



## Report to Council

**To:** Mayor and Council File No: ZON00418  
**Date:** June 9, 2025  
**From:** Wesley Miles, Senior Planner  
**Subject:** Zoning Amendment Application for 300 & 800 Sparkling Place

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### **Purpose:**

To present a Zoning Amendment application for 300 and 800 Sparkling Place to rezone the subject properties from the RCC – Resort Commercial Center to the RTH – Resort Tourist Housing zone to develop single family housing.

### **Recommendation:**

THAT Council support Zoning Application ZON00418 to rezone Lot A, Section 11, Township 13, ODYD, Plan EPP141960 (300 Sparkling Place) and Lot 4, Section 11, Township 13, ODYD, KAP82174 Except Plan EPP141960 (800 Sparkling Place) from RCC – Resort Commercial Centre to RTH – Resort Tourist Housing as outlined in the report titled “Zoning Amendment Application for 300 and 800 Sparkling Place”, dated June 9, 2025.

### **Background:**

#### a. Overview

The subject properties are located at 300 and 800 Sparkling Place, near the Sparkling Hill Resort and Hotel. The proposed lots are 0.5 ha (1.3 acres) and 2.4 ha (5.9 acres) and are currently vacant (Attachment 1). The Official Community Plan (OCP) designation is Tourist Commercial (TCOM) and the zoning is currently Resort Commercial Centre (RCC) (Attachment 2). The application is to rezone the two subject properties from RCC – Resort Commercial Centre to RTH – Resort Tourist Housing. The owner intends to subdivide the two parcels into a four-lot single family development and a thirteen lot bareland strata development.

#### b. Rationale:

The preliminary site layouts (Attachment 3) propose four fee simple lots on the smaller parcel and a thirteen lot bareland strata on the larger parcel. There is an existing trail that runs through both properties connecting the resort to other surrounding walking trails. The trail would be realigned to maintain walking connectivity through the properties and the overall resort area. The proposed development is considered

compatible with the existing neighbourhood. It is in close proximity to the existing Havenscrest cul-de-sac and other single-family homes of Predator Ridge.

The applicant has submitted a preliminary Habitat Assessment report conducted by Triton Environmental Consultants, dated March 25, 2024. The report identifies the majority of the subject properties as Medium sensitivity with a small portion of High sensitivity associated with the gully and pond to the east. The property is subject to the Hillside Residential and Agricultural District Development Permit Area #3, the high sensitivity portion and related steep slopes will be protected as part of the development permit and subdivision process.

Administration is recommending support for the application for the following reasons:

- Alignment with the Regional Growth Strategy Bylaw, designating the property as a growth area;
- Alignment with relevant OCP policies and guidelines;
- Consistent with the original Kristall Resort Development Plan; and
- Compatible with the existing neighborhood context and adjoining properties.

c. Relevant Policy/Bylaw/Resolutions/Legislative Authority:

- The Regional District of North Okanagan, Regional Growth Strategy (RGS) Bylaw 2500, 2011 identifies the subject property as being within a Growth Area and designated within the Hillside Residential and Agricultural District (District 3) in the City's Official Community Plan.
  - RGS GOAL UC-1 – Focus Development Into Growth Areas
- OCP Section 7.0 – Residential:
  - (Guiding Principle) Ensure housing meets the needs of the whole community
- OCP Section 13.0 – Environment:
  - (Guiding Principle) Ensure ecosystem services are maintained and conserved, and integrated into neighbourhood planning
  - 13.12 Ensure development practices avoid negative impacts on natural features and environmentally significant areas in the siting, servicing and establishment of new neighbourhoods.

The Sparkling Hill or Kristall Resort Development Plan (March 2004) contemplated the original resort and land use for the area. The land use plan designated areas for a variety of residential housing, in addition to the commercial resort. In total, there were 75 residential units anticipated situated in development nodes around the hotel itself.

The existing RCC – Resort Commercial Centre allows for a variety of commercial and residential uses to a maximum density of 5.0 FAR within a minimum lot size of 10,000

m<sup>2</sup> (2.47 ac). The proposed RTH – Resort Tourist Housing designation allows for small scale housing up to 60 Dwelling Units / Hectare and a minimum lot area of 250m<sup>2</sup>.

d. Council's Strategic Plan Alignment:

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

e. Advisory Planning Committee Recommendation:

*THAT, the Advisory Planning Committee recommends that Council support Zoning Application ZON00418 to rezone Lot A, Section 11, Township 13, ODYD, Plan EPP141960 (300 Sparkling Place) and Lot 4, Section 11, Township 13, ODYD, KAP82174 Except Plan EPP141960 (800 Sparkling Place) from RCC – Resort Commercial Centre to RTH – Resort Tourist Housing as outlined in the report titled Zoning Amendment Application for 300 and 800 Sparkling Place;*

*AND FURTHER, that the Advisory Planning Committee recommends that Council's support of ZON00418 be subject to:*

- a. A public access pathway connecting Sparkling Hill and Sunset Properties.*

The Committee's recommendation is being provided directly to Council for consideration as per the Terms of Reference. However, staff do not believe that the trail connection should be a condition of this rezoning application, as it is not located on the subject properties nor is it directly attributable to the proposed development. Staff recognize the importance of the trail connection and the need for future emergency access to Sparkling Hill from Kokanee Road. Accordingly, this requirement has been included in a separate, more directly related subdivision application by the Applicant (SUB00874 – 800 Birdie Lake Drive).

**Financial Implications:**

N/A

**Alternatives & Implications:**

Should Council not support the zoning amendment the proposed development would not move forward. Without the approval the property would remain in the RCC – Resort Commercial Centre zone.

**Communication:**

N/A

**Attachments:**

Attachment 1 – Subject Properties

Attachment 2 – Zoning Map

Attachment 3 – Proposed Layouts

Reviewed by: Lydia Korolchuk, Manager, Current Planning

Reviewed by: Roy Nuriel, General Manager, City Planning

Reviewed by: Terry Barton, Director, Planning & Community Services

Reviewed by: Kevin Poole, Director, Corporate Administration

Approved by: Peter Weeber, Chief Administrative Officer