

Comox Valley Regional District Sports Field Strategy

Technical Appendix

February 2023



Table of Contents

1	Overall Field Characteristics and Attributes	1
2	Condition Ratings	4
3	Artificial Turf Candidate Field Assessment	13
	Pre-Screen Considerations	13
	Further Analysis Summary	14

Section 1.0

Overall Field Characteristics and Attributes

Jurisdiction (location)	2022 Place Name	Site Address	Name of Field From Map	TYPE	2008 Features	SchoolName	2008 Length (m)	2008 Width (m)	2022 Field Size (TBC)	Amenities	Parking/Drop off	Primary/ Secondary Sport(s)	Field Lighting/ Electrical
City of Courtenay	Bill Moore Park	2361 Kilpatrick Avenue	Football Field	Park	Major Park with Diamonds	<Null>	108	60	Adult - Football	Fieldhouse, playground, lawn bowling club, Elevated Announcer's booth	onsite paved lot	Football, rugby, baseball/softball	Yes
City of Courtenay	Martin Park	2045 Choquette Road	Soccer Field	Park	Major Park with Diamonds	<Null>	<Null>	<Null>	Not Full Size	Playground, Hockey/Lacrosse box w/ pickleball markings,	Street parking	Baseball, Softball	No
City of Courtenay	Valley View Park	1701 Lerwick Road	Soccer Field #2	Park	Major Park with Diamonds	Valley View Elementary	91	60	Adult - Soccer	Playground	School Lot	Soccer, Baseball/ Softball	No
City of Courtenay	Woodcote Park	1281 17th Street	Soccer Field	Park	Major Park with Diamonds	<Null>	98	64	Adult - Soccer	Playground, basketball, fieldhouse	Street parking	Soccer	No
Town of Comox	Aspen Park	601 Aspen Road	No map available	Park	School with Diamonds	Aspen Park	140	81	Not Full Size	Playground, Fieldhouse	Street or Arena Lot	Baseball	No
City of Courtenay	Arden Elementary	3040 Lake Trail Road	Soccer Field #1	School	School with Diamonds	Arden Elementary	85	50	Adult - Soccer	Playground, basketball	School Lot	Soccer, Mini soccer, Tee Ball	No
City of Courtenay	Glacier View Secondary	241 Beecher Place	Soccer Field #1	School	<Null>	Glacier View Secondary	<Null>	<Null>	Adult - Soccer		School Lot	Tee ball	No
Town of Comox	Phil & Jennie Gaglardi Academy	1475 Noel Avenue		School	School with Diamonds	Phil & Jennie Gaglardi Academy	130	70	Not Full Size	Small basketball court	School Lot	Soccer, Mini soccer	No
Town of Comox	Highland Secondary	750 Pritchard Road		School	Major Park with Diamonds	Highland Secondary	145	80	Adult - Soccer	Fieldhouse, tennis	School Lot	mini soccer	No
Town of Comox	Airport Elementary	1475 Salmonberry Drive	No map available	School	School with Fields	Airport Elementary	67	51	Not Full Size	Basketball (no markings), playground	School Lot	mini soccer, tee ball	No
Comox Valley Regional District	Fanny Bay Community Hall	7793 Island Highway South		Community Places	Other Park with Diamonds	<Null>	93	65	Not Full Size	Hall, Picnic area, playground, fountain, basketball court, dog park	onsite gravel lot	Open Field	No
Comox Valley Regional District	Miracle Beach Elementary	8763 Paulsen Road		School	School with Diamonds	Miracle Beach Elementary	<Null>	<Null>	Not Full Size	Playground, new shelter under construction	School Lot		No
Comox Valley Regional District	Huband Park Elementary	5120 Mottishaw Road		School	School with Diamonds	Hubard Park Elementary	100	52	Not Full Size	Two playgrounds, shelter	School Lot	soccer, mini soccer	No

Jurisdiction (location)	2022 Place Name	Site Address	Name of Field From Map	TYPE	2008 Features	SchoolName	2008 Length (m)	2008 Width (m)	2022 Field Size (TBC)	Amenities	Parking/Drop off	Primary/ Secondary Sport(s)	Field Lighting/ Electrical
Village of Cumberland	Cumberland Community School	2674 Windermere Avenue		School	School with Diamonds	Cumberland Community School	<Null>	<Null>	Not Full Size		School Lot	Mini soccer	No
City of Courtenay	Ecole Puntledge Park Elementary	401 Willemar Avenue	Soccer Field	School	Major Park with Diamonds	Ecole Puntledge Park Elementary	110	85	Adult - Soccer	Shelter, Old Playground	School Lot	Soccer, Mini soccer, Tee Ball	No
Town of Comox	Ecole au COER de l' LIE	566 Linshart Road		School	Major Park with Diamonds	Ecole au COER de l' LIE	105	75	Not Full Size	Basketball	School Lot	Soccer, Mini soccer	No
Town of Comox	Brooklyn Elementary	1290 Guthrie Road		School	Other Park with Diamonds	Brooklyn Elementary	100	64	Adult - Soccer	Shelter, playground	School Lot	soccer, mini soccer	No
Village of Cumberland	Cumberland Community School	2674 Windermere Avenue		School	School with Diamonds	Cumberland Community School	<Null>	<Null>	Not Full Size	Picnic shelter, playground	School Lot	Soccer, Rugby	No
Town of Comox	Highland Park	1519 Highridge Drive		Park	Major Park with Diamonds	<Null>	230	110	Adult - Soccer	Pickleball/tennis, fieldhouse	Angle parking on gravel off street	Soccer, mini soccer, baseball/ softball	No
City of Courtenay	Valley View Elementary	2300 Valley View Drive	Soccer Field #1	School	Major Park with Diamonds	Valley View Elementary	91	60	Not Full Size	Shelter, playground	School Lot	Baseball/ Softball, soccer, mini soccer	No
City of Courtenay	Valley View Park	1701 Lerwick Road	Soccer Field #3	Park	Major Park with Diamonds	Valley View Elementary	82	57	Adult - Soccer	Playground	School Lot	Soccer, Baseball/ Softball	No
City of Courtenay	Mark R Isfeld Secondary	1551 Lerwick Road	Small Soccer Field #2	School	Major Park with Diamonds	Mark R. Isfeld Secondary School Ecole Secondaire	85	47	Adult - Soccer		School Lot	Soccer, Rugby, mini soccer	No
City of Courtenay	Mark R Isfeld Secondary	1551 Lerwick Road	Small Soccer Field #1	School	Major Park with Diamonds	Mark R. Isfeld Secondary School Ecole Secondaire	72	45	Not Full Size		School Lot	Mini soccer, field hockey	No
City of Courtenay	Lake Trail Community School	805 Willemar Avenue	Small Field #3	School	Major Park with Diamonds	Lake Trail Community School	90	60	Not full Size	Outdoor Fitness equipment	School Lot	soccer, mini soccer, softball	No
City of Courtenay	Ecole Puntledge Park Elementary	401 Willemar Avenue	Soccer Field	School	Major Park with Diamonds	Ecole Puntledge Park Elementary	140	75	Adult - Soccer			Soccer, Mini soccer	No
Town of Comox	Comox Community Centre	1855 Noel Avenue		Community Centre	Major Park with Diamonds	<Null>	122	72	Not Full Size		Facility lot	Soccer, Mini soccer	No
City of Courtenay	Courtenay Elementary	1540 McPhee Avenue	Soccer Field #1	School	School with Diamonds	Courtenay Elementary	76	40	Not Full Size	School Playgroud, Tennis wall	School Lot	Soccer, mini soccer	No
City of Courtenay	Courtenay Elementary	1540 McPhee Avenue	Soccer Field #2	School	School with Diamonds	Courtenay Elementary	76	40	Not Full Size	School Playgroud, Tennis wall	School Lot	Soccer, mini soccer	No
City of Courtenay	G.P. Vanier Secondary	4830 Headquarters Road	Running Track Field	School	Major Park with Diamonds	Vanier	95	60	Adult - Soccer	Sport complex	Arena lot	Track and Field	No
City of Courtenay	G.P. Vanier Secondary	4830 Headquarters Road	All Weather (Synthetic Turf) Field	School	Major Park with Diamonds	Vanier	100	60	Adult - ATF	Sport complex	Arena lot	Soccer, mini soccer, field hockey	Yes

Jurisdiction (location)	2022 Place Name	Site Address	Name of Field From Map	TYPE	2008 Features	SchoolName	2008 Length (m)	2008 Width (m)	2022 Field Size (TBC)	Amenities	Parking/Drop off	Primary/Secondary Sport(s)	Field Lighting/ Electrical
City of Courtenay	G.P. Vanier Secondary	4830 Headquarters Road	Soccer Field #2	School	Major Park with Diamonds	Vanier	105	70	Adult - Soccer		Onsite/School Lot	soccer, mini soccer	No
City of Courtenay	G.P. Vanier Secondary	4830 Headquarters Road	Rugby Field	School	Major Park with Diamonds	Vanier	105	60	Adult - Soccer		Onsite/School Lot	Rugby, soccer, mini soccer	No
City of Courtenay	G.P. Vanier Secondary	4830 Headquarters Road	Soccer Field #1	School	Major Park with Diamonds	Vanier	105	70	Adult - Soccer		Onsite/School Lot	soccer, mini soccer	No
City of Courtenay	Queeneesh Elementary	2345 Mission Road	South Soccer Field #1	School	Major Park with Diamonds	Queeneesh Elementary	92	74	Adult - Soccer	Shelter, Playground, basketball (small court, no markings), fitness equipment	School Lot	soccer, mini soccer	No
City of Courtenay	Queeneesh Elementary	2345 Mission Road	Centre Soccer Field #2	School	Major Park with Diamonds	Queeneesh Elementary	76	63	Not Full Size	Shelter, Playground, basketball (small court, no markings), fitness equipment	School Lot	soccer, mini soccer	No
Town of Comox	Phil & Jennie Gaglardi Academy	1475 Noel Avenue		School	School with Diamonds	Phil & Jennie Gaglardi Academy	80	48	Not Full Size	Small basketball court	School Lot	Soccer, Mini soccer	No
Comox Valley Regional District	Union Bay Community Hall	5401 Island Hwy S, Union Bay		Community Places					Diamond Primary	Small Playground, Community Hall	Onsite lot with Approximately 30 Stalls	Baseball, Softball	No
Comox Valley Regional District	Fallen Alders Community Hall	3595 Royston Rd, Courtenay		Community Places					Not Full Size	Hall, Tennis Court	onsite gravel lot	Baseball, Softball	No
Village of Cumberland	Village Park	Cumberland, BC, V0R 1S0		Park					Adult - Soccer	Tennis/pickleball court, BMX track, mountain bike area, dog park, spray park, basketball, horseshoes,	Street parking (gravel and paved)	Baseball, Softball	Yes
Town of Comox	Ecole Robb Road Elementary	1909 Robb Avenue		School					Adult - Soccer	Shelter	School Lot	Mini soccer, soccer?	No
Department of National Defence	CFB Comox Track and Field	1575 Military Row		Park					Adult - Soccer	Adjacent diamonds, fitness equipment	Community Centre Lot	Soccer	No
City of Courtenay	Lewis Park	489 Old Island Highway	Football Field	Park					Adult - Rugby	Community centre adjacent, River float put in/out, skate park, 2x volleyball nets, tennis/pickleball courts	onsite paved lot	Baseball/Softball	Yes
Town of Comox	Royston Elementary	3830 Warren Avenue Royston		School					Not Full Size	Shelter (under construction_	School lot	Tee ball	No
Comox Valley Regional District	Black Creek Community Hall	2001 Black Creek Rd, Black Creek		Community Places					Diamond Primary	Tennis, basketball, playground, shelter	onsite gravel lot	Baseball, Softball	No

Section 2.0

Condition Ratings



*The field assessments were conducted in August 2022. As such, the assessments reflect field conditions at that time, recognizing that field conditions vary throughout the year based on a number of factors including precipitation, intensities of use, maintenance schedules based on seasons of play, etc.

Jurisdiction (location)	2022 Place Name	2008 Standard Assessment	Desktop Assessment Notes	Unit ID (if noted)	General Notes	Accessibility Rating	Accessibility Notes	Washroom	Washroom Notes	Change Room	Change Room Notes	Spectator Facilities	Spectator Facility Notes
City of Courtenay	Bill Moore Park	A			Lighting setup for diamonds	5	Access ramp from parking lot to field level	Flush	Fieldhouse	Yes	Fieldhouse	No	Bleacher at diamonds, nothing for field
City of Courtenay	Martin Park	<Null>			Definitely Diamond primary	4	Sidewalk to perimeter fence	Flush	Public washroom	Yes	Public Washroom	No	None specific to field
City of Courtenay	Valley View Park	A			Both GIS tags assessed together	4	Access from school	Flush	At school	No	At school if available	No	Bleachers at diamond
City of Courtenay	Woodcote Park	B			Some recent tree planting. Mature trees on perimeter are nice.	4	Perimeter at grade with sidewalk or road all around	Flush	Fieldhouse	Yes	Fieldhouse	Yes	2x 3 row bleachers
Town of Comox	Aspen Park	C+			Nice neighborhood park	4	Access from SW path from arena	Flush	Fieldhouse	Yes	Fieldhouse	No	Bleachers at both diamonds
City of Courtenay	Arden Elementary	C		North Field	Main school field	3	Long way to parking. Minimal hard surface on path	Flush	At school	No	At school if available	No	
City of Courtenay	Glacier View Secondary	<Null>			Odd Diamond Layout	4	Path around school. Furthest diamonds require access on grass	Flush	At school	No	At school if available	No	
Town of Comox	Phil & Jennie Gaglardi Academy	C		East Field	East field is passive	4	Access around school	Flush	At school	No	At school if available	No	
Town of Comox	Highland Secondary	A				4	paved road from school lot	Flush	At school	No	At school if available	No	
Town of Comox	Airport Elementary	C			Construction underway at East end of parking lot	4	level access from parking and around school	Flush	At school	No	At school if available	No	

Jurisdiction (location)	2022 Place Name	2008 Standard Assessment	Desktop Assessment Notes	Unit ID (if noted)	General Notes	Accessibility Rating	Accessibility Notes	Washroom	Washroom Notes	Change Room	Change Room Notes	Spectator Facilities	Spectator Facility Notes
Comox Valley Regional District	Fanny Bay Community Hall	C+			Nice community Field. Is not set up for any major organized play.	3	Gravel access at grade	Flush	at Hall	No	at Hall if available	No	Bleachers at basketball court
Comox Valley Regional District	Miracle Beach Elementary	C			Looks well maintained. Small	2	Field approximately 1.5 to 2m lower tan parking. Gravel path access	Flush	At school	No	At school if available	No	
Comox Valley Regional District	Huband Park Elementary	C			Construction at SE end. New drainage and boulder retaining wall. Maybe for field extension?	3	Gravel path with moderate grade to parking	Flush	At school	No	At school if available	No	
Village of Cumberland	Cumberland Community School	C		North Field		3	Access from shool lane ok	Flush	At school	No	At school if available	No	
City of Courtenay	Ecole Puntledge Park Elementary	C		Field 2 (NW)	Unusual layout	4	Decent access around school. Gravel path to field at grade	Flush	At school	No	At school if available	No	
Town of Comox	Ecole au COER de l' LIE	B			Rough Shape	5	Access around school	Flush	at school	No	At school if available	No	
Town of Comox	Brooklyn Elementary	C+			Nice school field. Needs minor updates/fixes	5	Paved path from school lot	flush	At school	No	At school if available	No	
Village of Cumberland	Cumberland Community School	C		South Field	Typical school field. Short length	2	Steep gravel path is shortest route to parking, other way around school is long	Flush	At school	No	At school if available	No	
Town of Comox	Highland Park	A			Very nice facility	3	Access on gravel path from parking is long	Flush	Fieldhouse	Yes	Fieldhouse	No	Bleacher at diamonds, nothing for field
City of Courtenay	Valley View Elementary	A	Assumes infield is edge of field		Diamond 1	4	Paved path most of way	Flush	At school	No	At school if available	No	Bleachers at diamond
City of Courtenay	Valley View Park	B			Both GIS tags assessed together	4	Access from school	Flush	At school	No	At school if available	No	Bleachers at diamond
City of Courtenay	Mark R Isfeld Secondary	A		Field 2 - South (lower)		1	Arass slope access or stairs only. Far from Parking	Flush	At school	No	At school if available	Yes	5 row concrete seatwall to north
City of Courtenay	Mark R Isfeld Secondary	B		Field 1 - North (upper)	Small	1	Crass slope access or stairs only. Far from Parking	Flush	At school	No	At school if available	No	
City of Courtenay	Lake Trail Community School	C				5	At grade access, paved until field	Flush	At school	No	At school if available	No	
City of Courtenay	Ecole Puntledge Park Elementary	C		Field 1 (SE)		4	Decent access around school. Gravel path to field at grade	Flush	At school	No	At school if available	No	
Town of Comox	Comox Community Centre	B				4	Access from parking lot	Flush	at community centre	No	at Com. Centre if available	Yes	2x 4 row bleachers

Jurisdiction (location)	2022 Place Name	2008 Standard Assessment	Desktop Assessment Notes	Unit ID (if noted)	General Notes	Accessibility Rating	Accessibility Notes	Washroom	Washroom Notes	Change Room	Change Room Notes	Spectator Facilities	Spectator Facility Notes
City of Courtenay	Courtenay Elementary	C		North field (lower)	Rough shape	2	Rough path from parking	Flush	At school	No	At school if available	No	
City of Courtenay	Courtenay Elementary	C		North field (lower)	Rough shape	2	Rough path from parking	Flush	At school	No	At school if available	No	
City of Courtenay	G.P. Vanier Secondary	A		Track Field	Mostly used for track and field from layout	5	Paved access path direct to field and spectator area	Flush	Public washroom	No	at arena if available	Yes	Large covered grandstands
City of Courtenay	G.P. Vanier Secondary	A		Artificial Turf	Turf in great condition	5	Paved access path direct to field and spectator area	Flush	Public washroom	No	at arena if available	Yes	2x covered 4 row bleachers, players shelters
City of Courtenay	G.P. Vanier Secondary	A		Middle Field SE		4	Paved access via road to field edge	Flush	on opposite side near ATF	No	At school if available	No	
City of Courtenay	G.P. Vanier Secondary	A		Rugby Field (North on Southeast)	Low lying, field in rough shape	4	Paved access via road to field edge	Flush	on opposite side near ATF	No	At school if available	No	
City of Courtenay	G.P. Vanier Secondary	A		South Field SE		4	Paved access via road to field edge	Flush	on opposite side near ATF	No	At school if available	No	
City of Courtenay	Queneesh Elementary	A	Cannot have two full size games playing at one time	West Field	Fields are continuous	4	Gravel pathway on south	Flush	At school	No	At school if available	No	
City of Courtenay	Queneesh Elementary	B	Cannot have two full size games playing at one time	East Field	Fields are continuous	4	Gravel pathway on south	Flush	At school	No	At school if available	No	
Town of Comox	Phil & Jennie Gaglardi Academy	C		West Field	Closer to sports field than east, but close to passive	4	Access around school	Flush	At school	No	At school if available	No	
Comox Valley Regional District	Union Bay Community Hall	Added for 2022 Assessment	Diamond Primary is reason for not full size field		Short Outfield. Site too small for another field	4	Acess with gravel pathway	Flush	at Hall	No	at Hall if available	Yes	Five 3-Row bleachers at backstop. Miscellaneous Benches & Picnic areas
Comox Valley Regional District	Fallen Alders Community Hall	Added for 2022 Assessment	Diamond Primary is reason for not full size field		Generally nice community field	3	Gravel access at grade	Flush	at Hall	No	at Hall if available	No	
Village of Cumberland	Village Park	Added for 2022 Assessment			Field lights for baseball/ softball and NE diamond	3	At grade access from street. Minimal pathways inside park	Flush	Two washroom buildings. One near spray park and one near BMX track.	Yes	At spray park washroom	No	
Town of Comox	Ecole Robb Road Elementary	Added for 2022 Assessment				4	Access from school	Flush	At school	No	At school if available	No	
Department of National Defence	CFB Comox Track and Field	Added for 2022 Assessment			Recent (approx. 5 yo 7 year old) reno by Binnie	4	Gravel path with moderate grade to parking	Flush	Public washroom	No	at Com. Centre if available	Yes	Small benches at field side

Jurisdiction (location)	2022 Place Name	2008 Standard Assessment	Desktop Assessment Notes	Unit ID (if noted)	General Notes	Accessibility Rating	Accessibility Notes	Washroom	Washroom Notes	Change Room	Change Room Notes	Spectator Facilities	Spectator Facility Notes
City of Courtenay	Lewis Park	Added for 2022 Assessment			Programmed for community and baseball use	5	Paved sidewalks through park	Flush	Public washroom	Yes	Public Washroom	Yes	2x bleachers at each diamond + 6 extra bleachers
Town of Comox	Royston Elementary	Added for 2022 Assessment		Field south of school (across Street)	Lawn area north of school considered passive	4	Cross walk from school protected with no post barriers	Flush	At school	No	At school if available	No	
Comox Valley Regional District	Black Creek Community Hall	Added for 2022 Assessment	Diamond Primary is reason for not full size field		Turf repair in progress. New shelter and scorekeeper booth at diamond	4	Gravel access at grade, short distance to parking	Pit	Outhouse to east	Yes	at hall and shelter?	Yes	2 - 4 level bleachers at backstop

Continued

Jurisdiction (location)	2022 Place Name	Playing Surface Material	Playing Surface Condition Rating	Playing Surface Notes	Goal Area Condition Rating	Goal Area Notes	Weed Infestation Rating	Weed Infestation Notes	Surface Drainage (Ponding) Rating	Surface Drainage (Ponding) Notes	Field Planarity/ Slope Rating	Field Planarity/ Slope Notes	Field Fencing Rating	Field Fencing Notes
City of Courtenay	Bill Moore Park	Natural Grass Turf	5	Turf excellent	5	No wear evident at endzones	4	Weeds dispersed at 1m O.C.	4	No planarity issues.	5	Very Flat	4	2x well maintained diamonds with backstops. East is 8m high, north is 4.5m high, Just below 4 condition for both
City of Courtenay	Martin Park	Natural Grass Turf	4	Some brown patches, generally close to a 5	N/A		4	Minimal weeds observed	4	No issues	5	Generally flat	N/A	Backstop present for diamond
City of Courtenay	Valley View Park	Natural Grass Turf	5		5	No difference from surround turf	4	Some weeds at approx. 1m O.C.	5	No irregularities	5	Generally flat	4	Ball control 24m x 4.8m tall. 2x diamonds with 6m tall backstops
City of Courtenay	Woodcote Park	Natural Grass Turf	5	Very healthy, recommend A grade	5	No noticeable wear	5	Minimal weeds observed	5	Excellent Planarity	5	Very Flat	N/A	
Town of Comox	Aspen Park	Natural Grass Turf	4		N/A		4	Isolated patches of high density	5	No irregularities	5	Generally flat	4	2 backstops both 6m tall
City of Courtenay	Arden Elementary	Natural Grass Turf	3	Some brown patches, generally good	N/A		4	Isolated broadleaf patches	4	Good planarity	4	Generally flat	1	6m x 6m x 6m x 3m tall backstop to SE, mechanical rails have failed, mesh bowed, entire structure not plumb
City of Courtenay	Glacier View Secondary	Natural Grass Turf	2	Big Patches of Dirt	N/A		1	>50% Weeds	3	Some holes and irregularities	2	Undulates and slopes up at north corner	2	4x 6x6x6x3m tall tee ball diamonds. All with mesh and rail damage. North diamond severely overgrown
Town of Comox	Phil & Jennie Gaglardi Academy	Natural Grass Turf	2	West and east are same, except west irrigated	N/A		2	Mostly passive area	4	Generally ok	2	Slope to NE, grade undulates	N/A	

Jurisdiction (location)	2022 Place Name	Playing Surface Material	Playing Surface Condition Rating	Playing Surface Notes	Goal Area Condition Rating	Goal Area Notes	Weed Infestation Rating	Weed Infestation Notes	Surface Drainage (Ponding) Rating	Surface Drainage (Ponding) Notes	Field Planarity/ Slope Rating	Field Planarity/ Slope Notes	Field Fencing Rating	Field Fencing Notes
Town of Comox	Highland Secondary	Natural Grass Turf	4	May not be being maintained to full level outside school year according to Operations crew onsite.	N/A		4		4	No irregularities	4	Generally flat or minor slope	N/A	
Town of Comox	Airport Elementary	Natural Grass Turf	3	East side is a 1. Some brown spots west	N/A		3	West side approx. 1m O.C., east side would be a 1 with 50% or greater weeds	4	Standard	4	West is generally flat or moderately sloped, east undulates	3	6x6x6x3m tall backstop to west and SE. SE has mesh damage
Comox Valley Regional District	Fanny Bay Community Hall	Natural Grass Turf	3	Lawn is a bit yellow	N/A		3	Weeds at 1m spacing typical throughout	3		3		N/A	
Comox Valley Regional District	Miracle Beach Elementary	Natural Grass Turf	4	Some patches. Generally good.	N/A		4	Limited patches (>5m)	4	Good planarity	4	Generally flat	3	2.4m backstop to east. Mechanical fittings, ok shape
Comox Valley Regional District	Huband Park Elementary	Natural Grass Turf	4	Turf in good shape	4	Moderate wear at mini soccer goals	4	Lots of clover, few weeds observed	4	No major planarity issues	4	Generally flat	4	6m x 6m x 6m x 2.4m tall backstop in good condition at east corner
Village of Cumberland	Cumberland Community School	Natural Grass Turf	3		3		3		4		4		N/A	
City of Courtenay	Ecole Puntledge Park Elementary	Natural Grass Turf	3	Mini soccer are would be graded 2. Very patchy and Brown. Diamonds are better at 3	2	Heavy wear at mini goals	3	Lots of clover, weeds observed at approx. 1m O.C.	4	Planarity ok	3	Generally flat, some undulation	1	SW Backstop (6m x 6m x 6m x 3m tall) missing mid rail for 50%. Would replace. SE Posts bent by overgrown vegetation
Town of Comox	Ecole au COER de l'IE	Natural Grass Turf	1	Many weeds and brown patches	1	Mini areas have high wear	1	>50% weeds	3	Moderate irregularity	3	Some undulation	3	Ball control fencing north and south. 3m tall
Town of Comox	Brooklyn Elementary	Natural Grass Turf	4	Some patchiness, but good condition overall given weather	3	Moderate wear in goal areas	4	Weeds >1m O.C.	5	No irregularities	5	Generally flat or minor slope	2	6m ball control to east. Rails damaged with gaps in mesh.
Village of Cumberland	Cumberland Community School	Natural Grass Turf	3		3	Some wear evident on goal zone & 18 yard box	3		4	Surface in good shape	4	Minor undulation	N/A	
Town of Comox	Highland Park	Natural Grass Turf	5	Definitely A	5	No wear	5	Few observed	5	No irregularities	5	Generally flat	5	6x6x6x3m tall backstop at south and east corners of south soccer field.
City of Courtenay	Valley View Elementary	Natural Grass Turf	5		5	No wear	4	Some weeds at approx. 1m O.C.	5	No irregularities	5	Flat	4	Diamond with 6m tall backstop & covered dugouts
City of Courtenay	Valley View Park	Natural Grass Turf	5		5	No difference from surround turf	4	some weeds at approx. 1m O.C.	5	No irregularities	5	Generally flat	4	ball control 24m x 4.8m tall. 2x diamonds with 6m tall backstops

Jurisdiction (location)	2022 Place Name	Playing Surface Material	Playing Surface Condition Rating	Playing Surface Notes	Goal Area Condition Rating	Goal Area Notes	Weed Infestation Rating	Weed Infestation Notes	Surface Drainage (Ponding) Rating	Surface Drainage (Ponding) Notes	Field Planarity/ Slope Rating	Field Planarity/ Slope Notes	Field Fencing Rating	Field Fencing Notes
City of Courtenay	Mark R Isfeld Secondary	Natural Grass Turf	3	Some patchiness and brown spots	3	Some wear	5	None observed	5	No irregularities	5	Generally flat or minor slope	N/A	
City of Courtenay	Mark R Isfeld Secondary	Natural Grass Turf	4	Some brown at NE corner, but generally good	5	No noticeable wear	5	Few observed	5	No irregularities	5	Generally flat or minor slope	4	1.8m along top of bank to SW, 6m ball control fence to NW
City of Courtenay	Lake Trail Community School	Natural Grass Turf	4	Isolated patchiness	4	Some wear at full and mini goals	3	Weeds approx. 1m O.C. in areas	4	Good planarity, no issues	4	Generally flat	4	12m x 9m x 12m x 4m tall backstop with open dugouts. Dugouts with asphalt and benches.
City of Courtenay	Ecole Puntledge Park Elementary	Natural Grass Turf	3		3		3		4		3		1	
Town of Comox	Comox Community Centre	Natural Grass Turf	4		4		4	Some isolated	3	Some divots	5	Generally flat or minor slope	2	2x old 5m tall backstops, rusty and bent up. New 1.2m tall tee ball fence in north corner
City of Courtenay	Courtenay Elementary	Natural Grass Turf	2	Turf pretty fried. Decent coverage/ thatch	3	No major wear at either goal	1	Field 40-50% weeds	3	Hole at centre field, a few other planarity issues	4	Slopes to north, maybe at 1-2%	N/A	
City of Courtenay	Courtenay Elementary	Natural Grass Turf	2	Turf pretty fried. Decent coverage/ thatch	3	No major wear at either goal	1	Field 40-50% weeds	3	Hole at centre field, a few other planarity issues	4	Slopes to north, maybe at 1-2%	N/A	
City of Courtenay	G.P. Vanier Secondary	Natural Grass Turf	3	A bit fried, some patchiness	N/A		3	Intermittent clusters	3	25% of field wet in north corner	5	Flat	N/A	
City of Courtenay	G.P. Vanier Secondary	Artificial Turf	5	Turf generally in good shape.	4	Some damage noted at north penalty dot	N/A	Some weed grown around perimeter hardscape	5	No evidence of drainage issues	5	Flat	5	Perimeter 1.2m fencing with gates and boot brushes.
City of Courtenay	G.P. Vanier Secondary	Natural Grass Turf	3	Ok condition	4	No noticeable wear	3	Intermittent clusters	5	No issues	5	Generally flat	N/A	
City of Courtenay	G.P. Vanier Secondary	Natural Grass Turf	1	Low lying, more weeds than grass	3	No noticeable wear, generally bad	1	>50% weeds	3	Low lying	5	Field generally flat, approx. 300mm slope up to southern fields	4	12m x 9m x 12m x 6m tall backstop and NW corner.
City of Courtenay	G.P. Vanier Secondary	Natural Grass Turf	3	Ok condition	4	No noticeable wear	3	Intermittent clusters	5	No issues	5	Generally flat	N/A	
City of Courtenay	Queneesh Elementary	Natural Grass Turf	5	Very good shape	5	No wear	4	Isolated pockets	5	No issues	5	Generally flat or minor slope	4	6x6x6x3m tee ball backstop at north corner

Jurisdiction (location)	2022 Place Name	Playing Surface Material	Playing Surface Condition Rating	Playing Surface Notes	Goal Area Condition Rating	Goal Area Notes	Weed Infestation Rating	Weed Infestation Notes	Surface Drainage (Ponding) Rating	Surface Drainage (Ponding) Notes	Field Planarity/ Slope Rating	Field Planarity/ Slope Notes	Field Fencing Rating	Field Fencing Notes
City of Courtenay	Queeneesh Elementary	Natural Grass Turf	5	Very good shape	5	No wear	4	Isolated pockets	5	No issues	5	Generally flat or minor slope	4	6x6x6x3m tee ball backstop at north corner
Town of Comox	Phil & Jennie Gaglardi Academy	Natural Grass Turf	3	West and east are same, except west irrigated	3	Moderate wear	3		4	Generally ok	4	Generally flat	N/A	
Comox Valley Regional District	Union Bay Community Hall	Natural Grass Turf	3	Infield is in need of weeding	N/A		1	Left field mostly weeds	4		4		3	2.4m backstop with dugouts
Comox Valley Regional District	Fallen Alders Community Hall	Natural Grass Turf	3	Turf missing in "infield" at spots	N/A		2	Weeds at 300mm spacing typical	3	Generally ok	2	Grade undulates	3	4.5m backstop with uncovered dugouts. Dugouts have asphalt and benches. Mesh damage
Village of Cumberland	Village Park	Natural Grass Turf	4	Turf in good condition on field. Infields are more like 3/5	4	No noticeable wear	3	Weeds at 300-500mm typical	4	Local planarity ok	4	Minor undulations. Generally flat	2	Backstops only. 2m tall with open dugouts. Scorekeepers structure at each diamond. Diamonds have mesh and mechanical fitting damage
Town of Comox	Ecole Robb Road Elementary	Natural Grass Turf	4	Good thatch, some sports to fix	4	No difference from surround turf	4	Dispersed >1m O.C.	4	A few holes, swale to north is dead, but generally fit for use	4	Generally flat or minor slope	N/A	
Department of National Defence	CFB Comox Track and Field	Natural Grass Turf	5	A+	5	No wear	5	Very few	5	No issues	5	Field crowned	N/A	
City of Courtenay	Lewis Park	Natural Grass Turf	5	Very good condition	N/A		5	Few observed	5	No irregularities	5	Generally flat	4	3x 6m tall backstops
Town of Comox	Royston Elementary	Natural Grass Turf	2	Mostly brown and patchy	N/A		2	0.5m O.C. with larger concentrations	2	Some ruts and divots noticeable	3	Tiered field, generally flat or close	3	2 - 6x6x6x5m backstops plus 1 - 6x6x6x3m tall backstop to SE. 3m backstop to SE rusty
Comox Valley Regional District	Black Creek Community Hall	Natural Grass Turf	4	Slightly brown. Good for C level	N/A		4	Limited patches (>5m)	3	Some divots	3	Slopes to home plate. Moderate undulation	2	3m backstop. Mechanical with rusty rails, mesh bowed

Continued

Jurisdiction (location)	2022 Place Name	Goal Posts	Scoreboard	Goal Post/ Scoreboard Rating	Goal Post/Scoreboard Notes	Irrigation	Average Condition Score	2022 Assessment Recommendation (RFB)	Assessment Changed from 2008?	Assessment Notes
City of Courtenay	Bill Moore Park	Yes	Yes		Score board on announcer's booth. Portable football goals not currently installed.	Yes	14.00	A	Match	
City of Courtenay	Martin Park	No	No	N/A		Yes	12.00	B	Changed	Was not rated previously
City of Courtenay	Valley View Park	Yes	No	4	6x portable full soccer, 1 x portable mini soccer (shared)	Yes	14.00	A	Match	

Jurisdiction (location)	2022 Place Name	Goal Posts	Scoreboard	Goal Post/Scoreboard Rating	Goal Post/Scoreboard Notes	Irrigation	Average Condition Score	2022 Assessment Recommendation (RFB)	Assessment Changed from 2008?	Assessment Notes
City of Courtenay	Woodcote Park	Yes	No	4	2x full size portable soccer	Yes	15.00	A	Changed	Nice field
Town of Comox	Aspen Park	No	No	N/A		Yes	12.00	B	Changed	
City of Courtenay	Arden Elementary	Yes	No	4	2x portable soccer, 2x portable mini soccer	Yes	10.00	C	Match	Nice field, could possibly be B if used regularly for orgnized soccer
City of Courtenay	Glacier View Secondary	No	No	N/A		No	5.00	C	Changed	Was not rated previously
Town of Comox	Phil & Jennie Gaglardi Academy	No	No	N/A		No	6.00	C	Match	
Town of Comox	Highland Secondary	No	No	N/A		Yes	12.00	A	Match	
Town of Comox	Airport Elementary	Yes	No	3	3x fixed mini soccer east, 4x portable mini soccer west	Yes	9.00	C	Match	
Comox Valley Regional District	Fanny Bay Community Hall	No	No	N/A		No	9.00	C	Changed	Not full size, not irrigated. Not sure if this one should be counted as Sports field
Comox Valley Regional District	Miracle Beach Elementary	No	No	N/A		Yes	12.00	B	Changed	Was C, maybe irrigation was added to improve condition
Comox Valley Regional District	Huband Park Elementary	Yes	No	4	2x portable soccer goals	Unknown	12.00	C	Match	
Village of Cumberland	Cumberland Community School	Yes	No	3	4 fixed mini soccer goals	Unknown	9.00	C	Match	
City of Courtenay	Ecole Puntledge Park Elementary	Yes	No	3	2x fixed mini soccer. 2.36m wide x 2.1m tall	No	8.00	C	Match	
Town of Comox	Ecole au COER de l' LIE	Yes	No	3	2x full size portable soccer, 2x portable mini soccer	No	3.00	C	Changed	
Town of Comox	Brooklyn Elementary	No	No	N/A		Yes	11.00	B	Changed	
Village of Cumberland	Cumberland Community School	Yes	No	1	East rugby upright broken on south field	Unknown	9.00	C	Match	
Town of Comox	Highland Park	Yes	No	4	8x 1/2 size soccer portables, 2x full size soccer portables	Yes	15.00	A	Match	
City of Courtenay	Valley View Elementary	Yes	No	3	15x portable mini soccer	Yes	14.00	A	Match	
City of Courtenay	Valley View Park	Yes	No	4	6x portable full soccer, 1 x portable mini soccer (shared)	Yes	14.00	A	Changed	Nice park, upgraded to A to match other fields
City of Courtenay	Mark R Isfeld Secondary	Yes	No	3	2x fixed soccer/rugby uprights, 12x portable mini soccer, 2 portable full size soccer. Some rust observed on fixed soccer/rugby uprights	Yes	11.00	B	Changed	location of field behind school and maintenance of fields doesn't match A level IMO
City of Courtenay	Mark R Isfeld Secondary	Yes	No	3	1x field hockey portable	Yes	14.00	B	Match	Seems right
City of Courtenay	Lake Trail Community School	Yes	No	4	2x portable soccer and 2x portable mini	Unknown	11.00	B	Changed	

Jurisdiction (location)	2022 Place Name	Goal Posts	Scoreboard	Goal Post/Scoreboard Rating	Goal Post/Scoreboard Notes	Irrigation	Average Condition Score	2022 Assessment Recommendation (RFB)	Assessment Changed from 2008?	Assessment Notes
City of Courtenay	Ecole Puntledge Park Elementary	Yes	No	3		No	9.00	C	Match	
Town of Comox	Comox Community Centre	No	No	N/A		Unknown	12.00	B	Match	
City of Courtenay	Courtenay Elementary	Yes	No	3	2x fixed mini soccer, goal posts are oriented at 90 degrees to one another	No	6.00	C	Match	
City of Courtenay	Courtenay Elementary	Yes	No	3	2x fixed mini soccer, goal posts are oriented at 90 degrees to one another	No	6.00	C	Match	
City of Courtenay	G.P. Vanier Secondary	No	No	N/A		Yes	9.00	A	Match	
City of Courtenay	G.P. Vanier Secondary	Yes	No	5	8 half sized soccer portables, 2 full size soccer portables, 4 field hockey portables	No	#VALUE!	ATF	Changed	Upgraded to ATF
City of Courtenay	G.P. Vanier Secondary	Yes	No	4	2x portable full soccer, 2x portable mini soccer	Yes	10.00	A	Match	
City of Courtenay	G.P. Vanier Secondary	Yes	No	4	2x fixed rugby and soccer	Yes	5.00	A	Match	
City of Courtenay	G.P. Vanier Secondary	Yes	No	4	2x portable full soccer, 2x portable mini soccer	Yes	10.00	A	Match	
City of Courtenay	Queeneesh Elementary	Yes	No	5	6x portable full size soccer	Yes	14.00	A	Match	Nice field, good size. Is located behind school but suited to user group play
City of Courtenay	Queeneesh Elementary	Yes	No	5	6x portable full size soccer	Yes	14.00	A	Changed	I think there is only one real soccer field behind the school, but maybe room for a second mini
Town of Comox	Phil & Jennie Gaglardi Academy	Yes	No	4	1x portable mini soccer	Yes	9.00	C	Match	
Comox Valley Regional District	Union Bay Community Hall	No	No	N/A		No	7.00	C	Changed	Not sure if this one could be counted as sportfield
Comox Valley Regional District	Fallen Alders Community Hall	No	No	N/A		No	8.00	C	Changed	Not sure if this one could be counted as rectangular
Village of Cumberland	Village Park	No	No	N/A		Yes	11.00	A	Changed	Was not rated previously
Town of Comox	Ecole Robb Road Elementary	Yes	No	4	4x portable mini soccer, 1x fixed mini soccer	Unknown	12.00	B	Changed	
Department of National Defence	CFB Comox Track and Field	Yes	No	5	4x portable full size soccer	Yes	15.00	A	Changed	Was not rated previously
City of Courtenay	Lewis Park	No	No	N/A		Yes	15.00	A	Changed	Was not rated previously
Town of Comox	Royston Elementary	Yes	No	4	2x portable mini soccer	Yes	6.00	C	Changed	Was not rated previously
Comox Valley Regional District	Black Creek Community Hall	No	No	N/A		No	12.00	C	Changed	Not sure if this one could be counted as sportfield

Section 3.0

Artificial Turf Candidate Field Assessment

Pre-Screen Considerations

All assessed sport field sites in the CVRD were pre-screen based on their general suitability for being retrofitted to artificial turf. This suitability looked the following considerations:

- Site size (can the existing field and site accommodate a regulation sized field?)
- Parking and access (can the site accommodate visitation levels typical with an artificial turf field)
- Observed drainage and surface condition
- Neighbourhood context (e.g. suitability for larger quantities of evening and weekend use, light pollution risk, etc.)

Further Analysis Summary

6 sport fields were identified as having basic suitability for an artificial turf field, with 3 of these sites being identified as preferred. It is important to note that all of the sites (including those identified as preferred) have varying degrees of potential challenges that may need to be rectified. Further technical analysis should be undertaken before final decision making occurs (e.g. geotechnical, assessment of civic infrastructure such as drainage and hydrdo, etc.). Additional and more detailed impact analysis on surrounding neighbourhoods (e.g. traffic flow, lighting pollution risk, etc.) may also be needed.

Field	Yes – Possible But Not Preferred	Yes – Preferred (Short Listed)	Attributes	Potential Challenges / Issues
Bill Moore Park		✓	<ul style="list-style-type: none"> Large footprint to work with. Lighting exists. 	<ul style="list-style-type: none"> Lighting while in existence would need to be re-oriented for rectangular field use. Drainage issues (likely to require increased costs over normal).
G.P. Vanier Secondary School	✓ (Fields 3 and 4) <i>*Southwest fields on the site</i>	✓ (Fields 1 and 2) <i>*Northeast lower field and upper field with the athletics track</i>	<ul style="list-style-type: none"> Opportunity to create an artificial turf field hub (increased program and event / tournament hosting synergies). Footprint of fields is regulation size. Field 1 (NE Field) is relatively close to the existing artificial turf field and parking. The field is currently in poor condition and a retrofit would provide a significant capacity benefit. Site conditions are highly suitable. 	<ul style="list-style-type: none"> Field 2 (existing track) is deemed a good candidate because of its footprint and proximity to the existing turf field, but would disrupt and likely require re-location of the athletics amenities.
Highland Park		✓	<ul style="list-style-type: none"> Footprint is well suited to an artificial turf field. Opportunity to provide an artificial turf field in a different area within the CVRD. 	<ul style="list-style-type: none"> Additional site improvements for parking/drop off may be required because the field site is relatively far from the school lot and Torrence Road. Lighting does not currently exist.
Lewis Park	✓		<ul style="list-style-type: none"> Potential synergies with other indoor recreation infrastructure on the site. 	<ul style="list-style-type: none"> Lighting layout is not correct for retrofit; would require significant work to adjust lighting. Parking is a challenge. Would impact several diamonds. Overall not deemed as a fit based on existing use and programming.
Mark R Isfeld Secondary School	✓		<ul style="list-style-type: none"> Site footprint would accommodate a retrofit. Close to other fields at a nearby park site. 	<ul style="list-style-type: none"> Access point and flow challenges. Location behind the school presents issues with site viewability; higher level of vandalism risk. Lighting infrastructure does not exist. While site footprint would accommodate a field, the field is also fairly constrained and access to buffer space for amenity additions (lighting, changerooms, etc.) is unknown.
Valley View Park	✓		<ul style="list-style-type: none"> Footprint would support a retrofit. 	<ul style="list-style-type: none"> Number of site unknowns.