

**MOUNTAIN VIEW CEMETERY  
MASTER PLAN**

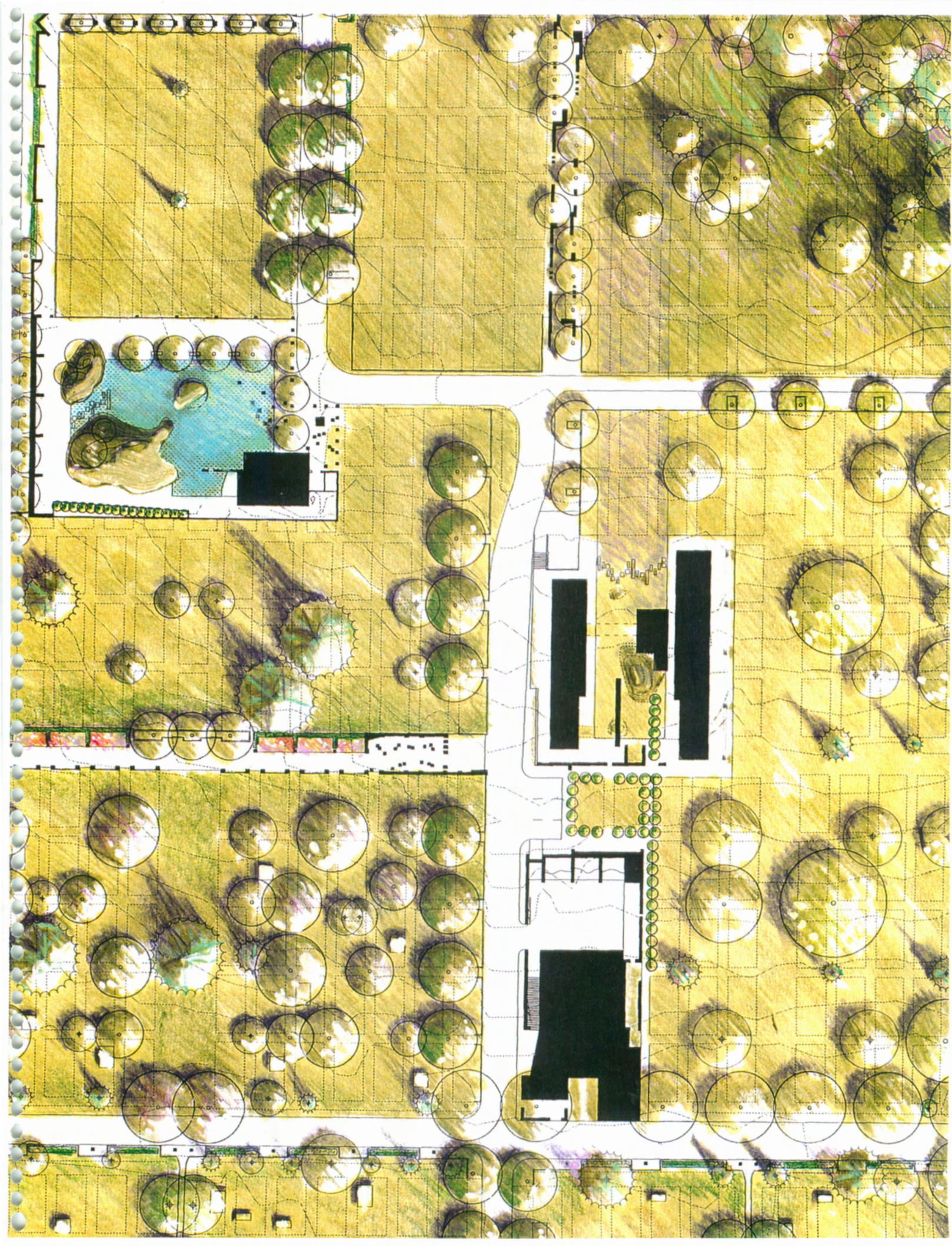
**PREPARED FOR  
THE CITY OF VANCOUVER**

**JANUARY 2000**

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MASTER PLAN

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# ***Mountain View Cemetery - Master Plan Report***

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# ***Executive Summary***

The finest end to our life's journey is to be interred in a beautiful, peaceful setting. As one of our sacred open spaces, Mountain View Cemetery has the potential to be such a landscape for the City of Vancouver. As public and City Council interest has grown over the years for Mountain View Cemetery, initial steps have begun to ensure that the cemetery remains a civic asset and an amenity for all the residents of Vancouver.



The Mountain View Cemetery Master Plan is intended to be a working document, subject to testing, re-examination and modification as new conditions arise or recommendations prove to be no longer appropriate.

The planning process was carried out by a multi-disciplinary team, working closely with a citizen advisory group, the cemetery staff and city departments to build consensus among all participants. The Master Plan includes Research, Design and Development Guidelines, a Financial Plan, an Operations Plan, a Management Plan and a Marketing Strategy. The recommendations of the Master Plan and Development Guidelines are detailed in this document, while other parts of the Master Plan are summarized in additional documents.

In their entirety, the Master Plan, Financial, Operations, Management and Marketing reports outline the direction of Mountain View Cemetery for the next hundred years. The main objective of the Master Plan has been to enhance the unique qualities that define the cemetery as a sacred and civic place. In addition to meeting this objective, the Master Plan will assure the sustainability, financial viability, affordability, diversity and accessibility of Mountain View.

## **Heritage**

The preservation of Mountain View Cemetery's heritage is integral to the success of the Master Plan. The plan strongly promotes the preservation of the cemetery's heritage features, as well as the preservation of existing grave sites. The Master Plan recommends strategies for preservation, including enhancement, restoration and conservation approaches to new development, and foresees the cemetery's future as an evolution of its historic structure.

## **New Memorial Services**

One of the factors that has prevented the Cemetery from selling new plots or memorial services has been its historical focus on predominately in-ground burial. The Cemetery essentially ran out of room. The main focus of the Master Plan was to identify potential available space for new forms of memorials as well as for conventional in-ground burials.

The Master Plan process has determined that future cemetery development should be increasingly focused on cremation, and innovative new forms of memorials that will ensure the longevity of the cemetery and provide interment options to the public for at least the next 100 years.

The sanctity of the cemetery as a sacred space will be strengthened through the creation of additional burial capacity. The closure of redundant roads to vehicular traffic and the densification of the cemetery perimeter are but a few of the ways in which the increase in capacity has been achieved. Through these strategies, a wealth of new memorial products and services will soon be made available. These new memorial services reflect the desires of the public; when they are developed, they will help to create a more beautiful and sacred civic place.

## **Landscape Character**



One of the most distinguishing aspects of any famous cemetery is its beautiful and memorable landscape character. With only basic landscape maintenance over the years, no landscape enhancements, no new trees planted, and a large number of existing trees dying, the landscape of Mountain View Cemetery is not representative of the many beautiful civic and park spaces throughout Vancouver.

The Mountain View landscape is largely comprised of lawn in poor condition, with a basic framework of mature trees. The character of the landscape is mostly banal and uninteresting. Vancouver Mayor Philip Owen began the transformation of Mountain View in February 1999, with the planting of the first tree in 30 years. This was soon followed by the planting of an entire roadway of trees in the Horne Veterans' Section. This improvement was funded by Veterans Affairs Canada, as part of their initiative to help change the face of Mountain View Cemetery.

The landscape character of the cemetery will be dramatically transformed with the addition of proposed trees, new lawn and gardens, gateways, water features, a new administration building, garden pavilions and a variety of landscape characters. As presented in the Vision Plan, the interpretation of Brewery Creek as a naturalized feature through the site will be one of the most signifi-

cant landscape initiatives. Other elements of the design will provide a level of complexity and richness to the cemetery, and will make it desirable as a park-like setting. It will be a place to seek repose and enjoy passive recreational pursuits.

## **Public Input and Response**



Throughout the Master Plan process, the public has been involved in a variety of ways, and have provided support during the planning process. As they did during the Vision Plan process, the Citizen Advisory Group and the City of Vancouver Staff Liaison Group have provided invaluable insight. Through consensus building, a strong direction and design structure have been achieved. There has been overwhelming positive public support through the process, and interest in the cemetery has continued to grow.

One result of the Master Plan to date is the establishment of a new partnership between Veterans Affairs Canada and the Cemetery. Overall, a spirit of co-operation has prevailed throughout the process, and this rapport will sustain the positive momentum needed to implement the vision.

## **Legal Survey and the Perimeter**

A legal survey and property consolidation process ran parallel to the Master Plan process. Through discussions with the Land Survey Branch and the Engineering Department, important perimeter issues were identified. While not all issues are yet resolved, a clear direction for future resolutions is understood, and these discussions will continue between the Cemetery, Engineering, the Land Survey Branch, and City Council.

## **Cemetery Neighbourhoods and Initial Projects**

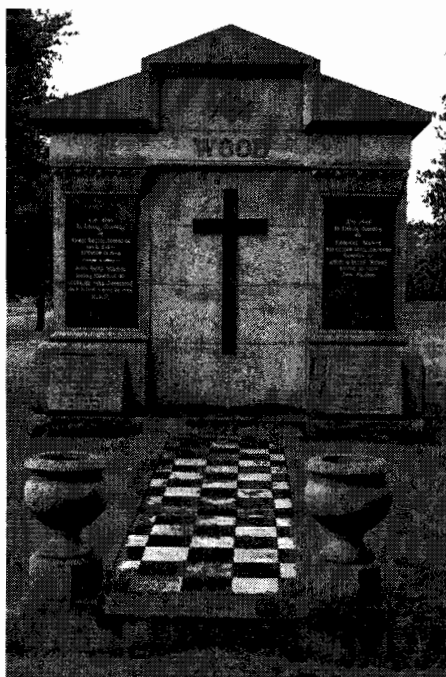
Due to its size and complexity, the cemetery was divided into twelve neighbourhood sections for the purposes of analysis and design. This enabled detailed guidelines and recommendations to be developed that not only reflect the cemetery as a whole, but also apply to each particular neighbourhood. This level of detail has allowed the Master Plan to identify sixteen Initial Projects. The Master Plan recommends that these projects be used as a means of gauging the public's perception as the cemetery developments are implemented.

The Initial Projects and the proposed implementation schedule for the cemetery is reflected in a 20 year financial proforma in the Financial Plan.

## Guiding Principles

Stemming from the 1998 Vision Plan and further refined in the Master Plan, a series of Guiding Principles have informed and continue to shape the future direction of Mountain View Cemetery:

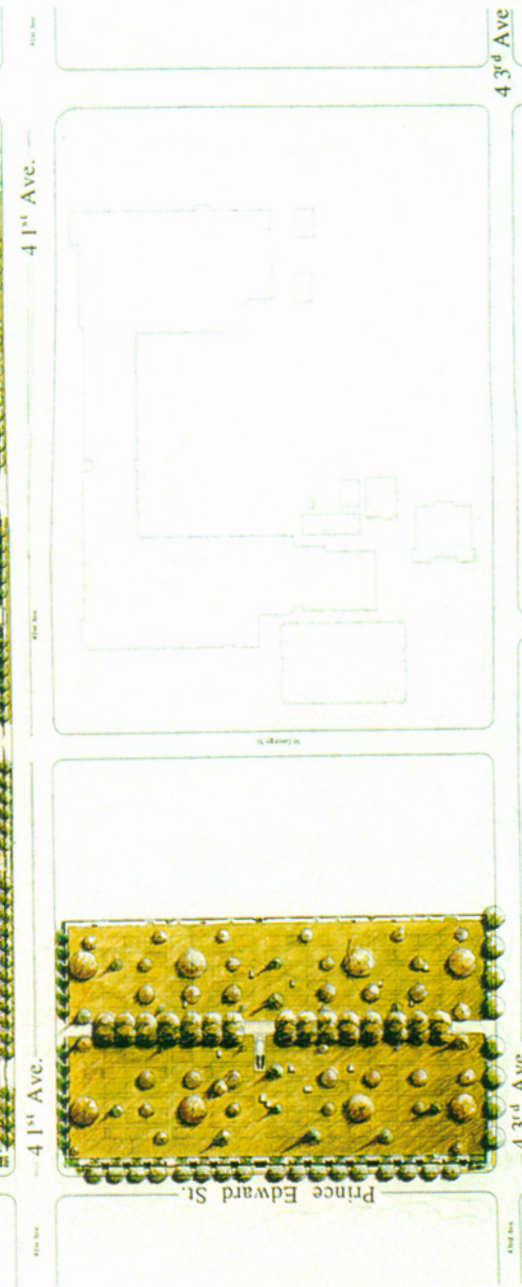
- *Mountain View Cemetery should remain a sacred sanctuary where people can honour the memory of their ancestors.*
- *The historical outline defines the evolutionary growth of the cemetery. Any future development should respect the original order and structure of Mountain View, using the historical structure as a guide for its preservation and enhancement.*
- *For Mountain View Cemetery to compete in the open marketplace within the Lower Mainland, it needs to fill currently existing voids. The design of Mountain View Cemetery should therefore create a beautiful place where people would desire to be laid to rest, in a variety of interment or memorial service options.*
- *Stories of citizens buried in Mountain View Cemetery should be used to promote awareness of Vancouver's history.*
- *In order to appeal to a wider clientele, Mountain View must be transformed into an active and innovative cemetery with many options for memorialization, interment and burial. Mountain View must become a leader among cemeteries for providing burial and memorial options that reflect the diverse needs of the public. With cremation as the predominant choice in British Columbia, Mountain View must be responsive to this memorialization preference.*
- *Mountain View's tradition of being inclusive and reflective of Vancouver's multi-cultural background stems from its inception: the cemetery was "open to all city residents regardless of race creed, or income." (The Province newspaper, June 18, 1903). Let this spirit of openness prevail for Mountain View, both in its role as a cemetery, and as a civic amenity.*
- *Celebrate the resource we have in Mountain View Cemetery and make it widely known as a unique and important open space, encouraging appropriate passive recreational activities. Make the cemetery as much a civic space for the living as for the dead.*
- *Currently the landscape character is defined solely by lawn and trees; where appropriate, encourage a greater diversity of landscape treatments.*





- *Let cemetery personnel and citizen groups work in tandem to foster a level of stewardship in the cemetery, nurturing a place that is part of the community identity. As the cemetery presents its new face to the public, a sense of pride will continue to develop. Adopt and encourage a high quality of maintenance, care, and management for the cemetery fitting this new image.*
- *Encourage affordability, sustainability, growth and the enhancement of the perpetual care fund.*
- *As determined through the Vision Plan and Master Plan process, the public is looking for beautiful, special and unique settings for interment. The memorial services offered at Mountain View Cemetery should be well designed and built with quality materials to create a sense of permanence.*
- *To ensure that a level of quality is maintained above the current industry standard, the expertise of design consultants should be called upon for future design and implementation of the Master Plan. The cemetery should work with design consultants, building and landscape contractors, and suppliers for project implementation.*



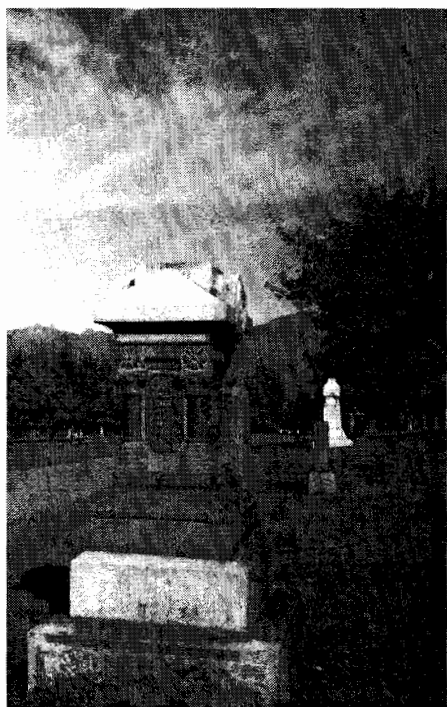


# Proposed Development MOUNTAIN VIEW CEMETERY CITY OF VANCOUVER

Philip Ward Long Inc.   Peckert + Robb   Harris Hudson   CitySquares   Erik Lees   Michael Alukker



# Introduction



*Mountain View Cemetery*

The finest end to our life's journey is to be interred in a beautiful, peaceful setting. As one of our sacred open spaces, Mountain View Cemetery has the potential to be such a landscape for the City of Vancouver. In fact, the cemetery is a city within our city – a city of our ancestors, a city of our remembered dead. Currently, however, the cemetery does not reflect the diversity of our city's neighbourhoods, nor the variety of built forms which lends Vancouver vitality and complexity. Mountain View Cemetery is currently a city with only one 'housing style', and does not have the depth and richness found in the city as a whole. Furthermore, there is no room left available for more of this particular 'housing style' – full body in-ground burials. The City of Vancouver is looking to address land shortages through densification, while maintaining a sense of history through heritage retention. Mountain View, as the city of our dead, is also facing these very issues. Densification, interment alternatives, and heritage protection must all be implemented to ensure the cemetery's place as a sacred city within our city.

The 1998 Vision Plan laid the foundation for this transformation of Mountain View Cemetery by establishing guiding principles and key objectives. The Vision Plan addressed pertinent issues such as financial and cultural viability, and the overall landscape character of the cemetery. The Mountain View Cemetery Master Plan has carried this momentum forward by building upon the ideas laid down by the Vision Plan, and taking a more detailed look at the issues needing clarification, and resolution. The concept design, recommendations, and design guidelines grew out of this process.



*City of Vancouver*

The Master Plan will play an important role in shaping and guiding the destiny of the cemetery for the next century. It suggests changes and developments that will be integrated with the cemetery's historical legacy and become part of its traditions and customs. These developments are outlined in this report, introduced by a summary of the public process and landscape analysis that inspired the recommendations. The report will cover the Master Plan issues for the overall cemetery, and include a more detailed description of each cemetery neighbourhood. Each neighbourhood section concludes with a brief description of the proposed approach to project implementation and phasing. Implementation is discussed in greater depth in the accompanying Initial Projects report. Action is outlined as a series of short-term (including initial projects), mid-term, and long-term goals. This approach to phasing will enable Mountain View to become a viable commercial enterprise with a progressive management and operations structure. The Master Plan represents a one hundred year plan; the innumerable improvements that will arise from this plan will set Mountain View Cemetery as a jewel in the Vancouver landscape.

# Process

The Master Plan Process attributes its success to an all-inclusive planning process. The City of Vancouver, Mountain View Cemetery staff, and a Citizen Advisory Group have worked with the multi-disciplinary team of consultants to achieve a shared vision.

The Master Plan maintains the key objectives outlined in the 1998 Vision Plan and begins to give them shape and form, incorporating many of the ideas put forth through the public process. For example, the enthusiastic energy of the original Citizen Advisory Group was a driving force, and this group continues to add valuable insight in its advisory role.

## The Staff and Citizen Advisory Group Workshops

The consultant team hosted a workshop with a City Staff Liaison Group on November 15th, 1998 to examine their pertinent issues. This session generated ideas that were built upon in subsequent design iterations. Shortly following that meeting, the consultants held a Citizen Advisory Group review and orientation meeting at the cemetery. This gathering set the stage for the next phase in the development of the Master Plan. The workshop examined the overall issues of landscape character, heritage, perimeter treatments, roads, entrances, pedestrian paths and maintenance. The design consultants incorporated the advice and new information provided by the Citizen Advisory Group and the City Staff Liaison Group into the design of the Master Plan.



*Staff and Citizen Advisory Group workshop, January 1999*

On January 23, 1999, a workshop was held at the Elks Hall at 5454 Fraser Street, adjacent to the cemetery. The various interest groups represented by the Citizen Advisory Group, the city and cemetery staff gathered to focus on four cemetery neighbourhoods. These four neighbourhoods were chosen by the consultant team to represent some of the key issues to be addressed throughout the cemetery: gateways, the naturalized Brewery Creek and the Brewery Creek canal, perimeter issues, heritage values, Veterans' concerns, trees and roads, to name but a few. Comments and suggestions were made about the concept plans and the consultants recorded remarks.

The keen interest of the Citizen Advisory Group sparked the first new landscaping initiative in the cemetery. Veterans Affairs Canada provided funding for a new border of Maple trees in the Horne Veterans' area. This tree planting initiative was completed in the spring of 1999. Veterans Affairs is committed to assisting in the planning and funding of future projects within Mountain View, and clearly demonstrates one of many potential partnerships available to

share the cost of improvements with the City. This kind of partnership engenders a sense of civic pride and stewardship, and effects long term positive changes to the community.

## Public Open Houses

The first public information meeting was held in the cemetery on February 20, 1999, with displays at the Elks Hall at 5454 Fraser Street. The meeting took place during Heritage Week, and as part of the celebrations, Graham Williams from Veterans Affairs Canada and Mayor Philip Owen planted the cemetery's first tree in 30 years. The ceremony recognized Mountain View's importance as a heritage resource, and the sapling Horse Chestnut represented a new beginning. As part of the public event, tours of famous grave sites were given during the afternoon.



Publicity for the open house and cemetery events included advertisements in community newspapers, flyers distributed to the neighbourhood surrounding the cemetery, a mail-out to the mailing list developed during the Vision Plan, press releases as part of Heritage Week, radio interviews and notices on the City's web page. Over 200 people attended during the afternoon. The consultant team displayed all twelve cemetery neighbourhood concept plans, representing the first scheme of the overall Master Plan. Over the course of three highly interactive hours, the public had the opportunity to talk with consultants about particular issues or concerns and to post comments on the drawings. These comments proved to be an effective method for collecting feedback for later incorporation into the design, and were also useful in gauging public acceptance of the plan.



*Public Open House, July 1999*

The second public open house was held on July 10th, 1999 and took place on the cemetery grounds in a large event tent. Public notification of the open house was similar to that of the February 20, 1999 meeting. Drawings of the twelve neighbourhood sections, the entire cemetery Master Plan, and circulation, views, landscape character, and heritage diagrams were on display. Conceptual models elaborated the drawings, expressing the ideas in more detail and in three-dimensional form. About 200 visitors took advantage of the opportunity to view the Master Plan, and discuss their questions, concerns, and additional ideas with the consultants and volunteers. Again, feedback was encouraged, either by using the comments forms provided, by posting notes on the drawings, or by speaking directly to the consultants. Tours of the cemetery proved another popular method of learning both about its historical significance, and about proposed changes in particular neighbourhoods. The response from the public open houses was very positive and gave overwhelming support to the proposed Master Plan.

### **City Staff Meetings**

As part of the process, the consultants met with a variety of stakeholder groups and the client to further explore the objectives that had been outlined in the 1998 Vision Plan. In order to resolve issues regarding the perimeter and legal survey, meetings were scheduled with the Land Survey Branch of the City of Vancouver's Engineering Department. As noted in this report, many issues were resolved with the help of the Survey Branch. The Master Plan anticipates the continuing evolution of a close working relationship between the Land Survey Branch and the cemetery's management as the legal and perimeter issues are resolved.

In addition, a meeting was held with the City and Community Greenways Groups that focused primarily on the relationship of the greenway and the cemetery.

### **Veterans Affairs Canada Meetings**

Several meetings were held with Graham Williams of Veterans Affairs Canada, throughout the Master Plan process. The cemetery consultant team made a formal presentation in the spring of 1999 to the Pacific Command of the Royal Canadian Legion. The direction of the Master Plan was well received and the Veterans' organizations are very keen on partnering with the cemetery as the plan is implemented.

Contacts have also been fostered with the Commonwealth War Graves Commission. The future looks positive as this type of initiative continues to unfold.

### **Industry Meetings**

On April 12th, 1999, a meeting between the Mountain View Cemetery manager, local funeral industry representatives, and the cemetery consultants was held to inform the local funeral homes and suppliers about the Master Plan process to date, discuss the short and long term conceptual plans, and seek the industry's input and feedback. The meeting was arranged to ensure that the industry was apprised of the development opportunities with the cemetery, to help determine if these plans were marketable and realistic, as well as to establish potential partnerships and stronger working relationships. Those invited to this meeting were also sent personal letters informing them of the July 10 public open house.

# Guiding Principles and Objectives



Lorraine Irving of the B.C. Genealogical Society leading a cemetery tour

The guiding principles of the Master Plan for Mountain View Cemetery build upon the key objectives outlined in the 1998 Vision Plan. The Master Plan adds detail to the earlier vision of Mountain View Cemetery as a beautiful, serene and sacred place. The principles put forward will guide the development of the cemetery well into the next century. As each phase is implemented, the cemetery build upon and surpass the improvements of the previous decades. The following principles will influenced this development.

The guiding principles and objectives respond to the contributions made by the public and the community to the Master Plan process. Mountain View began not only as a place of memorial, but also as the first public open space designated by the City of Vancouver. To this day it is a vital open space, used by the community for passive recreational activities.

Every cemetery development project and initiative should be tested against the following guiding principals:

## **Heritage**

- *Mountain View Cemetery should remain a sacred sanctuary where people can honour the memory of their ancestors.*
- *The historical outline defines the evolutionary growth of the cemetery. Any future development should respect the original order and structure of Mountain View, using the historical structure as a guide for its preservation and enhancement.*
- *For Mountain View Cemetery to compete in the open marketplace within the Lower Mainland, it needs to fill currently existing voids. The design of Mountain View Cemetery should therefore create a beautiful place where people would desire to be laid to rest, in a variety of interment or memorial service options.*
- *Stories of citizens buried in Mountain View Cemetery should be used to promote awareness of Vancouver's history.*

## **Memorial Services**

- *In order to appeal to a wider clientele, Mountain View must be transformed into an active and innovative cemetery with many options for memorialization, interment and burial. Mountain View must become a leader among cemeteries for providing burial and memorial options that reflect the diverse needs of the public. With cremation as the predominant choice in British Columbia, Mountain View must be responsive to this memorialization preference.*

- *Mountain View's tradition of being inclusive and reflective of Vancouver's multi-cultural background stems from its inception: the cemetery was "open to all city residents regardless of race, creed, or income" (the Province newspaper, June 18, 1903). Let this spirit of openness prevail for Mountain View, both in its role as a cemetery, and as a civic amenity.*

#### **Operations**

- *Let cemetery personnel and citizen groups work in tandem to foster a level of stewardship in the cemetery, nurturing a place that is part of the community identity. As the cemetery presents its new face to the public, a sense of pride will continue to develop. Adopt and encourage a high quality of maintenance, care, and management for the cemetery fitting this new image.*

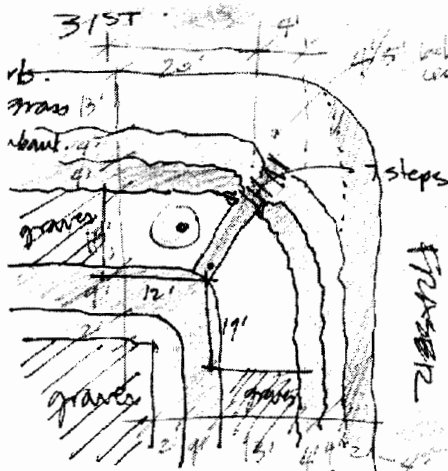
#### **Finance and Management**

- *Encourage affordability, sustainability, growth and the enhancement of the perpetual care fund.*

#### **Design**

- *To ensure that a level of quality is maintained above the current industry standard, the expertise of design consultants should be called upon for future design and implementation of the Master Plan. The cemetery should work with design consultants, building and landscape contractors, and suppliers for project implementation.*
- *As determined through the Vision Plan and Master Plan process, the public is looking for beautiful, special and unique settings for interment. The memorial services offered at Mountain View Cemetery should be well designed, and built with quality materials to create a sense of permanence.*
- *Currently the landscape character is defined solely by lawn and trees; where appropriate, encourage a greater diversity of landscape treatments.*
- *Celebrate the resource we have in Mountain View Cemetery and make it widely known as a unique and important open space, encouraging appropriate passive recreational activities. Make the cemetery as much a civic space for the living as for the dead.*

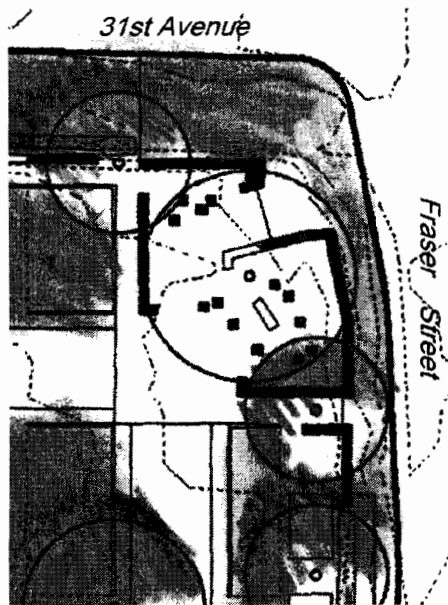
## Legal Survey and Perimeter



Sketch of available space at 31st Avenue and Fraser Street

As recommended in the Vision Plan, Mountain View required a legal and physical survey to establish accurate base information. The RS1 Zoning Bylaw and the Cemetery Bylaws presently govern the cemetery, but for over 65 years the cemetery has not legally reflected the present cemetery boundaries. Many of the property lines do not reflect the true cemetery boundaries; western perimeter property lines lie in the middle of Prince Edward Street, and in the case of 37th Avenue, property lines do not exist at all. It is important to consolidate the numerous legal parcels of the cemetery, and to legally define the cemetery if development projects are going to occur.

The Land Survey Branch established a detailed program to deal with all the outstanding legal and survey issues of the Mountain View site. Some of this work involved consolidating the numerous properties, roads, and boundaries within the cemetery, and establishing proper legal boundaries reflective of the standard City Zoning and City Engineering requirements. This process is complicated and time consuming due to the nature of the work, and could not be completed in a short time frame. A physical survey was required for the preparation of base information and this work could not be completed until the legal survey and site consolidation was complete. In order for the Master Plan to proceed, the team completed a base plan using aerial photography and legal property information provided by the Land Survey Branch.



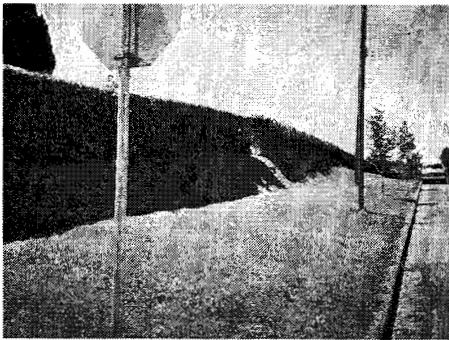
Proposed gate with columbaria court at 31st Avenue and Fraser Street

Through this process, the Land Survey Branch determined that the project team will require land from the road rights of way and setbacks, for perimeter development and memorial products. Consensus has not yet been reached along some sections of Prince Edward Street and 31st Avenue, and the cemetery will continue to work with Engineering and the Land Survey Branch to resolve these areas. The consultant team recognizes that the City's Engineering Services Department has critical requirements for the roads and infrastructure of the city. However, the consultants believe that the proposed encroachments along Prince Edward Street and 31st Avenue do not impede the operations of the City's Engineering Services Department.

One of the main premises of the Master Plan is the use of the additional space along the perimeter and the greenway, for new forms of memorials. By developing the perimeter with columbaria walls, a new character will be defined, giving the cemetery a sense of civic importance, and providing the capacity and revenue required to ensure continued viability of Mountain View. Of the 158,790 new interment sites proposed by the Master Plan, 83,940, or 52.9% are located in the developed perimeter.

The Master Plan has identified the following perimeter edges as appropriate for a 2 metre expansion into the adjacent road boulevards; 31st Avenue along the north edge of the No.2 Home Addition, Prince Edward Street between 33rd and 31st Avenue, and Prince Edward Street between 43rd Avenue and the lane south of 38th Avenue. Without the ability to use these road boulevards, the number of new interment sites is reduced by 13,138. This is a drop of 8.2% from the proposed 158,790 new sites, or approximately 8 years worth of interment capacity.

In addition to having ramifications on the cemetery's finances and total capacity, the failure to acquire portions of the road boulevards would have a significant effect on the aesthetic and experiential qualities of the perimeter developments. In the optimal scenario described in the Master Plan, the perimeter is treated as a series of small, linked courtyards. Without the ability to use some of the road boulevards, many of these courtyards would have to be eliminated in favour of a linear path paralleling a single-sided columbaria wall. Descriptions and drawings of the optimal perimeter scenario can be found in the neighbourhood sections of this report.



*31st Avenue Perimeter*

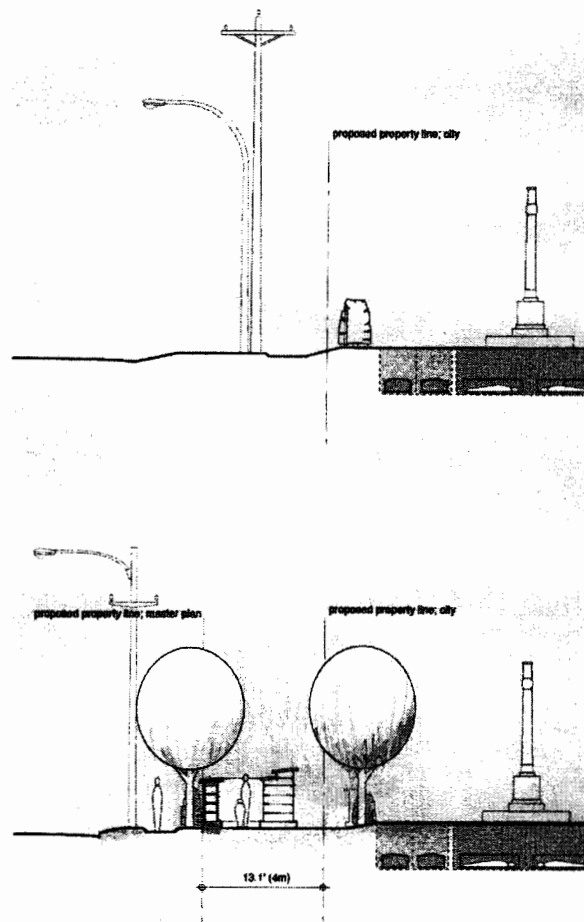
The extent of development to be permitted alongside the 37th Avenue Greenway is close to being resolved. The Greenway Neighbourhood Plan was revised to reflect the Engineering requirements of a 40' (12m) wide right of way. However, after further investigation the Engineering Department determined that the utilities were not located in the centre of the road, where originally thought. As the utilities are located further south within the road, the proposed right of way further limits cemetery expansion and development. Presently the cemetery is investigating the possibility of relocating a section of the existing water line in order to meet the Engineering Department's access and Right of Way requirements while ensuring future cemetery development is not compromised. The developments proposed alongside the greenway represent a substantial portion of the new capacity proposed by the Master Plan, and are important for future interment options. The Master Plan proposes a minimum 12m wide public greenway corridor. The City's Land Survey Branch and Engineering Department have agreed to the cemetery developing the portion remaining assuming proper access and setback requirements are met for the existing utilities.

The Master Plan proposes an encroachment of 1.5m into the street boulevard on the south side of 41st Avenue along the north edge of the 1919 Section. This was discussed with the Land Survey Branch, and it was agreed that this encroachment for cemetery use is achievable.

Since some of the property and legal issues are still in the process of being resolved, the Master Plan represents the preferred development option.

### **Recommendations and Guidelines**

- *Continue to work with the Land Survey Branch and Engineering Services Department to resolve the Cemetery's requirements and objectives regarding the perimeter treatment, and the 37th Ave. Greenway right of way issues.*
- *In the short term, complete physical surveys only in areas where they are required for development projects.*
- *In the long term, complete a physical survey of the entire cemetery.*



*Perimeter study: existing (top) and proposed (above), with new hedge, street trees and columbaria courtyards*

# Heritage

*"Emphasize the history"*

– Public comment from the July 10/99 open house



*Early site photograph: curbs near the corner of 41st Avenue and Fraser Street*

Mountain View Cemetery has a rich history, but is also a living cemetery. As part of Vancouver's heritage, Mountain View Cemetery carries forward the records and legacies of citizens who have departed – it is as much a testament to the founding and development of Vancouver, as it is a site for individual memorials. Unlike the city's growth, however, the cemetery's development has never been truly planned or designed. Instead, Mountain View has grown incrementally over the years, as reflected in its existing layout and character. This in itself is part of the cemetery's heritage, and should be respected.

The vision proposed for Mountain View Cemetery includes enhancing the sense of its civic importance and history. In order to ensure that heritage issues are addressed in the planning and implementation of the Master Plan, the Cemetery Advisory Board includes representation from the Heritage Commission and Heritage Vancouver. Careful consideration will be given to the tools which will be used to achieve long-term heritage protection of the cemetery. Once the Master Plan has been largely implemented, these tools will include heritage designation, as was applied to Victoria's Ross Bay Cemetery. The Master Plan strongly promotes the preservation of the cemetery's heritage features, such as the three war memorials, and a number of other monuments, particularly those listed on the Vancouver Heritage Register. The Master Plan foresees the cemetery's future as an evolution of its historic structure.

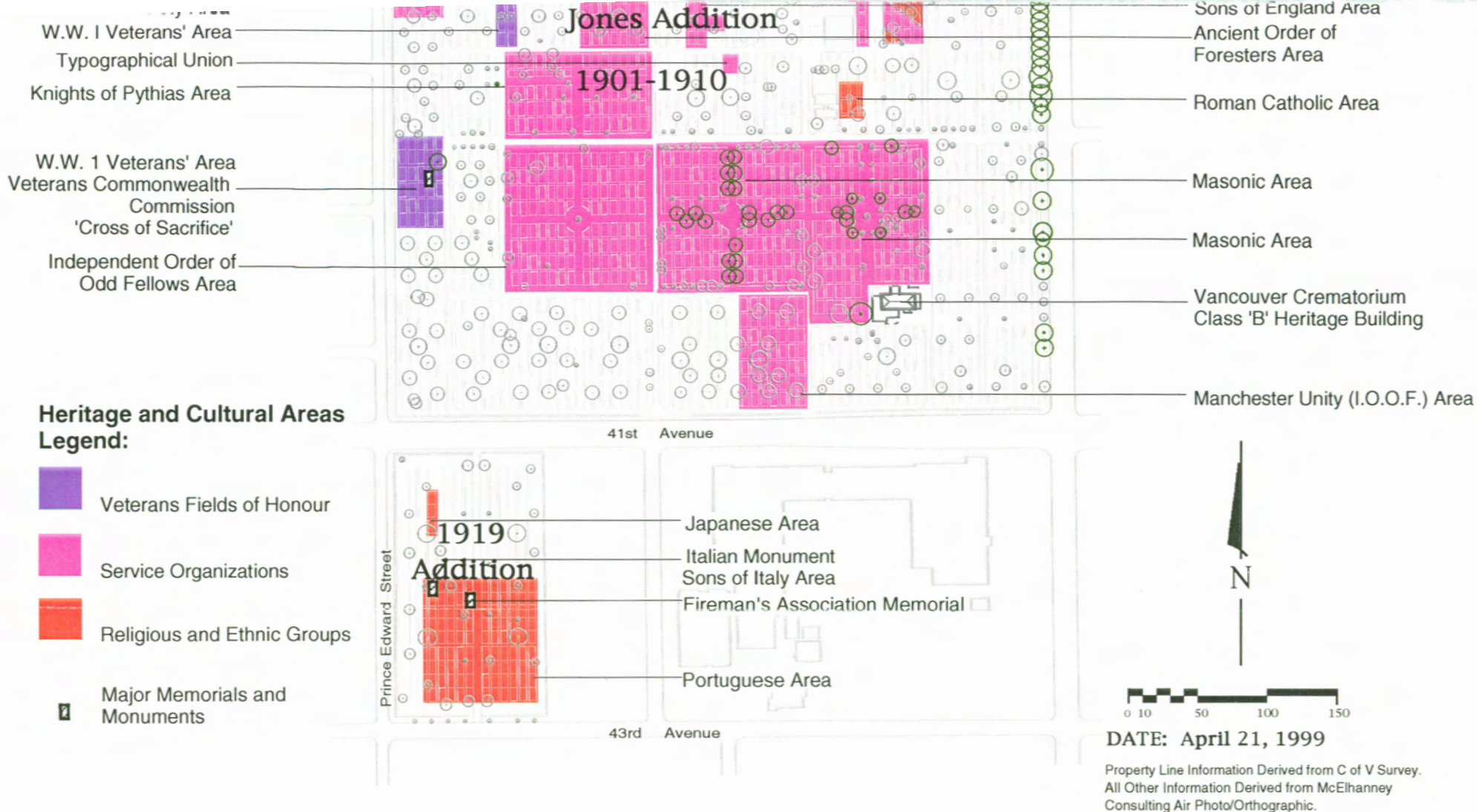
## The Conservation Strategy



*Disappearing grave curbs*

In general, the Master Plan recommends a preservation level of intervention for the historic infrastructure and monuments at Mountain View. The approach for Mountain View should be overall preservation, along with the restoration of the few key individual monuments, the rehabilitation of some areas to accommodate changes in uses (e.g. realigning paths), and the reconstruction of a few key missing pieces to restore an original design intent (e.g. replanting missing trees, or replacing missing sections of curbing). Restoration should be adapted to a case-by-case approach. Any such projects should follow a detailed monument survey, to be conducted by the Mountain View Cemetery Foundation at some point in the future, identifying markers of historical or aesthetic importance, and particularly those that are unique works of art.

In the case of Mountain View Cemetery, an overall strategy of preservation is more appropriate than one of restoration. This is due in part to the difficulty involved in determining not just what to restore, but to what degree. In a preservation based strategy,



# MOUNTAIN VIEW CEMETERY

C I T Y O F V A N C O U V E R

## Heritage and Cultural Areas

Philips Wuori Long Inc.

Pechet + Robb

Harris Hudema

CitySpaces

Erik Lees

Michael Kluckner

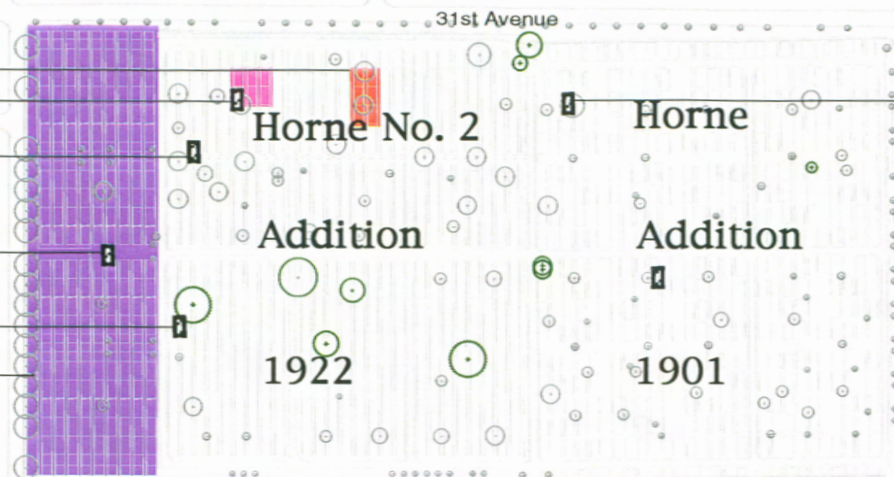
Eastern Orthodox Area  
Italian-Canadian Society  
Memorial  
Musicians' Memorial

Soldiers' Monument

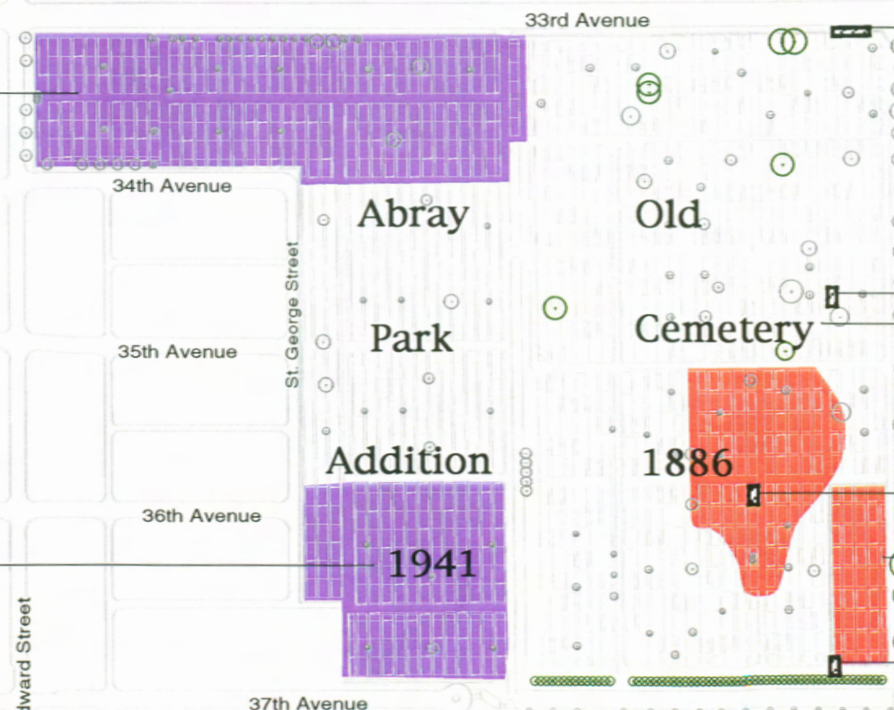
Fireman's Benefit  
Association Memorial  
W.W.I Veterans'  
Field of Honour

W.W. II Veterans  
'Field of Honour'

Korean War Veterans  
'Field of Honour'



FDBFEMG Monument



Original Cemetery  
Entrance

Firemen's Memorial  
Chinese Boulevard

Chinese Pavilion  
Japanese Area

Jewish Area  
Framed by a Hedge

Raised Oriental Monument

Greenway

Japanese Area

Chinese and Many Masons Area  
Sons of Italy Area



*Upright markers*



*Sinking flat markers*

attempts are made to minimize the effects of aging on a monument, whereas restoration would attempt to restore it to its original appearance. Furthermore, a strategy based on restoration will inevitably involve a discussion of replication, when restoration techniques are no longer possible.

The vision of Mountain View Cemetery as a working and evolving landscape assumes that it is more than just a preserved museum piece. As such, it should be allowed to maintain a certain gradient of appearance, indicative of its layers of history and age. Some monuments could remain weathered, and perhaps a little overgrown, and upright monuments that have tipped off the vertical could be left as they are. This patina gives a sense of the past and history, and adds to stronger sense of character that Mountain View generally lacks now. However, if a higher maintenance approach is chosen, the predominance of durable rough granite markers should ensure easier maintenance, as they are less damaged by cleaning than are monuments of more polished stone. Rough granite is also very durable compared with marble and sandstone, so the granite monuments and markers at Mountain View should have a long life if they do not suffer mechanical damage. This is a consideration to be addressed by a heritage consultant and conservator during the preparation of a detailed conservation strategy.

As a final point, it is worth noting that the Province of British Columbia's Heritage Branch, in the Ministry of Small Business, Tourism and Culture cannot recommend a single intervention for all cemeteries; a heritage consultant should be called in to make a professional judgement. In general, the appropriate level of intervention depends on a number of factors, including the heritage significance of the resource, the objectives of the project, the scale of the resource, and the budget available.

## **Historic Infrastructure**

There are many examples of the Mountain View's historic infrastructure still evident today. Curbing, for example, was an important practice used at the turn of the last century as a means of defining sections of plots. Segments of curbs can still be found in many of the older sections of the cemetery. Unfortunately, however, many of the curbs are not currently evident due to overgrown lawn, sinking burial sites, and the removal of some sections due to breakage. As an overall design intervention, the restoration of this grid pattern would dramatically improve the cemetery's present overall landscape character. In addition, new designs within the cemetery, can incorporate new curbs in order to link these projects to the past. To this end, the cemetery should restore major sections of these curbs wherever possible. Efforts should be made to secure financial support in the reclaiming of these stone and granite curbs.

## Monuments and Markers



*Grave marker restoration at Texas State Cemetery*

As part of Mountain View's historic and landscape legacy, examples of beautiful monuments and grave markers can be found throughout the cemetery. Some of these have fallen into disrepair; some have sunk into the ground and need to be raised; some have been vandalized. Still others exhibit damage due to the careless use of maintenance equipment. While restoration of all damaged monuments and markers would be cost prohibitive, the most significant and historically important ones should be restored, particularly those on the Heritage Register.

To that end, there is an opportunity for a selective restoration program to be established, determining the criteria for restoration and establishing a priority program. As discussed, however, preservation has been determined as a more appropriate level of general intervention rather than restoration. Thus an appropriate, careful, and high standard of maintenance is critical as part of a long-term conservation strategy. Any restoration of monuments and markers should be the responsibility of the Mountain View Cemetery Foundation, who will be instrumental in establishing the priorities for any restoration work that is required. The Cemetery, in concert with the Foundation, should determine and take appropriate action on any hazardous monuments on a case by case basis. Qualified conservators should do any preservation or restoration work.

## Trees

One of the key objectives outlined in the 1998 Vision Report stresses the conservation of the cemetery's overall landscape integrity, and preserving its contribution to the cemetery's sense of sacredness. The Vision Report also recognized the contribution of the cemetery's landmark heritage trees to this overall landscape character, and recommended a complete tree inventory, mapping and analysis. This has since been carried out, and the information is now documented in the Mountain View Cemetery Arborist Report. Some of the conclusions reached include the contribution of these trees to defining the street edges and the boundaries of the cemetery's outdoor rooms. Some of the original planting patterns are also still in evidence. These should be preserved and enhanced as existing landscape heritage features, and respected by any new planting.

## Cultural and Historical Interpretive Signage

Mountain View provides a physical journal of the citizens, groups, and events of our city; the stories of our dead, and the chronicles surrounding the lives of notable people, should be remembered. Historically important individuals, groups or events should be noted with appropriate signs, plaques and memorials.

## The Vancouver Crematorium

The Vancouver Crematorium is owned by the Loewen Group and occupies a fee simple property within the cemetery proper. Although the crematorium is not part of this study, it is a significant structure within the landscape. With a 'Class B' Heritage designation, its importance will become more evident over the years. The City should ensure that it remains an historic asset to the property, and work with the present owners to see that it is well maintained and reflective of its heritage status.

## Cemetery Records

The existing ledgers, stored in the administration building, are the only physical records of those interred in the cemetery. These old ledgers, as well as the information they hold, must be preserved. The ledger pages were last microfilmed in 1979 and should be microfilmed again. A copy of this microfilm should be converted to a series of digital image files that can be used to replicate the current manual search process without the need for the ledgers. A database can then be created from the information stored in the digital 'pictures'; this is a faster and less error-prone process than converting paper to database. As the database is expanded, organizations like the Vancouver Genealogical Society and the Cemetery Foundation can update historical information about those in the cemetery. One copy of the original ledger could be kept under cover and on display in the administration office, and the other original ledgers should be transferred to the City Archives. Back-up copies of the information could be stored on CD Roms, in several locations.

## Stewardship



1998 restoration of the Chinese pavilion

Individuals or groups should be encouraged to become involved in the preservation of the cemetery as a historic and cultural legacy, through the sponsorship of projects and initiatives. At the same time, newly built infrastructure should integrate and contribute to the historical landscape, not replace it. It is this linking of old and new which will continue to encourage Mountain View's development as a culturally relevant civic open space, towards which the city's residents feel a sense of pride and ownership. This sense of pride should be also instilled in the maintenance staff, by educating them as to the historical and cultural value of Mountain View, to ensure they maintain a high level of care within the cemetery. The opportunities to solidify the relationship between the public and the cemetery are numerous. In particular, the development of Mountain View as a historic chronicle needs the support of Vancouver's citizens.

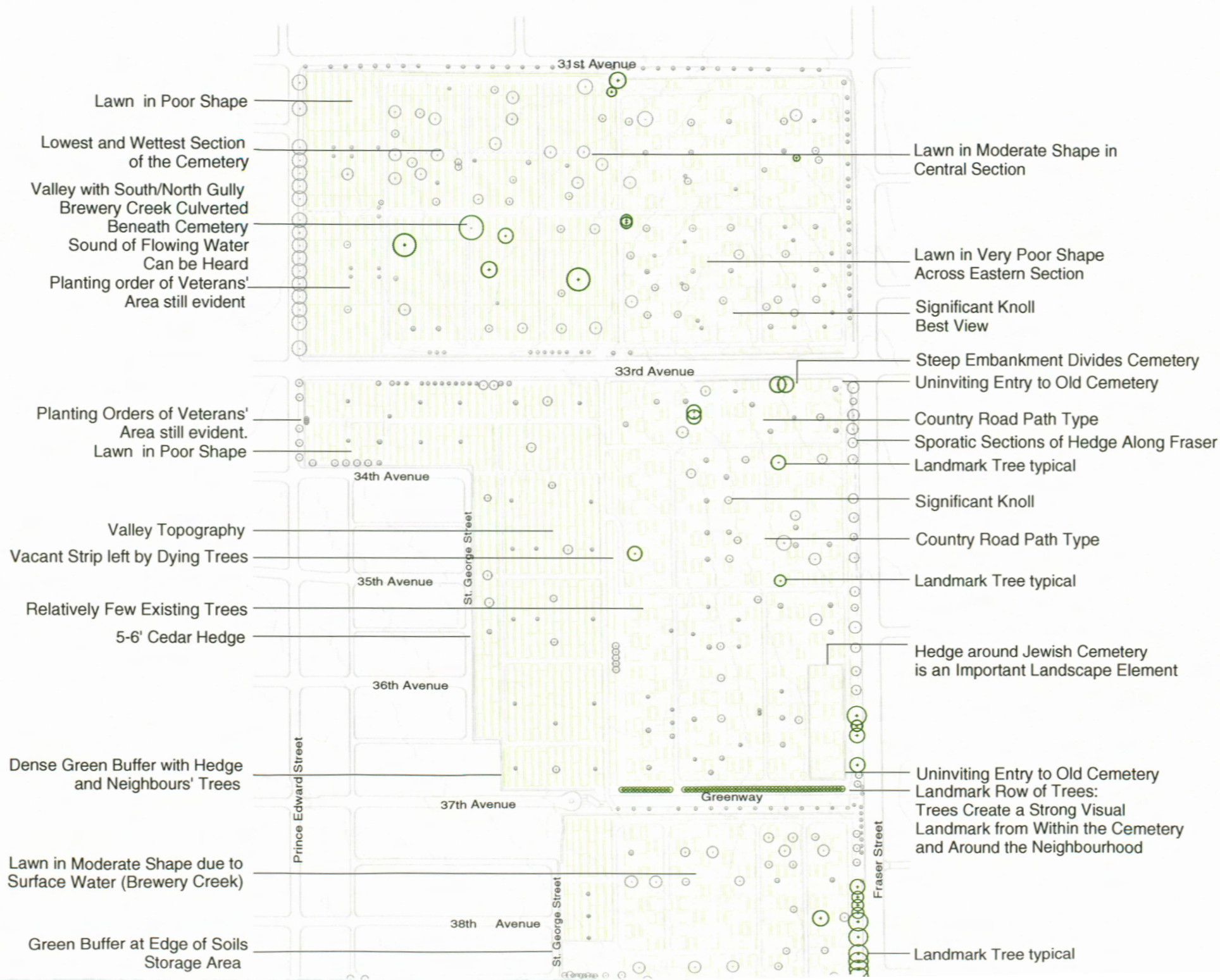
## Recommendations and Guidelines

- *Restore significant sections of the remaining historic curbs throughout the older cemetery sections.*
- *Preserve and protect the existing cemetery ledgers and transfer all documentation to a computer storage medium.*

- *Identify important sections and monuments of historical significance in the cemetery by marking them with plaques (refer to Appendix ii).*
- *Develop a conservation program for significant monuments and markers, with the advice of a heritage consultant and conservator. This should include recommendations on appropriate levels of intervention.*
- *Provide volunteer organizations with opportunities to coordinate initiatives to educate the general public about the value of Mountain View Cemetery as a remarkable historical and cultural resource; conduct walking tours and provide self-guided tours.*
- *Restoration, interpretation and identification should be coordinated and identified by the Cemetery Foundation and with funds received by the Foundation.*



*Broken monuments stored in the soils area*



Lawn in Poor Shape

Lowest and Wettest Section  
of the Cemetery

Valley with South/North Gully  
Brewery Creek Culverted  
Beneath Cemetery  
Sound of Flowing Water  
Can be Heard  
Planting order of Veterans'  
Area still evident

Lawn in Moderate Shape in  
Central Section

Lawn in Very Poor Shape  
Across Eastern Section

Significant Knoll  
Best View

Steep Embankment Divides Cemetery  
Uninviting Entry to Old Cemetery

Country Road Path Type  
Sporadic Sections of Hedge Along Fraser  
Landmark Tree typical

Significant Knoll

Country Road Path Type

Landmark Tree typical

Hedge around Jewish Cemetery  
is an Important Landscape Element

Uninviting Entry to Old Cemetery  
Landmark Row of Trees:  
Trees Create a Strong Visual  
Landmark from Within the Cemetery  
and Around the Neighbourhood

Landmark Tree typical

Planting Orders of Veterans'  
Area still evident.  
Lawn in Poor Shape

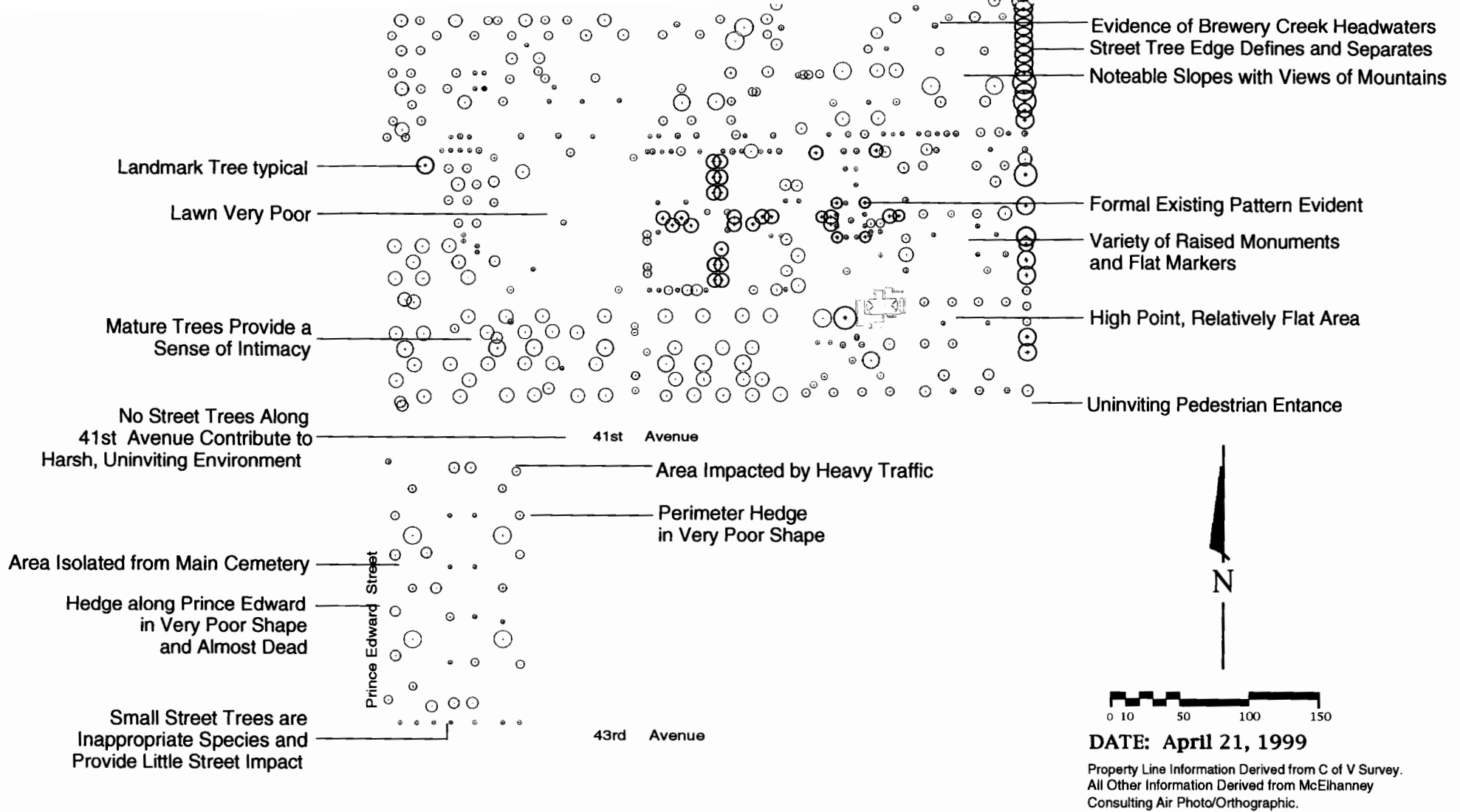
Valley Topography  
Vacant Strip left by Dying Trees

Relatively Few Existing Trees  
5-6' Cedar Hedge

Dense Green Buffer with Hedge  
and Neighbours' Trees

Lawn in Moderate Shape due to  
Surface Water (Brewery Creek)

Green Buffer at Edge of Soils  
Storage Area



# MOUNTAIN VIEW CEMETERY

C I T Y O F V A N C O U V E R

## Existing Landscape Character

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Pechet + Robb

Harris Hudema

CitySpaces

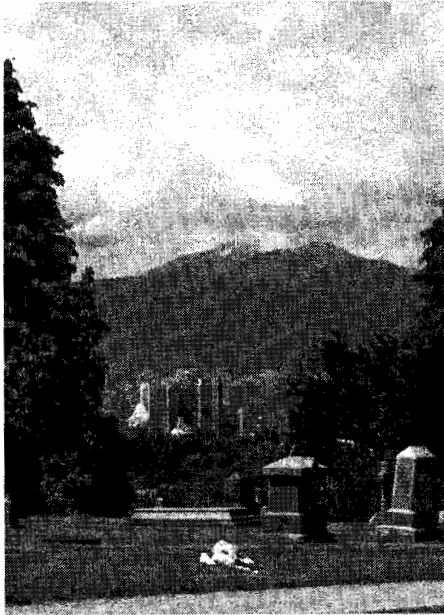
Erik Lees

Michael Kluckner

# Landscape Character

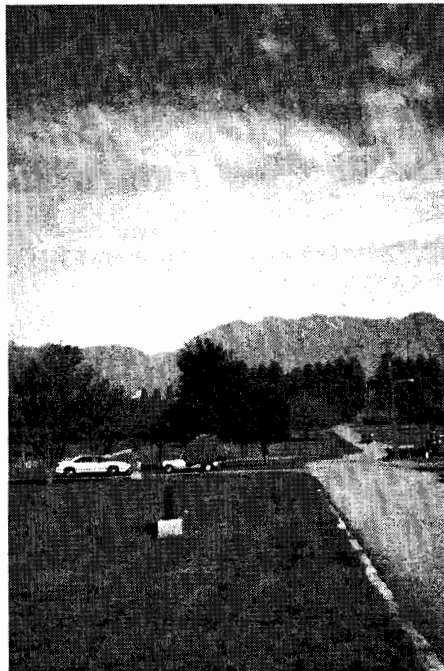
*"It is important that the cemetery remains tranquil."*

— Public comment from the February 20/99 open house



*Downtown Vancouver seen from the Horne Section*

## Landform



*The Jones Section: an underdeveloped foreground to the cemetery's view to the North Shore Mountains*

The defining element of Mountain View Cemetery's landscape is, of course its namesake: the spectacular view of the north shore mountains. But what helps contribute to such a strong impression? The topography and views, the existing plant material, the roads and paths, and the monuments and structures all serve to define the cemetery's landscape character. These elements give Mountain View Cemetery the potential to be a truly memorable place.

Unfortunately, Mountain View's landscape character falls far short of realizing its full potential. Since its inception in 1886, there has never been a Master Plan guiding the cemetery's growth. Without such a plan, the landscape has never been developed to a level befitting such a significant civic open space. The Master Plan process has included an inventory of the cemetery's significant landscape elements. This inventory identifies the strengths and weaknesses of each landscape element, and makes corresponding recommendations. These are outlined in more detail in the neighbourhood sections, but some general observations can be made:

The lay of the land at Mountain View defines view corridors, opens vistas, and creates feelings of enclosure in a diversity of landscape rooms. From the corner of 41st Avenue and Fraser Street, in the Fraser Corner Section, the ground plane slopes down towards the north. The views are generally open and expansive. At the north-east corner of the cemetery, in the Old Horne Section, the land rises again to a knoll. This vantage offers a panoramic view that overlooks the city skyline and the north shore mountains. At the cemetery's northwest corner, a slight valley indicates the route where Brewery Creek once flowed.

The east / west axial views across the site are generally less affected by topography. Existing tree patterns provide the most obvious defining elements crossing the cemetery. Beginning again at Fraser Corner, the land is relatively flat to the west, through to the Masonic Section. North of the 37th Avenue Greenway, the east / west traverse is slightly steeper, dropping from the Old Cemetery Section to the Abney neighbourhood, but then flattening out. Across the Old Horne Section to the Veterans' Section, the land gently falls and then rises again as it crosses what was once the creek valley. This undulating quality creates perhaps the most picturesque of the east / west axes.

In some flat or low-lying areas of the cemetery, the topography has contributed to significant drainage problems, and caused numerous grave sites and markers to settle or sink well into the ground. In particular, both the Veterans and Horne West sections need more comprehensive drainage systems. These could be used to feed the proposed reconstruction of the creek bed.

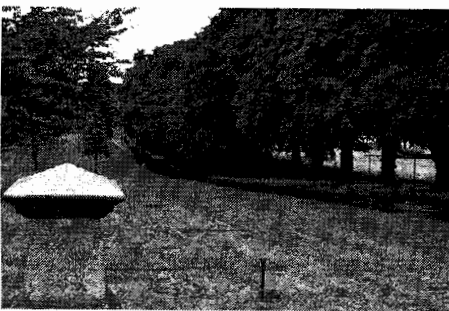
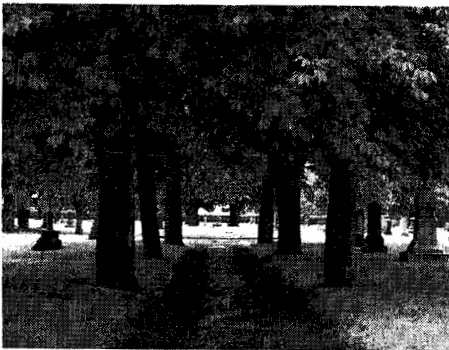
The topography at Mountain View gives the cemetery an ordering structure and forms the basis for design in the Master Plan. The proposed design solutions respect the existing topography and respond to the changes in grade, while framing the good existing axial, internal or mountain views.

### **Recommendations and Guidelines**

- *Improve the existing drainage problems in the low lying areas of the cemetery and incorporate the runoff into the Brewery Creek feature where possible.*
- *Respect the existing topographical landscape character in new development decisions.*

### **Trees**

In order to gain a better understanding of the landscape resource, a tree inventory and analysis was conducted by an ISA Certified Arborist. This comprehensive undertaking located, identified, and evaluated all cemetery trees and street trees on the 106 acre site. This tree inventory is a separate document to be used by the cemetery as a tree management tool.



*Landmark Horse Chestnut Trees in the Masonic Section (top) and the New Jones Section (above)*

The tree inventory has concluded that approximately 46% of the 949 trees on the site are in decline, have major defects, are diseased, and / or are reaching the end of their life expectancy. Within the past five years numerous trees have died, and based on the number of trees in decline, the cemetery can expect many more to continue to fail. This statistic alone suggests that an inter-planting or a replanting program should be established to replace the existing trees over a period of time. This tree replacement should follow an established cohesive design direction, integrated with newer planting schemes.

A number of landmark trees have been recognized. These are significant due to their size and age, and have been ranked according to the ISA Pacific Northwest Chapter Species Evaluation List. These trees contribute to the overall landscape character, and every effort should be made to preserve and protect them during new cemetery developments.

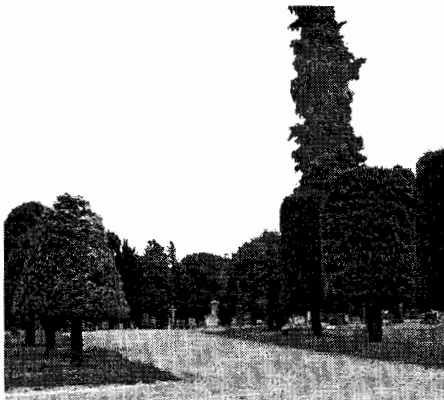
Many of the large scale, landmark and significant trees are Horse Chestnut specimens, which have suffered over time and are beginning to decline. A program should be put in place to replace these trees. It is recommended that these trees might be removed progressively and replaced over a period of years so that the loss of

character impact is minimized. They could be inter-planted with new trees, removing the older specimens when the newer trees reach a reasonable size. It is important to stress that the character established by groups of older significant trees has considerable value, and should be reinforced by the replacement trees.

A number of other existing trees have a relatively short remaining life expectancy, particularly those susceptible to root rot and other diseases. *Chamaecyparis lawsoniana* (Lawson Falsecypress), *Malus* (Apple), *Betula* (Birch), *Sorbus* (Mountain Ash), and *Prunus* (Cherry and Plum) have all been identified in the Mountain View Arborist Report as problem species. Many of these specimens are in poor health, are past their prime, or have severe defects. More appropriate species are listed in Appendix iii. An increased use of suitable native species (see Appendix iii) is also encouraged when appropriate, particularly in the more informal areas.

In order to determine the best methods for dealing with hazardous trees, a detailed Tree Hazard Evaluation is necessary. The outcome of this evaluation should determine which hazard trees should be removed, and replaced by more appropriate trees.

Another conclusion stemming from the Mountain View Arborist Report was the discovery that virtually every tree has damage at the base of the trunk, caused by lawn maintenance equipment. Most damage is modest to moderate, but many trees have severe damage, which has led to rotting conditions in some tree trunks. As there are so few trees for an open space of this size, the existing trees are a valuable resource. It is essential to improve the quality of maintenance to protect this resource from additional undue damage.



*Unnatural pruning*

Many trees have been unnaturally pruned into round or columnar forms. This work is time consuming and costly, and is not recommended. In fact, the overall health of the trees can be bettered by eliminating this type of pruning regimen. These trees should be allowed to grow naturally, and / or be replaced with tree species with more appropriate sizes or shapes.

Street trees are missing from many of the streets adjacent to this site. Where large scale street trees are present, they provide a valuable sense of scale and separation from the adjacent land uses. Therefore, where street trees can not be placed along a street edge, strong patterns of trees should be placed at the site perimeters to function as 'street' trees.

A list of recommended tree species for the various character areas have been identified and are noted in Appendix iii.

## **Recommendations and Guidelines**

- *Educate maintenance personnel on the proper use of maintenance equipment to prevent damage to trees and monuments.*
- *Allow trees to grow naturally or replace them with more appropriate forms and sizes of trees.*
- *Work with the Engineering Department to ensure that appropriate street trees are planted to surround the cemetery. Negotiations should shift responsibility to the cemetery, with some funding arrangement to cover additional maintenance and damage costs.*
- *Use appropriate native tree species where possible, particularly in the more informal character areas.*
- *Complete a detailed Tree Hazard Evaluation, based on the comments from the Tree Inventory and Analysis.*
- *Create a tree replacement program according to an established cohesive design direction, which respects and reinforces the character of the older significant trees.*
- *Develop a Tree Management Plan using the Tree Inventory and Analysis, to ensure the continuance of this significant tree resource.*
- *Plant street trees to provide a sense of definition and scale from the adjacent residential streets.*
- *Pruning of cemetery trees should be completed or directed by a Certified Arborist.*

## **The Formal Lawn**



*The cemetery's formal lawn*

Presently only one type of ground cover dominates the cemetery, formal lawn. The Master Plan proposes a variety of ground cover areas including formal lawn, natural lawn, meadow grass, and native shrub and groundcover areas. By increasing the biodiversity of plant material and ground cover areas, a richer and healthier environment will be created.

Formal lawn should remain the predominant ground cover in the cemetery, however, some sections of lawn will be changed to a more natural character, incorporating native grasses, wildflower meadows, and informal lawn areas.

The present condition of the lawn is very poor. In many areas the green hue of the cemetery does not come from the grass but from the moss and broad leaf weed content of the lawn area. This can be attributed to lack of water in the summer months, lack of nutrients

and poor maintenance. The Master Plan does not suggest striving for the 'perfect lawn', but more for a healthy turfgrass and ground cover environment that may take a variety of forms.



*Moss and weeds*

When Mountain View Cemetery was seeded many years ago there was not the variety of seed that is available today. In addition, the cemetery has not established a lawn management program using new products and maintenance strategies. One of the most important issues for a predominantly lawn-dominated site is the right choice of grass seed. There are now turfgrass varieties available that are 'slow growing' and 'no mowing' that should be tested in the formal and informal lawn areas at the cemetery. These varieties require less or no mowing, water, and fertilizer.

In addition, the soil and growing medium in the cemetery has not been improved at all over the years. A strong and healthy turfgrass is the most important management tool for weed reduction, pest and disease reduction. The cemetery must also improve the soil and growing medium to ensure the health of plant material and turfgrass.

Mowing is also a very important aspect of good lawn control and maintenance. All formal lawn areas should be cut at a higher level. Higher grass retains more moisture in the soil, reduces weed growth, and is healthier for the overall lawn structure. Mowing frequency will ultimately be determined by the growth rate of the grass.

### ***Recommendations and Guidelines***

- *Return grass clippings to grassed areas to provide nutrients and organic matter, thus reducing the need for fertilizer.*
- *Use a natural fertilizer strategy for the lawn areas.*
- *Develop an integrated Pest Management Program that uses biological controls and minimizes pesticide application.*
- *Test a variety of new turfgrass varieties within small sections of the cemetery.*
- *Cut formal lawn areas at a higher level based on the following chart:*

<u>Grass Type</u>	<u>Recommended Cut Height</u>
Kentucky Bluegrass	3" or 7.5 cm
Perennial Ryegrass	2 1/2" or 6.4 cm
Fine Fescues	2 1/2" or 6.4 cm
Tall Fescues	4" or 10 cm

- *Encourage the use of plant materials that require minimal maintenance (refer to Appendix iii.)*

# Circulation

*"The pedestrian bridge is a great idea to connect the cemetery at 33rd Ave."*  
– Public comment from the July 10/99 open house

*"Encourage access by bicycle and pedestrians..."*

*"Encourage people walking and less cars..."*

*"I like a quiet place to stroll and I like the idea of the paths..."*  
– Public comment from the February 20/99 open house

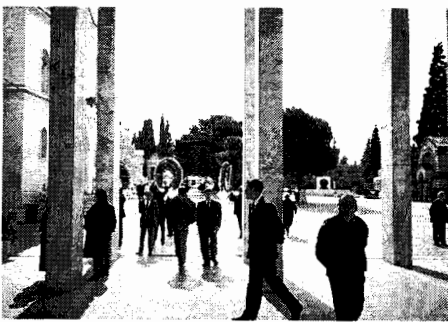
The proposed Circulation Plan stems from the Vision Plan's recommendations for a reclassification of the road system. The Mountain View Cemetery Master Plan addresses the various ways visitors and staff experience the cemetery. Based on an analysis of the existing road network, the proposed Circulation Plan incorporates the issues of connectivity, orientation for the visitor, reclassification of the existing road system, and traffic calming measures.

The circulation system has been redesigned to create a more unified cemetery site. For most visitors to the cemetery, roads and paths are the view corridors along which they discover the cemetery and orient themselves in the landscape. The new circulation system gives structure to the landscape design and is instrumental in redefining the experience at Mountain View Cemetery.

Incorporated into the new circulation plan are recommendations that result from the need to refine the circulation patterns. Currently the road network services the car, large service vehicles, bikes and pedestrians simultaneously. The proposed circulation hierarchy has been devised to enhance the overall experiential quality of the cemetery for the public, while creating a quiet, contemplative and safe place.

## Gateways and Entrances

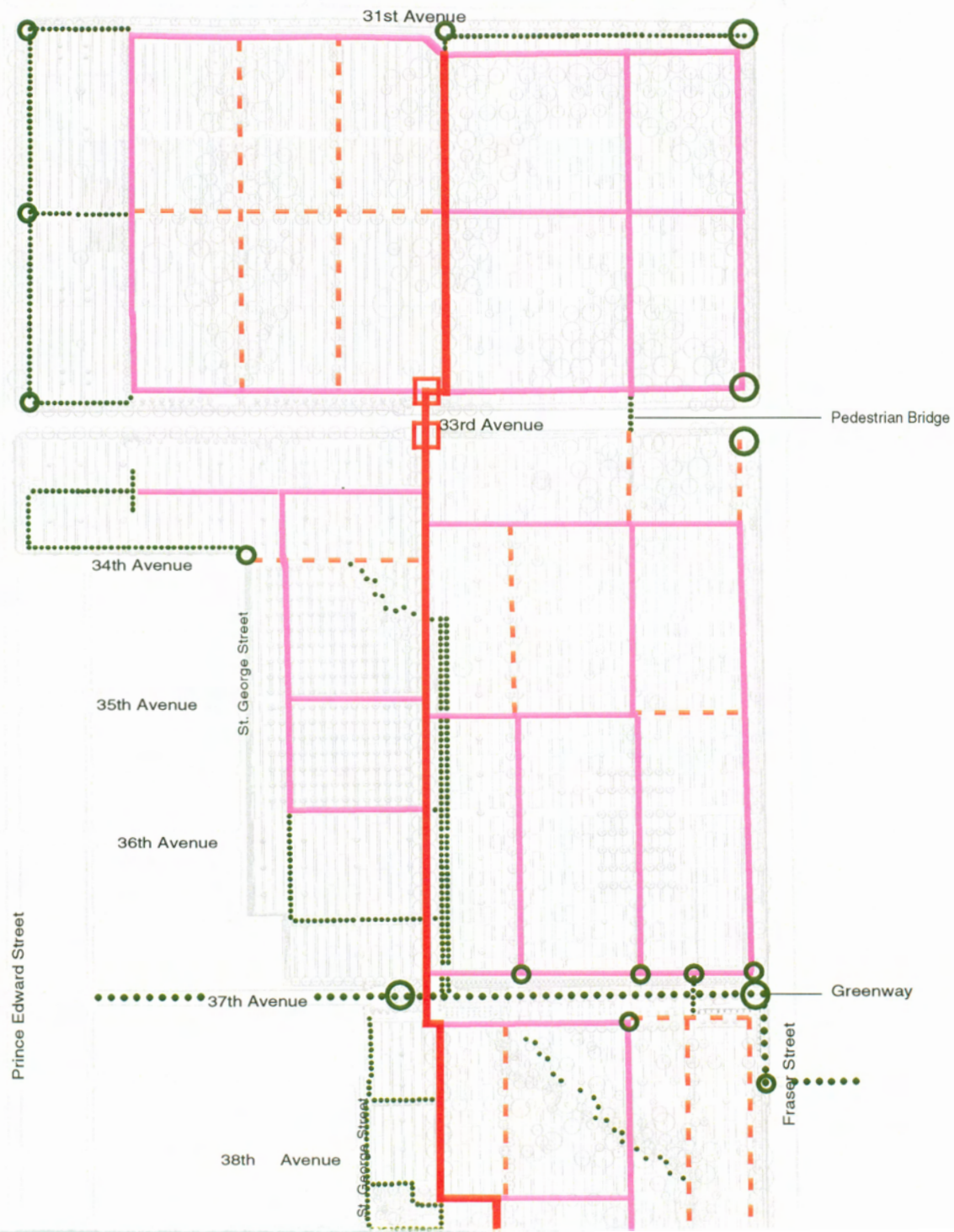
The experience and sequence of arrival at Mountain View Cemetery can be enhanced by making the major pedestrian and vehicular gateways significantly more aesthetically appealing and inviting. The entrance gateways should be designed as distinct thresholds of a sacred space. They should introduce the tone of the cemetery, and induce a peaceful and serene state of mind for the visitor.



*Cemetery entrance gate –  
Athens, Greece*

Vehicular and pedestrian entrances serve separate functions. The vehicle entrances are open and easily accessible from the main streets. They link directly to the main circulation routes and allow cemetery visitors access to areas of the cemetery with relative ease. Pedestrian gateways, however, should be less obtrusive. These smaller gates should be designed to the human scale, with more attention placed on detail. They also offer opportunities for public art which would provide a signature for the cemetery. Projects might include distinct and tasteful signs, entrance features, paving and lighting. The City's Public Art program could be a source of both funding and advice.

Minor pedestrian gateways are meant to improve access to the cemetery, without being too conspicuous. These small entrances could be gated and secured at night for safety concerns. Allowing



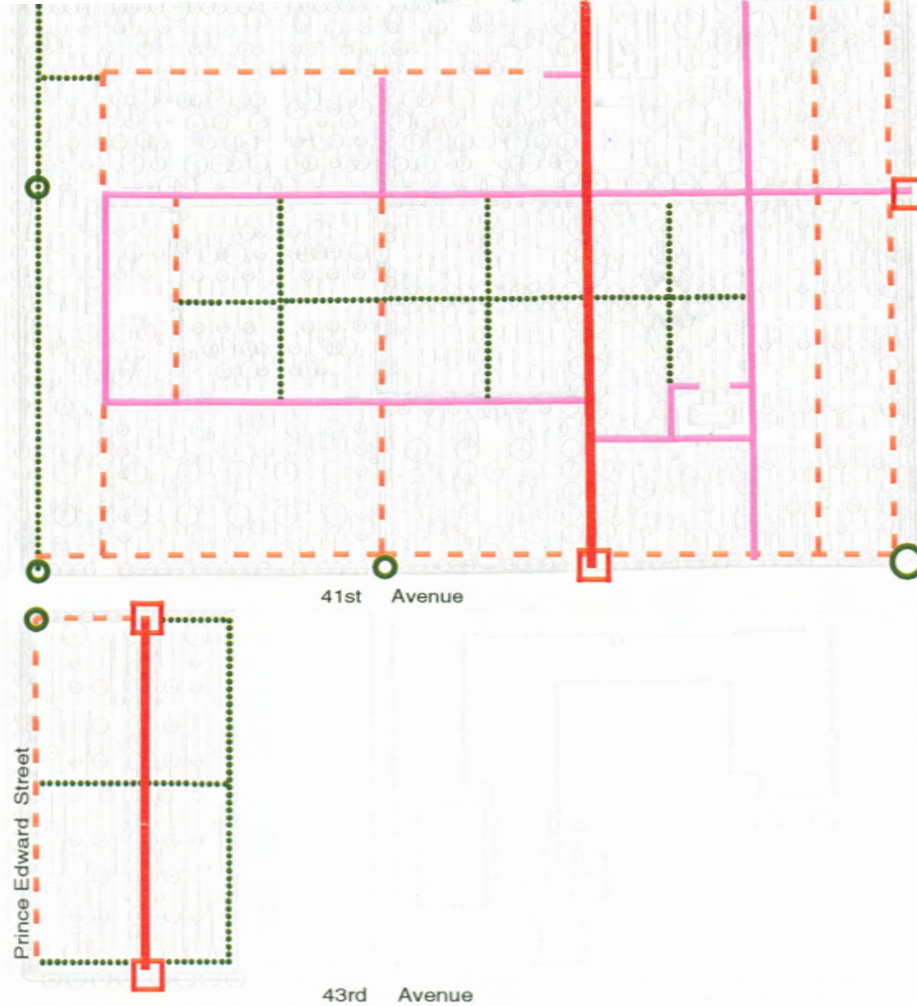
## Circulation Legend:

### Circulation:

- Mountain View Way - Main Vehicular Road
- Typical Vehicular Road
- - - Pedestrian/ Small Service Vehicles
- · · · · Pedestrian
- · · · · Greenway

### Entrance Gates:

- Vehicular
- Major Pedestrian
- Minor Pedestrian



DATE: April 21, 1999

Property Line Information Derived from C of V Survey.  
All Other Information Derived from McElhanney  
Consulting Air Photo/Orthographic.

# MOUNTAIN VIEW CEMETERY

C I T Y O F V A N C O U V E R

## Circulation

Philips Wuori Long Inc.

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Harris Hudema

CitySpaces

Erik Lees

Michael Kluckner

residents from the surrounding neighbourhood easy access would encourage the surrounding community to act as stewards and guardians of the cemetery. Both visual and physical access into the cemetery are important in maintaining a sense of security.

### **Meandering Paths**

Small diversions enhance the potential for discovery within the cemetery. Visitors can get lost in their thoughts as they follow the stream bed where Brewery Creek once flowed. There would be opportunities to meander through tall grasses, sit on a bench or under a tree, or simply enjoy the open space of the green landscape. A series of pathways would encourage little excursions and discoveries. Informal routes would lead visitors through the landscape rooms within the cemetery, allowing for different experiences and spaces.

### **Service Vehicle Routes**

Some roads will be converted into routes for pedestrian and service vehicles only. Narrower than the main vehicular roads, these more intimately scaled routes incorporate a range of sites for memorials, and are accessible by the golf-cart sized service vehicles only.

### **Parking**

The Master Plan regulates the use of the automobile by changing the flow of traffic through the cemetery. The Master Plan has not made allowances for large parking areas within the cemetery, but instead incorporates parking into the road system itself. In some areas parking is formally designed, such as small pocket areas at the sides of roads, but in most cases it is informally planned.

### **Signage**

A system of signs throughout the cemetery is required to provide direction and orientation. Signs will be necessary to indicate parking areas and designated vehicular roads. Road names will assist in navigating around the cemetery, and will develop a positive image and identity for the cemetery (see the Building and Infrastructure section).

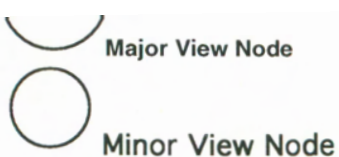
### **Recommendations and Guidelines**

- *Enhance the experience and sequence of arrival at Mountain View Cemetery by making the major pedestrian and vehicular gateways more aesthetically appealing and inviting.*
- *Encourage off-site parking on residential streets for larger events and gatherings.*
- *Large parking areas should not be developed in the cemetery. Parking should be encouraged along the wider roads and in the small designated areas noted in the Master Plan.*

- *Reduce the number of roads devoted to vehicular traffic while promoting an increased number of pedestrian walks.*
- *Create a unifying central road running in a north / south direction, to better link the different sections of Mountain View Cemetery. Public feedback recommends that this road be called 'Mountain View Way'.*
- *Provide a variety of road and path types, using an appropriate palette of materials. The hierarchy of materials used for the various types of path will provide a framework for visitors. The road and path materials should be determined based on their intended use and historic character. For example, use asphalt for vehicular roads; asphalt, concrete pavers or crushed aggregate for pedestrian and service vehicle roads; and gravel or grass for pedestrian paths, country roads, and walkways.*
- *Preserve and enhance the roads and paths that currently have a special character, such as the 'Country Roads' in the Old Cemetery and the pedestrian paths in the Masonic Section.*
- *Develop an overall signs system for the cemetery, including naming and providing signs for all roads and major paths.*
- *Encourage public art initiatives to be incorporated in some of the signature details of the cemetery, such as the new sign system.*

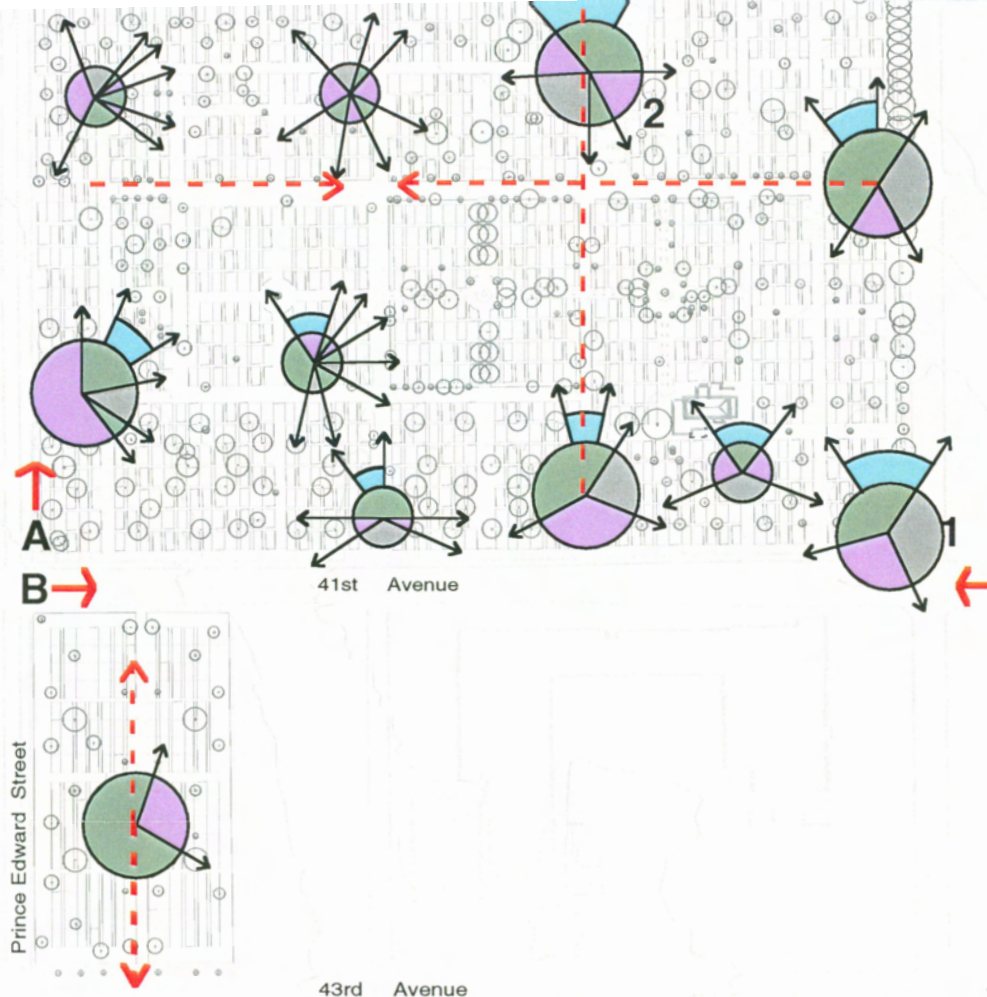


*A 'Country Road' in the Old Cemetery*



#### Colour Key:

- Linkages From Without Cemetery
- Linkages Within Cemetery
- Important Distant Views: consist of views to the North Shore Mountains and the Vancouver Skyline
- Good Cemetery Views: comprise interior views of significant areas, monuments or landscape features existing within the Cemetery
- Moderate Cemetery Views: consist of views that look from the cemetery may look at residential houses, sideyards and towards the street edges with some screening
- Negative Cemetery Views: comprise views of major roads, and backyards



cemetery. The views into the cemetery are inconspicuous and unobtrusive.

D. Along 33rd St.: The height of the embankment on either side of 33rd serves as a buffer to noise and views. The black spruce hedge also acts as an additional privacy screen.

E. Along 31st St.: The street edge along 31st creates a positive transition from the cemetery to the residences. The cemetery's hedge acts as a privacy screen for both the cemetery and the neighbourhood.



DATE: April 21, 1999

Property Line Information Derived from C of V Survey.  
All Other Information Derived from McElhanney Consulting Air Photo/Orthographic.

# MOUNTAIN VIEW CEMETERY

C I T Y O F V A N C O U V E R

## Views

Philips Wuori Long Inc.

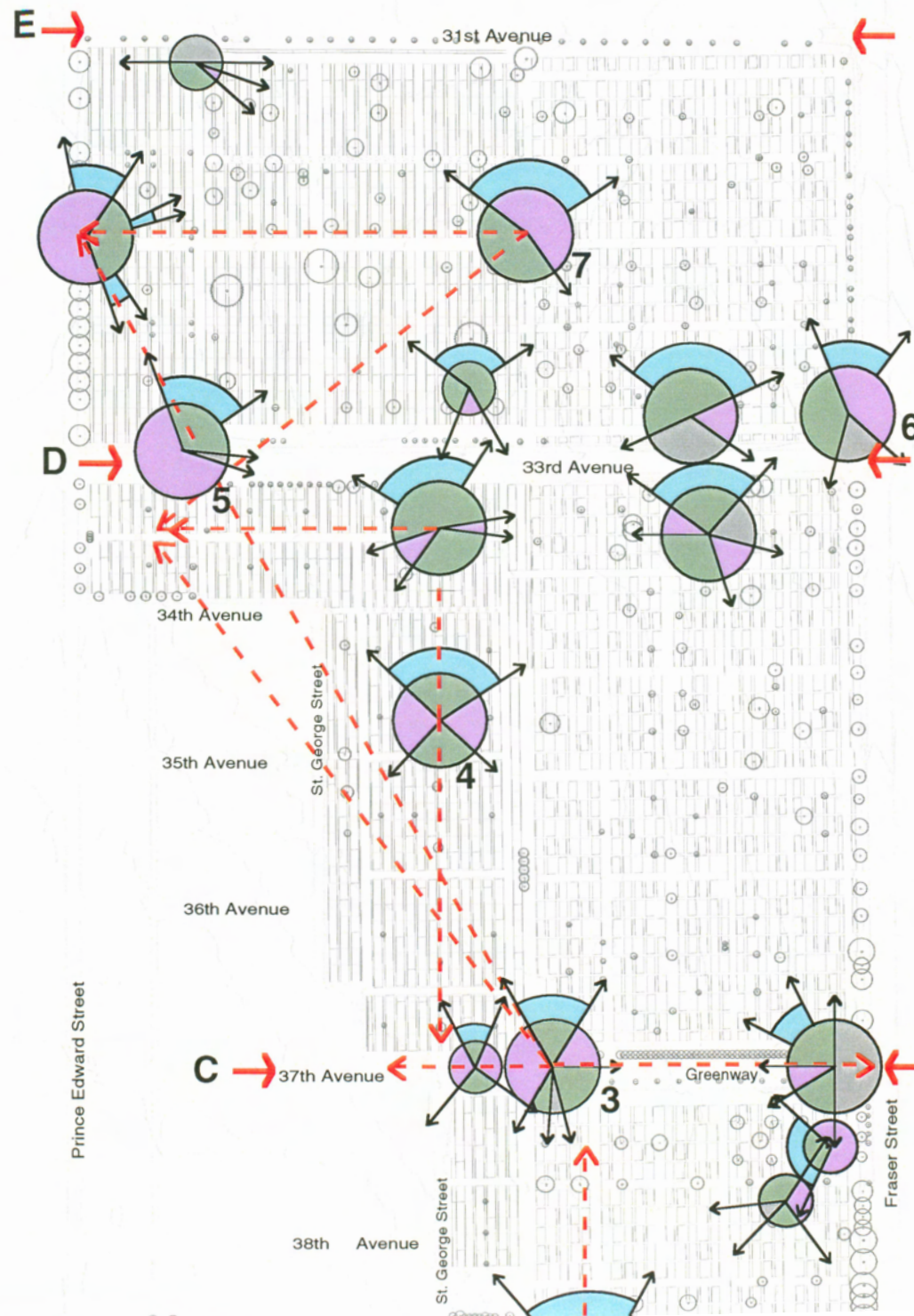
Pechet + Robb

Harris Hudema

CitySpaces

Erik Lees

Michael Kluckner



## Views from within:

1. The distant views of Vancouver and its mountain backdrop are significant from the Fraser corner section. The views to Fraser St. are poor.
2. The views of the distant north shore mountains and the city are excellent from this vintage point. There are also good views within the cemetery towards the north and northwest. The views to the west are of moderate quality.
3. Good distant views, and moderate to good internal views from this location.
4. Good distant views to the north shore mountains. The views within the cemetery are good towards the north and south, but moderate towards the east and west.
5. Both the distant and internal views are good from this location facing north and north-east. Views in other directions are moderate.
6. Good distant views to the mountains and north shore. Views within the cemetery are good to the west, moderate to the east, and poor to the south towards Fraser St.
7. Views within the cemetery are good to the south and west, and moderate to the east and north.

## Views from without:

A. Along Prince Edward St.: The juxtaposition of the cemetery with a residential neighbourhood has created some concern for those living along the cemetery's western boundary. Treatment of this edge needs to consider the residents' views into the cemetery.

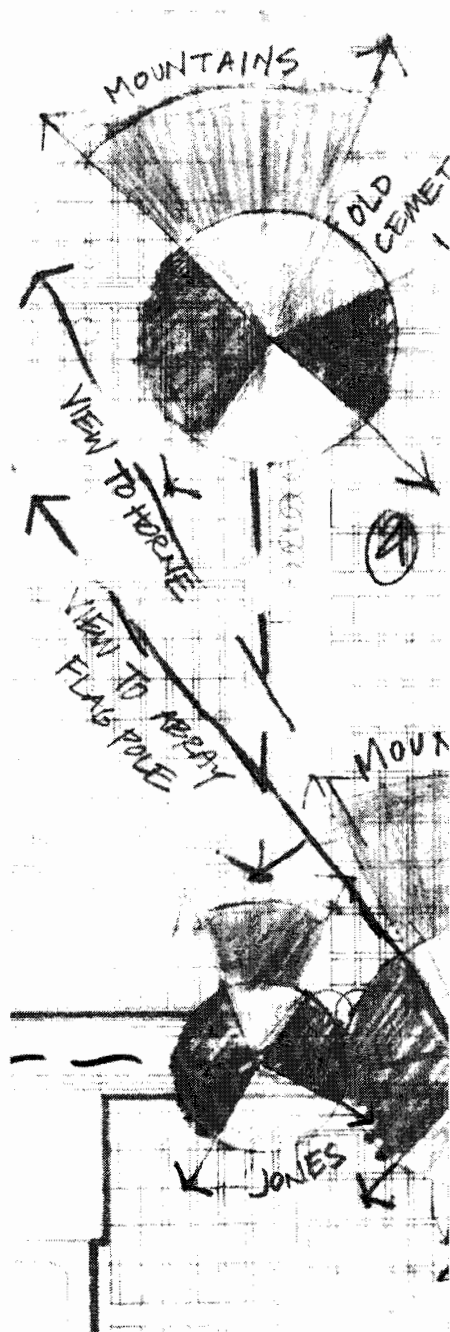
B. Along 41st St.: The cemetery's perimeter hedge provides a degree of privacy from this east/west view corridor.

C. Along 37th St.: The scale and treatment of the Greenway allows

## Views Legend:

### Symbol Key:





Sketch from cemetery view study

## Views

*"Preserve the views to the mountains."*

– Public comment from the July 10/99 open house

The view of the North Shore Mountains is one of the distinguishing features of Mountain View Cemetery. It is important that any new developments work to both preserve and enhance important views where possible.

A detailed view analysis has been completed and important views have been identified throughout the cemetery. The view analysis identified within the cemetery: important distant views, good internal cemetery views, moderate views, and poor views. These are mapped and annotated on the Views Map. Important distant views are usually clear views to the north, across the city skyline to the mountains. The good internal views highlight special landscape and monument features within the cemetery that are worth preserving. The moderate views are those overlooking residential housing, side-yards, or street edges, and may indicate a need for screening. The negative views overlook major roads or residential back yards. These views detract from the atmosphere of the cemetery, and need to be mitigated where possible. The internal views which overlook the administration and service buildings, and the soils area, are also considered as negative, as these low quality structures are inappropriately sited and detract from the cemetery's overall ambiance.

Except for the row of spruce trees that extend along the north side of 37th Avenue, existing trees do not impede, but rather reinforce the views to the mountains. While the planting of new trees is encouraged to help promote a sense of refuge to the cemetery, north / south view corridors need to be maintained. New tree plantings are designed in the Master Plan to reinforce the existing tree patterns and enhance the established mountain views.

Also important to the cohesiveness of the cemetery are the overall view linkages within the cemetery. These connections provide important visual clues and orient the visitor within the areas of the cemetery. Clear sight-lines to important monuments and features will help to maintain connections between cemetery neighbourhoods and will act as way-finding icons.

The moderate and poor quality views can be improved by upgrading the existing landscape character. This can be accomplished by planting more trees, reinforcing existing planting patterns, and screening poor views of houses, side-yards and street edges.

Through the public involvement process, the consultant team learned that privacy is desired for the comfort of both residents and visitors to the cemetery, and that many residents would prefer a greener edge. At the same time, some neighbours desire more

views into the cemetery from the neighbourhood where a hedge now exists. The Master Plan addresses these concerns by providing a varied edge. Walls, hedging and fence treatments would screen intrusive views while restoring the contemplative qualities of the cemetery. The perimeter treatment will provide a semipermeable screen and a noise barrier, while creating some views into and out of the cemetery. The cemetery perimeter will present a green face to the surrounding neighbourhoods, with new hedges, trees and other plantings. This greenery will be interspersed with wall sections built of high quality materials.

Safety has been one of the primary objectives of both the Vision Plan and the Master Plan processes. New developments should ensure that Mountain View remains a safe and secure open space. Views from the surrounding neighbourhood into the cemetery will help fulfil this goal by allowing for passive neighbourhood surveillance. The neighbourhood 'eyes on the cemetery' play an important role in the overall sense of security of the cemetery.

### ***Recommendations and Guidelines***

- *Preserve the existing distant views towards the North Shore Mountains.*
- *Maintain and enhance good views within the cemetery.*
- *Maintain linking views within the cemetery.*
- *Improve the quality of moderate and poor views through the upgrading of the existing landscape character.*
- *Maintain views into the cemetery from the surrounding neighbourhood for safety considerations.*



*Important view corridor along the proposed Mountain View Way*

# Safety and Security

The Master Plan recognizes that the issues of security and safety must continue to be considered by all parties involved in the planning process. The principles of Crime Prevention Through Environmental Design (CPTED) are considered a feasible way of addressing both the real and perceived concerns of safety and security within the cemetery.

Neighbours within the community have also continued to take an interest in the safety of the cemetery environment and its surrounding area. A representative from CPTED served on the Staff Liaison Committee to review the Master Plan as it has evolved in order to ensure all known safety concerns have been addressed throughout the process.

Neighbourhood surveillance through the 'eyes on the cemetery' will help discourage the potential for nuisance activity from becoming realized. As the Master Plan is implemented, and more people frequent this park-like setting, the guardianship role of legitimate users will engender a sense of civic pride. Combined, these will change the overall context and character of the surrounding area, reducing the likelihood of vandalism and criminal activity.

One of the most significant issues regarding safety and security that arose during the Master Plan process was the concern about responsible dog-walking within the cemetery, namely that dogs should remain on leash and that waste should be removed by dog owners. Other concerns includes the issues of access and egress. This is dealt with in greater detail in the neighbourhood sections of the report, but gates and entrances to the cemetery will be locked at night. Landscape treatments such as hedges and canopy trees will be planted in a manner that maintains visibility within the cemetery. Other details concerning site specific treatments will evolve and emerge as the plan is implemented, and will be better addressed at that time.

## **Recommendations and Guidelines**

- *Ensure all cemetery development projects follow CPTED principles and are reviewed by the appropriate City departments.*
- *Enforce the City dog bylaws that require dog owners clean up after their animals, ensuring the cemetery grounds remain clean and unspoiled.*

## ***Buildings and Infrastructure***



*The Vancouver Crematorium*

The Master Plan for Mountain View Cemetery seeks to preserve and enhance the sacred nature of the site while upgrading its operational capabilities. The study team has reviewed the working facilities of cemeteries in Canada, the United States, Europe, and Asia, in order to understand how the daily running of these cemeteries is accomplished and how the buildings and infrastructure of these sites support that need.

The team recognizes that the limited amount of space at Mountain View presents a unique situation, particularly in western Canada where most cemeteries have undeveloped land for interment and facility expansion. Another major difference between Mountain View and many other (particularly European and Asian) cemeteries is that this facility serves a thoroughly multi-cultural community with a wide range of traditions of ritual and interment.

The facilities improvements at Mountain View are conceived of as occurring in a sequence of steps. Ultimately, the reworked facilities should be capable of supporting the expanded cemetery in the 21st Century. The buildings and infrastructure of the future Mountain View must be redesigned to be both efficient and gracious; these support elements must be carefully planned to address the pressing issues of space and service. The facilities must provide comforting environments for those dealing with the loss of friends and family, while acting as the administrative spine of the cemetery.

This section is divided into the analysis of buildings, monuments, and infrastructure at Mountain View.

### ***Buildings***

There are three buildings at Mountain View. These are the administration and caretaker's residence building, the service building with a soils area nearby, and the Vancouver Crematorium. All are in the Jones Addition, located between 41st and 37th Avenues.

#### **Administration and Caretaker's Residence Building**

A single structure houses these two distinct functions. Originally built in 1960, this wood-frame building was intended to house two residential units for a live-in caretaker and the superintendent, with a small office area attached. The ground floor housed a two bedroom apartment, as well as public toilets, the office area and a two-car garage, while the second floor housed a three bedroom apart-



*Aerial view of the administration building*



*The administration and caretaker's residence building*

ment. These buildings were (and remain) residential in scale, and were designed in the modernist post and beam idiom which was popular at the time of their construction.

The second floor unit remains in use as the residence of the cemetery caretaker, while the ground floor unit has been taken over as additional administrative space. The bedrooms of this apartment have become offices for the cemetery manager and the cemetery foreman. The kitchen is now a staff kitchen, and the living room is now a meeting room. The garage remains in use for the vehicles of the foreman and manager. A 1988 renovation to the administrative area added a 216 square foot (20m<sup>2</sup>) reception area to the main office. The total area used as administrative or public space is 1560 square feet (145m<sup>2</sup>), and the total area used as residential space is 2100 square feet (195m<sup>2</sup>). The total building area is 4098 square feet (381m<sup>2</sup>), on a building footprint of 2287 square feet (212m<sup>2</sup>).

Tables 1 and 2 in Appendix iv illustrate the current space allotments for each function or area within the administration and residential building.

In addition, the building has a modest amount of surrounding land. Exterior spaces associated with the administrative use of the building include a front lawn with a parking lay-by, a side entry court, and a side-yard with a path to the public toilets. Exterior spaces associated with the residence include a back yard, an entry court, a driveway to the garage, and roadside margins.

Tables 3 and 4 in Appendix iv illustrate the current exterior spaces associated with the administration and residential functions of the building.

The total site area of the administration and caretaker's precinct is 10,965 square feet (1019m<sup>2</sup>). The total square footage of the building is 4098 square feet (381m<sup>2</sup>), producing a current floor-space ratio of .37 with a site coverage of 21%.

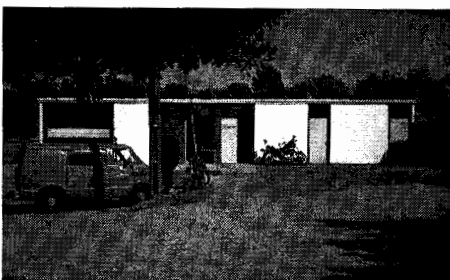
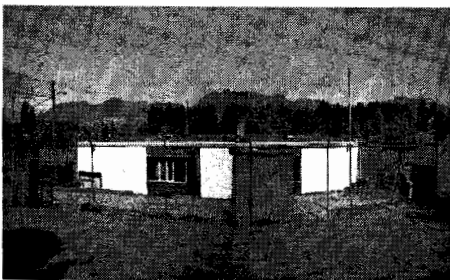
The building has served the needs of the cemetery since the early 1960's and due to its easily modified structure, has proven flexible to change. The building is small and domestic, having been designed primarily as a residence. The position of the building, alongside the major vehicular entry off Fraser Street, makes it easy to find for people entering the cemetery from this direction. The building is also close to the service building, although they are separated by a 44' by 30' (13m by 9m) plot of land which holds the remains of approximately 40 people. Together, these two buildings constitute the 'heart' of the cemetery. Both are highly visible, particularly from the eastern and northern sections of the Jones area.

Since the completion of the cemetery Vision Plan, the administration building has undergone \$25,000 in cosmetic upgrading which has made the meeting areas and office areas brighter and more conducive to the business needs of this interim period. However, the building is extremely limited, in terms of its ability to provide spaces for making interment or memorial arrangements in privacy, as well as for holding meetings for more than 12 people. Also, as this building is split from the service building, there are administrative and functional difficulties and some redundancies of space.

Aesthetically, the current pair of buildings are inappropriately scaled, finished and landscaped to serve as focal points for Mountain View. While they may serve the current functional needs of the cemetery to a degree, the generally utilitarian presentation of both buildings is unfortunate in this sacred landscape.

### Service Building

The cemetery service building was also constructed in 1960 and is located north of the administration building, on the edge of the grave plots which separate the two structures. Conceived of as a companion building to the administration block, the service building is extremely visible from the north, west and east sections of the Jones. An extremely utilitarian structure, the service building is lined on one side by a chain-link fence and has minimal planting around its blank facades.



*The service building*

This building and its surrounding outdoor spaces meet the storage and equipment repair needs of the cemetery. The building is primarily a large garage, with additional rooms for storage and repairs, as well as facilities for a current staff of 11 outside workers. Three interior parking bays provide overnight parking of cemetery vehicles, such as ride-on mowers and earth moving machinery. A repair shop provides on-site service to most of the equipment. Storage for hoses, fencing, tools, fertilizers and gasoline occurs in a series of rooms, or in corners of the main garage space. Staff spaces include a basic lunch room, a locker room, and a staff toilet. The total building footprint and square footage are both 3808 square feet (354m<sup>2</sup>).

Table 5, in Appendix iv, illustrates the current breakdown of space allotments for each function within the service building.

The service building is surrounded by several ancillary exterior spaces. These include a fuel-filling area and an associated driveway, a large asphalt apron leading up to the garage side of the structure, a small piece of lawn, and a series of bins for sand and gravel. There is also a muddy area where the sheets of plywood used to cover open graves are stockpiled. In total, the area of land occupied by the service building and associated outdoor spaces is

16,120 square feet (1498m<sup>2</sup>). With a total footprint and square footage of 3808 square feet (354m<sup>2</sup>), the service building has a floor-space ratio of .23, and a site coverage of 23%.

Table 6, in Appendix iv, illustrates the current allotment of exterior spaces associated with the service building.

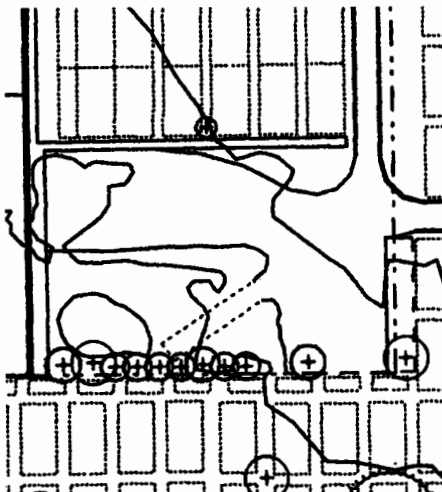
The service building has adequately served the pragmatic needs of the cemetery and the study did not reveal any major problems with the facility on a utilitarian level. However, the lack of perimeter landscaping, and the open character of the service area, produces an unsightly appearance, inadequately screened from public view.

Both in the short term and long term, the current locations of the administration / caretaker building and the service building are appropriate in that they are well served by the primary vehicular routes of the cemetery. The buildings also occupy the only non-burial land in the cemetery, short of roads, hedges and boulevards; it would require a tremendous amount of exhumation, with all its associated problems to find any other sites inside Mountain View.

## Soils Area



*The soils area*



*Plan of existing soils area*

The cemetery soils area is to the west of the service building, approximately 150' (46m) away and borders on a residential lane to its west. The site covers approximately 17,220 square feet (1600m<sup>2</sup>). Of this, a large portion was, for a long time, occupied by an overgrown heap, which accounted for the majority of the volume of soil stored, and which was home to a coyote den. The actively used portion of the soils yard varies, and includes areas for piles of soil, fine soil, gravel, dead sod, tree litter, old pipes, garbage and broken grave markers. The soils area is directly adjacent to a residential neighbourhood, and is screened on three sides by a hedge and trees. The fourth side is open to the cemetery. Due to the open character of the area of the cemetery where the soils dump is located, the untidy dumping area is open to view from a wide portion of Mountain View.

Tables 7, 8 and 9, in Appendix iv, illustrate the total area of the soils dump, the breakdown of that area by current use, an approximation of the total volume of materials currently stored there and the circulation areas required for vehicular movement in and out of the site.

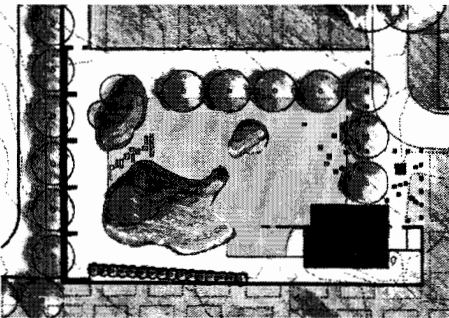
This area is substantially under-used and much of the soil, cuttings, and other refuse of the cemetery has been stored on the site unnecessarily or for a long periods time. The overgrown soil heap was reduced by 75% in 1998, and the remaining portion will be removed in 1999. With reduced refuse storage on site, and more prompt removal of any soil stockpiles which develop, the required size of the soils area may be drastically reduced. The estimated

area necessary for these functions is approximately 800 square feet (74m<sup>2</sup>) for materials and refuse storage, with an additional 2000 square feet (186m<sup>2</sup>) for circulation.

### **Recommendations and Guidelines**

The study team recommends that in the next 3 years, the cemetery embark on the following short-term initiatives:

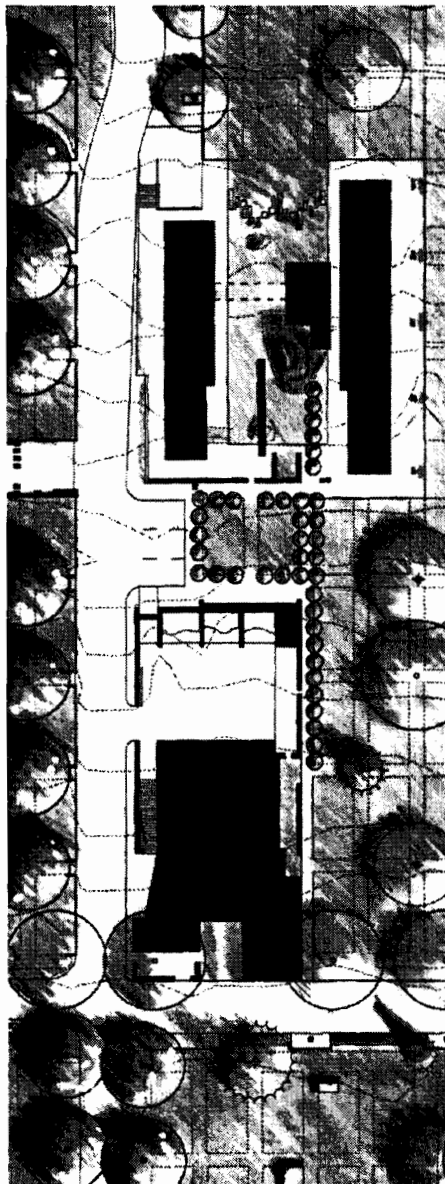
- *Monitor the use of the soils area to determine what percentage of the site is necessary. The implementation of cartage systems, whether they be through the City or through private contracts, could easily reduce the current requirements of the soils area by an estimated 75%, particularly if cartage occurred on a regular (monthly) basis. The Master Plan envisions this area as an eventual site for a landscaped scattering pond, a small gathering structure and a perimeter of columbaria. In order to achieve this, the cemetery would consolidate the soils area into a much smaller set of bins within a new service area.*
- *Preserve and enhance the approximately 40 grave sites located between the existing administration and service buildings. The graves are currently mostly unmarked, and are insensitively lodged between the administration building fence, a staff parking area, and a fuel storage tank / vehicle maintenance area. By law the cemetery must contact and seek the approval of family members, before improving these graves. A sensitively planned cloistered walkway with trees and some memorial walls would help protect and aesthetisize this area, making it a focal point courtyard in the redevelopment of this area.*
- *Set aside a portion of the current building sites for the construction of an open-air mausoleum complex. This structure should be located on the area of the building site currently occupied by the service building and its associated yards. The Master Plan visualizes a mausolea comprised of two separate three storey blocks, with external landscaped walkways around each block at each floor. The space between the two blocks would be developed as courtyard garden, with north views opening to the North Shore Mountains. This enclosure also includes a gathering room and a columbaria courtyard. Additional parking and storage for the cemetery could be accommodated under the west block of mausolea, as the site slopes down to the north. This would be made possible by a ramp entering from the north end of the building site.*
- *Institute a comprehensive facilities study and proforma towards building new administrative, caretaker and service facilities at Mountain View. It is not within the scope of the Master Plan to produce a fine-grained program but the following chart can serve as a departure point for the study. The new facilities should be designed to be appropriately scaled to the civic status such facilities will require. The buildings should above all be fashioned of solid, long-lasting materials, which will age gracefully and contribute to, rather than detract from this*



*Plan of proposed developments for current soils area, with new scattering pond and gathering pavilion*

important landscape. The planning of the new buildings should allow for a certain amount of flexibility for aspects of their use to change over time. By combining the administrative and service functions into a single site, the new building should allow for shared amenities such as washrooms and a kitchen, while allowing for greater transparency and communication between the various cemetery functions.

#### Proposed Administration, Service and Caretaker's Residence Building

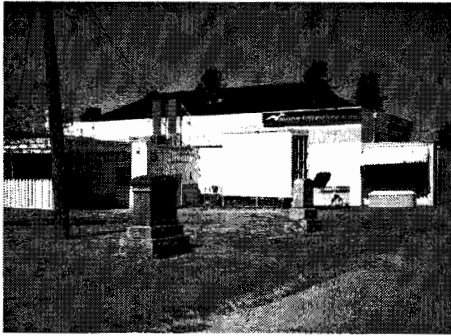


Proposed combined facility

Proposed Combined Facility		
Facility	Room	Area (sq.ft.)
ADMINISTRATION	Main Office	250
	Reception and Display	300
	Family Meeting Room 1	150
	Family Meeting Room 2	150
	Office - Manager	150
	Office - Foreman	100
	Office - Special Projects / Marketing	150
	Office - Community	100
	Meeting Room	450
	Office Supply Storage	100
	Records and Archives	100
	Janitorial	100
	Interior Public WC, female	35
	Interior Public WC, male	35
	Exterior Public WC, female	40
	Exterior Public WC, male	40
	<b>Total Administration Area (sq.ft.)</b>	<b>2250 →</b>
WORKS	Loading / Work Area	1000
	Covered Parking	700
	Storage Room 1	100
	Storage Room 2	100
	Storage Room 3	100
	Storage Room 4	100
	Storage Room 5	100
	Repair Shop	450
	Mechanical	150
	Electrical	80
	Telephone	40
	Underground Storage Area	1000
	Locker Room, female	160
	Locker Room, male	160
	Shower 1, female	20
	Shower 2, male	20
	Shower 3, male	20
	<b>Total Works Area (sq.ft.)</b>	<b>4300 →</b>
SHARED ADMINISTRATION & WORKS AREAS	Kitchen	80
	Lunchroom	250
	Staff WC, female	170
	Staff WC, male	170
	<b>Total Shared Area (sq.ft.)</b>	<b>670 →</b>
CARETAKER'S RESIDENCE	Kitchen / Dining	140
	Living	240
	Bedroom 1	170
	Bedroom 2	130
	Bedroom 3	100
	Storage	250
	WC	40
	<b>Total Residential Area (sq.ft.)</b>	<b>1070 →</b>
<b>BUILDING AREA SUBTOTAL (sq.ft.)</b>		<b>8290</b>
+ 10% Circulation		829
<b>TOTAL BUILDING AREA (SQ.FT.)</b>		<b>9119</b>

The Master Plan illustrates a 2-3 storey building and service area occupying a site area of 10,640 square feet (988m<sup>2</sup>), on a footprint of 4640 square feet (377m<sup>2</sup>). This represents a site coverage of 43% and a floor-space ratio of .85.

## Vancouver Crematorium



*Unsympathetic additions to the Vancouver Crematorium building*

The Vancouver Crematorium, built in 1935, is both historically and architecturally significant, and is listed as a class “B” historical structure. The facility is owned and operated privately by the Loewen Group, and is located on a privately owned property within the cemetery. The Vancouver Crematorium also retains an easement, running from its southeast corner out to 41st Avenue, alongside an existing cemetery road. However, as there is no gate access to 41st Avenue at this point, crematorium vehicles use other Mountain View gates and roads. The existing crematorium structure is the result of a series of renovations made to the original rectangular wood-frame building. Designed in an early modernist style by well-known local architect C.B.K. Van Norman, the original design represents the transitional period between the late use of Art Deco and the acceptance of the International Style. Sophisticated in its use of shallow and abstracted ornament, it is one of the best local examples of early Modernism. Unfortunately, over the years the building has suffered from a series of unsympathetic alterations which detract from the purity of the original structure. Most of these alterations are of poor quality, and look ‘tacked-on’. They have also created a ‘front’ and ‘back’ side to the building, which was originally designed to be viewed from all sides.

These alterations were made to increase and update the functional utility of the building. Over time it should be assessed whether or not the building can continue to serve its function as a crematorium. Cremation is now the choice of over 75% of British Columbians. This fact, combined with the changing nature of services, including direct family involvement, may indicate that a larger facility may be required. If so, further alterations to the current structure would further harm its design integrity. If the alterations were reversed, the building could be turned into a handsome chapel structure that would be an asset to this highly visible part of the cemetery.

Several mass-produced ash niche walls have been clustered around the front of the crematorium building. These are, to date, the only above ground ash storage facilities at Mountain View. Many of them are of poor quality; the granite facing is not all level and the general use of materials and proportions is not compatible with the original crematorium structure, and distract from its heritage value.

### **Recommendations and Guidelines**

- *Preserve this historic building for the long-term, and improve its relationship to the rest of the cemetery through planting and landscape design strategies.*
- *Improve the landscape of the Vancouver Crematorium easement. The Master Plan does not propose any legal changes to the easement at this time, but does propose the planting of new street trees along the internal road which occupies the easement. This landscape improvement strategy should be undertaken in consultation with the Vancouver Crematorium.*



*Chinese Pavilion during a 1998 refurbishment*

- *Restore the Vancouver Crematorium to its original Art Deco character. Additional columbaria walls attached to the building would further detract from this character, and are not recommended.*
- *Assess the long-term functional requirements of the Vancouver Crematorium. Any future decisions should recognize the structure's historic importance and design integrity.*

## **Public Monuments**

There are 5 notable public monuments at Mountain View. These are the Chinese Pavilion, the two military flagpoles, the military stone cross, and the fountain at the centre of the Masonic Section. Although actually private monuments, two family mausolea in the Masonic Section are also mentioned here, because of their uniqueness in the Mountain View landscape. All of these monuments are sites of communal or family ritual, and can therefore be considered part of the ritualistic infrastructure of the cemetery. They are all public, in that they are welcome landmarks in a largely undifferentiated landscape. In all cases, the existing monuments are set in neglected or poorly developed surroundings. The Master Plan envisages a great increase in the number of public and private monuments, as shown in the detailed neighbourhood plans.

### **Recommendations and Guidelines**

- *Locate new public memorials at key axes or intersections in the cemetery. These sites should be advertised as available to associations, community groups, religious organizations, etc.*
- *Implement revisions to the 1960 bylaw prohibiting above-ground burial markers. These markers should once again be permitted, and should be actively encouraged in certain historical cemetery neighbourhoods, as outlined in the neighbourhood plans.*

## **Chinese Pavilion**

The Chinese Pavilion dates from 1910, and was rebuilt in 1973. It is located within the Old Cemetery and is the only significant above ground structure in the Old Cemetery / Abney Addition Section of Mountain View. This ceremonial monument is in good condition, having been refurbished in 1998 by the Chinese Benevolent Society.

### **Recommendations and Guidelines**

- *Develop a small plaza alongside the pavilion, and plant a grove of Ginkgo trees centred on the existing structure.*
- *Build a service island or 'necessaria' (see site furnishings section following), in close proximity to the Chinese Pavilion.*

## Military Flagpoles

Two flagpoles, one in the Abray Addition and one in the Horne No.2 Section, are parallel landmarks for the Northern portion of Mountain View. Both of these flagpoles were replaced with new poles in 1999. Their great height allows them to be seen from most of the northern half of the cemetery. The poles are located in two of the cemetery's three significant military areas, each at the west end of a symmetrical east / west axis. These are rallying points for annual memorial marches. The Horne Section flagpole is accompanied by a small cenotaph. The poles are both surrounded by concrete aprons which allow for small groups to gather at their bases. The axial paths leading to the flagpole are also concrete, but have little ornamentation or ceremonial quality.

### **Recommendations and Guidelines**

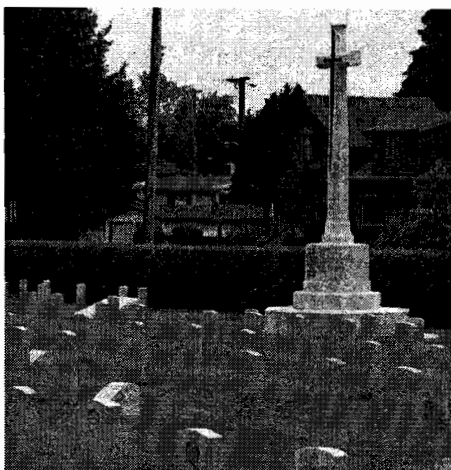
- *Revitalize these axial approaches, through the introduction of higher quality paving materials, and the introduction of planting materials to emphasize the ceremonial axes.*

## Military Cross and Commonwealth Graves

The Commonwealth Graves section in the Jones Addition is the smallest but most distinctly defined Veterans' area of the cemetery. This is a Veterans' section, with mainly above-ground markers. At its centre is a white stone cross, which acts as a landmark for this portion of the Jones Addition.

### **Recommendations and Guidelines**

- *Construct garden seating pavilions on the two currently unused blocks of land at the front corners of the Commonwealth Graves. Each of these blocks is comprised of two sixteen-grave plots, which have never been filled. Memorials to be built here should respond to the axes that terminate at these two sites. The northern of these two plots occurs at the end of the main cemetery road running east / west from the Fraser Gate across the Jones Addition. The southern of these sites occurs at the end of the east / west axis running through the centre of the established Masonic and Odd Fellows Sections.*
- *Develop the unused area immediately surrounding the Military Cross into a memorial garden, which might allow for the burial of the ashes of Veterans or their family members.*
- *Redevelop the hedge running behind the Commonwealth Graves as part of new Prince Edward Street perimeter upgrade. The section of the perimeter directly behind the Commonwealth Graves should be developed as a columbaria wall for Veterans and their family members.*
- *Ensure new developments in or around this distinctive landscape respond to the symmetry and character of the Commonwealth Graves area. New constructions should be of sympathetic materials which do not detract from this important landmark. The Commonwealth War Graves Commission is willing to partner on the insertion of a garden and low hedging*



Commonwealth Graves

*on the north, south, and eastern edges of this area so that it is clearly delineated.*

- *Locate new interpretive plaques in this area.*

### **Masonic Fountain**

The Masonic Fountain is located at the centre of the Masonic Section, and marks the intersection of the tree lined streets which define this cemetery neighbourhood. Because of the dense tree growth in this area, this monument is not visible for a great distance and does not serve as a landmark for the wider cemetery.

### **Recommendations and Guidelines**

- *Close vehicle access to the streets leading to the centre of each block of the Masonic Section. As such the area surrounding the fountain can be converted from a traffic circle into a space for seating, with some limited memorial opportunities.*

### **Masonic Mausolea**

There are two existing Mausolea structures at Mountain View, the Wood and Hamber family Mausolea. These two structures are located in the Masonic Section, and along with mature trees, help to define the streets in this dense cemetery neighbourhood. Although these are actually private memorials, they are unique to the cemetery and currently serve as landmarks.

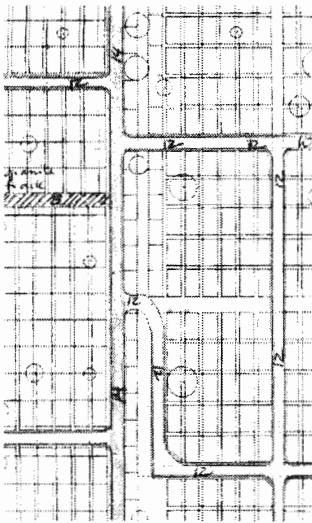
### **Recommendations and Guidelines**

- *Build many more Mausolea in certain appropriate areas of the cemetery, as defined in the neighbourhood plans. These sections include the 1919, Fraser, John Oliver, Masonic, New Jones, Old Cemetery and Old Horne sections. These Mausolea may occur on reclaimed groupings of 2, 3 or 4 grave sites, or within new developments created on other reclaimed land, such as closed roads.*

### **Above Ground Markers**

While above ground markers occur sporadically throughout much of Mountain View, they occur in notable concentrations in several areas. These are the older parts of Mountain View: the Old Cemetery, the first Horne Addition, and in portions of Jones Section, particularly the Masonic Section and the small military cemetery located here. These are generally the areas of Mountain View with the most character, and the most to offer a visitor in terms of interest and a memorable image.

## Infrastructure (Roads, Walls, Fences, Hedges, Curbs, Gates, Signs)



Map of road widths

Various elements of infrastructure serve to define the Mountain View landscape. One of these is the hedge which defines approximately 75% of Mountain View's 16,000 linear foot (3.03mi / 4.88km) perimeter. Other, less immediately apparent elements are the character of the internal roads, the remnants of granite curbs around grave plots, and a few retaining walls.

### Roads

Mountain View has 28,860 linear feet (5.47mi / 8.80km) of internal roads. Of this total, 26,680 linear feet (5.05mi / 8.13km) are asphalt, with most of the remainder being gravel 'country roads'. The majority of the asphalt road stock is 12' (3.66m) wide. Table 10, in Appendix iv, illustrates the various standards of road at Mountain View and the linear measure of each type of road in each section.

### Recommendations and Guidelines

- *Close some redundant roads, allowing a great amount of space to be liberated for new interments. The nature and location of these closures is outlined in the proposed circulation plan. These closed roads will continue to allow pedestrian passage, either through a series of memorial courtyards, or through landscaped memorial pathways such as the naturalized Brewery Creek path. In most cases, these paths will also be navigable by the new, smaller service vehicles to be instituted at Mountain View. The vehicles being considered are 4.9' (1.5m) wide.*
- *Reduce the linear total of vehicular road stock at Mountain View from 28,860' (5.47mi / 8.80km) to 16,230' (3.07mi / 4.95km), representing the closure of 44% of the vehicular roads. The roads to be closed are noted in the Circulation Plan. The 12,630 linear feet (2.39mi / 3.85km) of road to be turned over to pedestrian-only and pedestrian / service vehicle routes will be augmented by new paths in areas not previously occupied by roads, such as zones along the margins of the cemetery's perimeter. The proposed linear total of pedestrian-only and pedestrian / service vehicle routes is 19,915' (3.77mi / 6.07km).*



Mountain View's typical 12' asphalt roads

## Granite Retaining Walls

Granite retaining walls along Fraser Street and 33rd Avenue occur at various scales. The most notable of these is along Fraser Street in the Jones Section. Made of large blocks of granite, this wall was constructed out of salvaged grave curbs and damaged monuments, stacked in a fashion which conceals their heritage characteristics.

### **Recommendations and Guidelines**

- *Reconstruct this retaining wall, integrating the existing historical stones with new columbaria niches. The stones should be built into the reconstructed wall in such a way as to allow them to be better displayed as historical artifacts.*

## Perimeter Fences / Hedges

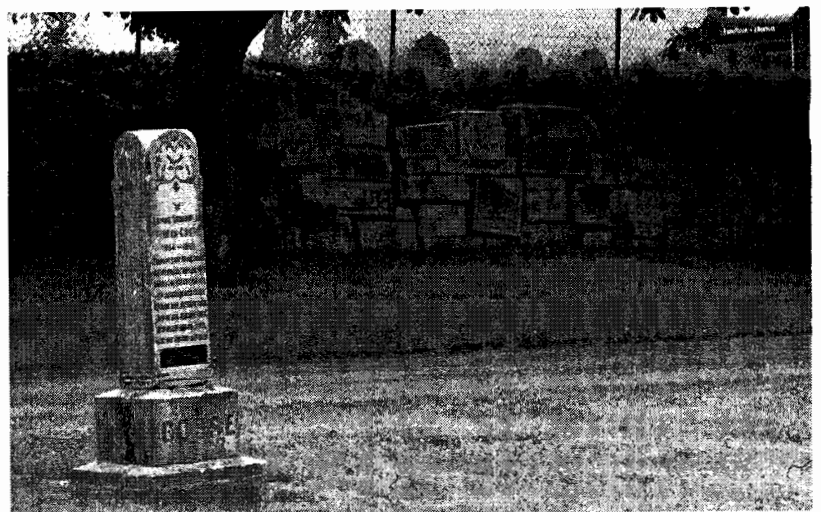
Mountain View's perimeter treatment is a combination of hedging and chain-link fencing. Perimeter hedging shields much of Mountain View from street level views, although in many cases the buildings which surround the cemetery have views into the property from their upper floors. The portions of the perimeter which are not hedged are for the most part fenced with chain-link. Most of the pedestrian and vehicle entry points are accompanied by wide breaks in the hedge, and are flanked by a stretch of chain-link fence on either side. Along both Fraser Street and 33rd Avenue, street grading has resulted in sometimes significant differences in elevation between the cemetery and the street, resulting in the use of retaining walls and embankments, with hedges or chain-link fences along this perimeter.

Table 11, in Appendix iv, illustrates the current treatment of the various perimeter sections of the cemetery.

A 5' (1.5m) high hedge around the Jewish section within the Old Cemetery is the only hedge within Mountain View, and creates a separate outdoor 'room'. There is one entry point which allows access through the hedge into the Jewish Cemetery. There is an unlocked ornamental metal gate at this entry point.



*Perimeter hedge and fencing*



*Granite retaining wall along Fraser Street*

## Granite Curbs

Granite curbs once subdivided the older parts of the cemetery into its constituent 2-plot by 8-plot units. Many of these curbs are still intact, but have sunk over time, and are now flush with the ground surface or buried. Some of those that are still visible have family names etched into their surfaces. Curbs at vulnerable corners, particularly along the interior cemetery road along the 41st Avenue perimeter, are routinely driven over.

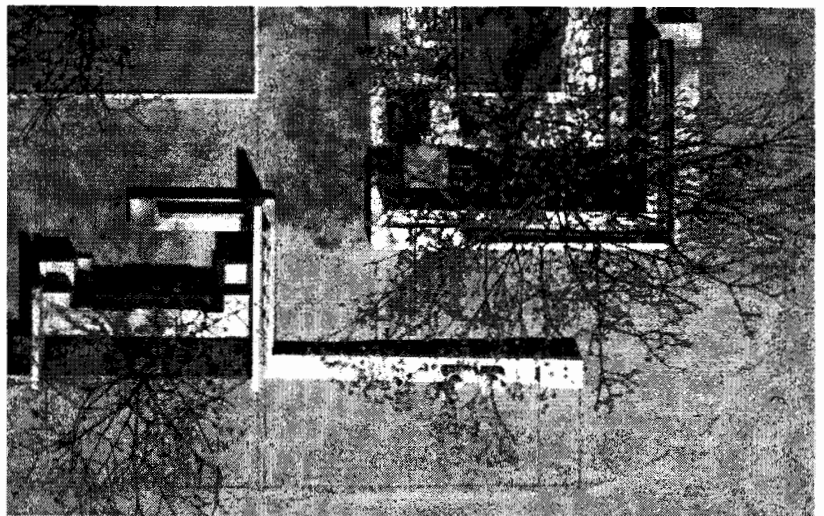
### **Recommendations and Guidelines**

- *Refurbish existing curbing where possible. New projects in neighbourhoods which were previously largely curbed should include sympathetic new curbing. (See Initial Projects).*

## Gates

Currently, there are 7 pedestrian entry points, and 9 vehicle entry points to the cemetery. All of the vehicle entry points double as pedestrian entry points. There is a pedestrian-only entry at each corner of the various cemetery sections along Fraser Street. This accounts for 6 of the 7 pedestrian entries, with the last occurring in the middle of the Prince Edward Street edge of the Horne Section. There are no other vehicle or pedestrian entries on the west edge of the cemetery. There is one vehicle entry from Fraser Street, the remainder are on the east / west avenues. Three of these occur along the 37th Avenue Greenway, one into the Jones Section, and one each into the Old Cemetery and Abray sections. These three entry points are now effectively part of the internal circulation system, as they currently allow vehicles to cross the Greenway, but with the closure of 37th Avenue are no longer connected to the city street network. None of the 16 entry points are gated. Sign strategies for the entry gates are discussed under a separate heading.

Table 12, in Appendix iv, illustrates the breakdown of pedestrian and vehicle entry points in each section of the cemetery.



*Model of Fraser Corner pedestrian gate – plan view*

## Services

### The Ridgeway Greenway Infrastructure Corridor

The Ridgeway Greenway, which cuts through the cemetery at 37th Avenue, is an infrastructure corridor, containing gas, sewer and water lines.

#### Recommendations and Guidelines

- *Undertake an in-depth, independent study to determine the exact location of the services under the proposed greenway. The large potential revenue to be generated from this area of the cemetery could pay for relocation of any services as necessary, or alternatively, new interment facilities could be developed to work around any conflict with underground services.*

### Irrigation Water

The 2-plot by 8-plot grave units which made up the original cemetery grid were separated by 5' (1.5m) wide pathways which have since been filled in with additional burials. Currently, irrigation water is provided throughout the cemetery by a system of taps and pipes laid down along the edge of these 5' (1.5m) pathways. The intersections of these pathways were not used for burials, leaving numerous 5' by 5' (1.5m by 1.5m) available spaces throughout the cemetery. Irrigation faucets occur in many of these spaces. Table 13, in Appendix iv, illustrates the current breakdown of irrigation faucets by cemetery section and by acre. This system of taps necessitates the daily laying of hoses during the middle of the day. This labour intensive activity provides water at the most ineffective time of day. Over the years this plumbing has aged and has not been repaired. In addition, this system has limited sprinkling ability from each faucet, and therefore requires many more irrigation faucets to cover the cemetery than would be required by a more contemporary system. The Cemetery has been investigating the possible replacement systems available from a number of different irrigation companies. The estimated cost of a new system is approximately \$800,000, based on installing a system throughout the site all at once. If the work were to be undertaken in several stages, the cost would rise considerably.

#### Recommendations and Guidelines

- *Replace the irrigation system with a new irrigation system that is computer regulated, climate controlled and will adapt as further cemetery developments take place. The Master Plan also envisages the use of many of the 5' by 5' (1.5m by 1.5m) spaces leftover between the original cemetery plots for the planting of new trees, and / or the construction of memorials. Many of these spaces are currently occupied by the old faucets, the removal of which would facilitate the proposed planting of trees.*
- *Install an automatic irrigation system as new trees and plant materials are installed. This irrigation system will become important to the success of the landscape.*

## Electricity and Lighting

There is no exterior lighting at Mountain View, except that which is directly associated with the three buildings on site. Power to these buildings is delivered by overhead wires. One power line enters the site from the back lane behind the soils area, and runs above the north edge of the soils area to the service building, and then north to the southwest corner of the administration and residence building. A single lamp is mounted on the power pole adjacent to the service building. Power arrives at the Vancouver Crematorium building also by overhead wires, in this case feeding directly off the power lines running along the south side of 41st Avenue.

### **Recommendations and Guidelines**

- *No internal street lighting is proposed for Mountain View.*
- *Bury overhead wires under road easements as new buildings are developed.*
- *Install lighting around the pedestrian-only and the pedestrian / vehicular gateways, as well as along the Greenway corridor, and around the administration / service building and the proposed scattering pond.*

## **Site Furnishings:**

### **Necessaria**

A 'necessarium' is a station which provides basic cemetery services, such as a water source, a flower arranging area, a way-finding map and some seating. Stations comprising these elements are included in contemporary indoor mausolea and columbaria structures at other cemeteries. Outdoor service islands with similar facilities are also commonly found in many cemeteries. No such stations currently exist at Mountain View.

### **Benches**

There are no public benches at Mountain View, except for two at the centre of one of the Masonic sections. There is no other seating available anywhere in the cemetery.

### **Garbage Receptacles**

Currently, Mountain View's garbage receptacles are green wooden boxes, set around the cemetery at roadsides. These are in various states of disrepair. Some have been set on fire and are now charred on the inside. Table 14, in Appendix iv, illustrates the breakdown of garbage receptacles by cemetery section and by acre.

### **Street Signs**

Roads in the cemetery have not been named and so there have been no street signs. Visitors have a difficult time finding their way to areas on the site.

## Recommendations and Guidelines

- Compose a kit-of-parts strategy for the site furnishings at Mountain View Cemetery. Site furnishings include 'necessaria' service areas, benches, garbage receptacles, and signs.
- Locate the 'necessaria' as service islands, throughout the cemetery. Each necessaria would comprise of some or all of the elements from the following list:

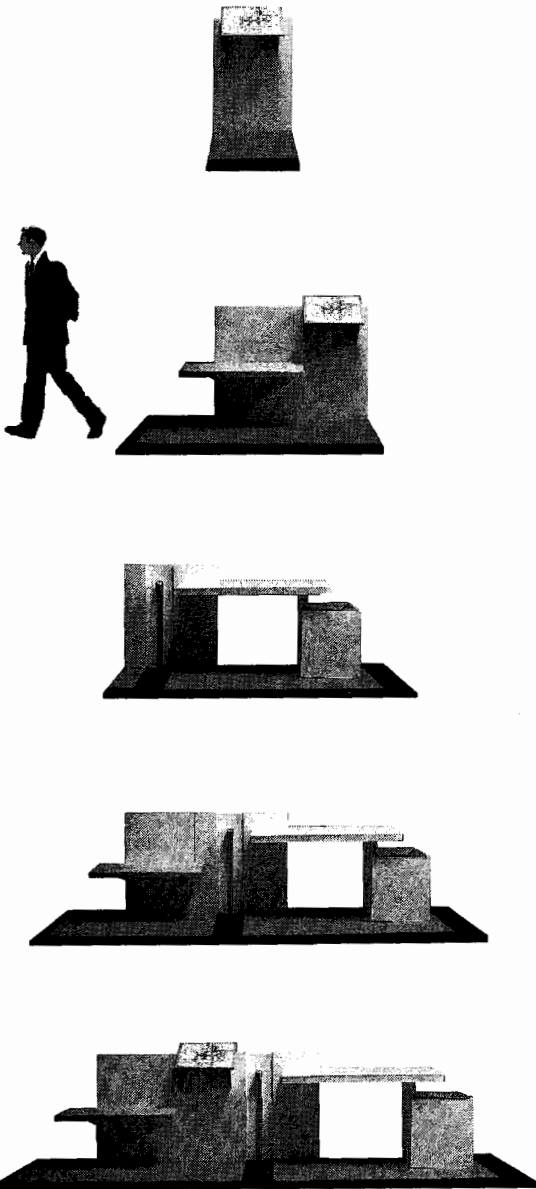
- Water source
- Flower Arranging Surface
- Garbage Receptacle
- Bench
- Street Sign
- Plaque with way-finding or historical information

- The proposed 'necessaria' service areas should be comprised of separate elements which share a similar design language, and a universal set of materials. These materials should be durable, and appropriate to the civic context of the cemetery. Possible materials include stone, brick and refined concrete for the primary structures, with high quality wood for the warmer, human elements such as the seat of a bench. The stations should also incorporate localized landscaping and stone curbing in order to blend carefully into the surrounding cemetery.

- The elements comprising each 'necessaria' service area will vary as appropriate to the service requirements of different locations around the cemetery. The following list details the proposed number of such stations in each cemetery section:

Section 1, Veterans'	2
Section 2, Home West	6
Section 3, Old Home	3
Section 4, Abrey	2
Section 5, Old Cemetery	3
Section 6, Greenway	4
Section 7, New Jones	4
Section 8, Jones west	2
Section 9, Masonic	4
Section 10, John Oliver	3
Section 11, Fraser Corner	2
Section 12, 1919	3
Total	41

- Add approximately 10 additional garbage receptacles at key locations throughout the cemetery. These receptacles should not be isolated elements, but should be designed as extensions of the necessaria system, and should share a common design language and palette of materials. During high-intensity use periods, such as Mothers' Day and the Ching Ming festival, temporary receptacles should be strategically located to anticipate the increase in refuse on the site.



Potential arrangements for necessaria kit-of-parts, including plaque, bench, water source, flower arranging surface and garbage receptacle

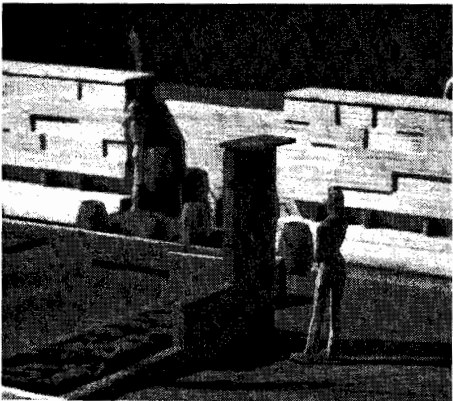
- *Provide a greater number of historical / information plaques on the necessaria in historical and Veterans' areas of the cemetery.*
- *Provide many more benches in the cemetery. These should fall into three categories: necessaria benches, memorial benches and infrastructural benches. The benches incorporated into necessaria and those placed away from these stations should all be considered as parts of the same kit-of-parts. Benches need not all be identical, but should help to reinforce a common theme in Mountain View's service infrastructure, by using similar materials and mutually sympathetic designs.*
- *Design internal street signs as part of the kit-of-parts, sharing a design theme with the historical and informational panels incorporated into the 'necessaria' service areas. Sign strategies are covered in greater depth below.*

## Signs

This discussion is divided into two sections: exterior gate signs and interior site signs.

### Exterior Gate Signs

The existing exterior and gate signs at Mountain View are small, being scaled only to pedestrians. The signs are mostly 'rules and regulations' bolted to fences in a utilitarian manner. Many of these signs are old and rusty, and produce an unwelcoming message to the public. They do not assist in any manner as way-finding tools.



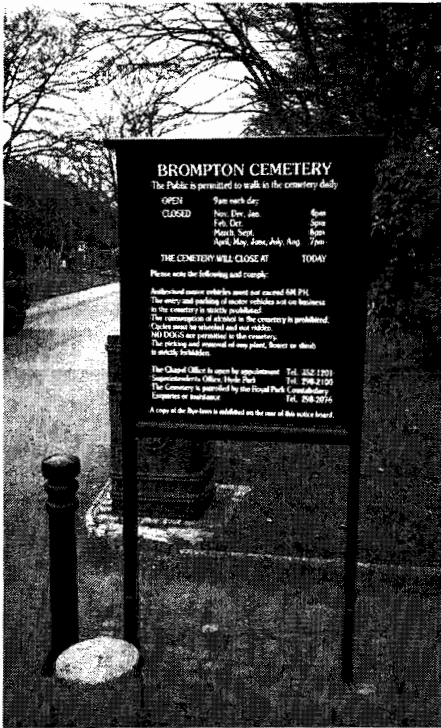
*Model study for interior site signs*

Without exception, all of the cemeteries researched by the study team have significant sign systems at both pedestrian and vehicular scales. These signs create an initial identity for the cemetery, and are often integrated into the gates to produce local landmarks.

The Master Plan has identified 6 gates to serve as major vehicular and pedestrian entries as well as 17 which are pedestrian only. All of these gates are intended to increase the visibility and accessibility of the cemetery to both the local and the larger communities. The major vehicular entries should be built of substantial, long lasting materials such as stone, brick or concrete (or a combination thereof) and should display the cemetery name as an integrated element. The smaller, pedestrian-scaled entrances should be designed to complement the design of the larger gates, but should also include more localized or particular components which reflect site-specific issues such as a notable grade-change or view. All of the pedestrian and vehicular gates should be responsive to seasonal shifts, through attention to seasonal changes in natural light and incorporated trees and plants.

### Recommendations and Guidelines

- *Institute an R.F.P. towards establishing a system and strategy of gates and signs at Mountain View, or use the initial projects along 41st Avenue to test the ideas at two different scales.*



## Interior Site Signs

There are currently no interior site signs at Mountain View Cemetery. The study team recommends that the following hierarchy of signs be established:

**Entrance Signs:** Maps, times of operation, telephone numbers, rules and regulations, etc.. These are to be located inside the cemetery, nearby vehicular and pedestrian entry points.

**Street Signs:** The naming of streets will assist in way-finding and will also serve as small local landmarks within the site.

**Special Route Signs:** Directions and information regarding walks or tours throughout the cemetery, such as Brewery Creek or the Perimeter Pedestrian Walkway.

**Notable Sections or Graves:** Important areas and graves of historic note, marked with plaques. These signs will aid in establishing knowledge of and respect for local historical figures, and will also act as way-finding tools.

**Temporary Signs:** Signs to advertise special events or new developments inside the cemetery.

## Recommendations and Guidelines

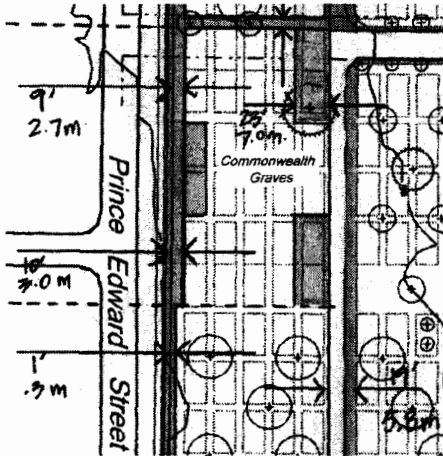
- The new signs developed for Mountain View should be designed to relate to the new gates and necessaria, as these elements will in some cases be physically connected.
- A graphic designer should be employed to develop the sign system, working in conjunction with the gate and necessaria design team. Issues of font style, composition and materials should be carefully established to ensure that the signs are gracious, readable, and composed of resilient materials.



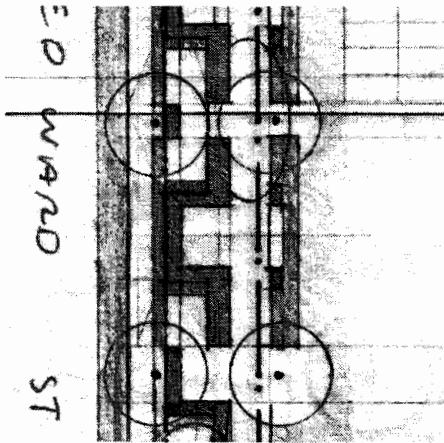
Gate signs at London's Brompton Cemetery (top) and Toronto's Mount Pleasant Cemetery (above)

# Available Space and New Forms of Memorials

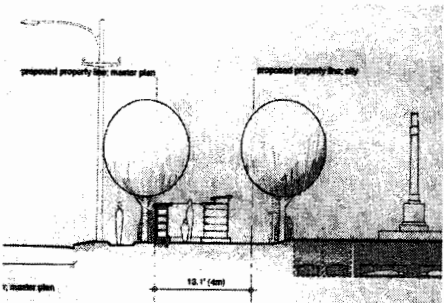
"The Cemetery should be available for all Vancouver Residents."  
– Public comment from the July 10/99 open house



Commonwealth Graves, along Prince Edward Street, Jones Section – all available cemetery space was mapped



Preliminary plan study of Prince Edward Street perimeter



Sectional study for Commonwealth Graves

When Mountain View Cemetery began to reach its burial capacity in the 1960's, roads were closed and converted to burial space, and paths began to be filled in. With virtually all interments as full body in-ground burials, the opportunity for further interment at Mountain View seemed unlikely. Mountain View had to close to the purchase of grave spaces, with the exception of indigent persons and those who had previously purchased a "License to Bury".

The 1998 Vision Plan established objectives for new memorial options to compensate for this lack of space, and to reflect today's cultural requirements. The Master Plan has determined where and how these products could be integrated into the existing fabric of the cemetery.

All existing available space has been identified and the Master Plan is shaped around this available space. Available space was found in the following places:

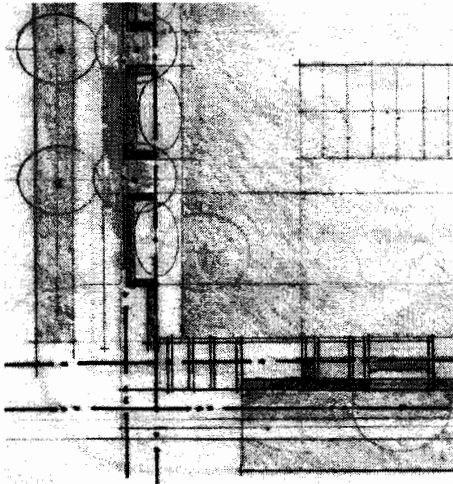
- Redundant roads that could be closed or made smaller
- Unused space along the perimeter and within the boulevards;
- The soils area
- The margins of the 37th Avenue Greenway
- The administration building and the service building
- Intersections of paths in the original cemetery grid
- Unused grave sites that are over 50 years old

Presently, unless Mountain View Cemetery expands into the existing neighbourhood, these are its only opportunities for available space in which to develop new forms of memorials. The proposed future developments will double the current number of interment sites from 140,000, to approximately 290,000.

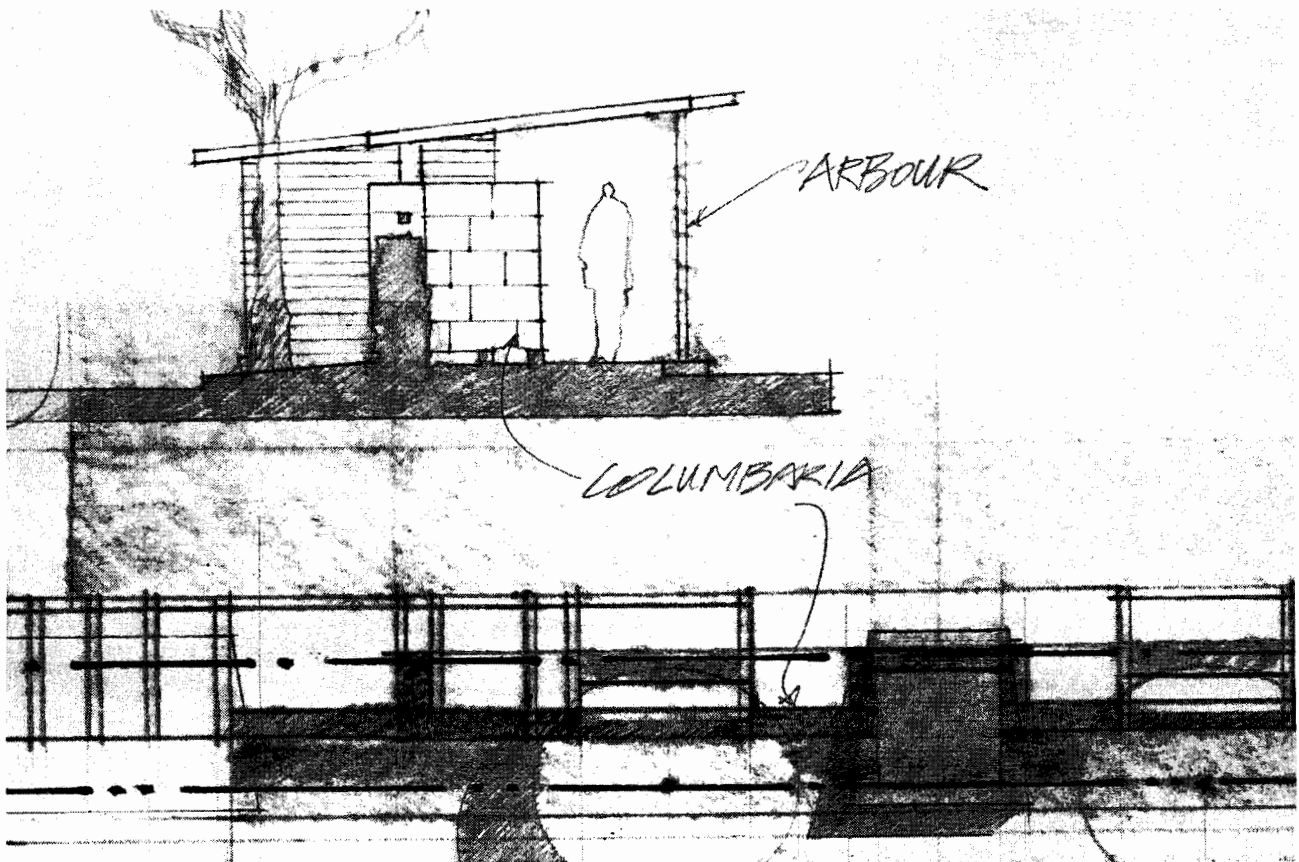
For activity to begin at Mountain View, the development of new types of memorial services must be undertaken. These new memorial options must respond to Vancouver's economic, philosophical and cultural requirements, to ensure that all citizens may have dignified and gracious memorial sites. Without these new memorial opportunities, Mountain View will continue to be a large financial burden on the City of Vancouver. The Master Plan has identified numerous interment options that have proven to be popular with the public. The design incorporates a wide range of these options, in order to create a cemetery that can be financially successful, while making a positive contribution to the local and regional communities.

## **Recommendations and Guidelines**

- Document in computer format all available land and its proposed use.
- Ensure that new higher density projects do not compromise the landscape character and special qualities of Mountain View Cemetery.
- Ensure that all design and implementation of memorial products meets the same standards of quality that the City of Vancouver would require on any development project, taking into consideration CPTED principles, durability of materials, and quality of workmanship during construction.
- Ensure that new forms of memorials meet public needs and provide options not always found in other cemeteries.



*Preliminary plan study for the  
1919 Section perimeter*



*Preliminary plan and sectional studies for the 1919 Section perimeter*

## Alternative Uses



*Civic walking path system at Toronto's Mount Pleasant Cemetery*

Cemeteries are more than simply final resting places for the deceased. Mountain View Cemetery is rich with textures of life, death, remembrance and rebirth. As well as being a place of burial and commemoration, Mountain View also provides passive recreational opportunities such as strolling, dog-walking, or reading beneath a tree. These activities offer respite from the hectic pace of urban life, while respecting the traditions and primary purpose of the cemetery. While there are some areas of Mountain View that offer an environment equal in quality to that of a Vancouver park or green space, there are many areas that are banal and largely treeless. Indeed, Mountain View has lost much of its value as a green space, due to a lack of the proper care and attention required by an open space of this size.

Mountain View Cemetery's multifaceted purpose as a civic landscape becomes ever more important as more priority is placed on green spaces within the City of Vancouver. The site can be read as a text of the history of our city and its various cultures, and so operates as a kind of outdoor museum. In addition, Mountain View Cemetery is a large enough acreage of land to act as a reservoir for certain specimen trees, which require space in which to flourish. Like many cemeteries around the world, Mountain View could become an arboretum, displaying the natural and cultured trees reflective of our community.

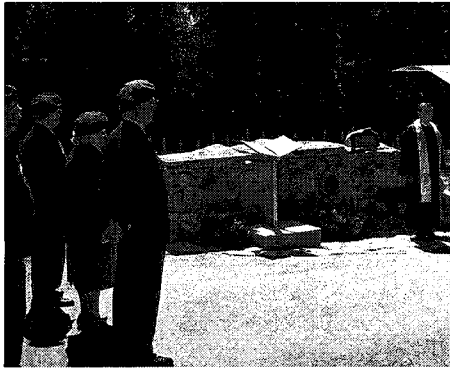
Planting more trees at Mountain View Cemetery is strongly recommended. The increased use of appropriate plant material will define design intentions, enhance the experience for visitors and staff at the cemetery, and provide a historical narrative of the cemetery's landscape and cultural legacy. As an arboretum, Mountain View Cemetery would provide an educational resource for the citizens of Vancouver. As an overall design intervention, the planting of trees will dramatically improve the cemetery's present overall landscape character. One of the most important things the Cemetery can do is to plant trees wherever possible.

Mountain View Cemetery fosters an understanding of both the natural world and the built environment. These connections between the living landscape, the cycles of life and the seasons offer an opportunity for personal reflection. The cemetery affords visitors an opportunity to ponder their own place within the world and universe.

As part of the ongoing development of Mountain View Cemetery, outreach programs and educational tours could be organized around various themes, such as the graves of past Vancouver mayors, the

incremental development of the cemetery, or its future arboretum. Volunteer groups are also encouraged to become more involved in community outreach programs.

The public will play an important role in carrying forward the educational vision for the cemetery. Continued advocacy, and the formation of a Mountain View Foundation, will facilitate the involvement of more volunteer organizations, support financial options for a visitors' program, and endorse charitable endeavours and other non revenue-generating initiatives. Volunteer liaison groups can also participate in the tending of memorial gardens and special areas.



*Veterans' ceremony at Capilano View Cemetery, West Vancouver*

Mountain View should become a history book for Canadian Veterans, military personnel and peace keepers who have dedicated their lives to their country. The Cemetery can assume an important part in the mission of passing this military history down to new generations of Canadians. This can be accomplished through a series of improved Veterans' areas, with appropriate plaques and memorials.

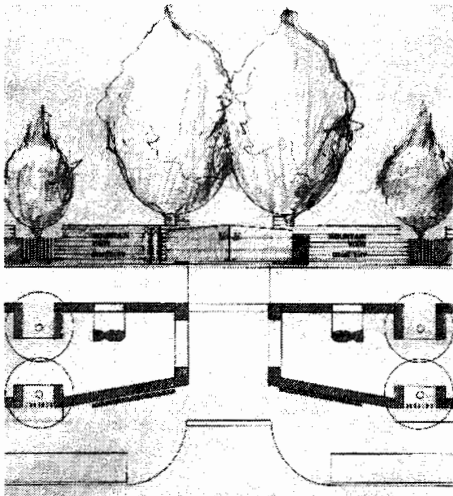
Mountain View can also become a venue for art; artisans who work in a variety of genre can contribute to the aesthetic and evocative nature of the cemetery. Vancouver is a city blessed with a talented pool of sculptors and other fine artists; the Cemetery should encourage their participation in the formation of this potentially beautiful place. An artists source book should be available to individuals, families and organizations who wish to have a special or unique memorial. These initiatives could also branch out to include public art competitions for specific components of Mountain View's infrastructure.

An array of print material, including a map of the cemetery, self-guided tours, other educational programs, and pamphlets outlining the range of interment and memorial options should also be made available to the public. The goal of the print material is to increase the visibility and importance of Mountain View Cemetery within the community.

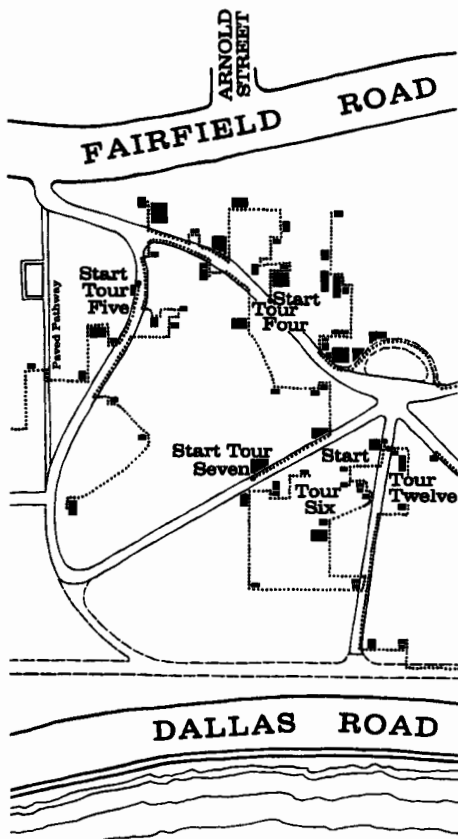
### ***Recommendations and Guidelines***

- *Encourage passive recreational or alternative uses of Mountain View Cemetery.*
- *Encourage uses that educate the public on the history of the cemetery and the city.*
- *Alternate uses should be highly respectful of the cemetery as a commemorative landscape and a significant civic place.*
- *Increase the quality, quantity and biodiversity of plant material, enhancing the ecological and aesthetic values of the landscape.*

## Initial Projects and Implementation



Study of Mountain View Way vehicular gate at 41st Avenue



Cemetery tour guidebook  
(Ross Bay Cemetery)

The Initial Projects have been selected and strategically located in the cemetery to demonstrate to the public the important changes that are part of the Master Plan implementation. Most of the Initial Projects have been located within the New Jones, John Oliver, and Fraser Corner sections of the cemetery and in close proximity to the administration building.

These projects will set the precedent for the quality of further developments and upgrades to occur at the cemetery. The Initial Projects are explained in detail in the Business Plan section of the report and are accompanied by costing and implementation strategies.

1. Double Depth In-ground Family Grave Site with Vertical Marker
2. Curb Restoration
3. Pedestrian Gate and Perimeter Walls
4. Vehicular Gate, Perimeter Wall, and Mountain View Way
5. Perimeter with Advanced Structures (Combination Mausolea and Columbaria)
6. Garden Plots
7. Brewery Creek Landscape and Creek Development
8. Family Mausolea / Crypts for Groups
9. Memorial Tree Planting
10. Typical 'Necessaria' Service Area
11. Memorial Benches
12. Wildflower and / or Natural Display
13. Development of Cemetery Tour Guide Book
14. Veterans' Projects
15. Greenway Courtyards
16. Upright Monuments

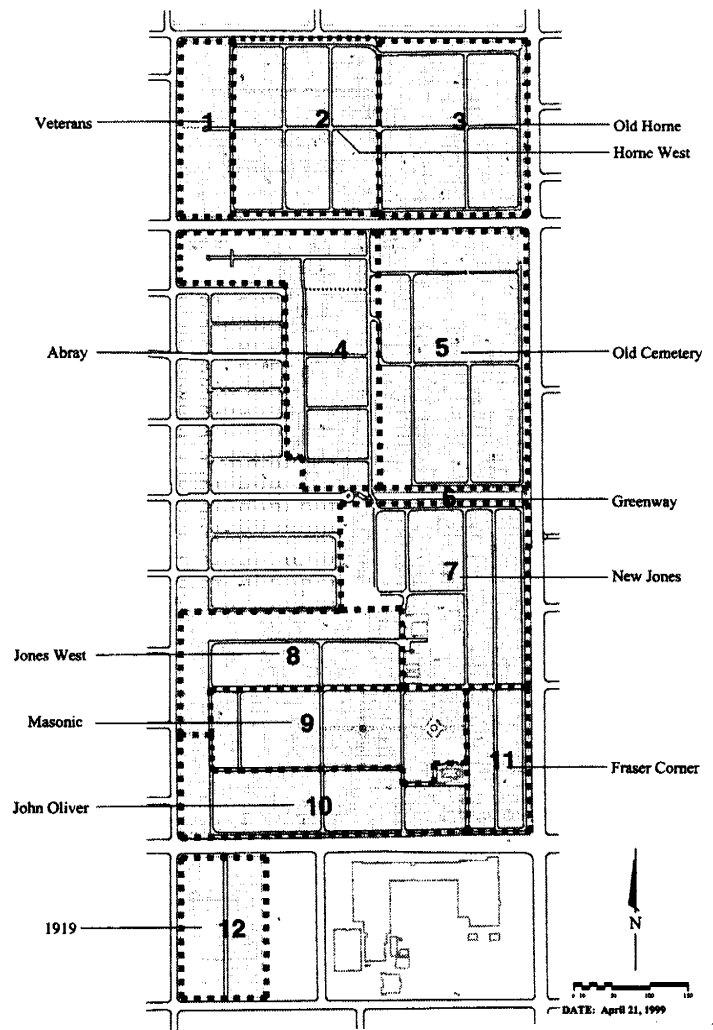
# Neighbourhood Introduction

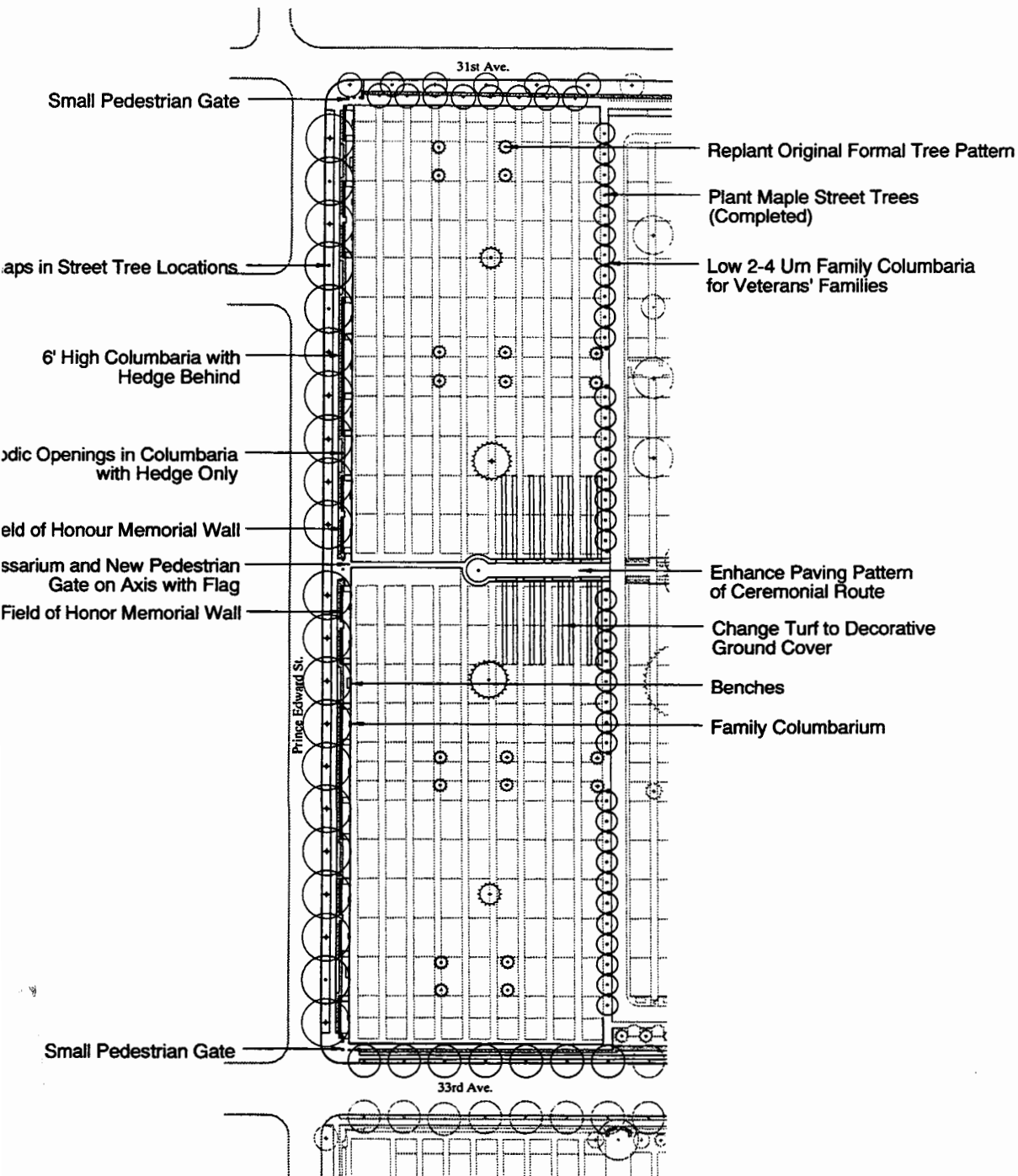
Like a city, Mountain View Cemetery has a number of distinct areas. The Master Plan breaks the cemetery down into twelve distinct neighbourhoods for the purpose of developing detailed recommendations and guidelines. The boundaries of these neighbourhoods were determined by researching the historical development of the cemetery, and by analysing changes in the landscape character. Despite this analytical division of the cemetery into twelve areas, the connections and transitions among the neighbourhoods are important to a cohesive plan.

This second segment of the Master Plan presents detailed analyses and brief discussions of pertinent issues at the individual neighbourhood scale; accompanying each issue are recommendations and guidelines. Design initiatives in each section were based upon an analysis of the existing conditions, and upon these recommendations for proposed development. Maps, showing the existing conditions and the proposed designs, accompany each section.

## Neighbourhood Areas

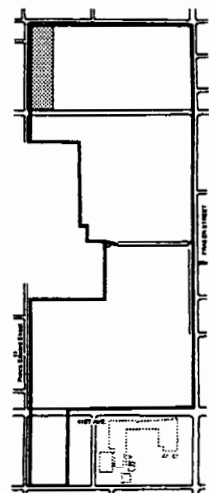
1. Veterans
2. Horne West
3. Old Horne
4. Abray
5. Old Cemetery
6. Greenway
7. New Jones
8. Jones West
9. Masonic
10. John Oliver
11. Fraser Corner
12. 1919

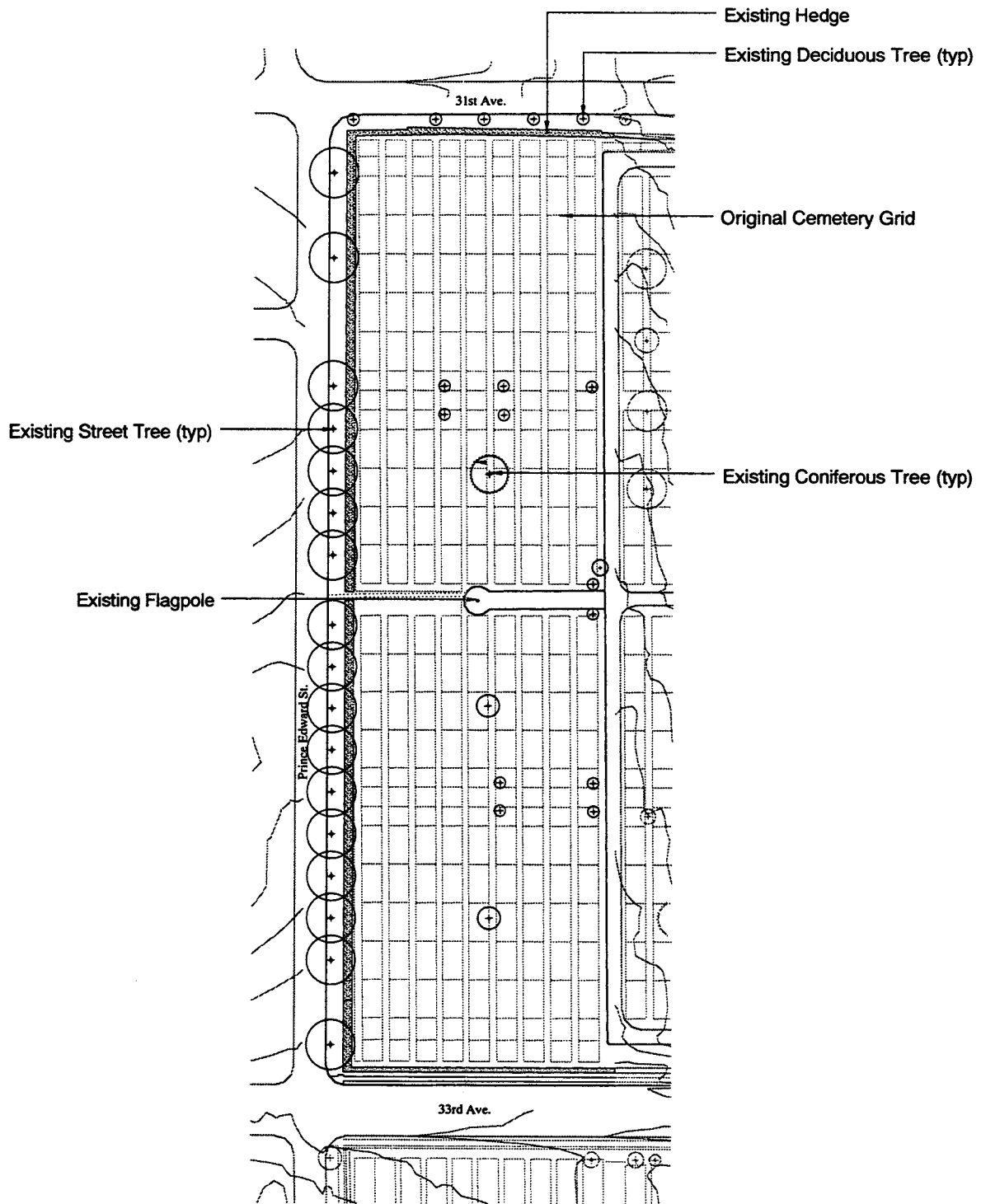




PROPOSED

# Field of Honor CEMETERY COVER





EXISTING

## Design Intent

Due to its locale, the Veterans section has a degree of isolation and serenity associated with it. The first partnership project with Veterans Affairs Canada was completed in the spring of 1999. As part of a landscape upgrading, red maples placed around the border of the section stand guard like soldiers. Sunken markers were reset and a new flagpole graces the central area. The Veterans Memorial will be maintained in its formal character and be enhanced with plantings, new paving surface and proper drainage.

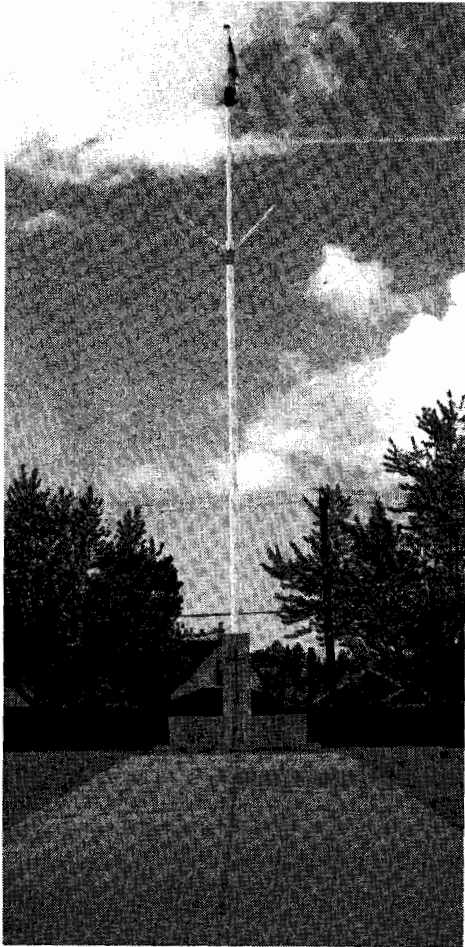
Section 1 - Veterans  
**MOUNTAIN VIEW**  
 CITY OF VAN

## *section 1: Veterans' - Field of Honour*

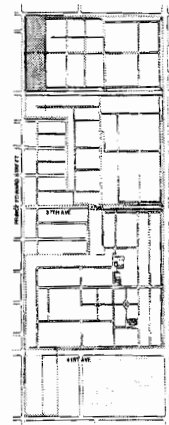
### **Introduction**

#### ***Location***

Approximately 10 acres (4 hectares) in size, the Veterans' Section is located at the west end of the Horne Addition. Bounded by Prince Edward Street to the west, 31st Avenue to the north, the Horne West Section to the east, and 33rd Avenue to the south, this section is exclusively a Veterans' cemetery, and contains the Veterans' memorial.



*The Veterans Monument and Flagpole*



#### ***Existing Physical Characteristics***

The Veterans' area is the site for a variety of Veteran and memorial services and parades. It is a discreet area at the northwest corner of Mountain View Cemetery, and has been part of the first upgrading initiatives. Two of its exterior edges border residential neighbourhoods. All markers have been laid flat and the area has a distinct formal character. This well-visited area has a peaceful atmosphere.

The grave sites and markers require levelling and realignment. Due to the significant settling in this section, resetting has occurred on an as-needed basis. However, the underlying drainage problems have not been addressed.

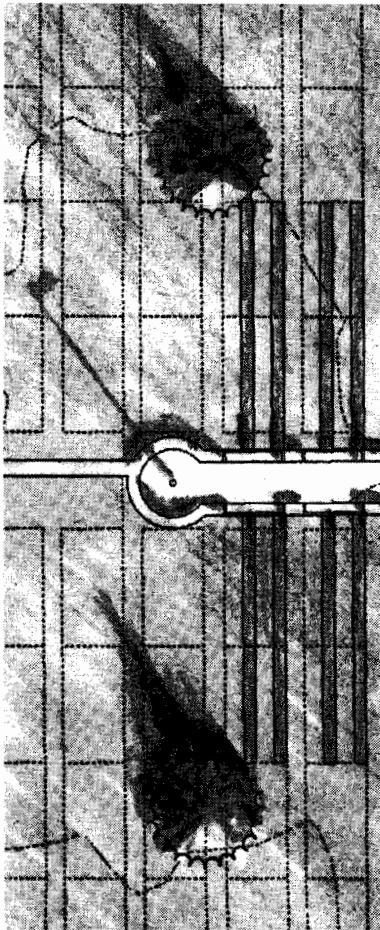
*"Benches throughout are a fine idea. Promote pensiveness and a place of rest."*

— Public comment from the July 10/99 open house

# Analysis and Recommendations

## Heritage

### **Recommendations and Heritage Management Strategies**



*Proposed improvements to the area around the Veterans monument*

In 1923, Blocks 13,14,15 and 16 in the Horne Addition No. 2 were taken over by a citizens' committee for the burial of deceased ex-service personnel. Responsibility for care and maintenance of these blocks was returned to the City in 1934 in the height of the depression. This area is used on a yearly basis for marking a variety of remembrance and memorial ceremonies.

- *Encourage more collaborative efforts with Veterans Affairs and related groups, who may be interested in commemorating the cemetery and preserving its history. The Veterans and Veterans Affairs Canada should be consulted about how the Veterans' memorial should be appropriately revitalized.*
- *Identify all the unmarked grave sites with the appropriate marker, matching those existing. Several hundred Veterans do not have a marker; this situation is now in the hands of Veterans Affairs Canada awaiting funding.*
- *Define the area within the cemetery with the name 'Field of Honour', to distinguish the landscape character of this section.*
- *Encourage and assist Veterans' organizations to provide guided tours for this specific Veterans' area.*
- *Resolve the drainage problems in this area. In addition, the entire area should be properly levelled and markers should be reset and straightened in a more permanent manner.*
- *Develop interpretive information regarding this Veterans' Section. Locate the information in a prominent position in this area.*

## Landscape Character

This area has minimal landscape character. A formal pattern in the grave markers, trees, and monuments was established many years ago, however, this character has diminished over the years, as trees have died and pathways have been filled with additional burials.

### **Trees and Vegetation**

Total Trees 75

Deciduous 58%

Evergreen 42%

Existing trees with a short life expectancy 10%

(For details, refer to the Mountain View Cemetery Arborist Report)



*Prince Edward Street Trees*

Most of the very few trees in this section have root rot problems. The Silver Maples street trees along Prince Edward Street account for 22 of the 75 trees in this section. A majority of these large scale Silver Maples have root rot damage due to recent street work. These trees may show signs of instability in the near future and should be monitored. The street trees on 31st Avenue are newly planted, but have suffered due to lack of watering in the dry summer months, and recent vandalism. On the section's main east / west axis, the few remaining trees fail to define a strong line. Three sides of this section are defined by hedges, providing a sense of enclosure. This hedging is in poor shape, however, and should be replaced over time.

This area has recently undergone a promising change with the addition of 37 new columnar trees along the north / south road defining east edge of the Veterans' Section. Veterans Affairs Canada undertook this initiative, and worked closely with the cemetery project team.

#### ***Recommendations and Guidelines***

- *Replace the existing hedge in this section.*
- *Maintain the area predominantly as a formal lawn.*
- *Ensure that the newly planted city street trees are well watered during their early years.*
- *Enhance the lawn or groundcover along the central axis with a change in planting and / or an addition of flowering bulbs. Consult with families where these changes would affect the landscape around existing graves.*
- *Except for trees defining the area, minimal planting is required in the area.*

#### **Topography and Drainage**

Due to the flat topography of this section, the cemetery has significant drainage problems that have caused numerous grave sites and markers to settle and sink well into the ground. A drainage channel was recently installed along the asphalt road when the trees were planted. However, drain pipes should be installed to collect water from the entire Veterans' Section, and to connect to the newly installed drainage channel. This work should be completed in concert with resetting all the markers and levelling the ground.

#### ***Recommendations and Guidelines***

- *Resolve the drainage problems in this area. Install new drain pipes to collect water from the entire Veterans' Section, and to drain into the new drainage channel along the eastern edge of this area.*

## Circulation

A secondary asphalt vehicle route services this section along its eastern boundary. The main axial road running east / west through the Horne Addition continues into the Veterans' Section as a wide concrete road, terminating at the memorial and flagpole. To the west of the Veterans' memorial, a pedestrian path continues off axis to the western edge of the section, where a break in the hedge allows access to Prince Edward Avenue. The established roads are required for staging and parades and should be preserved in their existing location.

The pedestrian path leading to a gateway to the neighbourhood is unfortunately not on axis within this formal patterned landscape.

## Recommendations and Guidelines

- *Respect the original symmetrical, axial design of the Veterans' Section. Where possible, enhance this symmetry through new planting and pathway improvements.*
- *Enhance the paving leading to the monument and replace the damaged concrete.*

## Views

From the Veterans' memorial there is a strong axial view east up through the central road of the Horne Addition. There is a long view northeast to Simon Fraser University on Burnaby Mountain, and a internal view southeast to the Old Cemetery Section. The strong axial view from the Veterans' memorial up through the centre of the Horne Addition should be maintained and enhanced.

## Recommendations and Guidelines

- *Preserve the strong axial view to and from the flagpole and memorial area.*



*Central axis through Horne Sections, seen from the Veterans memorial*

## Monument Types and New Forms of Memorials

As this section is exclusively a Veterans' area with limited future interments, steps should be taken to preserve and enhance this section as a finite entity of ceremonial importance.

Columbaria walls for Veterans and their families are proposed along the Prince Edward Street perimeter. These would add to the formal character of the landscape, while providing an opportunity for families to be interred in the vicinity of their Veteran family member.

### **Recommendations and Guidelines**

- *Continue the practice of allowing only Veterans and their spouses to be buried in the formal in-ground burial areas of this section.*
- *Provide columbaria walls and narrow courts with an associated path as an option for Veterans or their family members.*

### **Structures and Infrastructure**

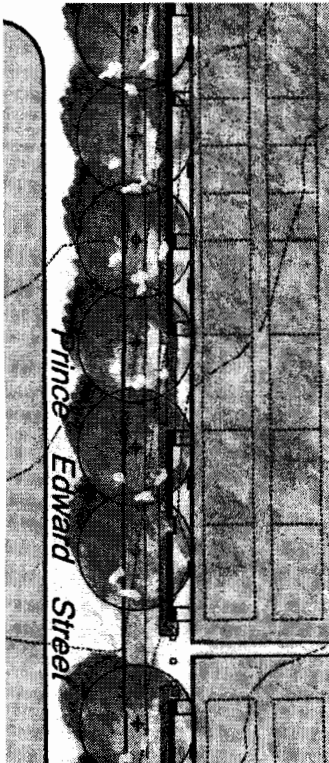
There are no opportunities for proposed buildings or additional monuments in this section.

### **Maintenance and Operations**

With the correction of the drainage problems and the major initiative to level the ground and reset the markers, maintenance within this section should be reduced significantly.

### **Recommendations and Guidelines**

- *Ensure that care is taken to protect graves that lie adjacent to the road.*
- *Encourage Veterans' organizations to provide support for maintenance projects in this and other Veterans' areas of the cemetery.*



*Proposed columbaria wall  
along Prince Edward Street*

## Veterans Section: New Capacities

Monument & Memorial Options	Capacities
<b>ASH REMAINS</b>	
Columbaria in Wall - single depth	900
Columbaria in Wall - double depth	1800
Freestanding Columbaria - single	
Freestanding Columbaria - double	80
Family Columbaria - 5 niches	
Family Columbaria - 8 niches	160
Family Columbaria - 10 niches	100
Family Columbaria - 20 niches	
In-Ground Ash Burial	
Ash Vaults - standard (300)	
Ash Vaults - large (1000)	
<b>FULL BODY REMAINS</b>	
In-Ground Burial - double depth	
In-Ground Burial Crypts -single depth	
In-Ground Burial Crypts-double depth	
Free Standing Crypts - single	
Free Standing Crypts - double	
Family Mausolea - standard (6)	
Family Mausolea - large (8)	
Family Mausolea - extra-large (10)	
Family Mausolea - super (16)	
Single Crypts in Outdoor Mausolea	
<b>MEMORIALIZATION OPTIONS</b>	
Specimen Trees	
Memorial Trees with Plaques	
Family Garden Plots - standard (8)	
Family Garden Plots - large (16)	
Memorial Books - standard (8)	
Memorial Books - large (200)	
Names on Wall	1000
Memorial Benches	6
Memorial Stones/Pavers	
Memorial Curbs/edging	
Boulder Niches	
Sculptural Monuments	1
Wall-Mounted Memorials	
Memorial Plaques	
<b>TOTAL</b>	<b>4047</b>

## Implementation

In the past year, substantial initiatives have been achieved by collaborating with Veterans Affairs Canada. This partnership should be continued, ensuring that these initiatives and their welcome changes to the landscape character are realized. An important step – the formalizing of the Veterans' Section as a 'Field of Honour' – will be initiated through the partnership of Veterans Affairs Canada, the local Legions, the Commonwealth War Graves Commission, the Last Post Fund, the City and Mountain View Cemetery.

The overall maintenance and upgrading initiatives should occur within the first five years of the Master Plan implementation. After the graves have been reset, drainage corrected, irrigation installed and the area properly levelled, the design and implementation of the columbaria structures could begin. This initiative could begin from year five and continue to be built out on an as-required basis.

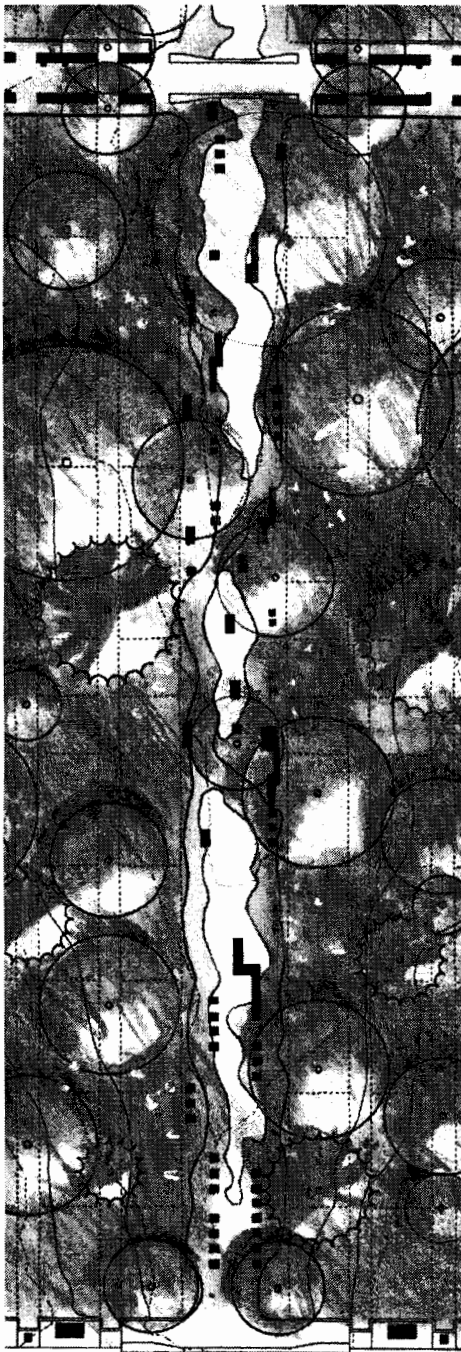
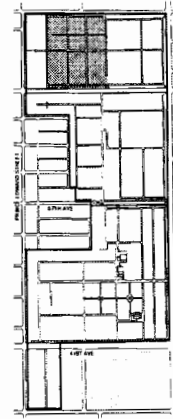
The lawn should be upgraded and changed to groundcover only after all the permanent marker stabilizing has been completed.

## section 2: *Horne West*

### Introduction

#### *Location*

This section covers approximately 12 acres (4.9 hectares), and is located in the Horne No.2 Addition. The Horne West neighbourhood is bounded by 31st Avenue to the north, the Old Horne Section to the east, 33rd Avenue to the south, and the Veterans' Section to the west.



*Detail of proposed Brewery Creek, including ponds, walking paths, columbaria and naturalized planting*

#### *Existing Physical Characteristics*

This area is the lowest and therefore one of the wettest sections of the cemetery. The topography and drainage of the site indicate that Brewery Creek ran through the Horne West neighbourhood, along the path of what is currently a road. This road runs north / south along a shallow gully; Brewery Creek still runs in a culvert below the road. Water can be heard in some areas, flowing under the road.

This neighbourhood has a large area of 4" (10cm) high flat markers, aligned in a grid. Other parts of the neighbourhood have flush markers with occasional, more elaborate above ground markers. The topography forms a valley and provides this section with a degree of enclosure.

*"Find time for the spirit; keep the cemetery special. This area will be special."*

– Public comment from the July 10/99 open house

# Analysis and Recommendations

## Heritage

Within the Horne West neighbourhood are special features worth preserving, such as the 'named' curbs that can be found in the northwest corner of this section.

### ***Recommendations and Heritage Management Strategies***

- *Preserve and protect the existing curbs.*
- *Define the Eastern Orthodox area and provide interpretive, cultural and historical information.*
- *Consider the preservation of the wooden crosses within the Eastern Orthodox area.*

## Landscape Character

### **Trees and Vegetation**

There are few trees in this section for its area.

Total Trees 75

Deciduous 58%

Evergreen 42%

Existing trees with a short life expectancy 39%

(For details, refer to the Mountain View Cemetery Arborist Report)



*Undeveloped bank along 33rd Avenue*

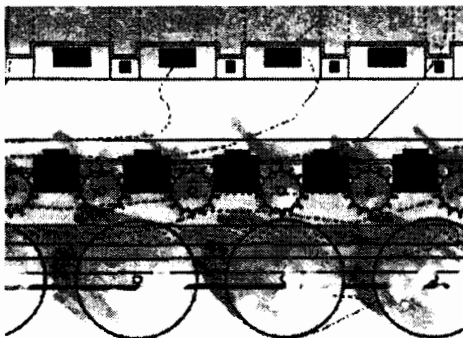
Of the trees in this area, 15 are small street trees on 31st Avenue which have suffered during the last summer dry season, and have also been vandalised. 39% of the 75 trees in this neighbourhood have low long-term survival value. Deciduous trees account for 58% of the total trees; the remaining trees are evergreen. This neighbourhood has three significant landmark trees, including an American Elm, a European Beech, and a Blue Atlas Cedar. Except for these landmark trees, the trees in this neighbourhood contribute very little to the spatial organization of the cemetery.

### ***Recommendation and Guidelines***

- *Develop the Brewery Creek feature with a variety of native trees and plant materials to reflect a natural creek character.*
- *Ensure the newly planted city street trees are well watered during their early years.*
- *Replant vandalized city street trees.*

### **Topography and Drainage**

This is the only area within the entire cemetery where Brewery Creek could possibly be daylighted. Daylighting could only occur within the area of the north / south road which currently runs along the bottom of the existing valley form; no grave sites would be relocated. The Brewery Creek landscape feature, whether daylighted or reconstructed to reflect a creek bed, would provide a significant opportunity to collect surface and subsurface drainage from this area in a natural way.



*West 33rd Avenue*  
*Proposed hillside mausolea*



*Appropriate precedent: hillside mausolea*  
*at Mount Auburn Cemetery*

## **Recommendations and Guidelines**

- *Reconstruct Brewery Creek in the road right of way.*
- *Use the existing topography to collect more water in a natural manner.*
- *Allow naturalized planting, which will appear less groomed than the current cemetery landscape. This process should involve public education and family notification.*

## **Circulation**

The Horne West Section is bisected by the central Horne road which runs east / west. This secondary vehicle route provides a strong visual axis towards the Veterans' Memorial and is used as an important ceremonial approach to the Veterans' Section.

An existing road runs north / south along the gully which is the lowest part of the cemetery. This road is redundant and not required for cemetery vehicular circulation. Another road runs north / south to the east of the gully road, and is also redundant. The central east / west axial road is also not required for vehicular circulation, but should be preserved as a ceremonial parade route. All of these roads can be adapted to become pedestrian and /or service vehicle paths only.

In addition to these internal roads, there are roads on all four sides of this neighbourhood. This existing perimeter circulation is sufficient to service this area, and should be maintained for public vehicle access.

An additional unpaved track runs east / west across the north end of the Horne West Section. This service track is redundant and may be used for a narrower walking path with some interment and columbaria use.

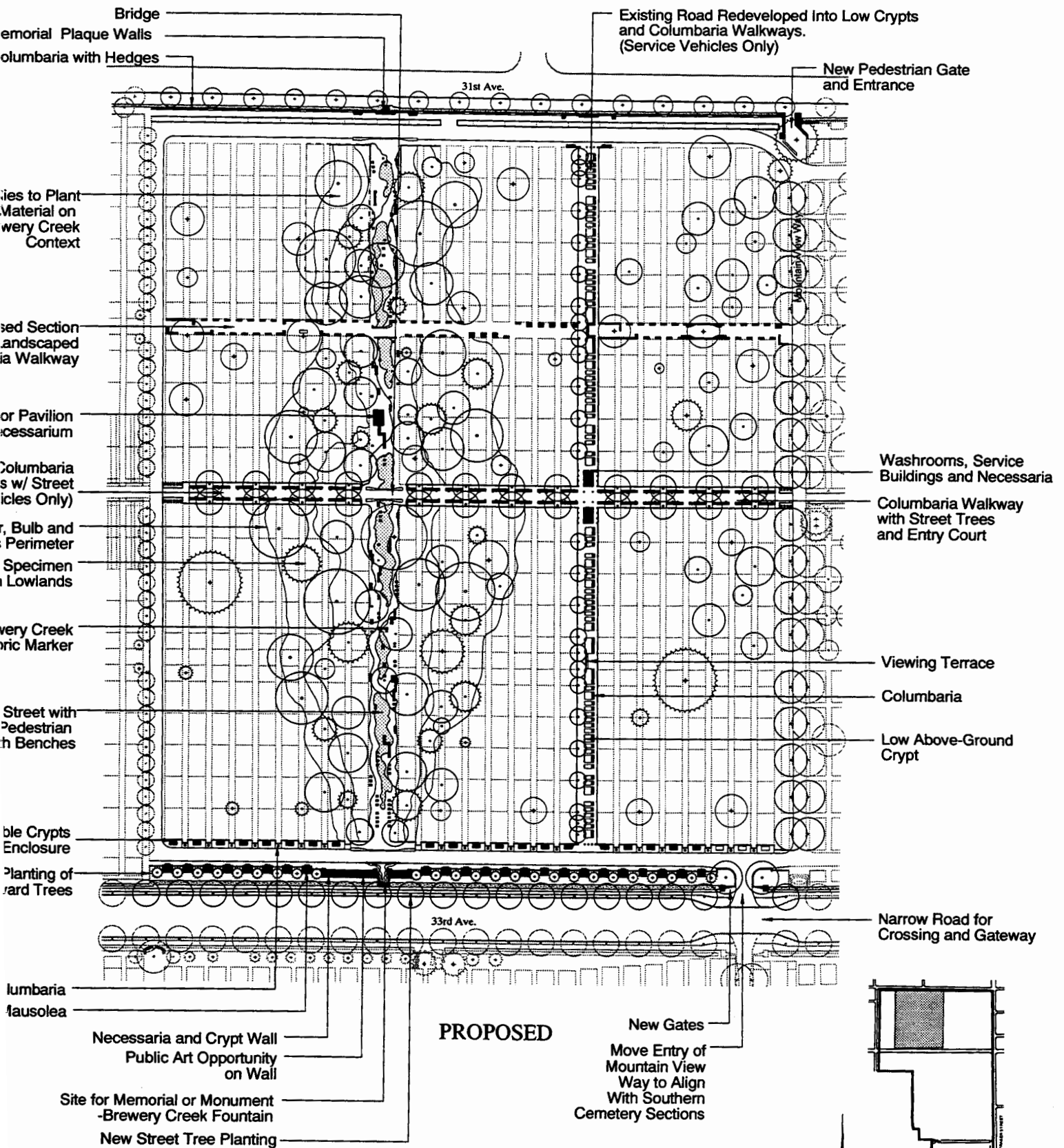
## **Views**

To the north, the residential neighbourhood is visible along 31st Avenue. The eastern view looks up the central road to the Old Horne Section. Facing south, one looks across 33rd Avenue to the Abrey Section, and up to the New Jones Section. The Veterans' Section and the hedge along Prince Edward Street are visible to the west.

The views in this section are not significant with the exception of the axial view along the central road.

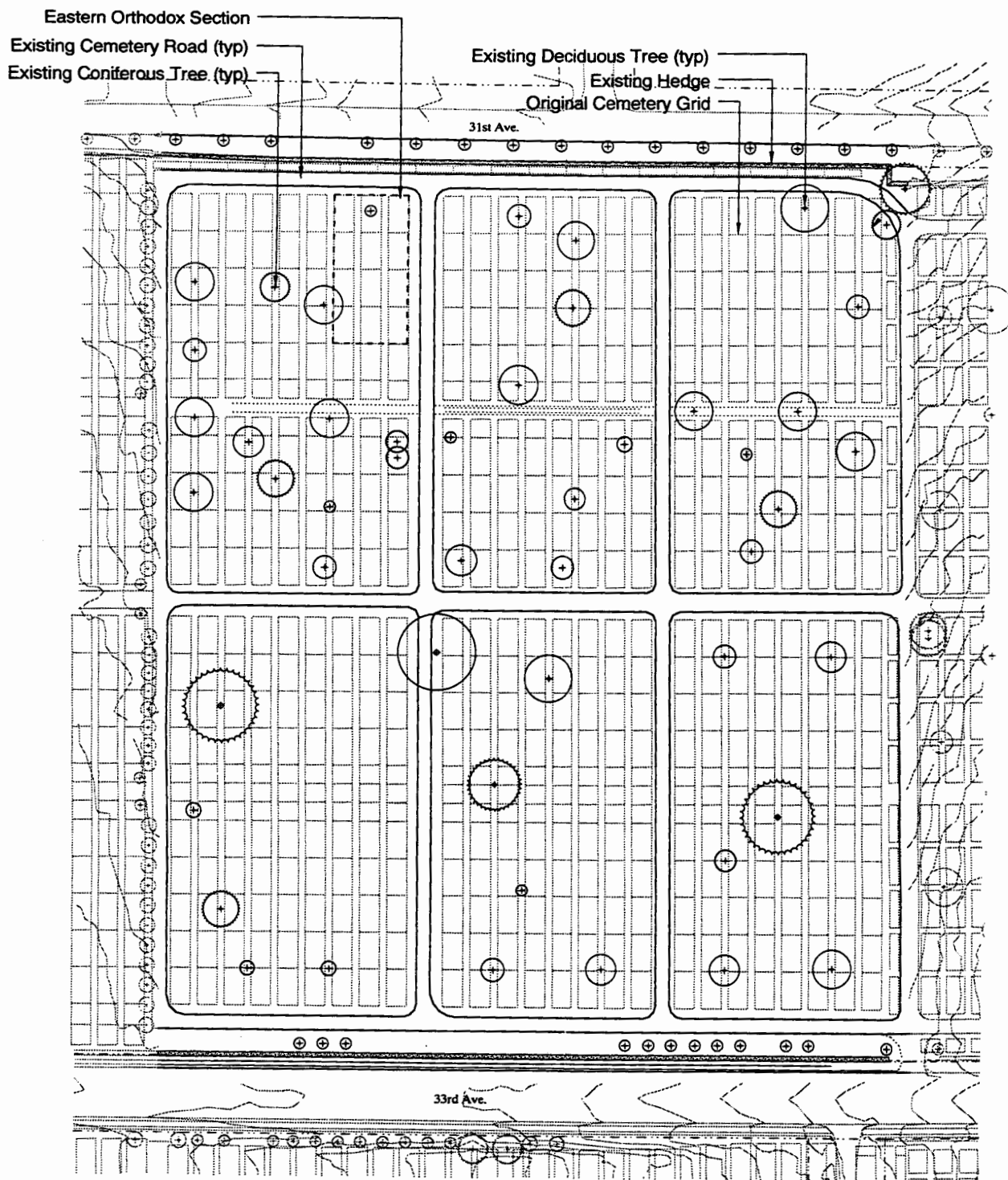
## **Recommendations and Guidelines**

- *Maintain and enhance the east / west axial view along the central road to the Veterans' Section and the Old Horne Section.*



# West CEMETERY

C O U V E R



EXISTING

## Design Intent

The topography of this neighbourhood is sculptural, like a bowl with wetlands at its lower point. The intent of the Mountain View Master Plan is to elaborate upon this drainage pattern left by the creek, to create a series of creeks and ponds along the closed north / south road with a naturalized edge. Other roads in this section are also to be re-invented into landscaped walkways of columbaria and crypt spaces.

## Section 2 - Horn MOUNTAIN VIEW CITY OF VAN

Philips Wuori Long Inc.

Pechet + Robb

Harris Hudema

## Monument Types and New Forms of Memorials

This section has some areas of consistency in its monuments and markers. There is a large area of raised 4" (10cm) monuments in the south half of the section. There is another area of raised monuments and flat markers in the north half of the section.

A naturalized planting strategy is proposed for Brewery Creek, in order to return some of its natural character to the cemetery. This strategy would produce innovative memorial opportunities, including the interring of cremated remains beneath memorial trees or stones, or in the stream bed. Columbaria structures and memorial benches should also be implemented in the creek area. In other parts of the Horne West Section, memorial options may include columbaria walls, family mausolea, and memorial plaques. Many of these opportunities will occur within the redundant road widths. In addition, new in-ground crypts should be created along the south perimeter of Horne West.

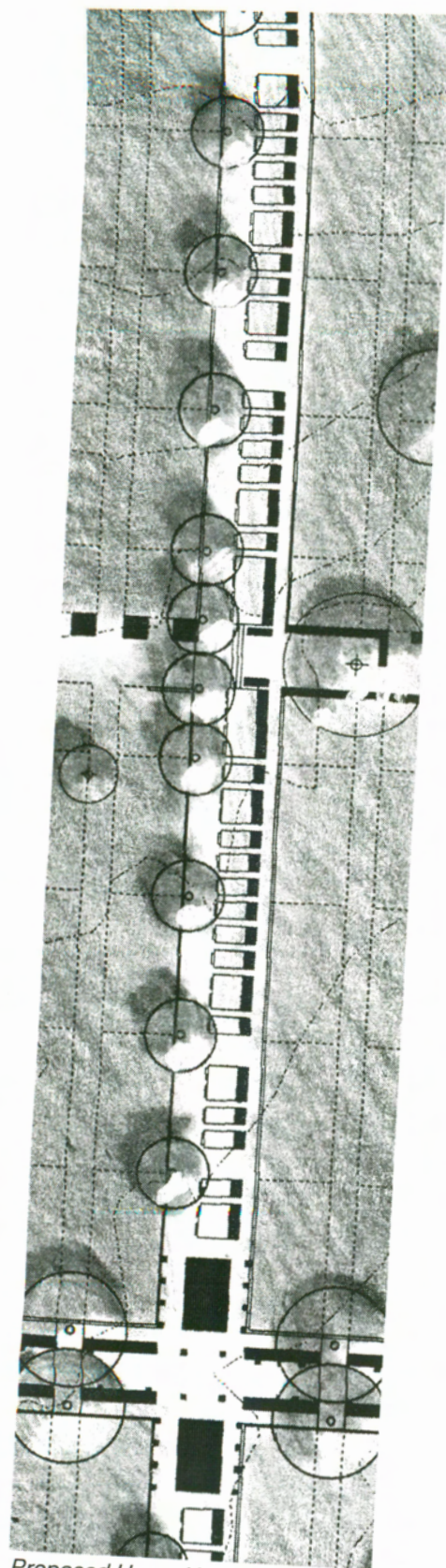
This section holds opportunities for a significant increase in capacity.

## Structures and Infrastructure

Due to its anticipated increase in new memorial opportunities, this area could absorb 3 to 4 new 'necessaria' service areas, and a small washroom / storage structure.

## Maintenance and Operations

This area will have a variety of maintenance requirements. With the developments of the creek bed and more natural grass areas, mowing would be reduced. However, if water is recycled within the creek bed area, the pumps will require more specialized maintenance. The increase of structures and associated localized landscapes would involve implementing gardening techniques currently lacking in the cemetery.



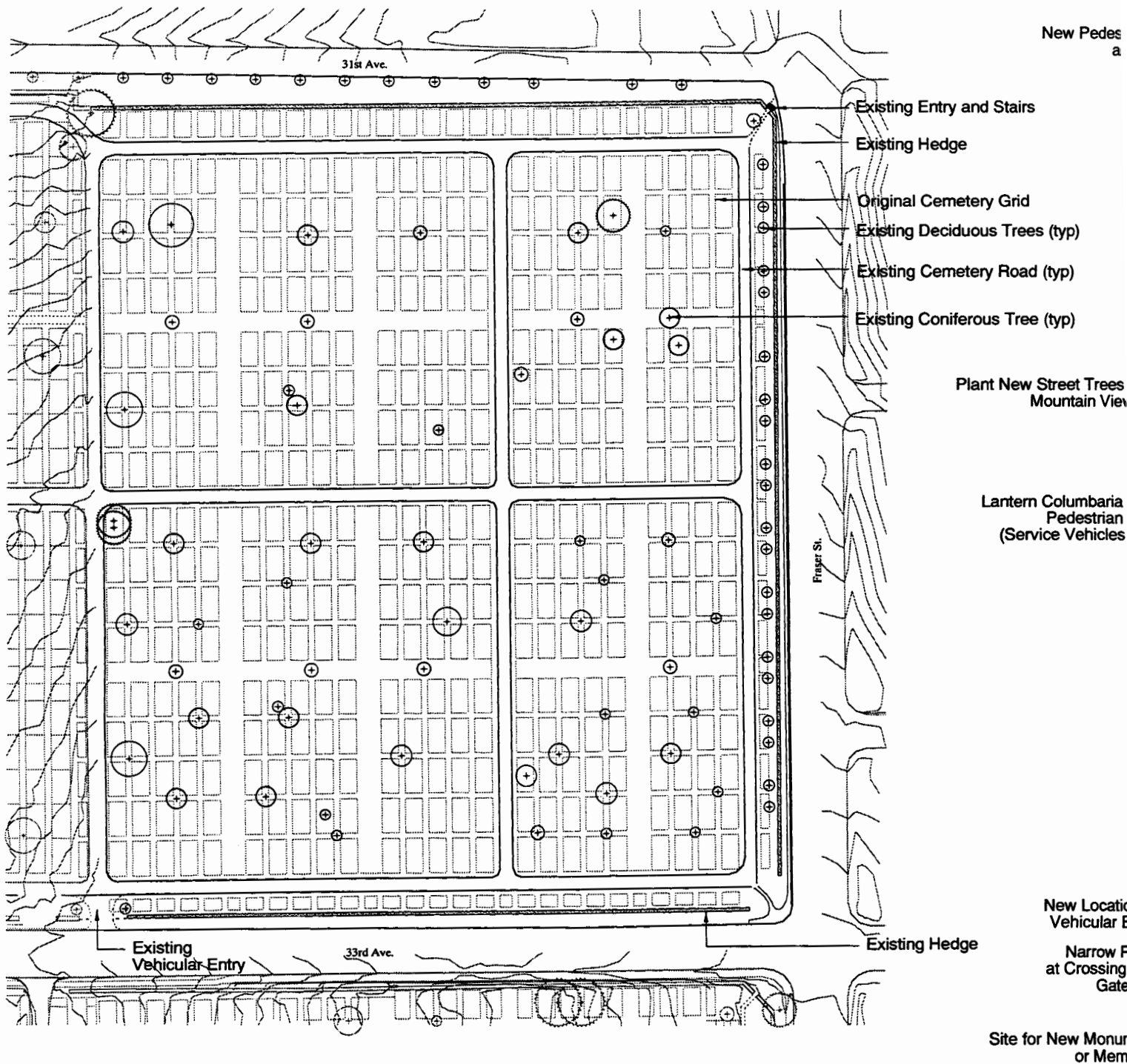
Proposed Horne Horizon:  
columbaria, mausolea and  
washrooms along a redundant road

## Horne West Section: New Capacities

Monument & Memorial Options	Capacities
<b>ASH REMAINS</b>	
Columbaria in Wall - single depth	3550
Columbaria in Wall - double depth	9700
Freestanding Columbaria - single	100
Freestanding Columbaria - double	200
Family Columbaria - 5 niches	50
Family Columbaria - 8 niches	720
Family Columbaria - 10 niches	700
Family Columbaria - 20 niches	
In-Ground Ash Burial	
Ash Vaults - standard (300)	3600
Ash Vaults - large (1000)	
<b>FULL BODY REMAINS</b>	
In-Ground Burial - double depth	224
In-Ground Burial Crypts -single depth	
In-Ground Burial Crypts-double depth	320
Free Standing Crypts - single	3
Free Standing Crypts - double	40
Family Mausolea - standard (6)	18
Family Mausolea - large (8)	160
Family Mausolea - extra-large (10)	10
Family Mausolea - super (16)	
Single Crypts in Outdoor Mausolea	90
<b>MEMORIALIZATION OPTIONS</b>	
Specimen Trees	20
Memorial Trees with Plaques	106
Family Garden Plots - standard (8)	
Family Garden Plots - large (16)	
Memorial Books - standard (8)	
Memorial Books - large (200)	2000
Names on Wall	3000
Memorial Benches	26
Memorial Stones/Pavers	50
Memorial Curbs/edging	
Boulder Niches	
Sculptural Monuments	3
Wall-Mounted Memorials	
Memorial Plaques	500
<b>TOTAL</b>	<b>25,690</b>

## Implementation

This section of the cemetery should ultimately be dramatically changed. It is anticipated that this change will occur over a long period, with the Brewery Creek initiative being one of the first large-scale changes.



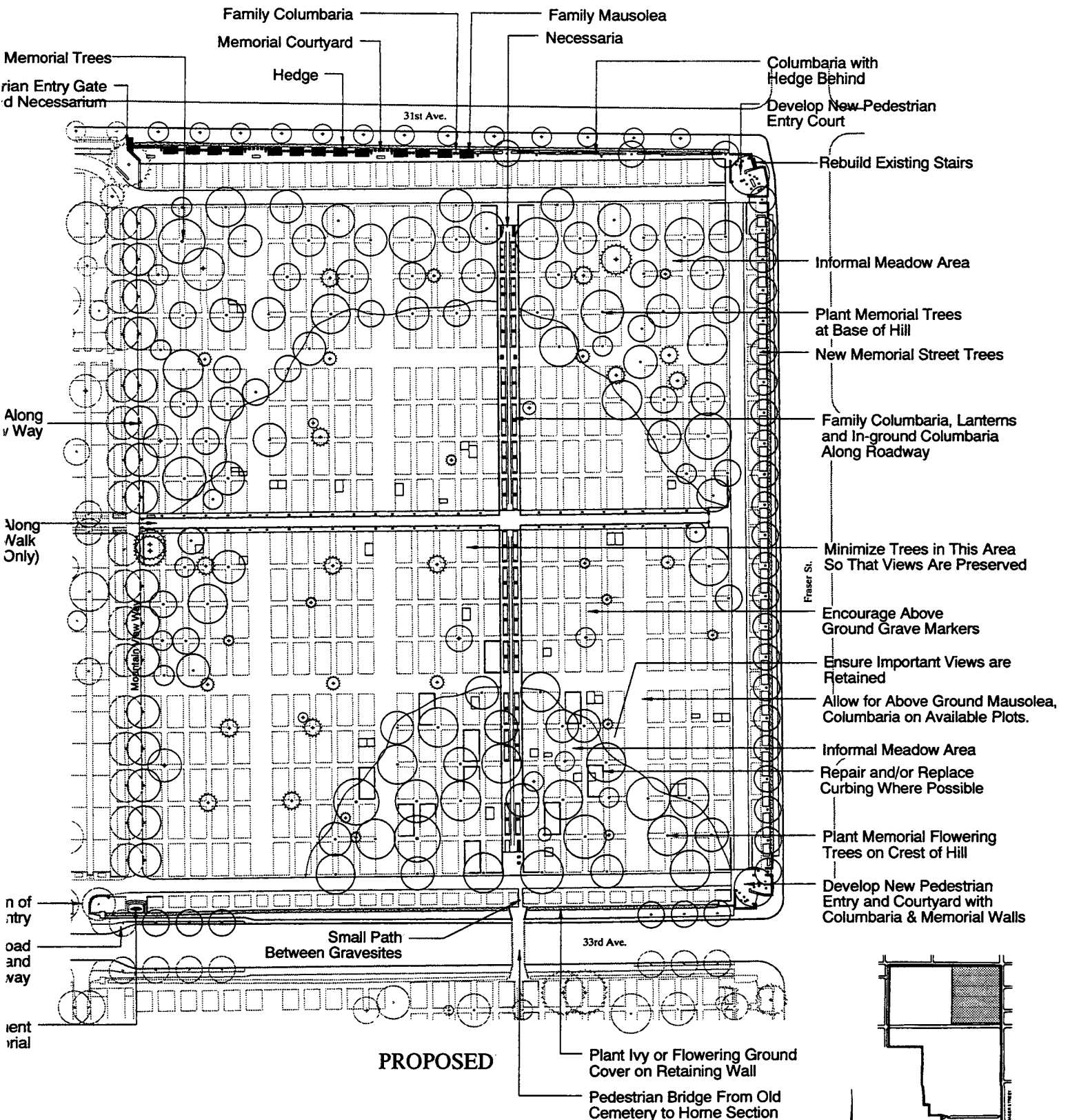
## EXISTING

### Design Intent

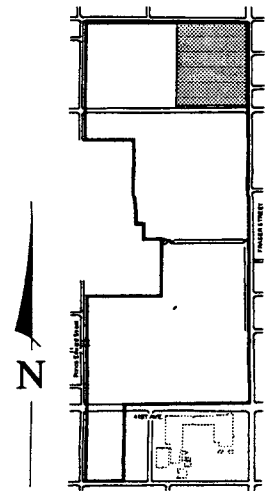
The most significant design initiative within this area is the introduction of a pedestrian bridge over 33<sup>rd</sup> Avenue as well as the planting of numerous trees.

To enhance the existing topography, a grove of trees will be planted at the base and crest of the hill. This grove is an extension of trees planted at the northern edge of the Old Cemetery and is intended to help bridge the gap between the two neighborhoods, visually connecting these two sections of the cemetery. From the grove emerges a native meadow, a necessary component of the more natural landscape character.

## Section 3 - O MOUNTAIN VIEW CITY OF VAN



# Old Home CEMETERY COVER

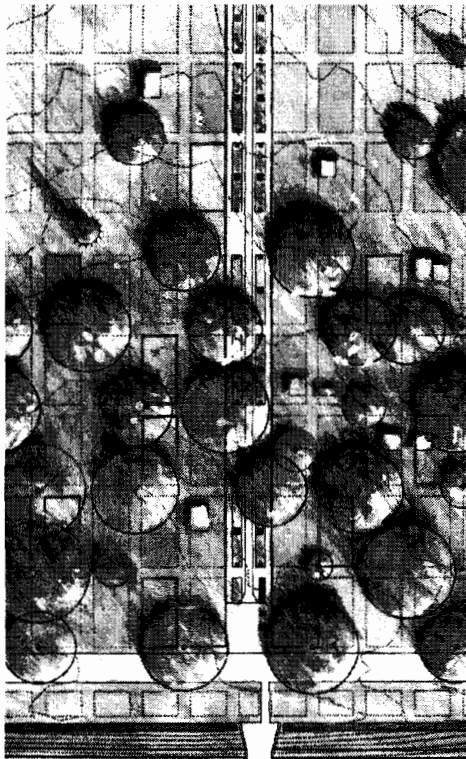


## *section 3: Old Horne*

### **Introduction**

#### ***Location***

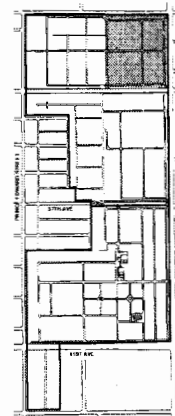
The Old Horne neighbourhood covers approximately 12 acres (4.9 hectares) at the northeast corner of Mountain View Cemetery. This is one of the oldest portions of Mountain View Cemetery, and is bounded by 31st Avenue to the north, Fraser Street to the east, 33rd Avenue to the south, and the Horne West Section to the west.



*33rd Avenue*



*Proposed pedestrian bridge connecting  
Old Cemetery to Horne Hill*



#### ***Existing Physical Characteristics***

This neighbourhood is one of the oldest sections of the cemetery. The Old Horne Section has many ornate vertical markers, and is bordered by hedge on three sides. This is a high corner of the cemetery, where the topography forms a crest, sloping off slightly to the west.

*"Upright tombstones should be kept."*

– Public comment from the February 20/99 open house

# Analysis and Recommendations

## Heritage

In 1901, the City purchased six acres of what is known as the Horne Addition No.1, north of the cemetery road (now 33rd Avenue), and directly opposite the original cemetery. The land was “still partially forested, and covered with a large amount of debris in the shape of stumps and underbrush” (*Province* newspaper, August 29, 1901). The rest of the Horne property, known as the Horne No.2 Addition, was purchased in 1922.

There are many monuments of merit in this section; care should be taken to ensure preservation of the monuments, and to recover the stone curbs where possible. This area would benefit from some historical interpretive information for the significant burials.

### **Recommendations and Heritage Management Strategies**

- *Place a plaque at the southwest corner, describing the purchase of the Horne Additions, and mentioning the location of the J.W. Horne grave site in the A.F. & A.M. section.*
- *Organize and provide interpretive information within this section.*
- *Uncover and repair curbs where possible.*

## Landscape Character

This section is predominantly defined by its hilly topography and numerous vertical markers.

### **Trees and Vegetation**

Total Trees 91  
Deciduous 51%  
Evergreen 49%  
Trees with a short life expectancy 65%  
(For details, refer to the Mountain View Cemetery Arborist Report)

This zone contains a total of 91 trees. 61% of the trees in this cemetery neighbourhood are not long-lived species. Twelve of the total trees are street trees. Unfortunately, the row of established Horse Chestnut street trees along Fraser Street were removed in the recent past and replaced with Flowering Crabapple trees. These Crabapple trees are a poor choice for the local climate, and have not grown well.

#### **Recommendations and Guidelines**

- *Remove the Flowering Crabapple trees and replace them with an appropriate street tree species with comparable wildlife value (see Appendix iii).*
- *Plant a cluster of flowering trees at the crest of the hill in this section. This hill crest occurs near the south edge of the section, at the top of the 33rd Avenue cut.*
- *Plant a variety of deciduous trees at the base of the hill (near the west and north edges of the section) to frame the excellent views.*
- *Following consultation with and acceptance by families, encourage a more naturalized turfgrass, taller grasses, perennials and bulbs to create a naturalized meadow within the tree grove areas.*



## Circulation

Currently, the area is served by a perimeter road and the central Horne road, as well as a north / south service road. The proposed circulation system maintains the perimeter road system for vehicular use, while the interior road network can be used for pedestrian and service vehicle access.

Pedestrian access occurs at the southeast and northeast corners. These present good opportunities for improved pedestrian gateways.

The Master Plan proposes a pedestrian bridge over 33rd Avenue, to provide an important connection between the Old Cemetery and Horne Hill. This project could possibly be funded by family donations or fund-raising.

## Views

The topography of this section allows spectacular views across downtown to the North Shore Mountains. Across 33rd Avenue, the Old Cemetery is visible to the south. Views to Burnaby Mountain and Simon Fraser University can be seen as one looks east. The intermediate range views to the east are less impressive, overlooking Fraser Street and the commercial strip along the street. To the west, views sweep down across the gully in Horne West and over the Veterans' Section. There is also an important view west along the central road to the Veterans' Memorial. This axial view should be maintained and enhanced.

The high point of the cemetery, the peak of the knoll affords the most panoramic view. It is also forms a striking view from below, as the raised monuments at the peak are silhouetted against the sky.

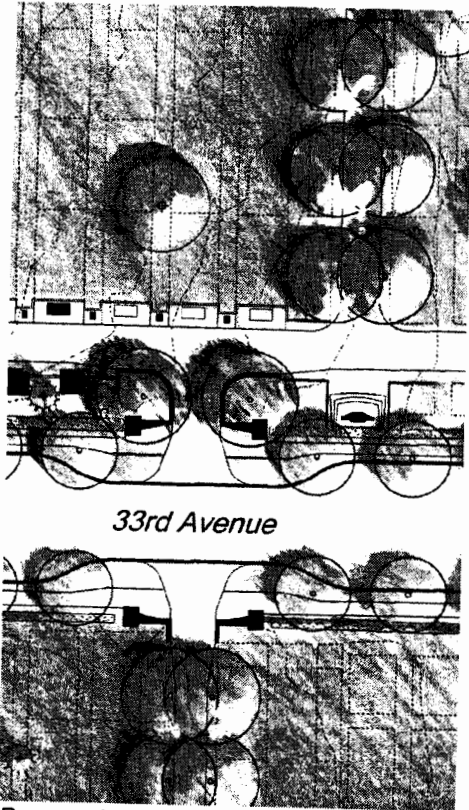
This is the first section of the cemetery one sees, if travelling south on Fraser Street or west on 33rd Street. The perimeter treatment of this section is important in establishing the character and identity of the overall cemetery.



*View over 33rd Avenue cut, at site of proposed footbridge*

## **Recommendations and Guidelines**

- *Preserve and enhance the view of the Veterans' Memorial in the Veterans' Section.*
- *Preserve and enhance the view to the north through appropriate tree selection and placement.*
- *Block out the eastern view of the Fraser Street commercial strip with hedges and large street trees.*



*33rd Avenue*

*Proposed vehicular gate reinstated on the site of the original gate (left) with a new monument on the site of the existing gate (right)*

## **Monument Types and New Forms of Memorials**

This section contains predominantly raised markers, with some flat markers installed later along preexisting pathways and roads. Above-ground grave markers are recommended where unclaimed grave sites become available for infill. Memorial trees throughout the section, columbaria around the perimeter, and mausolea along 31st Avenue should provide alternate interment choices. The internal north / south road should be developed with lantern columbaria and memorial garden planters for in-ground columbaria at its edges. In-ground crypts can be developed along the edges of the wide east / west internal axial road, leaving the centre open for pedestrian ceremonial use.

## **Structures and Infrastructure**

There is an opportunity for a memorial structure to be built on the site of the current 33rd Avenue vehicle entrance, when the original entrance road at 33rd Avenue is reinstated.

Although the proposed pedestrian bridge over 33rd Avenue would be a significant new structure, it would be lightweight in character. It would also make use of the existing topography to connect the two high points together across the 33rd Avenue cut.

Entrance gates with small columbaria courtyards are proposed for the northeast and southeast corners of the site. All entrance gates should have the capacity to be locked for controlled safety access.

## Old Horne Section: New Capacities

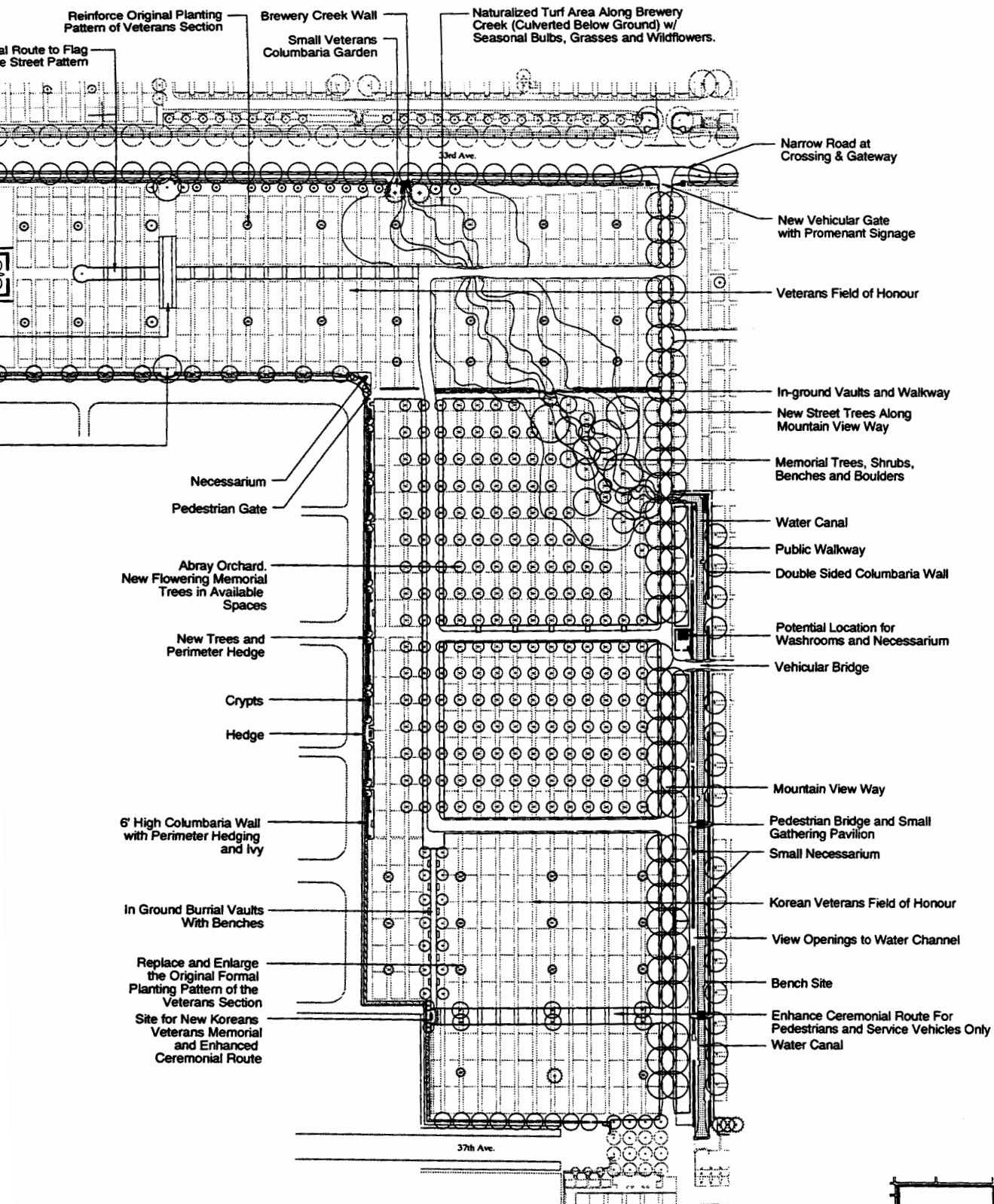
Monument & Memorial Options	Capacities
<b>ASH REMAINS</b>	
Columbaria in Wall - single depth	1430
Columbaria in Wall - double depth	800
Freestanding Columbaria - single	
Freestanding Columbaria - double	
Family Columbaria - 5 niches	60
Family Columbaria - 8 niches	888
Family Columbaria - 10 niches	880
Family Columbaria - 20 niches	
In-Ground Ash Burial	1100
Ash Vaults - standard (300)	300
Ash Vaults - large (1000)	
<b>FULL BODY REMAINS</b>	
In-Ground Burial - double depth	1384
In-Ground Burial Crypts -single depth	
In-Ground Burial Crypts-double depth	
Free Standing Crypts - single	
Free Standing Crypts - double	20
Family Mausolea - standard (6)	102
Family Mausolea - large (8)	176
Family Mausolea - extra-large (10)	40
Family Mausolea - super (16)	
Single Crypts in Outdoor Mausolea	
<b>MEMORIALIZATION OPTIONS</b>	
Specimen Trees	15
Memorial Trees with Plaques	123
Family Garden Plots - standard (8)	
Family Garden Plots - large (16)	
Memorial Books - standard (8)	
Memorial Books - large (200)	
Names on Wall	
Memorial Benches	18
Memorial Stones/Pavers	
Memorial Curbs/edging	
Boulder Niches	
Sculptural Monuments	2
Wall-Mounted Memorials	
Memorial Plaques	
<b>TOTAL</b>	<b>7338</b>

## Maintenance and Operations

Future maintenance should not markedly increase from the level currently required. The long grass meadow should have a different care regime from the current lawn treatment, and should incorporate the majority of new trees. This should reduce the need for trimming.

## Implementation

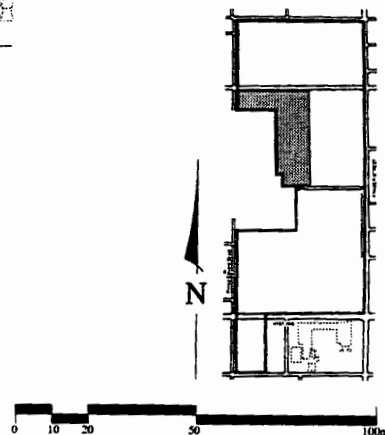
This is an important cornerstone of the cemetery which is expected to develop over a long time frame. Initial and short-term initiatives could involve tree planting and the development of the meadow areas, following consultation with and acceptance by families. The relocation of the vehicular entry should occur within the first ten years. Other projects such as the gateways at Fraser Street and the pedestrian bridge would probably not be implemented until after year twenty.



PROPOSED

# 1 - Abray NEW CEMETERY VANCOUVER

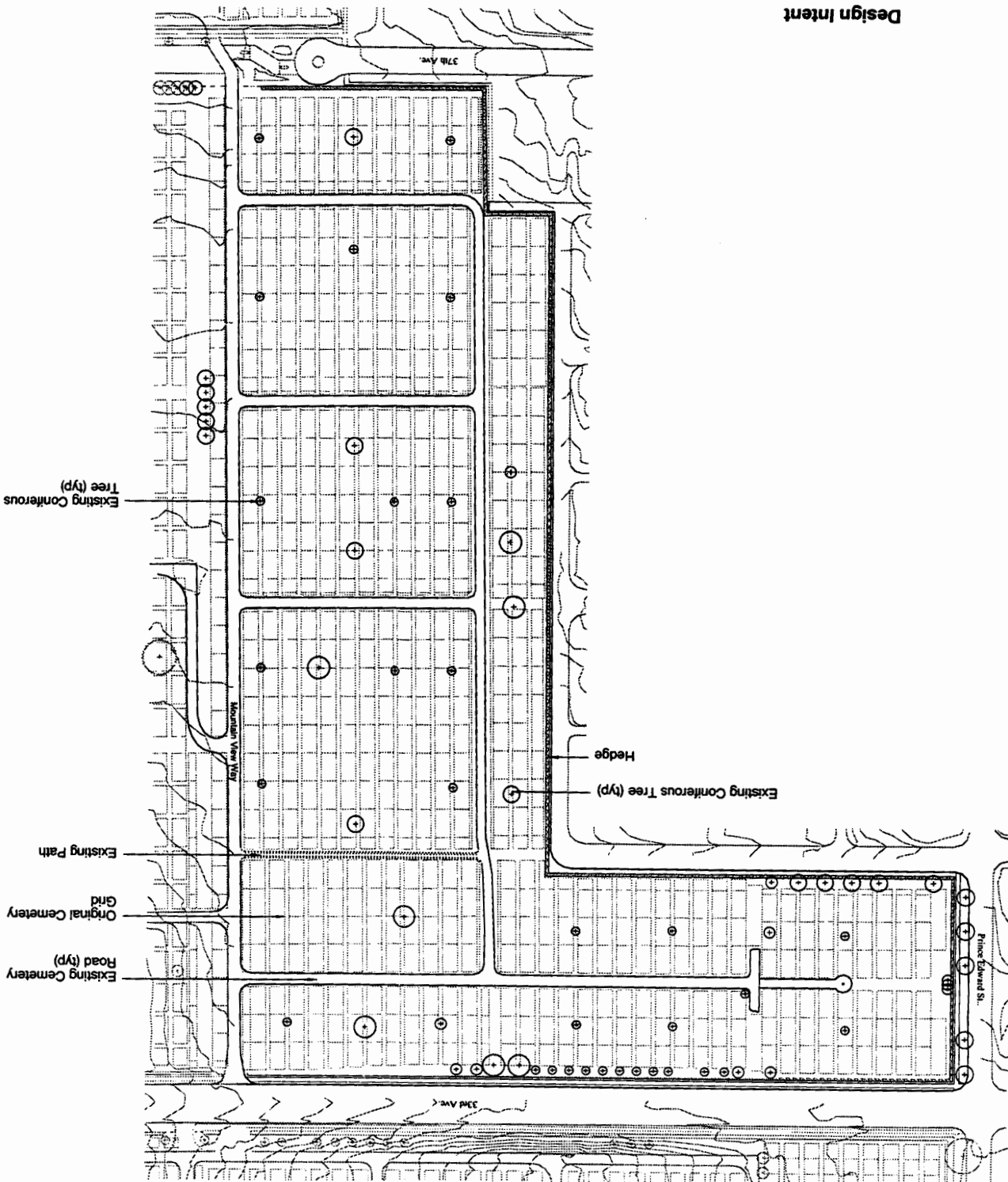
CitySpaces Erik Lees Michael Kluckner



Section  
MOUNTAIN VIEW  
CITY OF V

The intent of the Master Plan is to clarify the Veterans sections, and to continue reinforcing Mountain View Way as the main north to south access road, linking the various sections together. Throughout the Abray section, Brewery Creek is proposed to be formalized and channeled as a tranquil waterway. As it crossed Mountain View Way, it moves through the Veterans sections, the transition of the creek's path will be marked by changes in the groundcover. Covered bridges allow access from the Old Cemetery section to the Abray area. These bridges terminate the eastern axis of the road network, and are meant for gatherings of small and private rites. An orchard is proposed in the center of Abray and consist of small flowering memorial trees. They provide seasonal interest and unify the relatively flat area in the centre of the Abray section. The orchard is also a typological reference to the agricultural heritage of the region.

Design Intent



Existing Coniferous Tree (typ)

Hedge

Existing Coniferous Tree (typ)

Existing Path

Original Cemetery

Existing Cemetery

Road (typ)

Mountain View Way

37th Ave

33rd Ave

Prince Edward St

Large Specimen Tree

Reinforce Trancept and new Wall to

Marching Route

Wrought Iron Fence Opening

Reinforce Cross Pattern Within Paving

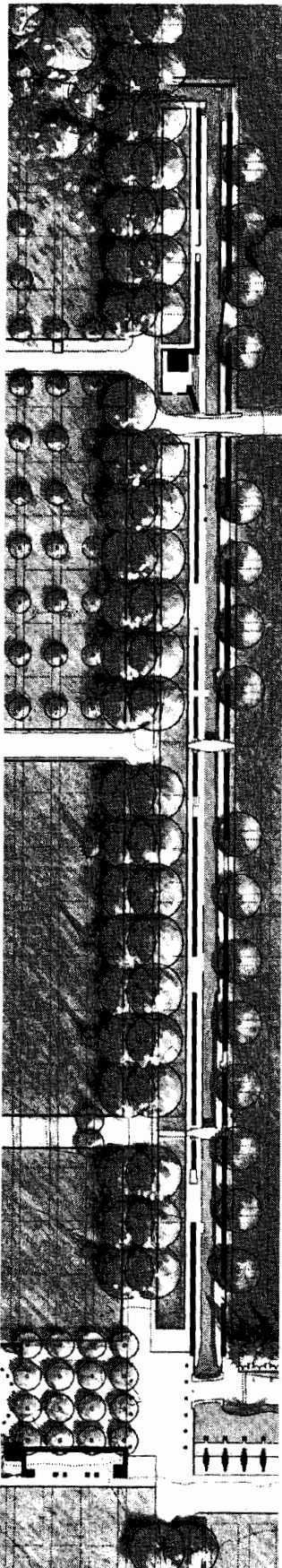
Developed into Veterans Memorial and Columbaria

Available Space

New Street Trees

New Hedge

Replace Cem Pole with Deg



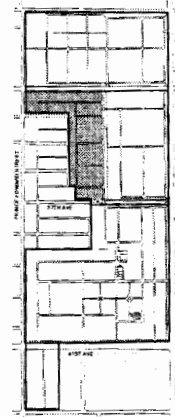
*Proposed Mountain View Canal*

## *section 4: **Abray***

### **Introduction**

#### ***Location***

The Abray Section covers approximately 12.5 acres (5.1 hectares), and is bounded by Prince Edward Street to the west, 37th Avenue to the south, the Old Cemetery to the east and 33rd Avenue to the north.

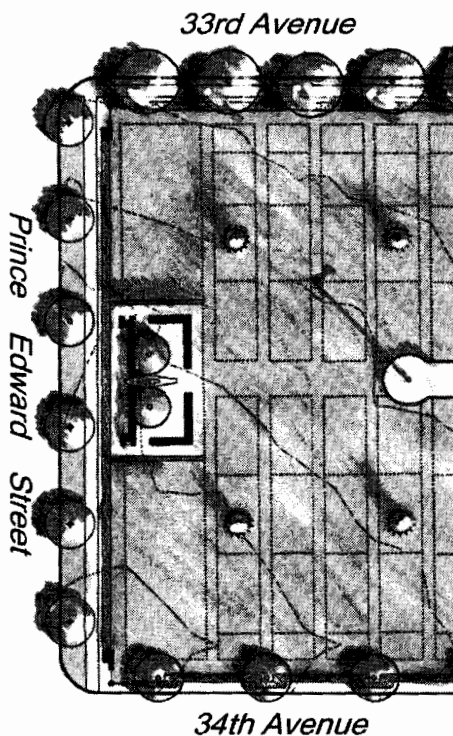


#### ***Existing Physical Characteristics***

Although this section of the cemetery is relatively open and undefined, it contains several distinct areas. One of these is a grid of 4" (10cm) high flat markers, with a few attractive trees, and enhanced by the gentle sweep of the land toward the north. There is a feeling of openness and sense of peacefulness in this area, in part due to its proximity to the quiet residential neighbourhood to the west. The Abray Section also contains two Veterans areas. However, only one of these areas is recognizable and prominent, while the other remains nondescript and not easily identified.

*"I like the idea of a variety of landscapes, from seasonal meadow to mowed lawn."*

– Public comment from the February 20/99 open house



*Proposed Veterans columbaria court*

### **Recommendations and Heritage Management Strategies**

## **Analysis and Recommendations**

### **Heritage**

Named for Nonus Abray, one of the area's earliest settlers who died around 1937, the Abray Section was originally a city park. In the 1930's, Abray Park was traded by the Parks Board to the City of Vancouver, in exchange for property along Sunset Beach and was subsequently used for cemetery expansion. In 1937, Blocks 19-21 at the north end of Abray were designated as a soldiers' section, known as the Abray Section Veterans' Area. Four acres at the south end became an additional soldiers' section in 1941. The land between these two sections contains an even grid of raised 4" (10cm) high markers for civilian burials.

Within the Abray Section Veterans' Area, a short north / south path intersects the long east / west axial road to form a large cross on the ground plane. This is a significant landmark and heritage feature. The north / south path has been shortened, however, as new burials have occurred within the path at both ends. The second Abray Section Veterans' area, of mostly post WW II War Veterans, has no focus or memorial at all.

- *Place a plaque to acknowledge Nonus Abray and the 1941 Addition.*
- *In both Veterans' areas, stabilize and level the grave markers.*
- *Differentiate the cross on the ground plane of the Abray Section Veterans' Area, by applying a contrasting textural paving treatment. No additional burials should occur in the north / south path of this cross.*
- *Work with Veterans' organizations to determine whether the southern Veterans' area was primarily for casualties of the Korean War, and whether a commemorative plaque would be appropriate.*
- *Use landscape elements to define the presently undefined southern Veterans' area.*
- *Close the road running through the southern Veterans' area to vehicles. Use the east / west portion of this road to create a ceremonial pedestrian axis through this area.*

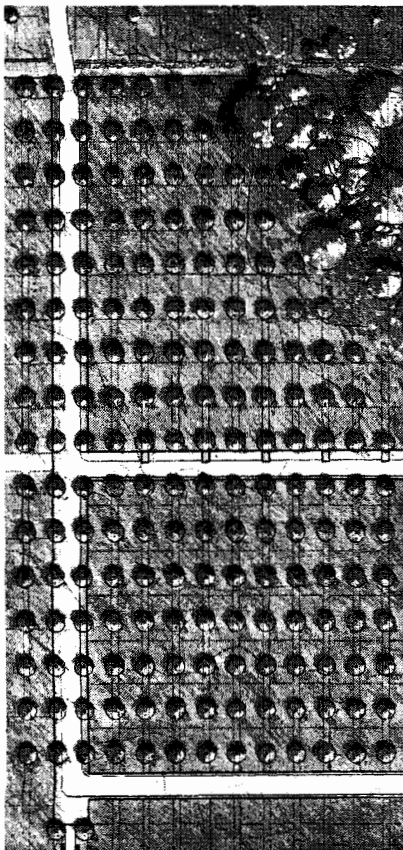
- *Furnish the southern Veterans' area with a monument, located at the west end of the proposed east / west ceremonial axis. This monument can occupy space made available by the closure of the vehicle road through this area.*
- *Veterans' organizations should be encouraged to continue working with the Cemetery to upgrade and define their areas.*

## ***Landscape Character***

This section is open and lacks definition; existing trees are sparse and virtually go unnoticed. Evergreen trees along 33rd Avenue provide some enclosure for the northern Veterans' area. In both Veterans' areas, some of the original formal planting has died and has needed to be removed; as a result the quality of the original landscape has suffered. In addition, the long row of trees that once ran parallel to Mountain View Way have died off due to root rot, leaving only five standing.

### **Trees and Vegetation**

Total Trees 61  
 Deciduous 8%  
 Evergreen 92%  
 Existing trees with a short life expectancy 39%  
 (For details, refer to the Mountain View Cemetery Arborist Report)



*Proposed Abray Orchard*

The primary landscape elements proposed for this area are a columbaria canal and an orchard. The orchard should be planted with small ornamental trees, creating a distinct and cohesive space within the Abray neighbourhood. The orchard area should maintain a uniform lawn. Mountain View Way should be planted with large deciduous trees to continue the north / south connection through the cemetery. This should provide a backbone to the cemetery, linking all sections of the cemetery together. The more naturalized sections of Brewery Creek that are planned for the Jones Section to the south and the Horne West Section to the north should be formalized through much of the Abray Section in the form of a canal. It is intended that the more natural creek reference be carried across the eastern edge of the northern Veterans' area with an informal lawn character, using wild grasses, groundcovers and bulbs. Changes to areas already containing graves should follow consultation with and acceptance by families.

## **Recommendations and Guidelines**

- *Maintain a formal lawn character, with the exception of the canal and Brewery Creek.*
- *Increase the tree planting in an orchard pattern and along the roads and defining edges.*
- *Encourage a variety of deciduous garden trees, and ornamental shrubs, water plants, and grasses within the canal area.*
- *Replace the old cedar hedge in concert with the perimeter developments. In areas where no perimeter developments are planned, the hedge can be replaced immediately.*
- *Restore the existing formal patterns of trees in the two Veterans areas.*

## **Circulation**

Mountain View Way continues as the main north / south vehicular road through the Abray area and should follow parallel to the canal. Vehicular circulation in this section should be reduced in the southern Veterans area; these roads should remain open as pedestrian ceremonial routes only.

A pedestrian gate is recommended at the corner of 34th Avenue and Saint George Street. Another main pedestrian entrance should connect to Mountain View Way, where it crosses the Greenway. New pedestrian paths are proposed along each side of the canal; these should be linked by foot bridges. Another pedestrian walkway should be introduced along the western edge of the section.

## **Views**

The views to the north look across 33rd Avenue to the Horne West Section. There are also good views of the Old Cemetery and the North Shore Mountains from this neighbourhood. To the south, across the Greenway, there is a spectacular sweep of scenery up the length of the Jones Addition. To the west, the adjacent residential neighbourhood is somewhat visible.



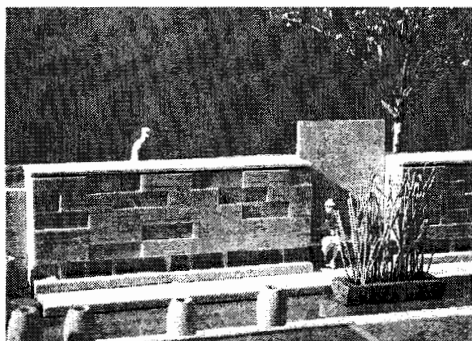
*View along Mountain View Way, near site of proposed canal*

## **Recommendations and Guidelines**

- *Mitigate moderate views to the west into the residential neighbourhoods with a combination of perimeter trees, hedges, and columbaria wall sections.*

## **Structures and Infrastructure**

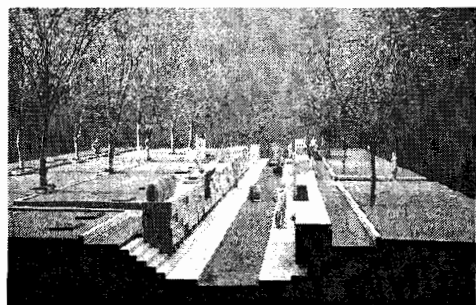
The most significant built structure proposed for this area is the canal and its associated memorial options. The canal is a formalized extension of Brewery Creek, and should run parallel to the north / south axis of the cemetery. This feature should have re-circulating water, and should provide a variety of resting, seating and gathering opportunities. The canal should occur slightly below the grade of the surrounding landscape, with columbaria / retaining walls on both sides. There should be regular opportunities for pedestrian access via stairs, ramps, and seat walls. This canal is intended to create a serene and sacred landscape.



A small covered open-air pavilion with necessaria elements should be constructed adjacent to the canal, and should provide an area for small services and gatherings, as well as shelter from the elements.

## **Monument Types and New Forms of Memorials**

The Abray Section presently has no available grave sites, therefore new in-ground burials should only occur where a 'License to Bury' was purchased prior to 1986. The two Veterans areas are also virtually full for in-ground burial, except for previously purchased sites. When the final burials do occur here, they should be marked by flat markers similar to those already in use throughout this Veterans' area.



*Proposed columbaria canal*

In the Veterans' area south of 33rd Avenue, there is available space at the central western portion for a monument, and for columbaria for the families of Veterans. This is the only space available for additional memorials in this area.

Within the southern Veterans' area, there is no space available for memorials in the form of columbaria. There is, however space available for an appropriate war memorial.

The central section of raised 4" (10cm) markers should be differentiated by the planting of the Abray Orchard. These trees should be planted in the space available between existing graves. To the west of the proposed orchard there is room for a columbaria walkway and crypt area along the perimeter parallel to the lane.

## Abray Section: New Capacities

Monument & Memorial Options	Capacities
<b>ASH REMAINS</b>	
Columbaria in Wall - single depth	6640
Columbaria in Wall - double depth	1368
Freestanding Columbaria - single	100
Freestanding Columbaria - double	40
Family Columbaria - 5 niches	
Family Columbaria - 8 niches	
Family Columbaria - 10 niches	310
Family Columbaria - 20 niches	40
In-Ground Ash Burial	
Ash Vaults - standard (300)	
Ash Vaults - large (1000)	
<b>FULL BODY REMAINS</b>	
In-Ground Burial - double depth	454
In-Ground Burial Crypts -single depth	
In-Ground Burial Crypts-double depth	
Free Standing Crypts - single	
Free Standing Crypts - double	30
Family Mausolea - standard (6)	
Family Mausolea - large (8)	
Family Mausolea - extra-large (10)	
Family Mausolea - super (16)	
Single Crypts in Outdoor Mausolea	
<b>MEMORIALIZATION OPTIONS</b>	
Specimen Trees	14
Memorial Trees with Plaques	229
Family Garden Plots - standard (8)	
Family Garden Plots - large (16)	
Memorial Books - standard (8)	
Memorial Books - large (200)	
Names on Wall	2600
Memorial Benches	33
Memorial Stones/Pavers	400
Memorial Curbs/edging	
Boulder Niches	50
Sculptural Monuments	3
Wall-Mounted Memorials	
Memorial Plaques	
<b>TOTAL</b>	<b>12,311</b>

The Brewery Creek landscape pattern should continue from the north end of the canal, and should cross the Abray Section with rocks and trees merging with the grid of the orchard. Memorial options should blend into the fabric of Brewery Creek, with memorial stones, benches, or trees incorporated into the natural setting.

## Maintenance and Management

The size of this area, and the programmatic developments planned here, suggest that this cemetery neighbourhood would require additional maintenance. Specialized maintenance requirements would include the water features, pumps and circulating systems associated with the columbaria canal. The orchard would require increased hand mowing around trees, and additional pruning. Once the Veterans' markers have been stabilized, the military portions of this section should have lower maintenance requirements.

## Implementation

The canal feature in this neighbourhood is a major infrastructure and memorial project. It should probably be built in phases, with the water sections as independent systems. Because the canal should be visually connected to the water feature planned for the Greenway, this initiative should be implemented after the final design of the Greenway has been completed. Implementation of the canal would probably not begin until after year twenty.

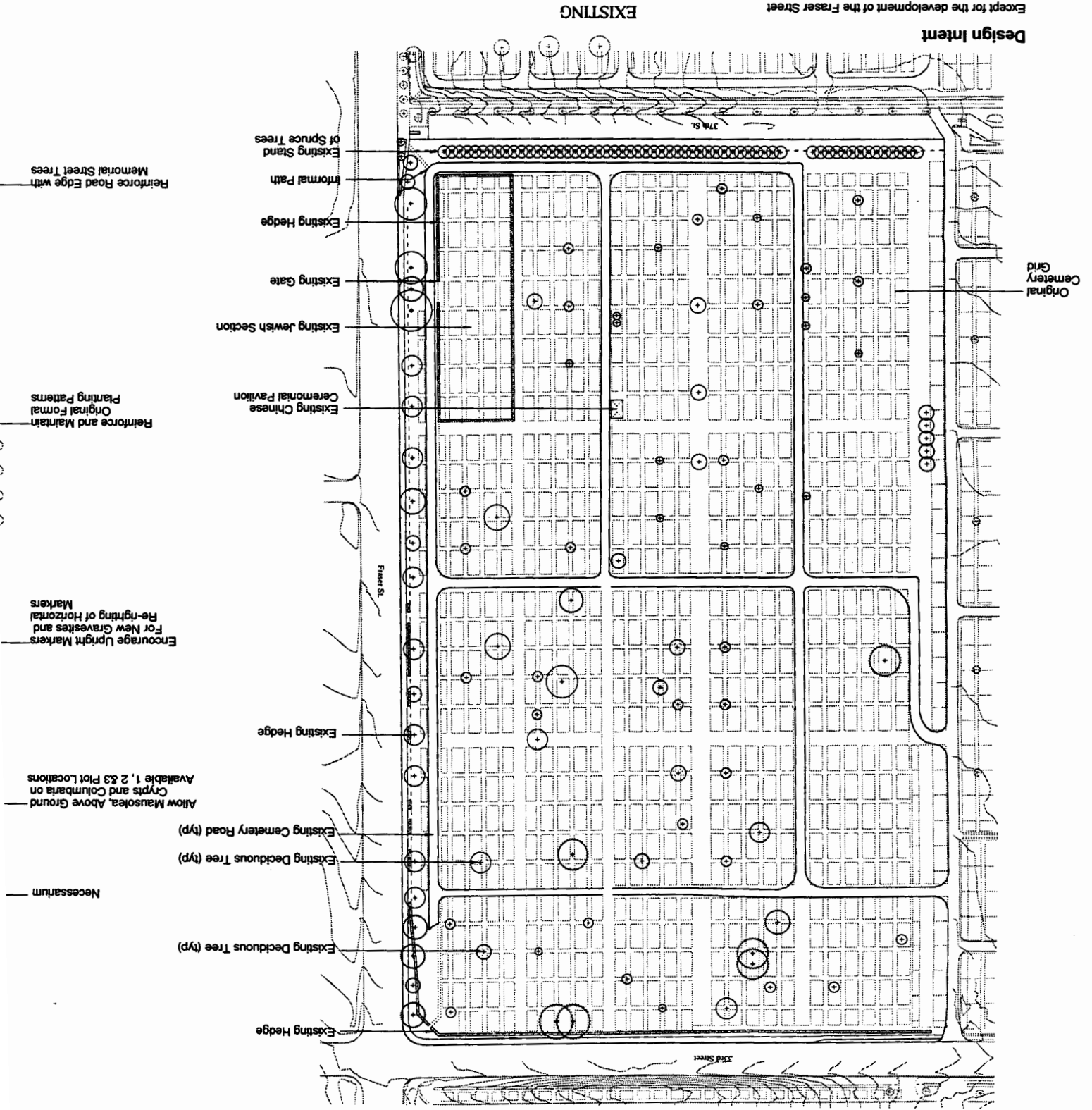
The development of the two Veterans' areas can begin once the enabling bylaw amendment has been passed. Improvements to the Veterans' Section to the north of 33rd Avenue have already begun, and an effort should be made to encourage Veterans organizations to continue their involvement with the upgrading and development of the Veterans areas in the Abray Section. It is important to undertake improvements to the Veterans areas while there are still living legacies.

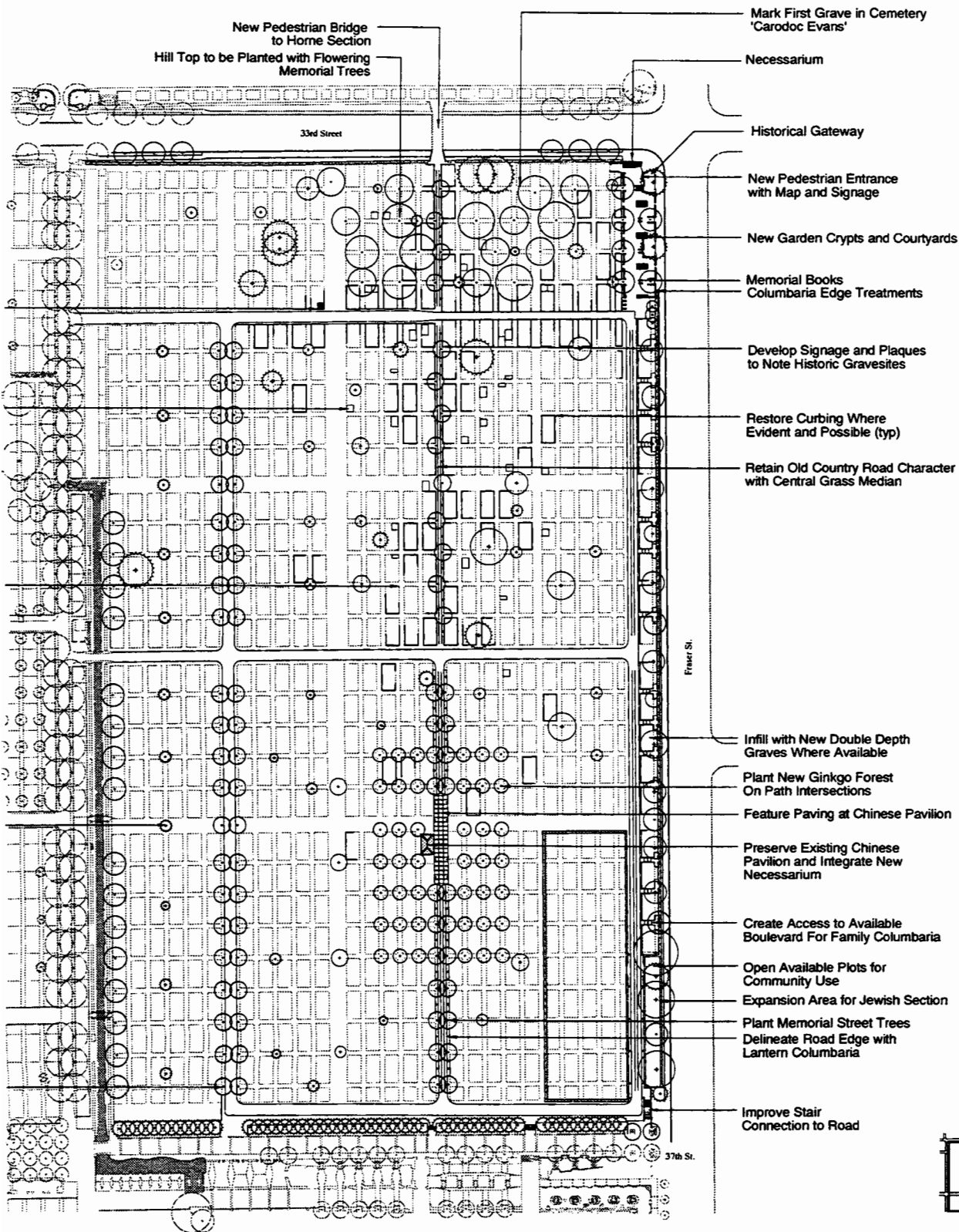
The memorial tree planting in the Abray orchard can also begin immediately. The orchard can be marketed as a distinct memorial option.

Mountain View Way should be developed within the first ten years.

The west perimeter wall and development in the Abray Section is a long-term initiative and should not be developed until after the first twenty years. Presently, the hedge creates a smooth transition between the residential neighbourhood and the cemetery.

Section 5 - Old Cemetery  
MOUNTAIN VIEW CHURCH  
CITY OF VANCOUVER

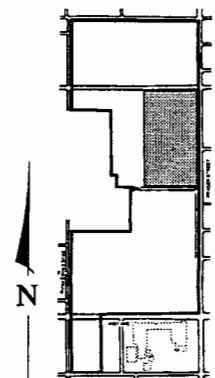




PROPOSED

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as Erik Lees Michael Kluckner



## *section 5: Old Cemetery*

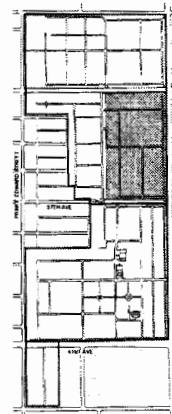
### **Introduction**

#### ***Location***

The Old Cemetery Section forms a coherent block of approximately 16.5 acres (6.7 hectares), bounded by 33rd Avenue to the north, Fraser Street to the east, the Greenway to the south, and Mountain View Way to the west.



*Old Cemetery monuments*



#### ***Existing Physical Characteristics***

A hedge and fence border this section of the cemetery on two sides, with a third side bordered by a row of mature spruce trees. Inside the boundaries, however, the tree cover is sparse for a section of this scale and importance. There is a high knoll on the northeast corner, which was the location of the cemetery's first burials. From there, the land slopes gently to the south, and slopes down more dramatically to the west, towards the low point along Mountain View Way. The knoll in this section is the high point of the cemetery, providing spectacular views over the cemetery, the city skyline and the North Shore Mountains.

Due to its age and character, there are many areas and monuments of interest within the Old Cemetery Section. This section is notable for containing the first burial at Mountain View (Caradoc Evans 1887) – as well as the Jewish section, a Chinese altar and burial area, and a Japanese area. In addition, the old 'country roads' through this area are more than extensions of the circulation system; they are in themselves objects of character and interest.

*"People are interested in tours of the Old Cemetery"*  
– Public comment from the July 10/99 open house

# Analysis and Recommendations

## Heritage

The 16.5 acre (6.7 hectare) Old Cemetery comprises the original Mountain View Cemetery. Mountain View Cemetery is the oldest piece of publicly owned open space in what is now the City of Vancouver, and dates from 1886, the City of Vancouver's year of incorporation. In fact, the cemetery predates the inception of Stanley Park, which was petitioned in May 1886, but not officially opened until 1888. The name, 'Mountain View', dates from June 17, 1903, and a decision made at a meeting of the city's Health Committee. According to the Province newspaper (June 18, 1903), the name had been suggested by Mr. William Skene and Rev. Dr. Grant.

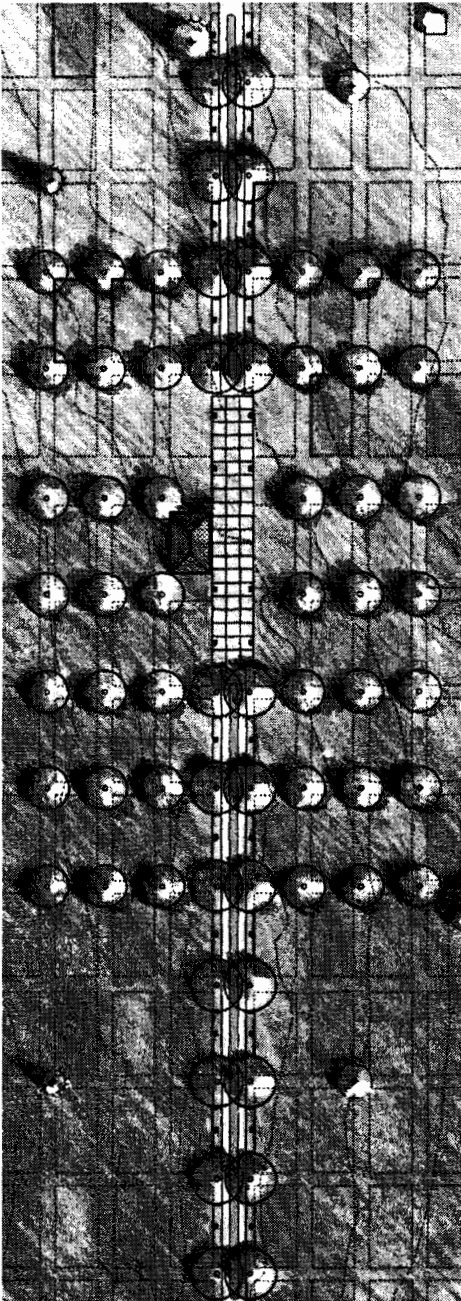
A colourful legacy of peoples, places and culture has been laid down over more than one hundred years of Mountain View Cemetery's establishment. A few of its significant moments are highlighted below:

**1886:** November 19: Weekly Herald: "The plot of ground for the City Cemetery has been surveyed. It consists of 25 acres, and is heavily timbered. It is about three miles distant."

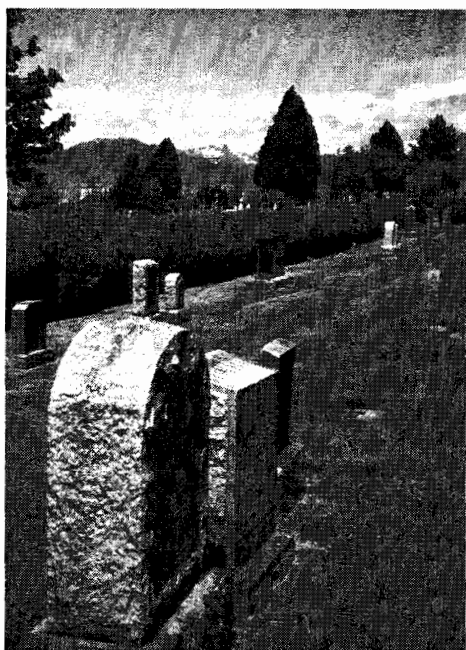
**1887:** Simon Hirschberg, proprietor of the Leland Hotel, committed suicide by taking an overdose of opium. He was to be the first burial in the new cemetery but he was too heavy to carry across the muddy, uneven ground, and so was buried in the middle of what is now Fraser Street near 33rd Avenue.

**1887, February 26:** The infant Caradoc Evans, aged 10 months, became the first burial within the cemetery grounds, at the highest point in what is now the old cemetery (see CVA AM 54-013-00778). There are directions to his grave site, which should be restored.

**1889, July 15:** Vancouver City Council minutes: "W.A. Cumyou, asking to be permitted to exhume dead Chinese in Cemetery. Some Chinese burials exhumed to free-up 1.5 acres for the Jewish Cemetery in 1889." In the same year, on July 29th: "L. Davies [spoke] on behalf of the Jewish Congregation of the City of Vancouver, requesting Council to set apart about one acre and a half in the public cemetery for members of the Hebrew Confession." The ornamental fence around the Jewish section apparently was erected in 1907.



*Proposed Ginkgo grove around the Chinese Pavilion*



*Jewish Cemetery*

### ***Recommendations and Heritage Management Strategies***

**1903, June 18:** According to the *Province* newspaper, the B.C. Electric Railway Company applied to South Vancouver Council to extend a streetcar line south on Westminster Avenue, now known as Main Street, to Bodwell Road, now 33rd Avenue. It then went east along the south side of Bodwell Road to the gates of the Cemetery.

**1907, March 12:** Arajan Singh et al. were granted a license and permission to use the southwest corner of the Old Cemetery for East Indian burials [see CVA 141-E-6 file 3].

**1910:** The Chinese community built a ceremonial altar / pavilion in the Old Cemetery neighbourhood. The altar was rebuilt in 1973, and refurbished in 1998. This set a precedent of maintaining the cultural integrity of the cemetery in the spirit that was originally intended.

Numerous notable grave sites and monuments are listed in Appendix i.

Enhancement in this part of the cemetery must respect and complement its historic character. The historic photographs that exist in Vancouver City Archives and elsewhere are useful tools to help guide future development.

- *Reconstruct a gate / entrance along 33rd Avenue, at the site of the original main entrance, displaying historical information on the cemetery and a map showing Vancouver and its city limits in 1887, noting both Bodwell Road (33rd Avenue) and North Arm Road (Fraser Street).*
- *Define the Chinese and Japanese areas by surrounding the pavilion with a grove of Ginkgo trees.*
- *Replant the hedge as it begins to fail around the Jewish section, to maintain the historic character.*
- *Conduct a comprehensive historic study of this section, producing a mapped plan of the significant gravestones and monuments.*
- *Preserve the character of the older roads throughout this section by defining them as 'country roads'.*
- *Reset and restore significant areas of curbing.*
- *Consult with the Cemetery Foundation and Historical Society to restore the Caradoc Evans grave, and mark it for its historical importance. This and other recommended heritage restoration strategies should be financed through fund-raising initiatives.*

## ***Landscape Character***

The recent removal of the chain link fence along the south side of the Old Cemetery has already begun to improve the character of this area.

### **Trees and Vegetation**

Total Trees 159

Deciduous 26%

Evergreen 74%

Existing trees with a short life expectancy 40%

(For details, refer to the Mountain View Cemetery Arborist Report)

There are a number of important trees in this neighbourhood. Two large landmark trees have significant landscape value: a Douglas Fir and a Larch tree. Two large scale European Beech trees and a London Plane tree along Fraser Street are also landmark trees and provide an important edge to Fraser Street.

The dramatic row of Norway Spruce along 37th Avenue encloses this section, and therefore makes an important contribution to the overall spatial ordering of the cemetery. This strong sense of enclosure does not occur anywhere else in Mountain View Cemetery. From a tree management point of view, the Norway Spruce trees cannot and should not be thinned out.

The trees along Fraser Street, while not actually street trees, do serve this function due to their large size. These trees are relatively healthy at present. When these trees fail, they should be replaced with properly spaced coniferous trees, in order to preserve the character of this section.

The Master Plan proposes that the knoll which forms the high point of the Old Cemetery be defined with a grove of trees and longer grasses.

### ***Recommendations and Guidelines***

- *Preserve the existing landmark trees and monitor their health.*
- *Plant more significant street trees along Fraser Street; fill in the existing trees.*
- *Ensure that there is an open transition between the southern boundary of the Old Cemetery and the Greenway.*
- *Give special care and attention to any development around the landmark and larger scale trees.*

- *Retain most of the area as a formal lawn except for the higher knoll to the north. A variety of trees and longer grasses should be planted on this knoll, to create a meadow character.*
- *Plant a bosque of trees around the Chinese and Japanese grave sections.*

## Circulation



*Old Cemetery 'country roads'*

The Old Cemetery is well served by both existing vehicular and pedestrian circulation routes. Primary and secondary asphalt vehicle roads allow visitors to drive into this section. However, the only existing pedestrian entry points are at the northeast and southeast corners; both are ungracious and uninviting, and are recommended for major upgrades in the Master Plan.

Important pedestrian points of access to the Old Cemetery should occur via the proposed pedestrian bridge over 33rd Avenue, and via pedestrian gates at the corner of Fraser Street and 33rd Avenue, and at the corner of Fraser Street and the Greenway. The Fraser Street and 33rd Avenue corner is the historic site of the original cemetery gate. Additional pedestrian access should occur from the Abray Section over the canal bridges, and at several points through the row of Norway Spruce trees along the Greenway. The 'country roads' within this section have a character that is unique within the cemetery, and should be preserved and enhanced. These paths should be dedicated to pedestrian and small service vehicle access only. As the asphalt gradually crumbles away, the country roads should not be paved with a hard surface material. The centre grass section should be allowed to grow long and wild.

## Recommendations and Guidelines

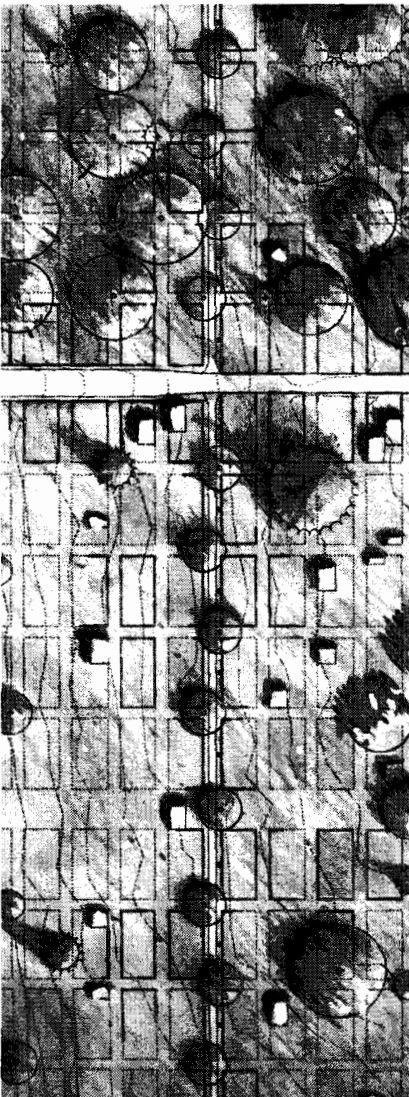
- *Construct a pedestrian bridge over 33rd Avenue for a safe and inviting passage between 'Horne Hill' in the Old Horne Section, and the high knoll in the Old Cemetery. This project could possibly be funded by family donations or fund-raising.*
- *Provide a courtyard gateway feature at the northeast corner of the Old Cemetery.*
- *Preserve and enhance the rural character of the paths.*
- *Ensure that pedestrian links and connections to the Greenway are open and inviting.*
- *Line the north / south internal roads with narrow trees to accentuate the strong axis and to preserve the views to the North Shore.*

## Views

The high point of this section, near the northeast corner, offers a 360-degree view over the cemetery and the city. To the north are spectacular downtown skyline and mountain views, and to the east there are views of Fraser Street, the accompanying business strip, and Horse Chestnut trees. The south offers views across the Jewish section and the Chinese Pavilion, towards the row of conifers along the 37th Avenue Greenway. To the west, the views sweep down across the Old Cemetery Section, across the Abney Section to Queen Elizabeth Park in the distance. Views to the north, south and west should be preserved and enhanced. Views into Mountain View Cemetery from Fraser Street should be kept open; a permeable fence should be used in place of a hedge as a visual barrier.

## Recommendations and Guidelines

- *Delineate the Old Cemetery and its boundaries with landscape and paving treatments that do not detract from its spectacular views, especially from the high ground near the northeast corner.*
- *Provide a viewing place and seating near the northeast corner, in order to encourage visitors to stop and take in the spectacular views.*
- *Preserve and enhance the excellent existing views of the city skyline and the North Shore Mountains.*



*Historic curbs should be restored; above-ground mausolea should be encouraged on reclaimed grave sites*

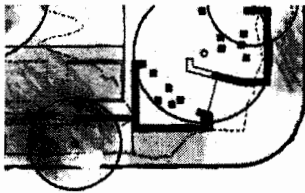
## Monument Types and New Forms of Memorials

There are many historical raised markers in this section; care should be taken to preserve these and repair them as necessary. Any additional infill of grave markers could use a variety of raised and flat markers, but upright markers are to be encouraged. Where groupings of available grave sites exist, family mausolea and small above ground crypts would be appropriate. Vertical markers should also be encouraged for unclaimed grave sites. The original stone curbs in this section should also be recovered and reinstalled. New developments in this section should also employ curbs in the style of the existing curbs, in order to emphasize the cemetery grid as a landscape ordering device.

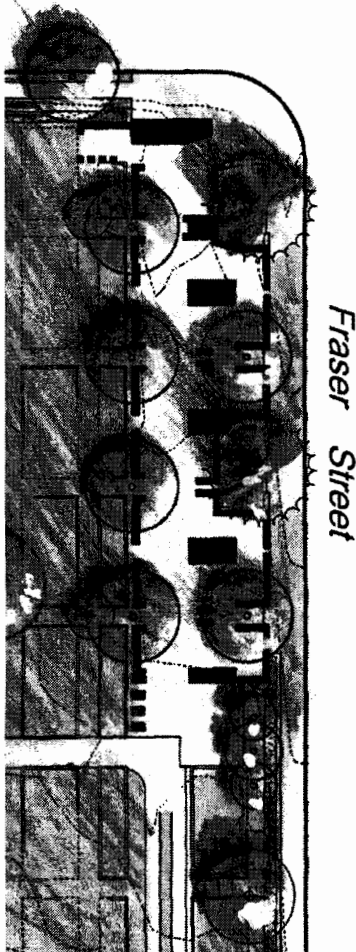
A significant block of land near the corner of Fraser Street and 33rd Avenue is available for development. This is the site proposed for a major pedestrian gateway. Family mausolea, family columbaria, and columbaria walls can be integrated with this gateway in small courtyards.

The planting of trees, such as the bosque of Ginkgo trees in the Asian section of the cemetery, would improve the quality of the landscape, while offering special interment options. The Master Plan proposes a series of 'columbaria lanterns' to line the country roads of the Old Cemetery. These would be small family columbaria units which also incorporate lanterns for ceremonial lighting. At the proposed pedestrian entrance at Fraser Street and 33rd Avenue, the courtyards, mausolea, and columbaria walls would shape and define the experience of entering this historic portion of Mountain View Cemetery.

### **Recommendations and Guidelines**



*33rd Avenue*



*Proposed pedestrian gate  
at 33rd Avenue and Fraser  
Street*

- *Consult with the Jewish community regarding the possibility of using the available perimeter area adjacent to the Jewish Cemetery for future interments.*
- *Encourage the construction of new upright markers as unclaimed grave sites become available in areas where many upright markers presently exist.*

### **Structures and Infrastructure**

A 'necessaria' service area should be provided at or near the Chinese Pavilion. This should include portable burners to reduce the setting of fires in garbage receptacles.

The proposed pedestrian entry at the corner of Fraser Street and 33rd Avenue should include a major gate structure, as well as many interment structures.

### **Maintenance and Operations**

The Master Plan anticipates that maintenance requirements in this section will remain relatively constant. Greater care should be given to avoid damaging existing grave stones during maintenance activities, and hand mowing will be required around unearthed and newly constructed curbs.

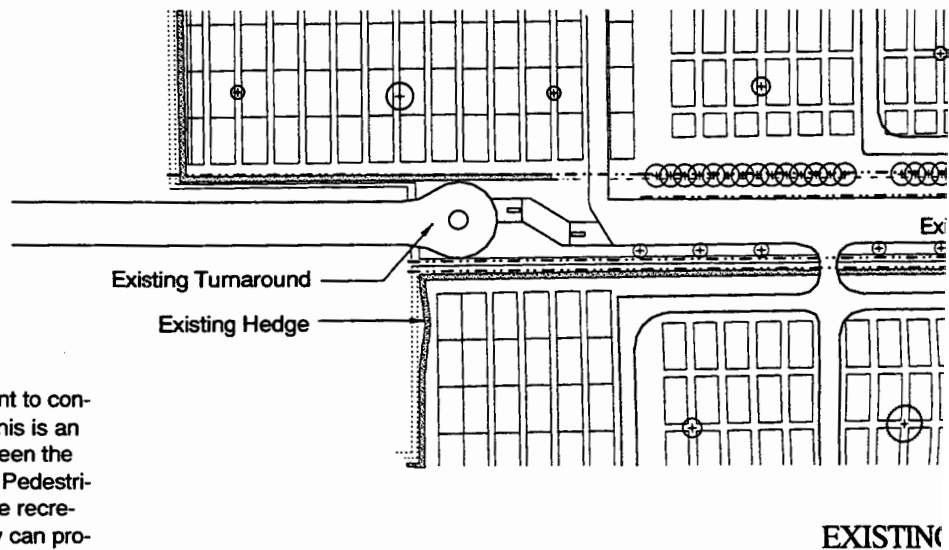
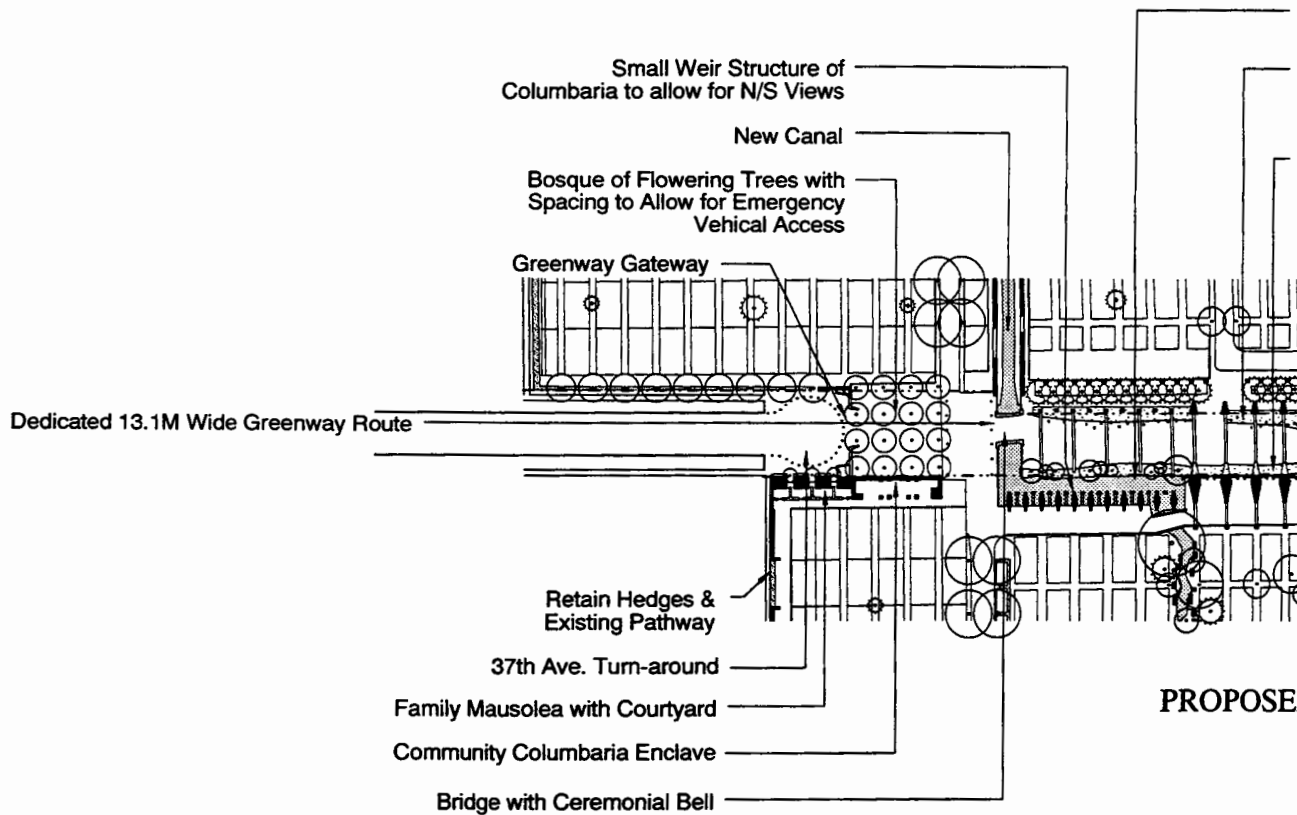
## Old Cemetery Section: New Capacities

Organizations should be encouraged to contribute to the maintenance and upgrading of this historically significant section.

Monument & Memorial Options	Capacities
<b>ASH REMAINS</b>	
Columbaria in Wall - single depth	340
Columbaria in Wall - double depth	1990
Freestanding Columbaria - single	
Freestanding Columbaria - double	
Family Columbaria - 5 niches	105
Family Columbaria - 8 niches	240
Family Columbaria - 10 niches	430
Family Columbaria - 20 niches	280
In-Ground Ash Burial	200
Ash Vaults - standard (300)	
Ash Vaults - large (1000)	
<b>FULL BODY REMAINS</b>	
In-Ground Burial - double depth	924
In-Ground Burial Crypts -single depth	15
In-Ground Burial Crypts-double depth	84
Free Standing Crypts - single	
Free Standing Crypts - double	
Family Mausolea - standard (6)	
Family Mausolea - large (8)	
Family Mausolea - extra-large (10)	
Family Mausolea - super (16)	
Single Crypts in Outdoor Mausolea	84
<b>MEMORIALIZATION OPTIONS</b>	
Specimen Trees	15
Memorial Trees with Plaques	183
Family Garden Plots - standard (8)	
Family Garden Plots - large (16)	64
Memorial Books - standard (8)	
Memorial Books - large (200)	600
Names on Wall	1000
Memorial Benches	13
Memorial Stones/Pavers	
Memorial Curbs/edging	
Boulder Niches	
Sculptural Monuments	
Wall-Mounted Memorials	
Memorial Plaques	
<b>TOTAL</b>	<b>6547</b>

## Implementation

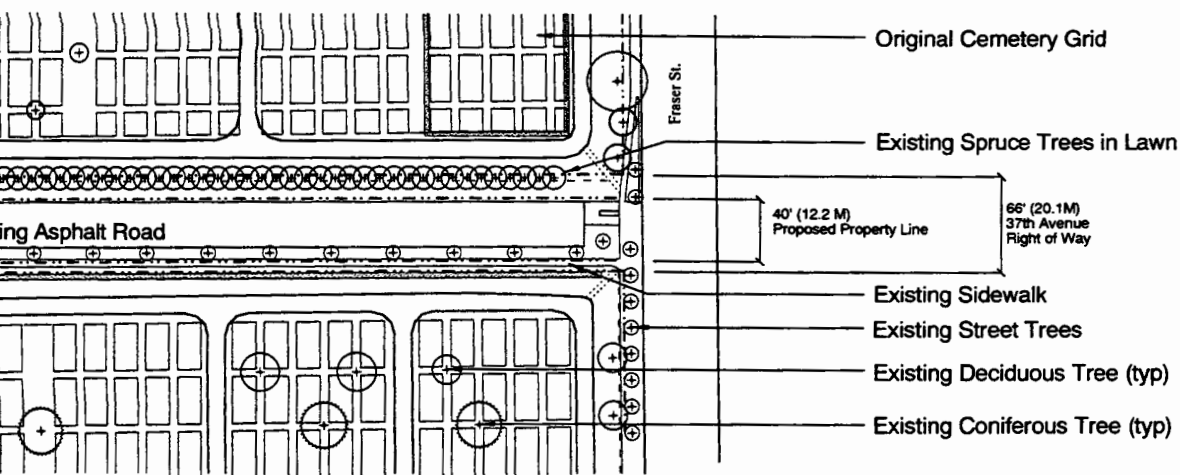
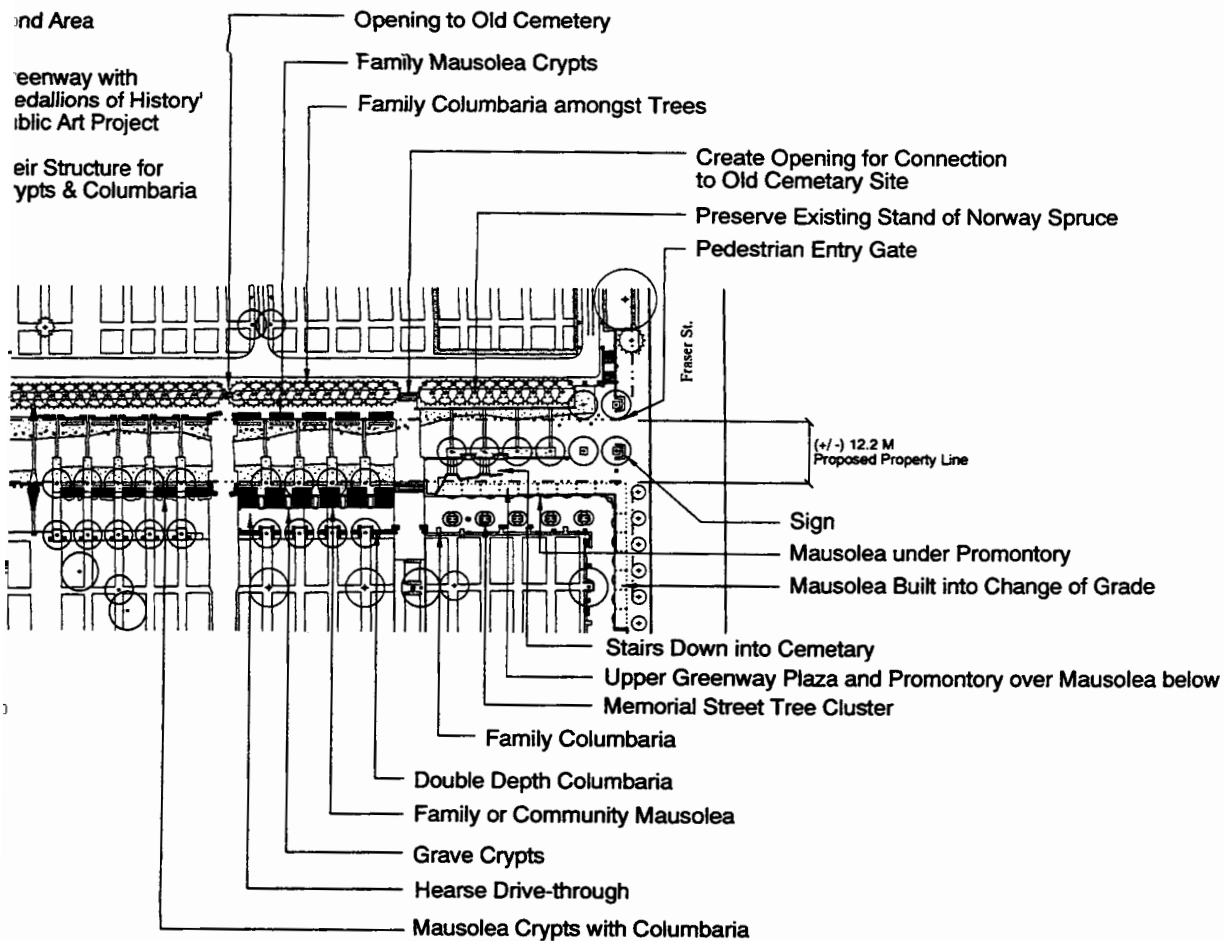
Restoration of portions of curbs should begin as an initial project within the first five years. Other early initiatives would involve the planting of more trees, negotiations to expand the Jewish section, and the design of the restored historic pedestrian gateway at 33rd and Fraser. Long-term initiatives include the pedestrian bridge and Fraser perimeter development. The historical gateway at 33rd Avenue could be an initiative of the Cemetery Foundation and should be one of the first projects that is implemented.



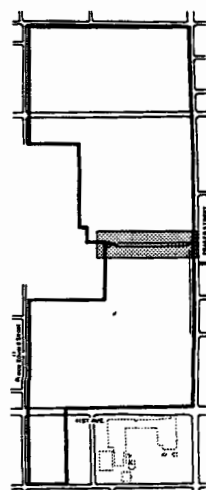
## Design Intent

The Greenway at 37th Avenue is critically important to connect the two portions of the cemetery together. This is an opportunity to provide a successful transition between the public realm of the Greenway and the Cemetery. Pedestrians and cyclists should be encouraged to enjoy the recreational and educational opportunities the cemetery can provide. From the Fraser edge, the Greenway columbaria structures mark the entrance. The viewer can walk out onto a plaza lookout, which provides interior views over the Jones addition. The plaza is furnished with benches for sitting, overlooking the cemetery. Continuing in westerly direction, the passage is flanked by Mausolea, 4 markers high, with courtyards in between. To create an air of permeability, additional smaller mausolea and columbaria wall structures taper in north and south directions, low walls define the edge against the Greenway with small collection pools that gather rainwater. Further to the west, a pond representing Brewery Creek is crossed by the Greenway Bridge. A bosque of trees marks the western gate out of the cemetery precinct.

## Section 6 - C MOUNTAIN VIEW CITY OF VANCOUVER



# Greenway CEMETERY COVER

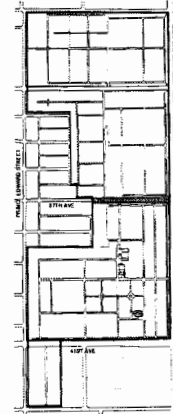


## *section 6: Greenway*

### **Introduction**

#### Location

The Greenway Section is part of the 37th Avenue Ridgeway Greenway system that runs in an east / west direction through the cemetery. It presently encompasses a typical 66' (20m) road right of way.



### ***Existing Physical Characteristics***

Presently the Greenway is a closed section of 37th Avenue. Its physical composition includes an asphalt road, concrete curbs, newly planted street trees on the south side and a mature stand of Norway Spruce trees to the north.

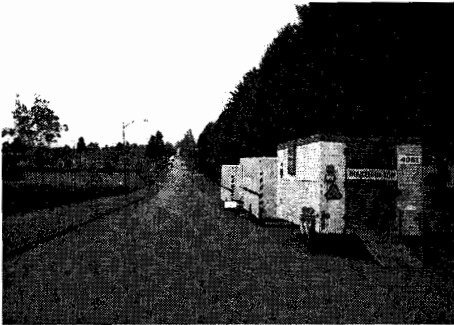
*"I like the idea of mausolea on the Greenway, and of maintaining a connection between the two parts of the cemetery."*  
– Public comment from the July 10/99 open house

# Analysis and Recommendations

## Heritage

In 1997, 37th Avenue was permanently closed to vehicular traffic as part of the Ridgeway Greenway city initiative.

### Recommendations and Heritage Management Strategies



37th Avenue Greenway

- Use Greenway signage to link significant graves and Brewery Creek with other historical sites, people, or events that lie along the Greenway route. This is an important opportunity to add a cultural layer to the Greenway system.
- Begin the next stage of design and development of the Greenway as a consultative process between the Cemetery and City's Engineering Department. The Greenway should be developed as an opportunity to celebrate Vancouver's history.
- Classify the City Greenway as a public amenity. The Greenway should feel like it is not physically part of the cemetery.

## Landscape Character

Currently the Greenway has few trees along its edges. Opportunities exist for additional trees to be planted along the perimeter of the Greenway and cemetery boundary.

Total Trees 18

Deciduous 94%

Evergreen 6%

Trees at the end of their life expectancy 6%

(For details, refer to the Mountain View Cemetery Arborist Report)

Large-scale trees should greatly contribute to a more pleasing landscape character. Trees should be interspersed with mausolea, creating a more clearly defined edge along 37th Avenue. Other types of plant material should also be incorporated into the edge condition to offer a transitional zone between the cemetery and the neighbourhood.

## Trees and Vegetation



North edge of Jones Section at the Greenway – available margin between cemetery road and hedge

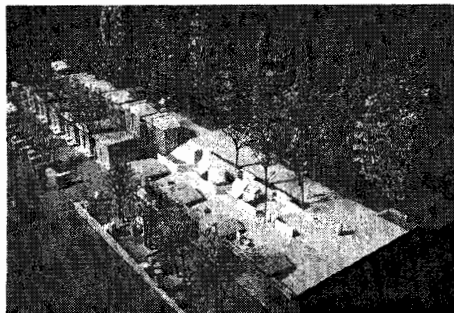
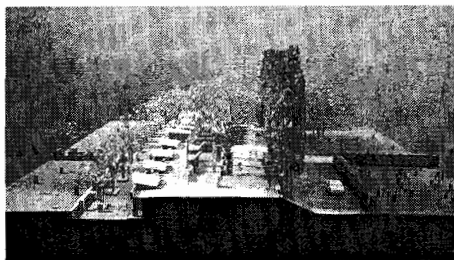
## Views

View connections and corridors should be maintained between Mountain View Cemetery and the 37th Avenue Greenway.

Greenway users should be aware they are moving through the cemetery landscape, and be given the alternatives of either entering and participating, or simply passing through.



*Appropriate precedent – mausolea and landscaped road in Pere Lachaise Cemetery, Paris*



*Model studies of Greenway and proposed parallel memorial courtyards*

## ***New Forms of Memorials***

There are a number of interment opportunities provided through the redesign of the Greenway. Family mausolea of various sizes, other mausolea, columbaria walls, freestanding structures, courtyards, memorial plaque walls, memorial benches, and memorial trees should create an array of options.

## ***Maintenance and Operations***

The proposed maintenance and operations requirements within the cemetery portion of the Greenway should be similar to the other perimeter conditions where courtyards are proposed. In addition, a water feature consisting of shallow ponds could require more specialized maintenance. As this area will potentially have more visitors, due to a significant increase in density, maintenance requirements for this neighbourhood will likely be at a higher level than most other neighbourhoods in the cemetery. The more formal nature of the area will also dictate a higher level of maintenance.

## ***Implementation***

The Master Plan anticipates that the implementation of the Greenway neighbourhood will begin within the first 20 years. As an initial project, a portion of the Greenway could begin to be developed at year five.

The development of the public Greenway and the adjacent cemetery areas is a great opportunity for the City Engineering Services and the Cemetery to work together in the creation of a unique and special area within Vancouver. This opportunity could see the Engineering Department (Greenways), the Cemetery, and the community working in tandem to develop a significant portion of this project, and to achieve a dramatic change within the existing 37th Avenue corridor.

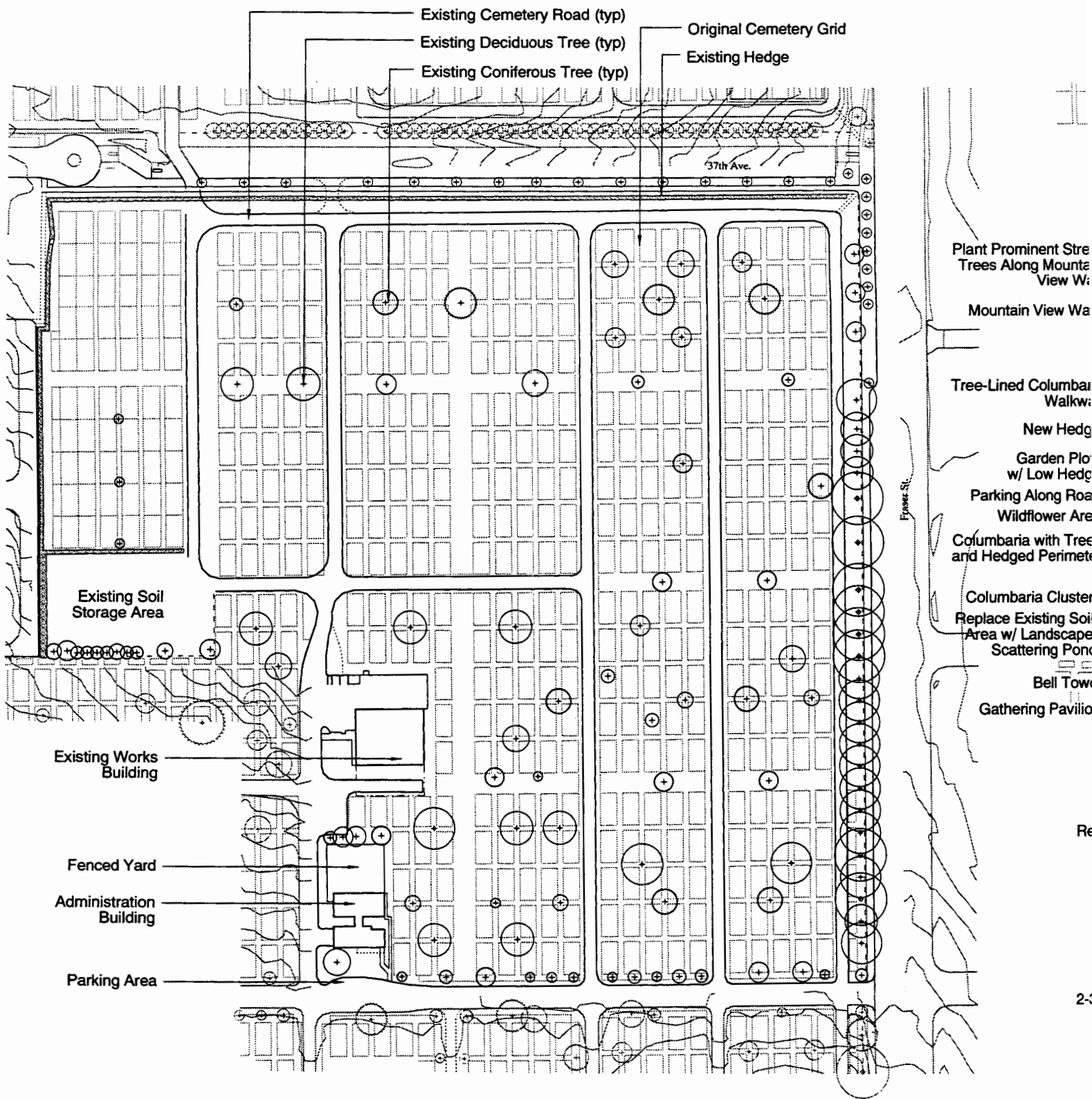
The Master Plan presently proposes a minimum of a 40' (12m) wide public Greenway through the cemetery from Fraser Street to Prince Edward Street. Although the design framework for the public Greenway has been established, it is only conceptual at this stage in the development process. Within the next five years the legal and infrastructure issues should be resolved and the detailed design of the public greenway could begin.

## Greenway Section: New Capacities

Monument & Memorial Options	Capacities
<b>ASH REMAINS</b>	
Columbaria in Wall - single depth	1778
Columbaria in Wall - double depth	6250
Freestanding Columbaria - single	
Freestanding Columbaria - double	
Family Columbaria - 5 niches	55
Family Columbaria - 8 niches	160
Family Columbaria - 10 niches	120
Family Columbaria - 20 niches	840
In-Ground Ash Burial	
Ash Vaults - standard (300)	
Ash Vaults - large (1000)	
<b>FULL BODY REMAINS</b>	
In-Ground Burial - double depth	
In-Ground Burial Crypts -single depth	
In-Ground Burial Crypts-double depth	44
Free Standing Crypts - single	
Free Standing Crypts - double	
Family Mausolea - standard (6)	
Family Mausolea - large (8)	
Family Mausolea - extra-large (10)	
Family Mausolea - super (16)	96
Single Crypts in Outdoor Mausolea	499
<b>MEMORIALIZATION OPTIONS</b>	
Specimen Trees	
Memorial Trees with Plaques	12
Family Garden Plots - standard (8)	
Family Garden Plots - large (16)	
Memorial Books - standard (8)	680
Memorial Books - large (200)	
Names on Wall	
Memorial Benches	39
Memorial Stones/Pavers	800
Memorial Curbs/edging	5
Boulder Niches	
Sculptural Monuments	
Wall-Mounted Memorials	
Memorial Plaques	
<b>TOTAL</b>	<b>11,386</b>

On the proposed cemetery portion of the Greenway, legal, infrastructure, and utility issues need to be resolved prior to any detailed design of the initial project portion of the Greenway or of the area as a whole. It is critical that the City Greenways Department be involved in the design review process to ensure their concerns are addressed throughout the implementation of the Greenway. The Master Plan assumes that the community and Greenway committees would also be involved in the design and planning processes.

It is important that issues such as safety and security be addressed at the detailed design phases, particularly where the cemetery meets the public Greenway. In addition, CPTED principles should be applied throughout the design and implementation of this area. It is also important to ensure that emergency access to the area is preserved, as well as access to city utilities and infrastructure.



## EXISTING

### Design Intent

The Master Plan envisions the main concentration of buildings to continue to be located within the New Jones neighbourhood. Proposed are a combined Administration Building with Works Yard and Outdoor Mausolea, and a Garden Pavilion. The proposed symbolic source of Brewery Creek begins in the New Jones area, meandering from east to west through the upper portion of the site, then entering the Greenway pools. Another important feature is the north / south axis defined by Mountain View Way.

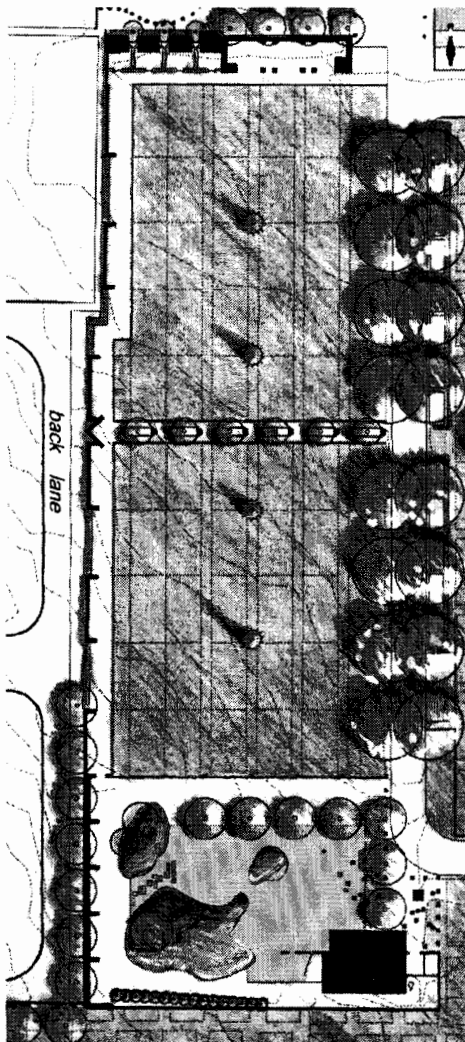
## Section 7 - New MOUNTAIN VIEW CITY OF VANCOUVER

## section 7: New Jones

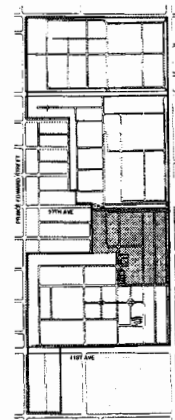
### Introduction

#### Location

The New Jones Section comprises 6.2 acres (2.5 hectares) of the lower portion of the Jones Addition. It is bounded by the 37th Avenue Greenway to the north, Fraser Street to the east, the main east / west cemetery road to the south, and the residential neighbourhood to the west. This section also contains the cemetery's administration building, the service building and the soils area. All of these facilities are located in the southwest corner of the New Jones Section.



*Proposed garden pavilion and scattering pond on the site of the existing soils area*

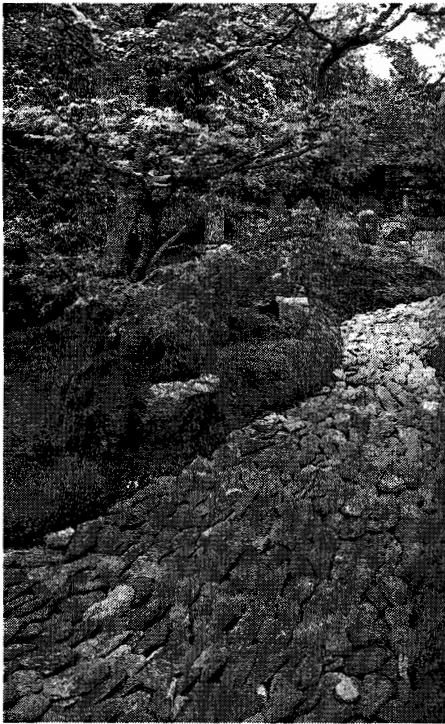


#### Existing Physical Character

This is one of the newer sections of the cemetery, with predominantly flat markers and very few trees. The existing administration building, service building and soils area are utilitarian in appearance, and detract from the landscape character of the New Jones Section.

The topography in this section slopes from the south edge down to the north edge. The headwaters of Brewery Creek are believed to have been located within this section of the cemetery; this source was responsible for the early marshy quality of many of the lower cemetery areas. The creek currently runs below the cemetery in a culvert, and there is little evidence of it on the surface. The existing character of this area is nondescript and not reflective of its importance within the cemetery.

*"Opening Brewery Creek and / or commemorating it is great."*  
– Public comment from the July 10/99 open house



*Appropriate precedent – dry creek path*

## Analysis and Recommendations

### ***Heritage***

In 1910, 33 acres (13.4 hectares) were purchased from Mr. H.A. Jones, a realtor; this plot of land became the Jones Addition. In 1950, the area in the Jones Section that had been reserved years before by the Ancient Order of Foresters was developed as a lawn cemetery.

In the central part of the New Jones neighbourhood, there are a tremendous number of flat markers, including several notable Chinese markers, and many Masonic grave stones. In the northern part of this section there is a distinct Japanese burial area.

### ***Landscape Character***

There are relatively few trees in this large area of the cemetery. Of the trees that are currently on the site, over half of them are in declining health. In particular, the landmark Horse Chestnut trees along Fraser Street are in declining health, and should be examined and monitored in more detail. Behind the administration building is a unique Camperdown Elm. Unfortunately, this tree suffers from significant root rot, and will likely die within a few years. There are also a number of Blue Atlas Cedars within this zone, planted in a fragmented geometric pattern.

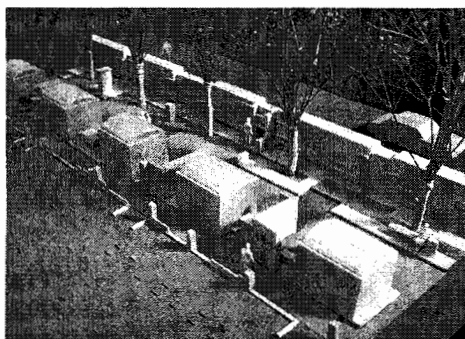
### **Trees and Vegetation**

Total Trees 107  
 Deciduous 57%  
 Evergreen 43%  
 Existing trees with a short life expectancy 53%  
 (For details, refer to the Mountain View Cemetery Arborist Report)

This area would benefit from the planting of large-scale deciduous trees.

### ***Recommendations and Guidelines***

- *Use the opportunity presented by redundant cemetery roads to mark the headwaters and approximate path of Brewery Creek. This can be accomplished by introducing ponds and creek-side vegetation, with descriptive plaques.*
- *Develop a scattering garden and pond feature as a major landscape element, on the site currently occupied by the existing soils area.*
- *Increase the number of memorial trees in and around the area east of the existing buildings.*



*Proposed Fraser Street perimeter: family mausolea and columbaria between the existing Horse Chestnut trees, along a closed internal road (model)*

- *Plant large-scale deciduous trees as street trees along Mountain View Way. These trees should denote Mountain View Way as the primary cemetery road. The same variety of tree should be used to line Mountain View Way throughout the cemetery.*
- *Use a variety of plant materials to naturalize the approximate path of Brewery Creek. Include a variety of memorial trees, grasses, perennials and bulbs, to create a creek-side atmosphere.*
- *Interplant new Horse Chestnut trees where appropriate and have an arborist prepare a management program for the long-term care of the existing mature Horse Chestnut trees.*

## **Circulation**

This section is well served by roads and pathways. The majority of the roads are on north / south alignments, accentuating the long rectangular shape of the cemetery. The Master Plan proposes a dogleg in Mountain View Way, to provide access to the new scattering garden and pond, and encourage traffic calming. This dogleg is also made necessary by the current misalignment of roads between the Jones and Abrey sections.

Two of the secondary interior north / south roads, along with the perimeter road adjacent to Fraser Street, should be developed for new memorials, with access only by pedestrians and small service vehicles. As the path of Brewery Creek is established within sections of these closed roads, informal pathways should follow both edges of the ponds and / or dry creek bed.

## **Recommendations and Guidelines**

- *Develop a pedestrian gateway along the Fraser Street perimeter of the Jones West Section, near the 37th Avenue Greenway.*
- *Close to public vehicles two of internal north / south roads, as well as the perimeter road adjacent to Fraser Street.*

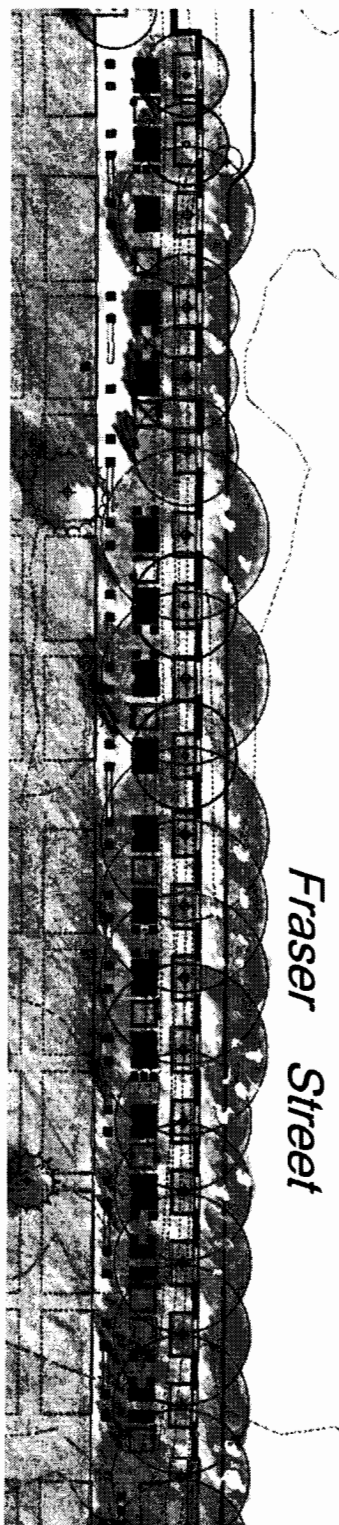
## **Views**

The New Jones Section of the cemetery provides a variety of scenic views. Views to the north overlook the Greenway, into the Old Cemetery Section beyond. Views east look to the line of Horse Chestnut trees along Fraser Street. Views south look up to the Masonic Section and Fraser Corner. Near 37th Avenue, Fraser Street is approximately 6.5' (2m) higher than the cemetery, and this street edge therefore provides an excellent prospect to look out over the New Jones Section. Unfortunately, the utilitarian service building and the unscreened soils area figure prominently in the view from this vantage.

The administration building offers some spectacular views across the expanse of the lower cemetery, especially from its second floor. This view should be taken into account if the administration building is renovated or replaced.

## **Recommendations and Guidelines**

- *Preserve and enhance important view corridors.*
- *Ensure that building views from the residential neighbourhood into the cemetery are screened.*
- *Ensure that views of the service and administration buildings, and of the soils area, are adequately screened from the proposed pedestrian entry at Fraser Street near the 37th Avenue Greenway.*



*Proposed Fraser Street perimeter: family mausolea and columbaria between the existing Horse Chestnut trees, along a closed perimeter road (plan)*

## **Structures and Infrastructure**

All of the major new buildings proposed by the Master Plan would be concentrated within the New Jones Section. This is in part because the sites occupied by the existing buildings represent the only parcels of available cemetery land suitable for the development of large buildings. The close proximity of these structures would form a dense enclave not found in other areas of the cemetery, and would help to create a centre for this section.

Programmatic information and proposed square foot areas are contained in the "Buildings and Infrastructure" section of the Master Plan, and in Appendix iv.

## **Monument Types and New Forms of Memorials**

The existing monuments are mostly flat markers, with the exception of occasional raised monuments near the southern edge of this section.

The design proposals for the New Jones Section represent the most dramatic changes proposed for any of the neighbourhood sections. These changes should be both in landscape character, and in new memorial opportunities.

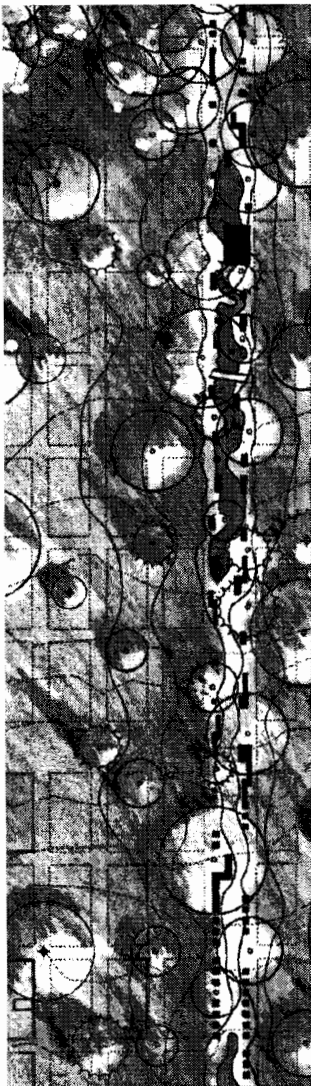
A number of viable new memorial options have been proposed for the New Jones Section. An outdoor mausolea would provide a full-body interment alternative for individuals or cultures who are averse to cremation. Along Brewery Creek, innovative options should include placing cremated remains beneath a shady tree, in the symbolic brook, under a memorial boulder or in an individual or family columbaria unit. Scattering ponds and family memorial gardens would provide further interment options for the Brewery

Creek area. A series of family mausolea structures and garden courtyards should be created along the Fraser Street perimeter.

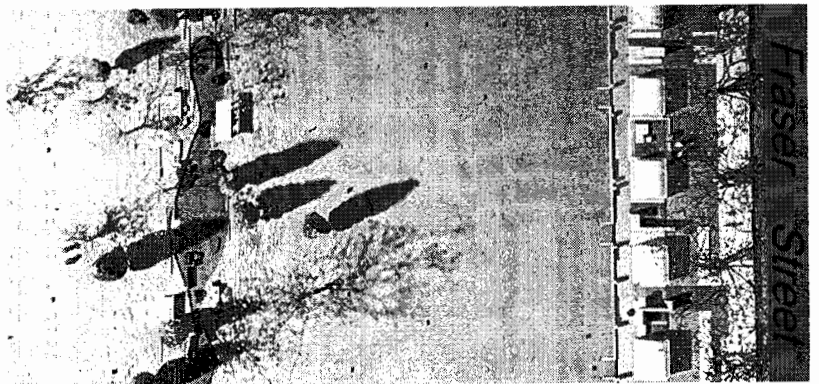
The creation of a scattering pond and memorial courtyard on the site of the existing soils area would offer another dramatic improvement for this section. This development should include a gathering pavilion at its edge, columbaria courtyards, and special memorial plaque walls.

### ***Recommendations and Guidelines***

- *Construct a replacement 3 storey administration / service building with basement to provide the much needed public and operational facilities. Complete a feasibility study for the administration / service building to determine exact needs and requirements.*
- *Prepare design development plans for the scattering garden / pond and pavilion structure project.*
- *Consider collaborating with a mausolea manufacturer to begin the process of developing an outdoor mausolea structure.*



*Proposed Brewery Creek walk: ponds, columbaria and naturalized planting (plan)*



*Proposed Brewery Creek walk at left; proposed Fraser Street perimeter, with columbaria and family mausolea between the existing Horse Chestnut trees at right (model)*

## New Jones Section: New Capacities

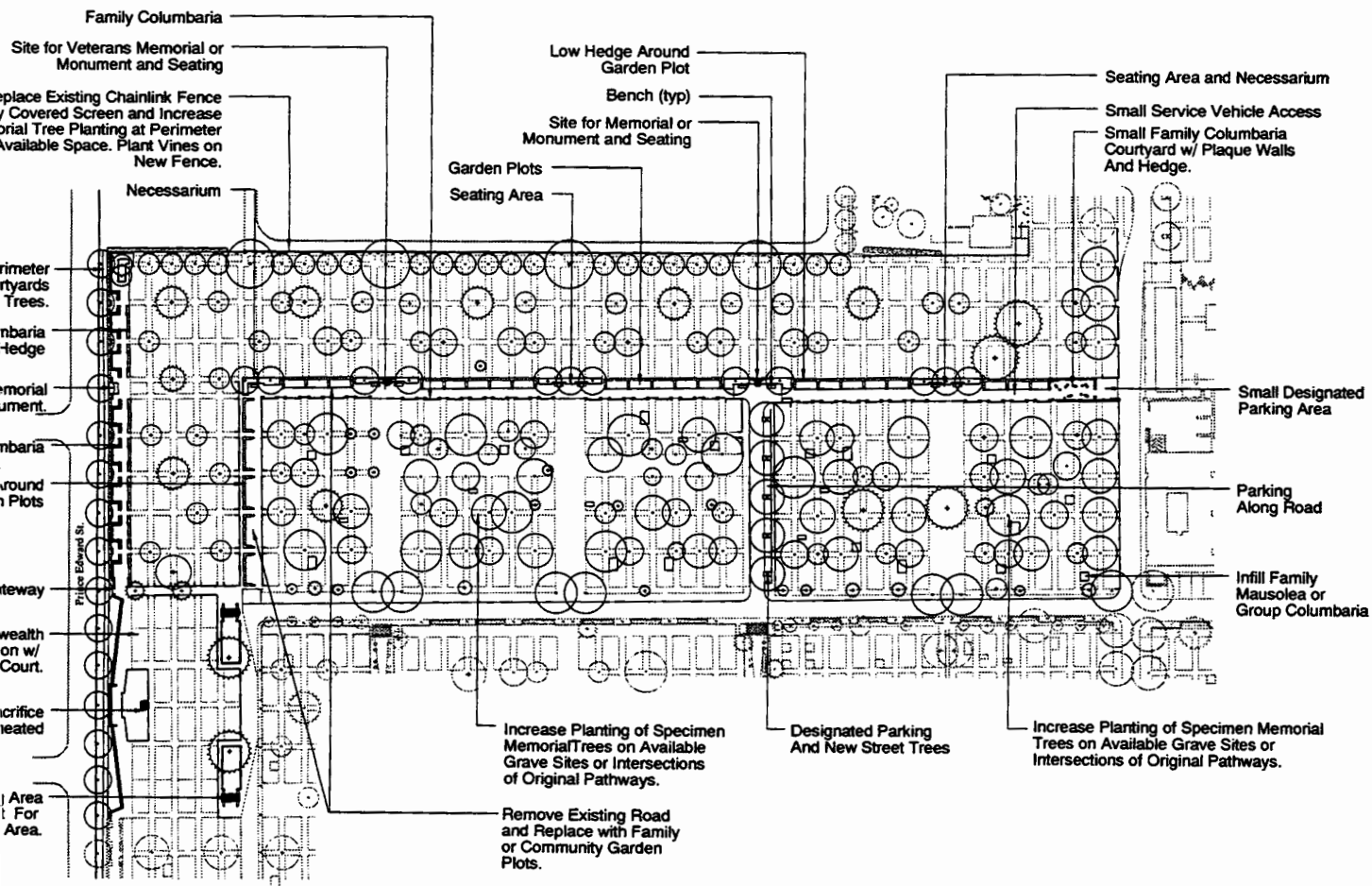
Monument & Memorial Options	Capacities
<b>ASH REMAINS</b>	
Columbaria in Wall - single depth	5562
Columbaria in Wall - double depth	9316
Freestanding Columbaria - single	80
Freestanding Columbaria - double	20
Family Columbaria - 5 niches	285
Family Columbaria - 8 niches	824
Family Columbaria - 10 niches	880
Family Columbaria - 20 niches	600
In-Ground Ash Burial	50
Ash Vaults - standard (300)	600
Ash Vaults - large (1000)	
<b>FULL BODY REMAINS</b>	
In-Ground Burial - double depth	600
In-Ground Burial Crypts - single depth	13
In-Ground Burial Crypts - double depth	40
Free Standing Crypts - single	
Free Standing Crypts - double	36
Family Mausolea - standard (6)	132
Family Mausolea - large (8)	56
Family Mausolea - extra-large (10)	10
Family Mausolea - super (16)	
Single Crypts in Outdoor Mausolea	1442
<b>MEMORIALIZATION OPTIONS</b>	
Specimen Trees	14
Memorial Trees with Plaques	138
Family Garden Plots - standard (8)	120
Family Garden Plots - large (16)	48
Memorial Books - standard (8)	
Memorial Books - large (200)	
Names on Wall	3500
Memorial Benches	48
Memorial Stones/Pavers	2500
Memorial Curbs/edging	37
Boulder Niches	220
Sculptural Monuments	3
Wall-Mounted Memorials	
Memorial Plaques	
<b>TOTAL</b>	<b>27,174</b>

## Maintenance and Operations

In the future, as the Master Plan is implemented, most of the intense maintenance and operations should occur in this section. This area should become a vibrant centre and should provide a heart to the cemetery. The proposed mausolea and gathering pavilion would require additional custodial and managerial responsibilities at the cemetery.

## Implementation

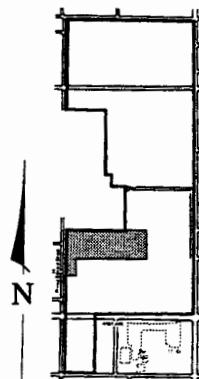
Most of the major building and project initiatives for the Jones Section should occur within 5 to 10 years. The administration / service building and mausolea should be developed together in order to minimize disturbance in the future. The administration building is an important facility that will be required for increased marketing, administration and operations activities. Mountain View Way should be implemented within the first ten years.

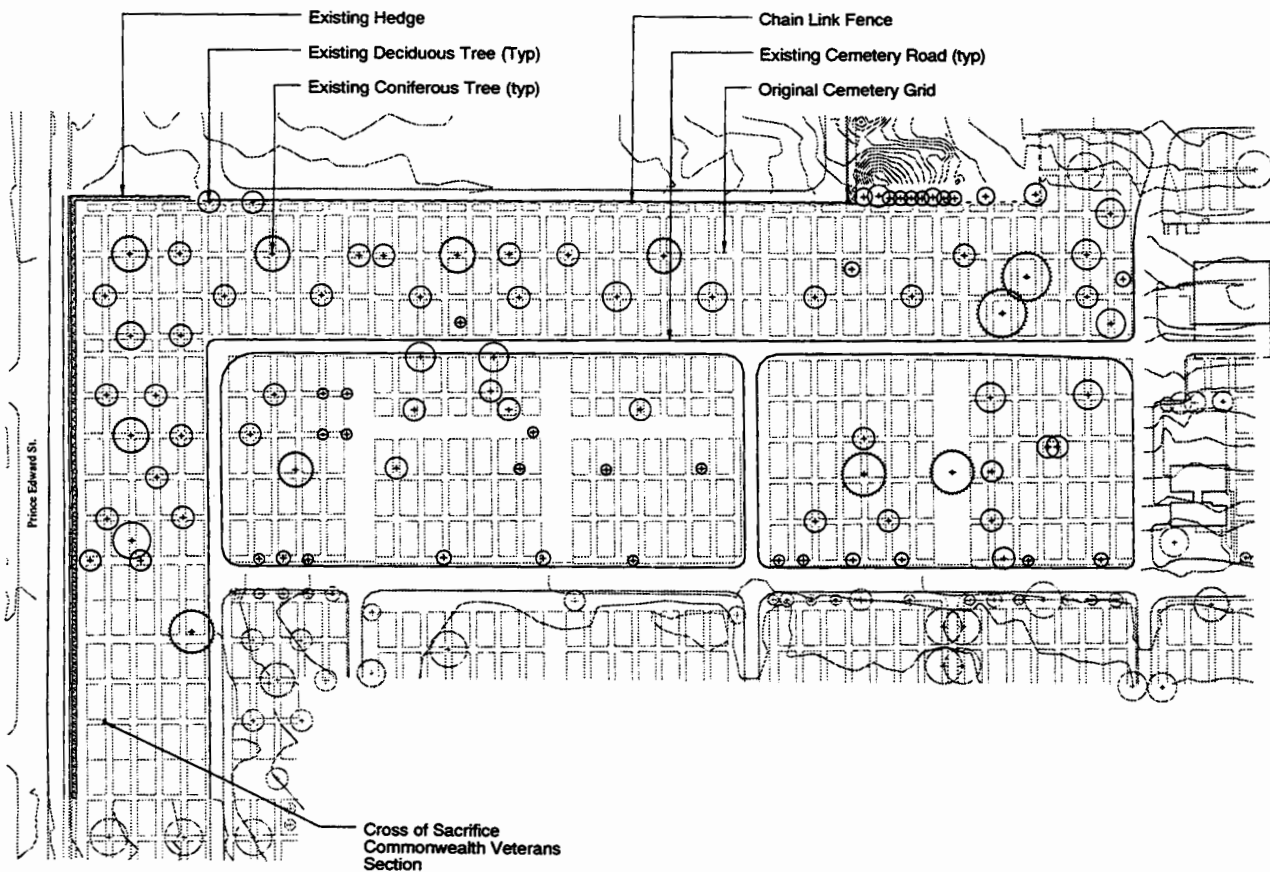


PROPOSED

1ETERY  
V E R

Erik Lees Michael Kluckner





## EXISTING

### Design Intent

The redesign of the circulation system within Mountain View Cemetery will offer many more opportunities for beautification and densification of the overall cemetery. Within the Jones West neighbourhood, the conversion of the asphalt vehicular road to pedestrian and service vehicular roads permits the addition of garden memorial plots. The route will be lined with columbaria lanterns, and beneath the canopy of memorial trees will be benches dedicated to the memory of loved ones. Along the northern perimeter of the Jones West neighbourhood, a fence covered with ivy will form a green wall. This will balance both the need for privacy, and the need to maintain some sense of connection to the residential neighbourhood, by allowing for 'eyes on the cemetery' - improved security and stewardship. The Commonwealth graves area and the attached Prince Edward perimeter columbaria upgrades will add definition and use to this currently underutilized section.

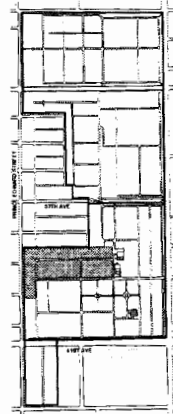
## Section 8 - Jones West MOUNTAIN VIEW CEMETERY CITY OF VANCOUVER

## ***section 8: Jones West***

### **Introduction**

#### ***Location***

Probably the least coherent section of Mountain View Cemetery, the Jones West Section is situated in the northwest corner of the southern portion of the Jones Addition. This section is bounded by residential back yards across a back lane to the north, the residential neighbourhood across Prince Edward Street to the west, the New Jones Section to the east, and the Masonic Section to the south. Jones West contains two Veterans' areas: the Commonwealth Graves adjacent to Prince Edward Street, and a smaller unnamed section near the northern fence and back lane.



#### ***Existing Physical Conditions***

This is an incoherent section which could easily be broken up into smaller landscape rooms or subsections more reflective of the history of this area. The existing burial areas of various service organizations in this section present good opportunities for ordering this landscape.

Currently, the dilapidated character of this section is largely created by the rusted chain-link fence and cedar hedge that border this section on its north and west edges respectively. The adjacent single family neighbourhood is at its closest proximity to the cemetery in this section, a fact that is reinforced by the permeability of the chain-link fence perimeter. The unfortunate view through this fence is of back yard fences, garages and garbage cans.



*Veterans' markers in the Commonwealth Graves area*

# Analysis and Recommendations

## Heritage

Jones West contains the designated burials areas of many service organizations, including the Sons of England, the Ancient Order of Foresters, the Venneta Society, the Knights of Pythias, and the Typographical Union. In addition, it contains a large Masonic area and two small Veterans' areas.

### **Recommendations and Heritage Management Strategies**

- *Place a plaque at a corner of the Knights of Pythias area, making reference also to the A.O.F. and the Sons of England.*
- *Investigate the possibility of a series of monuments, explaining the relationship with the various organizations over the years.*

## Landscape Character

### **Trees and Vegetation**

The landscape character of the Jones West neighbourhood is nondescript and unmemorable. The few existing trees provide little definition to an area of this size. Except for the most westerly portion, there is no apparent order to the tree pattern.

Total Trees 94

Deciduous 48%

Evergreen 52%

Existing trees with a short life expectancy 57%

(For details, refer to the Mountain View Cemetery Arborist Report)

There are only two significant trees in this area: a pair of large Douglas Fir trees.

The existing chain-link fence does not offer a visual barrier to the residential lane and should be replaced with a more dignified fence with metal or lattice detailing. Evergreen vines and ivy should be planted to cover this fence, providing an attractive green edge for the benefit of both the cemetery, and the adjacent back lane and residences.

The proposed garden plots would give visual interest to this section, and break up the monotonous quality of the existing formal lawn.



*A small unmarked Veterans area, against the backdrop of the perimeter chain-link fence, and adjacent residential back lane*

### **Recommendations and Guidelines**



*Existing Prince Edward Street perimeter, with hedge and boulevard*

- *Plant additional trees in this neighbourhood to provide a green buffer to the lane and reflect the formal grid pattern, which currently is almost undetectable.*
- *Replace the old chain-link fence with an ornamental metal fence, covered in ivy or other evergreen vines.*
- *Add memorial benches and memorial trees to enhance the existing landscape character.*
- *Preserve and enhance the formal grid pattern of Blue Atlas Cedars and flowering trees.*
- *Replace the hedge along Prince Edward Street with the development of the perimeter columbaria walls, combined with hedging.*

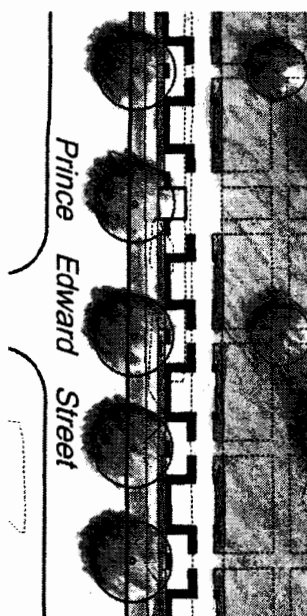
### **Circulation**

Jones West is bounded to the east by the proposed Maintain View Way, the primary cemetery north / south road. To the south, Jones West is bounded by the cemetery's primary east / west vehicular road, which originates at the Fraser Street vehicular gate.

Currently, there are no pedestrian points of access through the perimeter fence and hedge that surround this section. There are few roads within this neighbourhood, and many paths which once ran through the section have been filled in with burials. The Master Plan proposes to close the secondary roads that run through the Jones West Section to public vehicles, in order to create alternative burial sites, while improving the pedestrian experience. These roads should remain open to pedestrians and small service vehicles; much of the land made available through narrowing these roads should be developed as family memorial garden plots.

### **Recommendations and Guidelines**

- *Provide parallel parking stalls between trees by reducing the road width in certain areas.*
- *Provide a small pedestrian gateway to Prince Edward Street near the Commonwealth Graves area.*
- *Convert the existing secondary roads to service vehicle and pedestrian paths, allowing for the development of family memorial garden plots and other new memorial options.*



Prince Edward Street perimeter:  
proposed columbaria walkway

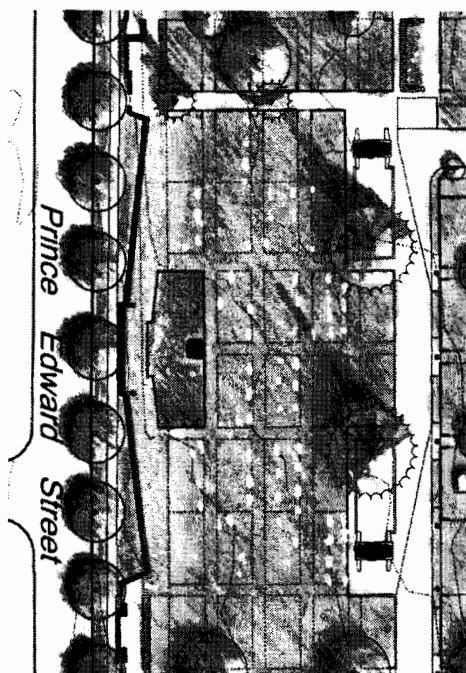
## Views

The western view faces onto the hedge and street trees along Prince Edward Street. The view to the north looks through the rusted chain-link fence toward the back yards and garages of adjacent houses. Short-range views to the northeast overlook the administration building and service area, with medium range views across the New Jones Section to the Horse Chestnut trees lining Fraser Street. The Masonic Section is visible to the south.

Consideration should be given to the residential neighbours' views into the cemetery. This is one of the only part of Mountain View where the cemetery actually backs onto the yards and lanes of residences; the edge condition requires sensitive treatment, however very little space exists for significant perimeter developments in this zone. Perimeter wall strategies proposed for other parts of the cemetery would not work here; the only available option is an improved perimeter fence. Also, until the soils area in the adjacent New Jones Section is developed as a scattering pond and memorial courtyard, it should be screened from the view of neighbours, and from the rest of the cemetery.

## Recommendations and Guidelines

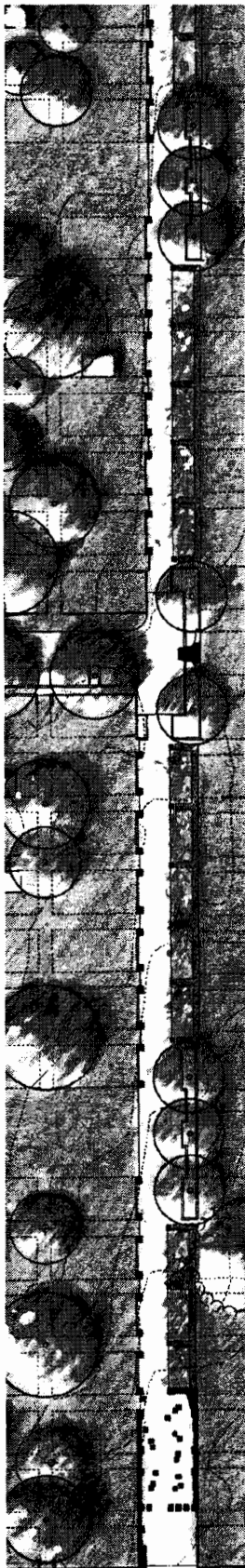
- *Provide a green visual screen to buffer views from cemetery into adjacent yards.*
- *Retain open views to the northeast and toward the Old Cemetery.*
- *Frame views with trees and landscape elements; work with the existing patterns and axes of the Masonic and Oddfellows areas in developing new planting patterns and view corridors.*



The Commonwealth Graves area:  
proposed perimeter columbaria wall and  
new monuments

## Structures and Infrastructure

The Master Plan anticipates that two or three new 'necessaria' service areas will be required in this section, to serve the needs of the garden plot upgrades and the perimeter columbaria walkways.



*Proposed memorial garden plots and walking path along a redundant road*

## ***Monument Types and New Forms of Memorialization***

This section contains mostly flat markers, some raised 4" (10cm) high flat markers, occasional Veteran markers, and some raised monuments. The addition of future vertical monuments should help to create defined spaces, and contribute to the character of the southern portion of the Jones West neighbourhood. The Commonwealth Graves, a Veterans area, contains some upright 'scroll' markers which should be preserved. There are two unused areas within the Commonwealth Graves area that should be retained for Veterans' memorial structures.

The Master Plan proposes a variety of garden memorial plots to line the existing secondary east / west roadway, terminating adjacent to the administration building. These garden plots would provide families or groups with the opportunity to commemorate their loved ones in a unique and individualized setting. If additional space is made available through the acquisition of unclaimed grave sites, then a combination of columbaria and small mausolea could be implemented. The combination of perimeter treatments, hedges, memorial benches, columbaria walls, memorial lanterns or columns would provide a range of interment and memorial options.



*Appropriate precedent – memorial garden plots at Malmo Cemetery, Sweden*

## Jones West Section: New Capacities

Monument & Memorial Options	Capacities
<b>ASH REMAINS</b>	
Columbaria in Wall - single depth	1900
Columbaria in Wall - double depth	3100
Freestanding Columbaria - single	
Freestanding Columbaria - double	
Family Columbaria - 5 niches	105
Family Columbaria - 8 niches	144
Family Columbaria - 10 niches	560
Family Columbaria - 20 niches	160
In-Ground Ash Burial	32
Ash Vaults - standard (300)	
Ash Vaults - large (1000)	
<b>FULL BODY REMAINS</b>	
In-Ground Burial - double depth	794
In-Ground Burial Crypts -single depth	
In-Ground Burial Crypts-double depth	
Free Standing Crypts - single	
Free Standing Crypts - double	36
Family Mausolea - standard (6)	90
Family Mausolea - large (8)	80
Family Mausolea - extra-large (10)	
Family Mausolea - super (16)	
Single Crypts in Outdoor Mausolea	
<b>MEMORIALIZATION OPTIONS</b>	
Specimen Trees	12
Memorial Trees with Plaques	80
Family Garden Plots - standard (8)	168
Family Garden Plots - large (16)	128
Memorial Books - standard (8)	
Memorial Books - large (200)	1200
Names on Wall	900
Memorial Benches	21
Memorial Stones/Pavers	
Memorial Curbs/edging	
Boulder Niches	
Sculptural Monuments	4
Wall-Mounted Memorials	
Memorial Plaques	
<b>TOTAL</b>	<b>9514</b>

## Maintenance and Operations

Maintenance in this neighbourhood should increase only within the garden plot areas. This should be covered in the contractual agreements accompanying the sale of the garden plots. The areas that would still be formal lawn would require mowing on a regular basis. Most of the proposed trees would be along roads and within the garden plots, and would not effect the level of maintenance required for mowing.

### Recommendations and Guidelines

- Establish a maintenance strategy for the garden plots, to be predominantly covered by perpetual care funds when plots are sold.

## Implementation

The implementation of the developments in Jones West Section can begin immediately, with upgrades to the Commonwealth Graves area. With the completion of the Master Plan, discussions should begin immediately with Veterans' organizations, in order to prepare a detailed plan.

The garden plot initiatives should begin within the first five years. Garden plots can continue to be developed as needed.

The south perimeter fence and roadside elements should be completed as part of the general landscape upgrades within the first twenty years. The Master Plan does not anticipate the development of the columbaria courtyards along Prince Edward Street until after year twenty.

## Family Columbaria Walkway with Periodic Double loaded Columbaria

## Design Intent

The intent of the Master Plan for the Masonic neighbourhood is to capture the spirit of the original layout, with three distinct centres. The original pattern should be reinforced with trees and the edges defined with planting and raised curbing, possibly incorporating alternative memorial options. Any design interventions should be sympathetic with historic precedents, maintaining and enhancing the historic landscape character.

Road Closed to Provide for Pedestrian Walkway

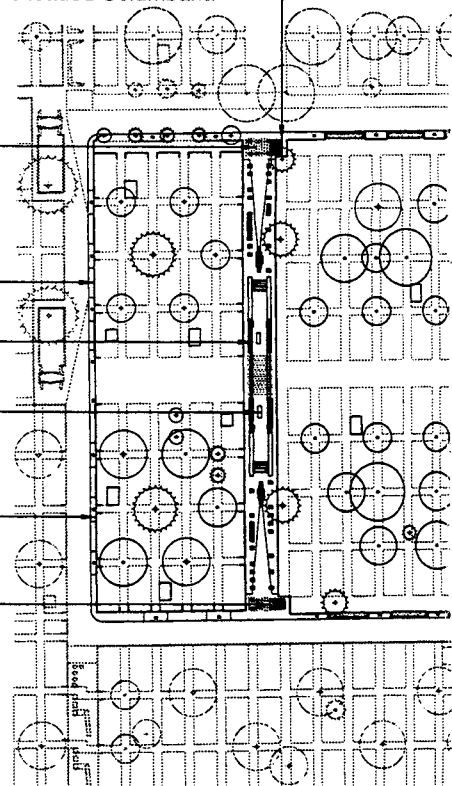
Perimeter Delineated with Lantern Columbaria

Sunken Courtyard with Columbaria, Benches and Central Arbours

Bench (typ)

Perimeter Curbing to be Re-installed

Necessarium

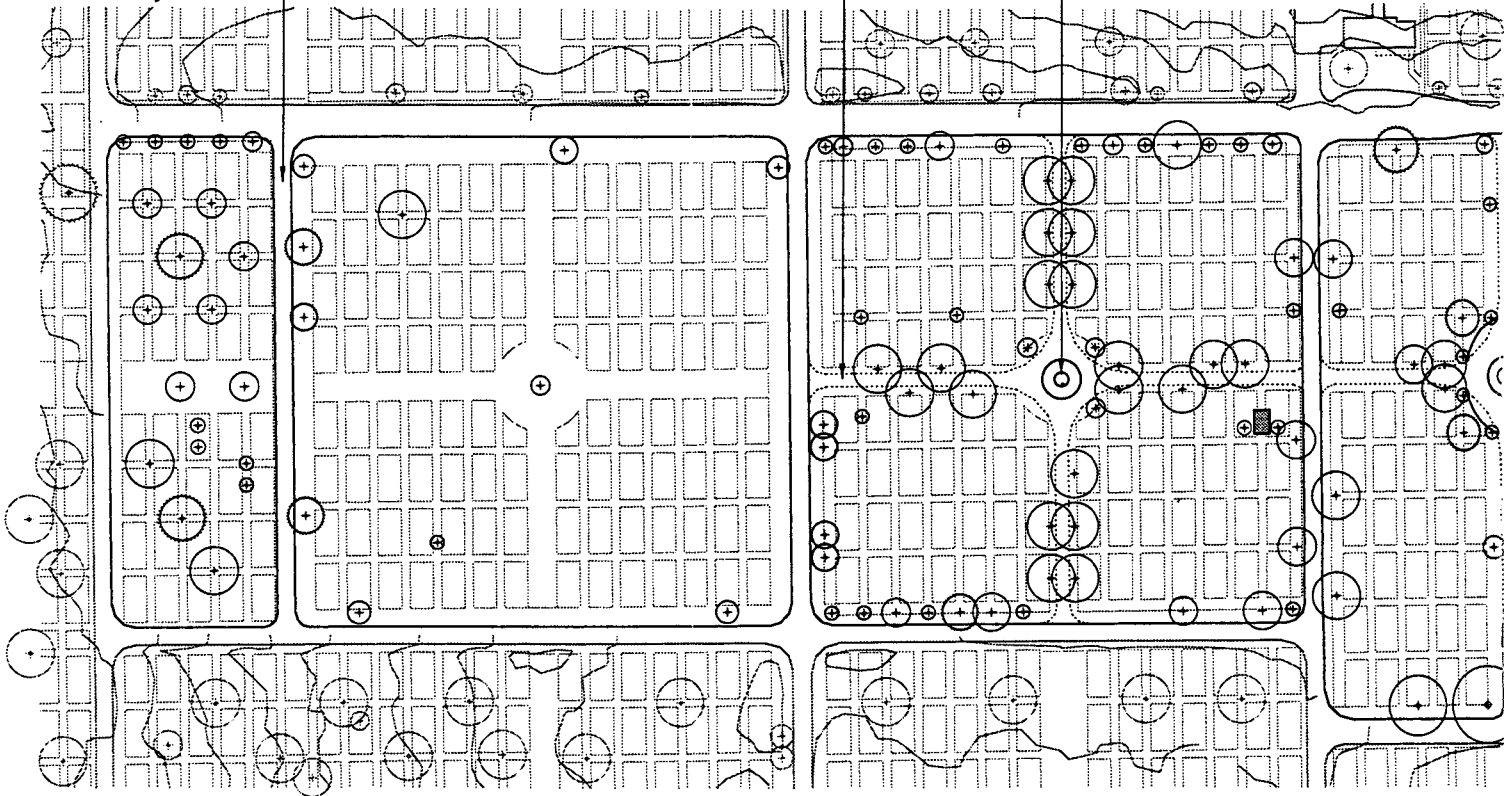


Existing Old Fountain

Gravel Path

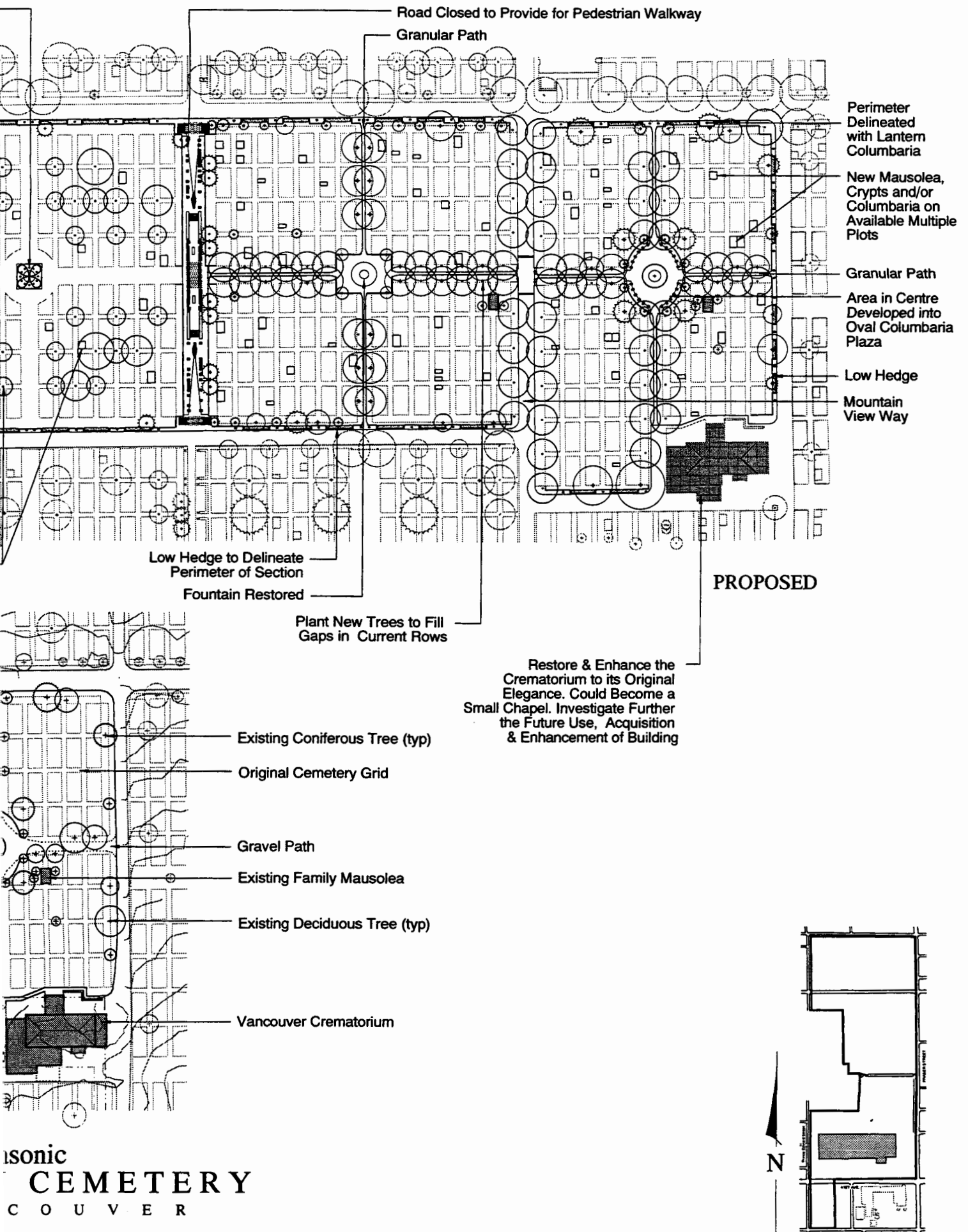
New Memorial Specimen Trees and Mausolea/Crypts Where Available Space Occurs

Existing Cemetery Road



EXISTING

Section 9 - M  
MOUNTAIN VIEW  
CITY OF VAN

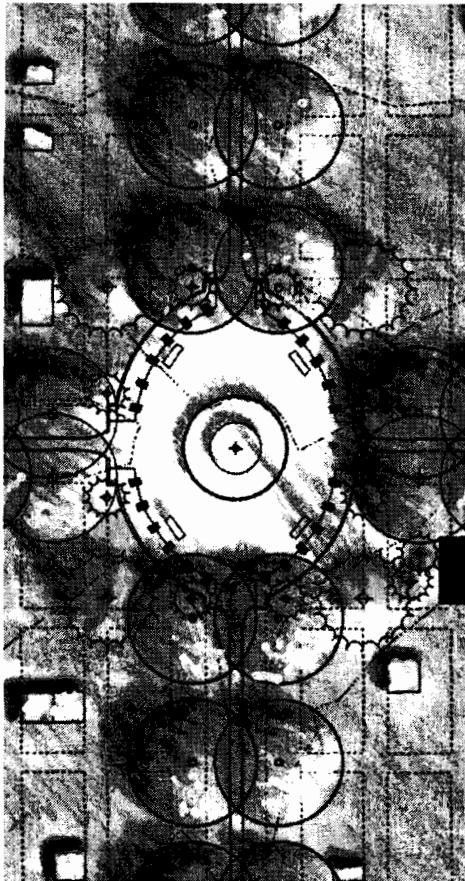


## *section 9: Masonic*

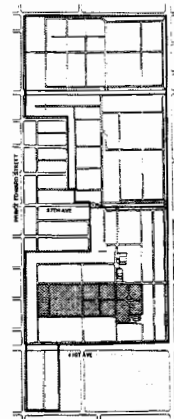
### **Introduction**

#### ***Location***

Perhaps the most ordered and coherent section of Mountain View Cemetery, the Masonic Section is located in the Jones Addition. The Masonic Section is bounded by the Jones West Section to the north and northwest, the John Oliver Section to the south and southwest, the Fraser Corner Section to the east, and the New Jones Section to the northeast.



*Upgrades to one of the Masonic Circles: columbaria around a central monument*



#### ***Existing Physical Characteristics***

Axial boulevards meeting at roundabouts, mature Horse Chestnut trees, and many vertical grave markers characterize this old and historic section, one of the most peaceful and reflective in the cemetery. This area contains interments of several fraternal organizations, most notably the Masons. The tranquil ambiance is most noticeable in the A.F. & A.M. (Masonic) area. Regrettably, these qualities are much diminished in the I.O.O.F. (Oddfellows) section to its west, as it is almost devoid of trees and is affected more by the traffic noise from 41st Avenue. In addition, the paths in this area have been filled in with burials, resulting in a loss of the ordered landscape evident in the Masonic area.



*Existing Masonic Circle*



*Mayor Philip Owen plants the first tree of the Masonic Section upgrades (February '99 Open House)*

## Analysis and Recommendations

### *Heritage*

In 1902, the Masons and the Independent Order of Oddfellows made application to City Council for allotments of land in this section of the cemetery. These agreements lapsed in the early 1970's. In 1916, Block 45 of the Jones Addition was set aside for the burial of ex-service personnel.

A number of other fraternal societies also made application to City Council for allotments of land in this section. Agreements were made with a number of these societies, including the Ancient Order of Foresters and the Knights of Pythias, for the development and maintenance of blocks of graves for their deceased members and families. These agreements also expired some years ago.

The Masonic Section is a coherent landscape; any future design work should conserve and reinforce the existing landscape character. The Masonic neighbourhood combines a number of historic elements worthy of preservation, including a number of notable upright markers, existing curbs and planting patterns, gravel paths, and one large fountain.

Granite curbs define the original cemetery grid. The restoration of these curbs would add significantly to the unity of this neighbourhood. In particular, there is an elegant curb around the McMillan grave site at the west end of A.F. & A.M. section. Several other examples of existing curbs can be found in the Masonic Section, and throughout the cemetery; some of these curbs define large group or family plots, others define single or double family grave sites.

### **Recommendations and Heritage Management Strategies**

- *Restored and reset existing curbs where possible, as part of a commitment to preservation.*
- *Keep the road and tree pattern in A.F. & A.M. section intact; this pattern forms the foundation for the Master Plan design of this area.*
- *Develop a Mountain View Cemetery outreach program, and include prominent monuments and graves of significance in an interpretive walk, self-guided tour or map .*
- *Consult with families regarding the possibility of removing the grass on the former axial boulevards through the I.O.O.F. section, to re-establish the landscape ordering patterns which once united this area with the rest of the Masonic Section. This*



*Proposed columbaria pathway along a redundant internal road*

*could be accomplished by changing the ground surface material in these path areas without disturbing the existing flat markers.*

- *Retain the narrow, rustic gravel roads and maintain their original character.*
- *Determine the age and significance of the I.O.O.F. corner sign at the northwest corner of the I.O.O.F. area, and investigate the potential for its restoration. Place plaques on small plinths denoting the A.F. & A.M., I.O.O.F., and Veterans areas.*
- *Continue to investigate partnership opportunities with service organizations.*

## ***Landscape Character***

The existing landscape character of this neighbourhood is among the most pleasing of all the areas in Mountain View Cemetery, due in large part to the mature trees. Unfortunately, the magnificent Horse Chestnut trees show significant damage and lack of care. The numerous evergreen trees in this area are predominantly Yew, Pyramidal Cedar, and Holly, which have all been heavily pruned and shaped for many years.

## **Trees and Vegetation**

Many mature deciduous trees line these boulevards. This existing tree pattern should be developed and reinforced.

Total Trees 132

Deciduous 39%

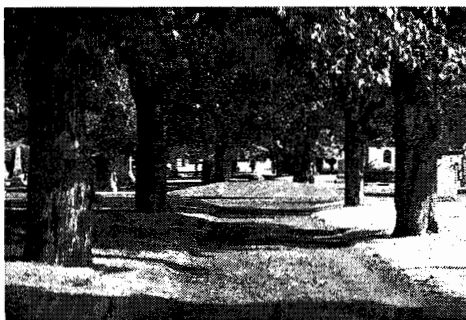
Evergreen 61%

Existing trees with a short life expectancy 42%

(For details, refer to the Mountain View Cemetery Arborist Report.)

The turf should be maintained as a formal lawn.

## ***Recommendations and Guidelines***



*Existing tree-lined paths*

- *Encourage the planting of new trees to take the place of unhealthy or dying trees. Any replacement of trees should support the heritage grid pattern.*
- *Preserve and enhance the existing formal grid pattern with an infill of appropriate tree species.*
- *Engage the City Arborist or a certified arborist to prepare a maintenance strategy to ensure the Horse Chestnut trees are preserved.*

- *Low hedging should be introduced on the road edges to help preserve the grave sites adjacent to the roads.*

## **Circulation**

The circulation patterns within this section are very important, as they help define the ordered character of the landscape. Several of the roads are redundant as vehicular routes, and should be redeveloped as pedestrian and service vehicle routes only.

The proposed Mountain View Way runs north / south through this section. The east / west road that forms the northern boundary of the Masonic Section continues east to the Fraser Street vehicular gate.

## **Recommendations and Guidelines**

- *Preserve and maintain the unique character of the gravel roads.*
- *Close two of the three north / south roads running through the section (excluding the road that forms Mountain View Way) and develop these roads as pedestrian walks lined with columbaria. Developments on these roads should enhance the existing site geometry.*

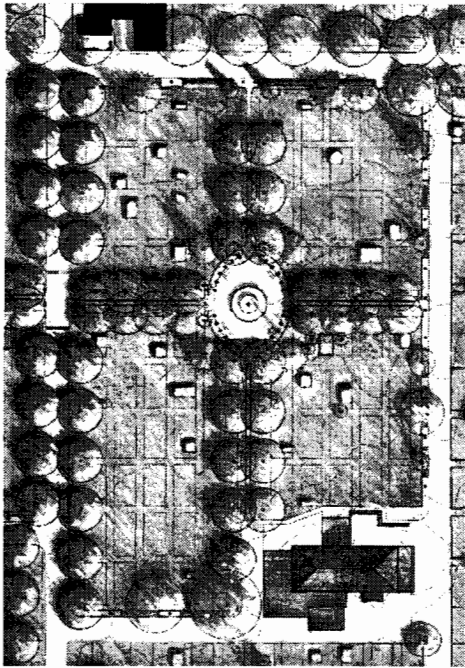
## **Views**

To the west are views of the Prince Edward Street hedge and the neighbouring residential area. To the immediate north is a view of the Jones Section. The Fraser Corner neighbourhood and the Vancouver Crematorium are visible to the east. To the south, there is a view to the John Oliver Section, the existing fence and hedge along 41st Avenue, and John Oliver High School in the distance.

The most memorable views in this section are the more sheltered, intimate views within the tree-lined paths of the A.F. & A.M. areas. There are also occasional glimpses towards the North Shore Mountains.

## **Recommendations and Guidelines**

- *Preserve and enhance the views to the north and the east / west axial views within the section. Memorial trees should be planted at an appropriate scale, so as not to block views.*
- *Retain and enhance the formal axis that runs east / west, as well as the north / south axes that runs through the Masonic area.*



*Proposed improvements would reinforce the existing formal landscape of the Masonic Section; Mountain View Way (left) and the Vancouver Crematorium (lower right)*

## **Structures and Infrastructure**

Currently, the Masonic Section functions well. The Master Plan has taken a sensitive approach toward increasing the interment options, by integrating the new forms into the existing infrastructure. A 'necessaria' service structure is proposed, to be built in concert with the development of one of the redundant roads.

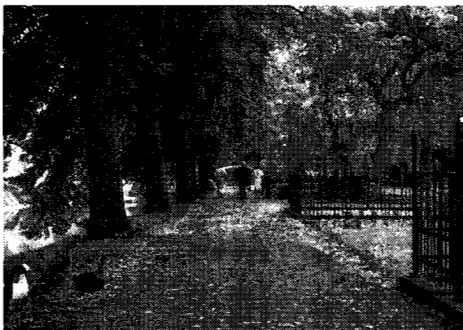
## **Monument Types and New Forms of Memorialization**

The Masonic Section has numerous unclaimed grave sites, providing available space for future in-ground burial and family columbaria. Where two or three adjacent unclaimed plots are available, larger structures such as family mausolea, and group crypts should be offered as interment options. Only vertical grave markers are recommended for this historic area.

The Masonic Section has predominantly raised monuments, with occasional flat markers.

Proposed monument features include lantern columbaria to define the perimeter of the section, memorial trees, and columbaria walls incorporated into the roundabouts. Where space permits, and where unclaimed graves are available, mausolea have been proposed to complete the range of new service options.

## **Recommendations and Guidelines**



*Appropriate precedent: landscaped walking path at Malmo Cemetery, Sweden*

- *Reserve any groups of adjacent unclaimed grave sites for family mausolea and large structures.*
- *Preserve the central sections of the Masonic areas and the I.O.O.F. area as locations for monuments, including underground communal ash vaults.*
- *Ensure that only vertical grave markers are used for all new in-ground memorials in this historic area.*
- *Restore the fountain in the middle of the Masonic area as a monument.*

## Masonic Section: New Capacities

Monument & Memorial Options	Capacities
<b>ASH REMAINS</b>	
Columbaria in Wall - single depth	2800
Columbaria in Wall - double depth	2000
Freestanding Columbaria - single	
Freestanding Columbaria - double	
Family Columbaria - 5 niches	225
Family Columbaria - 8 niches	440
Family Columbaria - 10 niches	540
Family Columbaria - 20 niches	
In-Ground Ash Burial	
Ash Vaults - standard (300)	
Ash Vaults - large (1000)	3000
<b>FULL BODY REMAINS</b>	
In-Ground Burial - double depth	
In-Ground Burial Crypts -single depth	1154
In-Ground Burial Crypts-double depth	
Free Standing Crypts - single	
Free Standing Crypts - double	68
Family Mausolea - standard (6)	180
Family Mausolea - large (8)	232
Family Mausolea - extra-large (10)	
Family Mausolea - super (16)	
Single Crypts in Outdoor Mausolea	
<b>MEMORIALIZATION OPTIONS</b>	
Specimen Trees	12
Memorial Trees with Plaques	78
Family Garden Plots - standard (8)	
Family Garden Plots - large (16)	
Memorial Books - standard (8)	
Memorial Books - large (200)	2400
Names on Wall	
Memorial Benches	20
Memorial Stones/Pavers	
Memorial Curbs/edging	
Boulder Niches	
Sculptural Monuments	2
Wall-Mounted Memorials	
Memorial Plaques	
<b>TOTAL</b>	<b>13,151</b>

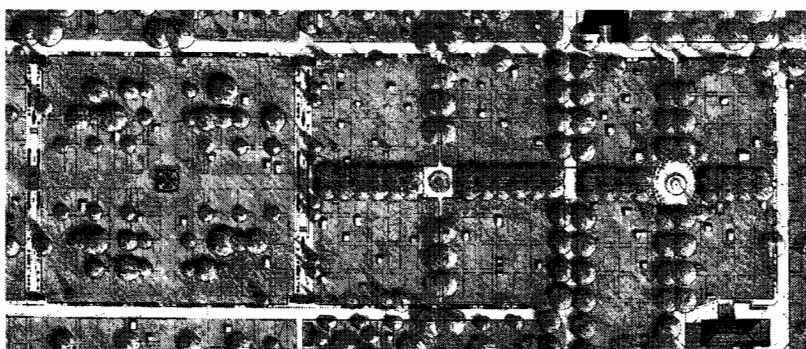
## Maintenance and Operations

The level of maintenance in this area will be higher than for other areas, due to the significant number of raised markers and age of the monuments. In the past, damage has occurred to the existing monuments by maintenance equipment. Future maintenance should emphasize the more careful treatment of this historic resource.

## Implementation

A number of initial projects are proposed for the Masonic Section. These include the planting of trees along Mountain View Way, and the construction of family mausolea and group crypts, memorial trees, and memorial benches. There are numerous grave sites available. It is expected that the proposed initiatives and tree planting would begin and grave sites would become available almost immediately. This area is historically important; lawn improvements should occur within the first five years.

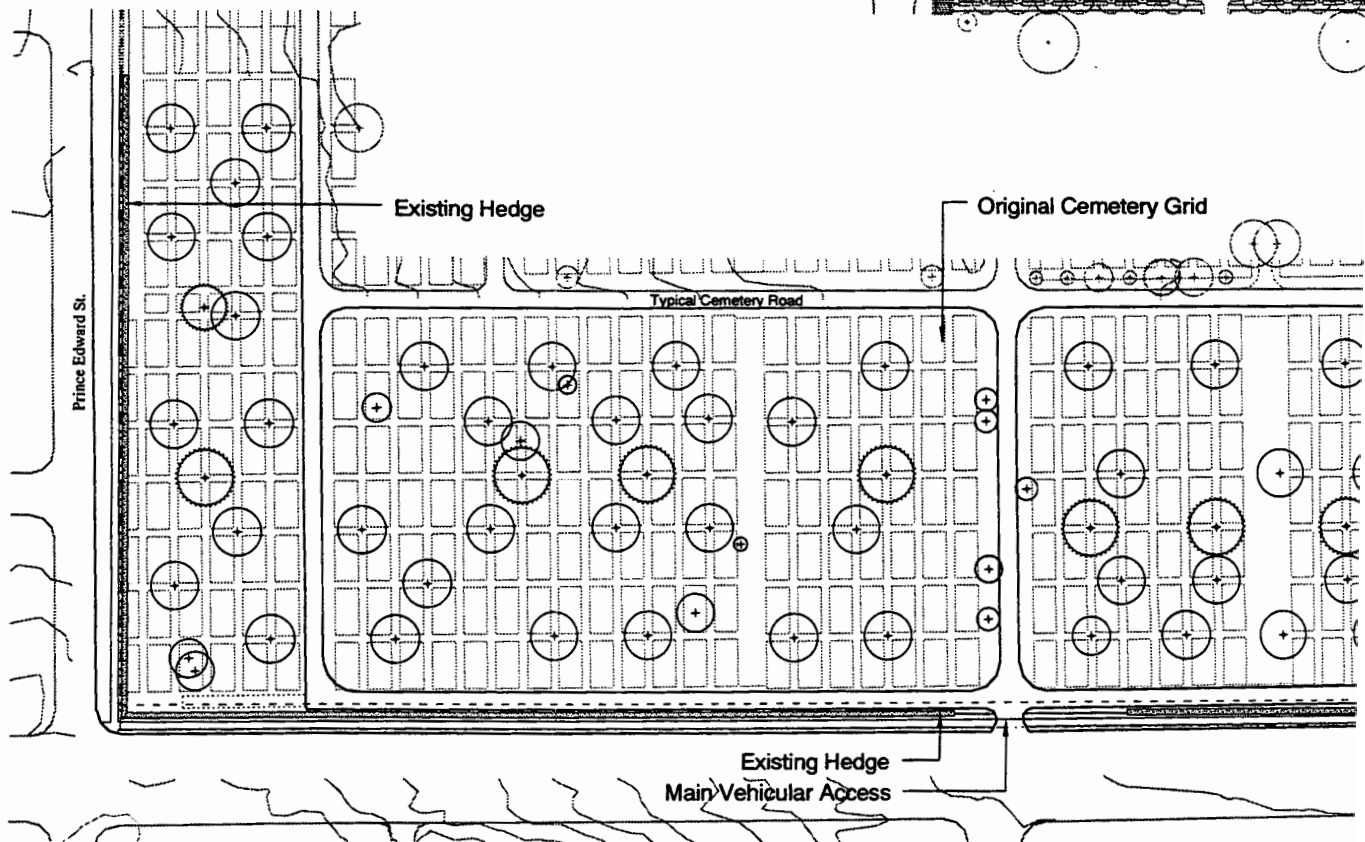
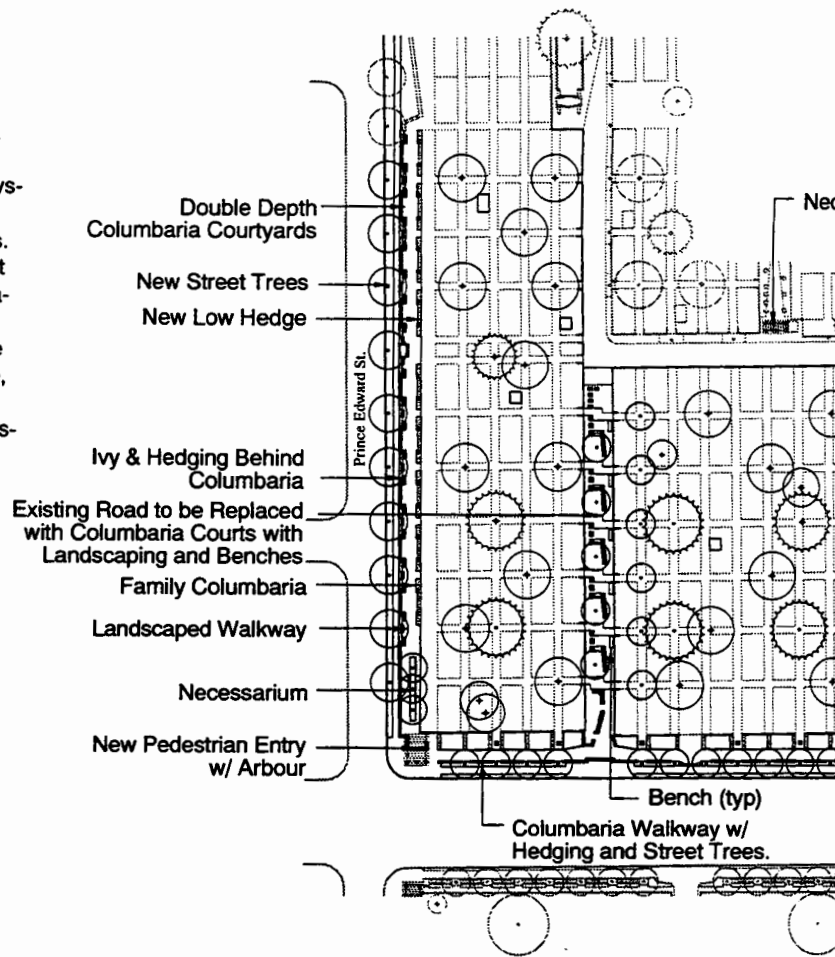
Road closures and memorial developments would not occur until after year twenty, unless there is significant demand within this section of the cemetery.



*Proposed improvements to the three Masonic crossings*

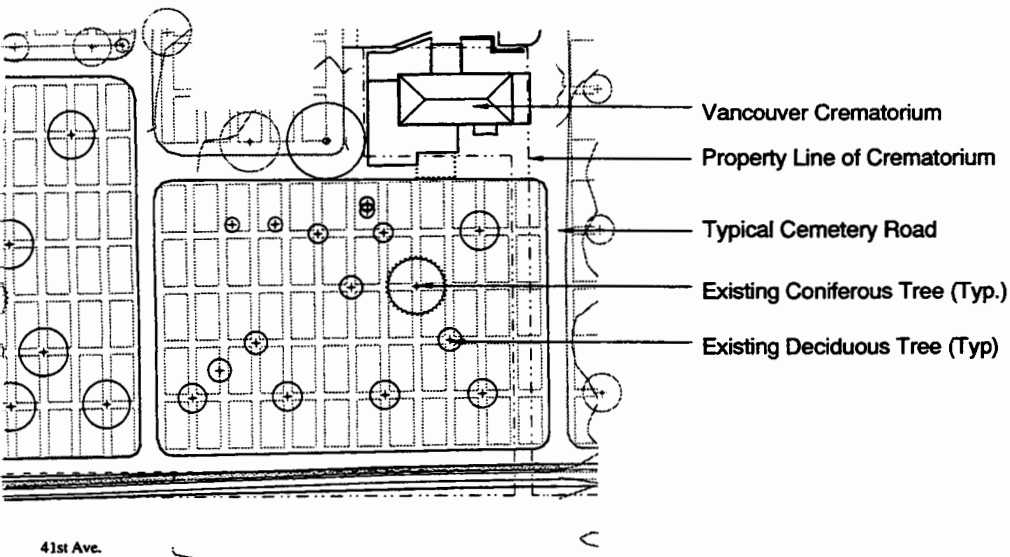
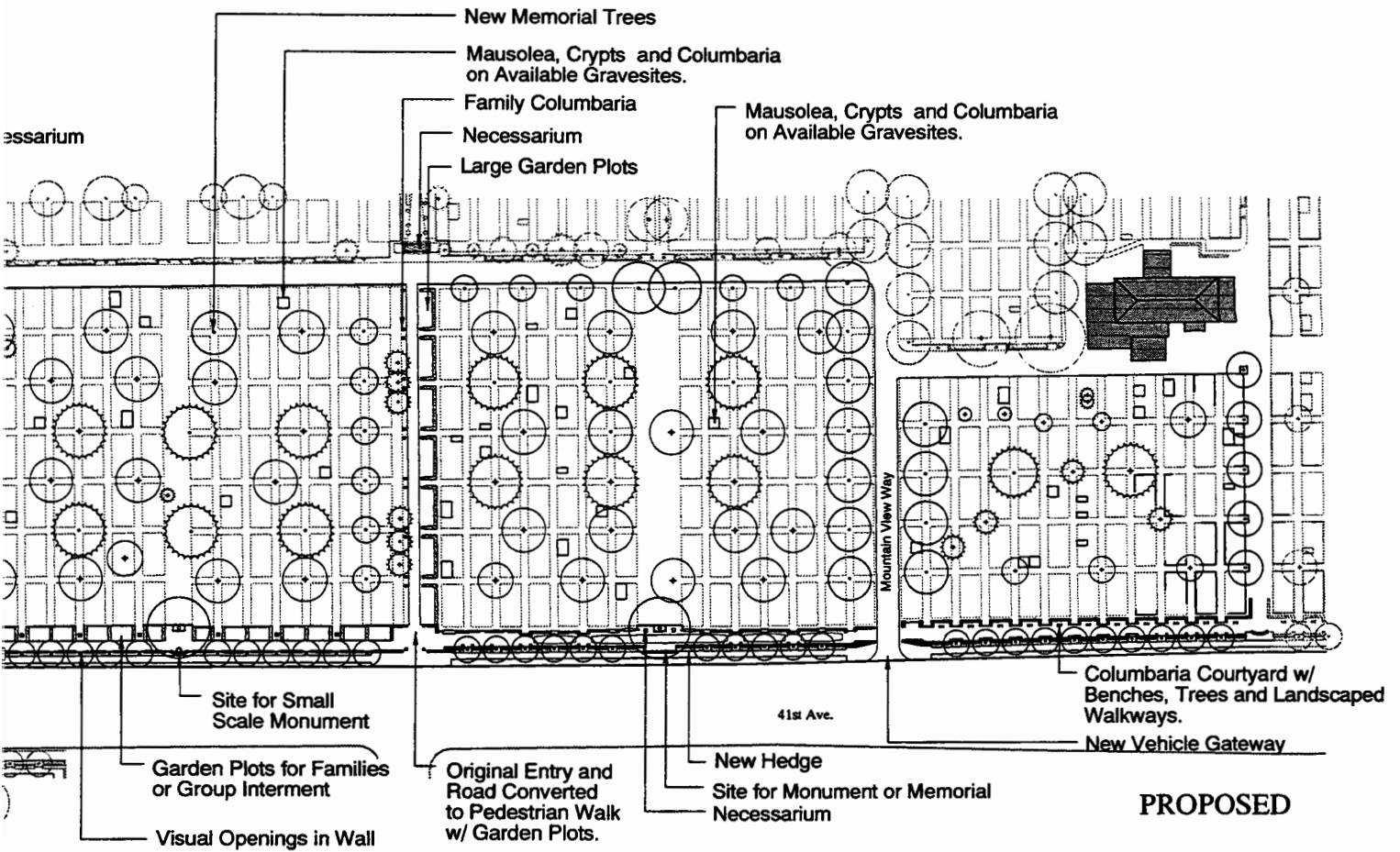
## Design Intent

One of the Master Plan objectives defines the areas within this section by introducing courtyards and gardens plots. The southern perimeter could have a variety of columbaria courtyards with benches and trees and landscaped wall ways. Through the modification of the existing circulation system more space will be available; the southern entry road should be converted to a pedestrian walk with garden plots. The perimeter offers great opportunity for densification that will also beautify the area. Other opportunities for densification include the replacement of existing roads with columbaria courts with landscaping and benches. With the development of a major vehicular gateway of 41st Avenue, and a new pedestrian entry with arbours, this neighbourhood will gain importance and become an increasingly significant anchor to the cemetery.

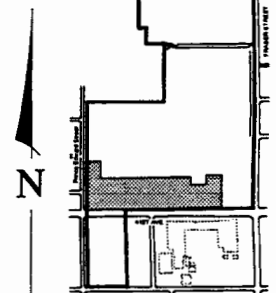


EXISTING

Section 10 - Jc  
MOUNTAIN VIEW  
CITY OF VANCOUVER



# in Oliver V CEMETERY C O U V E R

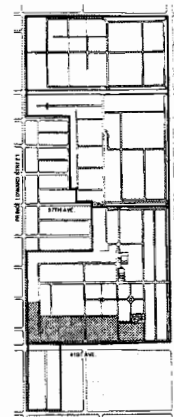


## *section 10: John Oliver*

### **Introduction**

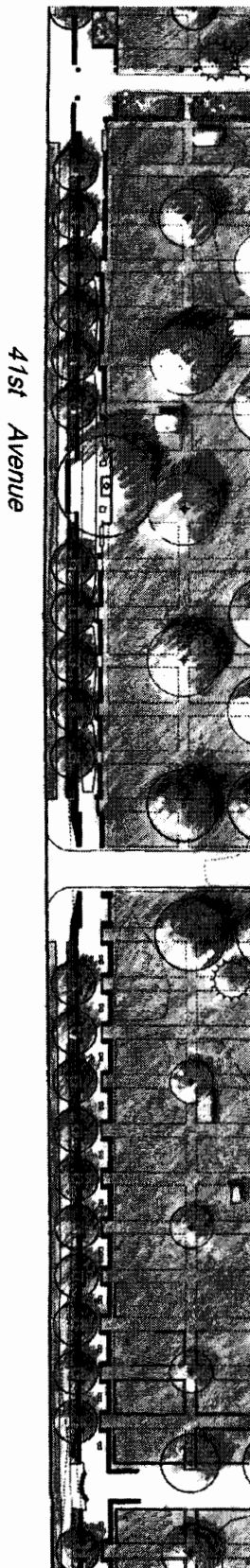
#### ***Location***

The John Oliver Section covers 17 acres (6.9 hectares) at the southwest corner of the cemetery, and is bounded by 41st Avenue to the south, and Prince Edward Street to the west. The Fraser Corner Section is adjacent to the John Oliver neighbourhood to the east, while the Masonic Section flanks it to the north.



#### ***Existing Physical Characteristics***

This is a pleasant part of the cemetery with a good hedge on the south side and a fine grid of mature Kwanzan Cherry and Blue Atlas Cedar trees. The ground plane is virtually flat, with occasional minor views of the mountains to the north. The majority of the markers in the section are flat except for the southeastern portion, which contains raised markers. Traffic noise levels are high throughout this section, due to the proximity of 41st Avenue along the southern edge of the property.



*Proposed 41st Avenue perimeter: columbaria courtyards on a closed internal road*

*"I like the idea of the garden plots."*  
– Public comment from the February 20/99 open house



*The John Oliver Section: a variety of raised and flat markers, and good short and long views*

## Analysis and Recommendations

### *Heritage*

In 1902, a number of fraternal societies made application to City Council for allotments of land in this portion of the cemetery. Agreements were entered into with a number of fraternal societies, including the Masons (Ancient Free and Accepted Masons, or A.F. & A.M.), the Oddfellows (I.O.O.F.), the Ancient Order of Foresters (A.O.F.), and the Knights of Pythias, to develop and maintain blocks of graves for deceased society members and their families. These agreements all lapsed some years ago. There is also evidence of the Manchester Unity service organization.

The Vancouver Crematorium Society was organized in 1912, and a crematorium was built in the Jones Addition. Currently, the Vancouver Crematorium within the John Oliver Section is independently run by the Loewen Group.

Notable grave sites include that of James Archibald, a policeman who died 1913 in the line of duty. This site could be included on a mapped walking tour of the graves of police officers who died on duty, or a tour of the victims of notorious murders.

The John Oliver Section is also the site of the Rand family plot. Members of the Rand family were significant as early investors in Vancouver real estate and the City of Vancouver's street railway system, later known as the B.C. Electric Railway Co.

### ***Recommendations and Heritage Management Strategies***

- *Conduct a comprehensive study that documents the locations of significant monuments and grave sites, both in a database and on a plan.*

### ***Landscape Character***

Due to the flat topography of the site, this neighbourhood resembles a typical Victorian lawn cemetery, with predominantly flush markers and sporadic above ground grave stones. A continuous hedge borders the street edge and divorces the cemetery from the street and surrounding neighbourhood.

## Trees and Vegetation



*Predominately flat markers under Cherry and Blue Atlas Cedar trees*

This area has a significant number of mature trees, in comparison to other areas of the cemetery. This helps to foster a feeling of enclosure. In particular, there is a strong and healthy pattern of Blue Atlas Cedar and Cherry trees. This formal planting is well established, and is significant to the section's overall landscape character.

The planting of additional trees would help to define landscape rooms. The planting strategy should be to continue the existing grid pattern, in order to maintain a cohesive landscape character. When new trees are planted, care should be taken to avoid blocking views to the north. The Cedar hedge along 41st Avenue is overgrown in some areas and has died from a soilborne fungus in other areas; a narrower Yew hedge would allow more room for the proposed new columbaria walls and street trees.

Total Trees 82

Deciduous 70%

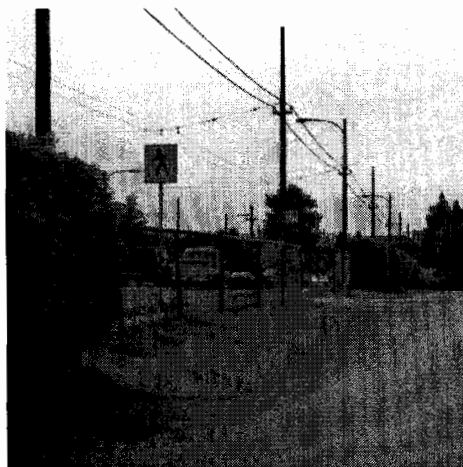
Evergreen 30%

Existing trees with a relatively short life expectancy 66%

(For details, refer to the Mountain View Cemetery Arborist Report)

Improvements to the hedging along the south side of the section, along with the proposed street trees and new memorial structures such as columbaria walls, would provide structure, and a noise barrier to the traffic on 41st Avenue.

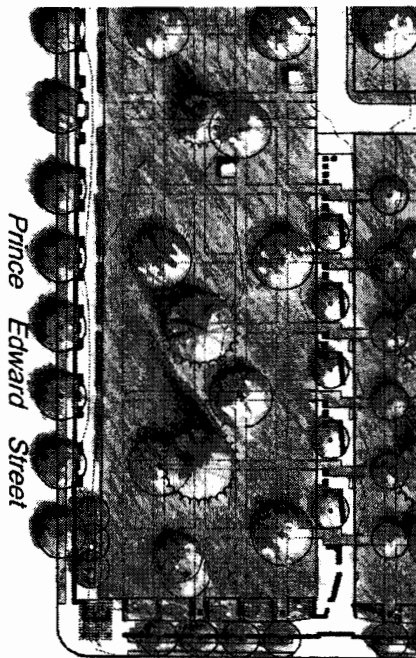
## Recommendations and Guidelines



*A redundant internal road that should provide the site for columbaria courtyards and memorial garden plots*

- *As the perimeter develops, replace the existing Cedar hedge along 41st Avenue with a slower growing Yew hedge that can be maintained at a height that allows views into the cemetery.*
- *Establish a sense of connection to the 1919 neighbourhood, through the use of similar materials, modulation of the hedge, and columbaria wall conditions reflected across 41st Avenue and employed in both neighbourhoods.*
- *Use trees as elements of infrastructure to reinforce the landscape character of Mountain View Way as a north / south spine, and to mark the progression from street to cemetery.*
- *Plant new trees to complement the ordered grid of Blue Atlas Cedar and Flowering Cherry trees.*

## Circulation



41st Avenue

*Proposed columbaria courts along closed internal roads, and a new pedestrian gate*

A vehicular entrance off 41st Avenue currently bisects the John Oliver Section. This is the only entrance to this area, despite its significant perimeter length. A small scale pedestrian entry is needed through the hedge at the southwest corner, to allow easy passage across 41st Avenue to the 1919 Section.

One of the primary initiatives proposed by the Master Plan for linking the disparate parts of the cemetery together is the Mountain View Way. This road should act as the main vehicle axis running north / south through the cemetery. Mountain View Way is intended to form a backbone upon which other landscape and infrastructure ordering principles can be layered.

To enhance the experience of entering the cemetery, the Master Plan proposes a major vehicular gateway for the entrance from 41st Avenue. For safety reasons, this entry point would likely allow only right turns from 41st Avenue. The gate should also be moved to the east from its current location, so that it aligns with the new Mountain View Way, and provides a better connection to the administration building. This gate should be a prominent landscape feature, and should be both welcoming and emblematic of the cemetery's character. The Master Plan proposes that this vehicular gate be undertaken as one of the initial development projects, in order to improve the civic face presented by the cemetery and generate public interest in Mountain View.

The Vancouver Crematorium uses a legal easement to provide power, and uses cemetery roads for access. It is suggested that the building be screened with hedges and trees.

## Recommendations and Guidelines

- *Establish a pedestrian gateway at the southwest corner of the John Oliver Section, at 41st Avenue and Prince Edward Street. This gate should work in concert with the gate proposed for the 1919 Section across 41st Avenue.*
- *Establish a major vehicular gateway that acts as the terminus for Mountain View Way and reinforces the sense of entry into the cemetery from 41st Avenue.*
- *Ensure that good access to the Vancouver Crematorium is retained.*
- *Use redundant roads for new memorial opportunities by developing them and designating them for use by pedestrians and small service vehicles only.*

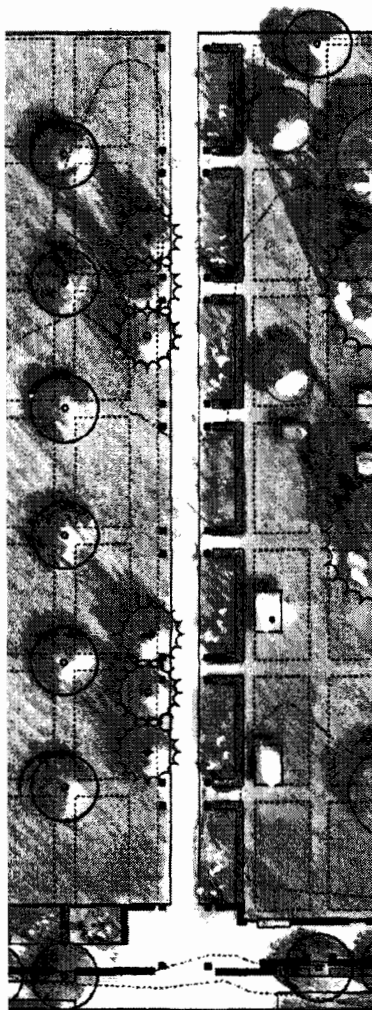
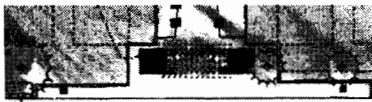
## Views

Views to the south from the John Oliver Section are poor, overlooking 41st Avenue and John Oliver School. Interior views are strong, especially looking to the east within the section. Longer views are less significant, however there are some minor views north to the mountains. The current vehicular entry road from 41st Avenue

offers a clear view north across the Masonic Section to the back lane of the adjacent residential neighbourhood.

The views onto the crematorium building are particularly forlorn. These views could be improved by painting the building in a more muted and sympathetic colour scheme. An ornamental hedge should also be planted to shield the cemetery from negative views of the facility. The existing columbaria surrounding the building on the crematorium property are particularly banal and should be screened with a hedge.

### **Recommendations and Guidelines**



**41st Avenue**

*Proposed memorial garden plots, and a new pedestrian gate on the site of the existing vehicular entry*

- *Screen views onto the Crematorium.*
- *Enhance interior views by planting trees within the existing formal and ordered structure.*
- *Retain the important axial views along the roads.*

### **Structures and Infrastructure**

The Vancouver Crematorium, although not owned by the City of Vancouver, is the only existing building in this area of the cemetery. The Master Plan proposes a range of means to ameliorate the views towards the crematorium and its mundane columbaria. These include using screening hedges, repainting the building, or lining the shared access road with trees. The Master Plan also recommends that the City investigate the feasibility of purchasing the crematorium. If such a purchase is not possible, negotiations should continue with owners to repaint and provide new signs for the building, and to surround it with a tight hedge at car height. The building should continue to hold its current designation as a 'Class B' heritage building under the City's heritage bylaw.

### **Monument Types and New Forms of Memorials**

At present, the majority of the grave markers are flat, with some raised markers in the eastern portion of this section. Also, some unique and impressive monuments provide interest within this section.

Where space permits, the precedent established by the existing raised markers should be encouraged. Where groups of adjacent unclaimed grave sites are available, family or group mausolea should be encouraged.

## John Oliver Section: New Capacities

Monument & Memorial Options	Capacities
<b>ASH REMAINS</b>	
Columbaria in Wall - single depth	3450
Columbaria in Wall - double depth	6440
Freestanding Columbaria - single	
Freestanding Columbaria - double	
Family Columbaria - 5 niches	310
Family Columbaria - 8 niches	688
Family Columbaria - 10 niches	430
Family Columbaria - 20 niches	240
In-Ground Ash Burial	80
Ash Vaults - standard (300)	
Ash Vaults - large (1000)	
<b>FULL BODY REMAINS</b>	
In-Ground Burial - double depth	
In-Ground Burial Crypts -single depth	720
In-Ground Burial Crypts-double depth	18
Free Standing Crypts - single	
Free Standing Crypts - double	32
Family Mausolea - standard (6)	108
Family Mausolea - large (8)	96
Family Mausolea - extra-large (10)	
Family Mausolea - super (16)	
Single Crypts in Outdoor Mausolea	
<b>MEMORIALIZATION OPTIONS</b>	
Specimen Trees	13
Memorial Trees with Plaques	25
Family Garden Plots - standard (8)	192
Family Garden Plots - large (16)	112
Memorial Books - standard (8)	200
Memorial Books - large (200)	
Names on Wall	900
Memorial Benches	56
Memorial Stones/Pavers	500
Memorial Curbs/edging	12
Boulder Niches	
Sculptural Monuments	2
Wall-Mounted Memorials	
Memorial Plaques	
<b>TOTAL</b>	<b>14,624</b>

Converting some of the redundant roads into memorial garden plots would create yet another memorial option. These garden plots should be offered in several sizes, and would give families or organizations a way to create a personalized legacy, with individual gardens, sculpture, statuary, hedges and fencing.

The perimeter along 41st Avenue and Prince Edward Street should be intensely developed. Hedges and columbaria walls would together help screen the cemetery from the traffic noise and poor views provided by 41st Avenue. New memorial opportunities would be created with the redevelopment of some of the internal roads. Along the perimeter of the cemetery, combinations of hedges, columbaria walls, and freestanding columbaria would provide a variety of interment options.

### Recommendations and Guidelines

- *Encourage new monuments and markers that complement the existing significant monuments.*
- *Plant memorial trees where space is available at the intersections of pathways in the original cemetery grid.*
- *Develop a variety of interment options around the cemetery perimeter, by using the space currently occupied by internal perimeter roads and overgrown hedges.*

### Maintenance and Operations

The memorial garden plots would require specialized maintenance and care. This upkeep regime would be facilitated by a maintenance contract that would stipulate perpetual care for these special gardens.

The turf in this section should remain predominantly formal lawn, but would require a better standard of care around the trees and upright monuments.

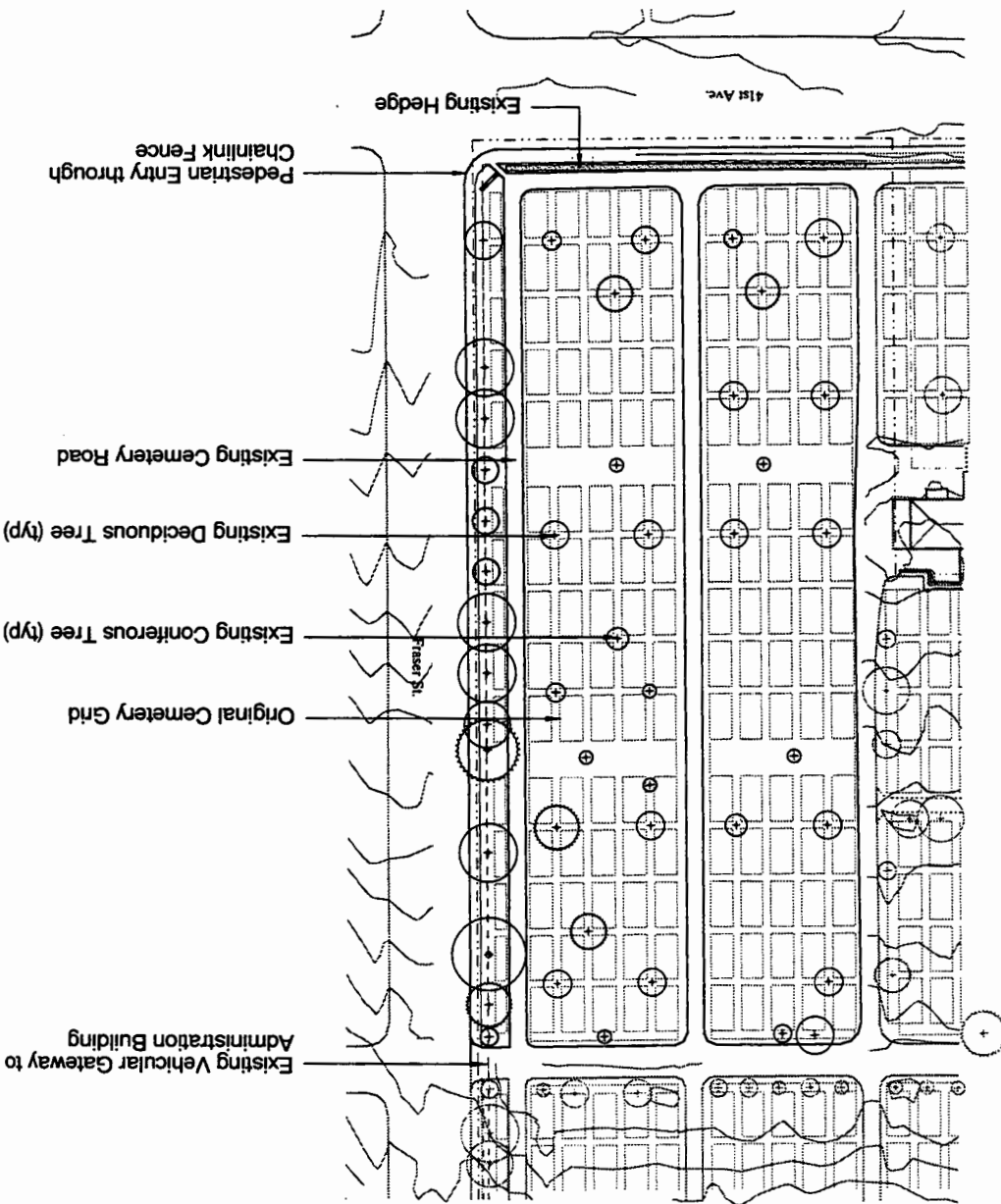
### Implementation

Together, the 41st Avenue vehicular gateway and Mountain View Way are the major initial project initiative for this area. Implementation of this project should begin within the first two years. The development of the 41st Avenue perimeter should be a priority after the initial project has been tested and proven successful. Mountain View Way should be completed with the first five years as a landscape upgrade project. The garden plots proposed for the reclaimed roads should be designed and made available for use after year ten.

## Design Intent

Fraser Corner as one of the 'shoulders' of the site, is the first cemetery neighbourhood experienced if travelling North on Fraser Street, or West on 41st Avenue. As one of the 'gateways' to the cemetery, Fraser Corner should function as an anchor, with important pedestrian and vehicular entrances. In addition, the edge condition here is one of primary importance, as it helps define a sense of place for Mountain View. The chosen vocabulary of materials should reinforce feelings of sacredness, reflection and tranquility. Family columbaria will line the North/South arbour-covered, pedestrian walkway. Punctuating and defining the original cemetery grid, crypt courtyards will be located at the path crossings. Wandering through the landscaped memorial walkway heading North, the vantage of the distant mountains will remain clear.

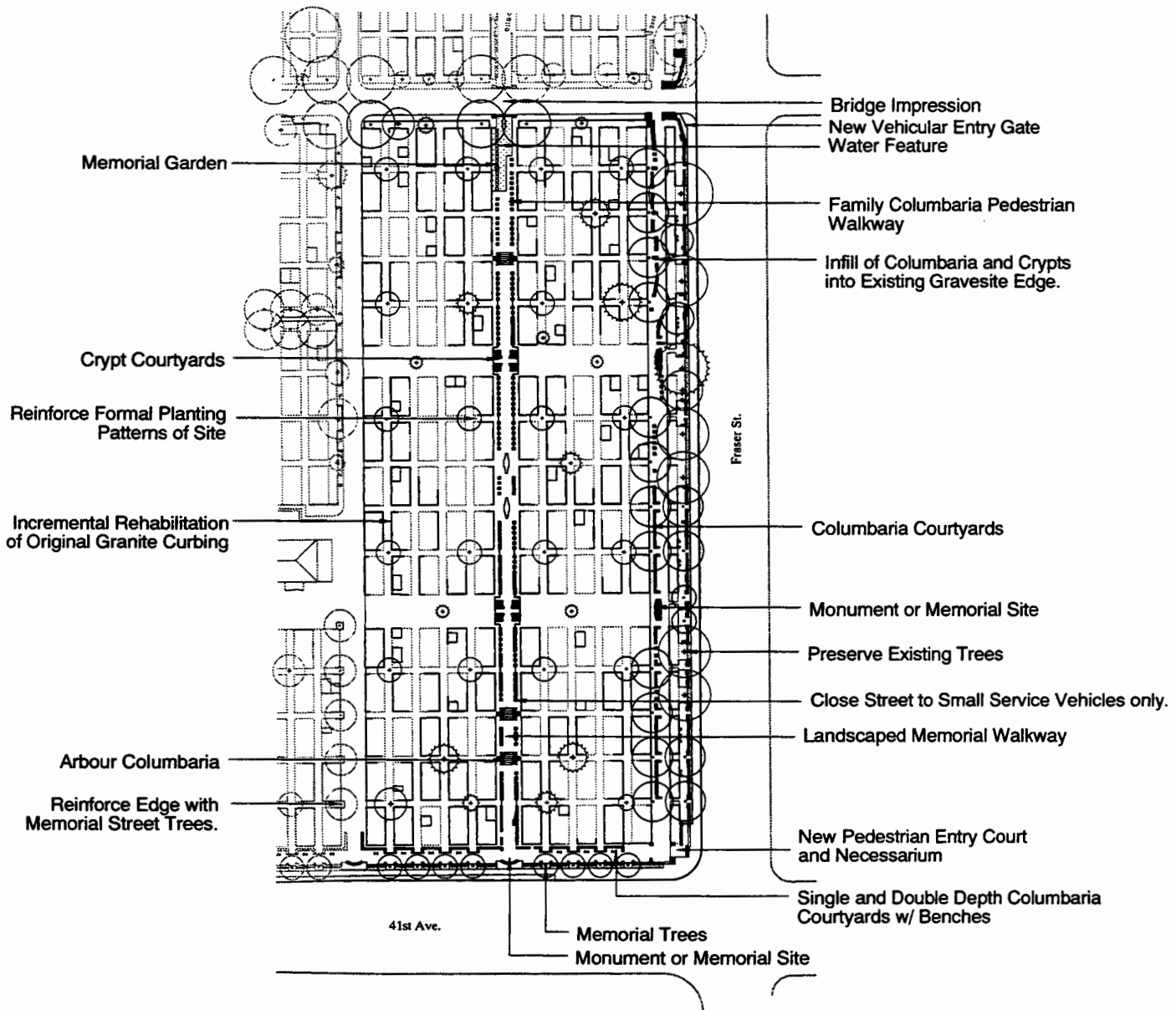
## EXISTING



## Section 11 - Fraser Corner MOUNTAIN VIEW CITY OF VAN

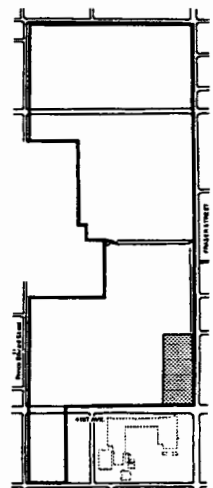
Philips Woon Long Inc. Pechet + Robb

Harris Hudema



PROPOSED

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CEMETERY  
COVER

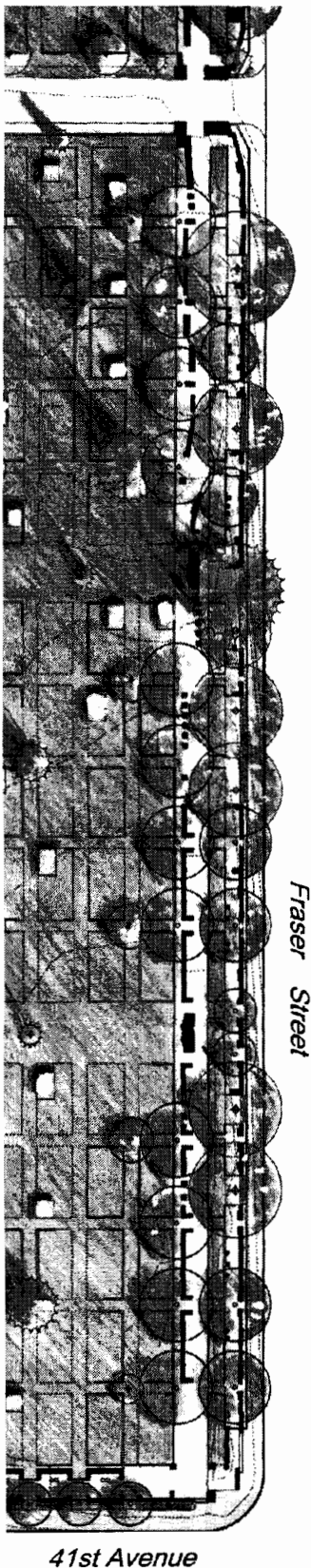
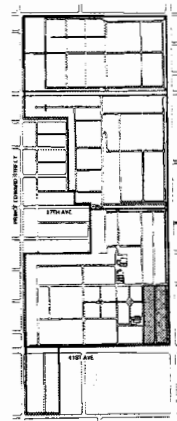


## section 11: Fraser Corner

### Introduction

#### Location

The Fraser Corner Section is located at the southeast corner of the cemetery site, and covers approximately 3.7 acres (1.5 hectares). It is bounded by Fraser Street to the east, 41st Avenue to the south, the New Jones Section to the north and the Masonic and John Oliver sections to the west.



*Proposed columbaria courtyards along closed internal perimeter roads; Fraser Corner pedestrian gate at bottom right*

#### Existing Physical Characteristics

The Fraser Corner Section slopes gently from the south to the north, and has minimal tree cover except for the prominent Horse Chestnut trees along Fraser Street. Unfortunately, the quality of the atmosphere in the Fraser Corner Section is greatly degraded by the presence of heavy traffic noise and visual clutter from both Fraser Street and 41st Avenue.

A great variety of monument types, including many vertical grave markers give character to this cemetery neighbourhood. This important corner and entry point to the cemetery, however, has little else to provide a sense of welcome, or to act as a threshold into a sacred and important place.

Because of its location at a major city intersection, Fraser Corner is one of the most significant cemetery sections in terms of establishing an overall cemetery identity. Currently, however, Fraser Corner presents only a minimal civic presence, and conveys an image of neglect, rather than one of sacredness or dignity.

*"It is important to have a beautiful entrance gateway."*  
– Public comment from the February 20/99 open house



Fraser Corner pedestrian gate: existing and proposed

## Analysis and Recommendations

### Heritage

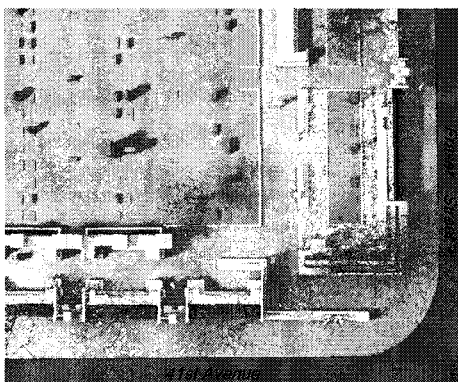
Purchased by the City of Vancouver after the Old Cemetery was already developed, the Jones Addition was established between 1901 and 1910. The Jones Addition includes the Masonic, John Oliver, Jones West, New Jones and Fraser Corner neighbourhoods. Fraser Corner covers 3.4 acres of the 33 acre Jones Addition.

According to the *Province* newspaper of December 16, 1902, the city had obtained an option of purchase of the Jones Addition for \$5,500 on August 1, 1901. The newspaper reported that the deal had been made based upon a “hastily drawn plan on a sheet of brown paper” sketched out in “lead pencil.” It was sold by H.A. Jones, as a block that the city believed to be 42 acres. After a lengthy dispute over the particulars of the deal, the purchase was completed in 1910. Henry Albert Jones (c. 1851-1923) was one of Vancouver’s first realtors.

This section is distinguished by the presence of many old raised monuments of merit. There are also remnants of the original stone curbs present. These established curbs once delineated the cemetery the grid on the ground plane, and marked out individual or family plot areas. Some excellent examples of these curbs remain intact throughout this neighbourhood, and a great deal more are still present, but have sunk below grade and been overgrown by lawn. Where possible, the remaining curbs should be restored; Fraser Corner is the cemetery section that would benefit most from the restoration of curbs. Such a restoration project would help to recreate the sense of order and structure that was once present in this section, but has eroded away over the years.

### Recommendations and Heritage Management Strategies

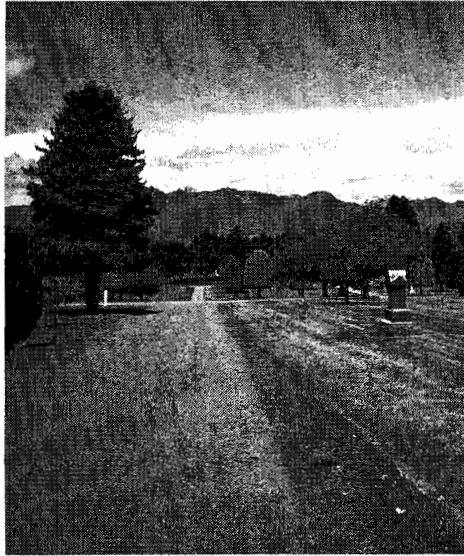
- Produce an inventory and plan of the significant monuments, for conservation and interpretation purposes.
- Restore, raise, and reset the original curbs.
- Respect the formal ordered tree planting, and plant additional trees reflecting the open formal plan.
- Use the corner pedestrian gateway to present significant historical information regarding the cemetery.
- At the pedestrian entrance at 41st Avenue and Fraser Street, erect a small plaque acknowledging the Jones Addition, and the grave site of H.A. Jones.
- Steps should be taken to mitigate not only traffic noise, but also the view of traffic from within the Fraser Corner Section, by incorporating perimeter structures, hedges and street trees.



Proposed Fraser Corner pedestrian gate (plan view of model)

## **Landscape Character**

### **Trees and Vegetation**



*Excellent mountain views and many vertical markers; historical curb visible at bottom right*

Except for the large Horse Chestnut trees which line Fraser Street, the trees in this section are not significant and provide minimal landscape value. For an area of this scale, there is insufficient tree cover to provide any sense of an ordered landscape.

Total Trees 46

Deciduous 57%

Evergreen 43%

Existing trees with a relatively short life expectancy 30%

(For details, refer to the Mountain View Cemetery Arborist Report.)

The street trees along Fraser Street provide some buffering from the noise and intrusiveness of the passing traffic, but still allow a visual connection to the greater neighbourhood. Some of these trees, however, are unhealthy and may need to be replaced. Within the cemetery, there are whole areas of landscaping that need replanting. The Cedar hedge along 41st Avenue, for example, has become overgrown and is a poor choice for this edge condition.

It is important that newly planted trees not obstruct views to the north. Smaller scale memorial trees can be planted to define the outdoor rooms along the existing grid pattern.

To enhance the landscape character and to ensure a greater biodiversity and heterogeneity than the current plant stock, additional landscape features have been created. There are opportunities to plant a great variety of shrubs and ground covers within the courtyards along Fraser Street.

Currently, Fraser Corner is entirely comprised of formal lawn. This turf character should be maintained.

### **Recommendations and Guidelines**

- *Replace the street trees along the Fraser Street edge as they reach the end of their life-spans.*
- *Plant a Yew hedge in place of the existing Cedar hedge during the development of the southern perimeter, to increase the amount of space available around the perimeter and provide a buffer from 41st Avenue.*
- *Plant street trees integrated with the new hedge along 41st Avenue to buffer the noise and visual intrusion of the busy road.*

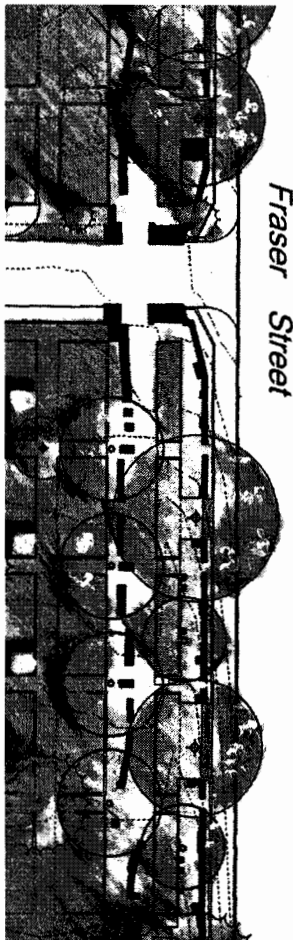
## Circulation

A number of the existing roads in this neighbourhood are not required for major vehicles, and can be modified to create a narrower road for pedestrians and small service vehicles only, lined with new memorial opportunities. The vehicular roads along the north and west edges of Fraser Corner service the section adequately; the perimeter roads and the internal north / south road are redundant. In addition to providing new memorial options, the elimination of unnecessary vehicular roads helps to diminish the presence of the car at Mountain View, and allows for the creation of a more dignified landscape.

The Master Plan proposes two significant gateways for this section. These include a pedestrian gateway at the corner of 41st Avenue and Fraser Street, and a vehicular gateway on Fraser Street.

## Recommendations and Guidelines

- *Convert the perimeter service road into a narrower path lined with new memorial courts. This path would be accessible by pedestrians and small service vehicles.*
- *Close the central north / south road to public vehicles, and create a pedestrian walk, lined with family and individual columbaria.*
- *Establish a major pedestrian gateway at the corner of Fraser Street and 41st Avenue, incorporating name and information signs, a cemetery map, and historical information.*
- *Develop a more significant and prominent entry gate on Fraser Street, on the site of the current Fraser Street vehicular entrance.*
- *Preserve and enhance the strong north / south circulation pattern in the converted pedestrian / service vehicle paths.*

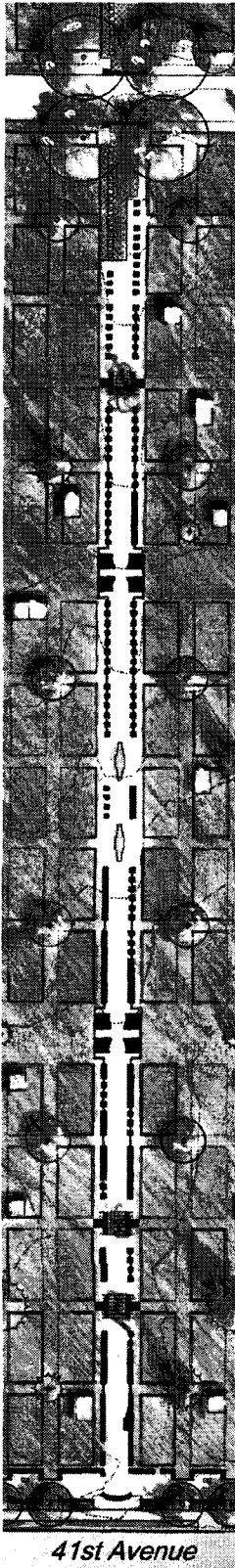


*Proposed Fraser Street vehicular gate*

## Views

To the north, long views to downtown and the North Shore Mountains are excellent. To the east, abrupt and unsightly views look directly onto Fraser Street, a strip mall, and the busy intersection of Fraser Street and 41st Avenue. To the west, interior cemetery views include the Vancouver Crematorium, and the Masonic Section, with its ornamental trees, vertical grave markers and two family mausolea. John Oliver High School and the perimeter hedge are visible to the south.

## Recommendations and Guidelines



*Proposed columbaria walk along closed internal road*

The Fraser Corner Section has some of the most prominent views in the cemetery. It offers one of the best vantage points from which to look out over the cemetery, the city skyline and the distant North Shore Mountains.

- *Preserve views north to the mountains.*
- *Create and maintain important view corridors within the cemetery. These should include the axial view running east / west across the Masonic Section.*

## Monument Types and New Forms of Memorials

This area currently has a variety of vertical monuments and flat grave markers. A border of buried cremated remains can also be found along the east / west road which bounds the northern edge of the section. As mentioned above, there are many monuments of merit that may need some repair, including uncovering and restoring the original curbs.

As one enters the Fraser Corner Section from the pedestrian gate at the corner of 41st Avenue and Fraser Street, the existing upright markers can be seen silhouetted against the distant mountains. This view is one of the more important characteristics of this section; upright markers should therefore be encouraged for new grave sites.

This section has a significant number of unclaimed grave sites that will become available for use. Larger groups of adjacent unclaimed sites should be used for family mausolea; individual plots or smaller groups may be used for smaller monuments and / or memorial trees.

Other memorial options in this section should include columbaria walls, engraved books, and plaque walls for the diverse clientele the cemetery hopes to serve. The perimeter walkway should also include garden courtyards, which would offer another service option for groups or families.

This small section has the opportunity for a significant increase in capacity, by using unclaimed grave sites, developing the perimeter along 41st Avenue and Fraser Street, and converting the central road to a pedestrian path with columbaria. The central road would also provide opportunities for group or organization memorial options.

## Recommendations and Guidelines

### Fraser Corner Section: New Capacities

Monument & Memorial Options	Capacities
<b>ASH REMAINS</b>	
Columbaria in Wall - single depth	4278
Columbaria in Wall - double depth	3144
Freestanding Columbaria - single	12
Freestanding Columbaria - double	20
Family Columbaria - 5 niches	260
Family Columbaria - 8 niches	864
Family Columbaria - 10 niches	770
Family Columbaria - 20 niches	180
In-Ground Ash Burial	350
Ash Vaults - standard (300)	
Ash Vaults - large (1000)	
<b>FULL BODY REMAINS</b>	
In-Ground Burial - double depth	274
In-Ground Burial Crypts -single depth	20
In-Ground Burial Crypts-double depth	40
Free Standing Crypts - single	
Free Standing Crypts - double	38
Family Mausolea - standard (6)	72
Family Mausolea - large (8)	192
Family Mausolea - extra-large (10)	
Family Mausolea - super (16)	
Single Crypts in Outdoor Mausolea	
<b>MEMORIALIZATION OPTIONS</b>	
Specimen Trees	6
Memorial Trees with Plaques	32
Family Garden Plots - standard (8)	
Family Garden Plots - large (16)	
Memorial Books - standard (8)	
Memorial Books - large (200)	
Names on Wall	1200
Memorial Benches	29
Memorial Stones/Pavers	800
Memorial Curbs/edging	
Boulder Niches	
Sculptural Monuments	5
Wall-Mounted Memorials	
Memorial Plaques	
<b>TOTAL</b>	<b>12,586</b>

- Ensure that existing graves adjacent to roads are given more careful edge treatment to restore a sense of dignity to the burial sites.
- Encourage upright markers where unclaimed grave sites are used for new interments. Where space permits, develop family mausolea.
- Develop perimeter columbaria courtyards and gateway to allow for site-lines across the cemetery to the north.

## Structures and Infrastructure

The entrance gates are the only large structures proposed for this section. A necessaria structure should be integrated with the pedestrian gateway structure. Small crypts and mausolea should also be developed in this section, where space permits.

## Maintenance and Operations

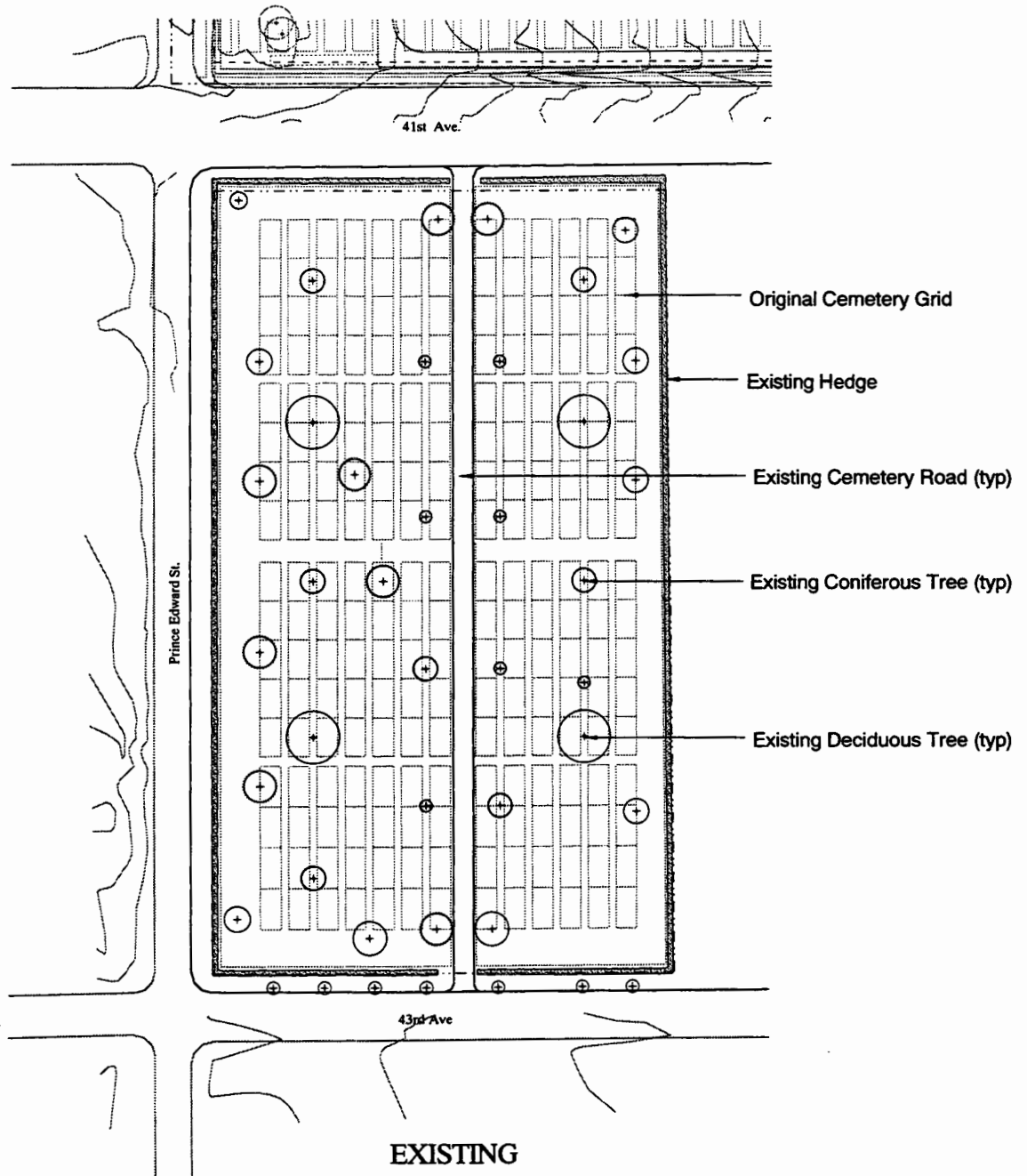
With the raising of the original curb markers, a higher level of care will be required to maintain this section. Hand mowing will be required in this section in the future.

## Implementation

The Master Plan proposes several initial projects for the Fraser Corner Section. These should all begin within the first five years:

- Fraser Corner pedestrian gateway
- Restored curbs
- Vertical markers and in-ground burials in unclaimed grave sites

The character of this section would dramatically improve with the completion of these projects. After the Fraser Corner pedestrian gateway and associated columbaria courtyards prove successful, the perimeter of 41st Avenue should be completed. The Fraser Street perimeter treatment, and the Fraser Street vehicular entrance are longer-range initiatives, to occur after year twenty.



## Design Intent

One of the Master Plan's main design goals for this neighbourhood is to connect the 1919 section with rest of the cemetery. Lining up entrance gateways and using a similar vocabulary of materials will help to provide this sense of linkage. As well, a visual connection to the John Oliver section is created by the axial road vista.

While this section may be separated from the rest of the cemetery, the scale, enclosure, and discreetness of this section make it special, giving it the character of a peaceful walled garden. Both vehicular and pedestrian gateways are important to setting this tone of tranquility.

The 41<sup>st</sup> Avenue perimeter and Prince Edward perimeter development will frame the cemetery and help enclose the area.

The family mausolea structures along the perimeter are reflective of the Eastern European style of cemetery.

## Section 12 - MOUNTAIN VIEW CITY OF VANCOUVER

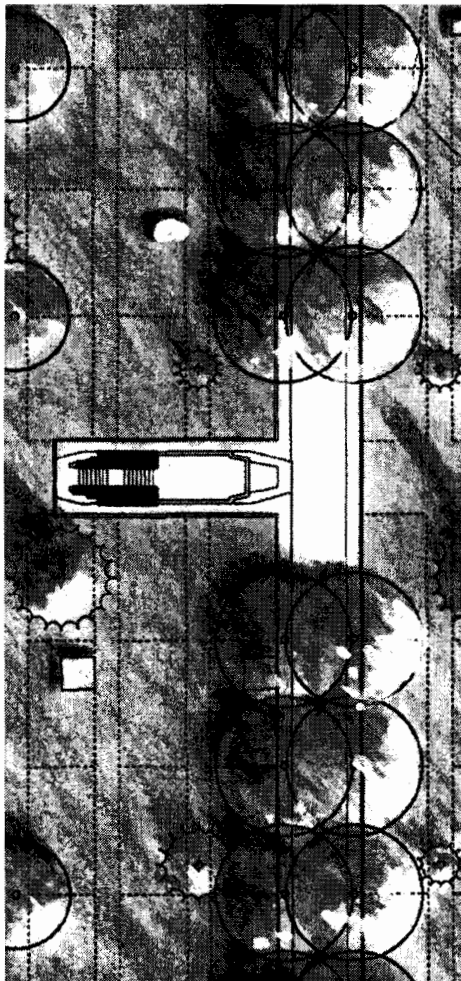


## section 12: 1919

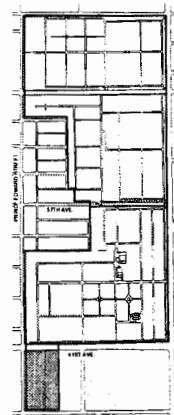
### Introduction

#### Location

This 5 acre (2 hectare) 'orphaned' site lies south of the main cemetery, separated from the rest of Mountain View by 41st Avenue. The 1919 Section is located near John Oliver High School, and is bounded by Prince Edward Street to the west, 41st Avenue to the north, residential housing to the east, and 43rd Avenue to the south.



*Proposed Fireman's Memorial and Mountain View Way*



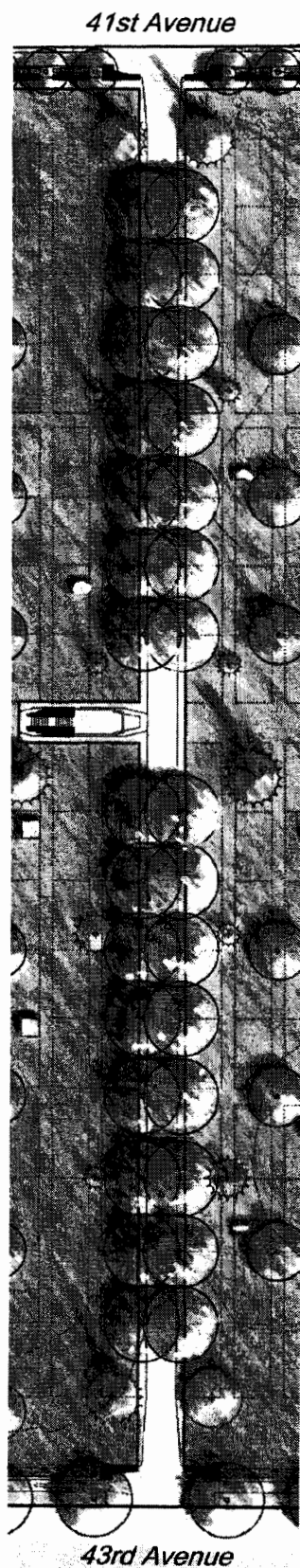
#### Existing Physical Characteristics

This section currently exists as an isolated tract of land separated from the main cemetery by a major arterial roadway. It is a predominantly flat, traditional lawn with a few trees. This section contains an interesting Portuguese area, defined by flat monuments that run along the east hedge, near the southern end. These grave sites are well maintained, and are often decorated with an abundance of flowers. The 1919 Section is a contained and pleasant part of the cemetery, enclosed by a hedge. The roof tops of the adjacent houses are visible from inside the section.

41st Avenue asserts a heavy influence on this section, dividing it from the rest of the cemetery. The traffic and noise of 41st Avenue have a great impact on the section's character.

*"I like the idea of arbour structures creating pockets of green between mausolea."*

– Public comments from the February 20/99 open house



*Proposed Mountain View Way: trees planted along the existing arterial road*

## Analysis and Recommendations

### *Heritage*

In 1919, the City of Vancouver purchased this section located to the south of 41st Avenue, known then as Wilson Road. In a letter from the City Health Officer to the Health Committee, dated March 3, 1919, it was noted that “we have not yet commenced to bury in the five acres to the south of 41st Avenue.” It is a section of important historical value to Vancouver, as it contains many victims of the 1918 - 1919 influenza epidemic. Historical records show that in Vancouver, the worst period of the epidemic was October 1918. Evidently many victims lingered on in Vancouver General Hospital’s mortality ward, and eventually succumbed to the illness in the early months of 1919. Their burial in the new addition has become one of the cemetery’s legends. The historic significance of the 1918 influenza epidemic should be noted on discreet signs and plaques at the gateways to Mountain View Cemetery’s 1919 Section.

Many individuals of southern European heritage are buried in this section, particularly those of Italian and Portuguese descent.

The Master Plan proposes a future Firemen’s Memorial for the central area of the 1919 Section, on a plot of land currently reserved for Firemen’s burials.

This section has many monuments of merit which should be restored. All curbs in this area, except those with engraved names, were removed in a major project in 1960. This was done so that the whole area could be rolled and the markers could be replaced.

### *Recommendations and Heritage Management Strategies*

- *Work with the Firemen’s Association to Place a Firemen’s Memorial in the 1919 Section where the Firemen’s Association owns plots.*
- *Work with historical associations and the proposed Cemetery Foundation to repair and restore monuments and curbs that have been damaged or that have fallen into disrepair.*
- *Record the historic significance of the 1918 influenza epidemic on plaques to be placed in gateways and entrances.*

## ***Landscape Character***

The defining characteristic of the 1919 Section is its separation from the main cemetery by 41st Avenue. It is an island apart from the main body of Mountain View; the high hedges on both sides of 41st Avenue preclude any visual link between this island and the rest of the cemetery.

### **Trees and Vegetation**

Total Trees 42

Deciduous 48%

Evergreen 52%

Existing trees with a short life expectancy 48%

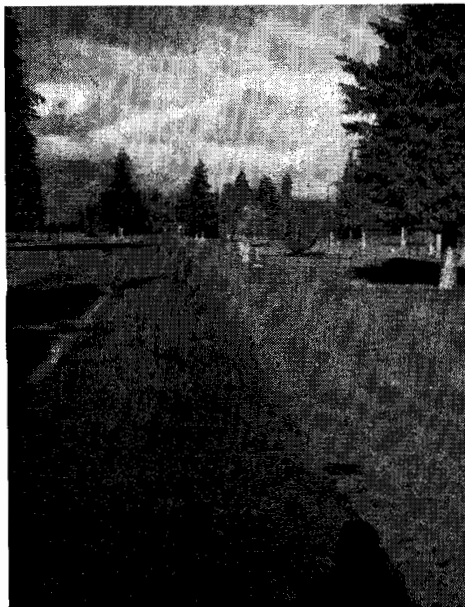
(For details, refer to the Mountain View Cemetery Arborist Report.)

There is a pattern of Cherry, Western Hemlock and Lawson False Cypress trees. Many of the existing trees are inappropriate species and are therefore in poor health.

The Pacific Dogwoods within this zone are unhealthy because they are inappropriately located in full sun. The recently planted street trees along 43rd Avenue, Purple-Leaf Plum and Flowering Pear, have health problems and are an inappropriate choice for street trees. No significant tree pattern exists in the 1919 Section.

### ***Recommendations and Guidelines***

- *The Cedar hedge in this section is in extremely poor health and mostly dead, and should be replaced as soon as possible.*
- *Establish the new hedge concurrently with the development of the perimeter.*
- *Take steps to mitigate traffic noise by enhancing the perimeter condition. Work with Engineering Services to plant street trees along 41st Avenue, Prince Edward Street, and 43rd Avenue.*
- *Improve the overall visual presence of the section by planting more native and specimen trees.*
- *Establish a strong language of landscape infrastructure along the north / south road through this section, by using the same species of large deciduous trees that should line Mountain View Way through the main cemetery. This would reinforce a sense of connection between this area and the rest of Mountain View.*



*Existing road with view to the north*

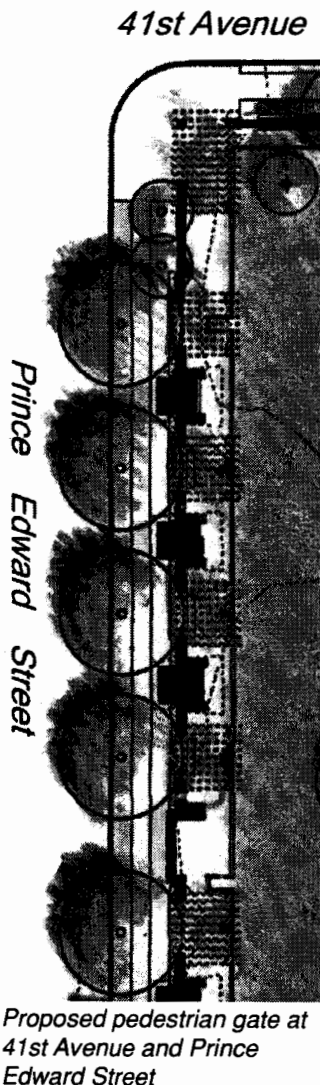
## Circulation

The 1919 Section is bisected by a primary vehicular route running north / south. The proposed path along the Prince Edward Street perimeter should allow for the passage of small service vehicles and pedestrians. The remaining portion of the perimeter is intended to support pedestrian access only.

Connections should be established between the John Oliver and 1919 neighbourhoods. The pedestrian crossing needs to be greatly enhanced.

## Recommendations and Guidelines

- *Work with Engineering Services to provide a safe pedestrian crossing from the 1919 Section to the rest of the cemetery.*
- *Ensure that developments in the 1919 Section use the same palette of materials and forms that will be used in the main cemetery. Particular attention should be paid to the sympathetic treatment of the 41st Avenue perimeter; the cemetery perimeters of the John Oliver and 1919 sections should convey the idea that the two areas are parts of the same whole.*
- *Provide a pedestrian gateway to the 1919 Section at the corner of 41st Avenue and Prince Edward Street that mirrors the gateway into the John Oliver Section across 41st Avenue.*



## Views

Views to the north look across 41st Avenue, however this view is largely blocked by the existing perimeter hedge. Where the hedge breaks for the vehicular gate at 41st Avenue, one can catch a glimpse of the John Oliver Section beyond its own perimeter hedge. To the east, west and south are views of perimeter hedges and the surrounding residential neighbourhood.

## Monument Types and New Forms of Memorials

Grave stones in this section are predominantly flat civilian markers, with occasional vertical monuments.

Numerous unclaimed grave sites are available for in-ground burial and for family columbaria. Groups of two or more adjacent unclaimed plots should be used for the development of small crypts and family mausolea. The Prince Edward Street perimeter offers another opportunity for family mausolea, as well as for columbaria walls and family columbaria courts.

Upright monuments are to be encouraged in this area of the cemetery when new burials occur. This would reinforce a sense of connection between the 1919 Section and the cemetery sections north of 41st Avenue.

## ***Recommendations and Guidelines***

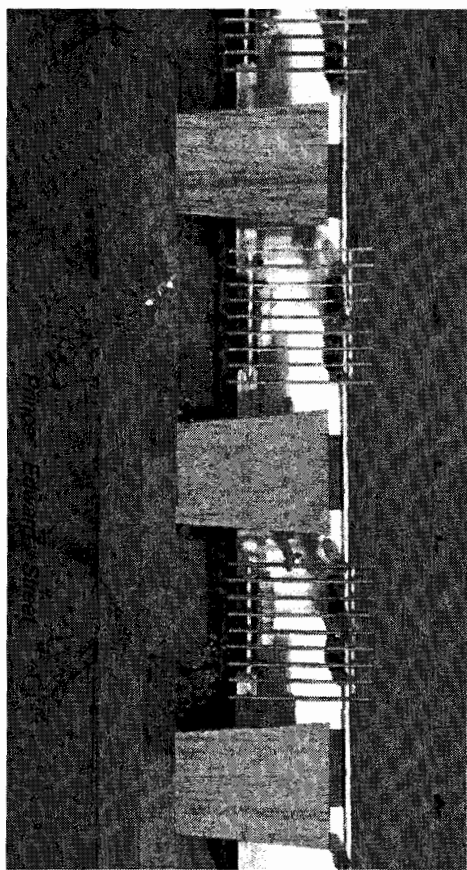
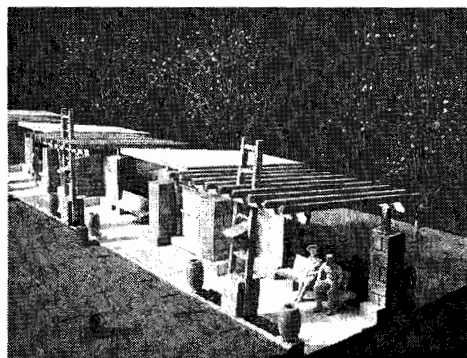
- *Encourage upright monuments where unclaimed grave sites are available for new burials.*
- *Allow for some available grave sites to be used for planting memorial trees. Plant trees in an ordered pattern.*

## ***Structures and Infrastructure***

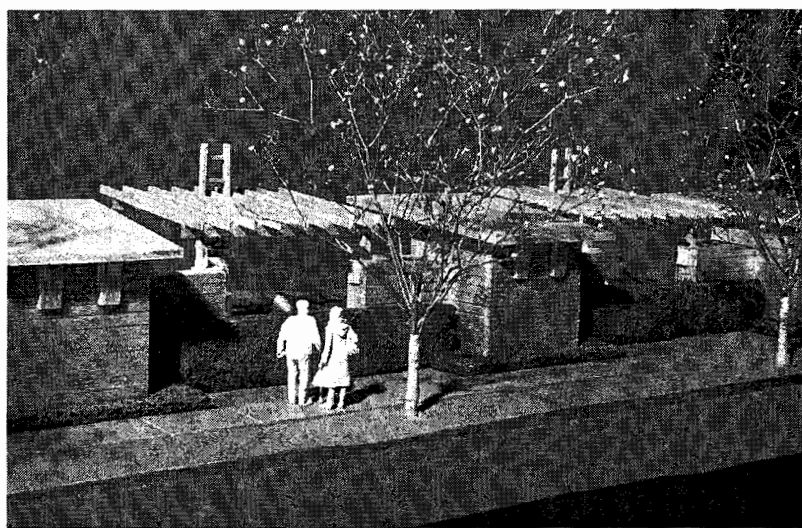
Except for necessaria, and a significant arbour structure along the Prince Edward perimeter, there are no other structures existing or proposed for this section. 'Necessaria' service areas should be created to provide visitors to the 1919 Section with access to water, refuse containers, benches and an orientation map.

## ***Maintenance and Operations***

A traditional lawn should be maintained in the 1919 Section. New upright monuments, specimen trees, and vines on trellises, would all increase the requirements for careful maintenance in this cemetery neighbourhood.



*Proposed Prince Edward side: view from inside cemetery (top), and plan view of model (above)*



*Proposed Prince Edward side: view from Prince Edward Street, showing family mausolea, hedges and trellises*

## 1919 Section: New Capacities

Monument & Memorial Options	Capacities
<b>ASH REMAINS</b>	
Columbaria in Wall - single depth	1456
Columbaria in Wall - double depth	3222
Freestanding Columbaria - single	20
Freestanding Columbaria - double	36
Family Columbaria - 5 niches	35
Family Columbaria - 8 niches	56
Family Columbaria - 10 niches	60
Family Columbaria - 20 niches	100
In-Ground Ash Burial	72
Ash Vaults - standard (300)	
Ash Vaults - large (1000)	
<b>FULL BODY REMAINS</b>	
In-Ground Burial - double depth	166
In-Ground Burial Crypts -single depth	
In-Ground Burial Crypts-double depth	
Free Standing Crypts - single	
Free Standing Crypts - double	12
Family Mausolea - standard (6)	36
Family Mausolea - large (8)	8
Family Mausolea - extra-large (10)	
Family Mausolea - super (16)	
Single Crypts in Outdoor Mausolea	96
<b>MEMORIALIZATION OPTIONS</b>	
Specimen Trees	4
Memorial Trees with Plaques	32
Family Garden Plots - standard (8)	
Family Garden Plots - large (16)	
Memorial Books - standard (8)	
Memorial Books - large (200)	4000
Names on Wall	4000
Memorial Benches	22
Memorial Stones/Pavers	532
Memorial Curbs/edging	36
Boulder Niches	
Sculptural Monuments	1
Wall-Mounted Memorials	400
Memorial Plaques	
<b>TOTAL</b>	<b>14,402</b>

## Implementation

The development of the 1919 neighbourhood perimeter is a mid-term initiative and should occur after year twenty. Use of the unclaimed grave sites, however, should occur immediately. The east perimeter treatment, adjacent to the residential neighbourhood, could also be implemented within the first five years, and would significantly increase the number inexpensive interment options. The perimeter hedge in this area should be replaced as part of the initial upgrades to the landscape. New hedge planting should take into consideration the design of the perimeter columbaria walls and mausolea structures.

# ***Appendix i - Inventoried Monuments and Markers***

The premise of the BC. Genealogical Society is that all monuments and family graves should be protected and the cemetery designated as a heritage site. To date, the following areas and stones have been identified as being of particular interest. This identification is an ongoing project and should not be treated as definitive.

## **Old Cemetery**

- Salsbury family monument
- First burial: Caradoc Evans

### **Stones with Victorian symbolism**

- Hand pointing up to heaven: Catherine Mathieson
- Clasped hands: Angus Fraser
- Elizabeth Jane Featherstone: extinguished torches
- Lambs: death of a child
- Rose: Capt. & Mrs. Scott
- Star: Robert Fripp
- Crown and cross: Catherine Parr
- IHS: George Turk
- Thistles: Thomas Gray
- Lily: W.R. Murray
- Draped urn
- Anchor

### **Accidents**

- Harold Glynn Williams: fall on ship, 1897
- John and Harry Laursen: drownings, 1894
- Steeves: falling tree in 1895, a distant relative of the Steves family which settled in Steveston
- John Morrison: mining accident, 1893
- Robert Hamill: mining accident, 1901
- Miles Rambough: Sandon fire, 1900
- George Merriman Marshall: drowned, 1905
- George Thorburn: tram accident, 1909

## Unique shapes



*Largest stone in cemetery: Condren*

- Rustic: Julia Hodgson
- Ship's wheel: Cates
- Williams, flat stone with Masonic symbolism and the following verse:  
 "Remember Brothers As You Pass By  
 Where You Are Now So Once Was I  
 Where I am now so you must be  
 Prepare for Death and Follow Me"
- Woodsmen of the World stone: Matthew Rae, Lestock Des Brisay
- Stone covering grave: McKay Family
- Red granite shield: R.H. Trueman, early landscape photographer
- Largest stone in cemetery: Condren
- Celtic crosses

## Significant graves



*Chinese ceremonial altar*

- Tatlow family: early politician and accident victim
- Malcolm MacLean: first Mayor of Vancouver (top of cross broken off)
- Edward Chapman
- Cambie family monument
- Firemen's Benefit Association monument, erected 1918
- Rowling family monument: Royal Engineer
- Henry Mole
- Gill family monument
- Samuel Greer: stone currently in service yard
- Price Family: early North Vancouver pioneers
- McLagan family plot: curb and stone for Geraldine McLagan
- Nellie Purchas
- John Moffat
- McAlpine Angel
- Father Patrick Fay: bronze plaque
- Roedde Family Plot: curb
- McGuigan: stone
- Eburne Family
- Constable Ernest Sargent: killed in the line of duty, 1927
- John Donaghy: upright red granite with a variety of fraternal symbolism

## Chinese / Japanese section

- Chinese Ceremonial Altar: recently restored 1973 altar; Original altar was built in 1910
- Lum Chuck: murder
- Yip Sang: prominent early businessman
- Large monument: group commemoration
- Yada family monument

### **Jewish section**

- Ellen Kline
- Jacob Felstein: unusual stone (tree stump, scroll, leaves)
- Eddie Lukov: killed by electric car, 10 commandments in lead lettering on the stone
- Many upright stones

## **Abray Park Addition**

### **Veterans monuments**

- Capt. H.C. Beet, V.C.
- Private J. Kerr, V.C.
- Michael James O'Rourke, V.C.
- Bombadier N.S. Bajus: Vancouver's first WWII casualty, shot by accident

## **Jones Addition**

### **Veterans monuments**

- Stones for WWI Veterans
- Commemorative plaque for 91 soldiers who do not have individual stones
- WW1 cross of sacrifice, unveiled 1922

### **Unique shapes**

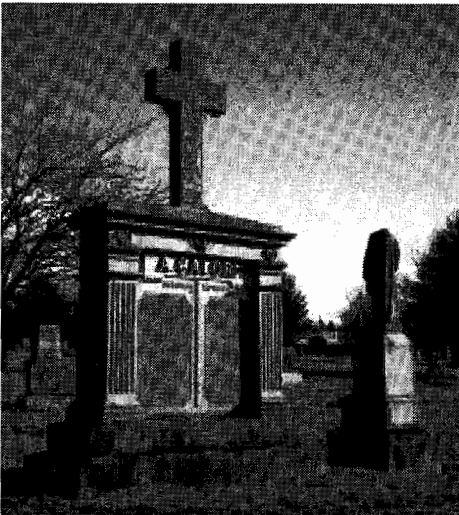
- Jackson: Kneeling Angel
- Archbishop de Pencier
- Angel: Leigh
- Two lambs on stone
- Very unusual stone: Rothwell
- Small stone with baby shoes
- Albert style memorial: Schwahn

### **Significant graves**

- Chandler monument
- Urquhart monument
- Constable Colin McKenzie: murder
- Woodsmen of the World monuments: Henry Dougherty, Rev. Joseph Winslow
- Preston Rheims
- Spencer family
- Frate
- Bell-Irving family
- Constable Robert McBeath, V.C.
- Major James Matthews
- 4 convex ground ledgers: Bereford, Pocachard



*Large pedestal monument: Dick family*



*Angelo Calori grave marker*

- Fred Buscombe, Mayor: curb
- Stuart Upright Angel
- McQueen, Mayor: curb
- Malcolm MacLennan: Chief Constable
- James Horne
- Constable James Archibald
- Draped obelisk: Smith family
- Large pedestal monument: Dick family
- Hase family
- James Turner, pioneer Methodist Minister
- Unusual stone: Shilson
- Several victims of the S.S. Sophia, 1918
- Ann Beaton, died at Kerrisdale
- Level stones, one with surviving iron frame
- Hercules Porteous
- Hendry / Hamber Mausoleum
- Wood Mausoleum
- Senator Shatford: Large pedestal stone
- James Gardner: mayor
- Charles Tisdall: MLA for Vancouver
- Stephen Tingley
- Statue: Eileen Brammall
- Large Monument: Marsh
- Statue: Chamberlain (head recently restored)
- Carver stone
- Neelands stone
- Neighbours of Woodcraft: Sarah Fletcher
- Angelo Calori
- Fagan family: cross
- Holly tree with Oddfellow symbols in cement around the base

### **Accidents**

- Foster & Carscadden: unusual wedge shaped stone, train accident
- Captain Hibbert Brenton: sea plane accident, 1920
- Alex Kindness: shot
- Charles Parker: drowned

## Horne Addition

### Veterans monuments

- Kemp: Riel Rebellion
- Major J. Reynolds Tite
- Major General Harry Letson

### Numerous upright monuments

- Several small monuments with round balls on top (look like cannon balls)
- Shrine: somewhere in the Horne Addition there was a shrine displaying crosses for WWI. This was taken down in 1959 / 1960. The exact location has not been determined.
- Marpole family
- Mary Goodfellow, 1906: heart shaped stone
- Ida Harris, 1905: gate of Heaven
- Orthodox crosses
- Italian stones
- Musicians Union
- Two lambs
- Several stones laid flat with Victorian Symbolism
- James Ferguson crushed in tunnel, 1905
- Sleeth & Saunders drowned, 1909
- Frank Asprey killed in railway accident, 1907
- Draped red granite column: Kelman
- Complete Albert Memorial with urn
- Hugh Magee, pioneer farmer in Point Grey area, log column
- O'Neil: Mosaic stone
- William Roaf: erected by the Grand Chapter of the Royal Arch Masons
- Richard (manager of Hastings Mill) and Emma Alexander: no stone
- Gibb / Murdoch: upright red granite with urns
- Julia Henshaw
- Bowman: monument with round ball
- Wilkinson, Pochin, Lyon, Lakeview tram accident 1909
- George Blake, Sr. & Jr.: tree fell on them, 1910
- Brewer family: pioneers
- Costello: pioneers, red granite celtic cross
- Abbott, Harry: pioneer, grey granite celtic cross
- Quann: pioneer, gateway / bi-columnar monument
- McCleery: pioneer
- Malkin: pioneer, flat stone with genealogy
- Jonathan and Elisabeth Rogers
- Richard Marpole
- FDBFEMG Monument
- Robertha Marshall, survivor of the Titanic

- Upright grey granite with dog on top: Chester, 1930
- Dad Quick: centarian.
- Sumner: small mosaic
- Grey stone urn
- Lapinski: photographs with covers
- Italian Canadian Society
- Musicians monuments
- Eastern Orthodox wooden crosses

## Accidents



*Eastern Orthodox wooden crosses*

- Brothers: Charles and Creasp Norris, drowned 1907
- Wilkinson, Pochin, Lyon: Lakeview tram accident 1909
- Sleeth & Saunders drowned, 1909
- Frank Asprey killed in railway accident, 1907
- James Ferguson crushed in tunnel, 1905
- Robert McColl killed by freight train, 1905
- Henry McVey, 1928
- George Blake, Sr. & Jr.: tree fell on them, 1910

## 1919 Addition

- Joe Fortes
- Janet Smith
- Firemens' Benefit Association: flat black and white stone
- John Bogress: open Book stone
- S M S F D'Lia - 16 names
- Hardcastle: lamb
- Harry, 1926: broken column
- Clouza?, 1920: taller broken column

Lorraine Irving of the B.C. Genealogical Society recommends that, prior to any changes, there be a detailed survey done of the area. All monuments should be identified and unmarked graves located. There should also be a procedure in place so family members may register their current addresses. They should be contacted before making any changes which would affect their family graves. They could also be asked for contributions towards repairs / restoration.

Lorraine Irving  
B.C. Genealogical Society

## Appendix ii - ***Proposed Interpretive Plaques***

Interpretive plaques are proposed for the following locations:

**Old Horne, southwest corner:**

Marking the location of the J.W. Horne grave site in the A.F.&A.M. section.

**Abra Park:**

A plaque to acknowledge Nonus Abra and the 1941 Abra Park Addition.

**Old Cemetery, at 33rd Avenue and Fraser Street:**

An entry plaque marking the site of the original entrance.

**Jones West:**

A plaque at the corner of the Knights of Pythias area, marking this and other fraternal organizations.

**New Jones:**

Marking the 'headwaters' of Brewery Creek .

**Masonic:**

Plaques marking the A.F.&A.M., I.O.O.F., and Veterans areas in this section.

**Fraser Corner pedestrian gateway:**

Entry / welcome plaque.

**1919:**

Plaque acknowledging this addition to the cemetery, and the 1918-1919 flu epidemic.

## Appendix iii - Recommended Plant Material

('N' denotes native species)

### Trees

	<b>Botanical Name</b>	<b>Common Name</b>
<b>Garden Trees</b>	<i>Acer palmatum</i> <i>Acer palmatum</i> 'Atropurpureum' <i>Cornus kousa</i> 'Chinensis' <i>Cornus mas</i> <i>Magnolia stellata</i> 'Royal Star' <i>Zelkova serrata</i> 'Village Green' <i>Stewartia pseudocamellia</i> <i>Styrax obassia</i> <i>Pinus thunbergii</i> <i>Magnolia grandiflora</i>	Green Japanese Maple Red Japanese Maple Chinese Kousa Dogwood Cornelian Cherry Dogwood Royal Star Magnolia Zelkova Japanese Stewartia Fragrant Snowbell Japanese Black Pine Southern Magnolia
<b>Street Trees</b>	<i>Acer platanoides</i> 'Cleveland' <i>Acer platanoides</i> 'Columnarbroad' <i>Acer platanoides</i> 'Emerald Queen' <i>Acer rubrum</i> 'Bowhall' <i>Liriodendron tulipifera</i> 'Chinesenses' <i>Acer cappadocium</i> <i>Quercus coccinea</i>	Cleveland Norway Maple Parkway Maple Emerald Queen Maple Bowhall Maple Chinese Tulip Tree Coliseum Maple Scarlet Oak
<b>Greenway</b>	<i>Ulmus</i> 'Frontier'	Frontier Elm
<b>Interior Road Trees</b>	<i>Acer campestre</i> <i>Acer platanoides</i> 'Columnar' <i>Acer rubrum</i> 'Bowhall' <i>Acer rubrum</i> 'Scarlet Sentinel' <i>Aesculus x carnea</i>  <i>Fagus sylvatica</i> 'Dawyckii' <i>Fagus sylvatica</i> <i>Cercidiphyllum japonicum</i> <i>Liquidambar styraciflua</i> 'Worplesdon'	Hedge Maple Columnar Norway Maple Bowhall Red Maple Scarlet Sentinel Maple Red Horse Chestnut (in Masonic Section only) Dawyckii Beech Tree European Beech Katsura Tree Worplesdon Sweet Gum

## Evergreen Trees

*Cedrus atlantica* 'Glauca'  
*Calocedrus decurrens*  
*Picea omorika*  
*Thuja occidentalis* 'Fastigiata'  
*Arbutus menziesii* (N)  
*Chamaecyparis nootkatensis* (N)  
*Pinus contorta* (N)  
*Taxus brevifolia*  
*Tsuga mertensiana* (N)  
*Arbutus menziesii* (N)

Blue Atlas Cedar  
Incense Cedar  
Serbian Spruce  
Pyramidal Cedar  
Madrone  
Alaska Yellow Cedar  
Shore Pine  
Yew  
Mountain Hemlock  
Madrone

## Memorial, Infill and Courtyard Trees

*Betula jacquemontii*  
*Cercidiphyllum japonicum*  
*Parrotia persica*  
*Stewartia pseudocamellia*  
*Styrax japonica*  
*Parrotia persica*

Himalayan Birch  
Katsura Tree  
Persian Ironwood  
Japanese Stewartia  
Japanese Snowbell  
Persian Ironwood

## Orchard Trees

*Crataegus phaenopyrum*  
*Ginkgo biloba*  
*Halesia carolina*

Washington Hawthorne  
Ginkgo Tree  
Carolina Silverbells

## Informal Character, Brewery Creek and Infill Trees

*Acer circinatum* (N)  
*Acer rubrum*  
*Betula jacquemontii*  
*Cornus eddies* 'White Wonder'  
  
*Cornus kousa chinensis*  
*Sorbus aucuparia* 'Michned'  
*Populus tremuloides* (N)  
*Acer glabrum* var. *douglasii* (N)

Vine Maple  
Red Maple  
Himalayan Birch  
Eddies White Wonder  
Dogwood  
Chinese Kousa Dogwood  
Cardinal Mountain Ash  
Quaking Aspen  
Douglas Maple

## Hedge Material

### Perimeter

*Taxus x media* 'Hicksii'  
*Thuja occidentalis* 'Smaragd'

Hick's Yew  
Emerald Cedar

### Courtyards / Perimeter Roads

*Buxus microphylla* 'Winter Gem'  
*Taxus x media* 'Hicksii'

Winter Gem Boxwood  
Hick's Yew

## Shrubs

### Informal Character, Brewery Creek: Evergreen Shrubs

*Gaultheria shallon* (N)  
*Mahonia aquifolium* (N)  
*Vaccinium ovatum* (N)  
*Rhododendron macrophyllum* (N)  
*Ledum groenlandicum* (N)

Salal  
 Oregon Grape  
 Evergreen Huckleberry  
 Pacific Rhododendron  
 Labrador Tea

### Informal Character, Brewery Creek: Deciduous Shrubs

*Amelanchier alnifolia* (N)  
*Cornus stolonifera* (N)  
*Holodiscus discolor* (N)  
*Lonicera involucrata* (N)  
*Philadelphia lewisii* (N)  
*Physocarpus capitatus* (N)  
*Ribes divaricatum* (N)  
*Ribes sanguineum* (N)  
*Rosa gymnocarpa* (N)  
*Rosa nutkana* (N)  
*Symphoricarpos albus* (N)  
*Vaccinium parvifolium* (N)  
*Viburnum opulus* (N)

Serviceberry  
 Red Osier Dogwood  
 Ocean Spray  
 Twinberry  
 Mock Orange  
 Western Ninebark  
 Gooseberry  
 Red Flowering Current  
 Bald-hip Rose  
 Nootka Rose  
 Snowberry  
 Red Huckleberry  
 Cranberry

## Perennials, Groundcovers, Vines

### Informal Character, Brewery Creek: Perennials

*Achillea millefolium* (N)  
*Agastache occidentalis* (N)  
*Anaphalis margaritacea* (N)  
*Angelica lucida* (N)  
*Delphinium nudicaule* (N)  
*Dicentra formosa* (N)  
*Gilia capitata* (N)  
*Lupinus arboreus* (N)  
*Penstemon barrettiae* (N)  
*Phlox paniculata* (N)  
*Viola sempervirens* (N)

Yarrow  
 Horse Mint  
 Pearly Everlasting  
 Angelica  
 Delphinium  
 Pacific Bleeding Heart  
 Globe Gilia  
 Lupine  
 Penstemon  
 Perennial Phlox  
 Viola

### Informal Character, Brewery Creek: Groundcovers

*Arctostaphylos* var. (N)  
*Cornus canadensis* (N)  
*Fragaria chiloensis* (N)  
*Linnaea borealis* (N)

Kinnikinnick  
 Bunchberry  
 Wild Strawberry  
 Twinflower

### Informal Character, Brewery Creek: Vines

*Lonicera* var. (N)

Honeysuckle

## Wildflower & Native Grass Cover

### Wildflower Meadow

var. Northwest Mix, Native Mix

### Sedge Grasses

*Carax planostachys*

Chamisso Sedge

*Carex pennsylvanica* var. *gracilifolia*,

*Carex praegracilis* 'Laguna MT.'

Prairie Sedge

*Carex pansa*

California Meadow Sedge

*Carex texensis*

Catlin Sedge

## Turf Grass

*A Turf Restoration and Management Program should be established for the cemetery and should encompass environmental principles.*

### Recommended Formal Turfgrass for Climatic Zone 5 Region

Kentucky Bluegrass

var. Blacksburg, Challenger, Midnight

Bentgrass

var. Exeter, Putter, Prominent

Tall Fescue

var. Falcon, Houndog, Mustang

Fine Fescue

var. Reliant, Scaldis, Enjoy

Perennial Ryegrass

var. Palmer, Manhattan II, Repell

### Recommended Less Formal and Low Maintenance Turfgrass for Climatic Zone 5 Region

Fescue-Buffalograss blend

var. No Mow

Buffalograss

var. Texoca, Sharp's

## Appendix iv - Buildings and Infrastructure

### Administration and Caretaker's Residence Building

**Note:** For the purpose of this study, all Building and Infrastructure dimensions are expressed using Imperial measurements.

Table 1 Administration Facilities					
Room	L'	W'	sq.ft.	subtotal	sq.ft.
Main Office	16.71	13.00	217.23		217.23
Reception	17.29	12.50	216.13		216.13
Vault	5.67	2.33	13.21		13.21
Copy Room	5.92	2.79	16.52		16.52
Office 1	13.33	10.08	134.37		
closet	+	7.50	2.17		150.64
Office 2	14.25	10.08	143.64		
closet	+	10.08	2.42		168.03
Meeting Room	16.88	13.92	234.97		234.97
Kitchen	16.88	8.42	142.13		142.13
Staff WC	8.42	4.92	41.43		41.43
File Closet	3.42	1.67	5.71		5.71
Stat. Closet	8.42	2.08	17.51		17.51
Corridors	23.42	3.42	80.10		
	+	8.42	4.33		
	+	7.38	3.42		
	+	12.42	3.50		185.26
Entry Hall	9.67	7.17	69.33		69.33
Public WC	7.00	5.83	40.81		40.81
Public WC	7.00	5.83	40.81		40.81
= Administration Area (sq.ft.)				1559.73	→ 1559.73

Table 2 Residential Facilities					
Room	L'	W'	sq.ft.	subtotal	sq.ft.
Kitchen	16.88	8.42	142.13		142.13
Living Room	16.88	13.92	234.97		234.97
Bedroom 1	13.33	8	106.64		
	+	3	2.08		
closet	+	7.5	2.17		129.16
Bedroom 2	14.25	10.08	143.64		
closet	+	10.08	2.42		168.03
Bedroom 3	11.83	7	82.81		
closet	+	7	2.33		99.12
WC	8.42	4.92	41.43		41.43
Hall Closets	8.42	2.08	17.51		
	+	2.5	1.67		21.69
Corridors	8.42	4.33	36.46		
	+	25.58	3.42		123.94
Garage	20.38	20.08	409.23		409.23
Basement	25.5	13.92	354.96		
	+	13.08	12.42		517.41
Stairs Up	12.67	8.42	106.68		
Down	+	12.67	8.42		213.36
= Residential Area (sq.ft.)				2100.47	→ 2100.47
+ Administration Area (sq.ft.)				(from table 1)	1559.73
= Administration + Residential Area (sq.ft.)					3660.20

Total Building Square Footage	4098.00
Total Building Footprint	2287.00

Table 3: Administration Exterior				
Exterior Space	L'	W'	sq.ft.	sub-total sq.ft.
Front Lawn & Layby	34	65.75	2235.50	2235.50
Side Entry Court (unused)	21.83	9.67	211.10	
+	13	3	39.00	250.10
Pathway & Sideyard	64.67	7.5	485.03	
+	23.5	3	70.50	555.53
= Administration Exterior Area (sq.ft.)				3041.12 → 3041.12

Table 4: Residential Exterior				
Exterior Space	L'	W'	sq.ft.	sub-total sq.ft.
Back Yard	56.75	48.75	2766.56	
+	6.25	8.25	51.56	2818.13
Entry Court	20.83	9.67	201.43	201.43
Driveway	15.25	21	320.25	320.25
Roadside (front)	24.92	15.25	380.03	
(side)	+	57	9	513.00
(back)	+	29.33	10	293.30
= Residential Exterior Area (sq.ft.)				4526.13 → 4526.13

+	Administration Exterior Area (sq.ft.)	(from table 3)	3041.12
=	Administration + Residential Exterior Area (sq.ft.)		7567.25
+	Administration + Residential Interior Area (sq.ft.)	(from table 2)	4098.00
=	Total Admin. + Residential Interior + Exterior Areas (sq.ft.)		11665.25
Total Admin. + Residential Site Area (sq.ft.)			10965.00

Floor Space Ratio 0.37  
Site Coverage 21%

## Service Building

Table 5

### Service Building

Room	L'	W'	sq.ft.	sub-total	sq.ft.
3 Parking /	20.25	12.00	243.00		
Loading Bays +	20.25	12.00	243.00		
	20.25	12.00	243.00	729.00	
Storage Corner	20.25	7.33	148.43		
loft above +	20.25	7.33	148.43	296.87	
Loading /	39.58	20.75	821.29		
Storage Deck +	16.00	8.42	134.72	956.01	
Corridor	12.00	4.63	55.56	55.56	
New Tool Storage	15.67	6.58	103.11	103.11	
Hose Storage	11.33	7.58	85.88	85.88	
Fencing Storage	11.33	7.50	84.98	84.98	
Fertilizer/Gas Can Storage	11.33	12.92	146.38	146.38	
Repair Shop	23.00	20.25	465.75	465.75	
Locker Room	13.50	9.50	128.25	128.25	
Work Room	13.50	15.25	205.88	205.88	
Furnace	8.42	4.08	34.35	34.35	
WC	6.00	4.58	27.48	27.48	
Garbage	3.33	3.00	9.99	9.99	
Staff Room /	19.58	13.50	264.33		
Kitchen +	10.58	3.67	38.83		
	8.00	1.92	15.36	318.52	

= Service Building Interior Area (sq.ft.) 3648.00 → 3648.00

Total Building Square Footage / Footprint

3808.00

Table 6

### Service Building Exterior

Exterior Space	L'	W'	sq.ft.	sub-total	sq.ft.
Filling Area, driveway +	68.00	30.67	2085.56		
	34.00	30.67	1042.78	3128.34	
Parking (4 cars)	28.00	38.00	1064.00	1064.00	
Lawn	30.00	23.42	702.60		
	8.75	8.00	70.00	772.60	
Concrete Paths	23.42	4.00	93.68		
	13.67	11.58	158.30		
	11.42	7.50	85.65		
	8.75	6.00	52.50	390.13	
Asphalt Apron	100.00	34.00	3400.00		
	31.00	21.00	651.00	4051.00	
Sand/Gravel Bins	22.67	8.67	196.55	196.55	
Plywood Storage	15.00	20.00	300.00	300.00	
Grass Margins				2409.50	

= Service Building Exterior Area (sq.ft.) 12312.12 → 12312.12

+ Service Building Interior Area (sq.ft.) (from table 5) 3808.00

= Total Service Building Site Area (sq.ft.)

16120.12

Floor Space Ratio:

0.23

Site Coverage

23%

## Soils Area

Table 7 Area of Soils Dump		
L'	W'	sq. ft.
143	107	15301
30	64	1920
Soils Dump Area (sq.ft.)		17221 → 17221

Table 8 Use of Soils Dump (approximate dimensions)					
Use		L'	W'	sq. ft.	subtotal sq. ft.
Active Storage	Soil	40	20	800	
	+ Fine Soil	20	10	200	
	+ Gravel	10	4	40	
	+ Grave Markers	40	10	400	1440
Litter	Tree Litter	10	10	100	
	+ Dead Sod	20	20	400	
	+	20	10	200	
	+	10	4	40	
	+ Garbage	10	4	40	
	+ Old Pipe	10	4	40	820
Flower Bed		57	10	570	570

=	Actively Used Areas of Soils Dump (sq.ft.)	2830 → 2830
	Total Area of Soils Dump (sq.ft.)	(from table 7) 15075
-	Actively Used Areas of Soils Dump (sq.ft.)	(from table 8) 2830
=	Unused or Circulation Areas of Soils Dump (sq.ft.)	12245

Table 9 Soils Volumes (approximate dimensions)					
Material	L'	W'	D'	cubic ft.	sub-total cu. ft.
Main Heap (overgrown)	84	52	6	26208	26208
Soil	40	20	6	4800	4800
Fine Soil	20	10	6	1200	1200
Gravel	10	4	3	120	120
Tree Litter	10	10	2	200	200
Dead Sod	20	20	8	3200	
	+ 20	10	6	1200	
	+ 10	4	6	240	4640
Grave Markers	40	10	2	800	800
Garbage	10	4	6	240	240
Old Pipe	10	4	2	80	80

=	Total Volume in cubic feet	38288 → 38288
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## Roads

Section	Asphalt (widths)							Gravel/ Cart Track (widths)			Concrete (widths)		Section Total
	9' -10'	11'	12'	13'	14'	16'	22' -23'	8'	9'	10'	10'	15'	
1919		570											570
Jones		330	8240	1530			610 1300	50	640	550			13250
Old Cemetery	420		3610		1070			480					5580
Abray			2180					250			100		2530
Horne			6070			750					110		6930
Road type total	420	900	20100	1530	1070	750	610 1300	780	640	550	100	110	
Total length of internal roads (linear feet)													28860

## Perimeter Treatments

Table 11

### Perimeter Treatments

Section	Edge / Corner	Treatment	Approximate Length (feet)			Section total (feet)
			Hedge	Fence	Open	
1919	41st Avenue	Hedge	300			
	41st Avenue Entry (car)	Break in hedge, chainlink, no gate			20	
	Prince Edward St.	Hedge	570			
	43rd Avenue	Hedge	290			
	43rd Avenue Entry (car)	Break in hedge, chainlink, no gate		10	20	
	East edge	Hedge against residential backyards	570			
Section subtotal			1730	10	40	1780
Jones	41st Avenue	Hedge	1290			
	41st Avenue Entry (car)	Break in hedge, chainlink, no gate		85	25	
	41st & Fraser Entry (foot)	Break in chainlink, 2 conc. steps, no gate			5	
	Fraser Street	Chainlink, lg trees, embankments, ret. walls		1290		
	Fraser Street Entry (car)	Break in chainlink, no gate			30	
	Grnwy & Fraser Entry (foot)	Break in chainlink, 6 granite steps, no gate			3	
	Greenway	Hedge	717			
	Greenway Entry (car)	Break in hedge, chainlink, no gate		20	20	
	N / S Lane to Soils Area	Hedge	430			
	E / W Lane, behind 38th	Chainlink fence		640		
	Prince Edward St.	Hedge	910			
Section subtotal			3347	2035	83	5465
Old	Greenway	Chainlink fence, large trees		595		
Cemetery	Greenway Entry (car)	Break in chainlink, no gate			15	
	Greenway Entry (car)	Break in chainlink, no gate			20	
	Grnwy & Fraser Entry (foot)	Break in chainlink, no gate			4	
	Fraser Street	Ch.link, med trees, embankment, sporadic hedge	310	730		
	33rd & Fraser Entry (foot)	Break in hedge, no gate			4	
	33rd Avenue	Hedge	590			
	33rd Avenue Entry (car)	Break in hedge, chainlink, no gate		20	20	
Section subtotal			900	1345	63	2308
Abrey	33rd Ave.	Hedge	755			
	Prince Edward St.	Hedge	220			
	34th Ave.	Hedge	430			
	N / S Lane, 34th to 37th	Hedge	900			
	Greenway	Hedge	265			
Section subtotal			2570	0	0	2570
Horne	33rd Avenue	Hedge	1335			
	33rd Avenue Entry (car)	Break in hedge, chainlink, no gate		20	20	
	33rd & Fraser Entry (foot)	Break in hedge, chainlink, no gate		40	3	
	Fraser St.	Hedge, embankments	670			
	31st & Fraser Entry (foot)	Break in hedge, ch.link, 7 granite steps, no gate			4	
	31st Ave.	Hedge	1400			
	Prince Edward St.	Hedge	715			
	Prince Edward Entry (foot)	Break in hedge, no gate			4	
Section subtotal			4120	60	31	4211
			Hedge	Fence	Open	
Length of perimeter treatments (feet)			12667	3450	217	
Total length of perimeter (feet)						16334

## Gates

Table 12 Entry Points				
Section	Pedestrian Entry Points	No. per acre	Vehicle/Pedestrian Entry Points	No. per acre
1919	0	0.00	2	0.48
Jones	2	0.05	3	0.08
Old/Abay	2	0.08	3	0.12
Horne Section	3	0.13	1	0.04
<b>Total</b>	<b>7</b>		<b>9</b>	

## Irrigation Water

Table 13 Irrigation faucets		
Section	No. of faucets	No. per acre
1919	12	3
Jones	253	7
Old Cemetery	112	7.5
Abay Addition	55	5.5
Horne Section	174	7.5
<b>Total</b>	<b>606</b>	

## Garbage Receptacles

Table 14 Garbage Receptacles		
Section	No. of Receptacles	No. per acre
1919	3	0.71
Jones	19	0.52
Old Cemetery	5	0.33
Abay Addition	3	0.30
Horne Section	5	0.22
<b>Total</b>	<b>35</b>	