

MUNICIPALITY OF NORTH COWICHAN MOUNTAIN VIEW CEMETERY SERVICES PLAN

September 10, 2024



AGENDA

1. Project Overview
2. Importance of Municipal Cemeteries
3. Process & What We Heard
4. Cemetery Trends
5. Market & Demand
6. Regional Fee Comparisons
7. Investing in the Future
8. Recommendations





PROJECT OVERVIEW

PRIMARY OBJECTIVE

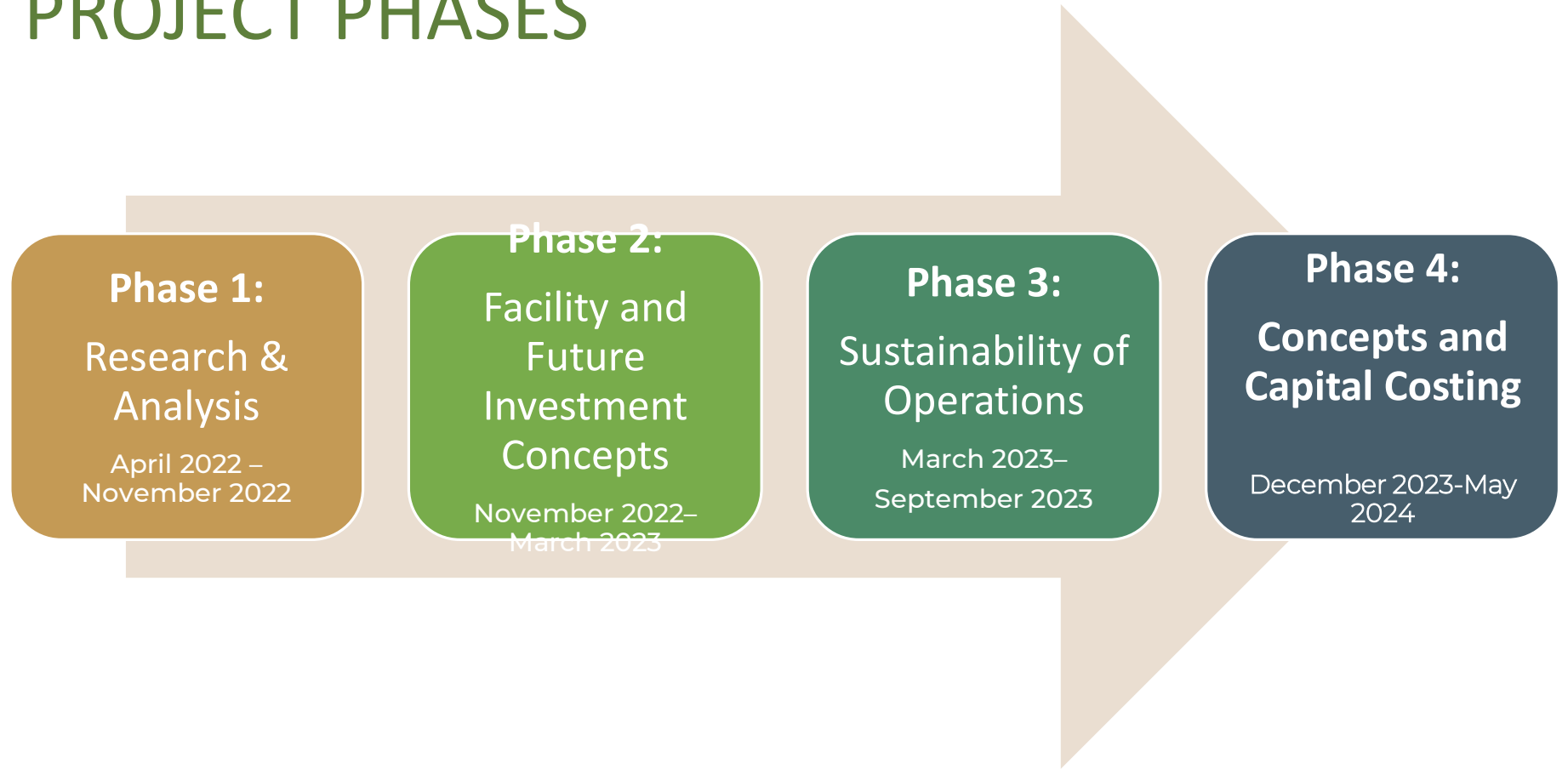
The cemetery services plan is the guiding document for the planning and operations of the cemetery for the next 25 years.

PROJECT GOAL

Guide the development, use, and provision of the cemetery for both the existing area and the available space for expansion.



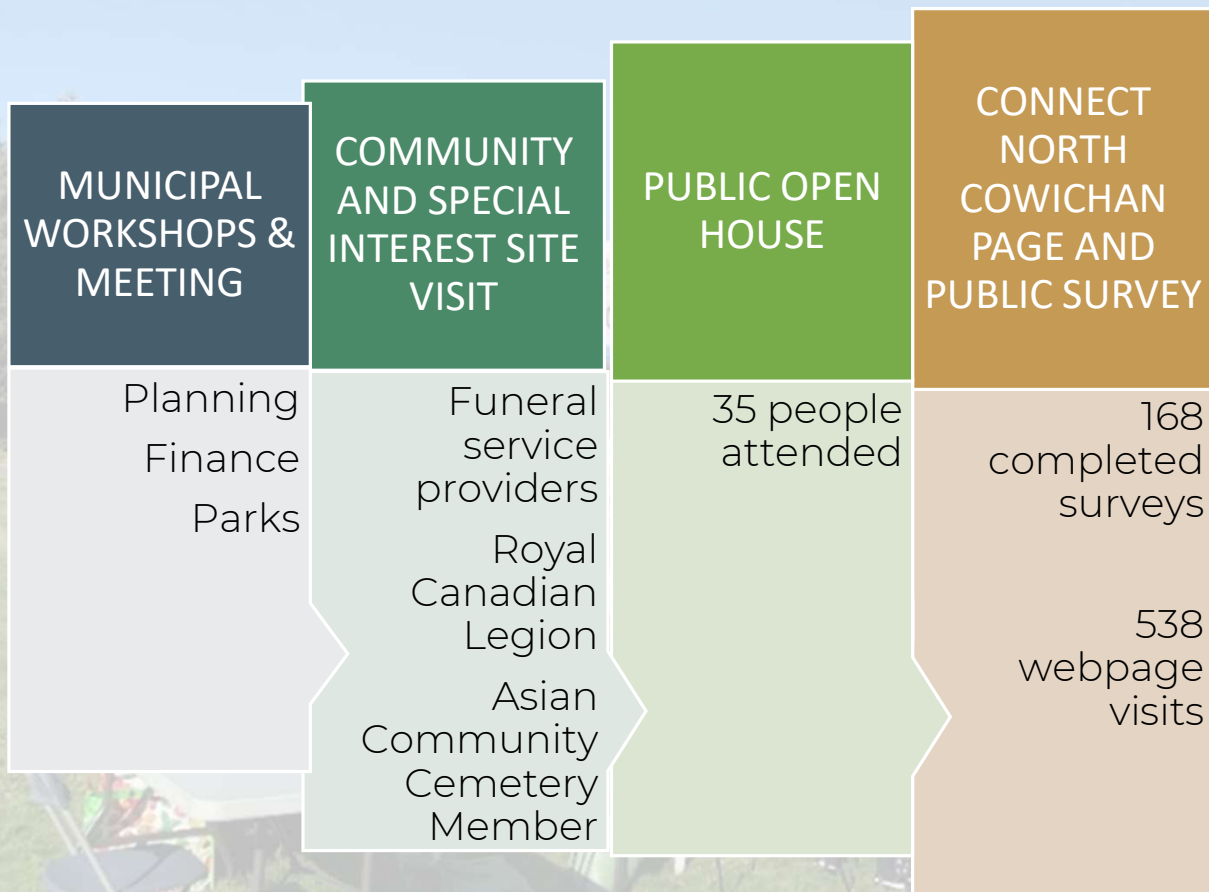
PROJECT PHASES



IMPORTANC E OF THE MUNICIPAL CEMETERY

- Essential public infrastructure
- Community and environmental benefits
- Equitable/affordable burial options
- The availability of land for expansion at Mountain View Cemetery is a major asset. Many other communities have run out of available space, and purchasing land has become too expensive.

PLANNING PROCESS



WHAT WE HEARD

KEY THEMES

Provide green burial and other more natural approaches

Focus more on cremation options

Preserve trees

Consider wildlife movements (e.g. Elk herd observed in expansion area)

Improve information signage

Provide more space for parking

Provide bike parking on site

Provide more seating and shelters

CEMETERY TRENDS

Cremation burial rates are increasing

They are expected to reach 87% of dispositions by 2025. Cemetery professionals are providing a greater variety of services

Green burial and natural burials

Placement of un-embalmed remains in a biodegradable covering within a full burial plot with no liner or vault. This is becoming more popular

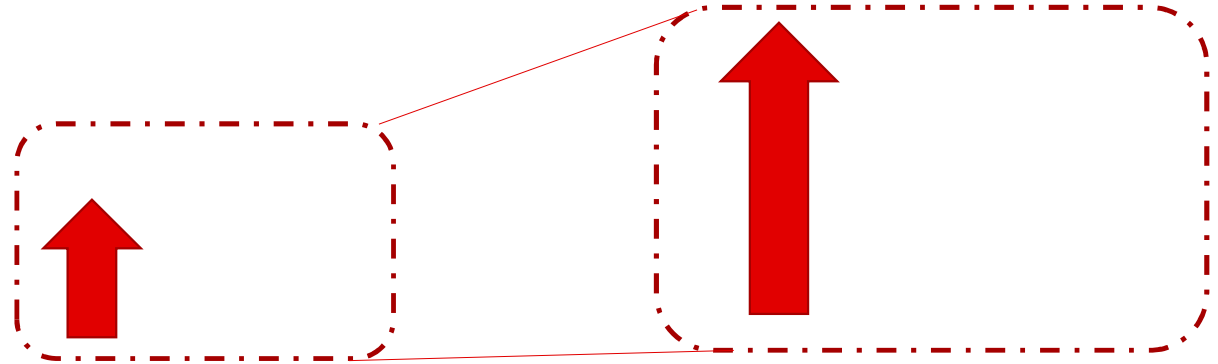
Scattering gardens

Scattering gardens in a cemetery are spaces created to inter cremated remains without an urn. They enable people to deposit the cremated remains of their loved ones economically without having to purchase a plot or niche

MARKET & DEMAND ANALYSIS

The amount of space required for the cemetery expansion area is modeled using the below factors:

- Projected population increase and the number of estimated deaths
- Historical market capture, historical interment at the cemetery
- Burial service types



CURRENT CAPACITY VS. INTERMENT SPACE REQUIRED

INTERMENT TYPE	CAPACITY BEFORE UPGRADES	Spaces Required (25 years)	CAPACITY AFTER UPGRADES
Full Burials - Single Depth	14 Years	418	25+ Years
Full Burials - Double Depth	0 Years	84	25+ Years
Green Burials - Single Depth	0 Years	478	25+ Years
Cremation Plot	20 Years	635	25+ Years
Total Burials		980	
Columbarium Niche	2 Years	294	25+ Years
Scattering Garden	0 Years	114	25+ Years
Total Cremations		1043	
Total Interment Space Required		2023	

REGIONAL FEE COMPARISONS

	Royal Oak Burial Park	Municipality of North Cowichan*	City of Nanaimo	Town of Qualicum Beach	City of Courtenay	Average Fees
Total Full Burial Fees	\$8,875	\$4,226	\$2,570	\$2,350	\$1,997	\$4,146
Total Child Burial Fees	N/A	\$1,711	\$2,180	N/A	\$933	\$1,975
Total Cremation Burial Fees	\$2,390	\$1,632	\$1,360	\$930	\$735	\$1,462
Total Columbarium Fees (Average of Upper and Lower)	\$5,890	\$2,296	N/A	N/A	\$1,450	\$2,469
Total Scattering Fees	N/A	N/A	N/A	\$405	\$120	\$303

INVESTING IN THE FUTURE

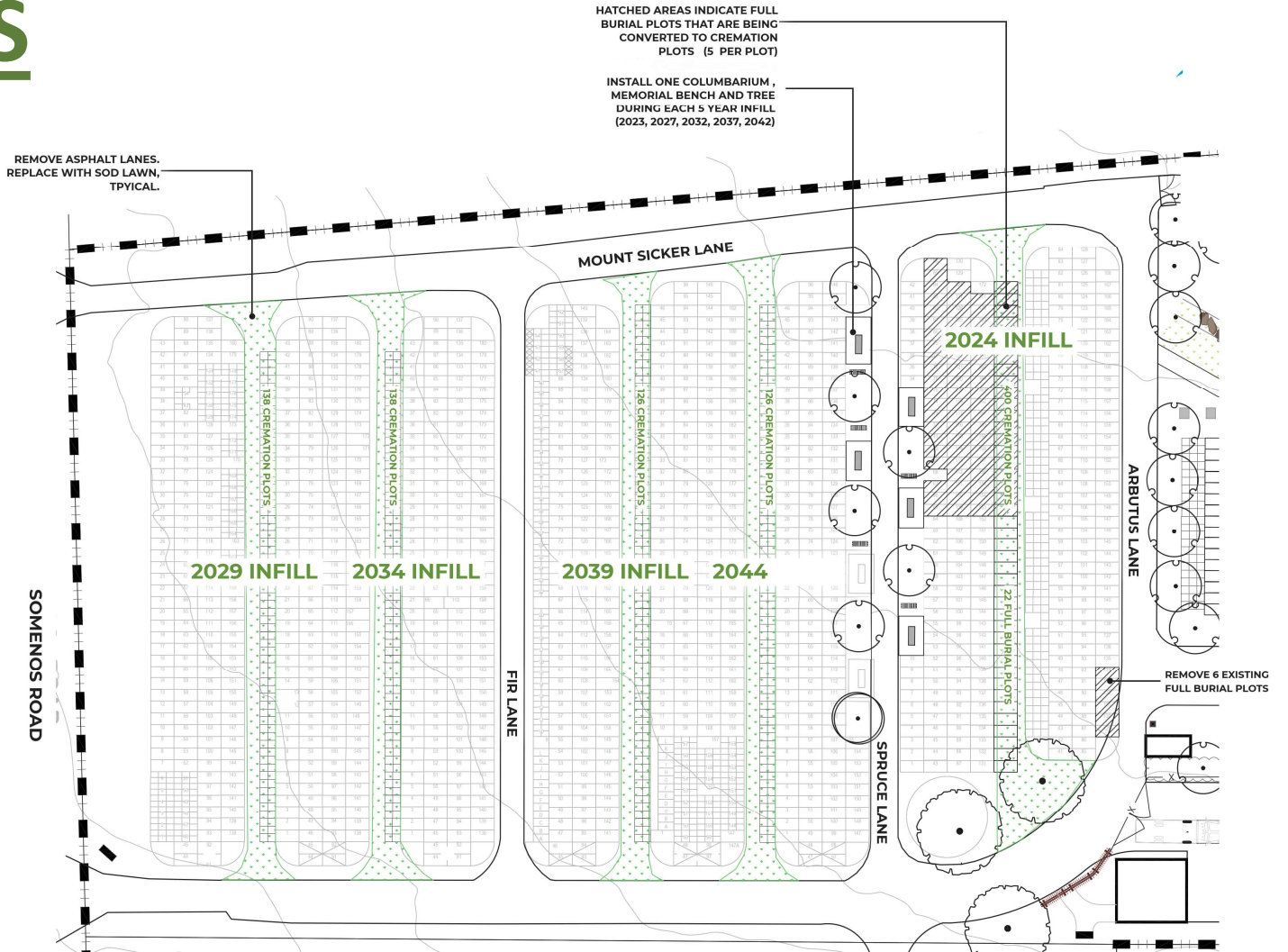
EXPANSION AREA CONCEPT GUIDING PRINCIPLES

- Improve the main entry experience
- Retain and plant more trees
- Retain and frame the views of Mount Prevost and the rural farmland areas
- Expand the range of interment services (Green burials, scattering)
- Preserve and provide more natural and native spaces that support biodiversity
- Provide vehicular, bicycle, and pedestrian circulation
- Provide rest areas and sheltered areas

INFILL AREAS

INFILL IN EXISTING CEMETERY (INFILL TO OCCUR EVERY FIVE YEARS)

INFILL 2024:	
FULL BURIAL SINGLE DEPTH	16
CREMATION PLOTS	400
COLUMBARIUM 48 NICHE	1
INFILL 2029:	
CREMATION PLOTS	138
COLUMBARIUM 48 NICHE	1
INFILL 2034:	
CREMATION PLOTS	138
COLUMBARIUM 48 NICHE	1
INFILL 2039:	
CREMATION PLOTS	126
COLUMBARIUM 48 NICHE	1
INFILL 2044:	
CREMATION PLOTS	126
COLUMBARIUM 48 NICHE	1
TOTALS FOR INFILL AREA:	
FULL BURIAL SINGLE DEPTH	16
FULL BURIAL DOUBLE DEPTH	0
GREEN BURIALS	0
CREMATION PLOTS	928
COLUMBARIUM 48 NICHE	5 (240 NICHE)
COLUMBARIUM 24 NICHE	0
SCATTERING OPPORTUNITIES	0

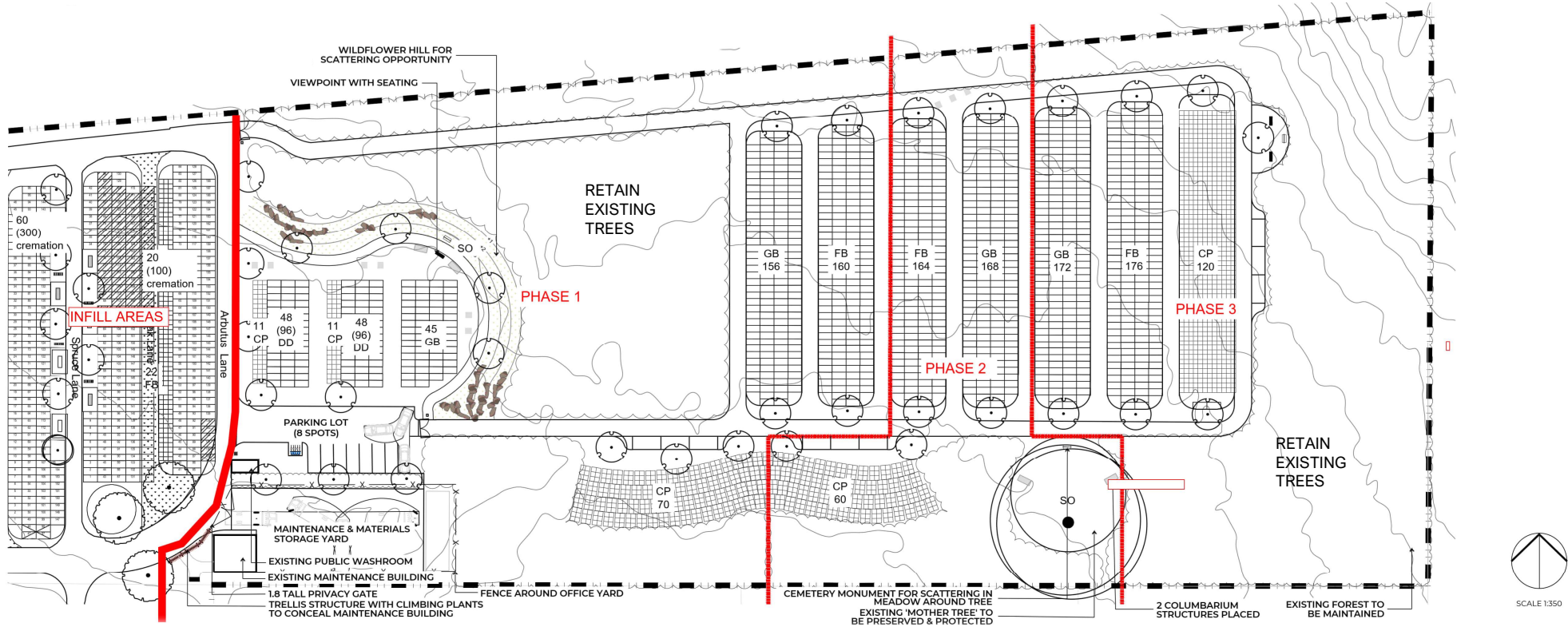


CONCEPT OPTION 1

Total burial offerings = 3042

EXPANSION AREA MATERIALS LEGEND:

SYMBOL	DETAIL	DESCRIPTION		
		ASPHALT ROAD		SCATTERING/MEMORIAL MONUMENT
		VEHICULAR BOLLARD SECURITY GATE		48 NICHE COLUMBARIUM ON CONCRETE PAD
		PEDESTRIAN GRANULAR PATHWAY		DOUBLE DEPTH BURIALS
		WILDFLOWER HILL		FULL BURIALS
		BENCH		GREEN BURIALS
		BOULDERS		CREMATION PLOTS
			SO	SCATTERING OPPORTUNITIES
				PROPOSED TREES

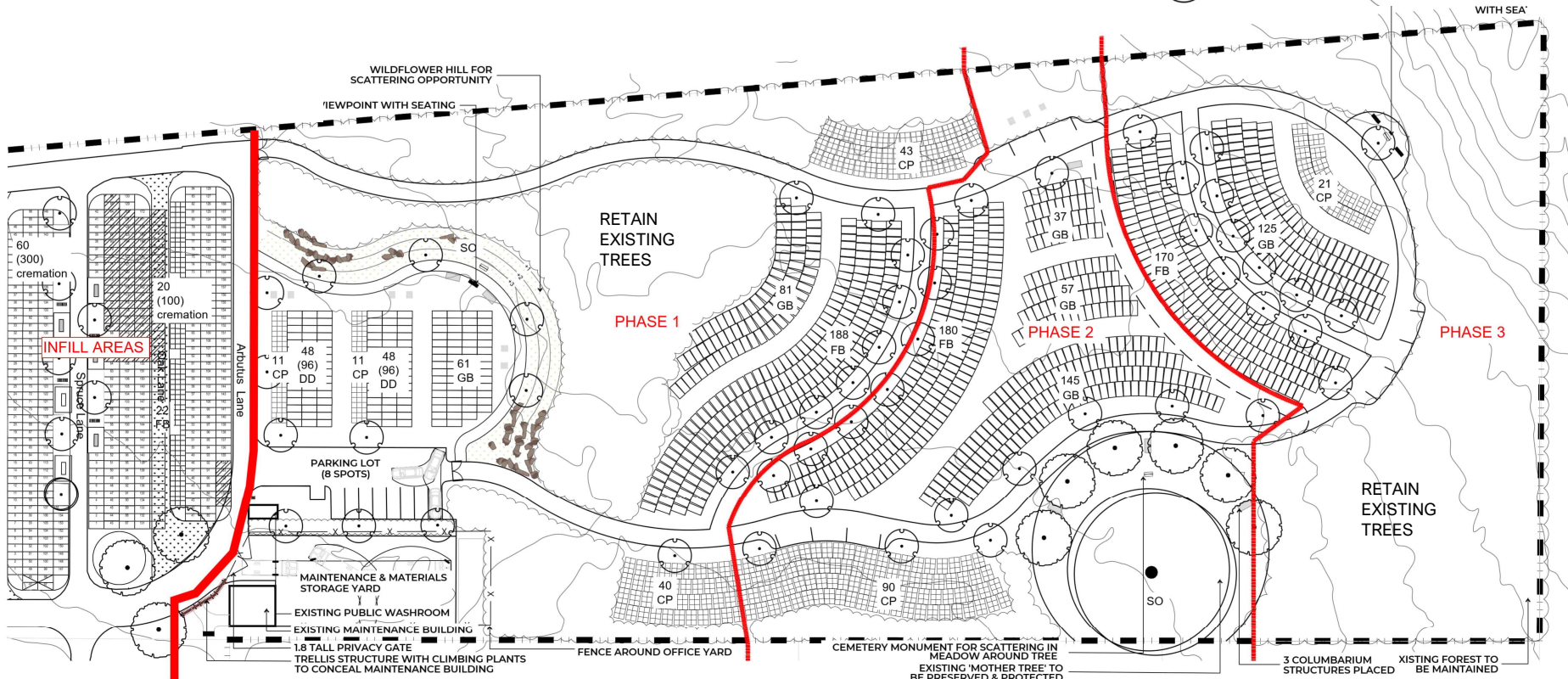


CONCEPT OPTION 2

Total burial offerings = 2937

EXPANSION AREA MATERIALS LEGEND:

SYMBOL	DETAIL	DESCRIPTION		
		ASPHALT ROAD		SCATTERING/MEMORIAL MONUMENT
		VEHICULAR BOLLARD SECURITY GATE		48 NICHE COLUMBARIUM ON CONCRETE PAD
		PEDESTRIAN GRANULAR PATHWAY		DOUBLE DEPTH BURIALS
		WILDFLOWER HILL		FULL BURIALS
		BENCH		GREEN BURIALS
		BOULDERS		CREMATION PLOTS
			SO	SCATTERING OPPORTUNITIES
				PROPOSED TREES



SCALE 1:350

CAPITAL COSTS IN 2024

DESCRIPTION	OPTION 1 COSTS	OPTION 2 COSTS
INFILL #1	\$71,405	\$71,405
INFILL #2	\$71,405	\$71,405
INFILL #3	\$71,405	\$71,405
INFILL #4	\$71,405	\$71,405
INFILL #5	\$71,405	\$71,405
PHASE 1	\$847,876	\$874,141
PHASE 2	\$330,854	\$722,982
PHASE 3	\$321,330	\$265,386
	\$1,857,085	\$2,219,534

CAPITAL COSTS PHASING AND ESCALATION

		Option 1 Costs (ESCALATED)	Option 2 Costs (ESCALATED)
	YEAR		
INFILL #1	2024	\$71,405	\$71,400
INFILL #2	2029	\$101,561	\$101,561
INFILL #3	2034	\$144,453	\$144,453
INFILL #4	2039	\$205,459	\$205,459
INFILL #5	2044	\$292,229	\$292,229
PHASE 1	2035	\$1,840,472	\$1,897,485
PHASE 2 *	2043	\$1,261,918	\$2,757,542
PHASE 3 *	2057	\$3,286,564	\$2,714,369
	Total	\$7,204,061	\$8,184,503

KEY SHORT- TERM RECOMMENDATIONS (0-2 YEARS)

- ❑ Simplify the data management system, including record keeping (everything saved to ArcGIS)
- ❑ Select expansion area concept
- ❑ Set up a capital improvements reserve fund
- ❑ Implement infill improvements to the existing cemetery
- ❑ Provide public communications at the cemetery and outreach for adornment rules
- ❑ Remove the requirement for grave liners. Invest in shoring devices

KEY MID-TERM RECOMMENDATIONS

(3-10 YEARS)

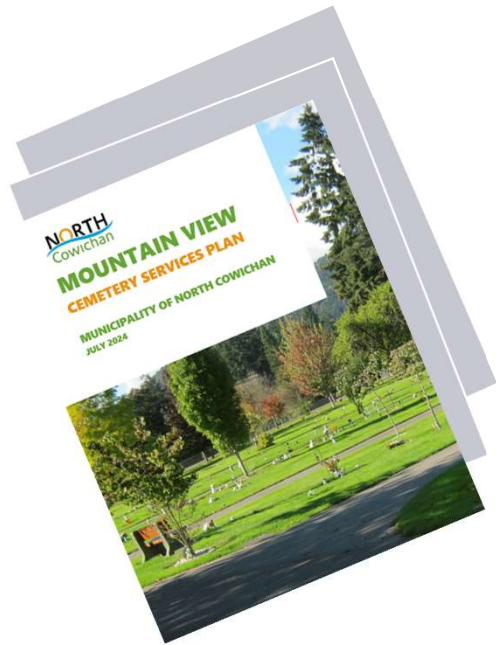
- ❑ Update the municipal server equipment so that data is stored digitally on the cloud.
- ❑ Review cemetery demand and conduct updated demand and space needs to assess if changes are needed to capital improvement plan
- ❑ Implement infill areas every 5 years (2029 and 2034)
- ❑ Begin detailed design planning for the cemetery expansion

KEY LONG-TERM RECOMMENDATIONS (11-33YEARS)

- ❑ Implement infill areas (2039 and 2044)
- ❑ Implement expansion area construction for Phase 1
- ❑ Begin detailed design planning for Phase 2 and 3.



IMPLEMENTING THE CEMETERY SERVICES PLAN



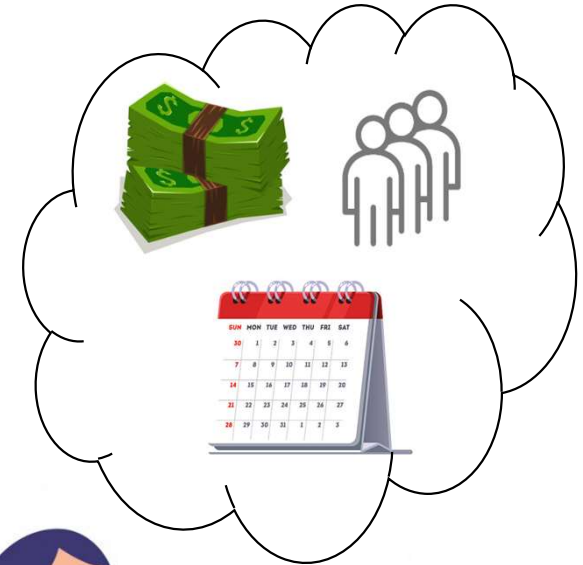
SHORT-TERM
RECOMMENDATIONS
(0-2 YEARS)



MEDIUM-TERM
RECOMMENDATIONS
(3-10 YEARS)



LONG-TERM
RECOMMENDATIONS
(11-25+ YEARS)



THANK YOU!

NORTH
Cowichan

MOUNTAIN VIEW
CEMETERY SERVICES PLAN

MUNICIPALITY OF NORTH COWICHAN
JULY 2024

