TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2418 ("TSCC 2418")

COVID-19 SAFETY PLAN

PREAMBLE

This Safety Plan has been developed as a further response to support the health of our condominium community in the current global COVID-19 pandemic. This Safety Plan is made in accordance with the requirements as set out in Ontario Regulation No. 641/20, made under *Reopening Ontario (A Flexible Response to COVID-19) Act, 2020.*

The measures and protocols required under this COVID-19 Safety Plan are separate from, and in addition to, all policies already issued by TSCC 2418 in relation to COVID-19. For clarity, all persons shall comply with all policies issued by TSCC 2418 in relation to COVID-19, until further notice.

Management will continue to educate and remind all residents, staff, guests, and/or visitors, as the case may be, on the COVID-19 protocols and directives put forth by the municipality and the province. Notices in that regard are, and will continue to be posted throughout the community boards and the community website.

SCREENING PROTOCOL

Staff: All staff must complete a self-assessment screening form on a daily basis for their individual companies when they arrive at the workplace.

Trades/contractors: All trades personnel and/or contractors must complete a COVID-19 screening questionnaire located at the concierge desk. Any contractor who is required and/or permitted to enter the building must follow the protocol implemented by TSCC 2418, which includes disclosure of information relating to the health of the contractor and an agreement by the contractor to follow appropriate safety measures.

Self-screening upon entrance: Informational notices regarding COVID-19 and its symptoms are posted at all entrances of the building, including the visitor parking entrance door. Visitors and/or guests must self-screen for these symptoms and shall not enter the building if they are experiencing symptoms of COVID-19. Residents must also self-screen for symptoms of COVID-19, and if they are experiencing symptoms of COVID-19, then they are encouraged to take a COVID-19 test and self-isolate until the results are received.

PHYSICAL DISTANCING

All persons present in any portion of the premises (other than in a dwelling unit), must practice physical distancing. This requires that all persons maintain a space of at least two (2) metres away from another person.

Elevator use: There should only be two (2) people per elevator cab at any time unless the passengers are from the same household. Notices regarding physical distancing requirements and the maximum number of people permitted in an elevator at any given time are posted in all elevator lobbies.

Management office and staff: The Management office will be closed to all residents. Residents are encouraged to send emails to oldmill.admin@delcondo.com or contact the office via telephone at 647-350-0851 during regular business hours for all non-urgent matters. All staff are to take separate breaks and lunch times.

Amenities: All amenities are open for use. Residents must follow posted protocols.

Meetings: All board meetings and annual general meetings of TSCC 2418 may be conducted electronically, via telephone or video conference.

GATHERINGS AND DELIVERIES

Gatherings on the common elements: Gatherings, including, but not limited, to meetings, parties, casual conversations, dinner parties, play dates, etc. are permitted at this time. Residents must follow amenity protocols.

Gatherings in units: All owners shall comply with all governmental regulations and directives as may be in effect from time to time with respect to indoor unit gatherings.

Deliveries: There shall be no deliveries to a unit by a delivery person. Deliveries shall be left at the concierge desk for pick-up by the resident. Exceptions shall be made for individuals who have tested positive for COVID-19 and/or are self-isolating, or cannot leave their unit for other reasons (see below). Residents are encouraged to pick-up their parcels from the front desk as soon as possible, because of the limited space available for storage of delivered items.

IN-SUITE RENOVATIONS AND MAINTENANCE

Residents shall not schedule any non-essential in-suite renovations under a Provincial or local state of emergency or stay-at-home order. Only emergency repairs can take place. Residents who do not comply with the government orders will be reported to the appropriate authorities.

Under the Province's COVID-19 re-opening plan and when Provincial regulations or orders permit, contractors are permitted to complete maintenance, repairs or improvements in any unit provided that they complete the COVID-19 questionnaire, wear PPE, and maintain physical distancing of 2 meters when in common areas. All in-suite renovations must be approved by property management prior to commencement. Residents undertaking in-suite renovations must outline their COVID-19 precautions when seeking approval.

MASKS/FACE COVERINGS

All persons shall wear a face mask/face covering over their nose and mouth in all areas of the indoor common elements, including, but not limited to, the lobby, elevators, corridors, amenities spaces (unless the amenity protocol provides otherwise), underground garage, and service areas or facilities.

For further detail, please refer to TSCC 2418's Face Mask Policy.

CLEANING/DISINFECTING PROTOCOLS AND HYGIENE

Common areas: TSCC 2418's cleaning staff are disinfecting the common areas daily, focusing on high touch point areas such as: door handles, elevator buttons, light switches, toilet handles, counters, handrails, touch screen surfaces, concierge desks, management offices, and garbage chute rooms, including all amenities. High touch point areas are cleaned twice a day, pool, gym, and yoga room are closed every day for 1hour for thorough cleaning. A detailed cleaning log for each amenity is kept.

Garbage removal for self-isolated residents: When picking up garbage that has been left by a resident who is in self-isolation, cleaning staff will bring an extra pair of gloves and a large garbage bag. They will place the resident's garbage and carpet liner bag inside the clean bag, remove and place their dirty gloves inside the bag, and seal the clean bag for transport. The cleaner will then put clean gloves on and take the garbage bag to the garbage chute or designated disposal area.

Hand washing and sanitizing: Notices are posted in the change room/washrooms outlining proper hand-washing techniques. Hand washing should be done frequently, for 20 seconds or more.

Hand sanitizing stations are placed at all building entrances, amenities, and parking vestibules.

COVID-19 INFECTION PREVENTION AND REACTION PROTOCOLS

RESIDENTS:

Residents who have tested positive for COVID-19, or who are deemed to be presumed positive by a medical doctor, or have returned from international travel must follow protocols imposed by the Canadian Government.

If the foregoing applies, then:

1. You must advise management (not the concierge) that you are in self-isolation, by email to oneoldmill.pm@delcondo.com. This will be noted for staff use in the event of an emergency and to aid in the implementation of this Safety Plan.

2. You must comply with all governmental requirements and directives, including, but not limited to, self-isolation rules, reporting obligations, contact tracing, etc.

3. You must not pick up a delivery from an entrance to the building, from the concierge or from anywhere outside of your own unit. If you are expecting a delivery, notify management, and, where possible, arrangements will be made for "knock and drop" delivery on an exceptional basis.

4. You must not take your garbage to the garbage disposal rooms. Instead, inform the concierge that your garbage will be left outside your unit for a pickup (between the hours of 9:00 am and 3:00 pm). Concierge will notify a member of the cleaning staff to complete the disposal. Ensure your garbage is safe for handling (no sharps or biohazardous

materials) and that it is sealed. Place it outside your door on top of a second bag (to avoid leakage onto the carpet).

EMPLOYEES AND STAFF:

Any employee or staff who has been exposed to COVID-19 or has contracted COVID-19 are not to come to work. Any such employees/staff must self-isolate, except to seek medical care.

All employees and staff are aware that they must notify their employer and the management office if they are experiencing any flu-like/common cold symptoms (a fever, cough, difficulty breathing, muscle aches, fatigue, headache, sore throat, or a runny nose).

Employees and staff who are experiencing symptoms shall not attend work, and are encouraged to immediately get tested and self-isolate. If the affected staff member has been in proximity with any other staff members, then they are also asked to stay at home, get tested and self-isolate.

RESPONSE TO COVID-POSITIVE CASE(S):

Upon the discovery of a COVID-19 positive case in the building, management may circulate a notice advising residents that they have been informed of a positive case.

For privacy reasons, the resident's identity and location will not be disclosed.

The notice, if circulated will reiterate the resident's compliance with any current governmental directives, and will advise others that affected persons are complying with the mandatory self-isolation period.

Management will be in regular communication with affected resident(s) to ensure their compliance and the safety of other residents.

The foregoing COVID-19 Safety Plan is hereby enacted by TSCC 2418, having been passed by the board of directors of TSCC 2418 on the 12 day of August, 2021.

TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2418

Per: _____
Name: B PORTER
Title: DIRECTOR

Per: _____
Name: T. MAGYARODY
Title: DIRECTOR

We have authority to bind the corporation.