

Attachment A



PITT MEADOWS ART GALLERY FEASIBILITY STUDY

ANALYSIS OF VARIOUS SITES FOR AN ENHANCED PITT MEADOWS ART GALLERY



KMBR | ARCHITECTS
PLANNERS

300 – 152 West Hastings Street

Vancouver BC, V6B 1G8

May 2022

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1. Executive Summary

The purpose of this Study is to provide a preliminary assessment of site options for relocating the Pitt Meadows Art Gallery (PMAG) currently existing on the chosen site for the new Pitt Meadows Autonomous RCMP Detachment.

Permanent options are available at various timelines. To maintain the continuous operation of the PMAG, a temporary site may be necessary. Construction of the new RCMP building is expected to begin in April 2023, thus the PMAG will need to be relocated no later than February 2023.

This study explores 5 permanent site options (at 4 locations) and 6 temporary site options (at 4 locations) identified by the municipality for the relocation of the PMAG. Each site option is evaluated based on cost, functionality, central location within the city, level of integration with existing community functions and proximity to existing community services.

Evaluation Criteria:

- Potential impact on other facilities, community services, neighbours, infrastructure.
- Does the site fit the required program for the art gallery, parking, and circulation?
- Cost effective / good value for money.
- Ownership of the land - Is it owned by the City or by others?
- Compliant with City bylaw and policy.
- Proximity to and ability to integrate into existing community amenities and parks.
- Meets the long-term service needs for the community.
- Central locations within the city.
- Proximity & visibility to major circulation routes, including active transportation facilities.

1. Executive Summary Cont'd

PERMANENT SITE OPTIONS

Option P-1 (South of Heritage Site)

Lot Area: 5,283m²

Building Area: 116m²

Location north of Akasaka Sushi

P-1a Construction of new building

Estimated Cost - \$901,900

P-1b Relocate existing structure

Estimated Cost - \$727,400

Option P-2 (South Bonson Community Centre)

Room Area: 108m²

Current activity room #1

Renovate & occupy existing building

Estimated Cost - \$341,900

Option P-3 (Community Police Office)

Room Area: 126m²

Current existing Community Police Office space

Renovate & occupy existing building

Estimated Cost - \$389,000

Option P-4 (Existing Daycare)

Room Area: 100m²

Current existing daycare

Renovate & occupy existing building

Estimated Cost - \$323,400

TEMPORARY SITE OPTIONS

Option T-1 (Lot North of Annex Building)

Lot Area: 2,000m²

Building Area: 116m²

Undeveloped privately-owned land

T-1a Relocate existing structure

Estimated Cost - \$287,300**

T-1b Move into trailers

Estimated Cost - \$415,600* **

Option T-2 (North of Community Police Office)

Building Area: 116m²

Current parking lot

T-2a Relocate existing structure

Estimated Cost - \$367,300

T-2b Move into trailers

Estimated Cost - \$478,300*

Option T-3 (Rental Space S of Waves Coffee)

Room Area: 135m²

Current privately owned

Renovate & occupy existing building

Estimated Cost - \$270,955***

Option T-4 (South Bonson Community Centre)

Room Area: 108m²

Current activity room #1

Renovate & occupy existing building

Estimated Cost - \$129,100

Notes:

* Temporary options utilizing trailers/portables assume 3 years rental (included). Rental timeline adjusted based on expected date to occupy permanent option in the summary matrix on page 5.

** Rental fees for the site are not included in the cost estimate

*** Commercial unit rentals included (assuming 3 years & adjusted on next pg) .

1. Executive Summary Cont'd

COMBINED OPTIONS MATRIX

Permanent Option	Temporary Option	Permanent Costs	Temporary Costs	Total Cost
P-1a	-	\$901,900.00	\$ 0.00	\$ 901,900.00 ¹
P-1a	T-1a	\$901,900.00	\$287,300.00	\$1,189,200.00
P-1a	T-1b	\$901,900.00	\$335,600.00	\$1,237,500.00 ²
P-1a	T-2a	\$901,900.00	\$367,300.00	\$1,269,200.00
P-1a	T-2b	\$901,900.00	\$398,300.00	\$1,300,200.00 ²
P-1a	T-3	\$901,900.00	\$192,385.00	\$1,094,285.00 ³
P-1a	T-4	\$901,900.00	\$129,100.00	\$1,031,000.00
P-1b	-	\$727,400.00	\$ 0.00	\$ 727,200.00 ¹
P-1b	T-1b	\$727,400.00	\$335,600.00	\$1,063,000.00 ²
P-1b	T-2b	\$727,400.00	\$398,300.00	\$1,125,700.00 ²
P-1b	T-3	\$727,400.00	\$192,385.00	\$ 919,785.00 ³
P-1b	T-4	\$727,400.00	\$129,100.00	\$ 856,500.00
P-2	-	\$341,900.00	\$ 0.00	\$ 341,900.00
P-3	T-1a	\$389,000.00	\$287,300.00	\$ 676,300.00
P-3	T-1b	\$389,000.00	\$415,600.00	\$ 804,600.00 ⁴
P-3	T-2a	\$389,000.00	\$367,300.00	\$ 756,300.00
P-3	T-2b	\$389,000.00	\$478,300.00	\$ 867,300.00 ⁴
P-3	T-3	\$389,000.00	\$270,955.00	\$ 659,955.00 ⁵
P-3	T-4	\$389,000.00	\$129,100.00	\$ 518,100.00
P-4	T-1a	\$323,400.00	\$287,300.00	\$ 610,700.00
P-4	T-1b	\$323,400.00	\$415,600.00	\$ 739,000.00 ⁴
P-4	T-2a	\$323,400.00	\$367,300.00	\$ 690,700.00
P-4	T-2b	\$323,400.00	\$478,300.00	\$ 801,700.00 ⁴
P-4	T-3	\$323,400.00	\$270,955.00	\$ 594,355.00 ⁵
P-4	T-4	\$323,400.00	\$129,100.00	\$ 452,500.00

Notes:

- 1 PMAG may need to be closed for up to 6 months subject to construction / renovation timeline
- 2 1 year trailer rental assumed
- 3 1 year retail unit rental assumed
- 4 3 year trailer rental assumed
- 5 3 year retail unit rental assumed

These values include a 20% contingency to allow for additional costs that may arise during design and construction but do not include an allowance for escalation.

2. Concept Design Options

a. Permanent Site Options

- P-1a New Build (South of Heritage Site/ NW corner of Harris and 122nd Ave)
- P-1b Relocation & Upgrade (South of Heritage Site/ NW corner of Harris and 122nd Ave)
- P-2 Renovation (South Bonson Community Centre Activity Room #1)
- P-3 Renovation (Existing Community Police Office)
- P-4 Renovation (Existing Daycare at Pitt Meadows Family Recreation Centre)

b. Temporary Site Options

- T-1a Relocate & upgrade building (Lot North of Annex Building)
- T-1b Trailers (Lot North of Annex Building)
- T-2a Relocate & upgrade building (North of Recreation Centre/ Community Police Office)
- T-2b Trailers (North of Recreation Centre/ Community Police Office)
- T-3 Renovation (Rental Space Adjacent To Waves Coffee House)
- T-4 Renovation (South Bonson Community Centre)

c. Program

For the purpose of determining the scope of work the following program was assumed based on the existing PMAG facility.

1.0	Entrance/Foyer	8 m ²
2.0	Gallery Space	80 m ²
3.0	Office	8 m ²
4.0	Accessible Washroom	4 m ²
5.0	Prep Space	6 m ²
6.0	Gross-up (Walls + Structure)	<u>10 m²</u>
	Total	116 m ²

2. Concept Design Options Cont'd

Site Options Considered for New Pitt Meadows Art Gallery



2. Concept Design Options Cont'd

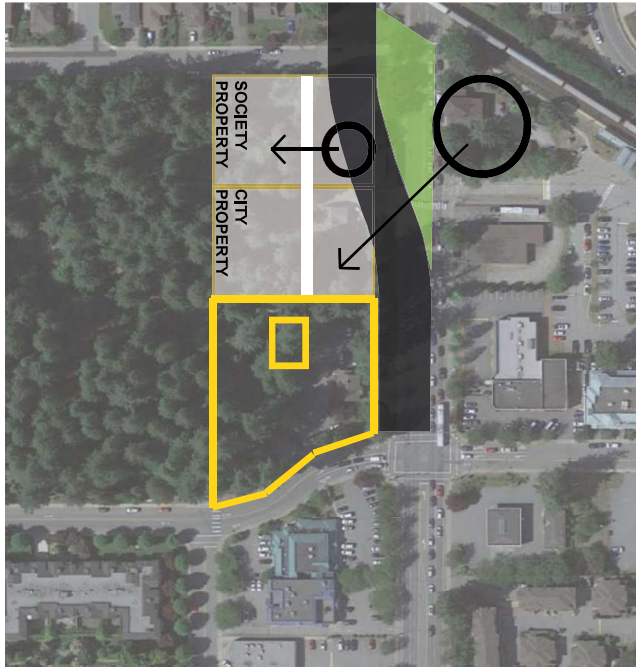
a. Permanent Options

Option P-1

South of Heritage Site/ NW corner of Harris and 122nd Ave

P-1a Construction of new building

P-1b Relocate existing structure



ADDRESS	12229 Harris Road, Pitt Meadows 19175 122 Avenue, Pitt Meadows
PROBABLE COST	New Build \$901,900 Relocate Building \$727,400 Plus temporary costs as required
CURRENT USE	Greenspace, Bergthorson Academy of Musical Arts, and Akasaka Japanese Restaurant
ZONING + SITE	P-1 – Institutional – Community Assembly
LOT AREA	5,283m ²
AREA	116m ² (Assumed identical area to existing Art Gallery)
PARKING	Available on site
TIMELINE	Estimated availability Winter - Spring 2023

Option P-1 Continued

COMMENTS

- Exact location within the parcel to be confirmed based on further discussions and feedback from applicable stakeholders
- Could be established as a permanent site relatively quickly, although determination of location, tree clearing, consideration of heritage site and other considerations would need to occur first
- Both options include costs for logging and site prep
- Option P-1b includes structural, mechanical & envelope upgrades. New ramp and stair access and permanent foundations are also included.

PROS:

- Partially empty site
- No demolition of an existing building needed
- Site is near an arterial road
- Opportunities to integrate adjacent to the heritage site
- Overlap of visitors with the heritage site - meaning both could potentially see an increase in attendance
- Temporary Art Gallery may not be required, depending on requirement for continuous service
- Near active transportation facilities
- Near parks and other community amenities
- Established parking
- (P1a) A purpose built art gallery would provide the most functional facility
- (P1a) The lifecycle of the facility will not be tied to an existing building that is already aged

CONS:

- A limited quantity of trees would need to be removed to accommodate the structure
- Reduced vehicle visibility from Harris Road traffic due to setback
- Demand for Art Gallery, heritage site, and existing amenities may put pressure on existing parking facilities
- (P1b) Despite upgrades mentioned above, the relocated building will still be an older structure and have a shorter lifespan than a new building.

2. Concept Design Options Cont'd

a. Permanent Options

Option P-2

South Bonson Community Centre
Renovation



ADDRESS	10932 Barnston View Road, Pitt Meadows
PROBABLE COST	Renovation \$341,900
CURRENT USE	South Bonson Community Centre Activity Room #1, 1st floor at north west corner of the building
ZONING + SITE	P-1 – Institutional – Community Assembly
LOT AREA	736m ²
AREA	108m ²
PARKING	Available on site
TIMELINE	Available after renovation

Option P-2 Continued

COMMENTS

- This space is currently used for dance, yoga, zumba, and other classes
- This site would require some specialized equipment (movable walls for displays, relocating of mirrors, paint etc)
- Cost includes an allowance for new finishes, new lighting, & FF&E for art displays

PROS:

- Integration into a well used city facility
- High pedestrian visibility
- Activity Room #1 is virtually identical in size to the existing Art Gallery, and has the washroom excluded from the area calculation
- Likely no short or long term temporary Art Gallery is required, likely resulting in cost and schedule savings
- Depending on cost, existing Art Gallery structure could be re-purposed for other use
- Near active transportation facilities
- Near parks and other community amenities
- Established parking
- Provides an opportunity to utilize outdoor space for outdoor exhibitions
- Supports the recommendation in the Parks, Recreation, and Culture Master Plan to develop a central hub for arts programs

CONS:

- Far from the center of the city
- Far from an arterial road
- Costs associated with renovation of Activity Room #1
- Loss of programmable space
- Loss of rental revenue - estimated \$4000 per year
- Demand for Art Gallery and existing amenities may put pressure on existing parking facilities



2. Concept Design Options Cont'd

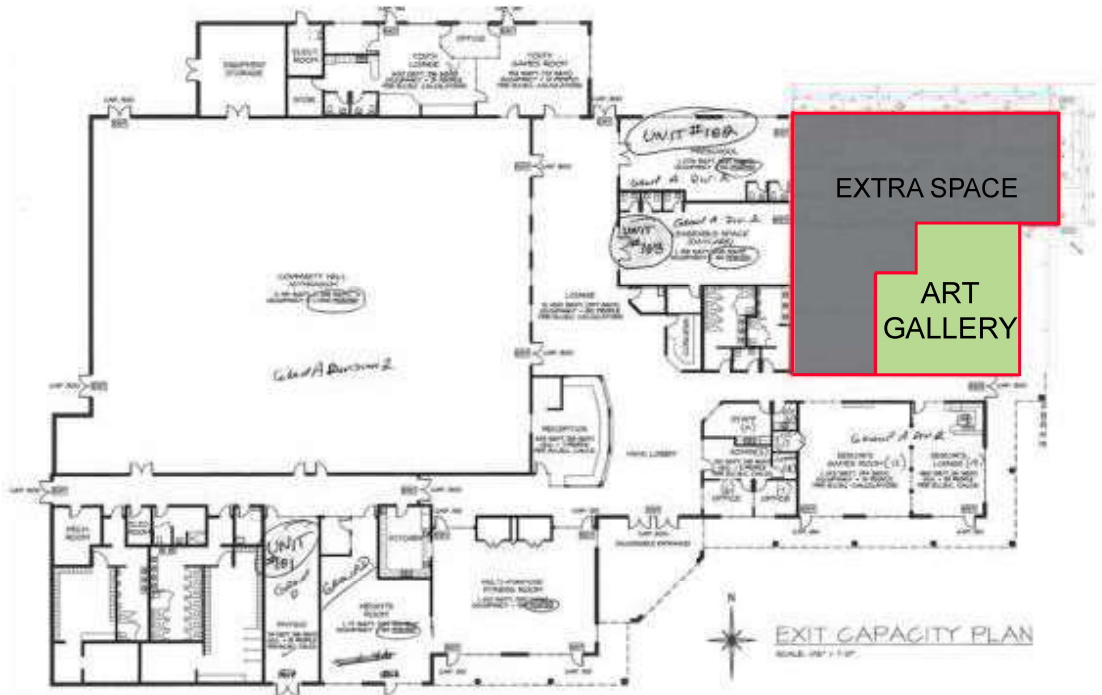
a. Permanent Options

Option P-3

Existing Community Police Office
Renovation



ADDRESS	12027 Harris Road, Pitt Meadows
PROBABLE COST	Renovation \$389,000
CURRENT USE	Pitt Meadows Community Police Office
ZONING + SITE	P-1 – Institutional – Community Assembly
LOT AREA	N/A
AREA	126m ²
PARKING	Available on site
TIMELINE	Estimated Availability: Spring 2025



Option P-3 Continued

COMMENTS

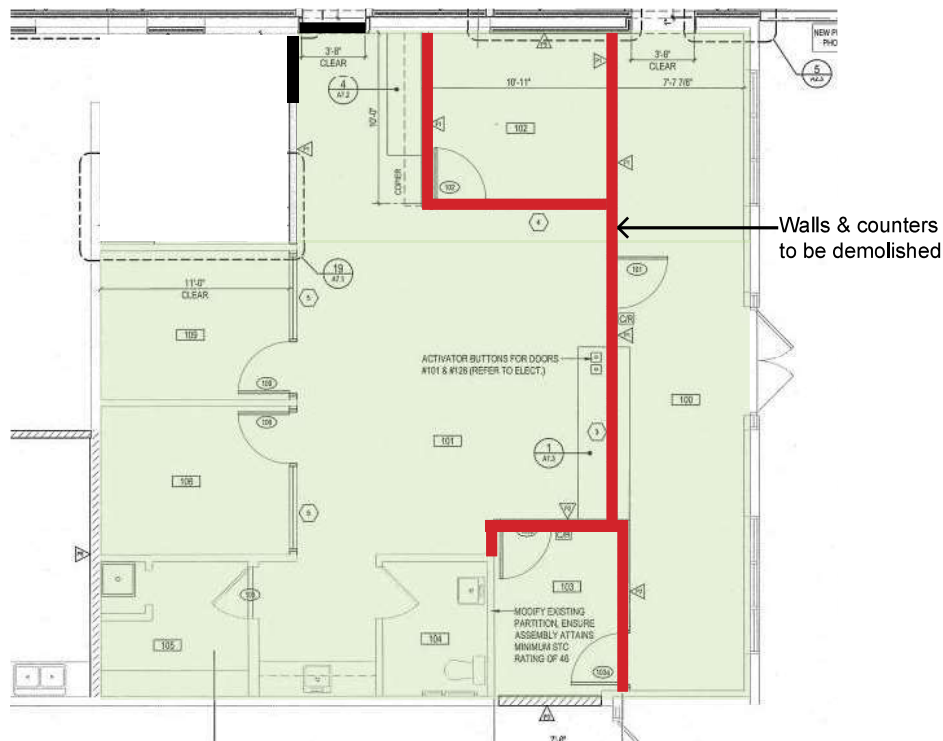
- This space is currently used as the existing community police office
- Exit door to be added
- Cost includes an allowance for new finishes, new lighting, & FF&E for art displays

PROS:

- Site is adjacent to City Hall, Pitt Meadows Family Recreation Center, and other community services
- Site is near an arterial road
- Integration into a well used City facility
- High pedestrian visibility
- Depending on cost, existing Art Gallery structure could be re-purposed for other use after permanent relocation is complete
- Near active transportation facilities
- Near parks and other community amenities
- Established parking
- CPO area is approximately triple the area of the current Art Gallery, meaning that multiple layout options are possible, with the remaining area allocated to other uses

CONS:

- Art gallery will need a long term temporary relocation until the RCMP detachment is complete
- Reduced visibility from Harris Road traffic due to setback
- Renovations to the area would need to occur to accommodative the Art Gallery
- Use of this space eliminates the potential to re-purpose this space for other City needs, such as staff space or programmable space



2. Concept Design Options Cont'd

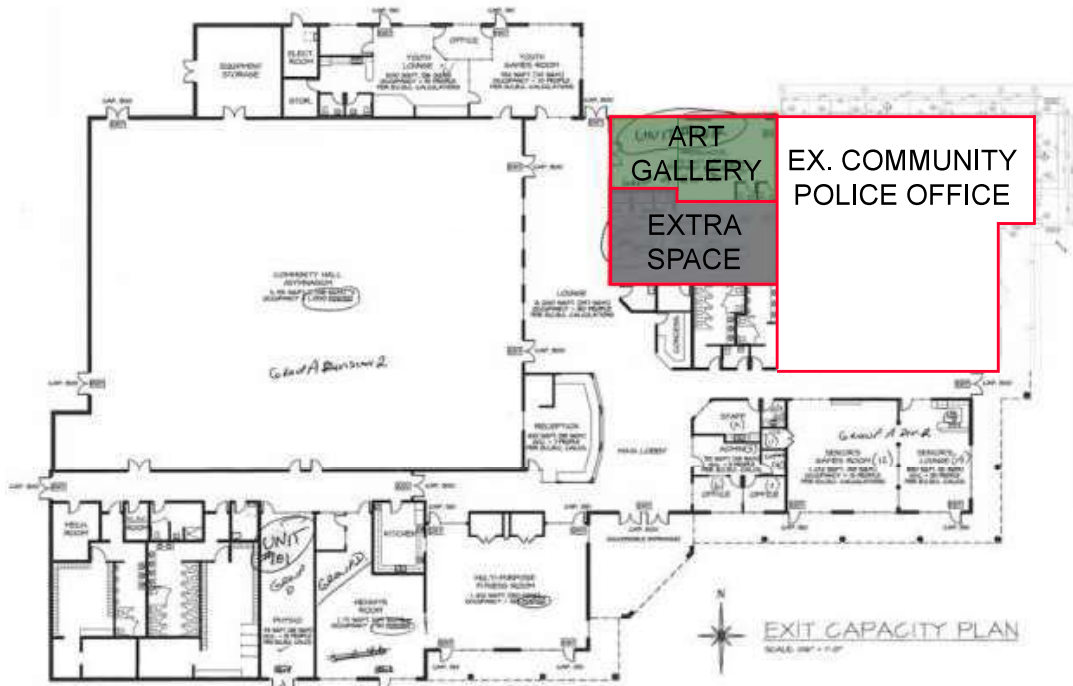
a. Permanent Options

Option P-4

Existing Daycare at Pitt Meadows Family Recreation Centre
Renovation



ADDRESS	12027 Harris Road, Pitt Meadows
PROBABLE COST	Renovation \$323,400
CURRENT USE	Daycare
ZONING + SITE	P-1 – Institutional – Community Assembly
LOT AREA	N/A
AREA	100m ²
PARKING	Available on site
TIMELINE	Estimated Availability 2025



Option P-4 Continued

COMMENTS

- This space is currently used as the existing daycare
- Only half of the existing daycare space needs to be utilized
- Cost includes an allowance for new finishes, new lighting, & FF&E for art displays

PROS:

- Site is adjacent to City Hall, Pitt Meadows Family Recreation Center, and other community services
- Site is near an arterial road
- Integration into a well used City facility
- High pedestrian visibility
- Depending on cost, existing Art Gallery structure could be re-purposed for other use after permanent relocation is complete
- Near active transportation facilities
- Near parks and other community amenities
- Established parking
- Daycare is slightly less than double the area of the current Art Gallery, meaning that multiple layout options are possible, with the remaining area allocated to other uses
- Provides an opportunity to utilize outdoor space for outdoor exhibitions

CONS:

- Art gallery will need a long term temporary relocation until the daycare is moved
- Reduced visibility from Harris Road traffic due to setback
- Renovations to the space would need to occur to accommodative the Art Gallery
- Use of this area eliminates the potential to re-purpose this space for other City needs, such as staff space or programmable space

2. Concept Design Options Cont'd

b. Temporary Options

Option T-1

Lot North of Annex Building

Relocation & upgrade of prefabricated structure or trailers



ADDRESS	12089 Harris Road, Pitt Meadows
PROBABLE COST	Relocate Building \$287,300 Trailers \$415,600 (3 years)
CURRENT USE	Vacant Lot
ZONING + SITE	TC – Commercial – Towncenter Commercial
LOT AREA	2,000m ²
AREA	116m ² (Assumed identical area to existing Art Gallery)
PARKING	Available on adjacent site
COMMENT	This land is privately owned Option T-1a will require structural upgrade

Option T-1a. Relocate Building

Option T-1b. Trailers

COMMENTS:

- Cost includes structural upgrades, relocation costs, new foundations (required), service connections, & demolition after temporary use

PROS:

- Vacant Lot
- Site is adjacent to City Hall, Pitt Meadows Family Recreation Center, and other community services
- Site is near an arterial road
- Minimal site preparations required to accommodate the temporary Art Gallery

CONS:

- Land privately owned
- Time limitations associated with negotiations and establishing legal agreements with the private land owner
- Potential costs associated with rent
- Less control/influence over decisions made to alter the site to accommodate the temporary Art Gallery
- Establishing temporary water and sanitary servicing would be required

2. Concept Design Options Cont'd

b. Temporary Options

Option T-2

North of Pitt Meadows Family Recreation Centre/Community Police Office

Relocation & upgrade of prefabricated structure or trailers



ADDRESS	12027 Harris Road, Pitt Meadows
PROBABLE COST	Relocate Building \$367,300 Trailers \$478,300 (3 years)
CURRENT USE	Parking for current civic building
ZONING + SITE	P1 – Institutional – Community Assembly
LOT AREA	N/A
AREA	116m ² (Assumed identical area to existing Art Gallery)
PARKING	Available on adjacent site
COMMENT	This space is currently used as public parking

Option T-2a. Relocate Building

Option T-2b. Trailers

COMMENTS:

- Cost includes structural upgrades, relocation costs, new foundations + upgrades to existing parkade structure as required, service connections, & demolition after temporary use

PROS:

- Site is adjacent to City Hall, Pitt Meadows Family Recreation Center, and other community services
- Site is near an arterial road

CONS:

- Complicated structural work due to building above underground parkade for Option T-2a (structural layout of existing building and temporary trailers do not align with existing building structure)
- Loss of existing parking on both levels for Option T-2a
- Loss of existing parking on main level for Option T-2b
- Traffic flow of parking lot will be changed to one way
- Limited visibility from Harris Road
- Establishing temporary water and sanitary servicing would be required

2. Concept Design Options Cont'd

b. Temporary Options

Option T-3

Rental Space Adjacent To Waves Coffee House
Renovation



ADDRESS	Unit #107-108, 12099 Harris Road, Pitt Meadows
PROBABLE COST	Occupy Space \$153,100 Rental costs \$117,855 (3 years)
CURRENT USE	Privately Owned
ZONING + SITE	TC – Commercial – Towncenter Commercial
LOT AREA	N/A
AREA	135m ²
PARKING	Available on adjacent site
COMMENT	This property is privately owned

COMMENTS:

- Cost includes minimal work to finishes (painting & new flooring), new lighting & reinstating back to original space after temporary use

PROS:

- Site is adjacent to City Hall, Pitt Meadows Family Recreation Center, and other community services
- Site is near an arterial road

CONS:

- Privately owned
- Costs associated with rent
- Time limitations associated with negotiations and establishing legal agreements with the private property owner
- Fronting Harris Road, but somewhat limited visibility
- Less control/influence over decisions made to alter the site to accommodate the temporary Art Gallery

2. Concept Design Options Cont'd

b. Temporary Options

Option T-4

South Bonson Community Center
Renovation



ADDRESS	10932 Barnston View Road, Pitt Meadows
PROBABLE COST	Occupy Space \$129,100
CURRENT USE	South Bonson Community Centre Activity Room #1, 1st floor at north west corner of the building
ZONING + SITE	P-1 – Institutional – Community Assembly
LOT AREA	736m ²
AREA	108m ²
PARKING	Available on site
COMMENT	This space is currently used for dance, yoga, zumba, and other classes

COMMENTS:

- Cost includes minimal work to finishes (painting & new flooring), new lighting & reinstating back to original space after temporary use

PROS:

- Space is ready to move into after renovation
- Integration into a well used City facility
- High pedestrian visibility
- Activity Room #1 is virtually identical in size to the existing Art Gallery, and has the washroom excluded from the area calculation
- Near active transportation facilities
- Near parks and other community amenities
- Established parking
- Provides an opportunity to utilize outdoor space for outdoor exhibitions

CONS:

- Far from the center of the city
- Far from an arterial road
- Costs associated with renovation of Activity Room #1
- Loss of programmable space
- Demand for Art Gallery and existing amenities may put pressure on existing parking facilities

3. Conclusion and Recommendations

After evaluating various permanent and temporary options resulting in 25 possible combinations, P-1a (new build south of Heritage Site / NW corner of Harris and 122nd Ave) and P-2 (South Bonson Community Center Activity Room #1) have been identified as the recommended site options.

Below is a summary of the major benefits of these 2 options.

- They both meet the majority of the City's criteria and accommodate the long-term service needs of the community.
- These options minimize costs associated with temporary facilities to house the PMAG. This is reflected in their costs.
- They are located on different sites which both offer synergies with existing or future community facilities in alignment with the City's Parks, Recreation and Culture Master Plan. These synergies offer the potential for increased attendance and more collaboration with other community groups.
- The recommended options do not rely on the timelines of other projects.
- They are all near active transportation facilities, near parks and other community amenities; and have already established parking on site.

Option **P1a** is estimated at **\$901,900**, (plus temporary costs as required)

Option **P2** is estimated at **\$341,900**

