



City of Courtenay
Pickleball Needs Assessment

DECEMBER 10, 2025



City of
Courtenay



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Pickleball Needs Assessment
Prepared by Lanarc
December 2025

The City of Courtenay respectfully acknowledges that the lands to which this Pickleball Needs Assessment applies is on the Unceded Traditional Territory of the K'ómoks First Nation.



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What is considered a dedicated court or a shared court?

Throughout this document you will see references to dedicated, shared, and temporary / pop-up pickleball courts. These courts are defined as follows:

- **Dedicated Courts:** Courts designed only for pickleball use that have permanent nets and appropriate fencing.
- **Shared Courts:** Court surfaces that do not have permanent pickleball nets and are only available for pickleball play when not being used for other sports (e.g., lacrosse boxes / sport boxes, tennis courts, and other multi-sport courts).
- **Temporary / Pop-up Courts:** Informal courts without permanent nets or lines. These courts are often only available seasonally or for a short time-span.

1 | Overview & Background

The Pickleball Needs Assessment will provide an analysis and recommendations for new outdoor pickleball courts in the City of Courtenay.

1.1 Introduction

Pickleball is a dynamic paddle sport that merges elements of tennis, badminton, and table tennis. Originating in 1965 in the United States, it has experienced recent substantial growth in Canada, with British Columbia emerging as a key hub for participation.

The Pickleball Canada Organization (PCO) — founded in 2009 — serves as the national governing body. As of 2024, PCO boasts over 85,000 registered members, with approximately 1.54 million Canadians engaging in the sport. Renowned for its accessibility, pickleball attracts players across various age groups and skill levels, promoting inclusivity and widespread appeal.

The City of Courtenay's Pickleball Needs Assessment includes an inventory and analysis of existing courts and court usage in the Comox Valley to inform recommendations for new outdoor pickleball courts. While recommendations are focused on new outdoor courts in Courtenay, the analysis incorporates findings from across the Comox Valley Regional District (CVRD), recognizing many pickleball players cross municipal boundaries to play.

Planning Context

The City has developed several planning documents that guide the planning and design of new pickleball courts. The following documents, among others have informed the analysis and recommendations in this report:

- Official Community Plan (2022)
- Parks & Recreation Master Plan (2019)

This study will consider and carry forward ideas and policies developed as part of these earlier processes (Figure 1).

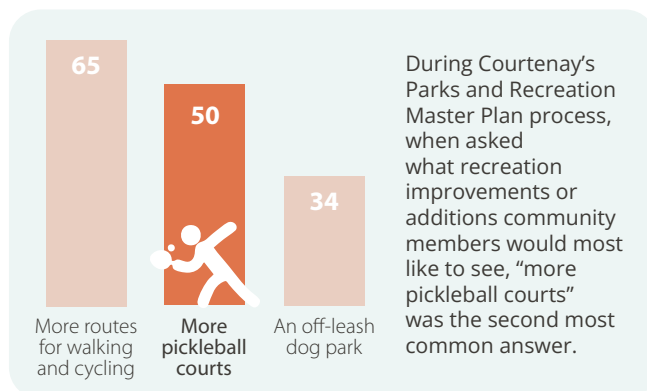


Figure 1: Pickleball in the Parks & Rec Master Plan

Pickleball & Tennis

In addition to pickleball, this document will include an inventory and analysis of Courtenay's outdoor tennis courts. In 2022, Courtenay's City Council passed a motion to explore usage of tennis courts alongside pickleball courts for a more holistic understanding of the city's outdoor court provision.

In the absence of pickleball courts, some BC communities have created temporary pickleball courts by adding lines to tennis courts. While the two sports have some minor similarities, they differ with respect to court sizes, net heights, equipment, and length of play, posing challenges for shared facilities.

In 2021, Pickleball BC and Tennis BC issued a joint recommendation to move away from shared courts and build more dedicated pickleball courts to meet the growing demand for pickleball while minimizing the impact on tennis.

This document will include information on tennis courts, but the main focus is providing recommendations for dedicated pickleball facilities.



The existing Lewis Park tennis courts in Courtenay are often in high-demand.

1.2 Project Process

The Pickleball Assessment Strategy is one piece of a larger process for planning and implementing outdoor court improvements in Courtenay. Recommendations from the *Pickleball Needs Assessment Report* (this document) will be used to inform future site planning, detailed design,

and budgeting processes. The Needs Assessment process began in spring 2025 and is expected to run through fall 2025. Figure 2 below illustrates the overall pickleball court planning process including the phases and steps within each phase.

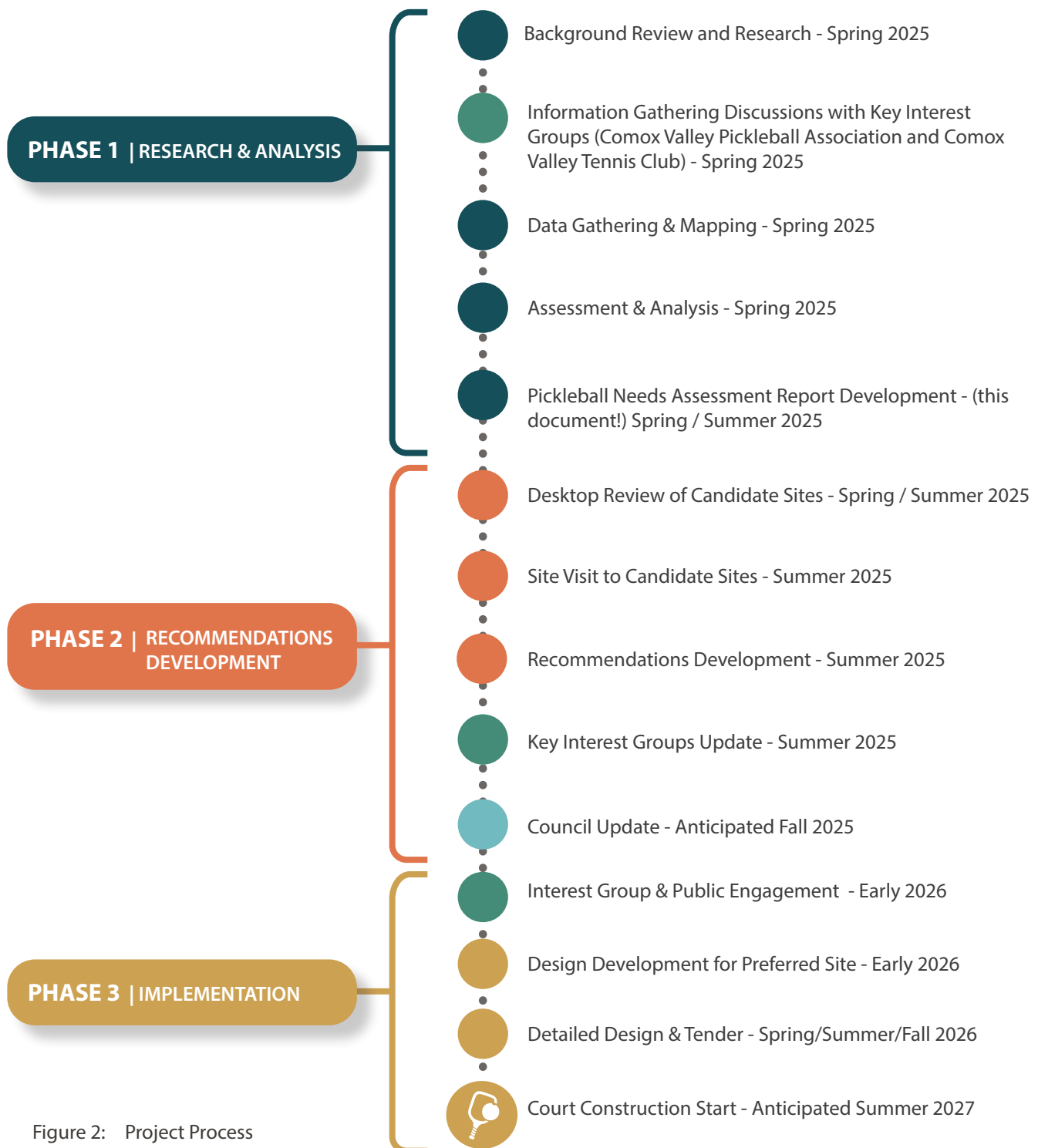
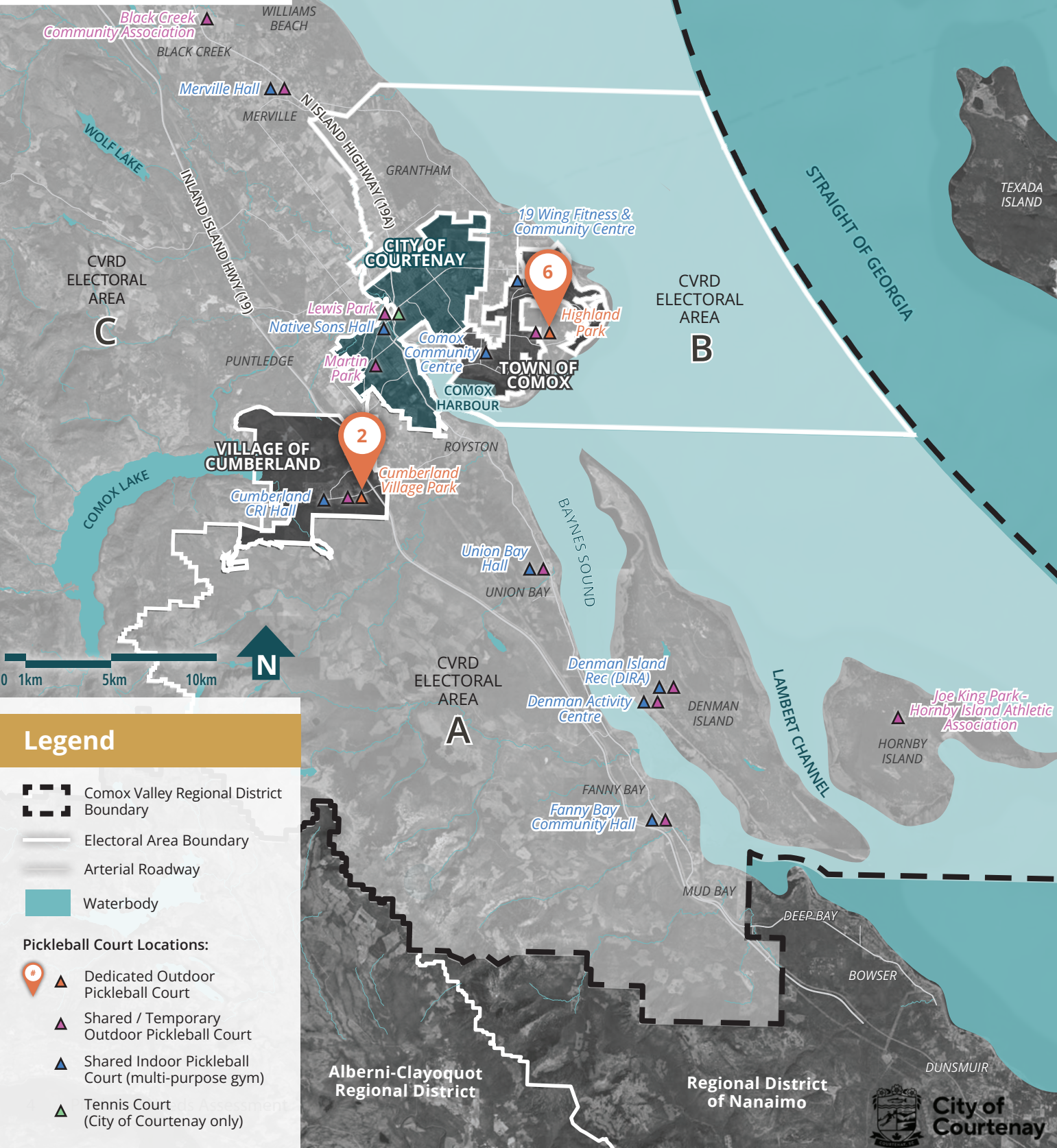


Figure 2: Project Process

MAP A

EXISTING PICKLEBALL COURTS



Legend

- Comox Valley Regional District Boundary
- Electoral Area Boundary
- Arterial Roadway
- Waterbody

Pickleball Court Locations:

- Dedicated Outdoor Pickleball Court
- Shared / Temporary Outdoor Pickleball Court
- Shared Indoor Pickleball Court (multi-purpose gym)
- Tennis Court (City of Courtenay only)

0 1km 5km 10km



2 | Pickleball in Courtenay Today

Developing a deeper understanding about existing pickleball facilities will provide a strong foundation for future planning.

2.1 Court Inventory

Outdoor Courts

Table 1 below provides an overview of all existing outdoor pickleball courts in the CVRD including court location, type, and quantity. Today, there are a total of 37 outdoor courts in the CVRD, with 23 of those being located in the region core (Courtenay, Comox, and Cumberland). The majority of the courts in the CVRD are shared or temporary. The only dedicated

courts are located at Highland Park in Comox (6 courts) and Cumberland Village Park (2 courts).

Please refer to the opposite page for a map of the existing facilities.

Outdoor Court Location	Type	No. of Courts
Dedicated Outdoor Pickleball Courts		
Highland Park (Town of Comox)	Dedicated	6
Cumberland Village Park (Village of Cumberland)	Dedicated	2
Shared and Temporary Outdoor Pickleball Courts		
Lewis Park (City of Courtenay)	Shared (tennis wall)	2
Martin Park (City of Courtenay)	Shared (sport box)	6
Rotary Sport Box Highland Park (Town of Comox)	Shared (sport box)	5
Cumberland Village Park (Village of Cumberland)	Shared (tennis court)	2
Black Creek Community Association	Shared (tennis court)	4
Merville Hall	Shared (sport box)	1
Union Bay Hall	Shared (sport court)	1
Denman Island Rec (DIRA)	Shared (tennis court)	3
Denman Activity Centre	Temp / pop-up (seasonal)	2
Fanny Bay Community Hall *	Temp / pop-up (seasonal)	1
Hornby Island Athletic Association (Joe King Park) *	Shared (sport court)	2
Outdoor Tennis Courts (City of Courtenay Only)**		
Lewis Park	Dedicated	4

Table 1: Outdoor Courts in the CVRD

*Note: Facilities under construction or planning improvements at time of reporting

**Note: Only Courtenay was surveyed for tennis due to the focus on providing courts within the City.

Indoor Courts

Table 2 below provides an overview of all existing indoor pickleball courts in the CVRD including court location and type. There are 10 different facilities with indoor pickleball courts, all of which are shared courts or multi-purpose gym spaces rather than dedicated courts. In the region core, (Courtenay, Comox, and Cumberland) there are 4 locations where indoor pickleball can be played.

Please refer to the map on pg. 4 for an overview of locations.

Court Location	Type	No. of Courts
Indoor Dry Floors or Gyms Used for Pickleball (Comox Valley)		
Native Sons Hall (City of Courtenay)	Shared (multi-purpose gym)	1
Comox Community Centre (Town of Comox)	Shared (multi-purpose gym)	2
19 Wing Fitness & Community Centre (Town of Comox)	Shared (multi-purpose gym)	2
Cumberland CRI Hall (Village of Cumberland)	Shared (multi-purpose gym)	1
Miracle Beach Elementary School (Black Creek)	Shared (multi-purpose gym)	1
Merville Hall	Shared (multi-purpose gym)	1
Union Bay Hall	Shared (multi-purpose gym)	1
Denman Island Rec (DIRA)	Shared (multi-purpose gym)	1
Denman Activity Centre	Shared (multi-purpose gym)	1
Fanny Bay Community Hall	Shared (multi-purpose gym)	1

Table 2: Indoor Courts in the CVRD

2.2 Snapshot of Players

As part of the analysis process, the City conducted interviews with the Comox Valley Pickleball Association (CVPA) and Comox Valley Tennis Club (CVTC) to gain a better understanding of pickleball and tennis in Courtenay today.

Comox Valley Pickleball Association

The CVPA is a non-profit association with the goal of improving playing options and advancing the sport of pickleball within the Comox Valley. The association was founded in 2015 and membership has grown significantly on an annual basis. Currently the Association has over 700 members. CVPA members mostly play at the dedicated courts at Highland Park and Cumberland Village Park and also utilize indoor facilities in Courtenay, Comox, and Cumberland.

Demographics

The majority of CVPA members reside within the region core (Courtenay, Comox, and Cumberland) with 42% living in the City of Courtenay (refer to Figure 3).

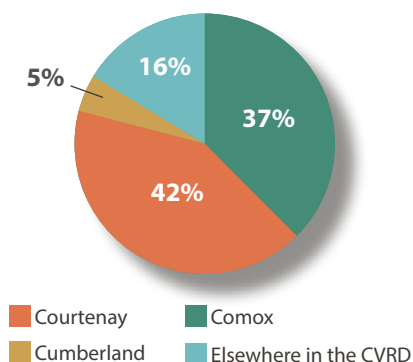


Figure 3: Where do CVPA members live?

The average age of players is 64, which is higher than the national average of 56. The CVPA has undertaken recent initiatives to grow youth interest in the sport including support for organizing training clinics and leagues at the local high schools and elementary schools.

It is important to note that the Association's membership base does not represent all pickleball players within the Comox Valley. The CVPA estimates that there are another 500-700 non-members who regularly play pickleball in the CVRD and utilize facilities.

Key Finding:

The majority of the CVPA's members live in the City of Courtenay, where there are no dedicated outdoor pickleball courts.

Comox Valley Tennis Club

The CVTC is headquartered in Comox BC, and is dedicated to promoting the sport of tennis within the Comox Valley. The Club was established in the 1970s and supports tennis players of all ages through training, drop-in sessions, and leagues.

At the time of report development, the Club is estimated to have 220 current members. Club representatives noted there had been a recent uptick in membership.

The average age of players is around 50. According to the Club, the City of Courtenay used to be a hub for junior play, but youth interest declined over time. Like the CVPA, the Tennis Club has been partnering with local schools to offer programming for youths, which has recently resulted in a new cohort of younger players seeking out lessons, court time, and programming.

CVTC members play at the Anderton Park and Robb Avenue courts in Comox, and the Lewis Park Courts in the City of Courtenay. There are currently no indoor tennis facilities in the CVRD.

Both the CVPA and CVTC cited court access as one of the key barriers to expanding membership and programming.

2.3 Opportunities & Challenges

Shortage of Facilities

In a recent survey conducted by Pickleball Canada, survey respondents cited a shortage of pickleball facilities as one of the key challenges that pickleball organizations and players face. This problem was also highlighted locally by the CVPA and CVTC. Both organizations noted that all outdoor pickleball and tennis courts within the CVRD are often at maximum capacity, especially dedicated courts at peak times (evenings and weekend mornings). Many club members reported not even attempting to play at peak times due to the anticipated long waits and pressure on court use.

The shortage of facilities poses challenges for current club members, non-members, and newcomers hoping to join the sport, as well as both the CVPA and CVTC's ability to support ongoing programming and expand programming in the future.

Aging Facilities

In addition to a shortage of facilities, both the CVPA and CVTC cited aging facilities as a key challenge. The Lewis Park tennis courts and shared pickleball courts were specifically noted as nearing the end of their lifespan. The court surface is aging, inconsistent, and in need of repair or full upgrade.

Temporary / Shared Facilities

Due to the demand for courts, shared or temporary courts have been established in Courtenay and surrounding municipalities. While temporary courts partially satisfy demand for court space, they also present the following challenges:

- **Limited Availability:** These courts are shared with other uses and programs (e.g., lacrosse, ball hockey) so their availability is more limited than dedicated courts.

- **Lack of Supporting Equipment:** Since temporary courts support a range of uses, they most often do not have a permanent pickleball net. At some courts, nets are provided by the municipality and players need to install them prior to play. (e.g. Martin Park sport box in Courtenay). In other locations, players must bring their own net, which introduces additional financial barriers to play.
- **Non-standard Court Surface / Dimensions:** Temporary / shared facilities are often not designed specifically for pickleball, so safety can also be an issue. For example, surface finishes or perimeter space dimensions can vary for different sports, which can lead to increased injuries for players.

Land Availability

The City of Courtenay's parks system offers a wide range of amenities and activities. As the City continues to grow and more and more residents desire access to green spaces and recreational amenities, the demand for park spaces will increase.

Locating pickleball hubs (dedicated facilities with multiple courts) requires a sizable plot of relatively flat, open, well-drained land. Currently, Courtenay's park system does offer opportunities for expanded pickleball, but locations should consider neighborhood context, surrounding amenities, and future parks planning processes to provide a diverse parks system for all to enjoy.

Sound Considerations

Communities throughout B.C. and on Vancouver Island have faced challenges with locating pickleball courts adjacent to residential areas due to sound concerns.

When considering locations for expanded facilities, sufficient distances should be met between courts and residential areas, and other sound mitigation strategies should be considered. Refer to Section 4 - Court Design Considerations for additional information.

3 | Court Supply & Demand Analysis

Court demand can be measured using a range of factors including population growth, sport growth, community comparison, and usage insights.

3.1 Population Growth

The City of Courtenay is experiencing a period of above average population growth compared to provincial and national averages. Between 2016 and 2021, the population increased 10.8% from 25,639 to 28,420 (Table 3). This percentage increase exceeds the provincial average of 7.6% and national average of 5.2%¹.

Based on population forecasting conducted in 2020 as part of the OCP process, Courtenay’s population is expected to continue to grow to reach a total population of 43,475 by 2051.²

The continued population growth projected for Courtenay over the next 20-30 years requires increased and improved recreation amenities to meet the needs of the growing population.

2016 CENSUS POPULATION	25,639
2021 CENSUS POPULATION	28,420 (10.8% increase from 2016)
2031 PROJECTED POPULATION	35,760 (25.8% increase from 2021)
2041 PROJECTED POPULATION	42,415 (18.6% increase from 2031)
2051 PROJECTED POPULATION	43,475 (2.5% increase from 2041)

Table 3: City of Courtenay Population

¹ Statistics Canada Census Profile, Courtenay, 2021

² City of Courtenay Housing Needs Report, 2024

3.2 Sport Growth

Participation in pickleball has grown rapidly in recent years, across B.C., Canada, and North America.

According to Pickleball Canada Organization, there has been a 57% increase in participation over the last three years, with the largest increase in participation among the 35-54 age group.

Similarly, Pickleball BC has experienced a steady increase in membership. As of the end of October 2024, Pickleball BC had 20,082 active members, with 101 clubs across B.C.

The growth in the sport can be attributed to a number of factors including accessibility, ease of learning, health and wellness benefits (both physical and mental health), and opportunities for social interaction.



Pickleball attracts players of various ages and skill-levels

3.3 Benchmarking Analysis

A benchmarking analysis can provide insights into how Courtenay's provision of pickleball courts compares with other B.C. municipalities.

An inventory of outdoor pickleball courts was completed for four similarly-scaled benchmark communities: Colwood, Penticton, Esquimalt, and Campbell River. The inventory looked at the number of outdoor pickleball courts per capita, including dedicated pickleball courts and shared / temporary pickleball courts (population numbers are based on 2021 census data).

The benchmarking analysis (Figure 4) revealed the following key findings:

- Courtenay's supply of dedicated outdoor pickleball courts is much lower than the benchmark average.
- Courtenay's supply of shared outdoor pickleball courts is higher than the benchmark average.
- Courtenay's overall supply of outdoor pickleball courts aligns with the benchmark average.

This information should be considered alongside demographics, sport growth statistics, and court usage insights to inform future pickleball facility investment efforts.

Dedicated Outdoor Pickleball Courts

COURTENAY POP: 28,420		BENCHMARK AVERAGE	COLWOOD POP: 18,961		PENTICTON POP: 36,885		ESQUIMALT POP: 17,553		CAMPBELL RIVER POP: 35,519	
NO.	RATIO	RATIO	NO.	RATIO	NO.	RATIO	NO.	RATIO	NO.	RATIO
0	0 : 28,420	1 : 4,547	6	1 : 3,160	6	1 : 6,147	0	0 : 17,553	4	1 : 8,879

Shared Outdoor Pickleball Courts

COURTENAY POP: 28,420		BENCHMARK AVERAGE	COLWOOD POP: 18,961		PENTICTON POP: 36,885		ESQUIMALT POP: 17,553		CAMPBELL RIVER POP: 35,519	
NO.	RATIO	RATIO	NO.	RATIO	NO.	RATIO	NO.	RATIO	NO.	RATIO
8	1 : 4,736	1 : 13,753	3	1 : 6,320	1	1 : 36,885	6	1 : 2,926	4	1 : 8,879

Total Outdoor Pickleball Courts

COURTENAY POP: 28,420		BENCHMARK AVERAGE	COLWOOD POP: 18,961		PENTICTON POP: 36,885		ESQUIMALT POP: 17,553		CAMPBELL RIVER POP: 35,519	
NO.	RATIO	RATIO	NO.	RATIO	NO.	RATIO	NO.	RATIO	NO.	RATIO
8	1 : 3,552	1 : 3,685	9	1 : 2,106	7	1 : 5,269	6	1 : 2,926	8	1 : 4,439

Figure 4: Benchmarking Analysis

3.4 Court Usage Insights

Outdoor Pickleball Facilities

Most outdoor pickleball courts in the CVRD are accessed on a first-come-first-served basis. The Town of Comox has a shared-use agreement with School District 71 for the Highland Park courts, which restricts community use to outside of school hours, and when not being used by pre-booked school programs during school hours. Courts in the Highland Park Rotary Sport box are available when school is in session and/or when not being used for other sports.

CVPA members do not have priority registration or access to courts over non-members.

At the shared courts in Martin Park, the pickleball net is stored in locked storage, which is unlocked by the City on Mondays, Wednesdays, and Fridays for pickleball use. Players must set up the equipment before use and take it down following.

While there is no formal tracking system to understand how many people use each court within the CVRD, discussions with the Comox Valley Pickleball Association and anecdotal observation revealed that all courts in the CVRD core area are well used, with the dedicated courts in Highland Park and Cumberland Village Park in highest demand.

Peak hours at these courts are mornings, evenings (between 4:30 - 9:00 pm), and weekends, with peak season being late spring and summer. The busiest time tends to be weekend mornings. Players typically play for 1-2 hours at a time with breaks between matches.

Since the remainder of the existing pickleball facilities are shared-use, it is difficult to gather usage data that is specific to pickleball vs. other sports and uses.

Indoor Pickleball Facilities

Indoor pickleball programs are available throughout the CVRD on a registered, pre-registered drop-in, and first-come first serve drop-in basis.

Data on indoor pickleball program attendance was compiled and shared by the CVRD for the fall 2024 season (September to December), winter 2025 season (January to March) and spring 2025 season (April to June). Data was collected for Native Sons Hall (City of Courtenay), Comox Community Centre, 19 Wing Fitness and Community Centre (Town of Comox), and Cumberland CRI Hall.

The data revealed the highest attendance rates in the winter season (January - March 2025) with almost all sessions being at max capacity and long wait-lists being taken for registered instruction sessions (up to 15 people wait-listed). Fall programs were moderately well-attended but not often at full capacity, and spring sessions had the lowest attendance levels, presumably because players begin to shift outdoors during the spring months.

While this analysis report focuses on the development of dedicated outdoor pickleball courts, the indoor data helps to provide a holistic view of players within the CVRD. The data received mirrors the background research and discussions with key interest groups indicating that there is high interest and demand for pickleball programs and court space within the CVRD.

Outdoor Tennis Facilities

Outdoor tennis facilities are accessed on a first come first served basis. CVTC members do not have priority registration or access to courts over non-members. Similar to dedicated pickleball courts, there is no formal tracking system to understand how many people use each tennis court within the City of Courtenay or the CVRD; however discussions with the Comox Valley Tennis Club confirmed that court space is limited, with all courts being in high demand, particularly the courts at Anderton Park in Comox.

4 | Court Design Considerations

Planning for expansion of the City's court facilities should consider several factors and best practices.

4.1 General Best Practices

The design and development of pickleball courts requires careful consideration of several factors to ensure optimal functionality, safety, and player comfort. This section outlines high-level best practices for site selection, surface materials, drainage, safety, and amenities, providing a starting framework for court design.

Site Selection and Orientation

- Courts should ideally be oriented north-south to minimize sun glare for players. This allows for play to occur in the morning and evening when sun-angle is lower on the horizon.
- Planning should be given for proximity to amenities, parking, and accessibility for all users.
- Special consideration regarding noise and distances to residential areas should be considered (refer to section 'Noise' below).
- Seek opportunities to co-locate courts to create pickleball hubs for ease of access, to foster social connections, and provide cost and operational efficiencies (refer to multi-court spatial requirements section below).

Surface and Materials

- Common base materials include asphalt or concrete, each offering different benefits in terms of durability and player comfort.
- The court surface should be finished with non-slip, weather-resistant coating to ensure safety and longevity. Professional organizations recommend finishing the court with an acrylic surface.

Drainage and Safety

- Proper drainage is required to prevent water accumulation and surface damage, and to avoid slip safety concerns during wet weather.
- Adequate fencing and buffer zones around courts are recommended to enhance safety and reduce interference between adjacent courts.

Lighting and Amenities

- For outdoor courts, lighting can be installed if evening play is desired. Any fixtures should be positioned to minimize glare and light spillover.
- Benches, shade structures, waste receptacles, water stations, and bike racks are additional amenities that can improve comfort and encourage longer play sessions or facilitate larger events.
- For pickleball "hubs" consider adding additional amenities including washrooms, change facilities, practice walls, or court dividers.

4.2 Court Size Requirements

In addition to consideration of the general best practices, locating pickleball courts requires an understanding of their size and required dimensions. Proper court size supports consistent play and allow for courts to be utilized to both train for and host standard matches.

General Layout and Size Requirements

- A standard court measures 6.10m wide x 13.41m long (20 x 44 feet) and can accommodate both singles and doubles play.
- Official courts require an additional 1.5m (5 feet) on the sidelines and 2.44m (8 feet) at each end, bringing the total surface to 9.14m wide x 18.29m (30 x 60 feet).
- For tournament or standalone courts, a preferred area of 10.36m wide x 19.51m long (34 x 64 feet) is advised to allow for player movement and spectator space.

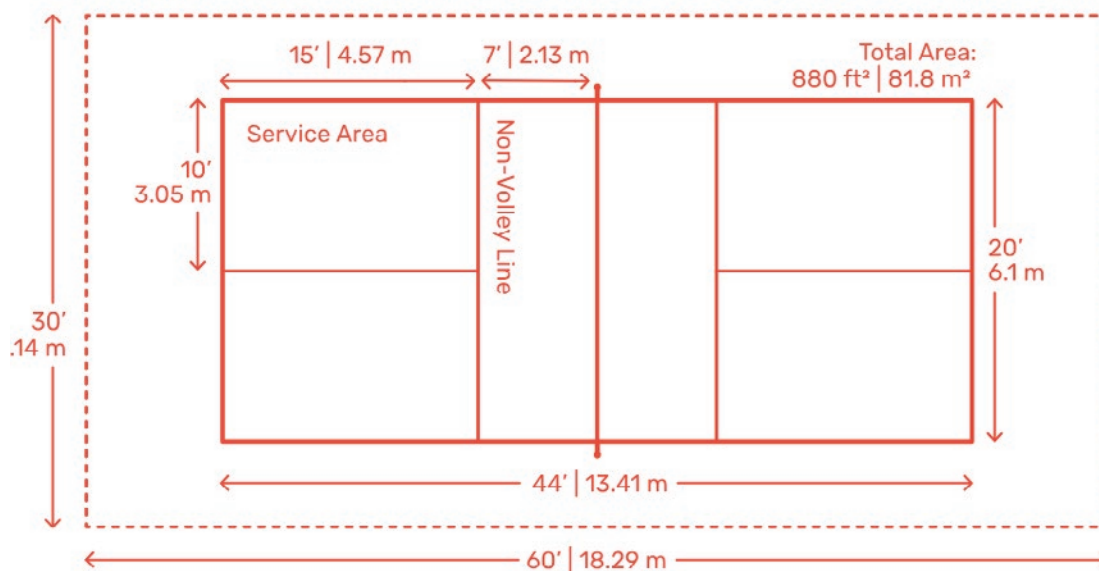


Figure 5: Standard Pickleball Court Dimensions (*Dimensions.com, 2024*)

Multi-Court Spatial Requirements

- Pickleball is recognized as a social sport, and most associations recommend venues with four or more courts to encourage drop-ins and create a “hub.”
- This allows for reduced waiting times and stops overcrowding when only one or two courts are available. One player waiting at a four-court hub is estimated to not have to wait for more than 5 minutes.
- When multiple courts are placed in one location, adequate spacing between courts is required to prevent interference and allow safe movement. A general rule of thumb is to allow for between 2,250 and 2,500 square feet per pickleball court. This allows players space to run on either side or at the ends, including enough zones for waiting players and spectators.
- Generally 3 – 4.9m (10 – 16) feet should be allowed between courts side to side, and 4.8m (16 feet) end to end (Figure 6).

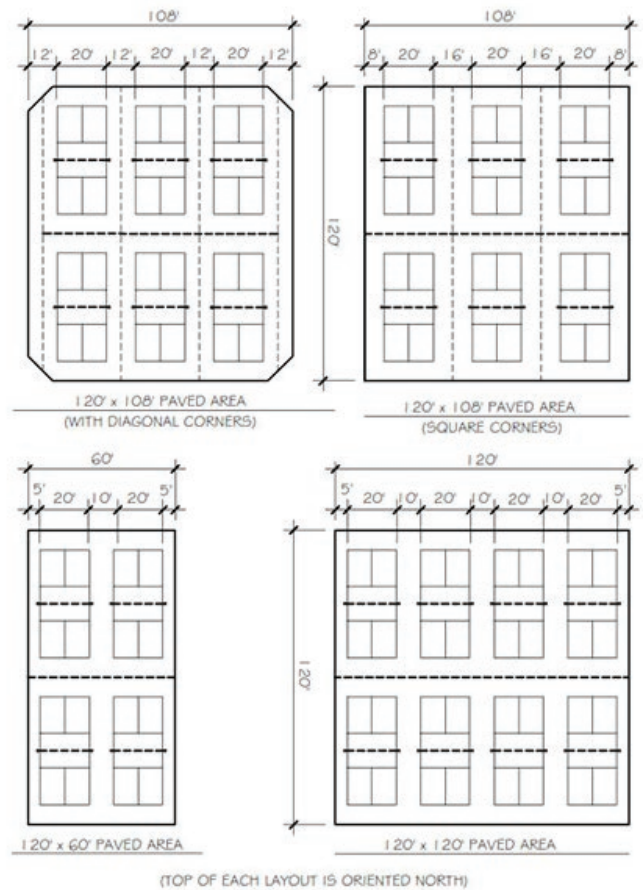


Figure 6: Multiple Pickleball Courts (USA Pickleball, 2024)

Court Markings and Net

- Lines are generally 2 inches wide and clearly contrast with the court surface, often using acrylic surfacing applied to the court.
- The net is made of a mesh material, with holes small enough to stop passage of the ball. The net is 6.63m long (21 feet 9 inches) from post to post, and at least 0.76m (30 inches) tall.
- The non-volley zone (also known as the “kitchen”) extends 7 feet from the net on each side. Net posts should be placed 0.3m (12 inches) outside the sidelines.

4.3 Noise

Noise considerations are often cited as one of the biggest factors preventing pickleball facilities from being incorporated into outdoor settings. Especially when noise occurs during morning or evening times, proximity to residential uses can lead to perceived conflicts. Based on an acoustic study by the BC Recreation and Parks Association (BCRPA) and Pickleball BC, the average noise generated by one pickleball game generates 55 to 57dBA (measured at 15m from the perimeter of the court lines). To meet municipal guidelines of 5dBA lower than a typical Noise Bylaw of 50dBA for a parkland setting, setbacks are proposed as the most cost effective method for reducing sound (refer to Table 4 below).

Number of Courts	Setback Distance required to meet 50dBA (m)			
	No Noise Mitigation		3m Noise Barrier ¹	
	Hard Ground	Soft Ground	Hard Ground	Soft Ground
2 (1x2 grid)	65	50	35	30
4 (2x2 grid)	90	75	50	45
6 (2x3 grid)	105	85	55	50
12 (3x4 grid)	160	115	75	60

Table 4: Setback Recommendations Between Pickleball Courts and Residential Areas (BCRPA & Pickleball BC, 2023)

These distances may be unrealistic in tight urban settings, or where park planning constraints require pickleball courts to be located at park edges or in smaller park zones. To reduce noise in these instances alternate strategies can also be implemented to lower setback requirements:

- Incorporate reflective or absorptive sound barriers in park design.
- Include berms or landscaping.
- Install and provide ‘quieter’ pickleball supplies, incl. court surfacing finishes, or low sound rackets/balls.

5 | Recommendations

Short and long-term planning should focus on development of dedicated outdoor courts within the City of Courtenay.

Short-Term Recommendations (next 5 years)

Based on discussions with interest groups, background review, inventory, and analysis / assessment processes, it is clear there is an immediate need for more dedicated outdoor pickleball courts within the City of Courtenay.

To satisfy demand, it is recommended that the City pursue implementation of 4-6 dedicated outdoor pickleball courts in one of Courtenay's community parks within the next 5 years. Population growth, sport growth, benchmarking, and court usage analyses all indicated that the increasing demand and limited supply of courts will continue to limit increased membership and organized play.

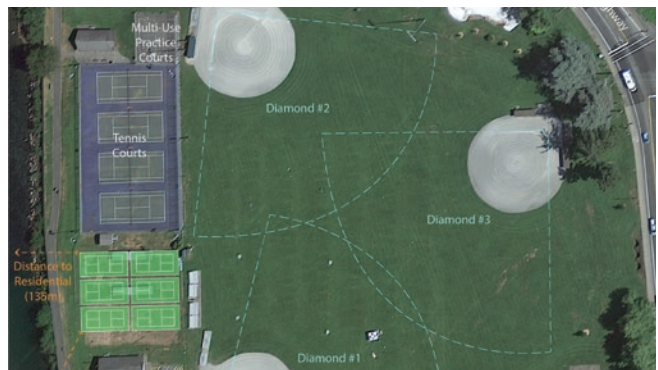
Pickleball BC's *Guide to Pickleball Court Planning and Operation* report recommends that municipal recreation managers use a "court to population" ratio of one permanent court per each 5,000 residents. With Courtenay's current population of approximately 30,000 people, an addition of 6 courts would meet the immediate need for players, with the existing shared and temporary courts supporting during peak times.

When considering whether 4 or 6 courts should be implemented the City should consider "economies of scale" (i.e., a proportionate savings may be achieved through increased number of courts). It is recommended that all 4-6 courts be located in a singular location or pickleball "hub" for ease of access, to foster social connections, and for construction and operational efficiencies.

Candidate Sites Summary

A desktop review of candidate sites for implementation of new dedicated pickleball courts was conducted during the spring of 2025. The review integrated the design considerations noted in Section 4, and analyzed park spaces, with a focus on Community Parks, as well as parking lots associated with parks for suitability for a new pickleball hub (see Pickleball Options Analysis - Preferred Site Memo for more information). Based on the desktop review, following locations are recommended for further consideration:

- Lewis Park (South of the tennis courts, including relocation of the existing horseshoe pits).
- Bill Moore Park (South of the lawn bowling green).

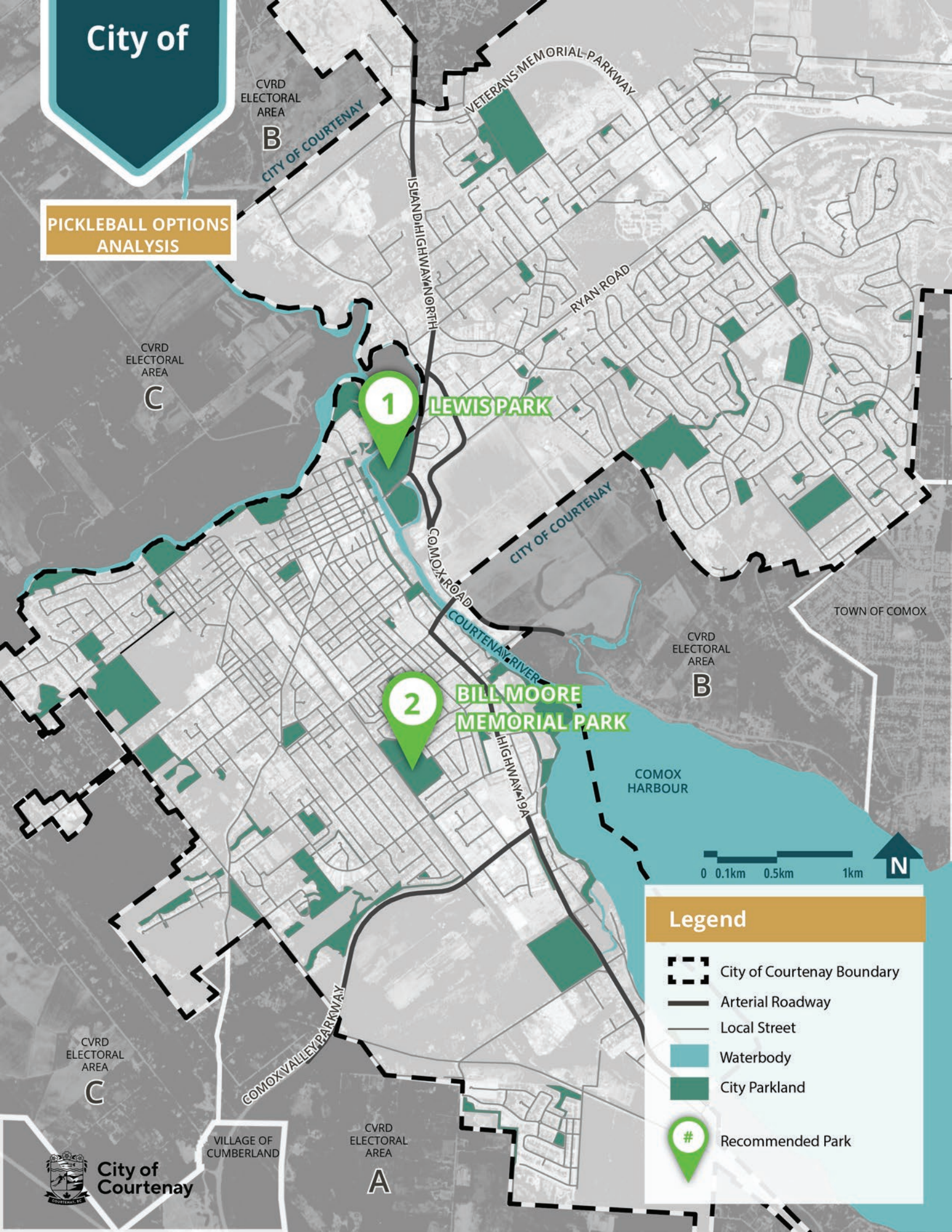


Lewis Park candidate location for consideration



Bill Moore Park candidate location for consideration







PICKLEBALL OPTIONS ANALYSIS



0 0.1km 0.5km 1km



Legend

-  City of Courtenay Boundary
-  Arterial Roadway
-  Local Street
-  Waterbody
-  City Parkland
-  Recommended Park

Long-Term Recommendations (5-10 years)

If participation in pickleball in Courtenay and the CVRD continues to increase, the City of Courtenay should consider reassessing court demand in 5 years, following implementation of the proposed 4-6 dedicated courts. At that time, it is anticipated that consideration may be given for an additional 2-4 dedicated courts (to be confirmed based on future population growth, sport growth, capital budget considerations, and other factors).

Temporary / Seasonal Courts

For the reasons previously described in this report, it is not recommended that the City pursue additional temporary, pop-up or seasonal courts at this time. It is suggested that efforts be focused on the provision of dedicated courts.

If the City decides to pursue temporary or pop-up courts to help satisfy future demand, the most successful location would be within park areas vs. other locations, since they typically have safe access and parking, and are serviced by supporting amenities such as bike parking, benches, shade, and waste receptacles, etc.



Pickleball “hubs” can have many benefits including ease of access, and fostering social connections (Image Credit: Kenneth Knowlan)

6 | Conclusion

Recommendations should focus on implementation of 4–6 dedicated courts in the short term, with continued reassessment in the future to meet ongoing demand.

The recommendations developed through this report will aid City staff in the next phases of work to identify the preferred location for a new dedicated 4-6 court pickleball hub within the City of Courtenay, and undertake future community engagement, detailed design, cost estimation, and construction processes.

The final number of courts and extent of supporting amenities and the related improvements will depend on the City's financial capacity to deliver capital improvements, as determined through annual budgeting processes.

It is anticipated that this report is intended to be a "living document" and it will be important to plan, implement, and reassess court upgrades within the city. Changes to one component of a park or the surrounding neighbourhood may ripple to impact pickleball courts and their planning needs.

The *Pickleball Needs Assessment Report* provides an initial framework for pickleball court planning, but reviewing current circumstances regularly and re-assessing demand will help support ongoing positive results.

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**City of
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