

Oshawa LaVilla Spa
634 Park Rd. S, Oshawa





The location for the body rub business establishment in Oshawa was selected by the city and approved by council over 20 years ago when the original by-laws were introduced in 2005.

The property at 634 Park Rd. S. is zoned in accordance with current bylaws permitting the operation of a licensed body-rub massage spa.

The property is located on a dead-end street with only 3 other houses that are all zoned commercially, there are no schools, parks or public venues in the area. Current residents moved to the area many years after LaVilla Spa was already well established at its location.

The business has not caused any issues and has had no negative effects on surrounding community.

There are no issues with parking or traffic. At the back of the property there is parking lot with 5 parking spots. Arrangements have also been made with two neighbours for employee parking in their driveways if needed.

LaVilla Spa undergoes annual inspections from the municipal By-law department, health department and fire department.

Last year, an inspection from the Ministry of Labor was conducted throughout Ontario to ensure no underage or illegally working individuals were present and that employers are following the Ministry of Labor employment standards.

Since all operators and attendants are licensed by the municipality, screened by health department and verified with criminal checks the business passed the inspection with no issues.

In mid-December 2024 LaVilla Spa business license was temporarily suspended due to non-compliance with the interior floor plan design that deviated from the initially approved design.

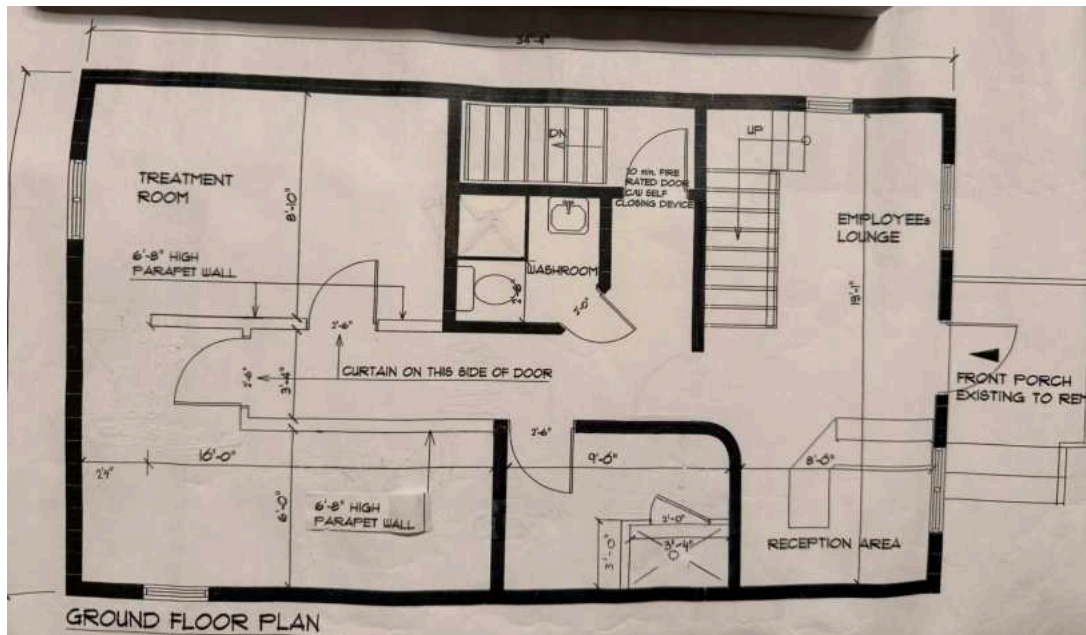
Modifications were made during COVID to address concerns related to social distancing, privacy, and the extended time required to properly disinfect the treatment areas before next customer.

Adding additional showers improved health standard, hygiene, and overall quality of the facility.

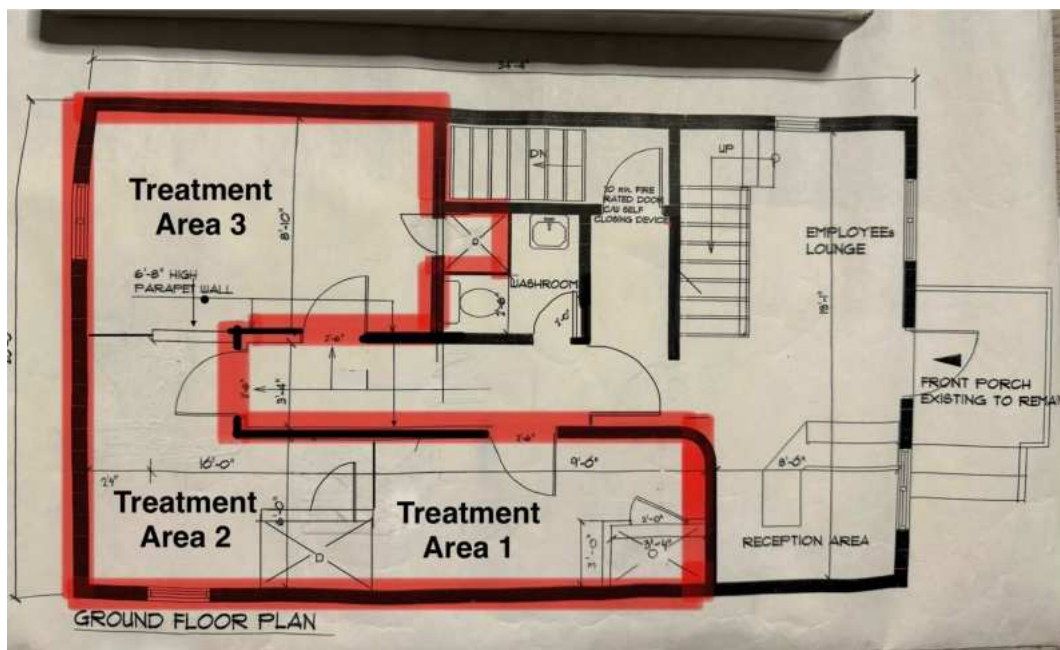
LaVilla Spa's business license has since been reinstated; however, the business is currently operating with only one service room and one attendant. It is not feasible to sustain the business operation under these severe capacity limitations while covering expenses such as employee salaries, rent, utility bills, maintenance, insurance and all other business costs.

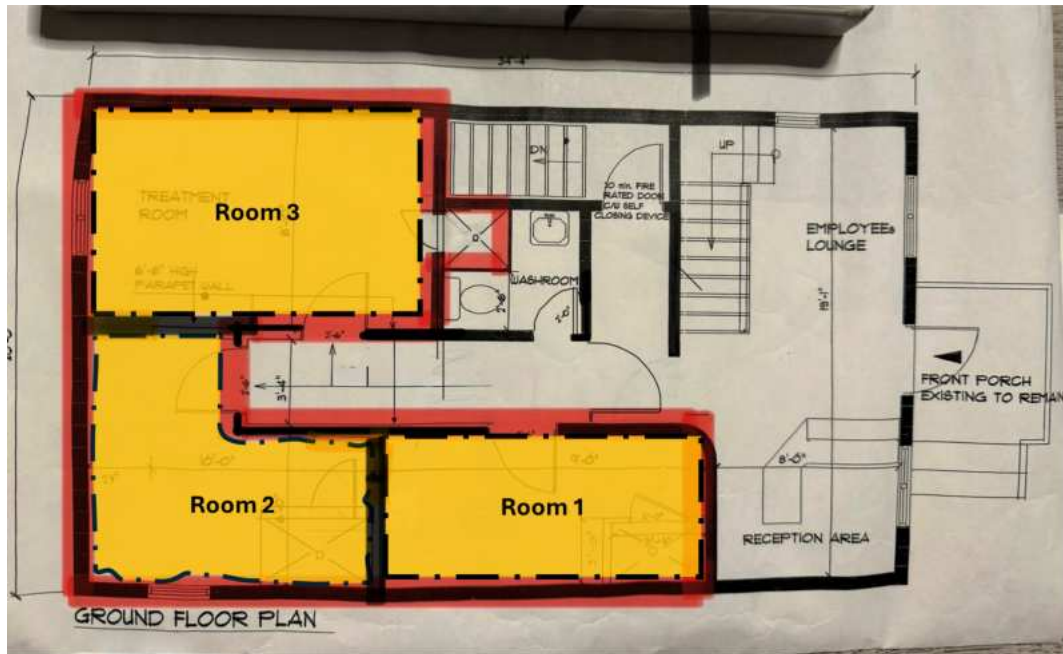
My only request to the committee and council members is to approve a change in the design and layout description of the treatment area to allow for three individual rooms with floor to ceiling walls and individual showers in each room.

The following picture depicts initially approved design from 15 years ago based on the past / current by-law.



COVID related concerns of social distancing, increased need to maintain private spaces, as well as health and hygiene aspects led to the following floor design modification. These changes were made within the same space and capacity, incorporating enclosed passages between the rooms and additional showers.





Since this floor plan modification did not comply with the current by-laws LaVilla Spa business license got put on hold and just recently (March 2025) to rectify the situation and reinstate the business license, the majority of treatment area was decommissioned to fulfill upper management request to bring the floor plan and design to compliance with the current bylaws. The following picture reflects the outcome which is a significant limitation compared to originally approved design from 15 years ago.



I would like to emphasize that LaVilla Spa business license was temporarily suspended not because of violating the health regulations, as I have always ensured over the course of last 15 years that the business has been assigned annually green health check certificate by the Health Department. The license suspension was directly related to modification of the internal room layout which did not align with current body rub by-law definition of “one single room” with no partitioning walls exceeding 2 meters in height.

This request does not involve changing the location, zoning, expanding the footprint of the business, or increasing its capacity, as I am limited to just over 300 sq. ft. of treatment area floor space inside a small house that has been converted to commercial use.

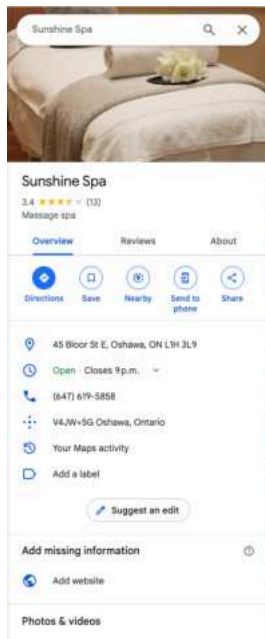
I’m seeking approval for changes to schedule C of bylaw 122-2024 with respect to treatment room design to facilitate adequate privacy for customers by allowing floor to ceiling walls and the showers in each room.

The current by-laws make it impossible and prohibitive to operate within legitimate framework. Unlicensed operations of similar nature still exist within the municipality.

These businesses operate without valid business license, with no compliance with any rules or regulations, outside stipulated business hours, and with no attendants or operators undergoing medical and criminal scrutiny checks.

Consequently they generate no revenue for the municipality.

Some of these places have been in business for over ten years and continue operating up to now by simply changing the names.



LaVilla Spa has previously operated with 3 treatment areas that were considered one single treatment room, so I am not expanding or increasing the capacity as I have always been permitted to operate out of one treatment room, regardless of how many beds would fit into that space.

This matter should not be viewed through a moral lens; since there are specific set of bylaws that govern this business.

In closing, I appreciate your attention to this matter. My goal is to ensure that LaVilla Spa operates within the guidelines set forth by the city while providing a safe and positive environment for our clients and employees.

By approving the requested changes to the treatment room design, we can enhance the quality of services offered while maintaining compliance with local regulations and have these standards align with other municipalities.

Thank you for your consideration, and I look forward to your favourable response.

Richard Trent.