



Welcome Bienvenue

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

Website: www.condodirectorsgroup.com

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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



VACCINATION

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 ensure 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)

Ontario Vaccination requirement

- Effective Sept. 22, Ontarian must show proof of vaccination to enter:
 - Indoor meeting/event spaces
 - Indoor Sports & Recreational fitness activities, including waterparks
 - 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 purchase or to place, pick up or pay for an order



Ontario Vaccination requirement

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 likely 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.

Ontario Vaccination requirement

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

Ontario Vaccination requirement

Duty to accommodate:

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



Ontario Vaccination requirement

A good policy should consider

- Being in line with existing provincial regulation
- Mechanism to deal with exemptions
- 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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