

CONDO-VIRUS (EPISODE 13)

« How do your condo fees compare? »

June 10, 2020

LEADING INDUSTRY EXPERTS



CRISIS PREVENTION CELL

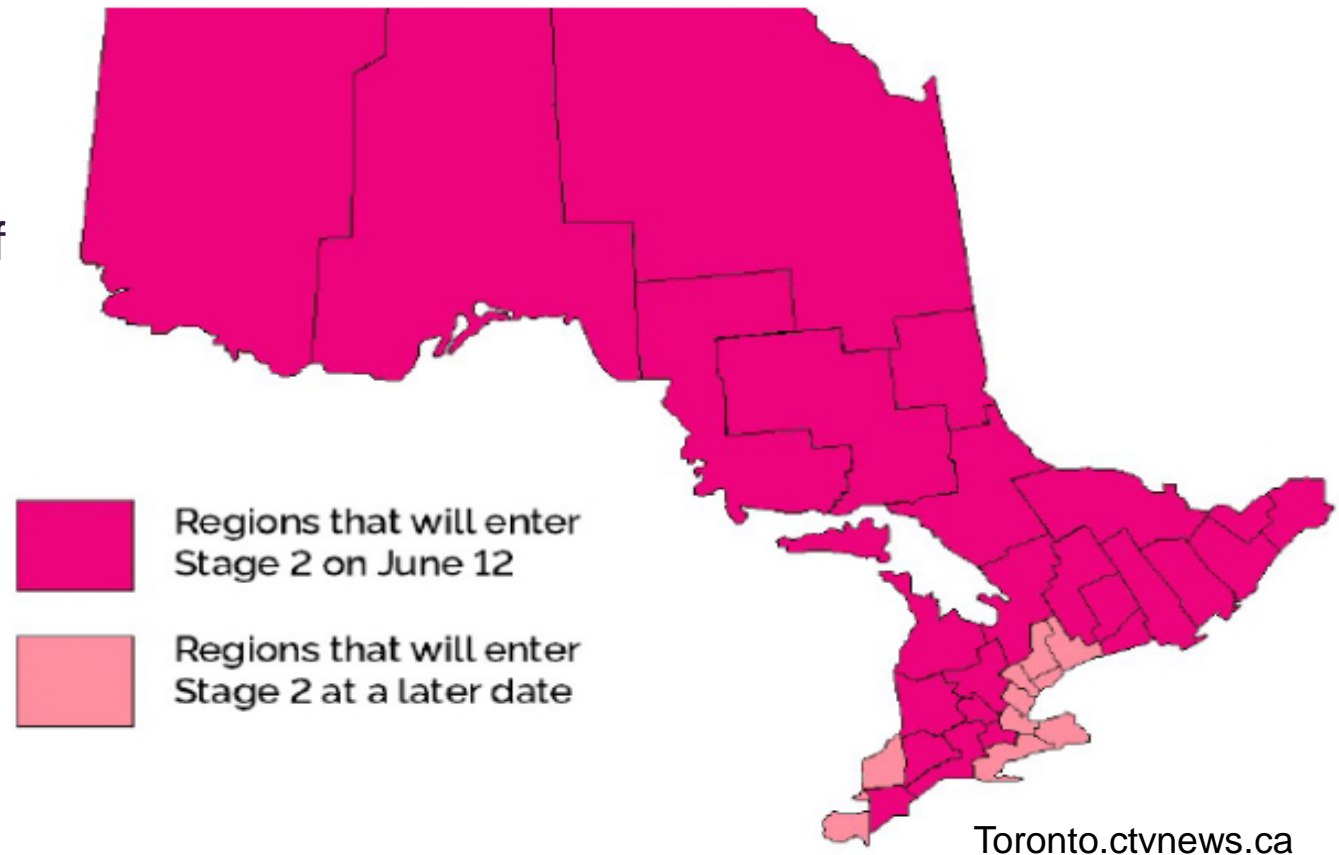
Speakers	Firm
Sean Cornish (Manager)	Apollo Property Management
Katherine Gow (Manager)	ACMO
Rod Escayola (Lawyer)	Gowling WLG
Denise Lash (Lawyer)	CAI / Lash Condo Law
Graeme MacPherson (Lawyer)	Gowling WLG
David Plotkin (Lawyer)	Gowling WLG
Jason Reid (Fire & Emergency Management)	Lash Condo Law
Justin Tudor (Engineer)	Keller Engineering

AGENDA

Topic	Speaker
Reopening Ontario	Graeme / David
Live Q & A	All
Condo Fee Survey: How do you compare	Rod
Recurring Questions	
Next Webinar: Wednesday June 17 @ 5 pm	

REOPENING ONTARIO

- As of Friday June 12, 2020, the **social limit increases from 5 to 10** across Ontario
- Most Ontario regions moving to Stage 2 of the Province's reopening (not Toronto)
- The **“Stage 2 Regions”** are now able to open more businesses and services including:
 1. Outdoor dining at restaurants and bars
 2. Malls (under certain restrictions); and
 3. **SWIMMING POOLS**
- *Gyms remain closed at this time*



Gyms & Fitness Rooms in Condominiums

Recent References

Current Recommendation / Status: *Remain Closed*

Considerations for the plan to reopen: *Start Planning*

Good Life Fitness in Toronto – Reopening Plans;
[Blog TO](#); May 28, 2020

Initiate contactless booking / scheduling of amenity allowing for both controlled access / egress, controlled cleaning schedules and controlled tracking of who has used the gym. (Information required for your incident (outbreak) response procedure re: notification requirements.

The gym will be one of the toughest spaces to reopen, experts say
[Global News](#); May 20, 2020

Develop incident / outbreak response procedure in the event resident / employee tests positive, or Public Health notifies Condo Corp. Procedure needs to consider cleaning, notification, communication, and details of how you will respond as an organization.

Here’s how Gyms in Ontario are preparing to reopen;
[Blog TO](#), May 21, 2020

Social distancing at 6ft radius difficult to achieve within small spaces - with floor guides serving as reminders. Where practical, install plexi-glass barriers or alternatives. Consider procedural considerations such as “Shoes must be worn in all areas.”

Manitoba’s gyms, community centres among businesses reopening Restaurants, pools, and seniors centres also included
[Reminetwork](#) - June 01, 2020

Consider distancing equipment at least 6 feet apart with **greater distancing** for treadmills and other aerobic fitness equipment where Respiratory rate increases. Remove equipment if required. Consider setting up in an “x” format to maximize space.

Saskatchewan’s reopening plan Phase III; Gyms and fitness centres can open their doors. [CTV News](#) - May 22, 2020

Creation of new rules and procedures for scheduling, entry, use and leaving the amenity for both employees and residents. Installation of physical signage to remind residents of new amenity rules and safety precautions.

Provide materials for residents to wipe/disinfect equipment before and after exercise at each location/station/piece of equipment. Provide hand sanitizer at the entrance and exit doors. Consider cleaning resources required - For example Only - Average of 15 minutes each cleaning time x Every four hours. (and the PPE required for each cleaning session)

Ensure disinfection protocols follow product instructions for application and contact time. –Promote these practices to members – make this visible. Ensure checklists / audits are used to periodically evaluate cleaning.

Pools & Hot Tubs in Condominiums

Recent References	Current Recommendation / Status: Remain Closed Considerations for the plan to reopen: Start Planning
Ottawa; City working on reopening swimming pools in Stage 2 June 09, 2020	Initiate contactless booking / scheduling of amenity allowing for both controlled access / egress, controlled cleaning schedules and controlled tracking of who has used the amenity. (Information required for your incident (outbreak) response procedure re: notification requirements.)
Niagara Falls to open pools July 1, pending green light from province June 02, 2020	Develop incident / outbreak response procedure in the event resident / employee tests positive, or Public Health notifies Condo Corp. Procedure needs to consider cleaning, notification, communication, and details of how you will respond as an organization.
Is it safe to swim in a pool during the COVID-19 pandemic? June 08, 2020	Social distancing at 6ft radius difficult to achieve – Consider markers as reminders. Consider procedural considerations in your risk assessment such as “Shoes must be worn be worn in all areas.”
Part of Ontario given the green light to reopen patios, beaches and parks on Friday	Consider removing unnecessary touch points within the amenities to reduce exposure and cleaning requirements.
Public pool operators across the city say they are still trying to figure out how to reopen swimming facilities now that the provincial guidelines allow the reopening of pools and splash pads June 09, 2020	<p>Creation of new rules and procedures for scheduling, entry, use and leaving the amenity for both employees and residents. Installation of physical signage to remind residents of new amenity rules and safety precautions.</p> <p>Provide materials for residents to wipe/disinfect equipment before and after use. Provide hand sanitizer at the entrance and exit doors. Consider cleaning resources required - For example Only - Average of 15 minutes each cleaning time x Every four hours. (and the PPE required for each cleaning session)</p> <p>Ensure disinfection protocols follow product instructions for application and contact time. –Promote these practices to members – make this visible. Ensure checklists / audits are used to periodically evaluate cleaning.</p>

Hobby Rooms

Recent References

Hotels, motels, other shared rental accommodation including student residences are now on essential service list;
Ontario.ca

Current Recommendation / Status: *Closed*

Considerations for the plan to reopen: *Start Planning*

Initiate contactless booking / scheduling of amenity allowing for both controlled access / egress, controlled cleaning schedules and controlled tracking of who has used the room. (Information required for your incident (outbreak) response procedure re: notification requirements.

Develop incident / outbreak response procedure in the event resident / employee tests positive, or Public Health notifies Condo Corp. Procedure needs to consider cleaning, notification, communication, and details of how you will respond as an organization.

Social distancing at 6ft radius difficult to achieve within small spaces - with floor guides serving as reminders. Where practical, install plexi-glass barriers or alternatives. Consider procedural considerations such as "Shoes must be worn be worn in all areas."

Consider distancing equipment at least 6 feet apart. Remove equipment if required. Consider setting up in an "x" format to maximize space.

Creation of new rules and procedures for scheduling, entry, use and leaving the amenity for both employees and residents. Installation of physical signage to remind residents of new amenity rules and safety precautions.

Provide materials for residents to wipe/disinfect equipment before and after exercise at each location/station/piece of equipment. Provide hand sanitizer at the entrance and exit doors. Consider cleaning resources required - For example Only - Average of 15 minutes each cleaning time x Every four hours. (and the PPE required for each cleaning session)

Ensure disinfection protocols follow product instructions for application and contact time. –Promote these practices to members – make this visible. Ensure checklists / audits are used to periodically evaluate cleaning.

Guest Suits

Recent References

Hotels, motels, other shared rental accommodation including student residences are now on essential service list;
[Ontario.ca](https://www.ontario.ca)

Current Recommendation / Status: *Closed*

Considerations for the plan to reopen: *Start Planning*

Initiate contactless booking / scheduling of amenity allowing for both controlled access / egress, controlled cleaning schedules and controlled tracking of who has used the suite. (Information required for your incident (outbreak) response procedure re: notification requirements.

Develop incident / outbreak response procedure in the event resident / employee tests positive, or Public Health notifies Condo Corp. Procedure needs to consider cleaning, notification, communication, and details of how you will respond as an organization.

A guest room rotation plan that allows enough time for proper air circulation after guests check out. Consider cleaning of requirements of difficult touch points – furniture, arm rests, pillows.

Removal of most unnecessary touch points like books, pens, paper, etc. Creation of new rules and procedures for scheduling, entry, use and leaving the amenity.

Ensure disinfection protocols follow product instructions for application and contact time. –Promote these practices to members – make this visible. Ensure checklists / audits are used to periodically evaluate cleaning.

Cleaners must wear masks and gloves while cleaning room and washing hands and changing gloves between each room. Cleaners need to be trained on cleaning (and what to clean first, second, etc to minimize cross contamination) and ensure “waiting times” for disinfectants to effectively kill COVID 19.

Theatre Room

Recent References

Hotels, motels, other shared rental accommodation including student residences are now on essential service list;
Ontario.ca

Current Recommendation / Status: **Closed** Considerations for the plan to reopen: **Start Planning**

Initiate contactless booking / scheduling of amenity allowing for both controlled access / egress, controlled cleaning schedules and controlled tracking of who has used the suite. (Information required for your incident (outbreak) response procedure re: notification requirements.

Develop incident / outbreak response procedure in the event resident / employee tests positive, or Public Health notifies Condo Corp. Procedure needs to consider cleaning, notification, communication, and details of how you will respond as an organization.

A rotation plan that allows enough time for proper air circulation after guests check out. Consider cleaning of requirements of difficult touch points – furniture, arm rests, pillows.

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Ensure disinfection protocols follow product instructions for application and contact time. –Promote these practices to members – make this visible. Ensure checklists / audits are used to periodically evaluate cleaning.

Cleaners must wear masks and gloves while cleaning room and washing hands and changing gloves between each room. Cleaners need to be trained on cleaning (and what to clean first, second, etc to minimize cross contamination) and ensure “waiting times” for disinfectants to effectively kill COVID 19. Consider PPE availability and additional requirements.

CONDO FEE SURVEY: HOW DO YOU COMPARE?

NEXT WEBINAR

- **Next tentative webinar :**
Wednesday, June 17 @ 5pm
- **Info will posted on CondoAdviser.ca**
- **You will need to register again.**

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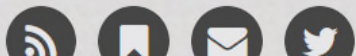
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SEE YOU NEXT WEEK !

Wednesday, JUNE 17 at 5PM





LEADING INDUSTRY EXPERTS



QUESTIONS?

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