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City of Courtenay **Pickleball Options Analysis**

December 10, 2025 | Council Presentation

Presented by:
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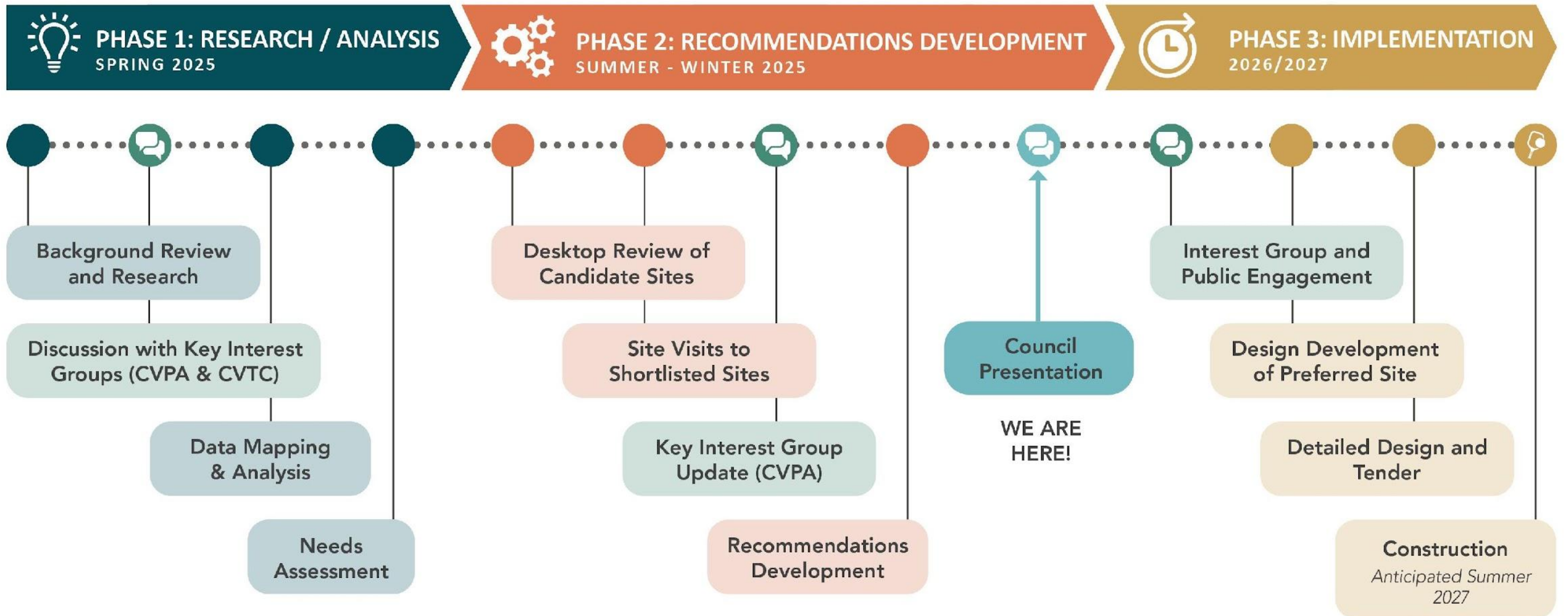
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Presentation Outline

- **Project Process Overview**
- **Research & Analysis**
- **Recommendations Development**
- **Implementation**
- **Next Steps**

Project Process

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Research & Analysis

Key Findings



- **Best Practices Review:**
 - Site Selection and Orientation
 - Materials, Drainage, and Safety
 - Lighting and Amenities
 - Layout and Size Requirements
 - Consideration for Pickleball Hubs
- **Noise:**
 - BCRPA and Pickleball BC Study
 - Setbacks required to meet 50dba

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



Background Review & Research

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- **Input Received:**

- Comox Valley Pickleball Association
- Comox Valley Tennis Club

- **Feedback Areas:**

- High demand for courts, especially at peak times; insufficient court space to meet demand
- Additional court space would allow for expanded programming for all ages
- Some existing courts are aging and need upgrades (e.g., Lewis Park courts)
- Shared / temporary courts are not preferred (limited availability, lack of supporting equipment, safety)

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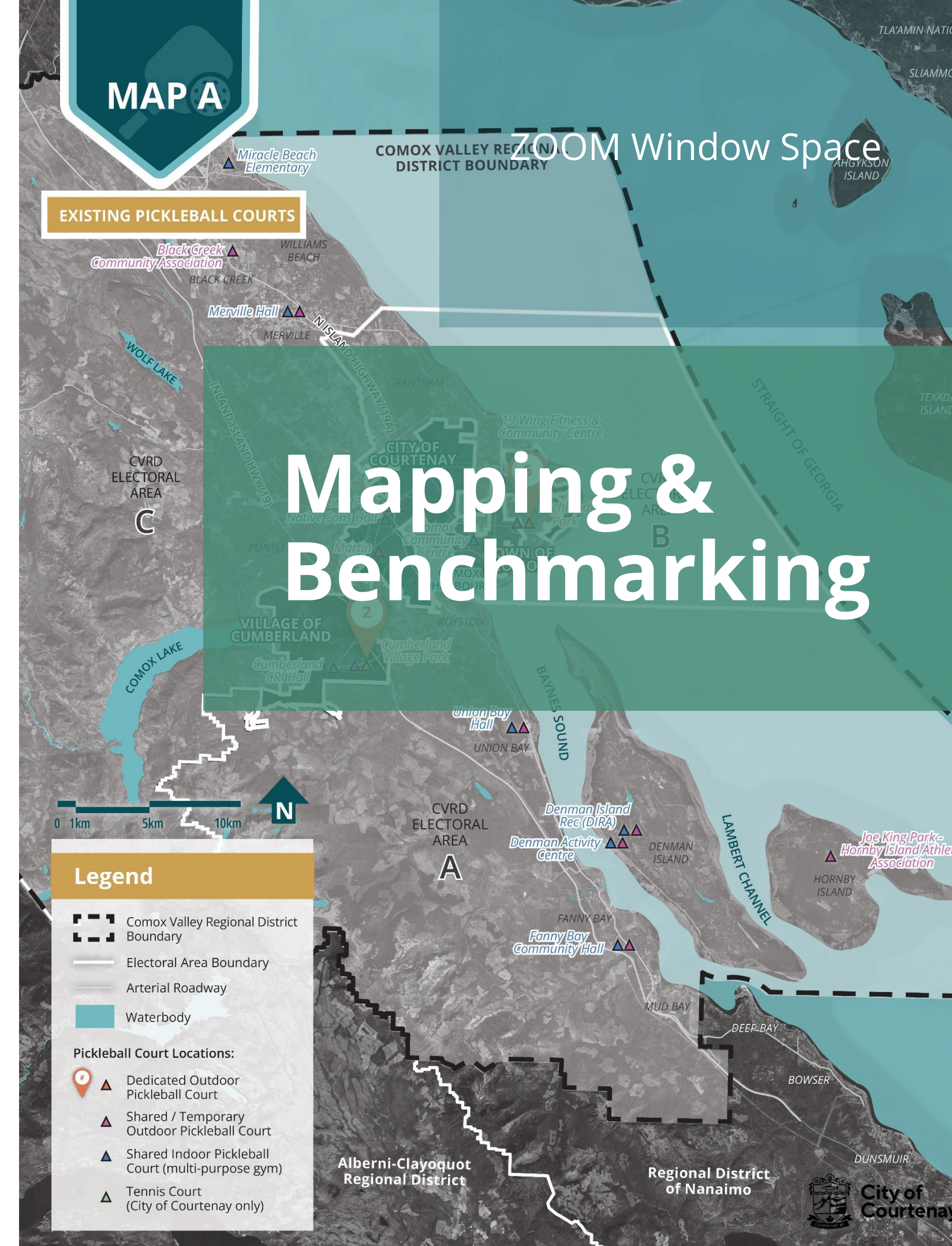
Discussion with Key Interest Groups

- **Mapping Existing Courts:**

- Data gathered by CVRD partners
- Most courts in the region are shared-use
- Limited number of dedicated, outdoor courts
- All courts in high demand during peak times

- **Benchmarking:**

- 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.
- Courtenay's supply of dedicated outdoor pickleball courts is lower than the benchmark average.



- **Short-Term (Next 5 Years)**

- Develop 4-6 dedicated outdoor pickleball courts within the City of Courtenay
- Final number (4, 5, or 6) dependent on financial capacity / capital budgets
 - Consideration for “economies of scale”
- Co-locate courts for pickleball hub (access and operational efficiencies, social benefits)

- **Long-Term (5-10 Years)**

- Reassess court demand in 5 years following implementation of new courts

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Needs Assessment Recommendations

Recommendations Development *Overview*



- **Desktop Review**

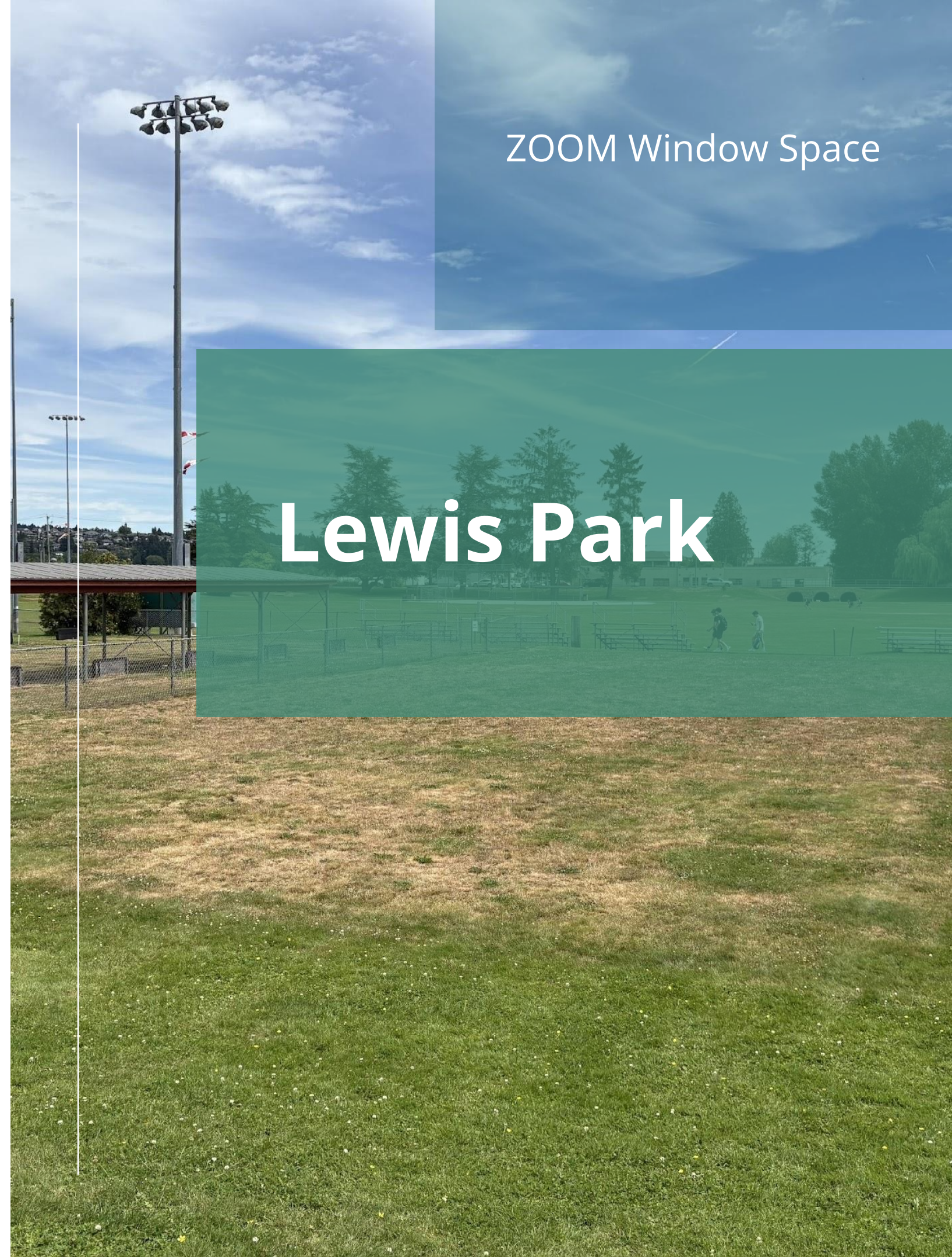
- Design Considerations
 - Sound & Residential Proximity
- Analysis of Park Spaces
 - Community & Neighbourhood Parks
 - Parking Lots Associated with Parks
- Development of long-list
- Development of short-list

- **Site Visits to Preferred Sites**

- Lewis Park
- Bill Moore Memorial Park



- **Proposed Court Locations:**
 - Suitable park character / amenities
 - Excellent location between the tennis courts and Tsolum Building
 - Horseshoe Pits would be relocated
- **Residential Proximity:**
 - Large distance from neighbouring residential properties, meaning noise will not be a concern
- **Park Access:**
 - Centrally located
 - Well-connected by transit and multi-modal options



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Lewis Park

- **Parking Demand:**

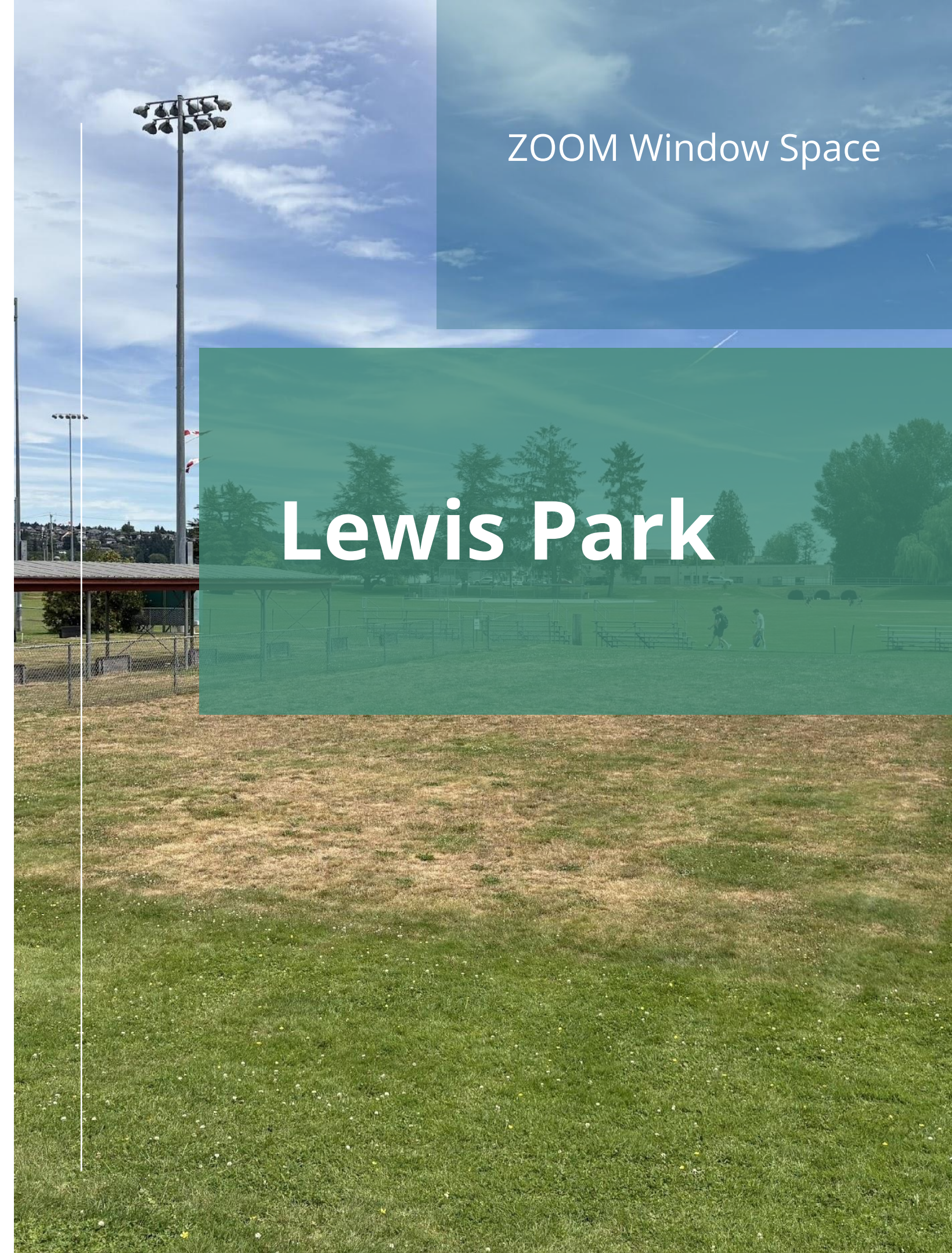
- Existing parking available
- Capacity issues for peak periods

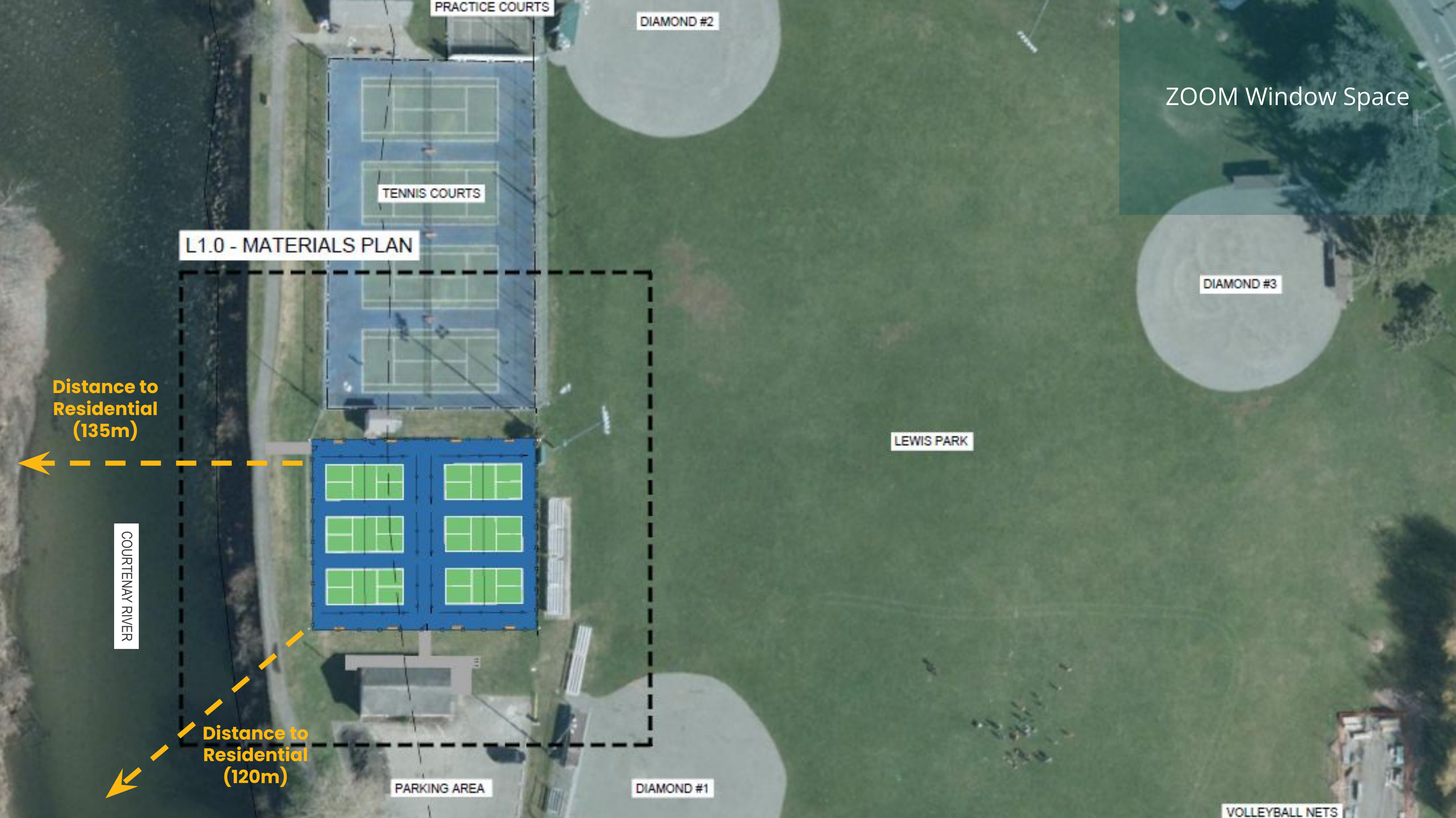
- **Floodplain & Archaeology Considerations:**

- Proximity to the Courtenay River means greater risk of flooding
- Archaeological Overview Assessment (AOA) - 2023

- **Permitting Considerations:**

- Riparian Area Assessment (RAA)
- Heritage Conservation Act (HCA)
- Cultural Heritage Investigation Permit (CHIP)





PRACTICE COURTS

DIAMOND #2

TENNIS COURTS

L1.0 - MATERIALS PLAN

Distance to Residential (135m)

COURTENAY RIVER

LEWIS PARK

DIAMOND #3

Distance to Residential (120m)

PARKING AREA

DIAMOND #1

VOLLEYBALL NETS

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- **Proposed Court Locations:**
 - Suitable park character / amenities
 - Grading challenges for site south of the Lawn Bowling Club
 - Potential conflict w/ Lawn Bowling
- **Residential Proximity:**
 - Relatively small distance buffer to residential properties, meaning noise may be a concern
 - Sound mitigation measures needed
- **Park Access:**
 - Less central within the City
 - Well-connected by transit and multi-modal options

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Bill Moore Memorial Park

- **Parking Demand:**
 - Existing parking available
 - Greater capacity to meet peak need
- **Permitting Considerations:**
 - Permitting for retaining wall(s)
- **Other Considerations:**
 - Relatively less suitable locations throughout the park
 - Residential proximity challenging throughout the park
 - Grading and earthworks will be more complex

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Bill Moore Memorial Park



KILPATRICK AVE.

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L1.0 - MATERIALS PLAN

LAWN BOWLING GREEN

Distance to Residential (50m)

Distance to Residential (50m)

PLAYGROUND

PARKING AREA

PARKING AREA

Best Suitability: Lewis Park

Evaluation Matrix

Evaluation Item	Criteria	Lewis	Bill Moore	Comments
		Rating (Green – Good; Orange – Medium; Red – Low)		
Suitable Court Locations	Available space for a suitable location.	Green	Yellow	Both parks have available space, however Bill Moore would require earthworks and proximity challenges to other uses also exist.
Residential Proximity	Distance to residential uses meets or exceeds guidelines	Green	Red	Lewis Park meets all setbacks requirements to residential uses (exceeds by 35m). Bill Moore does not meet setback requirements (short by 35m); noise issues will be a concern.
Supporting Facilities	Presence of washrooms or other amenities	Green	Green	Both parks have supporting facilities such as washrooms as well as other recreational amenities.
Mobility Connections	Connections to transit and bike routes	Green	Green	Both parks are well connected to local bike and transit routes.
Parking	Parking availability, including during peak periods	Yellow	Green	Parking availability will be a challenge for both parks, however Bill Moore benefits from potential spillover spaces on surrounding residential streets.
Permitting	Complexity, including riparian, archaeological, or building permit requirements.	Yellow	Green	Lewis Park will require environmental and archaeological permits due to the proximity to the Courtenay River. Bill Moore will require a Building Permit for retaining structures.
Cost	Relative construction costs for each site.	Yellow	Yellow	Added costs for Lewis Park will relate to permitting requirements. Earthworks and retaining structures will increase costs at Bill Moore Park.
	Preferred Site	✓		



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Evaluation

Implementation

What Comes Next?



- **Council Feedback**
(December 2025)
- **Interest Group and Public Engagement** *(Early 2026)*
- **Design Development and Cost Estimation for Preferred Site**
(Early 2026)
- **Detailed Design and Tender**
(Spring / Summer / Fall 2026)
- **Court Construction**
(Anticipated Summer 2027)

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Next Steps

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Thank you!

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