational amenities. A conference and banquet facility would also be an integral component. A mix of unit types which included a proportion of standard hotel rooms is also desirable.
- 2.4 The point has been raised as whether this type of "All-Suite Hotel" would invite more residential use than the normal transient guest use found in a hotel. To that end, staff have looked to the Provincial statutes and whether they limit the length of stay for guests. Neither the Hotel Keepers Act nor the Hotel Guest Registration Act limit the amount of time that any guest may stay at a hotel facility.

In 1985, City Council adopted Bylaw No. 8380, the BURNABY RECREATIONAL VEHICLE PARK BYLAW. Under Section 4.1 (1) the following was passed to alleviate concerns with respect to the length of stay of any recreational vehicle:

*"No recreational vehicle shall be located in an recreational vehicle park for a period of more than fifteen (15) consecutive days."*

A similar bylaw establishing a reasonable limit of length of stay may be enacted by the City as it pertains to All-Suite Hotels with minor cooking facilities to ensure that the use remains that of a hotel and does not become more residential in nature. The maximum length of stay realizing variations in business needs could be in the range of one to two months. However, the practical enforcement of a length of stay may be difficult. A covenant at the time of rezoning is considered more appropriate which requires the owner(s) to state that the units are intended for transient use by travelling guests of the hotel only.

- 2.5 Council at its meetings of 1996 May 27 (R.Z.#9/96) and 1996 July 22 (R.Z.#21/96) adopted reports which contained the following recommendation:

*"THAT staff be authorized to pursue a text amendment to the Zoning Bylaw to permit a Town Centre core-related comprehensive hotel to have suite-type rooms with minor cooking capabilities."*

These rezoning reports were advanced by Council on the understanding that the completion of the text amendment to the Zoning Bylaw which is a prerequisite condition of both rezoning applications would be achieved prior to Final Adoption of Rezoning #9/96 and #21/96. The 215 Covenant related to a hotel which is also one of the prerequisites for both rezoning applications is to indicate that the hotel units are intended for transient use by travelling guests of the hotel.

3.0 CONCLUSION:

As two recent development proposals R.Z.#9/96 and R.Z.#21/96 have been forwarded to Council encompassing the applicant's desire to construct "all-suite" hotels with minor cooking facilities and in light of the recent trend toward all-suite hotels with the provision of minor cooking facilities to provide a wider range of services to the travelling public, the Planning and Building Department has concluded that it is appropriate to amend the Zoning Bylaw to permit this use within the context of the CD Comprehensive Development District (utilizing the C3 General Commercial District as guideline) within the "Town Centre Core" of our four Town Centres - Metrotown, Edmonds, Brentwood and Lougheed. Therefore, Council authority is being requested for the City Solicitor to prepare and pursue such an amendment to the Burnaby Zoning Bylaw.



D. G. Stenson,  
Director Planning and Building

SAM/ds

- cc: City Solicitor
- City Clerk
- Chief Building Inspector
- Medical Health Officer