

1. Enabling Outdoor Cold Plunges and Saunas – Amendments to the Zoning and Development By-law and Licence By-law

Summary: To amend the Zoning and Development By-law and the Licence By-law to allow more opportunities to permit outdoor cold plunges and saunas in the city. Currently, cold plunges and saunas are only permitted in some zones and are not generally permitted outdoors. The proposed by-law amendments will expand potential locations by allowing them outdoors, and in all commercial and industrial zones.

Applicant: General Manager of Planning, Urban Design and Sustainability

Referral: This relates to the report entitled “Enabling Outdoor Cold Plunges and Saunas – Amendments to the Zoning and Development By-law and Licence By-law”, dated September 2, 2025 (“Report”), referred to Public Hearing at the Council Meeting of September 16, 2025.

Recommended Approval: By the General Manager of Planning, Urban Design and Sustainability, subject to the following conditions as proposed for adoption by resolution of Council:

- A. THAT Council approve, in principle, the application to amend the Zoning and Development By-law to update Beauty and Wellness Centre regulations to allow for outdoor cold plunges and saunas, generally in accordance with Appendix A of the Report;

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment amendments to the Zoning and Development By-law, generally in accordance with Appendix A of the Report.

- B. THAT Council approve, in principle, amendments to the Licence By-law to remove the steam bath licence category and regulations, and amend the Beauty and Wellness Centre definition to include thermal therapy, generally as presented in Appendix B of the Report;

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment amendments to the Licence By-law, generally in accordance with Appendix B of the Report.

- C. THAT Recommendations A and B be adopted on the following conditions:

- (i) THAT passage of the above resolutions creates no legal rights for any person, or obligation on the part of the City and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
- (ii) THAT any approval that may be granted following the public hearing shall not obligate the City to enact any by-laws including zoning by-laws; and

- (iii) THAT the City and all its officials shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

[Enabling Outdoor Cold Plunges and Saunas – Amendments to the Zoning and Development By-law and Licence By-law]