

Welcome Bienvenue

Leveraging collective knowledge and experience to help directors manage their condominium operations more effectively and efficiently.

Website: www.condodirectorsgroup.com **Email:** condodirectorsgroup@gmail.com

Twitter: @CondoDirectors

Next Meetings:

Thursday Nov. 18, 2021



AGENDA

Topics:

- COVID Update
 - Stage 3
 - Proof of vaccination requirements
- EV Charging stations
 - The Roadmap to installing EV at your condo (Envari)
- Condo experience
 - The Merit
 - CCC 621
 - CCC 72
 - Cathedral Hill's



COVID Update



COVID UPDATE

Step-3

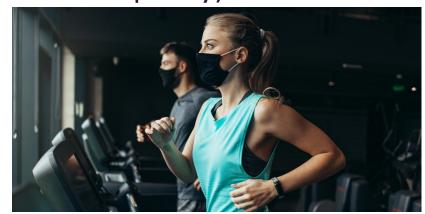
- Step 3 since July 16
- What it means:
 - Masks in indoor common areas
 - Indoor gatherings of 25 people / outdoor gatherings of 100
 - Fitness amenities, pools, and changerooms can open (some protocols)
 - Safety plans are required for some amenities
 - Staff/employees must wear masks
- Next step is « Roadmap Exit » Step



Reopening amenities

Many condos have re-opened their amenities with heightened protocols

- COVID Screening
- Advance Booking (electronic vs. binders)
- Reduced number of users (signs posting limited capacity)
- Reduced equipment
- Reduced time limits
- Limited to occupants (no visitors)
- Physical markers (signs, air filters, disinfectant....)



Provincial Mask requirements

- Masks still required under Reopening Ontario Act (Step 3 and Exit step)
- Applies to **interior common elements** unless the condo can <u>ensure</u> that people on the premises are able to maintain 2-metre physical distance
- Usual exception (age, disability, medical conditions, Human Rights code)
- No evidence required for those requesting accommodation
- Courts have limited mobility of those without masks (egress & ingress, direct route)
- Many condos have masks policy (some may need to be reviewed to comply with current regulations)

- Effective Sept. 22, Ontarian must show proof of vaccination to enter:
 - Indoor meeting/event spaces
 - Indoor Sports & Recreational fitness activities, including wateparks
 - And other non-condo relevant
- Exceptions:
 - Kids under 12
 - Youth under 18 entering indoor sports/recreational amenity
 - To access washrooms
 - To access an outdoor areas
 - For retail purhase or to place, pick up or pay for an order



Does this Apply to condo?

- Regulation imposes proof of vaccination requirement on « Patrons »
- « Patrons » not defined in regulation.
- Consensus is that it likely does not apply to condos
- Ontario Ministry of health:
 - Facilities in condo buildings that are not open/accessible to the public are <u>likely</u> not public settings or facilities that would be subject to proof of vaccination.
 However, organization may implement their own rules respecting use of gyms or meeting or event spaces.

Human Rights Commission (Sept. 22/2021)

- Requiring proof of vaccination is generally permissible
- Must accommodate those who cannot vaccinate for Code-related reasons, such as medical reasons
- Duty to accommodate may be limited when the exemption significantly compromises the health and safety of others
- Accommodation may require antigen testing or limited access
- Those seeking accommodation must provide a written document by doctor/register nurse stating the existence of a medical exemption and the time frame over which it will apply

Duty to accommodate:

- Only applies to those who cannot receive the vaccine for documented medical reasons
- Does <u>not</u> apply to personal preference or individual beliefs



A good policy should consider

- Being in line with existing provincial regulation
- Mechanism to deal with excemptions
- Minimizing the info being gathered and not keeping it
- Safeguards for the appropriate use/handling of personal info
- Applying policy for the shortest period of time possible
- Reviewing and amending policy regularly





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