

AN ACCESSIBLE COGSWELL REDEVELOPMENT PROJECT

REACHING FOR RICK HANSEN GOLD

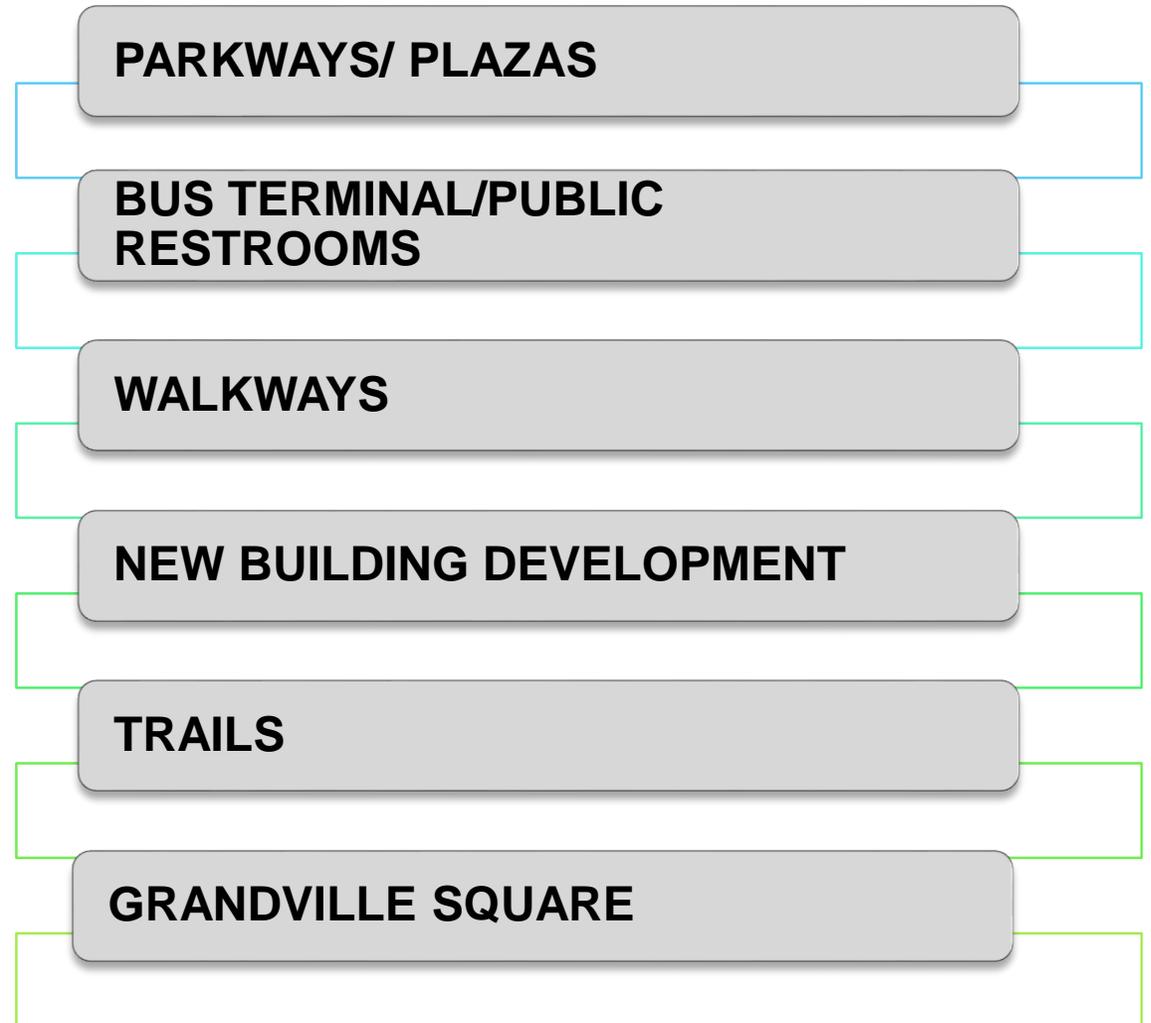
OUR ASK:

WE REQUEST THAT THE ACCESSIBILITY ADVISORY COMMITTEE RECOMMEND TO THE EXECUTIVE COMMITTEE TO DESIGNATE THE COGSWELL DISTRICT REDEVELOPMENT PROJECT AS A RICK HANSEN GOLD ZONE.



WHAT DOES THIS DESIGNATION MEAN?

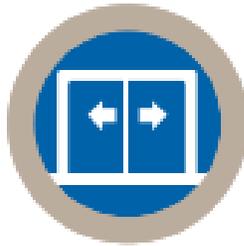
- RICK HANSEN FOUNDATION GOLD LEVEL OF DESIGN (SCORES >80% PTS ON A RATING SCALE MAX POINTS 1816)
- RHFAC (RICK HANSEN FOUNDATION ACCESSIBILITY CERTIFICATION) PROFESSIONALS ARE SPECIALLY TRAINED TO CONDUCT RATINGS USING A COMPREHENSIVE RATING SCALE TO DETERMINE A SITE'S OVERALL LEVEL OF MEANINGFUL ACCESS.
- THIS REQUIREMENT WOULD BE INCLUDED IN THE RFPs AND DESIGN BRIEFS
- FUTURE DEVELOPMENTS WOULD INCLUDE THIS REQUIREMENT AS WELL.



RICK HANSEN CERTIFICATION RATING SYSTEM ASSESSES THE FOLLOWING CATEGORIES:



Vehicular Access



**Exterior Approach
and Entrance**



Interior Circulation



**Interior Services
and Environment**



Residential Units



Sanitary Facilities



**Signage, Wayfinding
and Communications**



Emergency Systems



**Additional
Use of Space**



Trails and Pathways

WHY SHOULD THIS BE DONE?

- TO BE INCLUSIVE IN THE SPACE UTILIZATION
- TO BE READY FOR NOVA SCOTIA'S INCREASING NUMBER OF SENIORS AND INDIVIDUALS WITH VARYING CONDITIONS
- TO MEET THE PROVINCIAL AND FEDERAL ACCESSIBILITY LEGISLATION GOALS FOR 2030
- TO BE RECOGNIZED AS ACCESSIBLE, SOCIALLY CONSCIOUS AND RESPONSIBLE IN YOUR LOCAL COMMUNITY
- FUTUREPROOF THIS DEVELOPMENT
- RICK HANSEN FOUNDATION CERTIFICATION COMPLEMENTS EXISTING BUILDING CODES BY USING A UNIVERSAL RATING SCALE THAT ASSESS LEVELS OF MEANINGFUL ACCESS NATIONALLY
- 1 IN 5 NOVA SCOTIANS HAVE A DISABILITY (THE HIGHEST RATE IN THE COUNTRY)
- THIS DEVELOPMENT WOULD BE LISTED ON THE ONLINE RHFAC REGISTRY AS AN ACCESSIBLE BUILDING OR SITE.
- REALIZATION OF COUNCIL'S PRIORITY OUTCOME:
“HALIFAX IS A LEADER IN BUILDING AN ACCESSIBLE COMMUNITY WHERE EVERYONE CAN PARTICIPATE FULLY IN LIFE, INCLUDING PERSONS WITH DISABILITIES AND SENIORS”

HOW DOES THIS DIFFER FROM THE CODE?

- ALL DEVELOPMENTS MUST MEET THE CURRENT NOVA SCOTIA BUILDING CODE LEGISLATION – PART 3.8
- PART 3.8 ENABLES DESIGNERS TO CHOOSE TO USE THE CSA B651-12 STANDARDS OR PART 3.8
- PART 3.8 DICTATES PRIMARILY PHYSICAL THINGS THAT AFFECT MOBILITY IMPAIRMENTS AND THE USE OF WHEEL CHAIRS AND CANE DETECTION.
- USING THE CSA B651-12 REFERENCE IS MORE COMPREHENSIVE INCLUDING INFORMATION ON HOW THE BUILT ENVIRONMENT AFFECTS MANY PHYSICAL IMPAIRMENTS SUCH AS MOBILITY, LOW TO NO SIGHT, HEARING (LOW TO NO HEARING), MENTAL AND COGNITIVE IMPAIRMENTS.
- THE B651-12 IS THE STANDARD REFERENCED BY THE RICK HANSEN FOUNDATION ACCESSIBILITY CERTIFICATION RATING CHECKLIST

THE COGSWELL LANDS PLAN PROVIDES...

- SIX ACRES OF STREET INFRASTRUCTURE
- THREE KILOMETERS OF NEW CURB-SEPARATED BIKE LANES AND ACTIVE TRANSPORTATION PATHS
- FOUR ACRES OF PARKS AND OPEN SPACES AND FIVE ACRES OF DEVELOPMENT PARCELS
- IT'S ANTICIPATED THAT NEW DEVELOPMENT PARCELS WILL INCLUDE
 - RESIDENTIAL USES
 - RETAIL AND SMALL COMMERCIAL
 - SPACES TO GENERATE DESTINATION-TYPE ACTIVITIES FOR THOSE OUTSIDE THE AREA
- THERE ARE MANY THINGS THAT CAN BE DONE IN THIS DEVELOPMENT TO ENSURE THAT ALL PEOPLE CAN USE THESE FACILITIES WITHOUT DIFFICULTY.

SOME SAMPLE REQUIREMENTS:

OPEN SPACE AREAS WILL BE UNIVERSALLY DESIGNED TO BE ACCESSIBLE BY EVERYONE

WALKWAYS WILL HAVE SHELTERS, SHADED AREAS AND SEATING AT REGULAR INTERVALS. PATHS SHOULD BE DIRECT AND NOT MEANDERING. GRADES SHOULD BE LOW SLOPED VERSUS REQUIRING RAMPS

WHERE WALKWAYS INTERSECT ROADWAYS, TACTILE STRIPS, CURB RAMPS, BRIGHTLY COLOURED / PAINTED CROSSWALKS WITH AUDIBLE AND VISUAL SIGNALS.

SURFACES ARE NON-SLIP, EASY TO ROLL WHEELCHAIRS/ WALKERS AND ALLOW CANE DETECTION

WHERE STAIRS OCCUR, HANDRAILS/GUARDRAILS ARE PROVIDED, EXTENSIONS AT THE TOP AND BOTTOM, CLOSED RISERS WITH PROPER PROFILE. TREADS AND RISERS HAVE PROPER DIMENSIONS, NOSINGS HAVE CONTRASTING COLOUR AND TEXTURE. TACTILE INDICATORS OCCUR AT THE TOP AND BOTTOM OF CHANGES IN GRADE TO ENSURE PEOPLE WITH LOW VISION ARE AWARE

COSTS?

- TO UPGRADE FROM BUILDING CODE TO UNIVERSAL DESIGN STANDARDS FOR A DEVELOPMENT LIKE THIS THERE WILL BE AN INCREMENTAL COST.
- THIS COST WOULD BE MINIMAL IF REQUIREMENTS ARE INCORPORATED INTO THE DESIGN FROM THE BEGINNING.

COSTS?

- REGISTRATION COSTS FOR RH CERTIFICATION THROUGH THE CSA INCLUDES 3 COMPONENTS:

- APPLICATION FEE

| Site Size | Non-profit rate | For-profit rate |
|----------------------------|-----------------|-----------------|
| Buildings | | |
| <21,000 sq. ft. | \$1,350 | \$1,350 |
| 21,000 – 100,000 sq. ft. | \$1,350 | \$1,850 |
| >100,000 sq. ft. | \$1,350 | \$2,350 |
| Trails and pathways | \$1,350 | \$1,350 |

- ASSESSOR RATING FEE

- VARIES WITH CONSULTANT (BASED ON THE SIZE OF THE PROJECT WOULD LIKELY BE SEVERAL THOUSAND DOLLARS)

- LABELLING FEE (OPTIONAL) – \$250-\$1132

FOR MORE INFORMATION...

- https://www.rickhansen.com/Portals/0/WhatWeDo/RHFA_C_Guide_to_Certification_May2018.pdf

