

## Condo Adviser Webinar New Step-2 COVID Measures (January 12, 2022)

### CHAT BETWEEN PARTICIPANTS

- P.O.: It just keeps getting better. Happy New Year everyone.
- M.L.: Love the introduction!!!
- D.H.: Does contact tracing need to be done in all amenities, as Ottawa Public Health no longer appears to stress the need to do this?
- Graeme Macpherson: Hey Everyone! If you want to make sure everybody gets to read your message, make sure to set your chat to "Everyone"
- USER: Are we required to open our gym because of an accommodation request with a medical for physical therapy?
- R.W.: Hello from Collingwood
- D.H.: Do signed waivers protect the Board if owners are allowed to use the amenities?
- D.L.: No. Waivers do not protect!
- Graeme Macpherson: Hi John, in the top right corner of your screen, you should be able to change your view so that it shows everyone at the same time, rather than just the active speaker.
- D.H.: Your recent post states that the new changes indicate that Party Rooms can be opened. Our Party Room measures about 1800 square feet. With guidelines can it be opened?
- L.C.: Can Public Health override the requirement for amenity closure?

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- M.S.: Can you discuss the difference in gym regulations for a multiuser gym (several people at one time) versus an exercise room used by only one person at any one time (with personal responsibility for cleaning equipment pre and post use)
- E.T.: I thought you started by saying these rules apply to organizations but gathering limits state applies to private dwellings. I'm confused.
- J.D.: condo gym when exercising? - need to keep the mask on?
- L.C.: does the same thing apply to vaccination status?
- D.: You just mentioned an action that would be condoned if the corporation "had a policy". What does that mean exactly?
- Graeme Macpherson: Regarding masks in gyms, it depends on whether your condominium's gym is open, what your condominium's mask policy is, and what your local municipality's by-laws say. There isn't a one-size-fits all answer to these types of things. It is worth noting that Toronto Public Health, and other condominium authorities, are currently recommending that condominium gyms stay closed.
- C.D.: How can we possibly enforce this?
- M.A.: Are guest suites considered recreational amenities?
- D.H.: How long does the Board have to keep the signed tracing sheets for use of amenities?
- E.S.: In our condo, residents keep the handwritten screening forms. Does this comply with the guidance?
- L.C.: how does this apply to cleaners/support workers to individual units?
- J.D.: My question regarding masks and gyms relates to when the gym is allowed to be open - not at the moment
- USER: Please address the request for accommodation for gym use as medical physical therapy.
- D.H.: I take it that Party Rooms and lending libraries can be opened if only 5 people are in attendance?
- E.T.: What is a place? A private detached home has a gym and it is a place, should they close their private gym? Makes no sense.
- A.: What is the opinion from the Ontario Minister of Health's office on condos and the requirement to close amenities during this stage?

- A.C.: We limit our tiny gym to one person at a time on a reservation basis - residents sign up on reservation sheet and that gives us a contact list if necessary.
- E.T.: One person using the gym in a condo is the same as one person using a gym in a detached home. The risk of spread is the same, no one is in the gym, no risk. Stop the Spread hotline supports this and gave me the green light to open the gym for only one user at any one time. Further, our condo lawyer supports this as well. I do agree with two occupants of two units use the gym, it's a no no and should be closed. Exception is when one occupant uses it at any one time. There is no one size fits all.
- K.SB.: What about a request for accommodation re a medical/physical requirement.
- MA.: For those of us with small fitness rooms in which we allow only 1 person at a time on a reservation basis, I guess we need to start some sort of letter-writing or petition to get an exception from the general interpretation about closure. Its likely sanitization may be an issue, especially if ventilation is poor.
- DW.: Does anyone know who the mysterious govt source Shipley quoted is?
- E.T.: The Toronto Public Health only recommends, not must. TPH is a bit confusion because they also told me we can leave the gym open if only one occupant uses it at any one time.
- MA.: RE: Toronto Public Health, on what basis do they say that the Regs don't apply to condominiums, whereas some lawyers seem to think they do??
- V.K.: Ottawa style indeed
- MA.: I missed the response to: Can we keep a small lounge open for 5 people or less to play cards.
- L.D.: What is the Ottawa by-law number for the Jan 5th statement?
- M.A.: Can you expand on what it means to be in "need of housing" as it relates to short term rentals?
- V.K.: It's a view Rod, not an opinion =)
- M.: My school will be opening for in-person learning on Jan. 17, 2022 :(

- E.T.: I agree with you Rod, the purpose is to stop the virus, that's the objective of the Regs. With that said, I agree that gyms should be closed in condos. Exception is using the gym by one unit at any one time because the risk of spread is minimal to nothing because it's in keeping with the intent of the Regs, to stop the spread. Two occupants at one time is a risk to spread. This is where we disagree, you feel gyms are to be closed even if one occupant uses it, whereas I believe it can open.
- J.H.: Don't lawyers write these regulations? Does the government only hire lawyers who graduated at the bottom of the class?
- M.L.: But if you use the logic of "my condo only has one bike or can we limit to one user" why can't commercial gyms do the same? Why can't they argue that we are just letting patrons into small rooms one at a time to work out?
- G.W.: Not all lawyers are as good as this one!
- E.C.: Wouldn't the difference between commercial and condo gym is that condo have more control, and can limit user per hour/cleaning times + contact tracing?
- L.C.: The one person on one bike with registration process is our issue - and makes no sense to fall under this legislation
- DW.: Go Rod!
- V.C.: If a resident has a doctor's note that say they require to use the gym for recovery purposes, can we allow that resident to use the gym?
- C.D.: It's about cleaning and ventilation...
- V.K.: Probably business lawyers drafted the regs, so the condo bar can rake in the cash from clients interpreting the regulations =)
- E.T.: There is no commercial gym that allows one user at any one time. They will go bankrupt, not a sustainable business. Sorry to disagree with you
- L.D.: My concern would be more about the ability for a condo gym to actually CLEAN and SANITIZE their gym if they don't have STAFF to do this. Not comfortable to ensure the last person who used the gym would CLEAN it!
- L.C.: I make a comment that there is more possibility of spread in the elevator and lobbies
- C.L.: Agreed Cynthia - we have found that relying on common sense in terms of cleaning up etc. doesn't work. We closed the gym and the party room.
- A.A.: Is a guest suite treated as an amenity or is it more comparable to a hotel, which is open for use?

- L.D.: We closed both the gym and party room and have had push back!
- MA.: RE: cleaning a small condo gym - why not put the onus on the incoming person (rather than staff) to clean what s/he will use with cleaning materials provided by the condo. In any event, appreciate the concern about closing everything while Stage 2 restrictions are in effect.
- E.S.: I think everyone who lives in a condominium setting which is their 'home' is understandably growing tired of the continuing closure of their amenities which they enjoy and pay for in their condominium fees.
- L.C.: closed
- P.J.: Mitigation of Risk to the Corporation is your priority
- G.W.: Does their tiredness give them the right to endanger others or put them at risk?
- C.D.: Covid doesn't care if people pay condo fees.
- Y.M.: 45%
- B.M.: Lots of condos don't have gyms, so did not answer Q #1....
- D.C.: Ask the question the other way - how many think the gym should be open - some attendees may be asleep!
- M.S.: the question should be split between multi-persons versus single-person use - very different scenarios!
- J.D.: What about stories of condos that tried to implement proof of vaccine and failed?
- L.C.: can share resources to develop a policy for amenity vaccination  
Thanks excellent presentation
- C.: Thank you Rod. Keep the faith :)
- P.S.: Thank you!
- M.N.: Thanks so much. Special thanks to Rod.
- P.: Thanks everyone!
- A.B.: Thank you to the panelist - great webinar
- Y.M.: Thank you everyone! It's quite helpful!
- C.: Thank you to all panelists. It's a crazy world out there!

A.: Thank you for tackling this debate in an informative and highly considerate way! I'm sure everyone got some good "bottom line" messages from it :)

L.C.: access to slides?

R.W.: Thank you all from Collinwood very good.

Graeme Macpherson: The slides will be posted on Condo Adviser!

L.C.: ty

DW.: Thanks folks for all your sage advice!

M.B.: thanks all, we can hope the health issues improve and messages can change soon

K.S.: Thank you all! These are always helpful sessions - quick, to the point, timely!

E.S.: Science ♥Patience♥Compassion

G.W.: Hear that: Compassion!

J.: Be kind to yourself and others. Cooperation and respect and understanding

D.A.: Thank you panelists.

Graeme Macpherson: Thank you all for your attendance and discussion!

R.W.: There is a lot of truth, thanks

J.: Thank you panelists

Y.M.: See you!

L.B.: THANK YOU!! Very informative

A.M.: Thanks everyone!

G.W.: Thanks All! Cheers...