

Chat Record

GWA - 2020 AGM - 12 Dec 2020

Full record of all messages sent to Everyone during the online meeting

- 16:17:15 Mary Burns: Thanks to Mike and the volunteer work crews!
- 16:26:26 Blair: who can use the dock? all members or only ones that donate the \$50
- 16:29:27 Tony Bonnici: Everyone - at this point in time
- 16:43:33 Lorelei Pepi (she/her): Hi - are the fundraising prints available for all of the images, or is it a limited selection?
- 16:44:09 Tony Bonnici: have to ask Cheryl:o)
- 16:44:14 Lorelei Pepi (she/her): ok
- 16:49:13 Mary Burns: I disagree with allowing short term rentals as members.
- 16:50:56 Mary Burns: By the way, Tony and Nicky, you are doing a great job conducting the meeting in this unusual way.
- 16:51:40 Blair: not just case of allowing renters etc but how much room is on the dock.
- 16:53:13 Mary Burns: Good point Cheryl.
- 16:55:12 Gretchen Bozak: I think it makes sense for LONG term rentals to pay a separate membership fee. Short -term rentals (e.g. in a lodge or an inn) could be covered by the Inn owner who would buy extra memberships so their short term guests to use the dock temporarily but their guests would not be considered a separate unit and not be allowed to vote (but perhaps the inn owner could have more than one vote based upon paying more).
- 16:55:18 Ann: I think that's pretty clear!
- 16:55:32 Joanne: Who would be monitoring the payment of dues? Who would be policing the use of the wharf by members and non-members?
- 16:55:42 Janet: I'd like to know pros and cons...pros? more dues? anything else?
- 16:57:03 Pat Hepper: I think the issue might be with short term rentals bringing larger (noisy,drinking, etc) groups crowding the dock
- 16:57:22 Mary Burns: Allowing multiple short term renters access to the dock brings too many unknowns. Long term renters are different. We should all have a stake in the dock, more than a monetary stake.
- 16:57:33 Sean Carvajal: Right now short term rentals are allowed to use the dock, right? So essentially this is just asking the owner/operators to pay a reasonable/additional fee since they are the wharf is an appealing factor in drawing short term rentals?

16:59:02 Sean Carvajal: *since the wharf is

17:09:20 Gretchen Bozak: I agree any gate code should only be supplied to annual paying/voting members. I also wonder if we should restrict GWA "membership" to the Gibsons/Granthams Landing/Soames to Langdale Ferry areas. If we change the code often, it will limit access. We pay the fees to keep the wharf going and we can afford to be generous to our neighbours but not allow wide-open accessible to those who don't have a vested interest in the community.

17:10:10 Mary Burns: I'm one of those who don't like the idea, but feel that it may be necessary. Agree that it should be voting members.

17:11:14 Blair: gate access for paying members only

17:11:21 Emily Cook: It goes against the constitution

17:11:23 mark_giltrow@bcit.ca: I feel that the owners of short term renters (air bnbs) should not permitted to share the code with their clients

17:11:42 Doug Marteinson: paying members only

17:12:01 mark_giltrow@bcit.ca: we can change the constitution

17:12:16 Lee: Also: The wharf is located on a public road allowance. would be be allowed to close off this wharf? Does the GWA have a lease for the ocean bed.

17:14:03 Lorelei Pepi (she/her): Would the "donations" to the GWA also have to change to be a "membership fee" to create a paying members-only access to the wharf?

17:15:06 Emily Cook: it would make GWA a "member funded society" which would make GWA ineligible for charitable status.

17:15:23 Joanne: People who want to get in and on to the wharf will get in. People who want to share the code will still share the code to people who should not necessarily b given the code. My personal opinion is that funds would be better off spent where truly needed

17:15:34 Pat Hepper: this might need a sub committee meeting to discuss the issue more thoroughly

17:15:36 Lorelei Pepi (she/her): @Emily, yes, that's what it seems

17:16:50 Danielle Brault: I have 3 questions:

17:18:02 Lee: Thank you Emily for your input. I am on the fence about this. Regardless of who maintains the structure, to me it rests on the public beach which is open to all. So is the wharf also a public place. At least we are talking about a gate that can be opened from the wharf. I have concerns about the boating public who need a safe harbour in an emergency.

17:18:02 Gretchen Bozak: We don't have to be a charitable organization - we can be a non--profit society. I personally do not wish to pay annual dues and cover storm costs for a dock to which the whole world has access.

- 17:19:09 Danielle Brault: what will be the maximum occupancy of the lodge? what mechanisms will be in place to ensure that there is no sewage run off/escape? have you considered having a live in onsite manager/employee at the lodge to a) alleviate concerns relating to STR's; b) provide employment and c) provide housing?
- 17:29:18 Mary Burns: There will be revolving guests. This by definition changes the nature of a "neighbourhood" dock.
- 17:29:55 Pat Hepper: so with 5 separate suites, that is a potential of 20 people from the lodge at once on the wharf
- 17:30:49 mark_giltrow@bcit.ca: yep it would be full, members would have no where to sit
- 17:32:12 Randy Wheating: what is the potential max number of guests at one time?
- 17:33:01 Mary Burns: I have to leave, but want to say that the development is lovely so far, but I remain against GWA membership for short term renters, at 808, or any of the 33 other airbnb's between Grantham's and Hopkins.
- 17:33:19 Mary Burns: Thank you Board. Very good job of this meeting.
- 17:33:56 Pat Hepper: does the rebuild of the parking include more intrusion into the hillside? it looks like thqt from from the picture
- 17:33:58 Sean Carvajal: Would the owners consider changing this to a 3 unit rental and providing a coffee shop or a sandwich shop or some type of retain space that would actually benefit the residents of the community?
- 17:34:13 Lorelei Pepi (she/her): The "no current plans" for a restaurant or bar doesn't provide a solid yes or no, so it appears to be intentionally leaving your options open. This path would be a major concern as a resident, and is a hurdle for me.
- 17:35:13 Joanne: Thank you to the Board for hosting this meeting and also for the work you do throughout the year.
- 17:37:24 Doug Marteinson: What does MOT require in terms next steps in the development process?
- 17:38:35 Gail: this would mean there will be a revolving door of strangers using our wharf
- 17:39:19 Lee: I agree, thanks for hosting this meeting. Much to consider. My question is re parking plan: I like the improvement to the parking on the public road allowance. You have red cars on the "post office", is that on the road allowance too? Improving the parking is a good community benefit. I am happy to hear that the owners are local and want to be good neighbors. I like the idea of a resident caretaker.
- 17:41:07 Sean Carvajal: Is the existing parking plan that you have shown in the model fully feasible? i.e. does it conform to minimum requirements according to the building bylaws and has it been vetted by an engineer? My concern is that if 5 cars cannot fit in that space then your guests would be using the existing parking.
- 17:42:19 Blair: Where would the septic field be? Would you have cars parking on it?

17:43:12 janetlewis: what are the setback for Type 3

17:43:31 Sean Carvajal: 2nd part of my question. If the 5 parking stalls don't fit, are the guests parking on the public spaces?

17:43:51 Ann: There has always been a problem parking roadside front. Will this be improved?

17:45:06 Doug Marteinson: When will the MOT parking be complete relative to the opening of a lodge?

17:45:21 janetlewis to Tony Bonnici: Tom would like to ask a few questions. Can he be unmuted

17:45:27 Sean Carvajal: There are 2 designated parking stalls for commercial use currently running along marine drive. Will you also keep those 2 spots or are those being given up?

17:48:12 Lee: Thank you for clarifying where the public road allowance actually is. Tony is correct, parking on this site has been an issue. Improvement is a good thing in my mind I also would like to see some improvement to existing road allowance on Marine Drive.

17:49:51 Emily Cook: SCRD gives a certain radius of houses by km

17:51:23 Sean Carvajal: This will have a major impact on our community. This is effectively the gate to Grantham's Wharf. I think it is very important for this to be done properly, if done at all. If there are already stop-work orders in place I am very concerned about this.

17:52:39 Joanne: If the SCRD does not allow a change for your application to change the zoning bylaw what is your back up plan?

17:54:03 Lee: Type 3 septic will have some outflow after it is treated. Where does the effluent from this one come out?

17:54:31 Emily Cook: Bonniebrook Lodge

17:55:07 Lee: outflow

17:55:15 Doug Marteinson: When will the MOT parking be complete relative to the opening of a lodge?

17:55:49 Janet: thanks to the owners for seeking input from our community. much appreciated.

17:57:04 Sean Carvajal: Yes agree. Thank you for answering some questions for us.

17:57:13 Lee: I have not seen the answer to the outflow from the septic

17:57:38 b_huber: Thank you to the owners for taking the time to respond to our questions

17:57:43 Shelley's iPadPro: thank you

17:58:15 Sean Carvajal: Do you have an architect working with you?