

# Chelsea Gardens Strata Rule

## Landscaping Option 4 – Courtyard Stone + Raised Planters (Structured & Flexible)



This scope of practice defines the acceptable installation standards, materials, maintenance expectations, and homeowner responsibilities for the “Courtyard Stone + Raised Planters” landscape option proposed for Chelsea Gardens townhouse front yards.

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# 1. Purpose

To provide a clean, structured, and flexible front yard landscape design that:

- Reduces dependence on lawn irrigation
  - Minimizes ongoing maintenance requirements
  - Allows residents seasonal personalization through planters
  - Improves accessibility and usability of outdoor space
  - Maintains a cohesive and attractive streetscape throughout Chelsea Gardens
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# 2. Approved Materials & Features

## Hardscape Components

- Paving stones, patio slabs, or architectural concrete:
  - Installed on a fine gravel or sand compacted base
  - Landscape fabric should be considered
  - Level and trip-free surface required
  - Neutral earth-tone colours preferred for community consistency
- Decorative Gravel:
  - Crushed gravel, river rock, or decorative stone permitted between pavers
  - Minimum depth recommended: 2 inches

- Weed-suppressing landscape fabric required beneath gravel areas
  - Raised Planters:
    - One or two planters permitted per yard
    - Cedar, composite, or other weather-resistant material approved
    - Recommended maximum height:
      - 24–30 inches
    - Planters must not obstruct sidewalks, entrances, or drainage pathways
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### **3. Approved Plant Material**

Permitted planter vegetation may include:

- Small ornamental grasses
- Rosemary
- Thyme
- Lavender
- Seasonal flowers
- Compact annuals or perennials suitable for container growing

### **Planting Restrictions**

- No invasive species

- No large shrubs or trees planted directly into the ground
  - No vegetable gardens visible from common walkways unless specifically approved
  - All planting to remain within raised planters only
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#### **4. Irrigation Standards**

- Permanent irrigation systems are not required
  - Hand watering or self-contained drip systems permitted within planters
  - No underground irrigation installation without Council approval
  - Residents are responsible for watering planter vegetation during dry periods
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#### **5. Drainage & Safety Requirements**

- Final grading must maintain positive drainage away from buildings
- Pavers and gravel must not create tripping hazards
- Decorative gravel must be contained to prevent migration onto sidewalks or roadways
- Raised planters must allow safe access to entrances and utilities

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## **6. Maintenance Responsibilities**

### **Resident/Homeowner Responsibilities**

Residents are responsible for:

- Sweeping and maintaining paved surfaces
- Seasonal planter refresh and pruning
- Removal of weeds or debris from gravel areas
- Replacing failed plants as needed
- Maintaining a neat and visually consistent appearance

### **Strata/Common Standards**

The Landscape Committee or Council may:

- Inspect installations for compliance
- Require correction of unsafe or neglected conditions
- Approve standard colour palettes or paving materials for visual consistency

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## **7. Benefits to Chelsea Gardens**

This landscape option supports:

- Reduced water consumption
- Elimination of lawn maintenance
- Flexible seasonal personalization

- Improved durability in wet coastal conditions
  - Easier long-term upkeep for residents and volunteers
  - Enhanced curb appeal with a clean courtyard appearance
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## **8. Optional Design Enhancements**

Subject to approval:

- Solar pathway lighting
  - Decorative containers
  - Small seating bench
  - Accent stone features
  - Matching planter colour schemes
  - Low-voltage landscape lighting
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## **9. Recommended Installation Standards**

- Professional installation encouraged
- Existing sod and organic material removed prior to installation
- Compacted gravel base recommended beneath paving stones
- Proper edging installed to contain gravel
- All work to comply with Chelsea Gardens landscaping guidelines and drainage requirements