

Appendix B

The September 23, 2019 recommendations approved by City Council allow massage parlours in industrial and major arterial commercial zones (or the equivalent in the new zoning bylaw) as a discretionary land use.

Two alternative options are presented below.

Alternate Option 1: Restrict Massage Parlours to Industrial Zones as a Permitted Land Use

Zone	<ul style="list-style-type: none"> ▪ Allow massage parlours only in industrial zones as a permitted land use. ▪ This would restrict massage parlours to one or more of the following zones in the new bylaw: <ul style="list-style-type: none"> – Industrial Prestige zone (IP) – Industrial Light Zone (IL) – Industrial Heavy Zone (IH)
Advantages	<ul style="list-style-type: none"> ▪ Allowing massage parlours as a permitted land use means that Council will not have to assess each application separately. In light of the separation distances and additional regulations imposed on massage parlours by the zoning and licensing framework – including regular inspections, criminal record checks and stipulations regarding front appearances – Council may prefer to rely on those standards. ▪ Addresses concerns about the character of neighbourhoods by restricting massage parlours in the City’s industrial zones from locations that are peripheral to residential areas. ▪ Responds to the preferences of those individuals and community organizations who participated in the City’s consultation and engagement process and who asked for either an outright ban of massage parlours or strict limits on their operations.
Disadvantages	<ul style="list-style-type: none"> ▪ Does not support the safety of sex workers and their clients, as it locates them in underpopulated and low traffic areas, with less lighting, fewer public transportation options and a reduced police presence after regular business hours. Given the heightened danger sex workers face, these conditions increase safety and reduce the risk of life-threatening working conditions. ▪ Increases the isolation and negative social stigma of sex work.

	<ul style="list-style-type: none"> ▪ Would require intensive investigation and enforcement efforts to shut down massage parlours operating in the major arterial commercial zone (or equivalent). ▪ Not as frequently patrolled by law enforcement.
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Alternate Option 2: Allow Massage Parlours in Industrial Zones as a Permitted Use and Major Arterial Commercial Zones (or Equivalent) as a Discretionary Use

Zone	<ul style="list-style-type: none"> ▪ Allow massage parlours in industrial zones as a <i>permitted</i> land use and major arterial commercial zones as <i>discretionary</i> land use. ▪ This would allow massage parlours in the Mixed High-Rise zone (MH) in the new bylaw on a discretionary basis and in one or more of the following industrial zones on a permitted basis: <ul style="list-style-type: none"> – Industrial Prestige zone (IP) – Industrial Light Zone (IL) – Industrial Heavy Zone (IH)
Advantages	<ul style="list-style-type: none"> ▪ Allowing massage parlours as a discretionary land use in the Mixed High-Rise (MH) zone means that Council will have an opportunity to assess each application separately and ensure that massage parlours are located appropriately in these zones. ▪ Allowing massage parlours as a permitted land use in the industrial zones means that Council will not have to assess each application separately. In light of the enhanced regulations and oversight the zoning and licensing framework will impose on massage parlours – from regular inspections and criminal record checks to outward front appearances – Council may prefer to rely on those standards. ▪ If approved, allowing massage parlours in the Mixed High - Rise (MH) zone provides sex workers with the ability to work in safe and well-lit areas of the city, with access to public transportation and a higher police presence. ▪ Existing non-compliant massage parlours could continue to operate in their current locations as long as they are otherwise regulatory compliant.

Disadvantages	<ul style="list-style-type: none">▪ Council will need to assess each application for discretionary use in the Mixed High-Rise (MH) zone separately.▪ For massage parlours in industrial zones, there are similar disadvantages to Alternate Option 1.
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