

# CONDO-VIRUS (EPISODE 12)

## « Electronic Voting »

June 3, 2020

LEADING INDUSTRY EXPERTS



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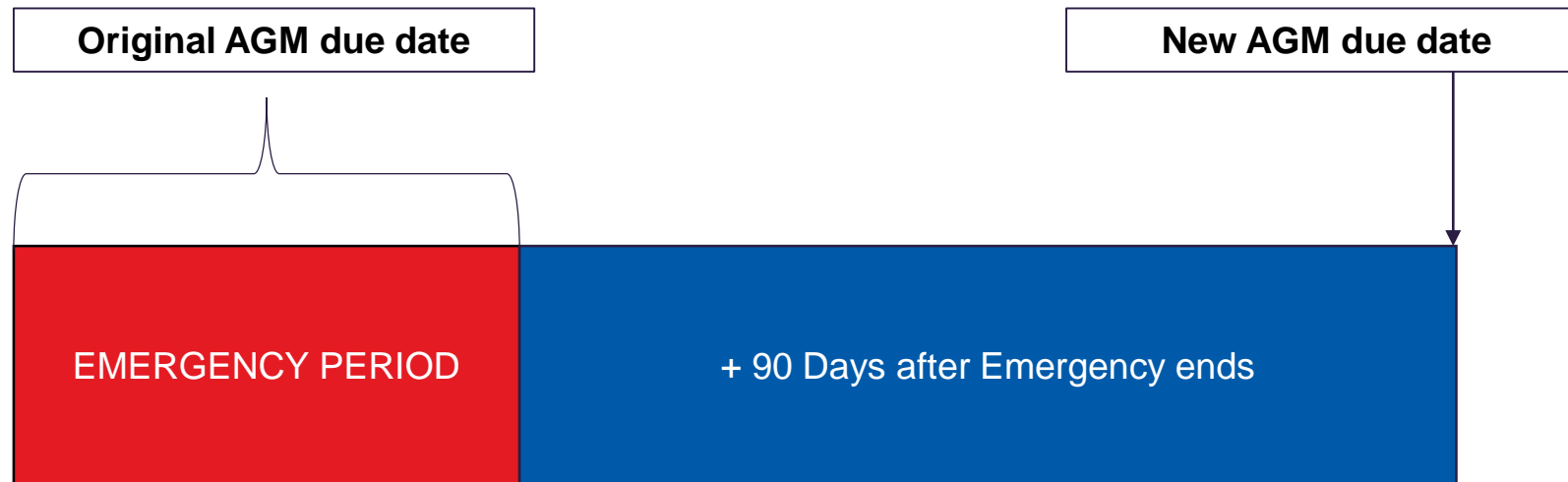
# CRISIS PREVENTION CELL

Speakers	Firm
Sean Cornish	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
CondoVoter	Gowling WLG

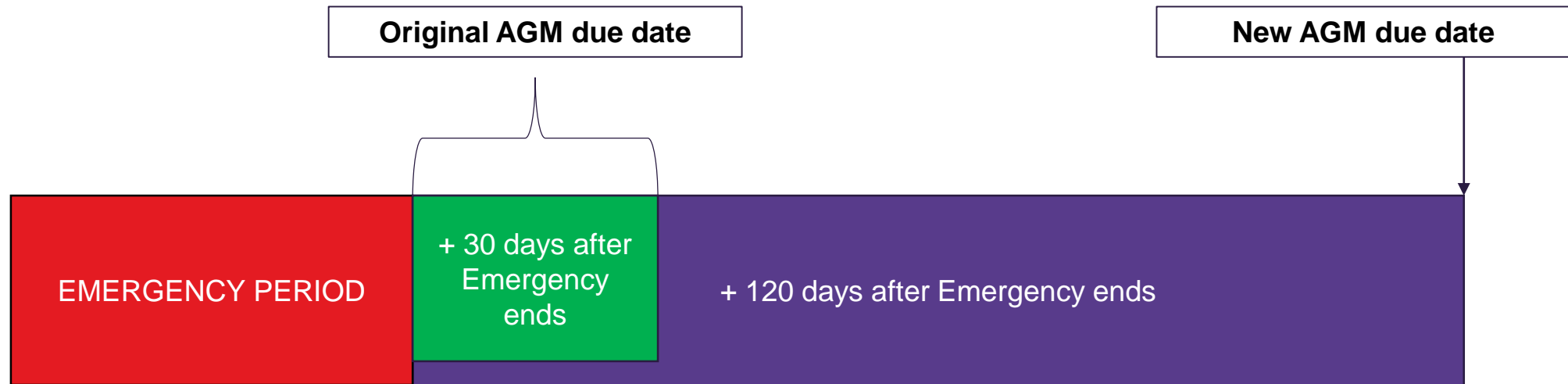
# AGENDA

Topic	Speaker
Reopening Ontario	Graeme
Electronic voting <ul style="list-style-type: none"><li>• Process</li><li>• Voting</li><li>• Meetings</li></ul>	CondoVoter
Reopening pools/fitness centres?	Legal and management
In-suite work / inspections	Jason + Management
Next Webinar: Wednesday June 10 @ 5 pm	

# AGM DEADLINE EXTENSIONS



# AGM DEADLINE EXTENSIONS



# IS IT “LEGAL” TO OPEN THE GYMS/POOLS

While not “expressly” prohibited by Provincial Regulations, it is not advisable and leaves condominiums open to risk of liability.

## O Reg 51/20 (Closures of Establishments)

- All facilities providing indoor recreational programs, other than “essential businesses”, are still closed.

## O Reg 82/20 (Closures of Non-Essential Businesses)

- Indoor fitness and training facilities are open, but only to professional sports leagues and must adhere to strict safety requirements.
- This only applies to “places of business”

# IS IT “LEGAL” TO OPEN THE GYMS/POOLS

**Important to check what your local municipality says:**

- [Ottawa Public Health](#) and [Toronto Public Health](#) recommend that multi-unit residential complexes close all onsite recreational amenities and gathering spaces.

**When we consider:**

- Every “business” providing these services is shut down (except professional sports leagues);
- Municipal public health recommends closing them;
- All other « business » providing these facilities are CLOSED and
- “We weren’t specifically prohibited from opening” is not a strong defence.

**The risk associated with opening pools/gyms etc. is great.**



# Shared Fitness Rooms, Pools, Hot Tubs

## Recent References

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

Hotels, motels, other shared rental accommodation including student residences are now on essential service list; **except for any pools, fitness centres, meeting rooms and other recreational facilities that may be part of the operations of these businesses**

[Ontario.ca](https://www.ontario.ca/page/list-essential-workplaces) <https://www.ontario.ca/page/list-essential-workplaces>

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.

City of Toronto to reopen parks washrooms

June 01, 2020, City of Toronto

<https://www.toronto.ca/news/city-of-toronto-to-reopen-parks-washrooms/>

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.

**Good Life Fitness in Toronto – Reopening Plans;**

Blog TO; May 28, 2020

[https://www.blogto.com/sports\\_play/2020/05/goodlife-fitness-reopening-plan/](https://www.blogto.com/sports_play/2020/05/goodlife-fitness-reopening-plan/)

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."

**The gym will be one of the toughest spaces to reopen, experts say**

Global News; May 20, 2020 <https://globalnews.ca/news/6960110/reopening-gyms-coronavirus/>

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.

**Here's how Gyms in Ontario are preparing to reopen;**

Blog TO, May 21, 2020

[https://www.blogto.com/sports\\_play/2020/05/gyms-reopen-ontario/](https://www.blogto.com/sports_play/2020/05/gyms-reopen-ontario/)

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.

**Canada's largest fitness chain reveals what new normal may look like in gyms;**

CTV News; May 04, 2020

<https://toronto.ctvnews.ca/canada-s-largest-fitness-chain-reveals-what-new-normal-may-look-like-in-gyms-1.4924098>

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)

**Aquatic Facility Inspection and Activity Assessments COVID-19**

Information Bulletin – May 7, 2020

The Life Saving Society Canada

<http://www.lifesavingsociety.com/media/323510/covid-19%20information%20bulletin%2020200507.pdf>

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.

# Hobby Room

## Recent References

Hotels, motels, other shared rental accommodation including student residences are now on essential service list; **except for any pools, fitness centres, meeting rooms and other recreational facilities that may be part of the operations of these businesses**  
[Ontario.ca](https://www.ontario.ca/page/list-essential-workplaces) <https://www.ontario.ca/page/list-essential-workplaces>

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

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 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 Suites

### Recent References

Hotels, motels, other shared rental accommodation including student residences are now on essential service list; **except for any pools, fitness centres, meeting rooms and other recreational facilities that may be part of the operations of these businesses** [Ontario.ca](https://www.ontario.ca/page/list-essential-workplaces) <https://www.ontario.ca/page/list-essential-workplaces>

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

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; **except for any pools, fitness centres, meeting rooms and other recreational facilities that may be part of the operations of these businesses** [Ontario.ca](https://www.ontario.ca/page/list-essential-workplaces) <https://www.ontario.ca/page/list-essential-workplaces>

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

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.

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. Consider PPE availability and additional requirements.

# NEXT WEBINAR

- **Next tentative webinar :**  
**Wednesday, June 10@ 5pm**
- **Info will posted on [CondoAdviser.ca](https://CondoAdviser.ca)**
- **You will need to register again.**

# CONDO ADVISER



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# SEE YOU NEXT WEEK !

Wednesday, JUNE 10 at 5PM






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# QUESTIONS?






**ROD ESCAYOLA**  
*Gowling WLG*




 Rod.escayola@gowlingwlg.com  
 +1 416 862-5787 ext. 58684  
 @EscayoLaw

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**GRAEME MACPHERSON**  
*Gowling WLG*

 Graeme.Macpherson@gowlingWLG.com  
 +1 416 862-5787 ext. 50051  
 @GraemeMacphers4

**KATHERINE GOW**  
*ACMO*




 kgow@Crossbridgecs.com  
 +1 416 510-8700  
 @KGowCondo

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**DAVID PLOTKIN**  
*Gowling WLG*



 David.plotkin@gowlingWLG.com  
 +1 416 862-5787 ext. 50238

**DENISE LASH**  
*Lash Condo Law*


 [dlash@lashcondolaw.com](mailto:dlash@lashcondolaw.com)  
 +1 416 214-4130  
 @LashCondoLaw

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**SEAN CORNISH**  
*Apollo Management Property*



 [sean@apolloomgt.com](mailto:sean@apolloomgt.com)  
 613-225-7969 ext. 260

**JASON REID**  
*National Life Safety Group*

 [Rod.escayola@gowlingwlg.com](mailto:Rod.escayola@gowlingwlg.com)  
 +1 416-770-8005

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**JOSH MILGROM**  
*Lash Condo Law*

 [jmilgrom@lashcondolaw.com](mailto:jmilgrom@lashcondolaw.com)  
 +1 416-214-4133

## JUSTIN TUDOR

*Keller Engineers*

 jtudor@kellerengineering.com

 +1 613-224-1594

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