

Abbotsford Cemeteries Strategy - Concept Plans

Introduction

This document outlines proposed upgrades and additional interment inventory for consideration at the Abbotsford cemeteries. These concepts are informed by previous phases of work, including a Demand and Needs Analysis, public engagement, and consultation with cemetery staff.

Additional Interment Offerings

The proposed concepts include expanded interment offerings to better meet the evolving needs of the community. These include:

- The introduction of green burial areas, which support environmentally sustainable practices.
- The addition of columbaria niches in areas where casket burial cannot be accommodated due to landscape constraints.

These offerings provide greater choice for families and help ensure long-term interment capacity across all four cemeteries.

Additional Interment Capacity

The table below summarizes the remaining years of sale for existing inventory and additional years of sales that can be gained through infill and/or expansion opportunities at each cemetery. The analysis conservatively assumes Abbotsford cemeteries would begin expanding its capacity by converting the majority of available land into casket lots, the most land-intensive interment type.

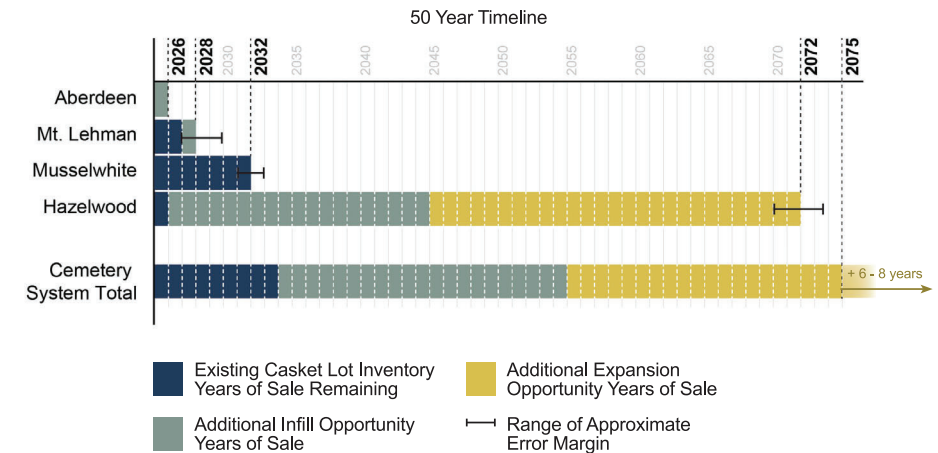
Infill and expansion areas are calculated using an industry-standard density of 500 full-body casket lots per acre, a benchmark commonly applied in municipal cemetery planning. The ratio of four cremation lots per casket lot is used to determine the cremation lot potential. The distribution between casket and cremation interments remains flexible and can be adjusted over time to reflect community needs and evolving trends.

These calculations are based on the average annual sales at each cemetery* from 2020 to 2024. The projections are estimates based on the assumption that historical disposition patterns and market capture rates remain stable, while accounting for rising death rates from population growth.

Inventory Type	Existing Inventory Years of Sale Remaining	Potential Additional Inventory Years of Sale		Total Years of Sale
		Infill	Expansion	
Casket Lots	7 - 11 years	20 - 22 years	26 - 28 years	53 - 61 years
Cremation Lots	44 - 54 years	19 - 22 years	26 - 29 years	89 - 103 years
Columbaria Niches	27 - 31 years	19 - 22 years	26 - 29 years	89 - 103 years
Scattering	10 - 14 years	N/A	70 - 72 years	80 - 86 years

* Note: Calculations are based on the average annual sales over the past five years at each cemetery. Where sales data is unavailable (either because inventory is sold out or the interment type is not currently offered) projections are based on the combined average annual sales from other Abbotsford cemeteries with available historical data.

The timeline below indicates the remaining years of sale for existing casket lot inventory and additional years of casket lot sales that can be gained through infill and/or expansion at each cemetery.



Note: Infill areas will not be available for immediate development. These areas can only be utilized once the surrounding sections are fully occupied and the internal roads or access routes are no longer required for cemetery operations or visitor access.

Additional Amenities and Cemetery Upgrades

While each cemetery is unique and the proposed concepts are site-specific, several common themes have emerged across all four locations. These include:

- Enhancements to pedestrian routes
- Addition of gathering spaces and seating
- Landscape upgrades that foster a more welcoming and respectful environment

Aberdeen Cemetery Concept Plan



Legend

EXISTING:

- CEMETERY BOUNDARY
- CITY OWNED LOT
- CEMETERY DRIVEWAY, LIMITED ACCESS
- INFO KIOSK

PROPOSED:

- PEDESTRIAN ENTRANCE
- PEDESTRIAN WALKWAY
- MIXED INTERMENT CEMETERY DRIVEWAY INFILL
- TREES AND SHRUBS



Aberdeen Cemetery Concept Key Elements

General Cemetery Enhancements

- Recognize the existing beech tree as a Significant Tree.
- Add seating throughout the space to enhance the user experience.
- Account for anticipated Fraser Highway widening in future planning.

Entrance

Establish a formalized pedestrian connection from the parking area with:

- Defined pathway to the front entrance.
- Added planting to the vegetated buffer.
- Consider a suitable setback to accommodate future Fraser Highway expansion.

Interment and Memorialization

Infill

- Once the cemetery is full, cemetery driveway should be infilled with a mixture of interment options to maximize cemetery capacity.

Aberdeen Cemetery	Existing Inventory Years of Sale Remaining	Potential Additional Inventory Years of Sale		Total Years of Sale
		Infill	Expansion	
Casket Lots	Sold Out	< 1 year	N/A	< 1 year
Cremation Lots	35 - 37 years	N/A	N/A	35 - 37 years
Columbaria Niches	N/A	N/A	N/A	N/A
Scattering	N/A	N/A	N/A	N/A

Note: Aberdeen Cemetery does not currently offer columbaria niches or scattering.

Concept Image



Cemetery Driveway Infill Area, Aberdeen Cemetery.
Source: LEES+Associates

Hazelwood Cemetery Concept Plan



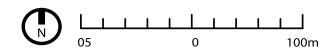
Legend

EXISTING:

- - - - - CEMETERY BOUNDARY
- - - - - BC HYDRO OFFSET
- ~ ~ ~ STEEP TOPOGRAPHY
- ▶ PEDESTRIAN ENTRANCE
- - - - - CEMETERY DRIVEWAY
- SCATTERING GARDEN
- CREMATION GARDEN
- ⬡ INFORMATION KIOSK

PROPOSED:

- - - - - DISCOVERY TRAIL
- - - - - PEDESTRIAN PATHWAY
- GATHERING SPACE
- CREMATION GARDEN
- SCATTERING GARDEN
- GREEN BURIAL
- MEMORIAL BOULDER WALK
- MIXED INTERMENT EXPANSION
- MIXED INTERMENT CEMETERY DRIVEWAY INFILL
- POLLINATOR MEADOW
- PARKING
- OPERATIONS STORAGE AREA
- TREES AND SHRUBS



Hazelwood Cemetery Concept Key Elements

General Cemetery Enhancements

BC Hydro Offset

Burials and permanent structures are not permitted in the BC Hydro offset. Improvements should focus on enhancing the space through ecological, functional, and operational upgrades to create a park-like setting. These may include:

- Plant a pollinator meadow to support local biodiversity.
- Establish a gathering space with temporary or permanent structures for community or ceremonial uses.
- Utilize portions of the area for additional parking to support cemetery events and daily use.
- Allocated space for operations and materials storage.

Interment and Memorialization

Expansion Areas

- Increase the capacity in the cemetery by expanding into the northeast corner. Expansion to include:
 - Mixed interment
 - Green burial
 - Expansion of the existing cremation garden
 - A vegetated buffer to screen Hazelwood Avenue
- Add additional memorization options by creating an scattering and memorial boulder walk in the southwest corner.

Infill

- Once sections of the cemetery are full, underutilized cemetery driveways should be infilled with interment options.

Hazelwood Cemetery	Existing Inventory Years of Sale Remaining	Potential Additional Inventory Years of Sale		Total Years of Sale
		Infill	Expansion	
Casket Lots	< 1 year	18 - 20 years	26 - 28 years	44 - 48 years
Cremation Lots	1 - 3 years	18 - 20 years	25 - 27 years	44 - 50 years
Columbaria Niches	15 - 17 years	N/A	30 - 32 years	45 - 49 years
Scattering	6 - 8 years	N/A	70 - 72 years	76 - 80 years

Note: Mixed interment areas for infill and expansion = 8% dedicated for cremation.

Precedent Images



Green Burial, Royal Oak Burial Park, Saanich, BC.
Source: Wayne Worden



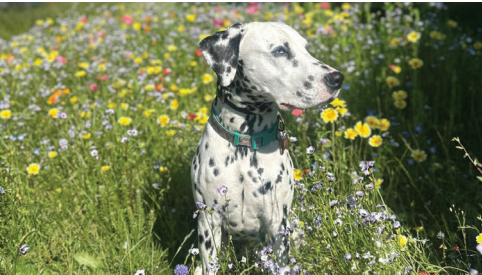
Scattering and Memorial Boulder Walk, Whistler, BC.
Source: LEES+Associates



Gathering Space, Royal Oak Burial Park, Saanich, BC. Source: LEES+Associates



Pollinator Meadow, Mountain View Cemetery, Vancouver, BC. Source: Wayne Worden



Pollinator Meadow, North Vancouver, BC.
Source: City of North Vancouver

Mt. Lehman Cemetery Concept Plan



Mt. Lehman Cemetery Concept Key Elements

General Cemetery Enhancements

Northern Vegetated Screen

- Vegetated buffer to remain to screen the cemetery from the neighbouring property. Trees and shrubs should be assessed and replaced when necessary to maintain a healthy screen.

Western Slope

- The slope on the western side of the cemetery, particularly in the northwestern corner, requires ongoing monitoring to ensure the long-term stability. Regular assessments should be conducted to identify any signs of erosion or movement and to inform potential mitigation measures.

Columbaria Area Upgrades

- Enhance the existing columbaria areas to improve aesthetics by introduce additional planting beds to create a space, and provide seasonal interest.

Scattering Garden Area Upgrades

- Enhance the existing scattering garden to improve aesthetics and ceremonial qualities by adding additional planting. Introduce planting that will give seasonal interest. Soil amendments may be needed to support vegetation growth.
- Install a memorial boulder with an epitaph to offer a meaningful focal point within the scattering garden, enhancing its ceremonial and commemorative qualities.

Interment and Memorialization

Expansion Area

- Confirm existing lot layout and inventory allocation remain aligned with future community needs.

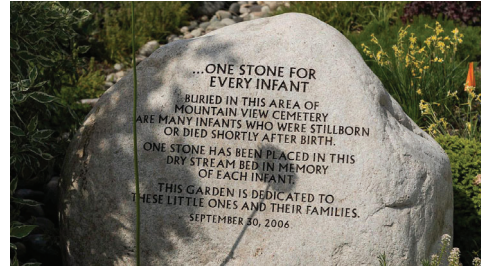
Infill

- Once sections of the cemetery are full, underutilized cemetery driveway should be infilled with interment options.

Mt. Lehman Cemetery	Existing Inventory Years of Sale Remaining	Potential Additional Inventory Years of Sale		Total Years of Sale
		Infill	Expansion	
Casket Lots	1 - 3 years	1 - 2 years	N/A	2 - 5 years
Cremation Lots	4 - 6 years	1 - 2 years	1 - 2 years	6 - 10 years
Columbaria Niches	12 - 14 years	N/A	N/A	12 - 14 years
Scattering	4 - 6 years	N/A	N/A	4 - 6 years

Note: Mixed interment areas for infill and expansion = 5% dedicated for cremation.

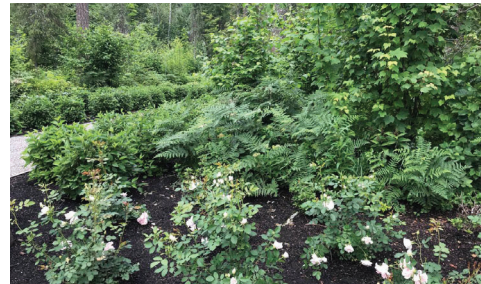
Precedent Images



Memorial Boulder, Mountain View Cemetery, Vancouver, BC. Source: Wayne Worden



Seasonal Interest Planting, Cornus sericea ('Arctic Fire')

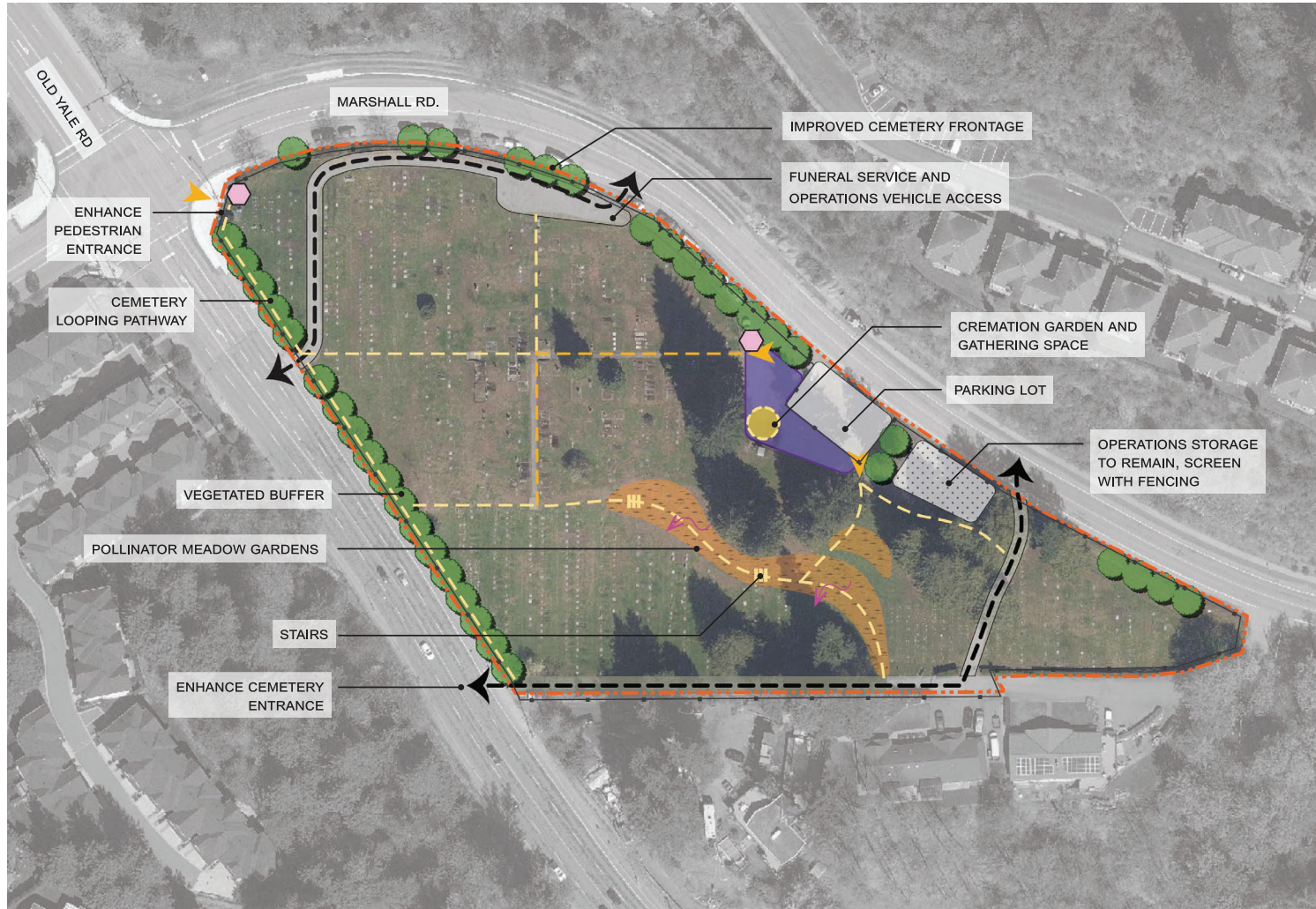


Scattering Garden, Shuswap, Salmon Arm, BC. Source: LEES+Associates



Seating, North Delta Cemetery, BC. Source: LEES+Associates

Musselwhite Cemetery Concept Plan



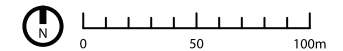
Legend

EXISTING:

- CEMETERY BOUNDARY
- STEEP TOPOGRAPHY
- PEDESTRIAN PATHWAY
- PEDESTRIAN ENTRANCE
- CEMETERY DRIVEWAY - FUNERAL SERVICE AND OPERATIONS ONLY

PROPOSED:

- PEDESTRIAN PATHWAY
- GATHERING SPACE
- CREMATION GARDEN
- POLLINATOR MEADOW
- PARKING
- OPERATIONS YARD
- TREES AND HEDGE
- UPGRADED FENCE
- INFORMATION / CEMETERY MAP



Musselwhite Cemetery Concept Key Elements

General Cemetery Enhancements

Perimeter

- Improve the overall aesthetic and boundary definition of the cemetery by replacing the existing chain link fence or upgrading it.

Entrances and Wayfinding

- Strengthen the sense of arrival at pedestrian entrances to emphasize the transition from public to sacred space.
- Improve wayfinding by installing cemetery maps at the two primary pedestrian entrances.

Pollinator Meadow Gardens

- Utilize steep and unsuitable burial areas to enhance ecological value by planting a pollinator meadow and supporting local biodiversity. To ensure the gardens remain visually intentional and well-maintained, incorporate a clean, crisp edge. This defined boundary will help distinguish the meadow from adjacent turf or burial areas, to convey a sense of care and order within the cemetery landscape.

Interment and Memorialization

Cremation Garden

- Extend the life of the cemetery by developing a cremation garden.

Musselwhite Cemetery	Existing Inventory Years of Sale Remaining	Potential Additional Inventory Years of Sale		Total Years of Sale
		Infill	Expansion	
Casket Lots	6 - 8 years	N/A	N/A	6 - 8 years
Cremation Lots	4 - 6 years	N/A	N/A	4 - 6 years
Columbaria Niches	N/A	N/A	6 - 8 years	6 - 8 years
Scattering	N/A	N/A	N/A	N/A

Note: Musselwhite Cemetery currently does not offer columbaria niches. The average number of sales per year from Mt. Lehman and Hazelwood Cemeteries were used to calculate the columbaria niche sales.

Precedent Images



Legacy Gardens Cremation Garden, Kelowna, BC.
Source: LEES+Associates



Pollinator Garden and Information Sign,
Mountain View Cemetery, Vancouver, BC.
Source: Wayne Worden



Cemetery Entrance, Abbotsford, BC.
Source: LEES+Associates