



Comox Valley Exhibition Grounds Master Plan

Open House Presentation

November 3, 2016

Agenda

- Task
- History
- Challenges
- Opportunities
- Questions



Task

- *The master plan is to meet the needs of the community and stakeholder groups, and to incorporate potential economic opportunities and actions to support growth in the agriculture sector.*

History

- 2002 Principles
 1. The fairground's primary function is as an agricultural fairground
 2. Emphasis on natural and open environments.
 3. The forested riverside portion of the site should be protected
 4. Buildings and facilities should be grouped to create positive open spaces.
 5. Accommodate simultaneous events.
 6. Facilities should be multi-functional wherever feasible.
 7. High degree of legibility to orient first time attendees and to simplify rental agreements.
 8. Efficient vehicle movements on and off the site
 9. Over flow parking needs to be provided.
 10. Additional permanent parking should be provided very cautiously

11. Separation between non-compatible uses should be planned for. Likewise, grouping of compatible uses should be planned for.
12. Safety and universal access should be provided for.
13. The aesthetics of the fairgrounds should be preserved and enhanced.
14. New and existing buildings should have a form and character ... a West Coast Pioneer Farm theme.
15. Proposed facilities at the fairgrounds should not compete directly with established businesses.
16. The master plan should be fiscally and environmentally responsible.
17. Buildings and functions that cannot be justified according to the fairground's vision statement should be removed over time.
18. Rows of trees should be planted to green the site
19. Where feasible install permanent event infrastructure (fencing, washrooms, etc.) to minimize setup/breakdown labour.

2009 Revitalization Study



COMOX VALLEY EXHIBITION GROUNDS
2008 MASTER PLAN STUDY



March 25 2008

Agricultural Arena
as shown (including
demolition of the
existing barn)
\$4,303,500

Agricultural Arena
with 125'x250' dirt
floor (including
demolition of the
existing barn)
\$5,320,000

Multi Purpose building
as shown
\$2,049,600



Since 2009

- Curling Centre renovation
- Stonehenge Farm acquired

Challenges

- Floodplain
- ALR



Opportunities

- Impact of new land on site planning
- Supporting and reinforcing current programs and events
- Accommodating new events
- Rethinking the vision for the site
- Linking to Courtenay

Discussion Questions

- What is the current vision?
- Is there a new vision?
- What facilities are required to fulfill current or new vision?

For further information:

<http://www.comoxvalleyrd.ca/exgrounds>

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