
TO: CITY MANAGER **DATE:** 2006 April 04
FROM: DIRECTOR PLANNING AND BUILDING **FILE:** 12000 01
SUBJECT: LANDSCAPING ALONG JOFFRE AVENUE RIGHT-OF-WAY
OCEAN VIEW CEMETERY
PURPOSE: To inform Council of a plan to provide landscaping along Joffre Avenue adjacent to Ocean View Cemetery to buffer the cemetery.

RECOMMENDATION:

1. **THAT** Council receive this report for information purposes.

REPORT

Over the last few years, there have been discussions between City staff and representatives of Service Corporation International (SCI) regarding the possibility of SCI, who owns Ocean View cemetery, replacing the unkempt vegetation along the western perimeter of the cemetery with appropriate landscaping for the benefit of the neighbouring owners. This matter arose again in 2005 in the context of a Board of Variance hearing regarding the height of a proposed mausoleum addition at Ocean View.

Since that time, staff have been working with SCI staff to come to agreement on both a suitable landscape plan and the appropriate legal and financial requirements to pursue the landscaping of an abutting 7m portion of the Joffre Avenue right-of-way between the south property line of the cemetery and Hurst Street (see **attached** Sketch #1). The provision of suitable landscaping within their property was the first item discussed with SCI. However, it has been determined that there is insufficient width between the existing burials and the property line to accommodate the appropriate landscaping. Therefore, the majority of the landscaping is proposed within the abutting portion of the Joffre Avenue right-of-way which is not required for road purposes. A suitable landscape plan has now been submitted, which involves different approaches to different sections along Joffre Avenue. North of the entrance to the cemetery, the landscape plan includes a solid hedge, while the shorter area south of the entrance features a designed heavy wire type fence utilized for the growth of climbing vines. The use of the fence and climbing vines south of the entrance is due to a lack of space between the burials and the property line. Shrubs are shown in front of the hedge and vegetated fence, and boulevard trees are to be provided outside of the existing interim sidewalk (see **attached** Sketch #2). This landscape plan is considered

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supportable in the context of the existing constraints, such as the width of the strip available and the presence of overhead wiring.

Following a review by the various departments, a letter has been sent to SCI outlining the legal and financial considerations required by the City to ensure the continuing maintenance by SCI of the landscaping. The landscaping will not proceed until all conditions have been met by SCI. Requirements include provision of bonding for the amount of the appropriate landscaping and the City and SCI entering into an easement agreement allowing SCI to pursue landscaping of the City-owned right-of-way and its ongoing maintenance.

This proposal for landscaping of the Joffre Avenue right-of-way is considered to be a positive step in providing a better interface between the cemetery and adjacent residences. Ocean View Cemetery will be holding an open house for the adjacent residents to review the landscape proposal on April 20, 2006. SCI representatives have also expressed an interest in pursuing the future landscaping of the Hurst Street and Mandy Avenue frontage and rights-of-ways in a similar fashion. Unless otherwise directed, staff will pursue the landscaping of the Joffre Avenue right-of-way fronting Ocean View Cemetery as outlined in this report.

This is for the information of Council.

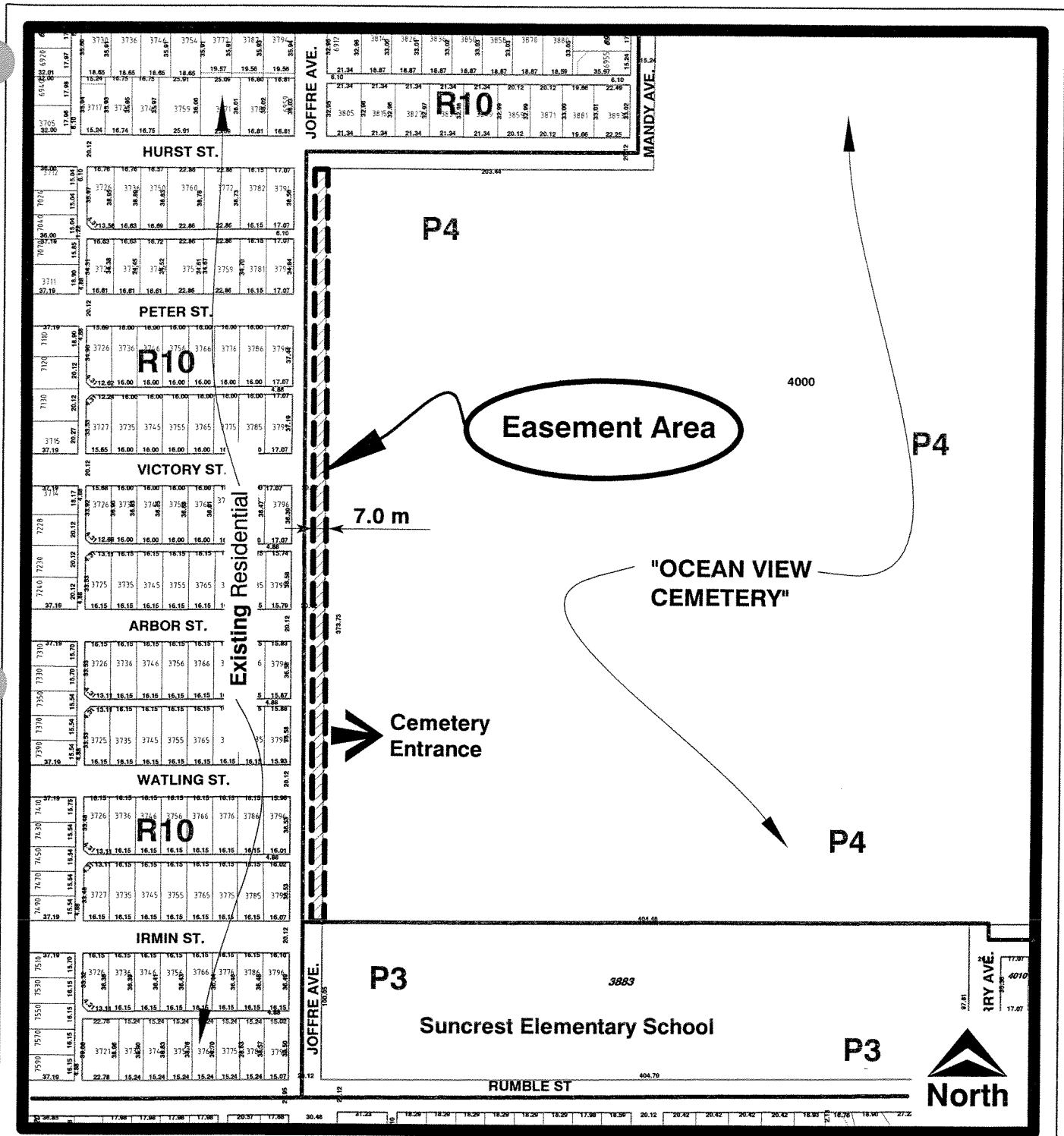


J.S. Belhouse
DIRECTOR PLANNING AND BUILDING

BW:gk
Attach

cc: City Solicitor
Director Engineering
Director Parks, Recreation and Cultural Services

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Planning and Building Department

Scale: N.T.S.

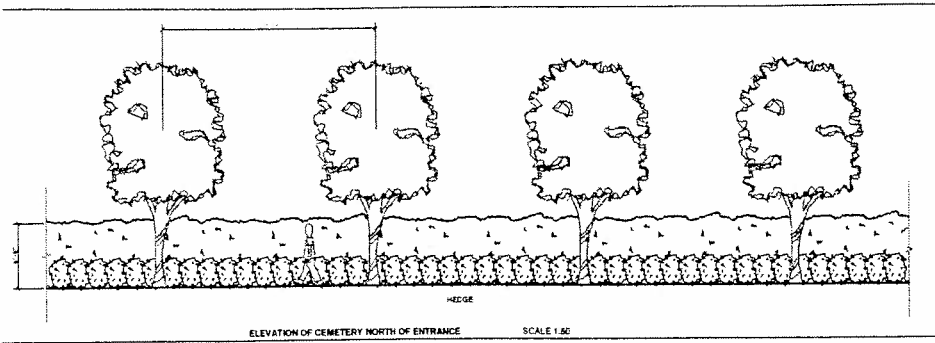
Drawn By: J.P.C.

Date: April 2006

Ocean View Cemetery
Joffre Ave. Landscaping

Sketch # 1

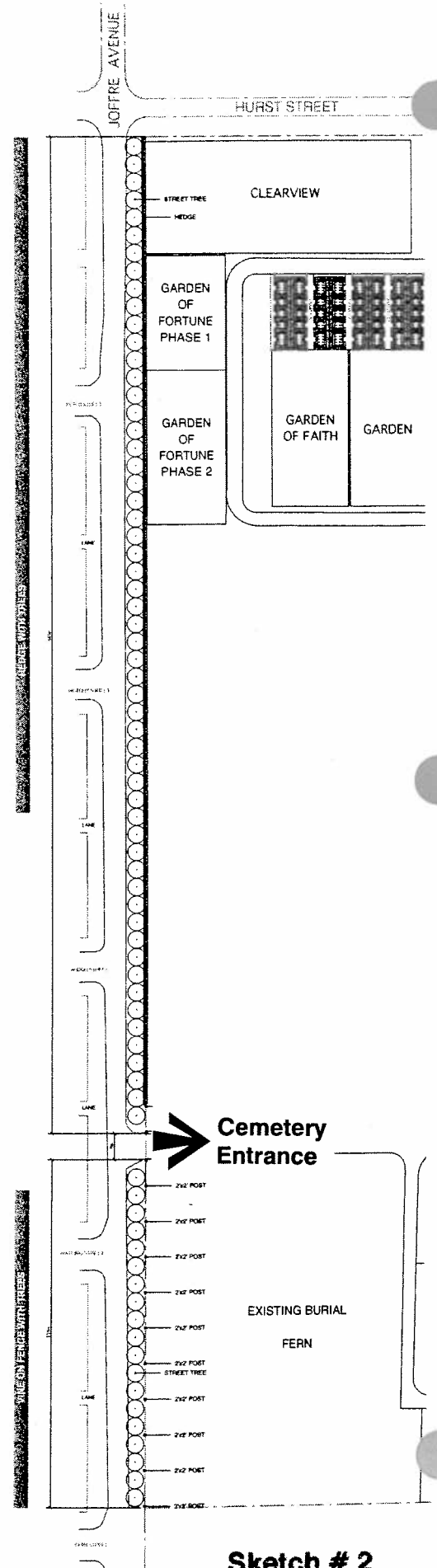
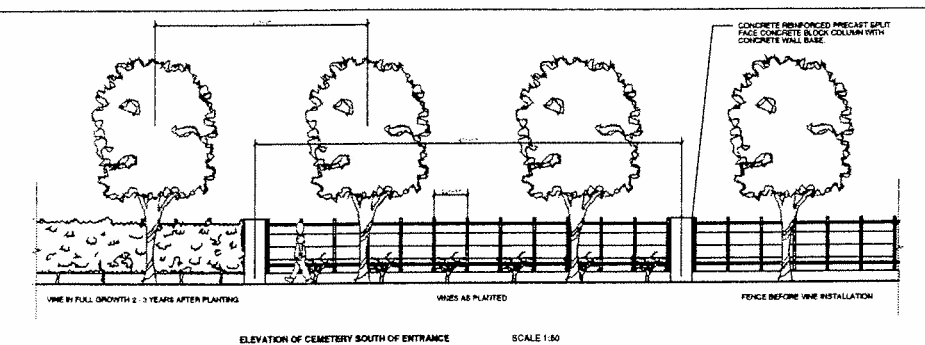
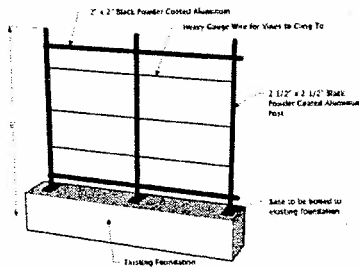
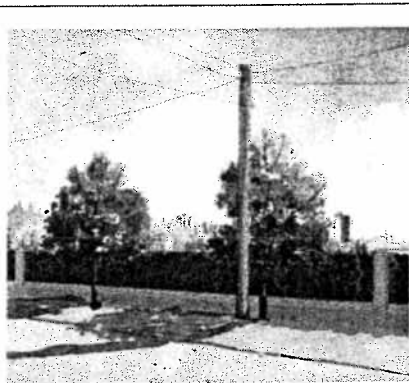
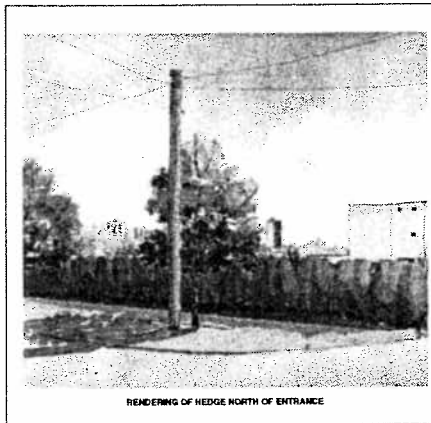
OCEAN VIEW CEMETERY
PROPOSED JOFFRE STREET TREATMENT



PLANT LIST

Qty.	Latin Name	Common Name	Size	Condition
75	Thunbergia alata	Orange Star	4.0 m. dia	SAI
200	Thunbergia alata	Orange Star	1.5 m. dia	SAE
557	Vaccinium ovatum	Blueberry	0.3 m. H	SAI
2	Delonix regia	Flame Tree	12.0 m	SAI
2	Acacia saligna	Black Wattle	12.0 m	SAI

ALL WORK TO COMPLY WITH B.C.R.L.A.B.C.L.N.A. STANDARDS



Ocean View Cemetery
Joffre Ave. Landscaping

Sketch # 2