

**BY-LAW NO.**

**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.”.
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) 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 “2.2.8” 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) rennumbers 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) renumbers 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) renumbers 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                      day of                      , 2025

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Mayor

\_\_\_\_\_  
City Clerk

DRAFT