

CONDO ADVISER WEBINAR
(EPISODE 25)

3-STEP ROADMAP TO REOPENING CONDOLAND

June 2, 2021

CondoAdviser.ca

LEADING THE INDUSTRY



CONDO ADVISER CREW

Speakers	Firm
Sean Cornish (Manager)	Apollo Property Management
Josée Deslongchamps (Manager)	DES Services
Tania Haluk (Manager)	Wilson Blanchard
David Heska (Engineer)	WSP Engineer
Denise Lash (Lawyer)	Lash Condo Law
Penny Pusitz (Result Lifestyle)	Results Lifestyles Inc.
Jason Reid (Fire & Emergency Management)	National Life Safety Group
Rod Escayola (Lawyer)	Gowling WLG
Graeme MacPherson (Lawyer)	Gowling WLG
David Plotkin (Lawyer)	Gowling WLG

AGENDA – 3-STEP ROADMAP TO REOPENING CONDOLAND

Topic

New 3-step Roadmap to Reopening Ontario

- New 3-Step COVID Roadmap
- Condo Pools
- Condo Gyms
- Guests Suites
- BBQs

Topic

Summer Sizzlers

- Top 5 engineering tips for the summer
- Top 5 Safety /Security tips for the summer
- Display of the Canadian Flag on Canada Day

NEW 3-STEP COVID ROADMAP

- No more colour-coding;
- Provincial 3-step plan
- No formal Regulations have been released

	Gatherings	Pools	Fitness/Gyms	Recreational Amenities
Before June 14	Outdoor: 5 Indoor: 0	Splash pads: Open All Pools: Closed	Indoor: Closed	Outdoor: Open Indoor: Closed
Step 1 1 st dose: 60% June 14	Outdoor: 10 Indoor: 0	Outdoor pools/whirlpools: Open Indoor: Closed	Outdoor: sports leagues only Indoor: Closed	Outdoor: Open Indoor: Closed
Step 2 1 st dose 70% 2 nd dose 20% Earliest: July 5	Outdoor: 25 Indoor: 5	Outdoor pools/whirlpools: Open Indoor: Closed	Outdoor: Sports leagues only Indoor: Closed	Outdoor: Open Indoor: Closed
Step 3 1 st dose 70-80% 2 nd dose 25% Earliest: July 26	Larger indoor and outdoor with size limits	ALL pools/ whirlpools Open	Outdoor / Indoor: open with restrictions	Open

<https://www.ontario.ca/page/reopening-ontario>

STAY AT HOME ORDER

(DAVID)

- **EXPIRED JUNE 2:** It is no longer be illegal to leave your home for “non-essential reasons.”
- **BUT:** Existing restrictions on gathering, businesses, services and activities **will remain in effect** province-wide
- **RESIDENTIAL EVICTIONS:** The pause on residential evictions enforcement has ended. Follow normal process → Notice; Application to LTB; Hearing; Order; Enforcement by Sheriff

REOPENING YOUR POOL

(PENNY)



- **OUTDOOR splash pads, pools, whirlpools, slides**
- **2 metre distancing capacity**
- **INDOOR: CLOSED**



Same



- **INDOOR/OUTDOOR splash pads, pools, whirlpools, slides**
- **2 metre distancing capacity**

REOPENING YOUR POOL

(PENNY)

- Notify Public Health before reopening (after 4 weeks closure)
 - Notification 14 days in advance
 - Notify by region:
 - [Toronto Region](#)
 - [Peel Region](#)
 - [York Region](#)
 - [Durham Region](#)
 - [Halton Region](#)
- [Ottawa Region](#)

REOPENING YOUR POOL

(PENNY)

- COVID-19 signs for pool area
- Removing (some) furniture
- Floor stickers
- Maximum capacity
- Health screening test
- Booking appointment via building software
- Recording name of users

WAIVERS

(DENISE)

- Very limited use
- Difficult to impose / enforce
- Make your amenities safe
- Advise of risks

REOPENING YOUR FITNESS ROOMS

(PENNY)

Can we open our fitness room?

NO

- Until June 14: Regulation 82/20 of the *Reopening Ontario Act*,
- It is divided in schedules
 - Schedule 2: deals with businesses
 - Schedule 3: deals with places
- Section 4 of Schedule 3:
 4. (1) Each person responsible for an **indoor or outdoor recreational amenity** that is not in compliance with this section, and that is not a facility for indoor or outdoor sports and recreational fitness activities that is permitted to open under section 48 of Schedule 2, **must ensure that it is closed.**

REOPENING YOUR FITNESS ROOMS

(PENNY)

What about section 48 of schedule 2?

- This one deals with businesses
- Still, it provides that all *indoor or outdoor sports and recreational fitness amenities must be closed unless:*
 - For high-performance athletes / professional teams
 - Amenities providing services to:
 - Child care
 - Mental health support
 - Social services

REOPENING YOUR FITNESS ROOMS

(PENNY)



- INDOOR CLOSED (except high-performance athletes, child/mental care)
- OUTDOOR Team Sports, with restrictions



- Same



- INDOOR/OUTDOOR OPEN
- With restrictions

REOPENING YOUR FITNESS ROOMS

(PENNY)

- Open gradually
- Maintenance/inspection of equipment
- Health screening
- Name recording
- Booking in advance
- Setting up your rooms right (remove some equipment, notices and floor signs, controlled access)

- **Ontario Fire Code does not prohibit usage on balconies. BUT:**
- **Check Your Municipal By-laws**
 1. Not Prohibited by Bylaw: Ottawa, Toronto, Mississauga, Burlington and London;
 2. Prohibited by Bylaw: Guelph and Kitchener (if corp has more than 2 dwelling units)
 3. All bylaws refer to condo's ability to regulate or prohibit bbq usage on balconies
- **Check Your Condo's Governing Documents**
 1. Some permit electric grills (vs gas or propane), some none.
 2. NUISANCE – smoke, smell – may be a breach of rules or s.117 injury
- **Be Aware of Other provincial regulations – TSSA regulates propane bbq usage and tanks**

WHAT CONSTRUCTION/CAPITAL WORK CAN PROCEED?

(DAVID HESKA)

Construction

Before Step 1

Open with some limitations to commercial projects

Step 1

All construction open

Step 2

All construction open

Step 3

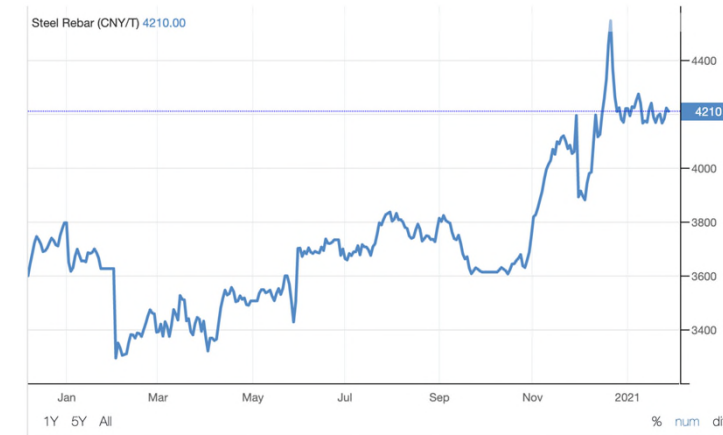
All construction open

- Now that Stay-At-Home order has passed:
 - Residents more willing to allow unit access
 - Component evaluations rescheduled

TOP 5 ENGINEERING TIPS

(DAVID HESKA)

1. The Health & Safety spotlight
2. Extra time for Building Permits
3. Some Contractors are already booked for 2021
4. Pricing for renewal projects in 2021 varies widely
5. Residents want a break. Weekends? Contributions?



SUMMER SIZZLERS:

DISPLAY OF THE CANADIAN FLAG ON CANADA DAY

(ROD)

- Many Corporations have **Rules** that prevent the display of, or hanging of, anything from balconies or the erection of any structures in yards.
- Does this apply to Canadian Flags?
- The *National Flag of Canada Act* tells us that:
 - Every person who is in control of... a condominium building... is encouraged to allow the National Flag of Canada to be displayed in accordance with flag protocol
- The best way for condo corporations to deal with this is through a Rule, but remember, **Rules must be reasonable**

SUMMER SIZZLERS:

SAFETY & SECURITY PRECAUTIONS/INSPECTION FOR THE SUMMER

(JASON)

1. Great time to do a security audit

- *Key Control / FOB Access Control.*
- *Exterior Lighting; Summer Safety & Security.*
- *Bicycles / Thefts*

SUMMER SIZZLERS:

SAFETY & SECURITY PRECAUTIONS/INSPECTION FOR THE SUMMER

(JASON)

2. Condo Safety Tips

- *Resident Communications: Alcohol on condo grounds.*
- *It's 2021 ! Fire Safety Plans require annual reviews and updates.*
- *Slip, Trip and Falls.*
- *Its been a long year focussing on COVID. Review OHSA / Workplace safety procedures.*
- *Resident Spring Cleaning; Parking Garage Spots / Balconies.*

SUMMER SIZZLERS:

SAFETY & SECURITY PRECAUTIONS/INSPECTION FOR THE SUMMER

(JASON)

3. Amenity Re-Opening Plans

- Amenity Opening Plans; *List what you will do to keep employees and resident safe in each*
- *Amenity that is considered for opening.*
- *Board Approves Plan, plan is implemented and posted / shared by PM.*
- *Transparency and Informed Use of Ammenities; Share with Résidents & Post prominently.*

NEXT WEBINAR

- **Next webinar :**
Wednesday, September 1
- **Info will posted on CondoAdviser.ca**
- **You will need to register again.**

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ENJOY THE SUMMER!

Wednesday, September 1, 2021






QUESTIONS?




ROD ESCAYOLA
Gowling WLG

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


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


DAVID PLOTKIN
Gowling WLG

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

DENISE LASH
Lash Condo Law


 dlash@lashcondolaw.com

 +1 416 214-4130

 @LashCondoLaw


SEAN CORNISH
Apollo Management Property

 sean@apollomgt.com

 613-225-7969 ext. 260


JASON REID
National Life Safety Group

 Rod.escayola@gowlingwlg.com


 +1 416-770-8005

JOSH MILGROM
Lash Condo Law



 jmilgrom@lashcondolaw.com

 +1 416-214-4133



JUSTIN TUDOR
Keller Engineers

 jtudor@kellerengineering.com
 +1 613-224-1594

Natalia Polis
Lash Condo

 Natalia@lashcondolaw.com
 +1 416 214.4135

TRICIA BARATTA
Gallagher Insurance

 Tricia_Size@ajg.com
 +1 519-963-2004



JOSÉE DESLONGCHAMPS
DES Services

desservices@rogers.com
+1 613-301-8570

STACEY S. KURCK
FirstService Residential Ontario

 stacey.kurck@fsresidential.com
 416.818.3530

PENNY PUSITZ
Results Lifestyles Inc.

 info@resultslifestyles.ca
 905.338.3348 ext 5

TANIA HALUK
Wilson Blanchard

 tania.haluk@wilsonblanchard.com
 416.642-2807



GOWLING WLG