

Chelsea Gardens Strata Rule

Landscaping Option 3 – Native Shrub & Bark Mulch Garden (Natural & Soft)

Rule: Native Shrub & Bark Mulch Garden in Front Yard Areas



1. Artificial Turf



2. Rock & Gravel



3. Native Plant & Mulch



4. Patio & Planters

1. Purpose

To provide a natural, attractive, low-water landscape alternative that:

- Reduces reliance on traditional grass lawns

- Supports sustainable landscaping practices
 - Enhances the West Coast character of Chelsea Gardens
 - Minimizes long-term irrigation and maintenance costs
 - Improves soil health and moisture retention naturally
-

2. Approved Materials & Features

Ground Cover

- Landscape fabric minimum of 3 to 5 ounce weight per square yard. All fabric joints are to be lapped with a minimum of 12 inches.
- Cedar bark mulch, fir bark mulch, or equivalent natural mulch product
- Minimum mulch depth recommended: 3–4 inches
- Mulch to be replenished as required to maintain appearance and weed suppression

Landscape Shape & Layout

- Curved mulch edges encouraged to soften appearance and improve visual interest
- Defined edging may include:
 - Steel edging
 - Composite edging
 - Natural stone edging

- Other Council-approved border systems

Soil Preparation

- Existing sod and weeds removed prior to installation
 - Soil amended as required to support healthy root establishment
 - Proper grading maintained to ensure drainage away from buildings and walkways
-

3. Approved Plant Material

Recommended Native or Adapted Plantings

Grouped plantings in odd-number arrangements (3–5 plants) are encouraged for a natural appearance.

Approved low-water plant options may include:

- Salal
- Sword fern
- Oregon grape
- Dwarf hemlock
- Kinnikinnick
- Native grasses
- Other drought-tolerant native species approved by Council or Landscape Committee

Planting Restrictions

- No invasive species
 - No large trees or shrubs that obstruct:
 - Windows
 - Walkways
 - Building access
 - Utility access
 - No plants requiring permanent high-volume irrigation systems unless approved
-

4. Irrigation Standards

- Temporary watering permitted during plant establishment period
 - Once established, landscapes are intended to require minimal supplemental watering
 - Permanent spray irrigation systems are discouraged unless specifically approved by Council
-

5. Drainage & Safety Requirements

- Final grading must maintain positive drainage away from structures
- Mulch and plant material must not obstruct sidewalks, drains, or pathways

- Plantings must allow safe visibility for pedestrians and residents
 - Installations must not create trip hazards or excessive overgrowth
-

6. Maintenance Responsibilities

Resident/Homeowner Responsibilities

Residents are responsible for:

- Annual mulch top-up as needed
- Light pruning and shaping once per year
- Weed control and debris removal
- Maintaining healthy and tidy plant appearance
- Replacing dead or severely damaged plants when necessary

Strata/Common Standards

The Landscape Committee or Council may:

- Inspect installations for compliance
 - Establish approved mulch colours and plant palettes
 - Require correction of neglected or unsafe conditions
 - Maintain consistency with Chelsea Gardens landscaping standards
-

7. Benefits to Chelsea Gardens

This landscape option supports:

- Water conservation
 - Reduced lawn maintenance
 - Improved biodiversity and habitat value
 - Natural soil enrichment and moisture retention
 - Enhanced curb appeal with a soft West Coast aesthetic
 - Reduced irrigation costs over time
-

8. Optional Design Enhancements

Subject to approval:

- Decorative feature stones
 - Small accent lighting
 - Native ornamental grasses
 - Low-profile planters
 - Additional layered plant groupings for seasonal interest
-

9. Recommended Installation Standards

- Professional installation encouraged

- Landscape fabric optional depending on planting density and drainage conditions
- Proper spacing to allow mature plant growth
- All work to comply with Chelsea Gardens landscaping guidelines and approved standards