

City of Kelowna

Bylaw No. 12862

TA25-0008 – Climate Bundle

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts that Bylaw No. 12375 be amended as follows:

1. **Section 5 – Definitions & Interpretations, Section 5.3 – General Definition** is amended by **deleting**:

"SOFT LANDSCAPING means soil-based groundcover within the landscape area, including landscaping with a minimum of 150mm of growing medium and plants including natural turf, ground covers such as perennials and grasses, shrubs, and trees. Soft landscaping does not include areas without growing medium and plant materials such as areas that are predominantly rock, artificial turf, rubberized surfacing or hard surfacing such as but not limited to pavers. "

and **replacing** with:

"SOFT LANDSCAPING means soil-based landscaping with a minimum permeable growing medium depth of 300 mm and includes plants such as ground covers, perennial and annual plants, shrubs, and trees. Soft landscaping does not include areas without growing medium and plant materials, such as areas that are predominantly rock, artificial turf, decking, rubberized surfacing, or hard surfacing such as but not limited to pavers. "

2. **Section 5 – Definitions & Interpretations, Section 5.3 – General Definitions** is amended by **deleting**:

"STEPBACK means the horizontal recessing of the building façade, measured from the face of the building wall, above a specified storey. Common stairwells, elevators, and the associated common floor areas that access the stairwells and elevators are exempt from requiring to meet the stepback. Eaves can project into the stepback no greater than 0.6 meters. See illustrative figures for visual representation below: "

and **replacing** with:

"STEPBACK means the horizontal recessing of the building façade, measured from the face of the building wall below a specified storey to the building façade above a specified storey. Common stairwells, elevators, and the associated common floor areas that access the stairwells

and elevators are exempt from requiring to meet the setback. See illustrative figures for visual representation below: "

3. **Section 7 – Site Layout, Section 7.2 Landscaping Standards** is amended by **deleting**:

"Schedule A"

and **replacing** with:

"Schedule B", as attached to and forming part of this bylaw.

4. **Section 7 – Site Layout, Section 7.5 – Fencing** is amended by **adding**:

"7.5.8 Any portion of a fence within 1.4 m of a building must be constructed of non-combustible materials such as metal, brick, stucco or concrete. Wood and vinyl fencing is not permitted within 1.4 m of a building."

5. **Section 9 – Specific Use Regulations, Table 9.11 – Tall Building Regulations** is amended by **deleting**:

Minimum setback above podium (including balconies)	3 m
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and **replacing** with:

Minimum setback above podium ² (including balconies)	3 m
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6. **Section 9 – Specific Use Regulations, Table 9.11 – Tall Building Regulations, Footnote ²** is amended by **adding**:

"² Eaves, decks, canopies, and balconies can project into the setback no greater than 0.6 metres."

7. **Section 13 – Multi-Dwelling Zones, Section 13.5 – Development Regulations – Footnote ⁶** is amended by **deleting**:

"⁶ Minimum building setbacks apply only to buildings 5 storeys and taller. The setback can occur on any floor above the second storey."

and **replacing** with:

"⁶ Minimum building setbacks only applies to buildings 5 storeys and taller with a building frontage greater than 60.0 m. The setback can occur on any floor above the first storey. The setback is required for 75% of the total area of the exterior wall along the building frontage. Eaves, decks, canopies, and balconies can project into the setback no greater than 0.6 meters"

8. **Section 14 – Core Area & Other Zones, Section 14.11 – Commercial and Urban Centre Zone Development Regulations – Footnote ¹⁴** is amended by **deleting**:

"¹⁴ Minimum building setbacks apply only to buildings that are at least five (5) storeys and not taller than 12 storeys. The setback can occur on any floor above the second storey."

and **replacing** with:

"¹⁴ Minimum building setbacks only applies to buildings that are at least 5 storeys and not taller than 12 storeys with a building frontage greater than 60.0 m. The setback can occur on any floor above the first storey. The setback is required for 75% of the total area of the exterior wall along the building frontage. Eaves, decks, canopies, and balconies can project into the setback no greater than 0.6 meters"

9. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first, second and third time this 9th day of March, 2026.

Approved pursuant to section 52(3)(a) of the Transportation Act this 11th day of March, 2026.

Audrie Henry

for Minister of Transportation & Transit

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

Schedule B – Proposed Amendments to Zoning Bylaw Section 7.2

7.2 Landscaping Standards

Landscape Requirements

7.2.1 Landscaping shall follow the regulations within Table 7.2 to provide for the masking or separating of various land uses. See Section 8.2.2 for parking restrictions within landscaping areas.

Table 7.2 – Tree & Landscaping Planting Requirements <small>cm =centimetres / m = metres / m² = square metres / m³ = metres cubed</small>	
Criteria	Regulations
Minimum Number of Trees ^{.1, .2}	(a) For Infill Housing : 1 tree per 10 linear metres of front lot line and flanking side lot line (b) For all other zones: 1 tree per 10 linear metres of front lot line , rear lot line , and flanking side lot line
Minimum Soft Landscaping Area ^{.3} See Visual Example Figure 7.2.1	75% of the landscape area shall be soft landscaping
Tree Location	Required trees must be planted on the subject property with at least one tree planted in the front yard landscape area and, if applicable, one tree in the flanking side yard landscape area . Trees are not required to be located within the front yard landscape area and/or flanking side yard landscape area when: <ul style="list-style-type: none"> the boulevard abutting the landscape area contains overhead electrical power lines that would interfere with the growth of the trees; or the abutting boulevard is irrigated and contains trees and a sidewalk.
Minimum Landscape Requirements Within Surface Parking Lots	The following landscape requirements apply to surface parking lots with 15 or greater surface parking spaces that are not enclosed within a building: <ol style="list-style-type: none"> If a surface parking lot abuts a street, a minimum 1.5 m landscaped setback is required; landscaped islands are required at the end of each parking aisle. The maximum number of parking spaces in a consecutive row is 14 with a landscaped island or drive aisle separating the next 14 spaces; a minimum of one tree must be included in each landscape island. The trees required within landscape islands is in addition to the minimum number of trees required on-site and cannot be double counted to meet minimum numbers; landscaped islands are not to be longer than the adjacent parking space and shall be clearly delineated as separate and in addition to required parking and loading spaces; locate landscaped islands such that loading and unloading vehicles can gain access without undue interference; landscape islands must have a minimum 75% soft landscaping or soil cells.

Table 7.2 – Tree & Landscaping Planting Requirements

cm =centimetres / m = metres / m² = square metres / m³ = metres cubed

Criteria	Regulations
<p>FOOTNOTES (Section 7.2):</p> <p>¹The linear metre calculation is used to determine the minimum number of trees to be planted (not the minimum spacing). There is no minimum number of required trees in relation to lot lines where the setback to the principal building (and therefore the width of the associated landscape area) is 1.0 m or less. The minimum landscaping and number of trees is required for all developments, except, for residential developments that contains two or less dwelling units per lot.</p> <p>²For Infill Housing, there is no minimum number of trees in relation to the front lot line and/or flanking side lot line if the boulevard abutting the front lot line and/or flanking side lot line contains trees and a sidewalk.</p> <p>³Electrical transformers and driveways within the landscape areas can be excluded from the minimum percentage of soft landscaping area. If soil cells are installed for all the required trees in the front yard or flanking yard landscape area, then there is no minimum soft landscaping requirement.</p>	

Landscape Standards

- 7.2.2 All required landscaping and installations including irrigation requirements shall meet or exceed the Canadian Landscape Standard (CLS) as jointly published by the Canadian Society of Landscape Architects and the Canadian Nursery Landscape Association and the landscape standards within Table 7.2.2.

Table 7.2.2 – Tree & Landscaping Planting Standards

cm =centimetres / m = metres / m² = square metres / m³ = metres cubed

Criteria	Regulations		
Minimum Soil Volume per Tree ^{.1}		Single Tree	Shared
	Large Tree	20 m ³	15 m ³
	Medium Tree	18 m ³	12 m ³
	Small Tree	15 m ³	10 m ³
Minimum Setback from buildings, raised patios, and balconies to on-site trees	<p>Large: 3 m radius from centre of tree to the building Medium: 2 m radius from centre of tree to the building Small: 1 m radius from centre of tree to the building</p> <p>Any underground parkade, underground building, underground structure (such as a stormwater detention tank) must be setback at least 1 metre volumetrically measured from the centre of the tree at finished grade (trunk flare).</p>		
Minimum Deciduous Tree Planting Stock Caliper ^{.2}	<p>Large: 5 cm Medium: 4 cm Small: 3 cm</p>		
Minimum Coniferous Tree Planting Stock Height	250 cm		
Minimum Ratio between Tree size ^{.3}	<p>Large: Min 50% Medium: No min or max Small: Max 25%</p>		
FireSmart Design Standards for Landscaping ^{.4}	<p>(a) No coniferous shrubs are permitted within 10 m of a building or structure;</p> <p>(b) No coniferous trees are permitted within 5 m of a building or structure^{.5};</p> <p>(c) Surface treatment for soft landscaping within 1.5 m of a building or structure must be living mulch (low growing, non-coniferous groundcover), mineral soil, composted mulch, or rock mulch;</p> <p>(d) Minimum tree spacing for coniferous trees is 5 m; and</p> <p>(e) Coniferous trees within 10 m of buildings or structures must be maintained and watered to meet FireSmartBC guidelines, including pruning all lower trees branches within 2 m of the ground.</p>		

FOOTNOTES (Section 7.2):

^{.1} Soil volume may be shared (tree, turf, and shrub). For the soil volume calculation, any continuous growing medium the roots can reach on the subject property to a maximum depth of 1 metre can be applied. The boulevard can be partially used for soil volume calculation only when the landscaped portion of the boulevard is directly abutting the property line and the soil volumes do not interfere with any subsurface utility infrastructure.

^{.2} All deciduous trees shall have a minimum clear stem height of 1.5 m.

Table 7.2.2 – Tree & Landscaping Planting Standards

cm = centimetres / m = metres / m² = square metres / m³ = metres cubed

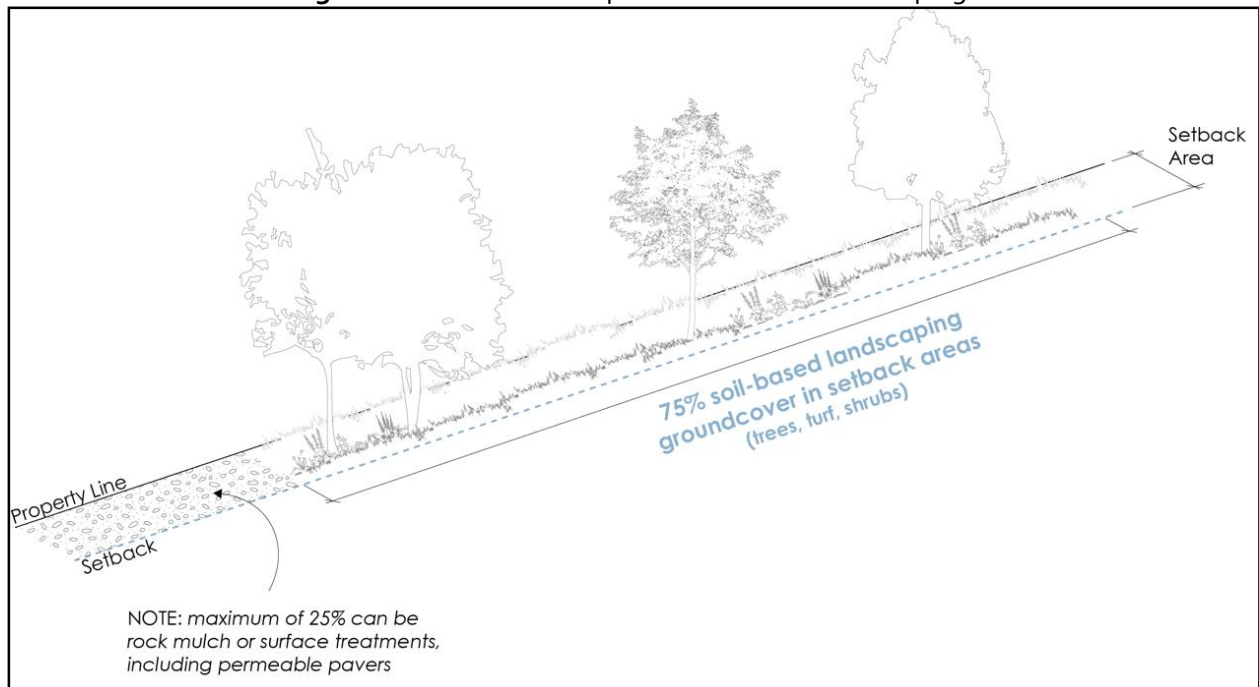
Criteria	Regulations
	<ul style="list-style-type: none">³ Tree size will be defined in the City of Kelowna's Urban Tree Guide, if only one tree is required, it must be a large tree or conifer. All columnar trees shall be considered a medium or small tree for determination of the tree size ratio. These columnar trees require the equivalent large tree soil volume. All trees onsite including the trees within the landscape area and the trees within parking lot landscape islands must meet this ratio.⁴ Measurements to be taken from the trunk or centre of a multi-stemmed plant.⁵ Existing coniferous trees may be located within 5 m of a new building or structure, subject to the recommendations of a qualified professional.

7.2.3 All required **landscape areas** and installations shall be regularly maintained by property **owners** to meet the Canadian Landscape Standard as appropriate to the site to maintain vegetation health.

7.2.4 All required setback areas shall be landscaped with various tree species in accordance with [Table 7.2](#) to provide for the masking or separating of various land uses. The minimum number of trees is identified within [Table 7.2](#). In addition to [Table 7.2](#) and to provide appropriate masking and separating of various land uses, the following must also be adhered to:

- (a) properties adjacent to ALR land must meet **landscaping** standards as outlined in the Farm Protection DP Guidelines as outlined in the [City of Kelowna's Official Community Plan](#).
- (b) properties zoned A1 and A2 must meet **landscaping** standards as outlined in the Farm Protection DP Guidelines as outlined in the [City of Kelowna's Official Community Plan](#).

Figure 7.2.1 - Visual Example of Soil-Based Landscaping



- 7.2.5 Notwithstanding any other provisions in this Bylaw, wherever Environmentally Sensitive Areas (as defined in the OCP) or Natural Hazard Areas (as defined in the OCP) are located, then the land and vegetation shall remain undisturbed or be restored (as described in the OCP). Riparian Management Areas (as defined by the OCP) must remain in its natural condition or be restored in a manner that either enhances conditions for fish and wildlife or maintains conditions equivalent to those that would have existed had no development occurred.
- 7.2.6 All construction on-site must occur concurrently with erosion control and protection measures to prevent the pollution, degradation, or siltation of natural areas, including vegetation and water courses. This includes the provision of temporary fencing prior to and during construction.
- 7.2.7 Unless part of a Natural Hazard or Environmentally Sensitive Area (as defined by the OCP), landscape areas will be graded to maintain safe access according to the Canadian Landscape Standards (CLS), for efficient maintenance, and to collect storm water for plant watering where City stormwater regulations allow.
- 7.2.8 All [landscape areas](#) shall be watered by a fully automatic irrigation system. No run-off onto sidewalks, [streets](#), or parking areas shall be permitted. The following areas are exempt from having permanent fully automatic irrigation systems:
- a) existing areas of undisturbed native vegetation which have been accepted as landscape area or [Riparian Management Area](#);
 - b) [landscape areas](#) specifically designed as xeriscape or drought resistant natural species plantings; however, temporary irrigation may be required;
- 7.2.9 Where the retention of trees is required or permitted, a letter from a qualified professional, such as a certified arborist or Landscape Architect, shall be submitted, indicating the mitigation measures required during and after the construction to ensure the health of the vegetation.