



THE CORPORATION OF THE CITY OF VERNON REPORT TO COUNCIL

SUBMITTED BY: Craig Broderick
Approving Officer

COUNCIL MEETING: REG ☒ COW ☐ I/C ☐
COUNCIL MEETING DATE: January 27, 2025
REPORT DATE: December 15, 2024
FILE: 3340-20 (OCP00099) / 3360-20 (ZON00399)

SUBJECT: **OFFICIAL COMMUNITY PLAN AND REZONING AMENDMENTS FOR A PORTION
OF 8800 RISING VIEW WAY**

PURPOSE:

To present Official Community Plan and Zoning Amendment applications for Council's consideration for a portion of the property at 8800 Rising View Way to provide for a future spa facility.

RECOMMENDATION:

THAT Council support, in principle, Official Community Plan Application OCP00099 to redesignate a portion of Lot A, Plan EPP19505, Section 6, Township 8, ODYD and Section 32, Township 9 (portion of 8800 Rising View Way) from PARK and HRES (Hillside Residential) to TCOM (Tourist Commercial) as outlined in the report titled "Official Community Plan and Rezoning Amendments for a portion of 8800 Rising View Way" dated December 15, 2024 and respectfully submitted by the Approving Officer;

AND FURTHER, that Council support, in principle, rezoning application ZON00399 to rezone a portion of Lot A, Plan EPP19505, Section 6, Township 8, ODYD and Section 32, Township 9 (portion of 8800 Rising View Way) from PANS (Parks and Natural Spaces) and RTH (Resort Tourist Housing) to RCC (Resort Commercial Centre) as outlined in the report titled "Official Community Plan and Rezoning Amendments for a portion of 8800 Rising View Way" dated December 15, 2024 and respectfully submitted by the Approving Officer;

AND FURTHER, as per the *Local Government Act*, in addition to the referral to relevant agencies already completed as part of the application review process, that Council has considered appropriate consultation opportunities for OCP00099 and ZON00399 and supports the following consultation opportunities in addition to the statutory public hearing:

- a) Referral to the City of Vernon Advisory Planning Committee for review and a recommendation to Council;
- b) The applicant hosting of a Public Open House; and
- c) That feedback from the above noted input opportunities be summarized and brought forward for Council's consideration upon presentation of amending Bylaws for First and Second Readings;

AND FURTHER, that adoption of the OCP and zoning amendment Bylaws is subject to:

- a) The required Environmental and Hillside Development Permit be ready for issuance; and
- b) The required conceptual servicing agreement be in place.

ALTERNATIVES & IMPLICATIONS:

THAT Council **not** support, Official Community Plan Application OCP00099 to redesignate a portion of Lot A, Plan EPP19505, Section 6, Township 8, ODYD and Section 32, Township 9 (portion of 8800 Rising View Way) from PARK and HRES (Hillside Residential) to TCOM (Tourist Commercial) as outlined in the report titled “Official Community Plan and Rezoning Amendments for a portion of 8800 Rising View Way” dated December 15, 2024 and respectfully submitted by the Approving Officer;

AND FURTHER, that Council **not** support rezoning application ZON00399 to rezone a portion of Lot A, Plan EPP19505, Section 6, Township 8, ODYD and Section 32, Township 9 (portion of 8800 Rising View Way) from PANS (Parks and Natural Spaces) and RTH (Resort Tourist Housing) to RCC (Resort Commercial Centre) as outlined in the report titled “Official Community Plan and Rezoning Amendments for a portion of 8800 Rising View Way” dated December 15, 2024 and respectfully submitted by the Approving Officer.

Note: This option would effectively terminate the spa project at the proposed site. An alternative site would need to be selected by the applicant and brought forward by Administration for Council’s consideration.

ANALYSIS:

A. Background:

1. The Rise Resort was planned in the late 1990’s and early 2000’s and with construction occurring between 2004 and 2007. Substantial infrastructure investments were made as part of the development including: intersection improvements; new roads; spray irrigation; water; sanitary, and storm services. The 18-hole golf course has been in operation since 2008. Since that time, residential development has been occurring at different rates depending upon economic conditions. There are currently about 280 registered lots with approximately 170 built units located at The Rise community. The proposed build-out, based on the 2004 Okanagan Hills Neighbourhood Plan, is 1,210 units.

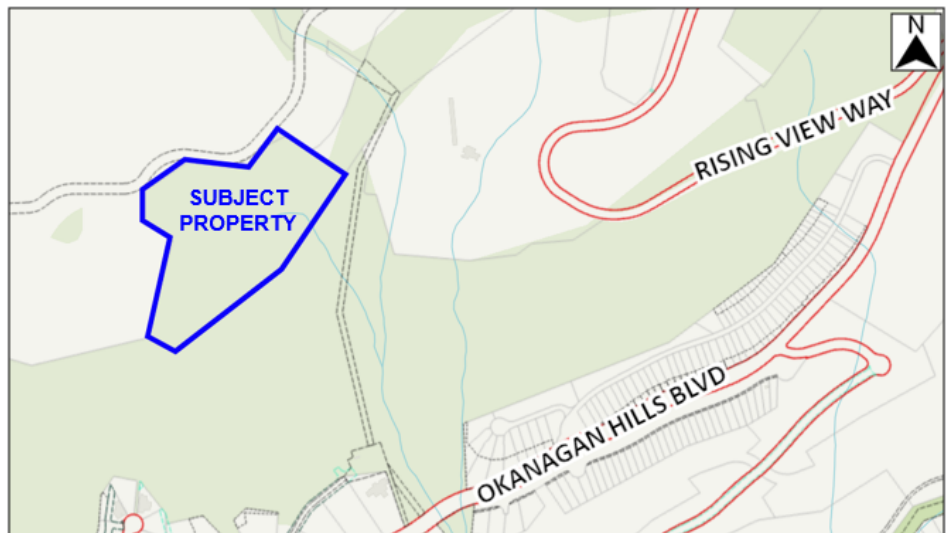


Figure 1: Property Location Map



Figure 2: Aerial View of Property

2. Originally, the golf resort and the complementary residential resort development were developed by the same corporate owner. Over time, the development was sold and two separate companies have been developing at The Rise Resort. One

company develops lots and builds housing units and the other company is focused on operating the golf course. The spa is proposed to be developed, constructed and operated by the golf and resort focused company – Rencor Investments Ltd.

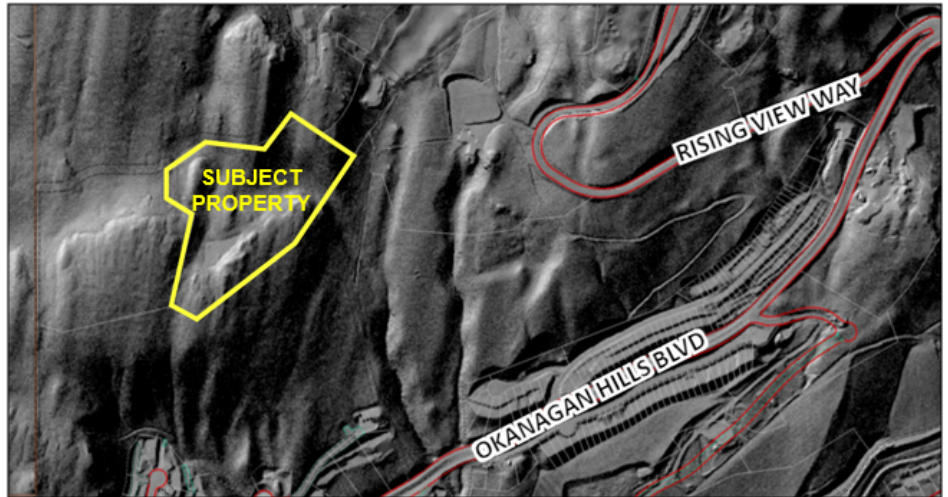


Figure 3 - Lidar Imagery of Property and Area

3. Rencor Investments Ltd. has recently completed construction of a new building at the golf course. 'The Edge' opened in the summer of 2024 and includes: golf pro-shop; 120 seat restaurant, with outdoor patio seating area; a bar/lounge; meeting/banquet facilities; other meeting and dining spaces; and a golf training lounge. This facility is a major investment for The Rise and the area in general, as it serves as a significant tourist destination.
4. Rencor Investments Ltd. has two future expansion projects planned:
 1. Nordic Spa Experience (Proposed);
 2. Tourist Accommodation (Future).

Adding these additional amenities allows the golf course to expand its offerings and to develop into a resort community and tourist destination.

5. The Rise Resort is a component of the tourism industry for the City of Vernon and surrounding area. It attracts considerable visitation and generates substantial employment.

Specifically, the proposed spa serves to:

- provide a second Wellness Spa to complement Sparkling Hill helping establish the North Okanagan as a wellness destination;
- offer a year-round, outdoor spa experience;
- provide a complementary service to the Rise Golf Course encouraging longer stays;
- offer experiences to residents and tourists (i.e. domestic and international) staying locally or regionally (i.e. Silver Star);
- capitalize on the growing trend of wellness experiences in the Province and nationally (i.e. Sparkling Hill, Tigh-Na-Mara in Parksville, Scandinave Spa in Whistler/Collingwood/Mont-Tremblant, Montreal and others throughout Canada);
- stimulate ancillary investment in restaurants, accommodations, expanded services at The Rise and elsewhere in the community; and
- provide complementary services to future tourism investment (i.e. Frind Vineyard).

B. Project Details

1. The proposed Official Community Plan (OCP) amendment proposes to redesignate approximately 5 ha (12 acre) of the 58 ha (144 acre) parent parcel from PARK and HRES (Hillside Residential) to TCOM (Tourist Commercial). The existing and proposed OCP designations are shown on Attachment 1.

2. The proposed spa area is part of the Okanagan Hills Neighbourhood Plan which forms part of the Official Community Plan. The Neighbourhood Plan designates the subject area as a combination of Environmental Reserve and Golf Course. An excerpt from the Okanagan Hills Neighbourhood Plan is shown on Attachment 2.
3. The proposed zoning application is to rezone the 5 ha (12 acre) of the site from PANS (Parks and Natural Spaces) and RTH (Resort Tourist Housing) to RCC (Resort Commercial Centre). The existing and proposed zoning are shown on Attachment 3.
4. The proposed site was originally planned to be developed as part of the golf course, as a golf practice and training facility (driving range).
5. The proposed project is described in Attachments 4 and 5. Attachment 4 was provided by the applicant's consultant and is a promotional publication describing the proposed facility. Attachment 5 is a conceptual layout showing an access road, spa buildings and pools. Slopes, Environmental Management Areas (EMAs) and the Streamside Protection and Enhancement Area (SPEA) are also shown.
6. The applicant has indicated that the proposed location is the preferred location available on-site. As per Attachment 5, the site has been selected based on a range of considerations, including environmental protection, sustainability, and access.
7. While other locations are viable, the proximity to the new club house and event facility makes the proposed location functionally superior. Additionally, the views from the proposed spa facility will add to the tourist attraction of the site in general. Careful use of siting, colour palette, landscaping and architecture will serve to blend the development into the hillside when viewed from the valley bottom or other points below.
8. The consulting engineering team will need to confirm servicing capacities and alignment with the Master Development Agreement. A conceptual servicing agreement will be required prior to Final Adoption of the amending Bylaws.
9. The applicant has engaged an environmental consulting firm and has submitted a Habitat and Ecosystem Assessment (Attachment 6 – Sage Environmental, January 13, 2023). The study notes that "As impacts are anticipated, a full EIA (i.e. Environmental Impacts Assessment) will be provided prior to development". The Environmental Impact Assessment would provide a "detailed impact assessment as well as a summary of potential impacts, proposed mitigation and compensation measures". Such an impact assessment would be required and form part of the Environmental Development Permit review process.
10. Should the proposed OCP amendment and rezoning applications receive support from Council, a Development Permit for Environmental Sensitivity, Riparian Area, Steep Slope, and Wildfire Interface considerations will be required.

C. Rationale:

Administration supports the OCP and zoning amendment applications to proceed for further consideration for the following reasons:

- Alignment with the Regional Growth Strategy Bylaw which designates the property as a growth area;
- Reflects a refinement of the OCP and Neighbourhood Plan. The Okanagan Hills Neighbourhood Plan (and subsequent OCP designation as PARK) was adopted in 2004 and has not been updated since that time. The ownership arrangement of The Rise community has shifted and evolved over time. The proposed site and project are within the lands owned and controlled by the golf operator (Rencor Investments Ltd.);

- The proposal aligns with the Council Strategic Plan with respect to: promote and generate business development and tourism; ensure the community has the sport, recreation, health, and well-being resources necessary to support residents and attract visitors;
- Portions of the proposed spa location were originally planned to be developed as a golf practice and training centre which would have greater impact on the natural environment;
- Previous construction of The Rise golf course in environmentally sensitive areas has been completed and managed professionally (i.e. use of wooden boardwalks near ponds);
- The proposal is intended to offer a new service at The Rise and forms part of their vision as they invest in improvements to the tourist destination;
- The proposed spa serves to expand the tourism options in the Greater Vernon area; and
- Additional approvals such as an Environmental and Hillside Development Permit and any Development Variance Permit, if required, will be ready for issuance prior to consideration of Final Adoption. Further, a conceptual servicing agreement shall be in place prior to Final Adoption of the amending Bylaws.

D. Consultation Plan:

1. [Sec. 475](#) of the *Local Government Act* requires Council to decide how to consult with stakeholders before the public hearing on an OCP amendment. To date, the proposal for OCP and rezoning amendments have been referred to a variety of City Departments for review and input. The referral also included utilities, RDNO, Okanagan Indian Band, Archeology Branch, and the Ministry of Forests.

Administration recommends referring the OCP and rezoning amendments to the Advisory Planning Committee (APC) and that the applicant be required to host a public open house, in addition to the statutory public hearing.

Feedback from the above noted input opportunities will be summarized and brought forward for Council's consideration upon presentation of amending Bylaws for First and Second Readings.

E. Attachments:

Attachment 1 – OCP Map
Attachment 2 – Neighbourhood Plan Map
Attachment 3 – Zoning Map
Attachment 4 – Applicants' Proposed Spa Development Brochure
Attachment 5 – Applicants' Detailed Proposal Description with Conceptual Site Layout
Attachment 6 – Executive Summary (Sage Environmental January 2023)

F. Council's Strategic Plan Alignment

- | | |
|--|--|
| <input checked="" type="checkbox"/> Governance & Organizational Excellence | <input checked="" type="checkbox"/> Livability |
| <input checked="" type="checkbox"/> Recreation, Parks & Natural Areas | <input type="checkbox"/> Vibrancy |
| <input checked="" type="checkbox"/> Environmental Leadership | <input type="checkbox"/> Not Applicable |

G. Relevant Policy/Bylaws/Resolutions:

- OCP Bylaw 5470
- Okanagan Hills Neighbourhood Plan (Okanagan Hills Neighbourhood Plan – Plan Vernon Amendment Bylaw Number 4827, 2004)
- Zoning Bylaw 6000
- OCP Amendment Applications – Policy

BUDGET/RESOURCE IMPLICATIONS:

The exact cost implications are not yet available.


FINANCIAL IMPLICATIONS:

- ☒ None ☐ Budget Previously Approved ☐ New Budget Request
(Finance Review Required)

Prepared by:

Approved for submission to Council:


X


Craig Broderick
Approving Officer


Peter Weeber, CAO

Date: _____

X


Terry Barton, Director
Director, Planning & Community Services

REVIEWED WITH

- | | | |
|---|---|--|
| <input type="checkbox"/> Corporate Services | <input type="checkbox"/> Operations | <input type="checkbox"/> Current Planning |
| <input type="checkbox"/> Bylaw Compliance | <input type="checkbox"/> Public Works/Airport | <input checked="" type="checkbox"/> Long Range Planning & Sustainability |
| <input type="checkbox"/> Real Estate | <input type="checkbox"/> Facilities | <input type="checkbox"/> Building & Licensing |
| <input type="checkbox"/> RCMP | <input type="checkbox"/> Utilities | <input type="checkbox"/> Engineering Development Services |
| <input type="checkbox"/> Fire & Rescue Services | <input type="checkbox"/> Recreation Services | <input type="checkbox"/> Infrastructure Management |
| <input type="checkbox"/> Human Resources | <input type="checkbox"/> Parks | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Financial Services | | <input checked="" type="checkbox"/> Economic Development & Tourism |
| <input type="checkbox"/> COMMITTEE: APC (date) | | |
| <input type="checkbox"/> OTHER: | | |