



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.

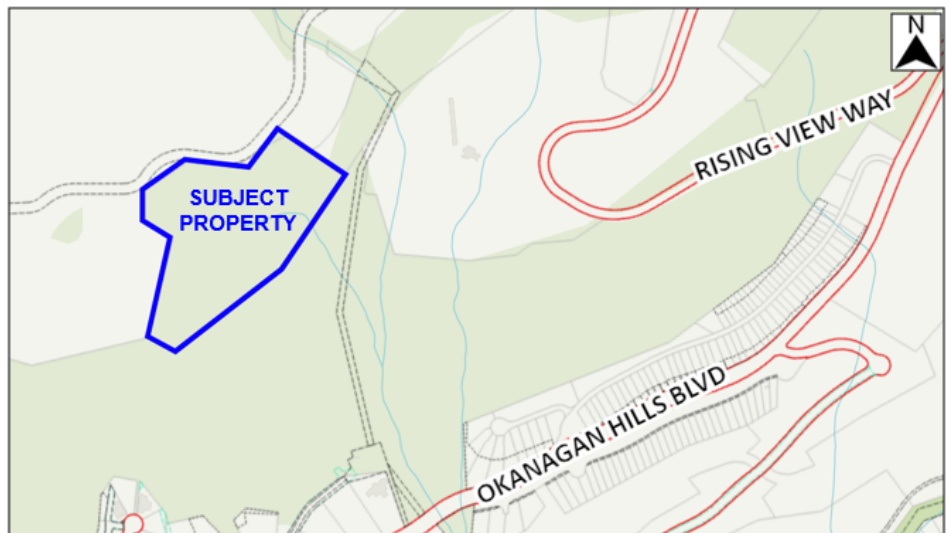


Figure 1: Property Location Map



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.

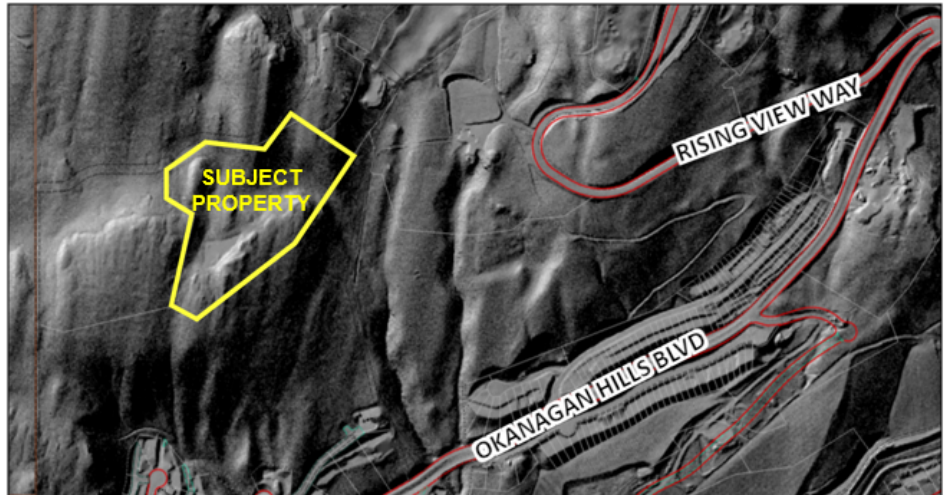


Figure 3 - Lidar Imagery of Property and Area

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

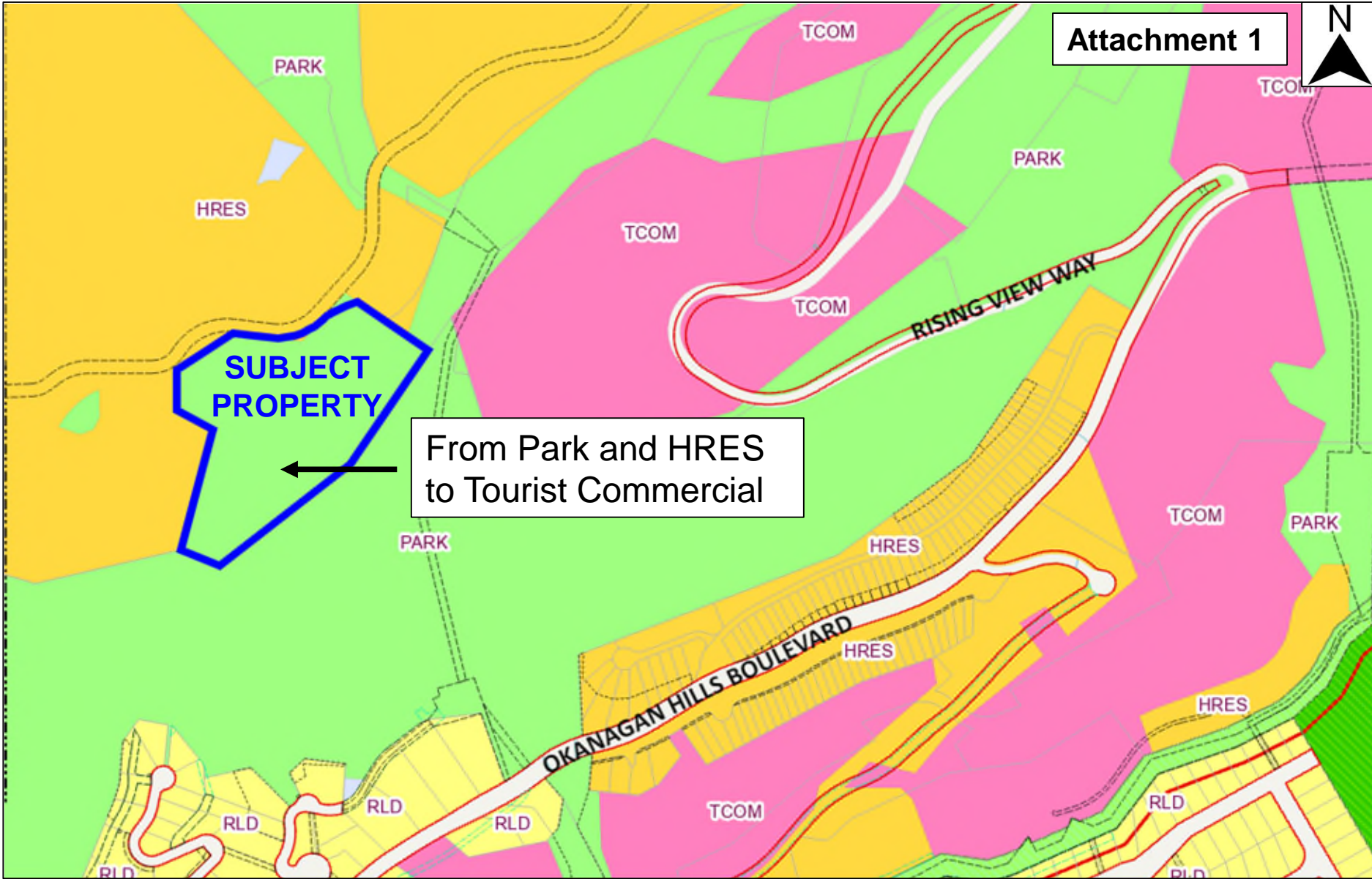
Date: _____

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: | | |



- PARK – Parks & Open Space**
- RLD – Residential Low Density**
- TCOM – Tourist Commercial**
- HRES – Hillside Residential**

- ALR – ALR Lands**

OCP Designation
OCP00099/ZON00399

Attachment 2

OKANAGAN HILLS
NEIGHBOURHOOD PLAN
VERNON, BC

Schedule A
LAND USE PLAN

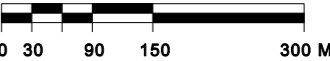
MARCH 2004

LEGEND

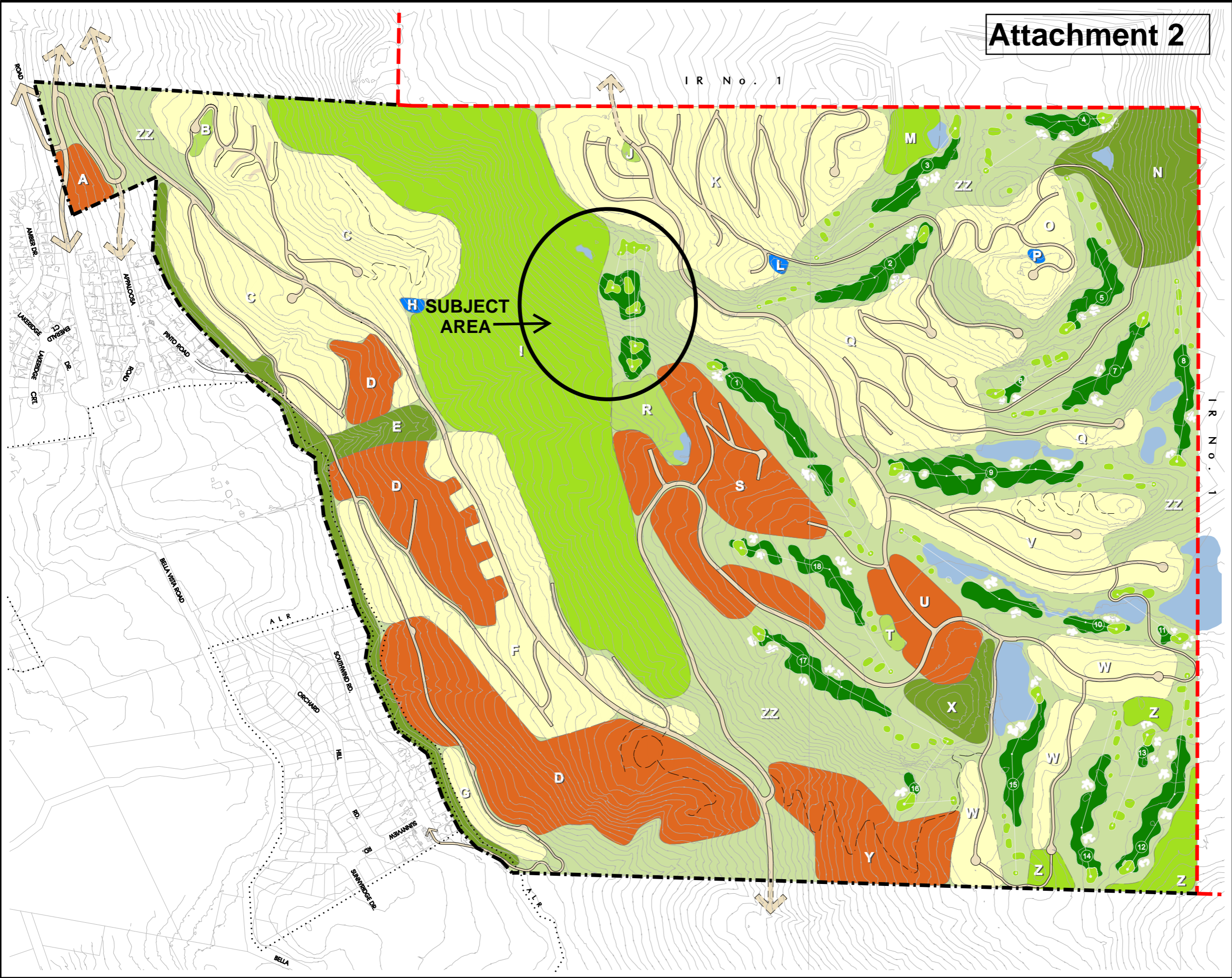
- City of Vernon Boundary
- Neighbourhood Plan Area
- Residential Low-Density
- Tourist Commercial
- Public Park
- Environmental Reserve
- Resort Park
- Conservation Areas
- Golf Course
- Public & Institutional
- Proposed Roadways

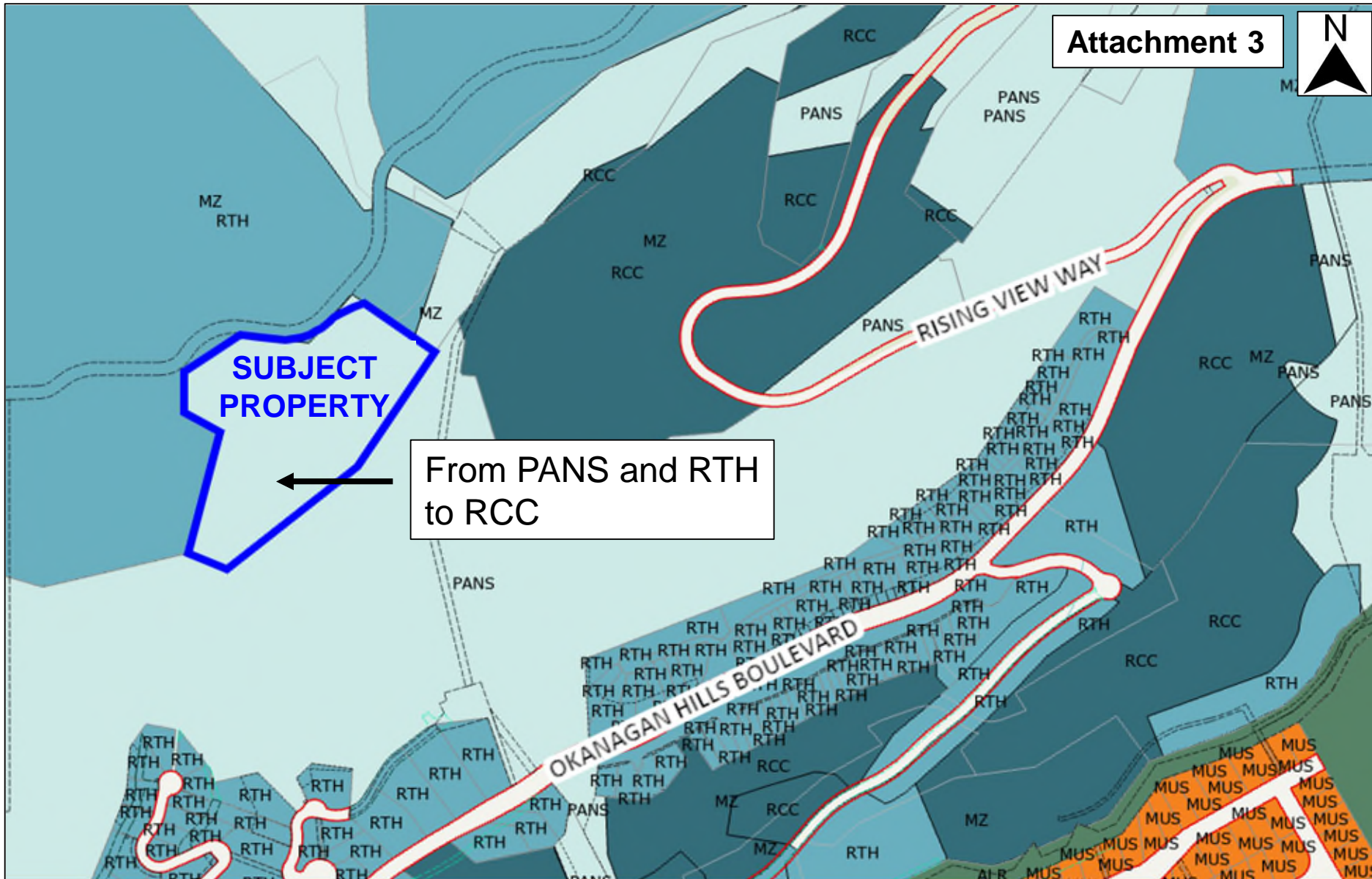


ORIGINAL SCALE 1:7500



CITY OF VERNON
BRITISH COLUMBIA





- PANS – Parks & Natural Spaces
- RCC – Resort Commercial Centre
- RTH – Resort Tourist Housing

- ARL – Agricultural Land Reserve
- MUS – Multi-Unit: Small Scale

The Rise Nordic Spa

The Rise Nordic Spa offers a distinctive four-season hydrothermal experience, catering exclusively to adults seeking a healthy outdoor wellness experience. Nestled in the breathtaking Okanagan Mountains, the Rise Nordic Spa offers panoramic views of the pristine lake below, where guests can revel in the beauty of nature while forging meaningful connections with their fellow guests. Combining time-honored rituals with natural spa therapies guests are provided with unparalleled opportunities for rejuvenation, relaxation, and healing.

The Rise Nordic Spa

Capturing vibrant and breath taking views, the hydrotherapy trail in The Rise Nordic Spa, leads you to a place in nature where you can find rest and rejuvenation in an environment that is in harmony with the lake below and surrounding mountains.

Discover specialty saunas, steam rooms, vitality pools featuring therapeutic waterfalls, indoor and outdoor luxury lounge spaces, unique and distinctive wellness experiences as well as a Kneipp Foot Bath gently flowing through the spa like a mountain steam.

1. QUIET ZONE

- Hot Vitality Pool
- Warm Mineral Pool
- Grounding Meditation Path
- Grounding Cave
- Steam Room
- Snow Cave
- Sauna

2. SOCIAL ZONE

- Hot Vitality Pool
- Warm Mineral Pool
- Cold Plunge Pool
- Salt Scrub Station
- Mineral Clay Experience
- Saunas
- Steam Rooms
- Salt Inhalation
- Energizing Misting Showers
- Bucket Showers

3. REPLENISH ZONE

- Warm Saltwater Pool
- Wellness Cafe
- Outdoor Fireside Lounge
- Indoor Resting Lounge



Water

Hot + Warm

Mineral Water elements, such as vitality pools provide a therapeutic whole-body experience that promotes relaxation, stress relief and can boost the immune system while capturing the added benefits of the sea.

Hot Pool

Temperature: 34°C to 40°C

Complete immersion of the body in hot water, serves to relax muscles, decrease soreness and provide stress relief.

Warm Pool

Temperature: 32°C to 36°C

The gentle warmth of this pool provides health benefits, including calming the nervous system, and providing relief of muscle pain, fatigue, and stress.

Air Bubble Massage

The buoyancy of the water in connection with countless, sparkling air bubbles puts the body in a state of suspension promoting relaxation of the body and mind.

Hydro-Massage

Water jets provide a gentle and soothing massage. The use of different water pressure placed at different heights enables the targeted massage of individual body parts such as the back and leg muscles as well as the foot reflex zones.

Waterfalls

Waterfall features are designed for a perfect massage of the upper body, neck and shoulders – refreshing, relaxing, and stimulating the circulation.



Saunas

Hot Experiences

Communal Banya Sauna

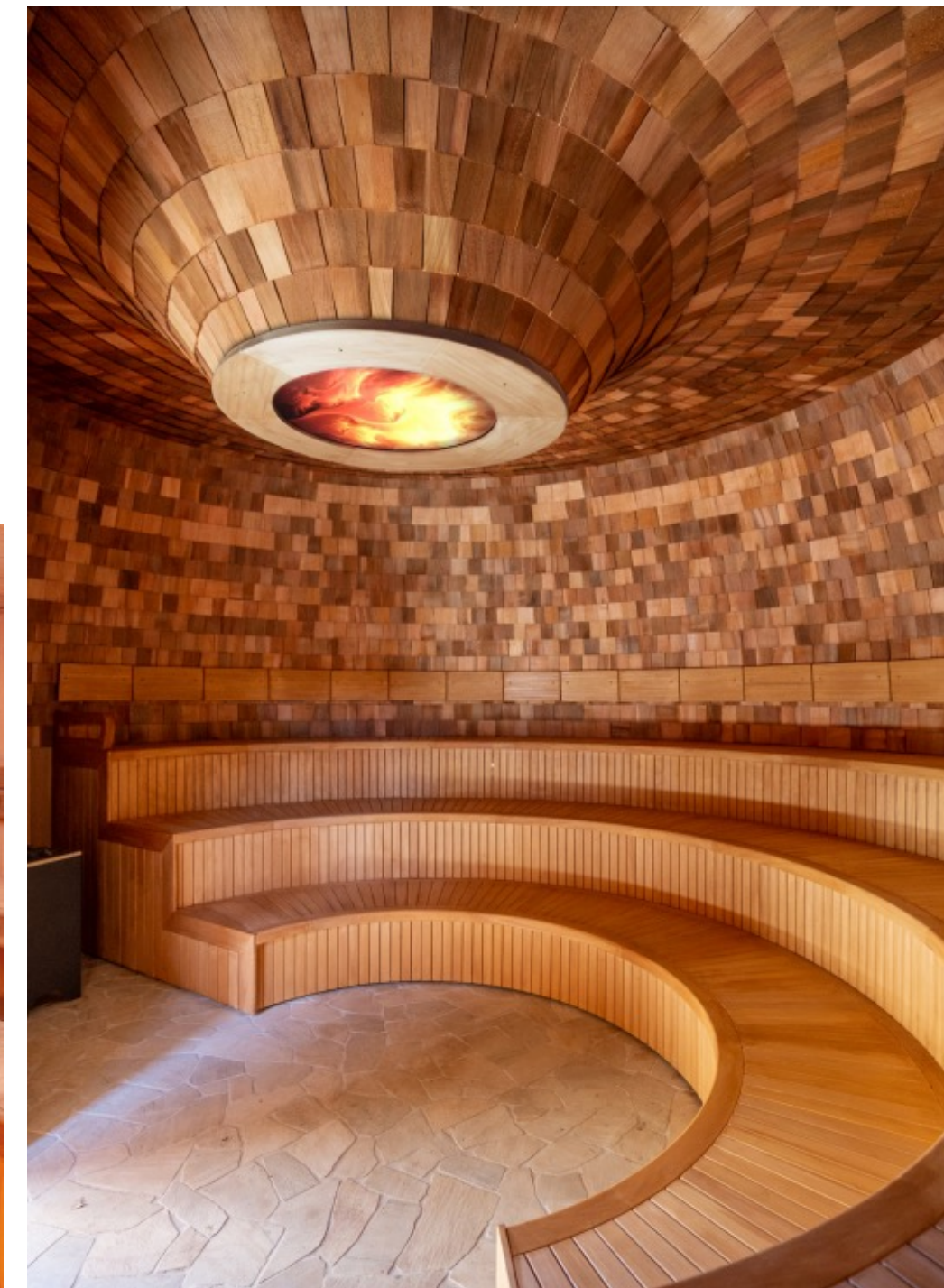
Temperature: 60°C to 90°C
Humidity: 60% to 70%

Experience a blast of humid heat as essential oil infused water is poured over hot rocks. As the air warms, the mind will relax, muscle tension will subside, and the detoxification process will begin.

Bio Sauna

Temperature: 50°C to 60°C
Humidity: 45% to 65%

The gentle warm air of the sauna will surround the body immediately relaxing and easing muscle tension. As the body temperature rises, circulation will boost, and toxins will be flushed from the body, and boost the immune system.



Saunas

Hot Experiences

Sky Sauna

Temperature: 60°C to 90°C

Humidity: 60% to 70%

Ladle essential oil infused water onto the warming rocks and as the vapours rise, so does your gaze. As you watch the airy skies above, let the body be enveloped by powerful heat stimulus. Muscle tension will subside as the body's circulation is boosted promoting relaxation and detoxification.



Herbal Inhalation Sauna

Temperature: 50°C to 60°C

Humidity: 45% to 65%

The gentle warm air of the sauna heats a special blend of local dried herbs of sage and lavender releasing an infusion of essential oil vapours that surround the body immediately relaxing and easing muscle tension. As the body temperature rises, circulation will boost, and toxins will be flushed from the body, and boost the immune system.



Steam Room

Hot Experiences

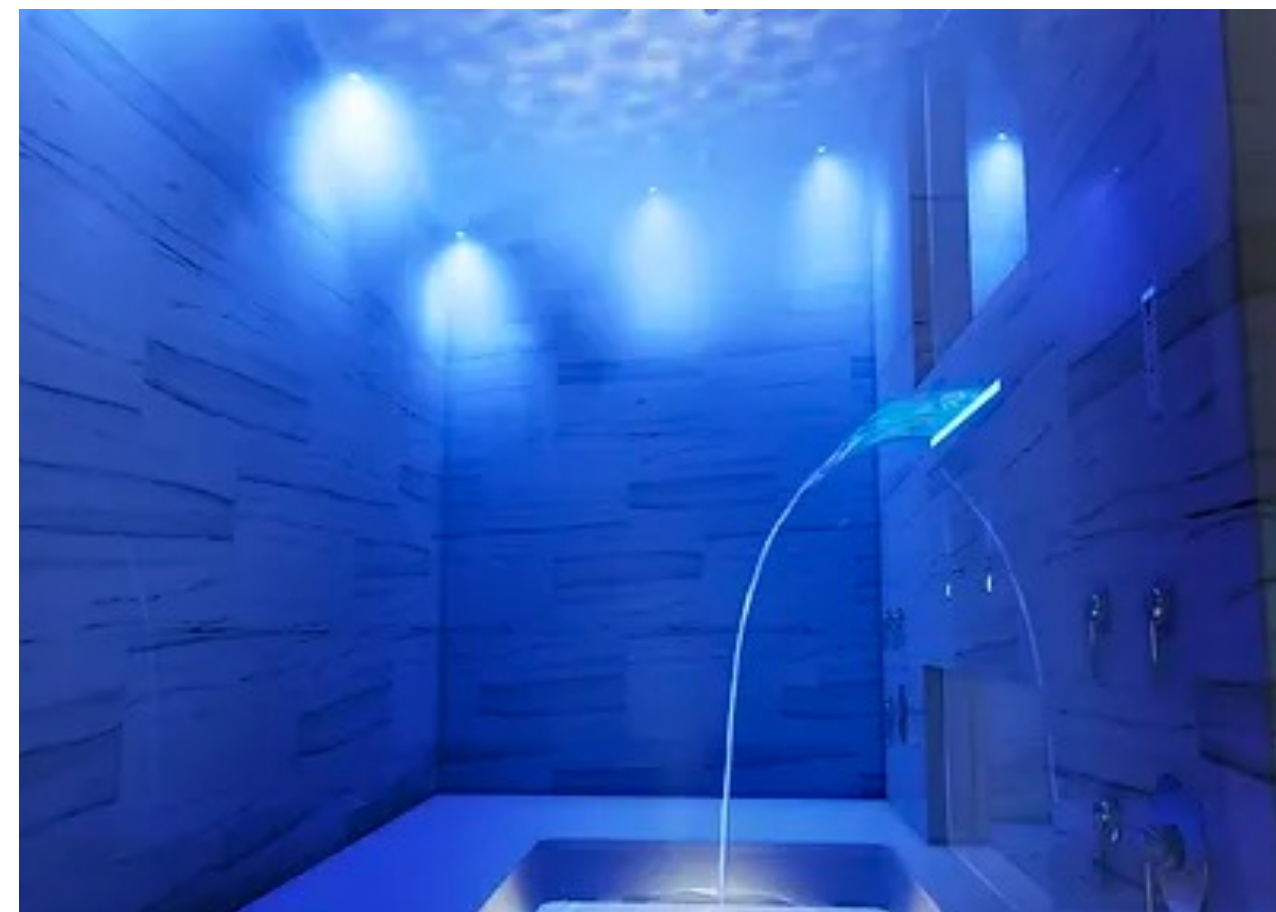
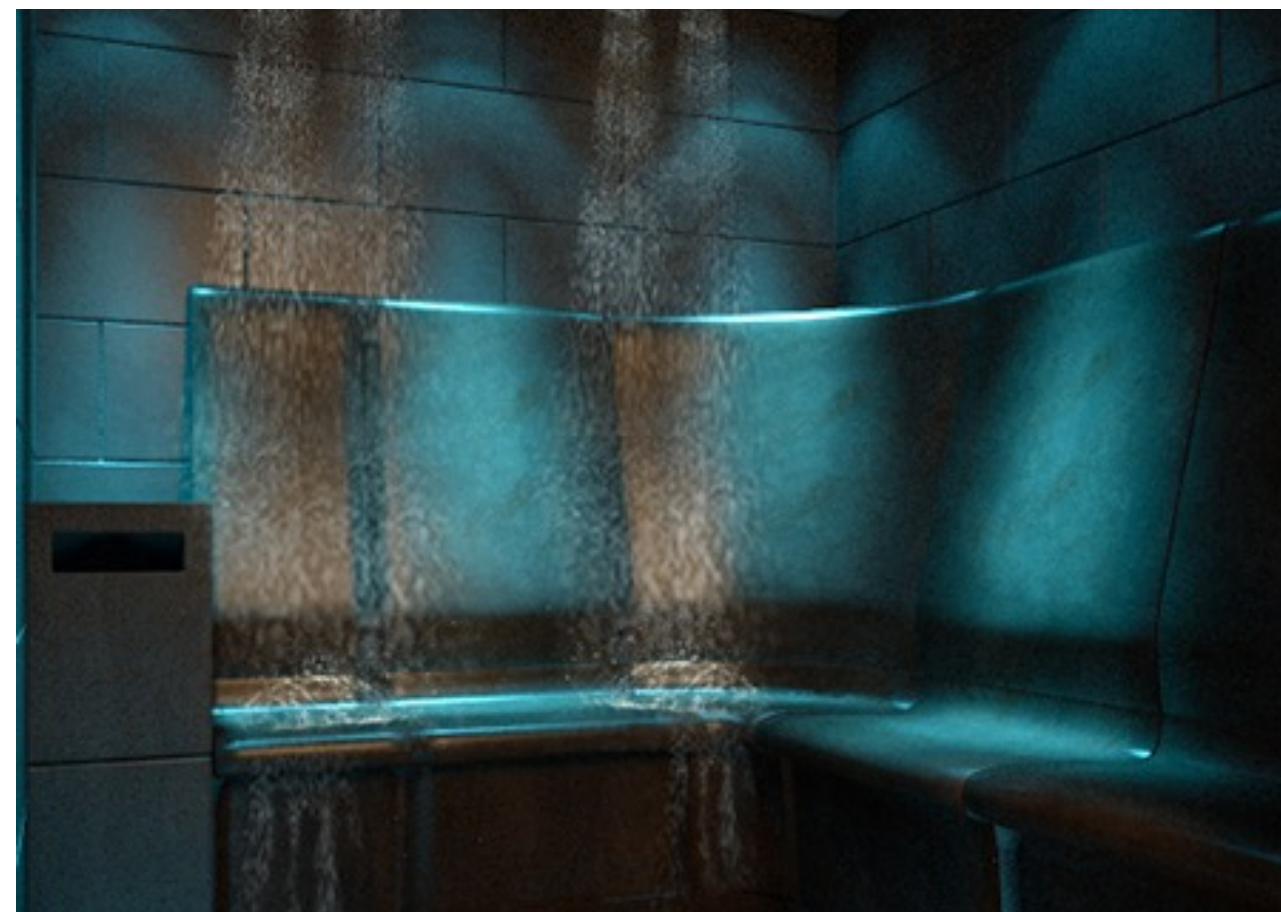
Lavender Steam Room

Temperature: 40°C to 47°C

Humidity: 100%

Purifying steam combined with a blend of essential oils will envelop the body in an intensive warmth and humidity which will aid in muscle relaxation, detoxification, and deliver positive moisturizing effects on the skin.

Within the steam room, a cascading cold-water wall is only steps away providing the perfect contrast bathing experience. The alternating of hot and cold, using the water wall ensures that a good supply of blood is pumped through the veins, helping to flush toxins and regulate the blood.



Steam Room

Hot Experiences

Smokey Sage Steam Room

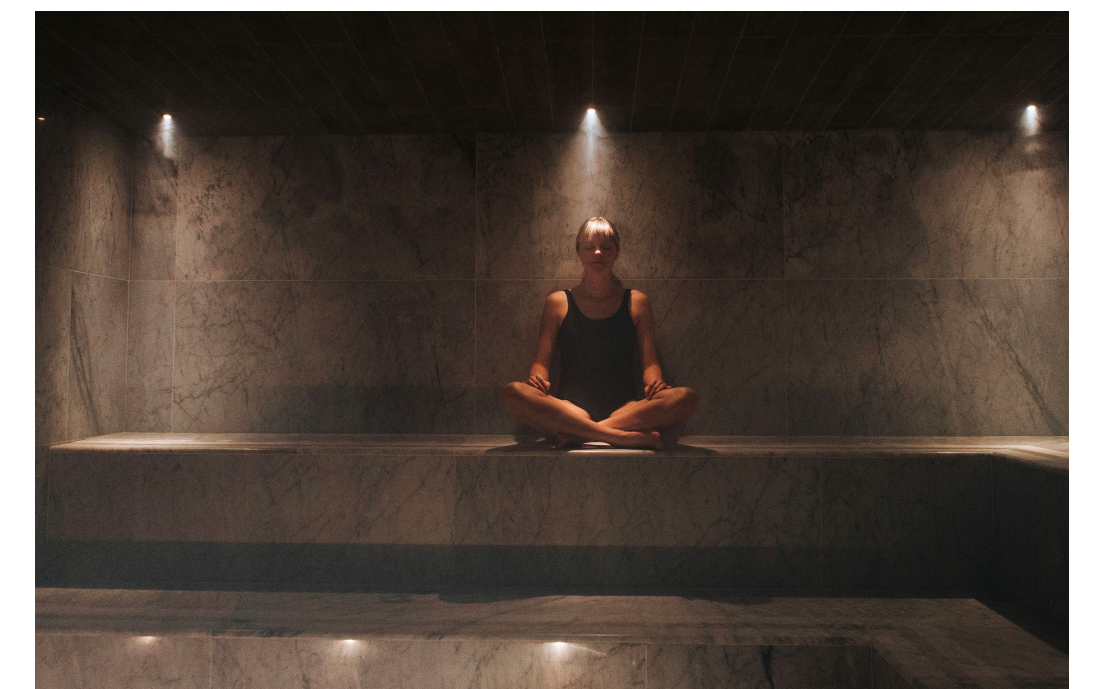
Temperature: 40°C to 47°C

Humidity: 100%

Surrounded by rich, thick smoke-like steam and the scents of sage, experience an otherworldly atmosphere as you lose place and time in the Smokey Sage Steam Room.

Steam produces fine droplets of water that when they meet the air, provide a negative, energized charge allowing bathers to absorb the negatively charged oxygen ions, which can stimulate the metabolism, bringing about increased energy.

Steam rooms offer similar benefits to saunas at a less intense heat and with added moisture in the air.



Cold

Cold Experiences

Cold Plunge

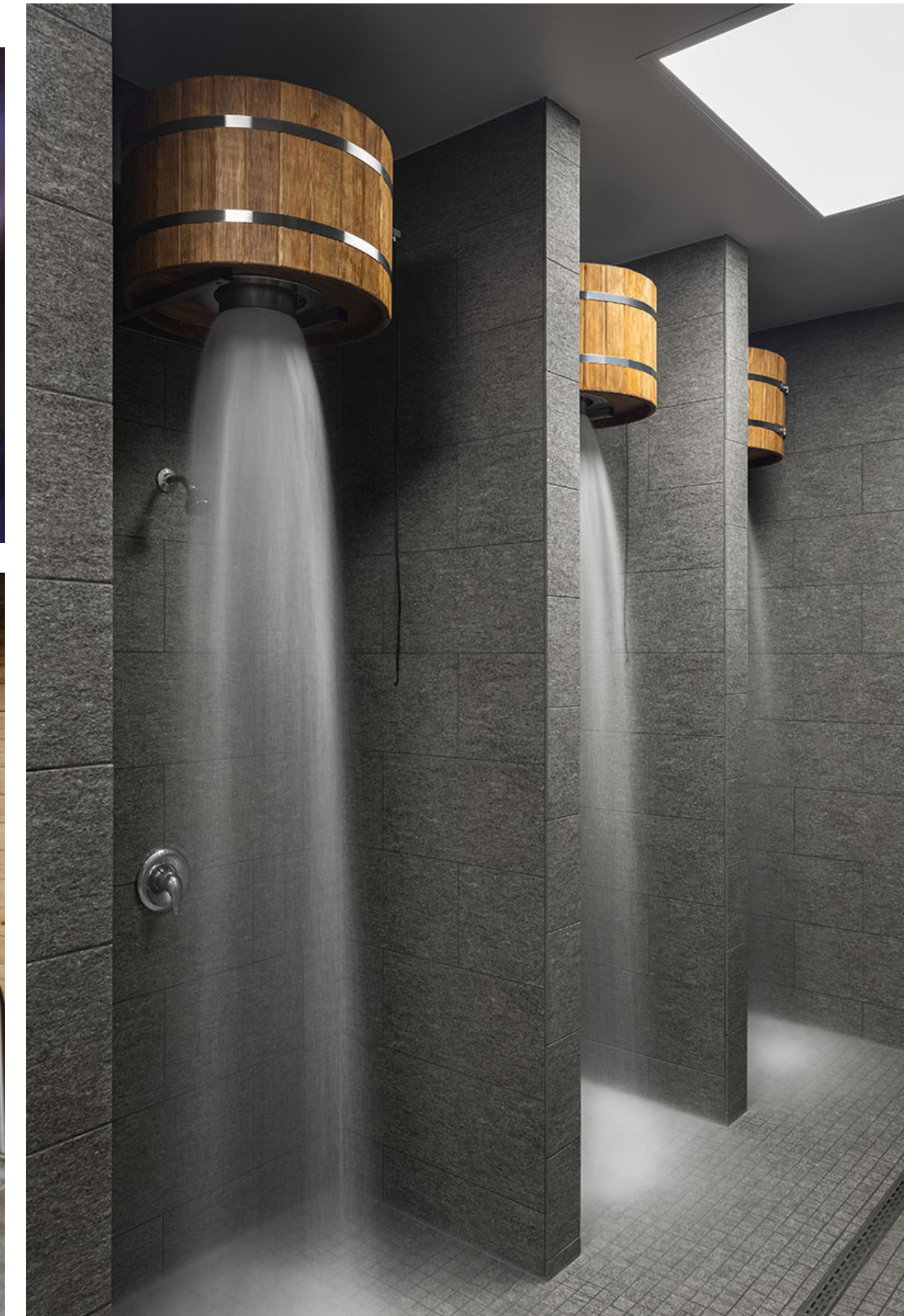
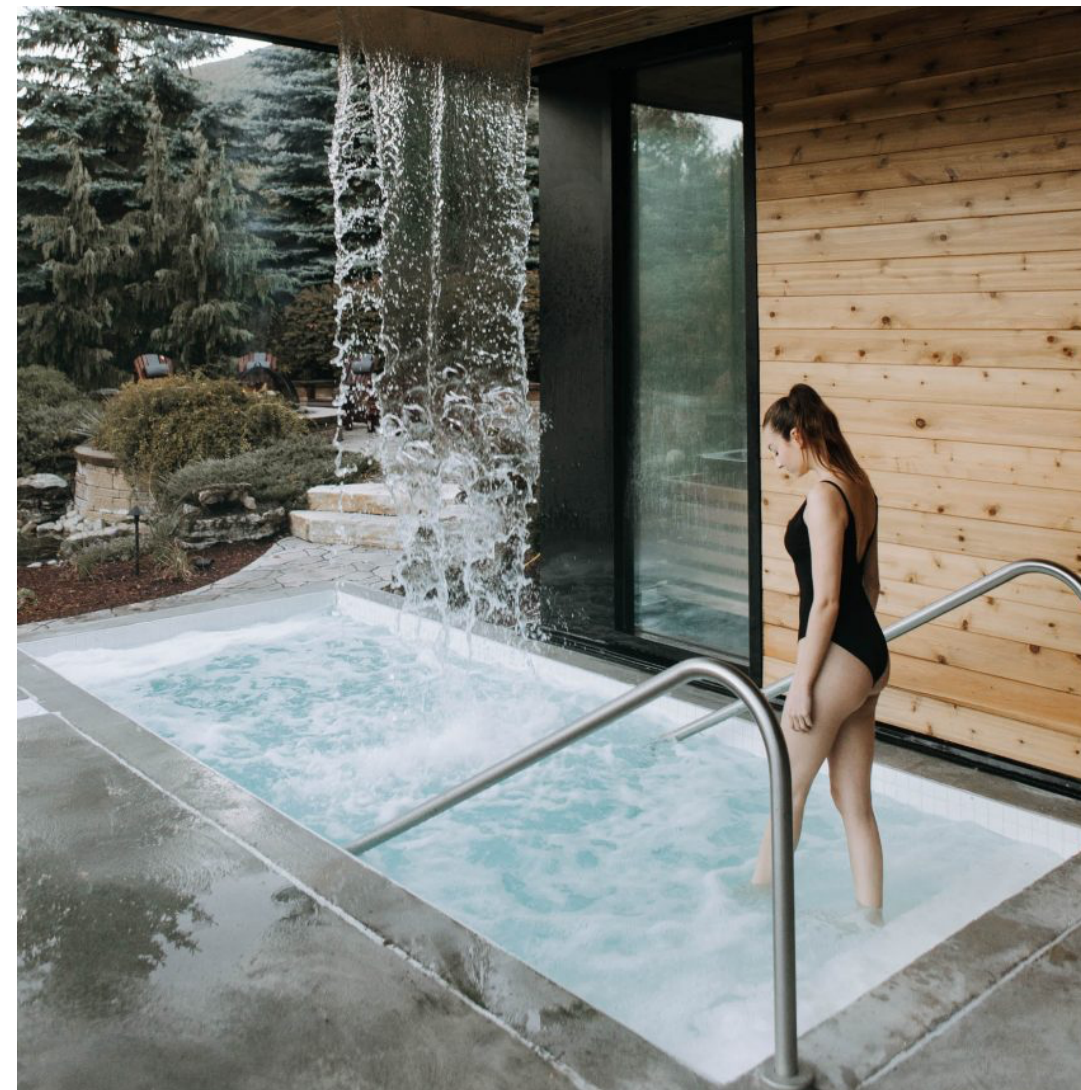
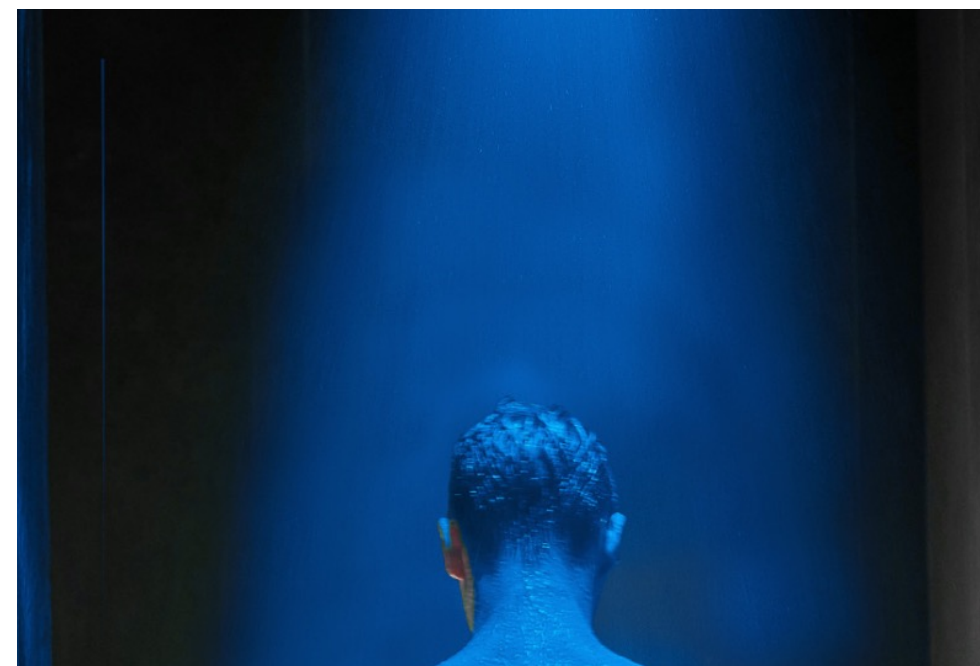
Temperature: 5°C to 20°C

A quick dip into the chilled waters causes a release of endorphins and hormones with analgesic properties. The cold-water immersion numbs the nerves around the joints and muscles and is believed to stimulate the immune system.

Cold Showers

Temperature: 5°C to 20°C

With a little courage, discover the restorative effects that comes from the cold. Experience the essence of chilled glacier water with a refreshing full-body sensation of an icy cold shock to the skin with a Glacier Mist or Bucket Shower. Circulation is enhanced and blood flow is stimulated.



Cold

Cold Experiences

Snow Cabin

Temperature: 0°C to -10°C

Experience the joys of winter all year round.

Just like traditional ice houses of years gone by, this building is designed to stay cold in all seasons.

After spending time in a sauna, steam room, or hot pool, experience a skin-tingling and refreshing cold experience in a winter wonderland of soft, powdery snow. This natural way to cool off not only promotes blood circulation but also has a beneficial effect on the lungs and airways.



Distinctive Elements

Salt Cave

Salt Cave

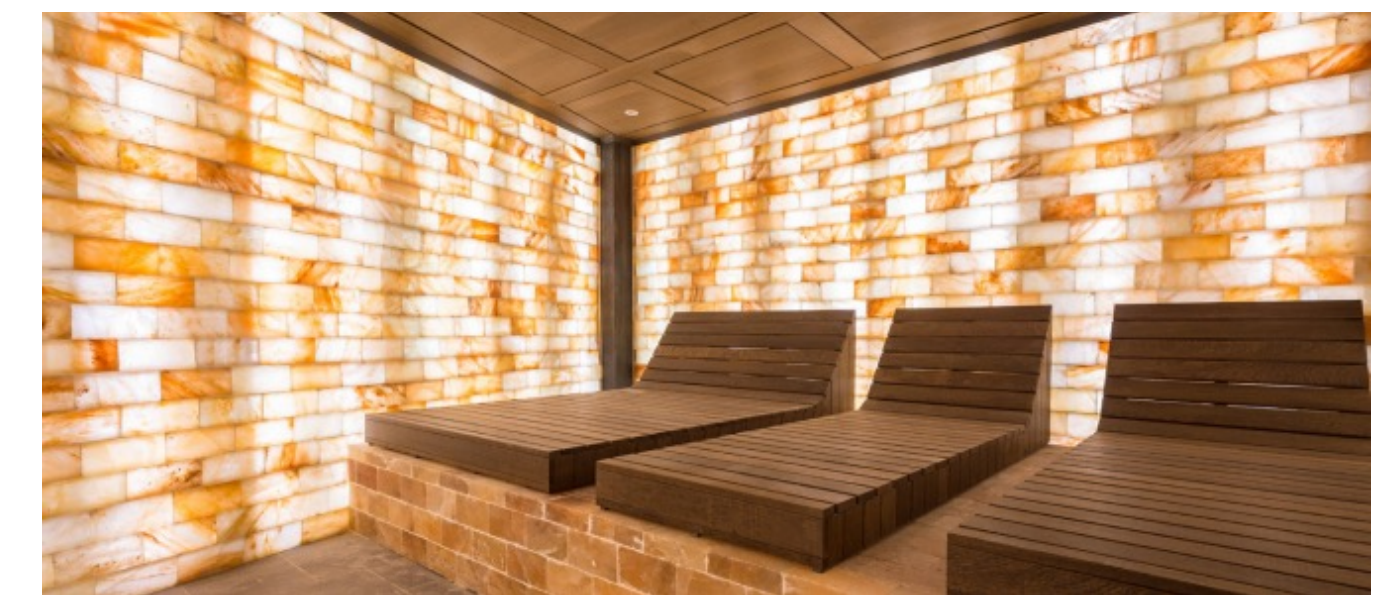
Temperature: 19°C to 21°C

Humidity: 25% to 30%

Take 20-30 minutes to recline and relax in the therapeutic Salt Cave. Salt therapy, also known as Halotherapy (Halo is the Greek word for salt) has a wide range of benefits. Salt levels affect our cell activity, energy, and blood sugar levels. A natural disinfectant, salt is antimicrobial, and antibacterial. Himalayan Salt is a healthy pure sea salt that contains 84 elements and trace elements found in the human body.

The calming and detoxifying effects of halotherapy can support the immune, nervous, and lymphatic systems. Additional benefits are reduced stress and headaches, increased energy, and better sleep patterns.

Salt ions purify the air and may increase lung capacity and reduce physical ailments. Treatments are recommended throughout the year and especially during the flu or allergy seasons to help keep the body healthy.



Distinctive Elements

Back to Earth Grounding Cave

Back to Earth Grounding Cave

Temperature: 38°C to 42°C

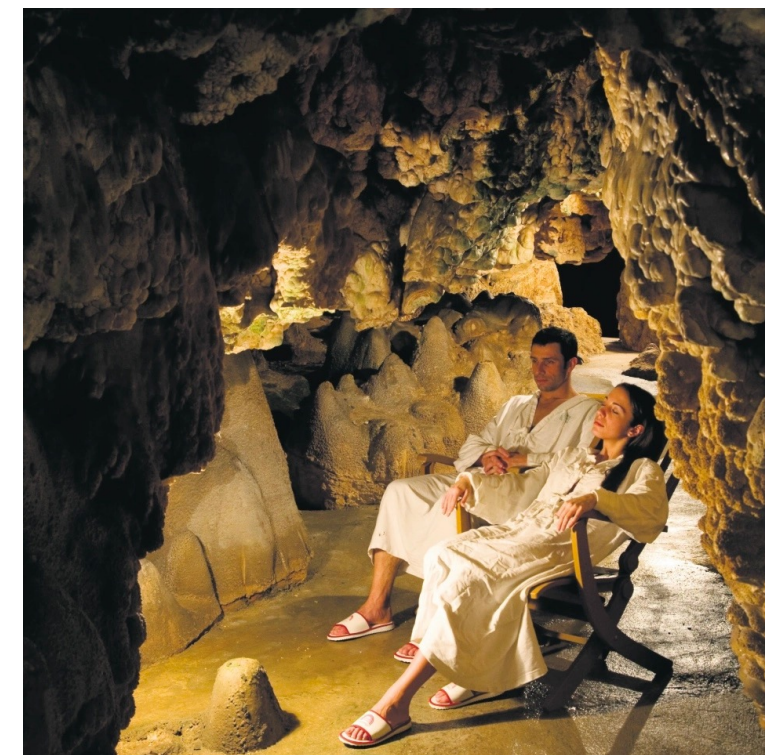
Humidity: 50% to 80%

Connect with the Earth's natural healing energy.

The Earth's electrical field, restores your body's natural electrical field. The positive shift you feel is the beginning of process in which your body becomes recharged from the multitude of Earth's electrons when direct contact is made.

Grounding, also know as Earthing, helps to improve circulation and blood flow, aiding the healing process through the delivery of oxygen and nutrients to tissues throughout the body.

This is Earthing, a simple, safe and natural healing process that neutralizes free radicals, reduces inflammation, improves sleep and energizes the body.



Distinctive Elements

Kneipp Meditation Stream Foot Path

Kneipp Meditation Stream Foot Path

Temperature: 12°C and 40°C

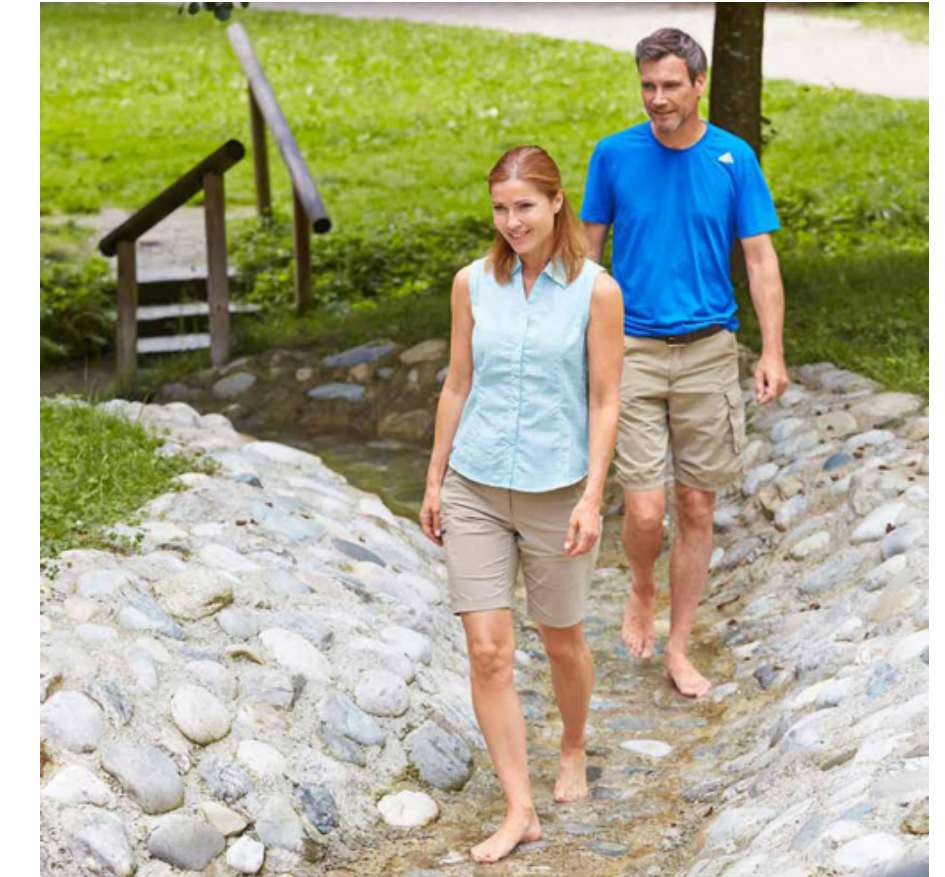
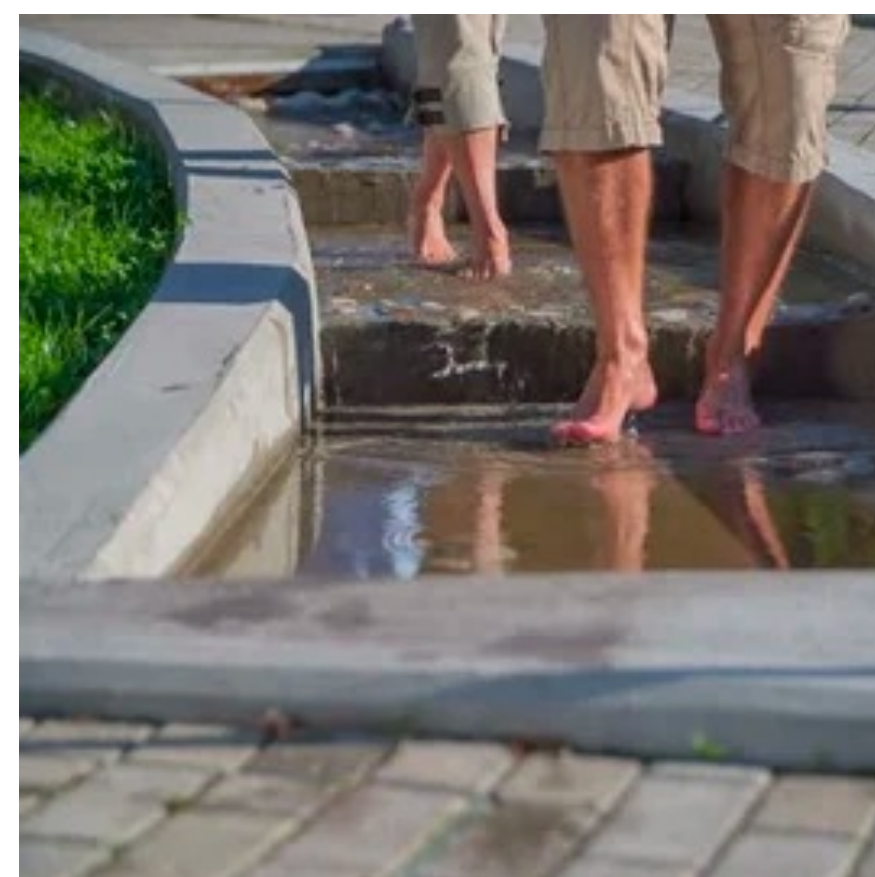
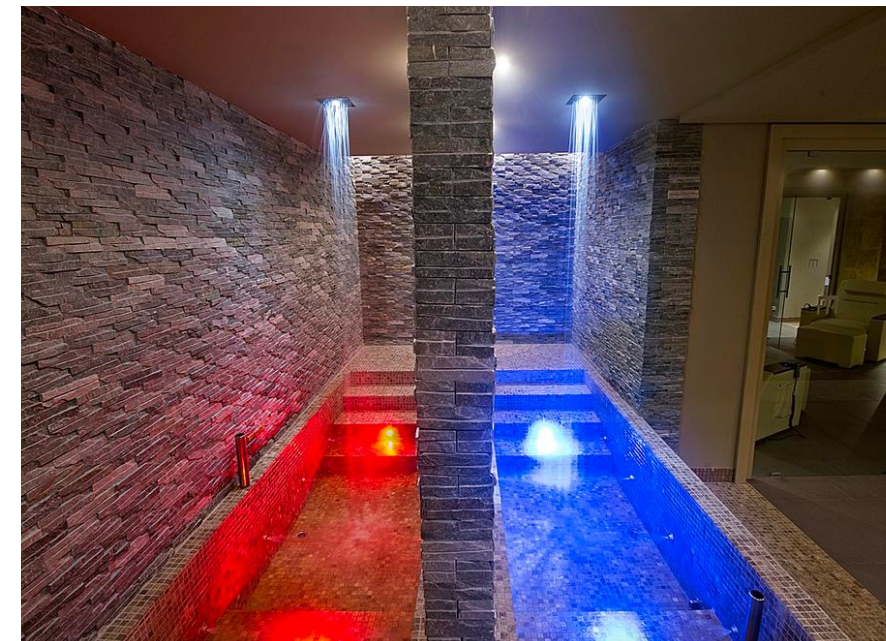
Take the trail less travelled with the Kneipp Hydrotherapy contrast foot path.

Breathe deeply and allow your senses to experience the calm and quiet felt amongst the sage and lavender forests. Observe nature and let the soft sounds of trickling water as it gently flows downstream guide you on the therapeutic Kneipp Meditation Stream Foot Path.

The river stones and pebbles at the base of the Kneipp Path gently massages the soles of the feet as you walk through the warm and cool waters.

This therapeutic contrast foot bathing experience promotes blood circulation, relaxes the mind and massages the soles of the feet.

Repeat this cycle several times for maximum benefit.



Distinctive Elements

Salt Scrub Station

Salt Scrub Station

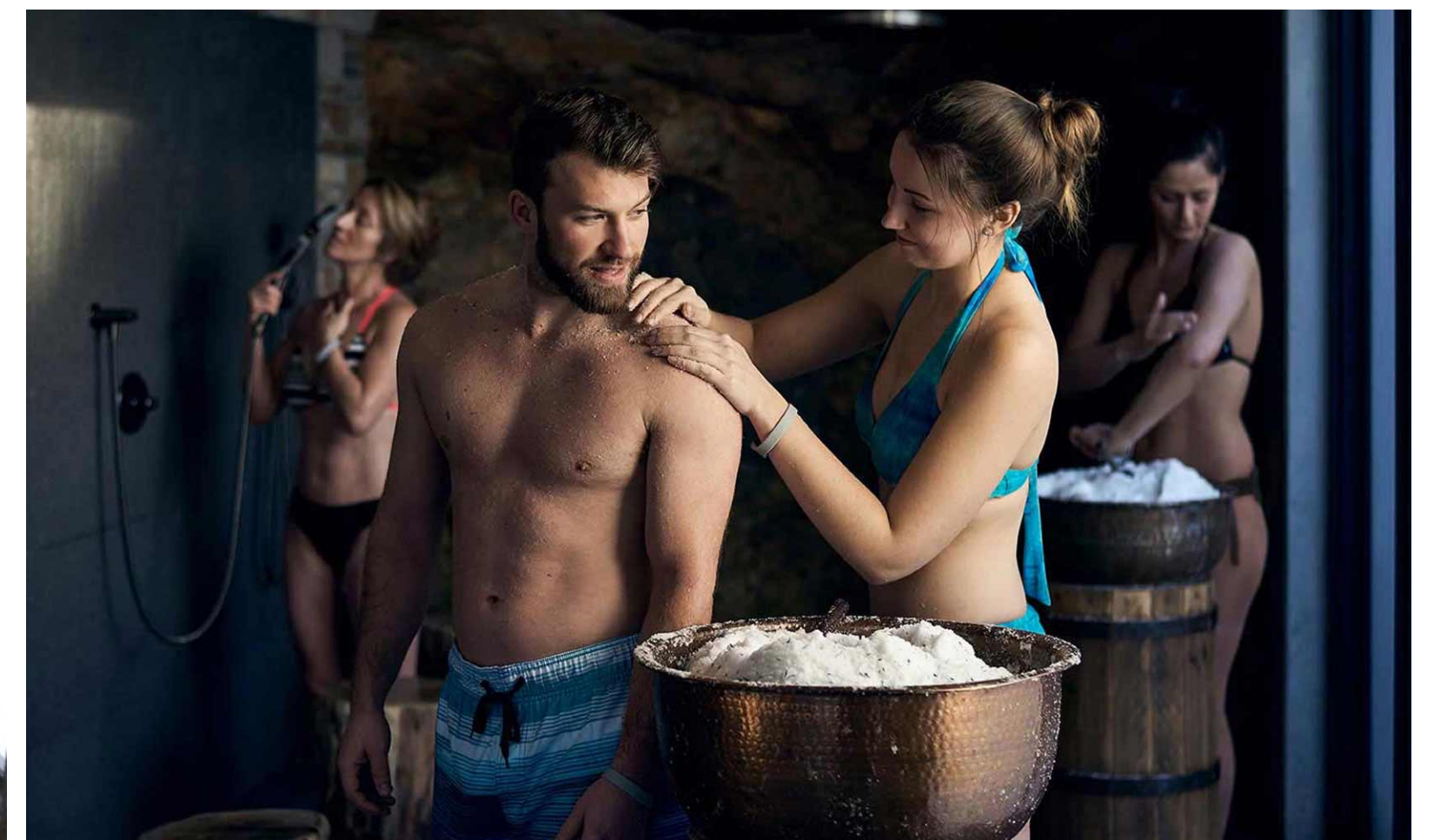
Temperature: 38°C to 42°C

Humidity: 50% to 80%

Enjoy an invigorating and cleansing experience at the Salt Scrub Station.

Revitalize your skin with a soothing salt scrub rich in minerals and hydrating essential oils. Exfoliating with salt, increases circulation and gives skin a natural glow. It detoxifies and stimulates the skin, draws out toxins and impurities leaving the skin looking smoother and brighter.

It is recommended to visit the Salt Scrub Station prior to enjoying the Mineral Clay Experience to prepare your skin and ensure maxim absorption of the nourishing minerals found in the Glacial Clay.



Distinctive Elements

Mineral Clay Cabin

Mineral Clay Cabin

Temperature: 38°C to 42°C

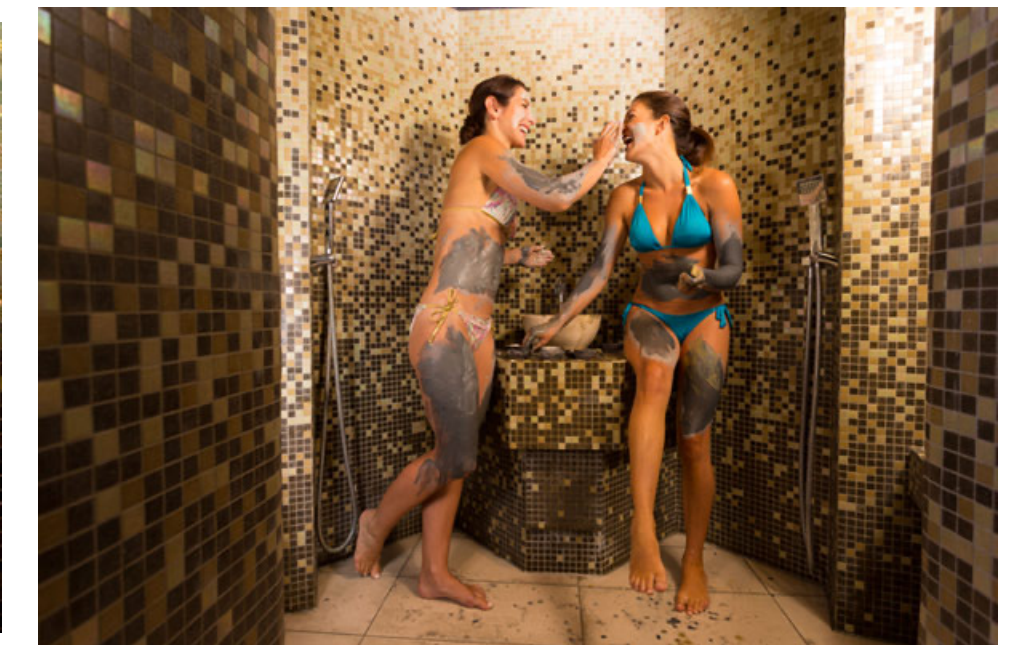
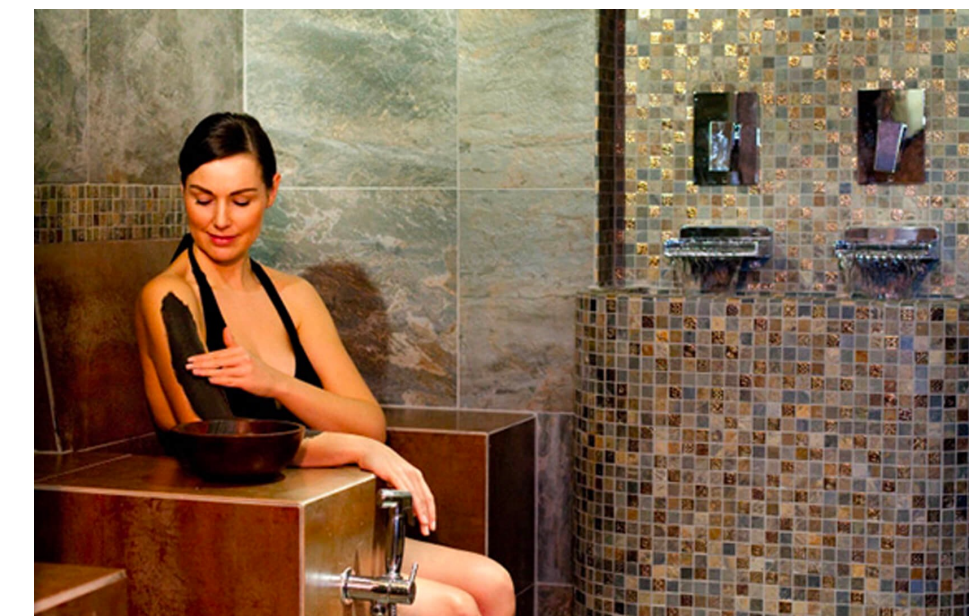
Humidity: 50% to 80%

Gather in the Mineral Clay Cabin and allow the hot air temperature to relax the body and mind. This communal bathing experience is a social and connecting with one another is encouraged.

The Mineral Clay Mud is PH neutral and gentle to use on all skin types. Apply the warm mud to your face and body. Recline, rest and relax on the heated loungers, allowing the natural properties of the product to nourish and remineralize your skin.

The hot air combined with the warmth of the heated loungers, relieve muscle pain and promote relaxation, while the high humidity produces intense sweating, which amplifies the detoxifying cleansing power of the mud.

Before experiencing the Mineral Clay Cabin, begin with a cleansing steam shower, followed by a brisk salt scrub and refreshing misting shower.



Resting Areas

Indoor



Resting Areas

Outdoor



Development Proposal

While the initial plans for the area were to build a driving range to support the golf course, we would now like to keep the area more natural and less disturbed and build a Nordic spa within the hills. The smaller development would help preserve the natural rugged beauty of the landscape. The plan is to make the area assessable to visitors and guests and yet to completely avoid and protect sensitive environmental areas. Boardwalks will be created to travel around and within the spa.

The pools and steam rooms will be within a two-acre area and the main goal is to integrate them with nature for a holistic and natural spa experience. Electric carts will bring guests to the spa area and no additional roads for vehicles will be added. The goal is to maintain the natural beauty and to not disturb any of the sensitive areas identified on the environmental report.

The architecture of the spa will be minimalist and natural. The sloping roofs of the current buildings at The Rise will be continued and the spa buildings will seek to fit into the existing landscape and appear completely embedded. All transportation to the spa will be done on foot or by electric cart.

Our goal is to offer a wellness area for residents of Vernon and visitors to the Okanagan that will offer them the extraordinary views and magnificent natural landscape and will enhance their sense of wellbeing as they engage with our spa and massage therapists. Instead of clearing trees and changing the slope to suit a driving range, we felt that a more embedded and natural plan for a spa will better enhance the beauty and services at The Rise.

After consulting with the environmental company Sage, we have identified areas that are sensitive and will avoid and protect those areas. As you can witness with the golf course, we not only protected sensitive areas but enhanced areas that had been neglected. A former dead lake is now a thriving living waterbed full of ducks, fish, and turtles. It is our goal to enhance this area so that guests may walk around and visit the spa while experiencing the beauty of the area without causing any harm. We will also have parking for bicycles in our car free spa area.

As Vernon seeks to enhance tourism as well as wellness for residents and guests, this development will provide both. The Rise would like to expand to attract guests who value and respect the outdoors and their health and are seeking positive ways to engage with nature and the beautiful Okanagan area. It is our belief that we will make this area a more welcoming spot not only for guests but also for the many wild birds and animals that currently live among us at The Rise.

Rationale for Site Selection

We selected this location for the Nordic spa based on careful consideration of environmental, aesthetic, and community values, prioritizing preservation and enhancement of the natural landscape over more intensive development options. Below are the key reasons for this choice:

1. Minimal Environmental Impact

- The selected area is naturally suited to a Nordic spa due to its rugged terrain and existing vegetation, which lend themselves to a tranquil, immersive nature experience. Unlike other areas on the property, this site requires minimal clearing or alteration, preserving the ecological integrity of the landscape.
- By avoiding construction in sensitive zones identified in the environmental report, we are actively protecting habitats for local flora and fauna.

2. Commitment to Sustainability

- Original plans to construct a driving range in this area would have required significant clearing, leveling, and reshaping of the land, which we have opted to avoid in favor of a smaller-scale, nature-integrated project.
- Boardwalks and pathways will be designed to allow visitors to explore the spa and surrounding areas without impacting sensitive groundcover or wildlife corridors.

3. Holistic Integration with Nature

- The spa's pools and steam rooms will be confined to a compact two-acre area, ensuring the development harmonizes with its surroundings rather than dominating them.
- The architectural design will blend seamlessly with the landscape, using natural materials and sloping roofs to create an embedded, non-intrusive appearance.

4. Transportation and Access

- The project avoids the need for additional vehicle infrastructure by exclusively utilizing electric carts for transportation to and from the spa area. This reduces emissions and preserves the tranquil environment. Bicycle parking will also be available to support sustainable transit options.

5. Enhancement of Visitor Experience

- The location offers unparalleled views of the Okanagan Valley, ensuring visitors can fully appreciate the natural beauty of Vernon while engaging in wellness activities.
- By choosing this site, we create a unique wellness offering that appeals to residents and tourists, aligning with Vernon's goals to enhance both tourism and community wellbeing.

6. Commitment to Environmental Stewardship

- The Rise has a proven history of rehabilitating neglected areas. For example, the transformation of a "dead lake" into a thriving aquatic habitat demonstrates our commitment to improving ecological health.
- This project will follow similar principles, ensuring that any development enhances, rather than detracts from, the environment.

7. Strategic Alignment with Vernon's Vision

- This spa supports Vernon's objectives to promote sustainable tourism, attract wellness-focused visitors, and enhance recreational opportunities for residents.
- By creating a car-free, eco-friendly wellness retreat, we align with regional goals to showcase the Okanagan as a destination that values health, nature, and sustainability.

Conclusion

Our proposed Nordic spa prioritizes the preservation of the area's natural beauty while providing an exceptional amenity for residents and visitors. It demonstrates our commitment to sustainable development, environmental stewardship, and the wellbeing of both people and wildlife. By selecting this location, we can offer a unique, immersive experience that complements the vision of The Rise and supports the broader goals of Vernon as a community.

Communication Plan

Our goal is to be open and transparent with the community and the city as we move forward with our exciting plans for The Rise. While we believe that the spa would add much value and a wellness experience for locals and tourists alike, we want to ensure that all questions and queries are answered immediately. Here are steps we will take to ensure great communication during development:

- Work closely with the city to follow protocol for communications, open houses and engagement
- Create a website that provides the information and updates on a regular basis
- Be available for conversations with concerned or curious parties if they would like a personalized response to questions
- Respond to serious concerns with action plans to help mitigate those concerns or issues
- Create a local strategy that ensures that locals feel welcome and included at the resort. We will have special pricing and offers available for Vernon residents.

Footage of the area

https://therisegolf-my.sharepoint.com/:v/g/personal/chad_therisegolf_ca/EeubbnL5CZtPk-tXN2sIYkYBRipsU1Ys-G5N1ZbtomJoSA?e=JdXcUr

Possible layout (however this will be updated to include the latest environmental report)



Additional Information

DEVELOPMENT OVERVIEW

Development Concept

The proposed Nordic Spa will be located on a 10-acre parcel of land adjacent to The Links Golf Course and Event Centre in Vernon, BC. An estimated 2-acres of the area would be developed for the outdoor and indoor spaces of the Nordic Spa with the remaining land areas to be developed later should stakeholders wish to expand.

The Nordic Spa will be positioned as a year-round outdoor wellness experience combining the grounding and healing benefits of being in nature with the clinically proven benefits of contrast therapy using hydro and thermal elements.

The adult only (16-years and older) Nordic Spa will provide a welcome escape from the rigors of everyday life. The spa will combine ancient rituals and natural spa therapies for maximum benefit. Nordic Spa is not just about beauty; it is about rejuvenation, relaxation, and healing.

Working with the sites distinctive landscape, the spa elements will be positioned to capture the stunning views of the surrounding hills and Lake Okanagan. The Nordic Spa will be nestled into the rolling hills and will capitalize on the unique features of the land to create distinctive zones within the spa.

Meandering boardwalks and paths will connect several zones located within the spa. Each zone will offer the complete hydro and thermal therapy cycle of hot, cold, and rest experiences. The various zones will provide a relaxing and inspiring environment where visitors will be able to enjoy quiet and reflective spaces in some areas, while a communal atmosphere where connection and conversation will be encouraged in other zones.

In addition to the traditional hot and cold experiences, unique elements such as Grounding Caves, Grounding Meditation Pathways, Snow Room, Salt Inhalation Room, Glacier Mud Experience, and Self-Salt Scrub Stations will be offered to further enhance the visitor's well-being and experience.

The Nordic Spa will provide visitors, both residents and tourists alike the opportunity to turn to nature, giving themselves the gift of time to slow down and take time to replenish the rejuvenate their minds, body, and spirit. Existing industry data and current operating knowledge reveals that many residents and tourists visit Nordic Spas multiple times a year, providing a tourism driver to the region throughout all four seasons.

Development Components

Main Building

- * The main and largest building will be located at the North end of the site with proximity to The Rise Event Centre and parking area
- * This building will include a reception area, retail boutique, female, and male change rooms, as well as treatment rooms
- * The Change Rooms will provide lockers, showers, restrooms, and grooming stations.
- * The female change room will feature 195 lockers and the male change room will feature 130 lockers for a total of 325 lockers.
- * The change rooms will require a minimum of 3,250 square feet as it is recommended to allow for 10 square feet per locker
- * A total of 10 Treatment Rooms will be offered with two rooms being able to accommodate couple massages. The Treatment Room total area, including staff dispensary, linen storage, guest waiting area and restrooms will be approximately 2,300 square feet.

Hydrotherapy Experiences

- * The hydrotherapy experiences are therapeutic water elements at varying temperatures that including pools, waterfalls, and bucket showers
- * These elements will be located throughout the several zones and include:
 - 2 Hot Pools
 - 2 Warm Pools
 - 2 Cold Plunge Pools

Thermotherapy Experiences

- * The thermal therapy experiences offer therapeutic relatively dry wellness experiences including various saunas, inhalation rooms, salt room, steam rooms, cold room, and grounding caves.
- * These elements will be located throughout the several zones and include:
 - Aromatherapy Steam Room
 - Eucalyptus Steam Room
 - Stone Bath Sauna
 - Infrared Sauna
 - Barrel Saunas
 - Finnish Sauna

Unique Experiences

- * To further enhance the visitor's well-being and experience, unique elements will be located throughout the several zones and include:
 - Halotherapy Salt Cave
 - Grounding Cave
 - Snow Cave
 - Glacier Mud Cabin
 - Salt Scrub Station
 - Meditation and Grounding Path Circuit
 - Ice Fountains
 - Cold Bucket Showers

Resting Experiences

- * Areas for quiet reflection and even napping
- * These elements will be located throughout the several zones and include:
 - Indoor Lounge Spaces with Fireplaces
 - Indoor Lounge Spaces with Sound Therapy
 - Outdoor Lounge Spaces (hammocks, swings, yoga platforms)
 - Outdoor Fireside Lounge Spaces

Treatment Experiences

- * The Nordic Spa will include 10 treatment rooms with two room offering couple's massages. The treatment rooms will be located with the Main Building
- * Massage services in 60-minute durations will be offered to compliment the hydro and thermal therapy cycles, aiding in promoting relaxation, rejuvenation, and recovery
- * Massage services will include:
 - Therapeutic / Deep Tissue
 - Swedish / Relaxation
 - Aromatherapy
 - Hot Stone
 - Shiatsu
 - Reflexology

Food + Beverage

- * A vibrant Wellness Café will be located within the spa site providing 50-seats
- * The Event Centre Food + Beverage team will oversee the creation and delivery of the Wellness Café menu
- * Fresh, healthy, nourishing, and delicious menu items will be offered throughout the hours of operation at the Nordic Spa

Proposed Nordic Spa Facilities

	Units	Square Feet/Unit	Total	Capacity
Spa Facilities				
Change Rooms	2	1800	3600	
Reception	1	500	500	
Retail	1	200	200	
BOH	1	750	750	
Total			5,050	
Treatment Rooms				
Single	8	100	800	8
Double	2	150	300	4
Waiting Lounge	1	200	200	12
BOH	1	1000	1000	
Sub-total			2,300	24
Café				
Seating Area	1	1600	1600	50
BOH	1	500	500	
Sub-total			2,100	50
Hydrotherapy + Thermotherapy Facilities				
Saunas	2	200	400	12
Steam Rooms	2	121	242	18
Salt Room	1	150	150	4
Snow Room	1	150	150	4
Salt Scrub Station	1	150	150	4
Glacier Mud Cabin	1	250	250	12
Grounding Meditation Path	1	500	500	
Pools - Cold	2	125	250	21
Pools - Warm	2	420	840	42
Pools - Hot	2	420	840	42
Pool Decks	1	1000	1000	
Lounge Area - Indoor	2	500	1000	31
Lounge Area - Outdoor	2	500	1000	31
BOH	1	250	250	8
Mechanical	1	500	500	16
Sub-total			7,522	245
Total			16,972	295

Source: MacInnis Spa Consulting

Location Description

Vernon is the commercial hub of the North Okanagan, found nestled in the grassland hills and surrounded by three lakes. Vernon's well-educated population is adventurous, active, and embraces the outdoors. This family-friendly community offers more than 100 lakes within a 1-hour drive, world-class golf, mountain and wellness resorts, beaches and outstanding hiking and biking trails. As of 2022, Vernon's permanent residents numbered approximately 45,000 with an additional 2,000 seasonal residents and a regional population of 90,850. Within a 1-hour drive south of Vernon is the city of Kelowna. Kelowna's population is 143,000.

Location Considerations

For a Nordic Spa development, the key considerations are:

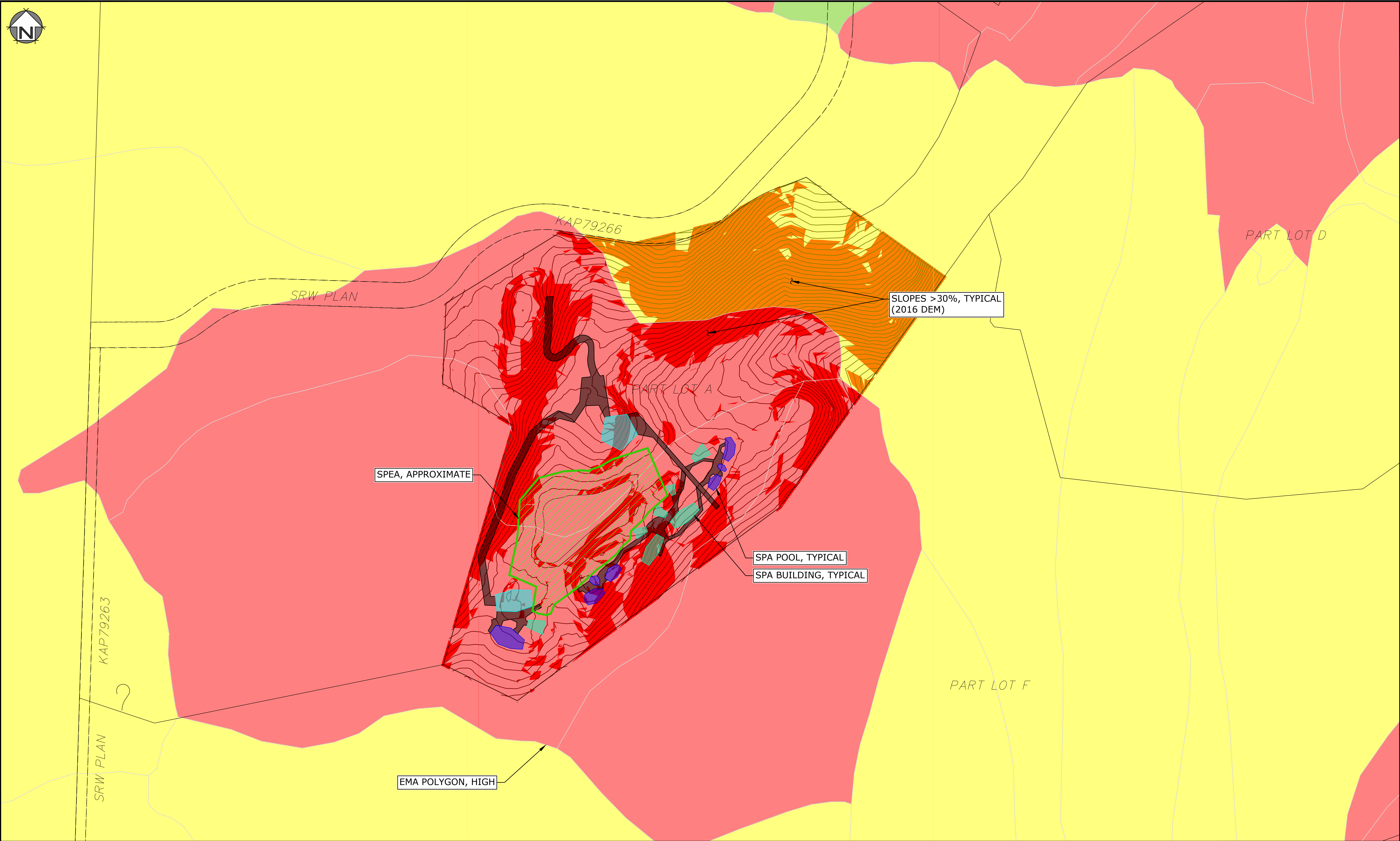
- * Access to and from major transportation routes
- * Minimum of 2 acres for the site allocating at least 1-acre for pools and buildings
 - Additional use of site land allows for complimentary activities including golf, hiking, biking trails, and cross-country skiing on the golf course in the winter months
- * Closeness to accommodations (Hotels, Airbnb, Cottage Rentals)
- * Closeness to tourist infrastructure such as restaurants, golf courses, ski resorts, and other attractions

The site location for the proposed Nordic Spa is in Vernon, BC and 1000 feet above Okanagan Lake, with generous land areas and dynamic views. Located 10 km due west of Highway 97 and the town center, this location provides excellent access to and from transportation routes and is 39 minutes from the Kelowna International Airport. The elevation of this location provides the isolation and seclusion and ensures the impact of highway noise and pollution would be minimal.

The total site is 10-acres (only 2-acres to be developed) providing exceptional land areas. The proximity to support amenities and tourist attractions in the area is good and the site will benefit from their vicinity.

The natural topography of the land areas, the elevation, vibrant views, and access to The Rise Golf Course services (water, sewer, power) makes the site an ideal location for a Nordic Spa development.

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FOR INFORMATION

Executive Summary

Sage Environmental Consulting Ltd. (SEC) has been retained by Rencor Investments Ltd. (Client) to provide a Habitat and Ecosystem Assessment for a proposed Nordic Spa location at 8800 Rising View Way, Vernon, BC (the project area). The proposed development is within the City of Vernon, Okanagan Hills Neighbourhood Plan as defined by the City of Vernon Official Community Plan 2013, Bylaw #5470¹. Land use in this assessment area is currently zoned as P5 – Private Park under the City of Vernon Zoning Bylaw #5000 (2003). The Client is proposing to change the zoning to RTC-a – Resort Commercial and Residential. The scope of work for this assessment is defined by the City of Vernon's Environmental Management Area (EMA) Strategy² Appendix 6, for assessment requirements prior to rezoning.

The Site is mapped within one ESA 2 (moderate) and three ESA 1 (high) Environmental Management Area (EMA) polygons. The initial assessment found the overall quality of the grassland habitat polygons would remain ranked as ESA 1 and ESA 2, however due to weedy encroachment within the wetland, a more detailed assessment of the quality and condition of the wetland habitat will be included in the full EIA report.

The recommendations outlined below are part of the re-zoning application submitted to the City of Vernon by the Client for the purposes of future development of the subject Property. Initial assessment of the site has determined the following:

- Further habitat assessments include: Western rattlesnake, Great basin gophersnake and American badger den searches, painted turtle assessment and western harvest mouse night catch should be conducted in spring 2023 – **INITIAL ASSESSMENT COMPLETED (Spring 2023)**
- An auditory assessment for great basin spadefoot should be conducted in spring 2023 – **INITIAL ASSESSMENT COMPLETED (Spring 2023)**
- Setbacks for the wetland marsh (WN:ms) have been determined based on Riparian Areas Protection Regulation (RAPR) assessment methods and are included in the site map (Appendix II, Figure 2)

As impacts are anticipated, a full EIA will be provided prior to development.

It is the opinion of the undersigned that if the proposed rezoning is successful, and if the proposed recommendations for further assessment and Environmental Impact Assessment report are completed by the Client, that the proposed development will meet the objectives of the City of Vernon OCP. This does not suggest that previous works done on the site have met these criteria, but provides a path forward based on the current state of the Site and the Vernon OCP guidelines from the point of SEC engagement in the project.

This Executive Summary is subject to the same standard limitations as contained in the report and must be read and interpreted in conjunction with the entire report.

¹ City of Vernon, 2013. Official Community Plan 2013 Bylaw #5470. <https://www.vernon.ca/government-services/bylaws/official-community-plan-2013-bylaw-5470>

² City of Vernon, 2008. Environmental Management Areas Strategy. https://www.vernon.ca/sites/default/files/docs/bylaws/OCP/environmental_mgmt_strategy.pdf