

CONDO-VIRUS (EPISODE 8)

«THE LIGHT AT THE END OF THE TUNNEL»

May 6, 2020

LEADING INDUSTRY EXPERTS



CRISIS PREVENTION CELL

Speakers	Firm
Brian Antman (Auditor)	Adams Miles LLP
Rod Escayola (Lawyer)	Gowling WLG
Sandy Foulds (Manager)	Wilson Blanchard
Katherine Gow (Manager)	ACMO
Graeme MacPherson / David Plotkin (Lawyers)	Gowling WLG
Denise Lash (Lawyer)	CAI / Lash Condo Law
Rob Detta Colli (Energy Expert)	Crossbridge
Jason Reid (Fire & Emergency Management)	Lash Condo Law
Josh Milgrom (Lawyer)	Lash Condo Law
Justin Tudor (Engineer)	Keller Engineering

AGENDA

Topic	Speaker
Essential services – Update (again)	Legal/Managers
Legal Enigma	Insurance broker
Engineering Stumper	Engineer
Safety/Security Riddle	Auditor / Legal
Management Puzzle	Managers/Legal
Financial Mystery	Legal
Recurring Questions	National Life Safety Group
Next Webinar: Wednesday May 13 @ 5 pm	Organiser

EMERGENCY ORDERS EXTENDED TO MAY 19

- Many of the existing emergency orders.
- Restrictions on “essential businesses”.
- Order allowing e-meetings / e-voting does not have an end date

NEW “ESSENTIAL BUSINESSES”

As of May 4 at 12:01 AM, the following business were permitted to begin operations:

- Garden centres and nurseries (with curbside pick-up and delivery only);
- **Lawn care and landscaping;**
- **Additional essential construction projects including site preparation, excavation, and servicing for residential development;**
- Car washes;
- Auto dealerships, (open by appointment only);
- Golf courses (to prepare their courses for the upcoming season); and
- Marinas (to prepare for the recreational boating season.

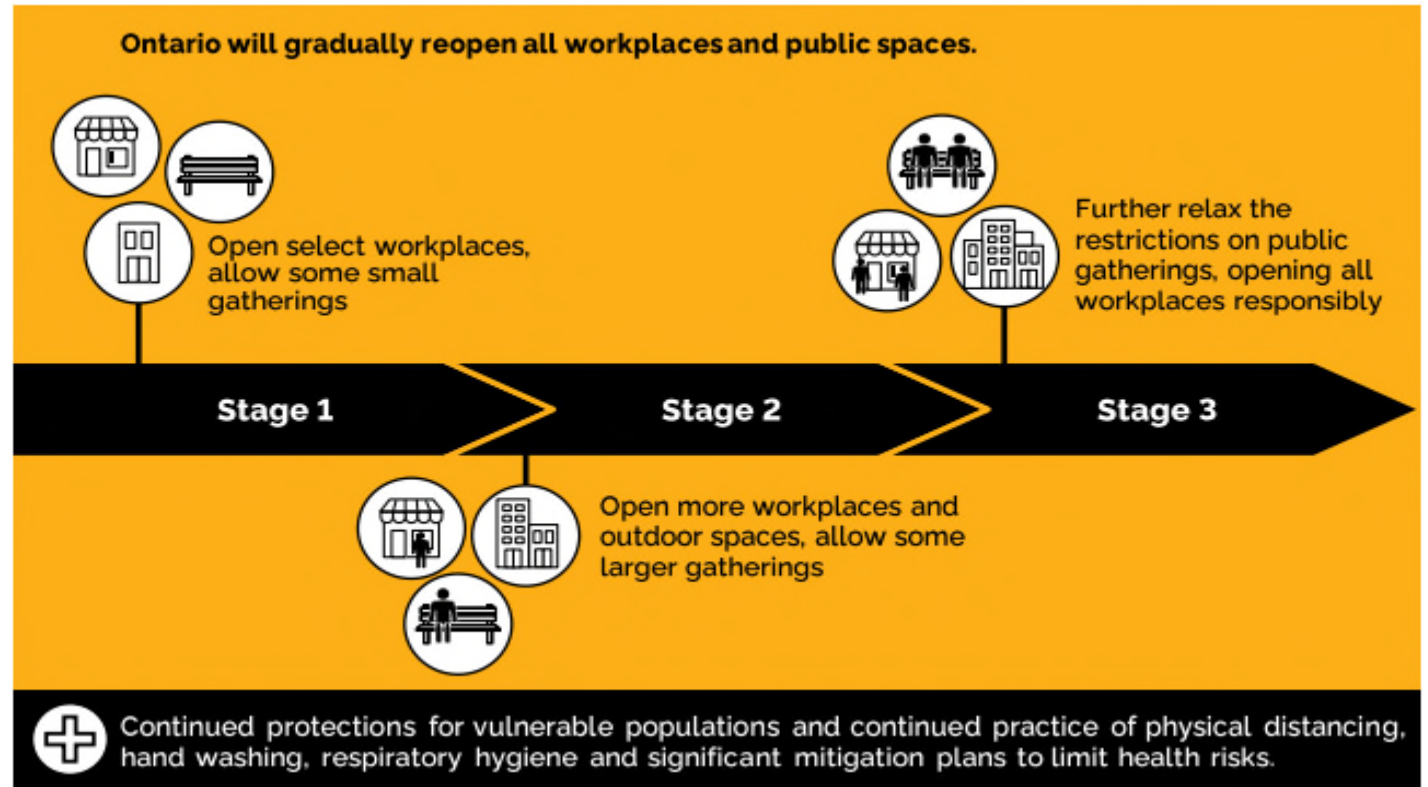
PLANNED FURTHER OPENINGS

- Garden centres and nurseries on May 8, 2020;
- Hardware stores and safety supply stores on May 9, 2020;
- Curbside pickup & delivery for retail stores with street entrances May 11, 2020.
- Expansion of essential construction to allow
 - below-grade multi-unit residential construction projects to begin and
 - existing above-grade projects to continue.
- Business must still follow Public Health workplace safety guidelines.

MANAGEMENT PUZZLE REOPENING CONDOLAND

(DAVID PLOTKIN)

Ontario's reopening Framework



MANAGEMENT PUZZLE REOPENING CONDOLAND

(ROD ESCAYOLA)

- To open or not to open your amenities:
 - Must we follow the province?
 - Liability consideration
 - Limited resources
 - Each condo is different
 - More RESTRICTIVE not more PERMISSIVE

- Re-opening Amenities Risk Assessment
- Fire Safety

- Onus is on employer to demonstrate their due diligence under the Act.
- Perform Workplace Specific Hazard Assessment
- Implement appropriate risk elimination and or mitigation actions.

HAZARD ASSESSMENT FOR EACH ROLE IN YOUR CONDO

(JASON REID)

Conduct a hazard assessment for each role

- *Staggering employee start times, breaks & Lunches*
- *Service Providers must be notified of the new workplace / Condo rules and guidelines*
- *Update / develop Personal Protective Equipment Policies and Procedures.*
- *Ensure all new procedures are posted.*
- *Have staff acknowledge their understanding by signing them.*

HAZARD ASSESSMENT FOR EACH ROLE IN YOUR CONDO

(JASON REID)

Conduct a hazard assessment for each role

- *Train staff on how to properly don and doff the new PPE (Gloves, Masks, etc.)*
- *OSHA requires all staff to be trained. This includes written direction.*
- *Consider restricting the number of people on-site and where they are assigned to work at one time.*
- *Provide PPE (Masks) in order for staff to wear when elevator travel is required.*
- **Limiting unnecessary on-site contact between workers, and between workers and outside service providers.**
- **Document the workplace additional cleaning and disinfecting schedules, including direction to staff on shared work stations.**

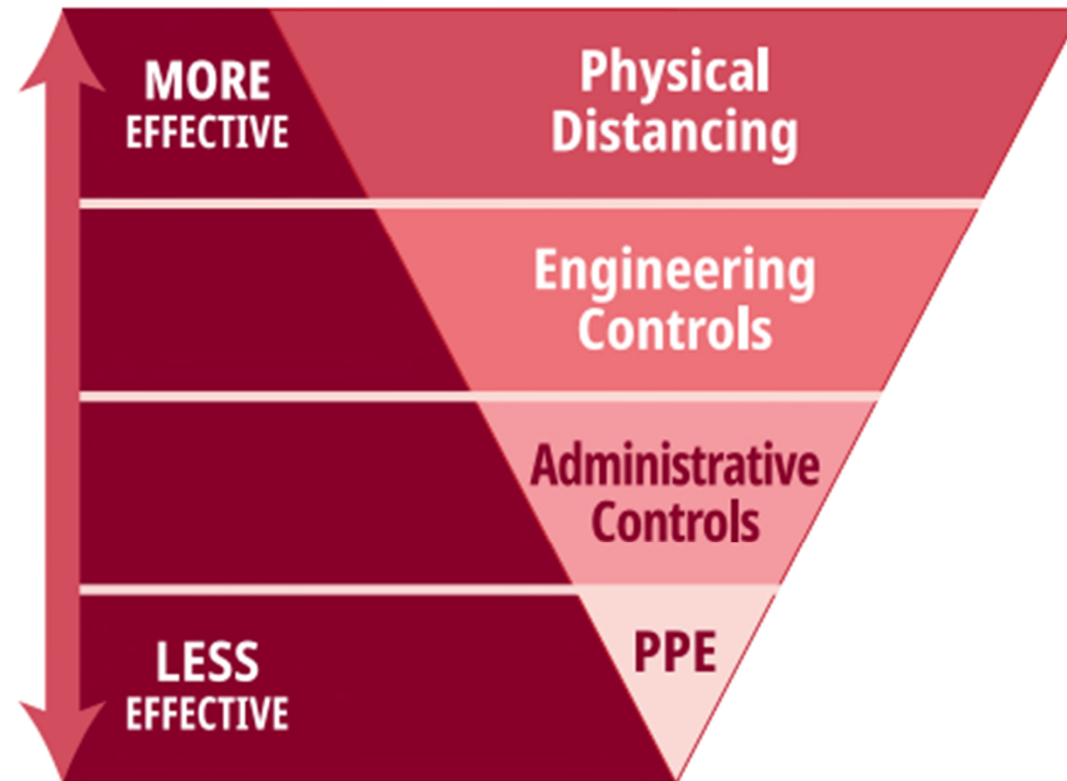
AMENITIES: CONSIDER THE RISKS AND CONTROLS IN YOUR REOPENING PLANS

(JASON REID)

Hierarchy of Controls For COVID-19

The hierarchy of controls is a framework for reducing transmission hazards. The most effective controls are at the top of the pyramid.

Source: Koehler, K, Rule A. Can a mask protect me? Putting homemade masks in the hierarchy of controls. [Internet] 2020 April 2. Johns Hopkins Education and Research Center for Occupational Safety and Health.



- **Fire Safety Update**
- **Virtual fire safety sessions with residents**
- **51 fire fatalities in Ontario - a 65 % increase**
- **17 Ontarians died in fires this March alone.**
- **Unattended cooking remains the leading cause of home fires.**

Fire Safety

- **Virtual fire safety sessions with residents**
- **Communicate the "resident" Emergency Procedures from the fire safety plan**
- **Reminder that unattended cooking is the leading cause of residential fires in Ontario.**
- **Reminder of the need to test and replace batteries in smoke / CO alarms**
- **Review and update your building's fire safety plan for 2020**
- **Quarterly high rise Fire drill - and documentation**
- **Review & update your "Persons Requiring Assistance" List (required annually)**

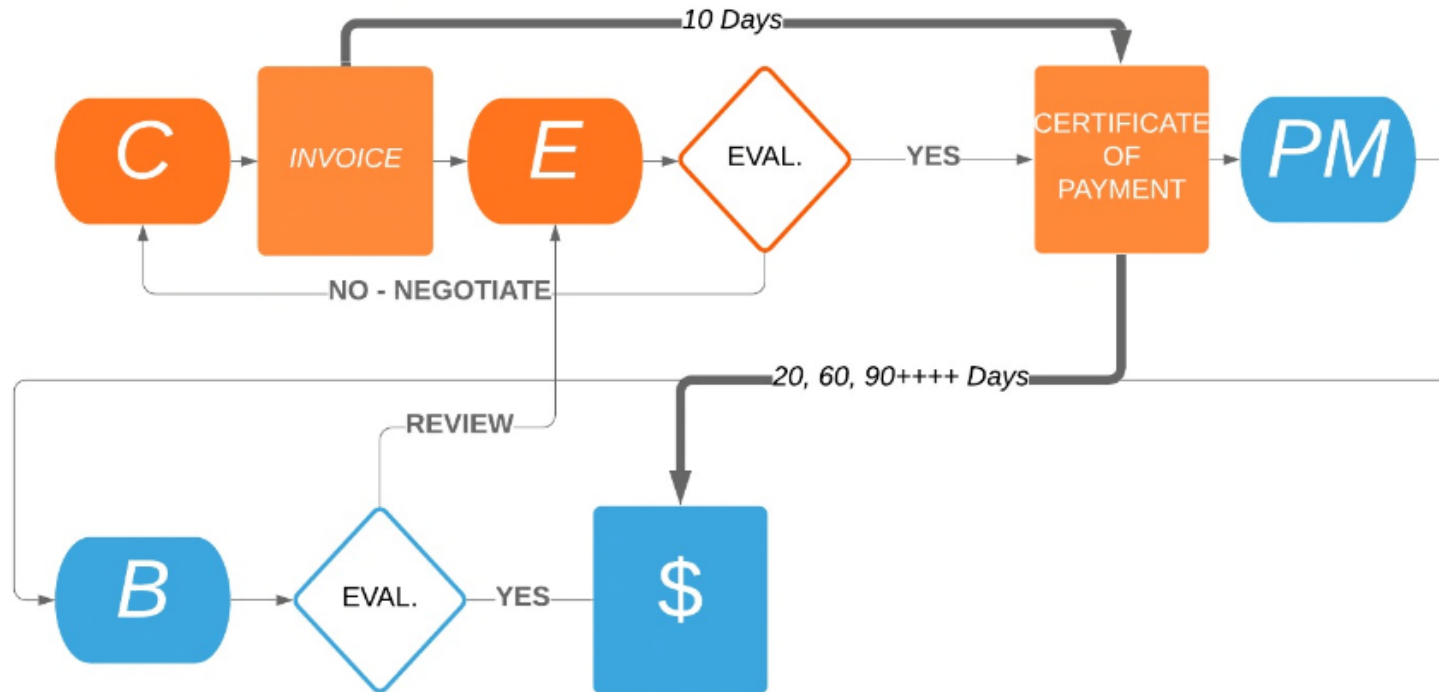
- Orders in council & construction projects
- Prompt payment legislation
- Construction projects while social distancing

ENGINEERING STUMPER

(JUSTIN TUDOR)

CCDC/CONDO

Justin Tudor | May 6, 2020

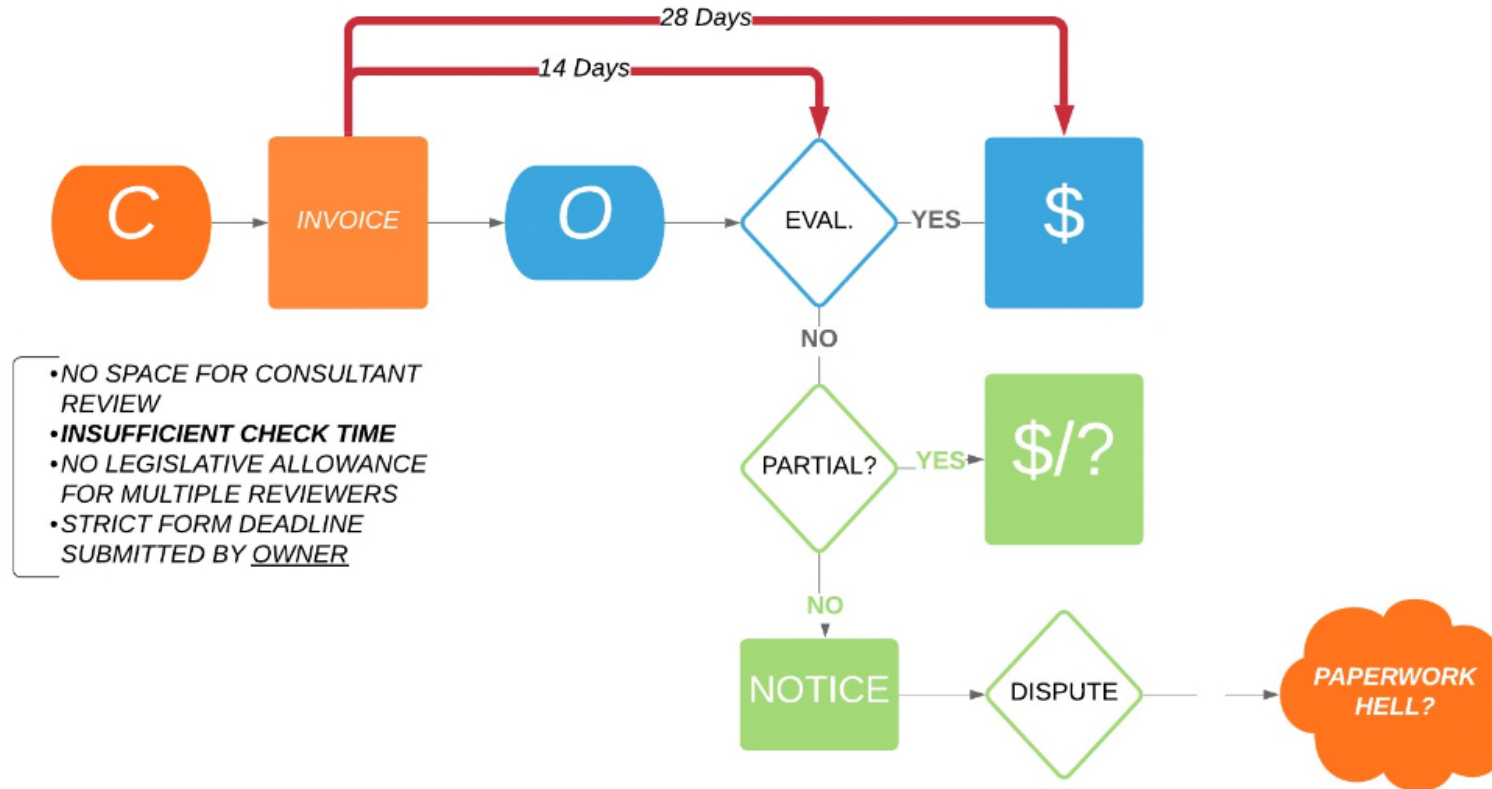


ENGINEERING STUMPER

(JUSTIN TUDOR)

LEGISLATION - PROBLEMS

Justin Tudor | May 6, 2020



FINANCIAL MYSTERY (BRIAN ANTMAN / ROB DETTA COLLI)

- New ways of doing business & Protocols
- Electronic payments
- Post-covid budget balancing
- Extension of « Time of Use » Hydro Rate

LEGAL ENIGMA

(GRAEME MCPHERSON / DENISE LASH)

- How do Orders in council work?
- Impact on scheduling your meetings?
- How long can directors remain on the board?

- Enforcement of rules
 - This week's crises
 - Duty to enforce rules
 - Occupants' duty to comply
 - Balancing tolerance and compliance

NEXT WEBINAR

- **Next tentative webinar :**
 - **Wednesday, May 13 @ 5pm**
- **Info will posted on CondoAdviser.ca**
- **You will need to register again.**

CONDO ADVISER



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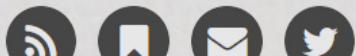
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SEE YOU NEXT WEEK !




WEDNESDAY, MAY 13 AT 5PM

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QUESTIONS?



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