

## **BY-LAW NO. 14483**

### **A By-law to amend the Zoning and Development By-law No. 3575 regarding cold plunges and saunas**

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. This by-law amends the indicated provisions of the Zoning and Development By-law No. 3575.
2. In section 2, in the definition of “Beauty and Wellness Centre”, Council adds “thermal therapy,” after “hydrotherapy,”.
3. In the I-1 district schedule, Council:
  - (a) in section 2.1:
    - (i) strikes out “2.2.8”, “2.2.9”, “2.2.10”, “2.2.11”, and “2.2.12” wherever they appear and substitutes “2.2.9”, “2.2.10”, “2.2.11”, “2.2.12”, and “2.2.13”, respectively, and
    - (ii) adds the following use in the correct alphabetical order under the heading “Service Uses”:

“Beauty and Wellness Centre	Conditional	2.2.1, 2.2.8”; and
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  - (b) in section 2.2:
    - (i) in section 2.2.1(a), adds “beauty and wellness centre,” before “cardlock fuel station”,
    - (ii) rennumbers sections 2.2.8, 2.2.9, 2.2.10, 2.2.11, and 2.2.12 as 2.2.9, 2.2.10, 2.2.11, 2.2.12, and 2.2.13, respectively,
    - (iii) in sections 2.2.11 and 2.2.12, strikes out “2.2.9” and substitutes “2.2.10”, and
    - (iv) adds a new section 2.2.8 as follows:

“2.2.8 Beauty and Wellness Centre is limited to hydrotherapy and thermal therapy.”.
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4. In the I-1A and I-1B district schedules, Council:
  - (a) in section 2.1:
    - (i) strikes out “2.2.8”, “2.2.9”, “2.2.10”, “2.2.11”, and “2.2.12” wherever they appear and substitutes “2.2.9”, “2.2.10”, “2.2.11”, “2.2.12”, and “2.2.13”, respectively, and

- (ii) adds the following use in the correct alphabetical order under the heading “Service Uses”:

“Beauty and Wellness Centre                      Conditional                      2.2.1, 2.2.8”; and

- (b) in section 2.2:

- (i) in section 2.2.1(a), adds “beauty and wellness centre,” before “cardlock fuel station”,

- (ii) renumbers sections 2.2.8, 2.2.9, 2.2.10, 2.2.11, and 2.2.12 as 2.2.9, 2.2.10, 2.2.11, 2.2.12, and 2.2.13, respectively,

- (iii) in sections 2.2.11 and 2.2.12, strikes out “2.2.8” and substitutes “2.2.10”, and

- (iv) adds a new section 2.2.8 as follows:

“2.2.8 Beauty and Wellness Centre is limited to hydrotherapy and thermal therapy.”.

5. In the IC-2 district schedule, Council:

- (a) in section 2.1:

- (i) strikes out “2.2.8”, “2.2.9”, “2.2.10”, and “2.2.11” wherever they appear and substitutes “2.2.9”, “2.2.10”, “2.2.11”, and “2.2.12”, respectively, and

- (ii) adds the following use in the correct alphabetical order under the heading “Service Uses”:

“Beauty and Wellness Centre                      Conditional                      2.2.1, 2.2.8”; and

- (b) in section 2.2:

- (i) in section 2.2.1(a), adds “beauty and wellness centre,” before “cardlock fuel station”,

- (ii) renumbers sections 2.2.8, 2.2.9, 2.2.10, and 2.2.11 as 2.2.9, 2.2.10, 2.2.11, and 2.2.12, respectively,

- (iii) in section 2.2.11, strikes out “2.2.9” and substitutes “2.2.10”, and

- (iv) adds a new section 2.2.8 as follows:

“2.2.8 Beauty and Wellness Centre is limited to hydrotherapy and thermal therapy.”.

6. In the FC-2 district schedule, Council:

- (a) in section 2.1:

- (i) strikes out “2.2.8”, “2.2.9”, and “2.2.10” wherever they appear and substitutes “2.2.9”, “2.2.10”, and “2.2.11”, respectively, and
  - (ii) adds the following use in the correct alphabetical order under the heading “Service Uses”:
 

“Beauty and Wellness Centre                      Conditional                      2.2.1, 2.2.8”; and
- (b) in section 2.2:
  - (i) in section 2.2.1(a):
    - (A) renumbers clauses (i) through (xiv) as (ii) through (xv), respectively, and
    - (B) adds a new clause (i) as follows:
 

“(i)      beauty and wellness centre,”,
  - (ii) renumbers sections 2.2.8, 2.2.9, and 2.2.10 as 2.2.9, 2.2.10, and 2.2.11, respectively, and
  - (iii) adds a new section 2.2.8 as follows:
 

“2.2.8 Beauty and Wellness Centre is limited to hydrotherapy and thermal therapy.”.

7. In the I-2 district schedule, Council:

- (a) in section 2.1:
  - (i) strikes out “2.2.10”, “2.2.11”, and “2.2.12” wherever they appear and substitutes “2.2.11”, “2.2.12”, and “2.2.13”, respectively, and
  - (ii) adds the following use in the correct alphabetical order under the heading “Service Uses”:
 

“Beauty and Wellness Centre                      Conditional                      2.2.1, 2.2.10”; and
- (b) in section 2.2:
  - (i) renumbers sections 2.2.10, 2.2.11, and 2.2.12 as 2.2.11, 2.2.12, and 2.2.13, respectively, and
  - (ii) adds a new section 2.2.10 as follows:
 

“2.2.10 Beauty and Wellness Centre is limited to hydrotherapy and thermal therapy.”.

8. In the IC-3 district schedule, Council:

(a) in section 2.1:

- (i) strikes out “2.2.10”, “2.2.11”, “2.2.12” and “2.2.13” wherever they appear and substitutes “2.2.11”, “2.2.12”, “2.2.13” and “2.2.14”, respectively, and
- (ii) adds the following use in the correct alphabetical order under the heading “Service Uses”:

“Beauty and Wellness Centre      Conditional      2.2.1, 2.2.10”; and

(b) in section 2.2:

- (i) in section 2.2.1(a), adds “beauty and wellness centre,” before “cardlock fuel station”,
- (ii) rennumbers sections 2.2.10, 2.2.11, 2.2.12, and 2.2.13 as 2.2.11, 2.2.12, 2.2.13, and 2.2.14, respectively,
- (iii) in section 2.2.13, strikes out “2.2.11” and substitutes “2.2.12”, and
- (iv) adds a new section 2.2.10 as follows:

“2.2.10      Beauty and Wellness Centre is limited to hydrotherapy and thermal therapy.”.

9. In the I-3 district schedule, Council:

(a) in section 2.1:

- (i) strikes out “2.2.12”, “2.2.13”, and “2.2.14” wherever they appear and substitutes “2.2.13”, “2.2.14”, and “2.2.15”, respectively, and
- (ii) adds the following use in the correct alphabetical order under the heading “Service Uses”:

“Beauty and Wellness Centre      Conditional      2.2.1, 2.2.12”; and

(b) in section 2.2:

- (i) in section 2.2.1(a), adds “beauty and wellness centre,” before “gasoline station”,
- (ii) rennumbers sections 2.2.12, 2.2.13, and 2.2.14 as 2.2.13, 2.2.14, and 2.2.15, respectively, and
- (iii) adds a new section 2.2.12 as follows:

“2.2.12 Beauty and Wellness Centre is limited to hydrotherapy and thermal therapy.”.

10. In the I-4 district schedule, Council:

(a) in section 2.1:

- (i) strikes out “2.2.9”, “2.2.10”, “2.2.11”, and “2.2.12” wherever they appear and substitutes “2.2.10”, “2.2.11”, “2.2.12”, and “2.2.13”, respectively, and
- (ii) adds the following use in the correct alphabetical order under the heading “Service Uses”:

“Beauty and Wellness Centre                      Conditional                      2.2.1, 2.2.9”; and

(b) in section 2.2:

- (i) rennumbers sections 2.2.9, 2.2.10, 2.2.11, and 2.2.12 as 2.2.10, 2.2.11, 2.2.12, and 2.2.13, respectively,
- (ii) in section 2.2.12, strikes out “2.2.10” and substitutes “2.2.11”, and
- (iii) adds a new section 2.2.9 as follows:

“2.2.9 Beauty and Wellness Centre is limited to hydrotherapy and thermal therapy.”.

11. In the M-1B district schedule, Council:

(a) in section 2.1:

- (i) strikes out “2.2.9”, “2.2.10”, and “2.2.11” wherever they appear and substitutes “2.2.10”, “2.2.11”, and “2.2.12”, respectively, and
- (ii) adds the following use in the correct alphabetical order under the heading “Service Uses”:

“Beauty and Wellness Centre                      Conditional                      2.2.1, 2.2.9”; and

(b) in section 2.2:

- (i) rennumbers sections 2.2.9, 2.2.10, and 2.2.11 as 2.2.10, 2.2.11, and 2.2.12, respectively, and
- (ii) adds a new section 2.2.9 as follows:

“2.2.9 Beauty and Wellness Centre is limited to hydrotherapy and thermal therapy.”.

12. In the IC-1 district schedule, Council:

(a) in section 2.1:

- (i) strikes out “2.2.7”, “2.2.8”, “2.2.9”, and “2.2.10” wherever they appear and substitutes “2.2.8”, “2.2.9”, “2.2.10”, and “2.2.11”, respectively, and
- (ii) adds the following use in the correct alphabetical order under the heading “Service Uses”:

“Beauty and Wellness Centre      Conditional      2.2.1., 2.2.7”; and

(b) in section 2.2:

- (i) in section 2.2.1(a), adds “beauty and wellness centre,” before “cardlock fuel station”,
- (ii) rennumbers sections 2.2.7, 2.2.8, 2.2.9, and 2.2.10 as 2.2.8, 2.2.9, 2.2.10, and 2.2.11, respectively,
- (iii) in section 2.2.10, strikes out “2.2.8” and substitutes “2.2.9”, and
- (iv) adds a new section 2.2.7 as follows:

“2.2.7      Beauty and Wellness Centre is limited to hydrotherapy and thermal therapy.”.

13. In the M-2 district schedule, Council:

(a) in section 2,1:

- (i) strikes out “2.2.8”, “2.2.9”, and “2.2.10” wherever they appear and substitutes “2.2.9”, “2.2.10”, and “2.2.11”, respectively, and
- (ii) adds the following use in the correct alphabetical order under the heading “Service Uses”:

“Beauty and Wellness Centre      Conditional      2.2.9”; and

(b) in section 2.2:

- (i) rennumbers sections 2.2.8, 2.2.9, and 2.2.10 as 2.2.9, 2.2.10, and 2.2.11, respectively, and
- (ii) adds a new section 2.2.8 as follows:

“2.2.8      Beauty and Wellness Centre is limited to hydrotherapy and thermal therapy.”.

14. In section 2.2.1(a) of the I-1C district schedule, Council adds “hydrotherapy, thermal therapy,” after “aircraft landing place,”.

15. In section 2.2.1 of the HA-2 district schedule, Council:

(a) renumbers subsections (c) through (h) as subsections (d) through (i); and

(b) adds a new subsection (c) as follows:

“(c) hydrotherapy, thermal therapy, or both;”.

16. In section 2.2.1 of the HA-3 district schedule, Council:

(a) renumbers subsections (d) through (k) as subsections (e) through (l); and

(b) adds a new subsection (d) as follows:

“(d) hydrotherapy, thermal therapy, or both;”.

17. In section 2.2.1 of the RM-5, RM-5A, RM-5B, RM-5C and RM-5D districts schedule, Council:

(a) renumbers subsections (d) through (j) as subsections (e) through (k); and

(b) adds a new subsection (d) as follows:

“(d) hydrotherapy, thermal therapy, or both;”.

18. In section 2.2.1 of the C-1 and RM-6 district schedules, and the HA-1 and HA-1A districts schedule, Council:

(a) renumbers subsections (e) through (k) as subsections (g) through (l); and

(b) adds a new subsection (e) as follows:

“(e) hydrotherapy, thermal therapy, or both;”.

19. In section 2.2.1 of the C-2B district schedule, Council:

(a) renumbers subsections (f) through (m) as subsections (g) through (n); and

(b) adds a new subsection (f) as follows:

“(f) hydrotherapy, thermal therapy, or both;”.

20. In section 2.2.1 of the C-2C district schedule, Council:

(a) renumbers subsections (f) through (l) as subsections (g) through (m); and

(b) adds a new subsection (f) as follows:

“(f) hydrotherapy, thermal therapy, or both;”.

21. In section 2.2.1 of the C-2 and C-3A district schedules, Council:

(a) renumbers subsections (g) through (q) as subsections (h) through (r); and

(b) adds a new subsection (g) as follows:

“(g) hydrotherapy, thermal therapy, or both;”.

22. In section 2.2.1 of the C-2C1 district schedule, Council:

(a) renumbers subsections (g) through (n) as subsections (h) through (o); and

(b) adds a new subsection (g) as follows:

“(g) hydrotherapy, thermal therapy, or both;”.

23. In section 2.2.1 of the C-5, C-5A and C-6 districts schedule, Council:

(a) renumbers subsections (g) through (m) as subsections (h) through (n); and

(b) adds a new subsection (g) as follows:

“(g) hydrotherapy, thermal therapy, or both;”.

24. In section 2.2.1 of the C-7 and C-8 districts schedule, Council:

(a) renumbers subsections (f) through (o) as subsections (g) through (p); and

(b) adds a new subsection (f) as follows:

“(f) hydrotherapy, thermal therapy, or both;”.

25. In section 2.2.1 of the FC-1 district schedule, Council:

(a) renumbers subsections (g) through (p) as subsections (h) through (q); and

(b) adds a new subsection (g) as follows:

“(g) hydrotherapy, thermal therapy, or both;”.

26. In section 2.2.2(c) of the MC-1 and MC-2 districts schedule, Council:

(a) renumbers clauses (v) through (xi) as clauses (vi) through (xii); and

(b) adds a new clause (v) as follows:

“(v) hydrotherapy, thermal therapy, or both;”.



27. A decision by a court that any part of this By-law is illegal, void, or unenforceable severs that part from this By-law, and is not to affect the balance of this By-law.

28. This by-law is to come into force and take effect upon enactment.

ENACTED by Council this 5<sup>th</sup> day of November, 2025

Signed \_\_\_\_\_ "Ken Sim"  
Mayor

Signed \_\_\_\_\_ "Katrina Leckovic"  
City Clerk