

Schedule 1 to the Minutes of the
Development Permit Panel
meeting held on Wednesday,
January 14, 2015.



ZGF
COTTER
ZGF COTTER ARCHITECTS INC.

REZONING APPLICATION

3471 Chatham St. | DP Panel | January 14, 2014

Application referred back to staff to examine:

1. Alternative options for wheelchair access to the rooftop;
2. Measures incorporated into the proposed development to address potential privacy overlook concerns from west facing balconies;
3. Long term options for the laneway network adjacent to the site; and
4. Options to enhance the landscaping to improve the pedestrian flow throughout the site

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VERTICAL LIFT



INCLINED WHEELCHAIR



INCLINED SEAT



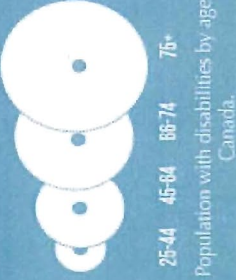
UNIVERSAL DESIGN



Making design accessible to everyone in society

4.4 MILLION
Canadians
with disabilities
in 2006

13.5 %
People
with disabilities
in Ontario
in 2001



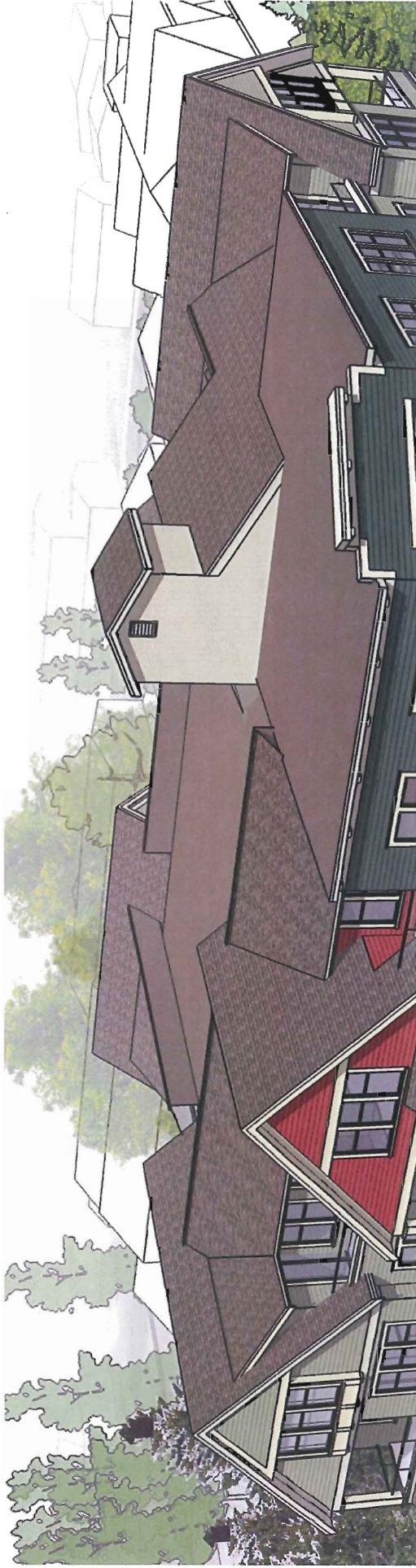
7.2%
Seniors
in Canada
in 1946

13.2%
Seniors
in Canada
in 2006

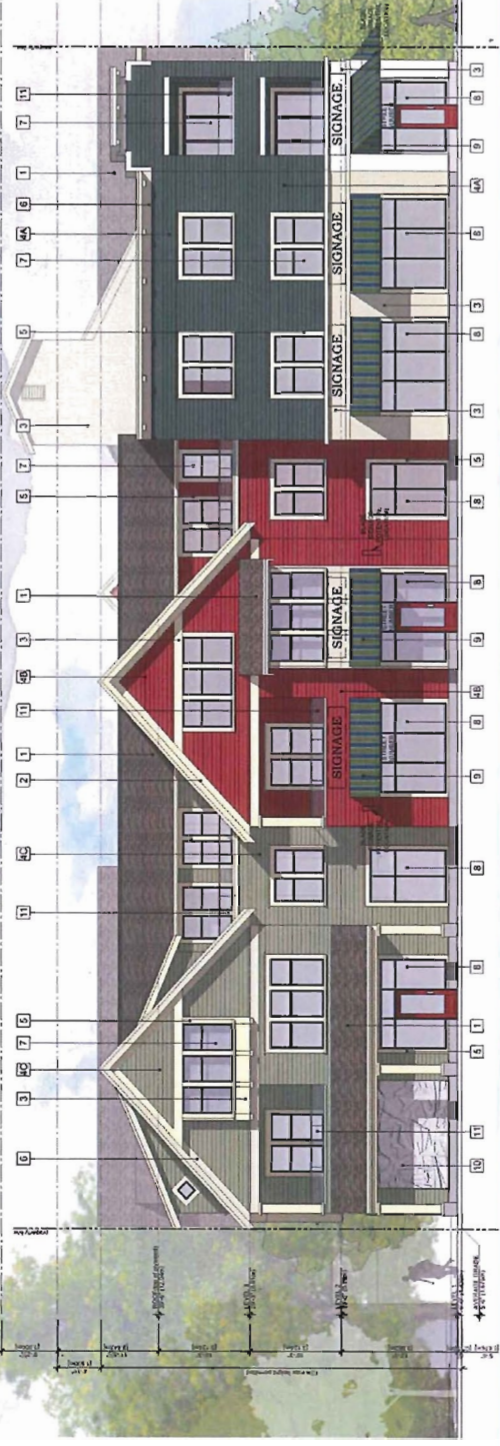
7 PRINCIPLES OF UNIVERSAL DESIGN:

- Equitable
- Flexibility
- Simple & intuitive
- Perception information
- Tolerance for error
- Low physical effort
- Size & space





PREVIOUS DESIGN



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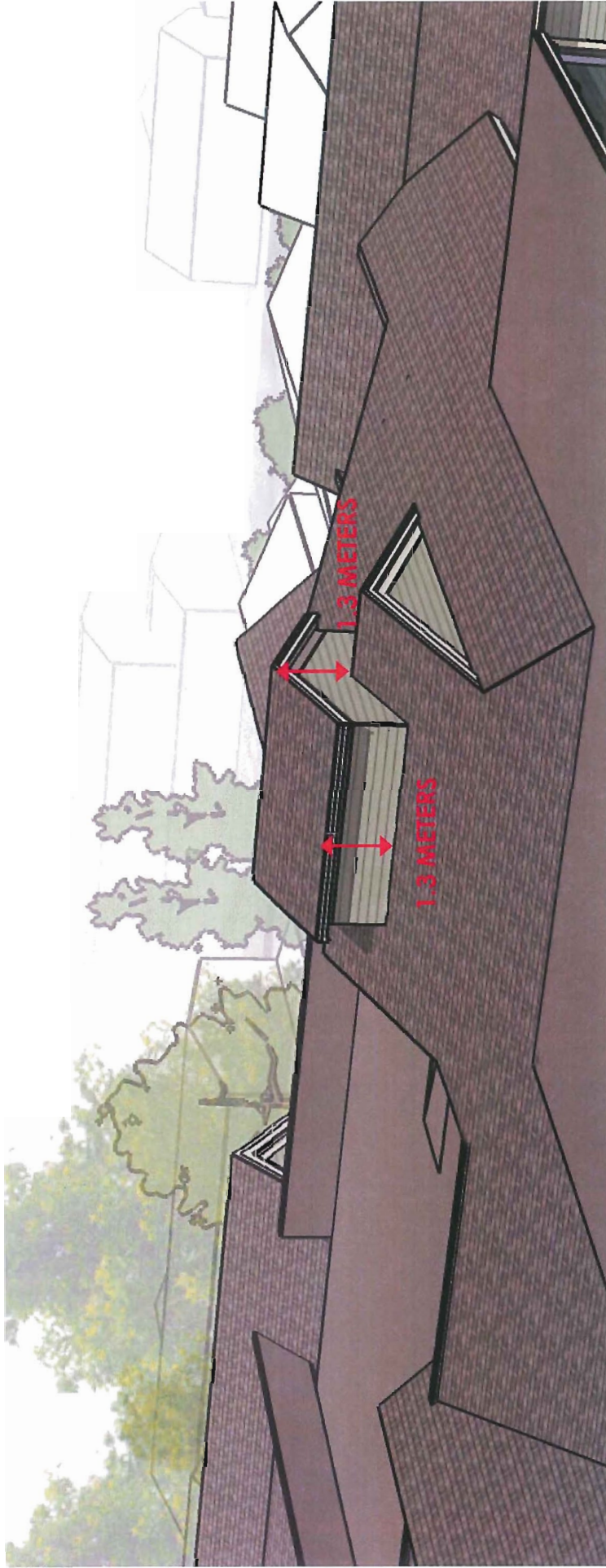
OVERRUN REDESIGN

3471 Chatham St. | DP Panel | January 14, 2014



REVISED DESIGN





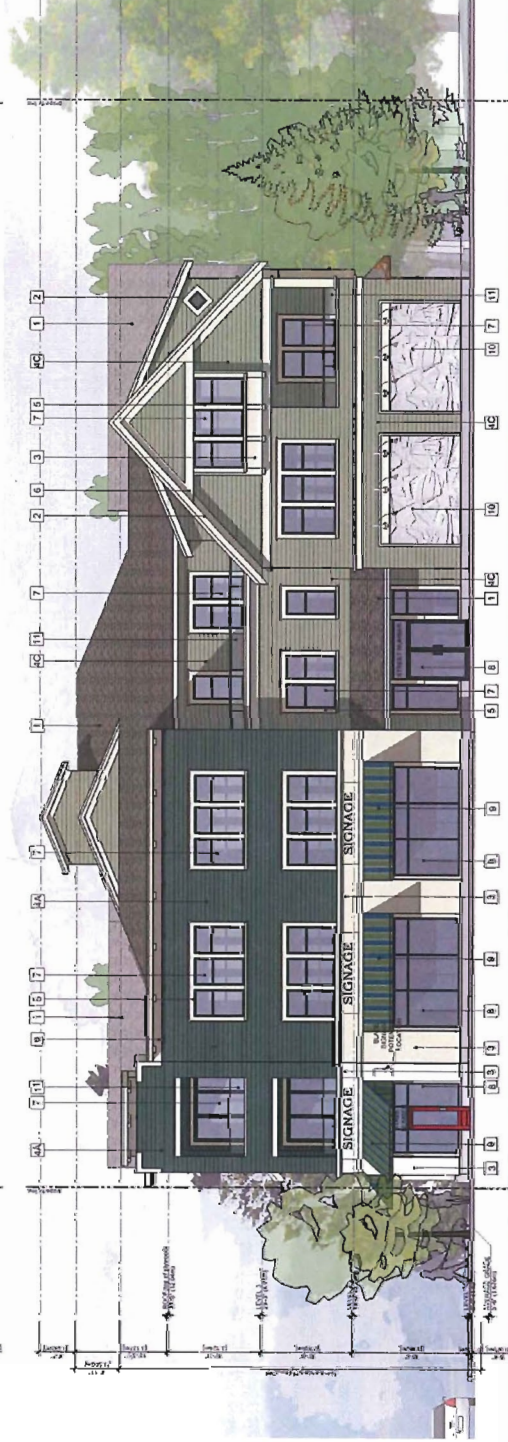
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OVERRUN REDESIGN

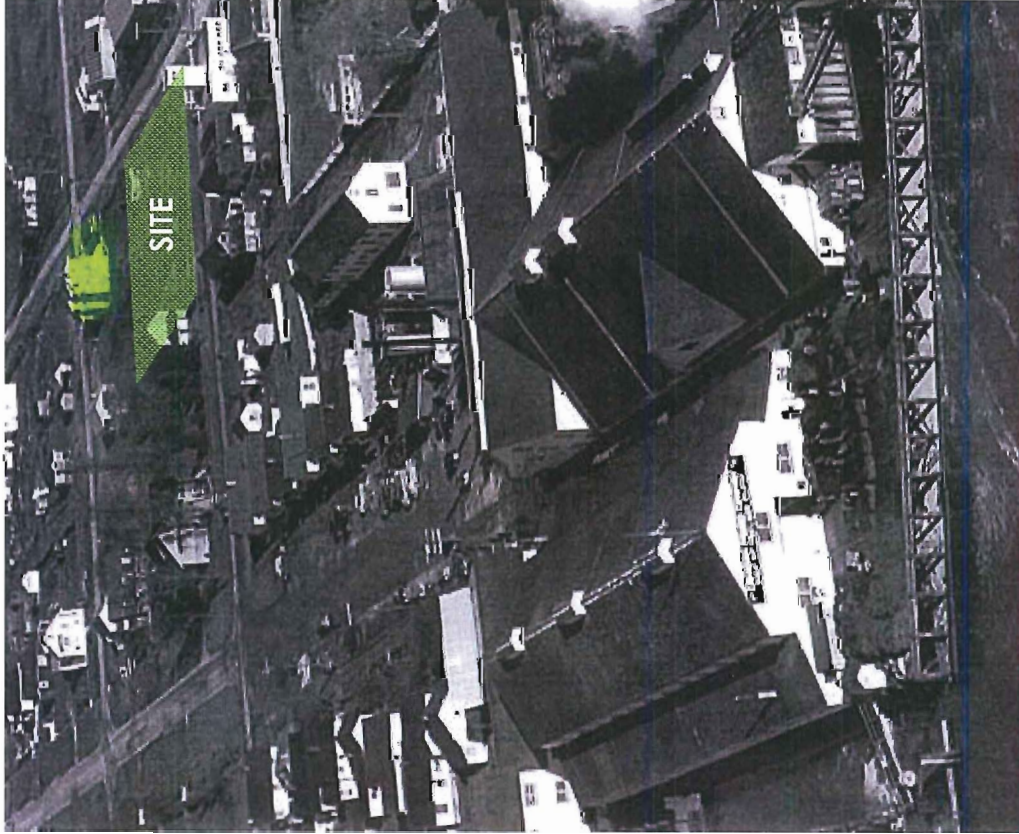
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PREVIOUS
DESIGN



REVISED
DESIGN



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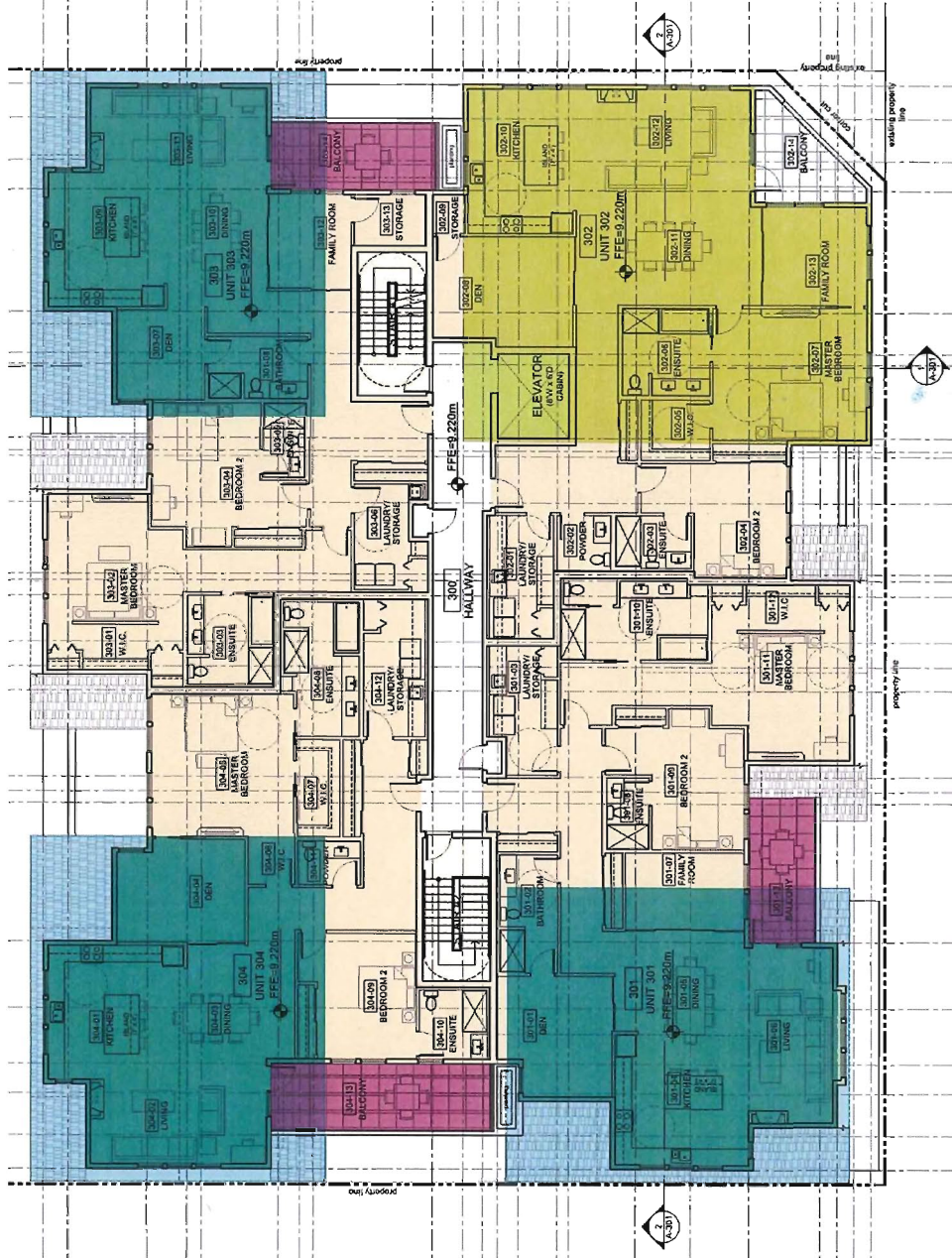
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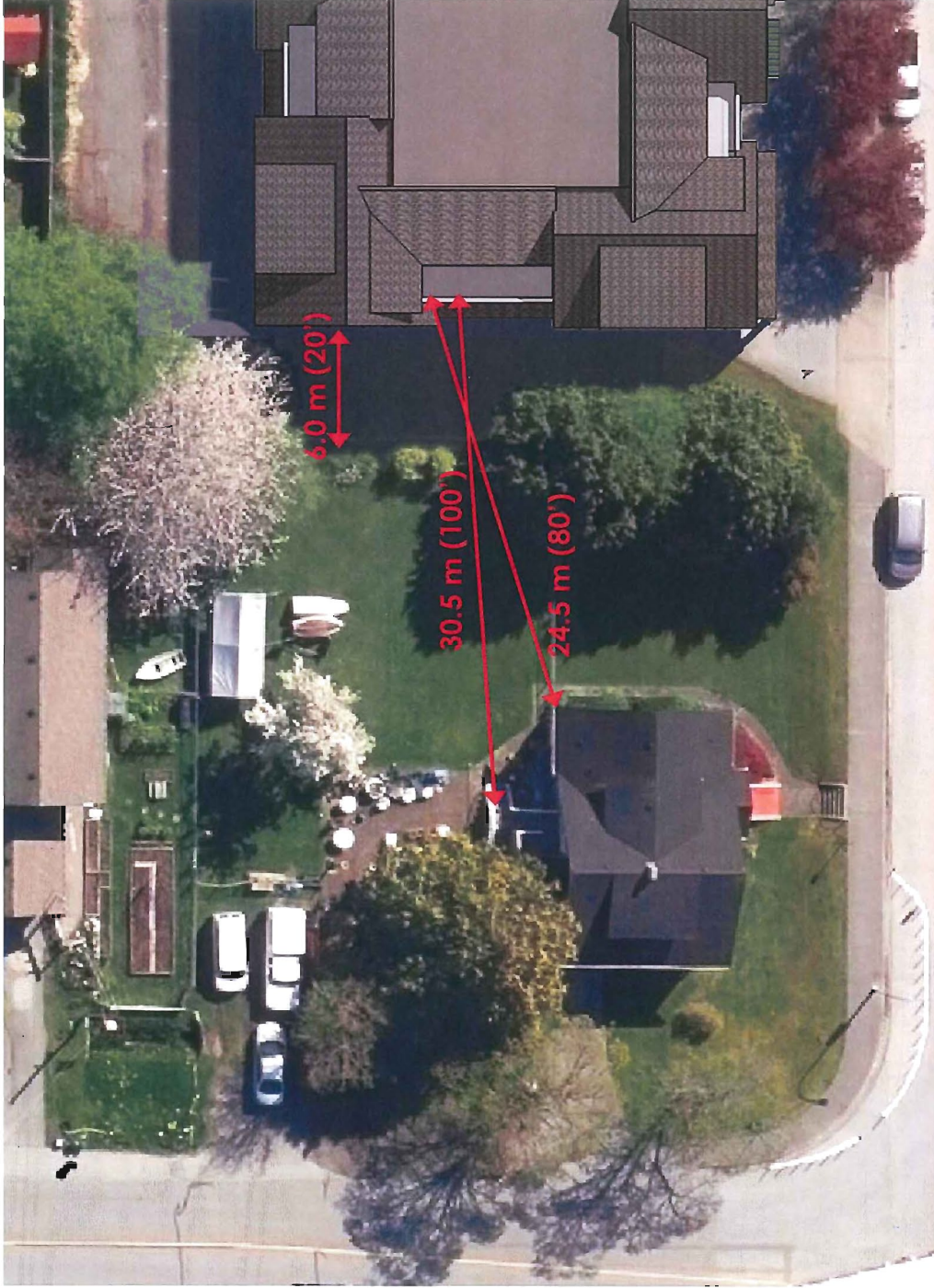


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BALCONY DESIGN

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VIEW STUDY

STREETSCAPE ELEVATION



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PRIVACY & OVERLOOK

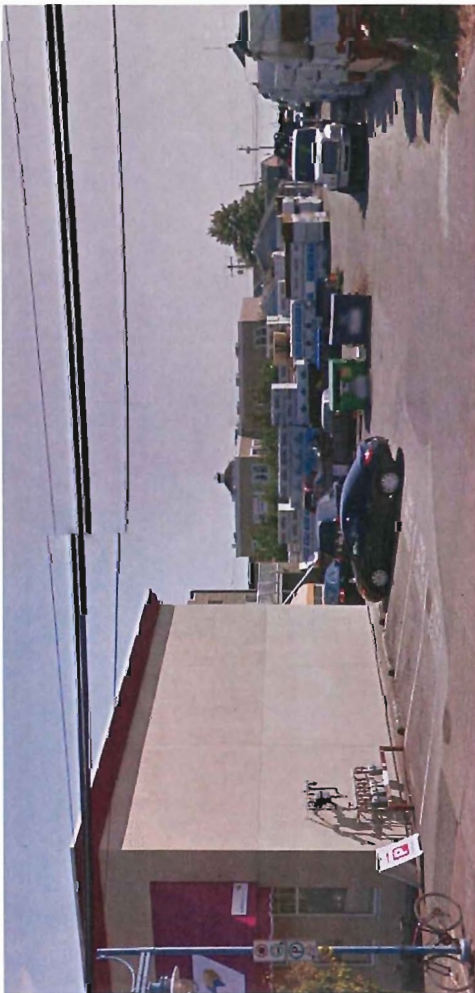
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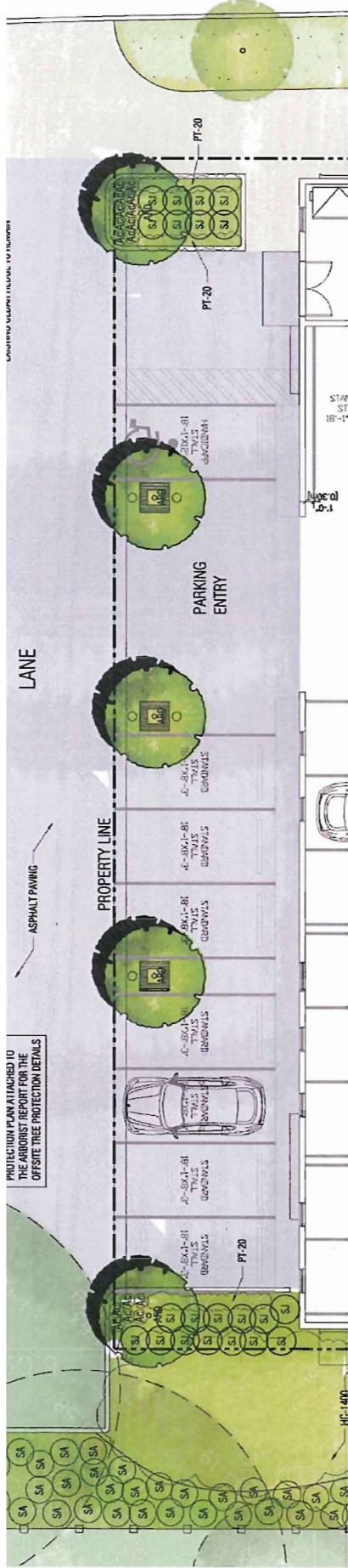
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STEVESTON LANE PATTERNS

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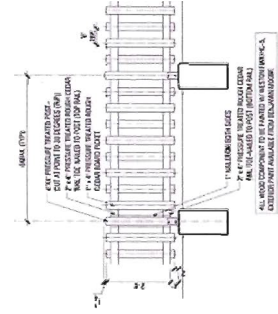
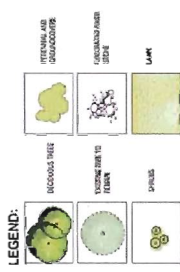
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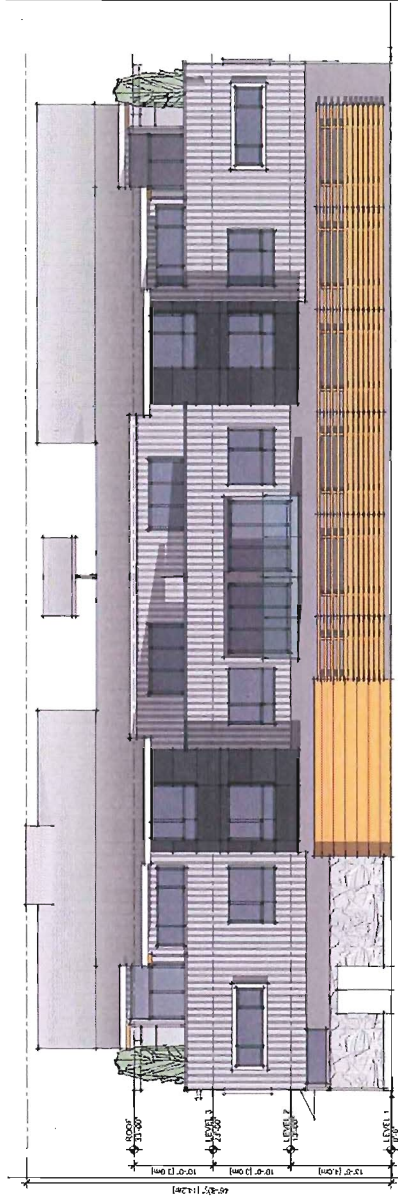


- NOTE:**
1. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF CHATHAM COUNTY LANDSCAPE DESIGN MANUAL.
 2. SOAK PITS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF CHATHAM COUNTY LANDSCAPE DESIGN MANUAL.
 3. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CHATHAM COUNTY LANDSCAPE DESIGN MANUAL.
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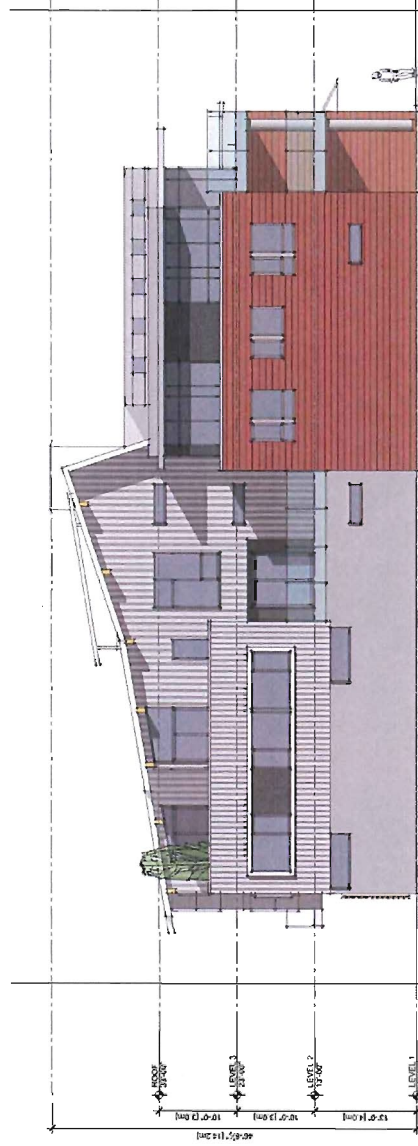
PLANT LIST:

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COND.
1	1	DECIDUOUS TREE	SMALL RED BAY	12" x 12"	1
2	1	SHRUB	SMALL RED BAY	4' x 4'	1
3	1	SHRUB	SMALL RED BAY	4' x 4'	1
4	1	SHRUB	SMALL RED BAY	4' x 4'	1
5	1	SHRUB	SMALL RED BAY	4' x 4'	1
6	1	SHRUB	SMALL RED BAY	4' x 4'	1
7	1	SHRUB	SMALL RED BAY	4' x 4'	1
8	1	SHRUB	SMALL RED BAY	4' x 4'	1
9	1	SHRUB	SMALL RED BAY	4' x 4'	1
10	1	SHRUB	SMALL RED BAY	4' x 4'	1
11	1	SHRUB	SMALL RED BAY	4' x 4'	1
12	1	SHRUB	SMALL RED BAY	4' x 4'	1
13	1	SHRUB	SMALL RED BAY	4' x 4'	1
14	1	SHRUB	SMALL RED BAY	4' x 4'	1
15	1	SHRUB	SMALL RED BAY	4' x 4'	1
16	1	SHRUB	SMALL RED BAY	4' x 4'	1
17	1	SHRUB	SMALL RED BAY	4' x 4'	1
18	1	SHRUB	SMALL RED BAY	4' x 4'	1
19	1	SHRUB	SMALL RED BAY	4' x 4'	1
20	1	SHRUB	SMALL RED BAY	4' x 4'	1

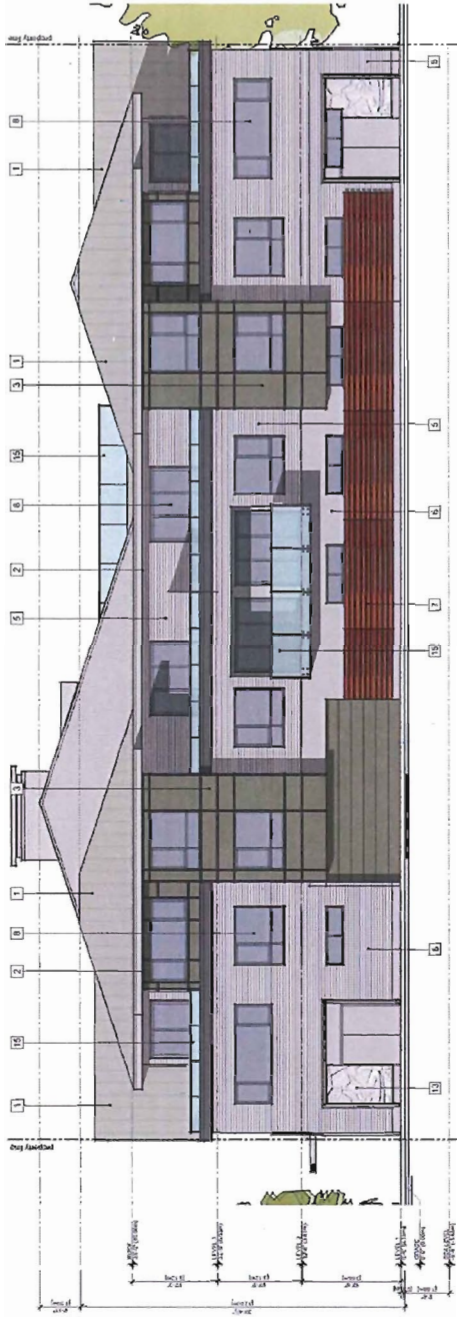




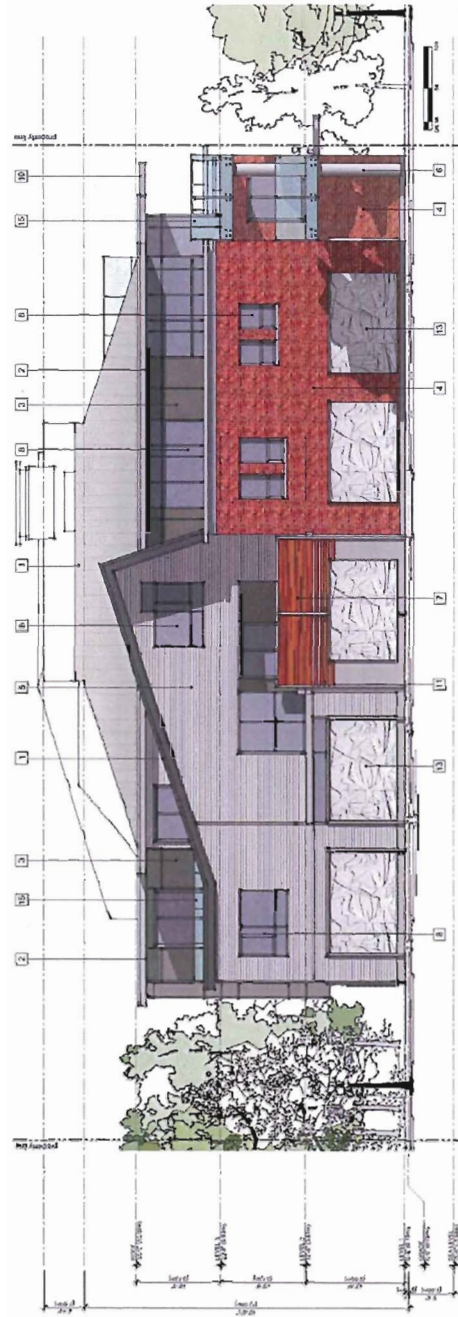
① NORTH ELEVATION
1/8" = 1'-0"



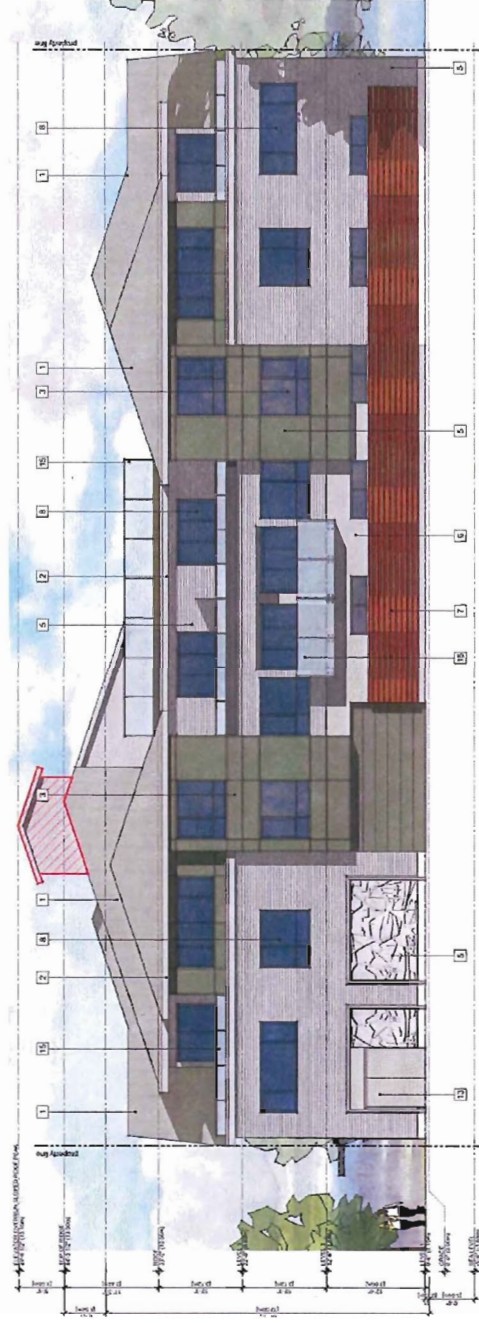
② WEST ELEVATION
1/8" = 1'-0"



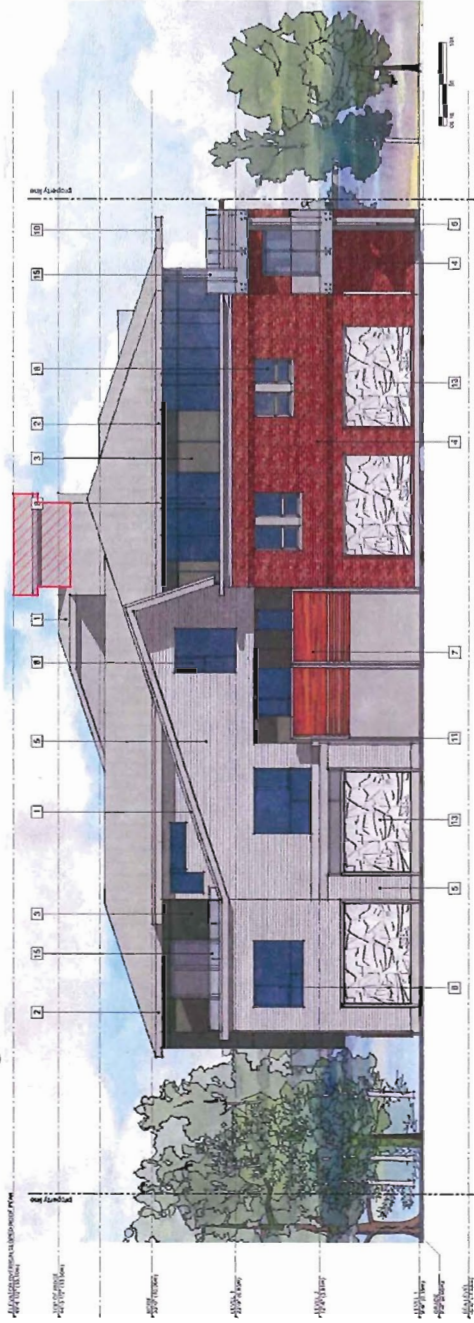
1 NORTH ELEVATION
3/8" = 1' - 0"



2 WEST ELEVATION
3/8" = 1' - 0"



1 NORTH ELEVATION



2 WEST ELEVATION



1 SOUTH ELEVATION

NO.	DATE	DESCRIPTION
1	12/15/13	ISSUED FOR PERMITS
2	12/15/13	ISSUED FOR PERMITS
3	12/15/13	ISSUED FOR PERMITS
4	12/15/13	ISSUED FOR PERMITS
5	12/15/13	ISSUED FOR PERMITS
6	12/15/13	ISSUED FOR PERMITS
7	12/15/13	ISSUED FOR PERMITS
8	12/15/13	ISSUED FOR PERMITS
9	12/15/13	ISSUED FOR PERMITS
10	12/15/13	ISSUED FOR PERMITS
11	12/15/13	ISSUED FOR PERMITS
12	12/15/13	ISSUED FOR PERMITS
13	12/15/13	ISSUED FOR PERMITS
14	12/15/13	ISSUED FOR PERMITS
15	12/15/13	ISSUED FOR PERMITS
16	12/15/13	ISSUED FOR PERMITS
17	12/15/13	ISSUED FOR PERMITS
18	12/15/13	ISSUED FOR PERMITS
19	12/15/13	ISSUED FOR PERMITS
20	12/15/13	ISSUED FOR PERMITS

cotter
ARCHITECTS

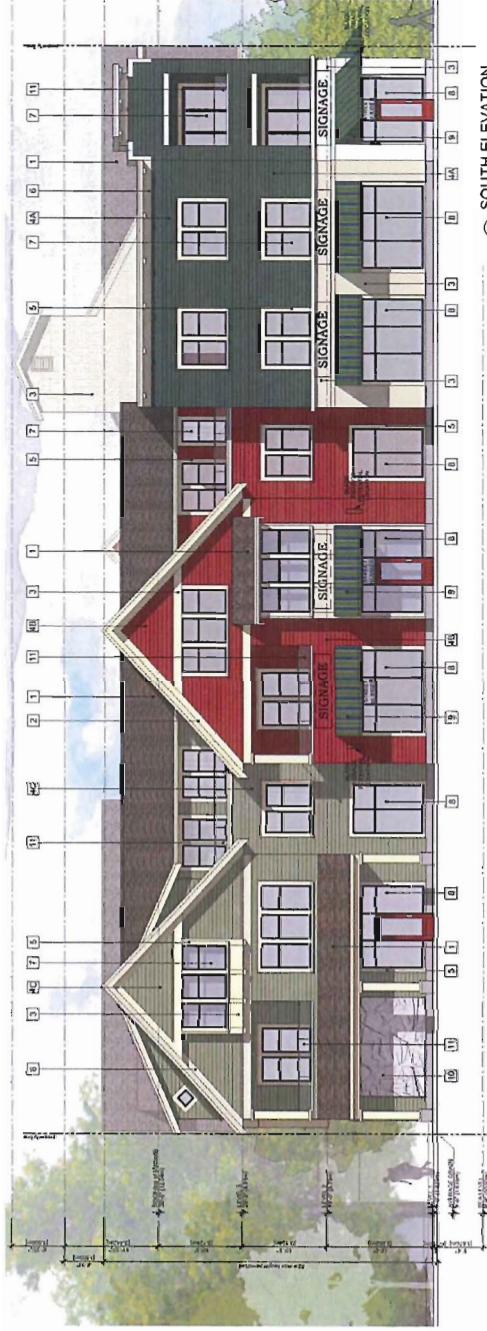
1000 N. HUNTER STREET, SUITE 200
ANN ARBOR, MI 48106
734.769.1100
WWW.COTTERARCHITECTS.COM

PROJECT: 3471 CHATHAM ST. DP
CLIENT: ZGF
DATE: 12/15/13
SCALE: AS SHOWN

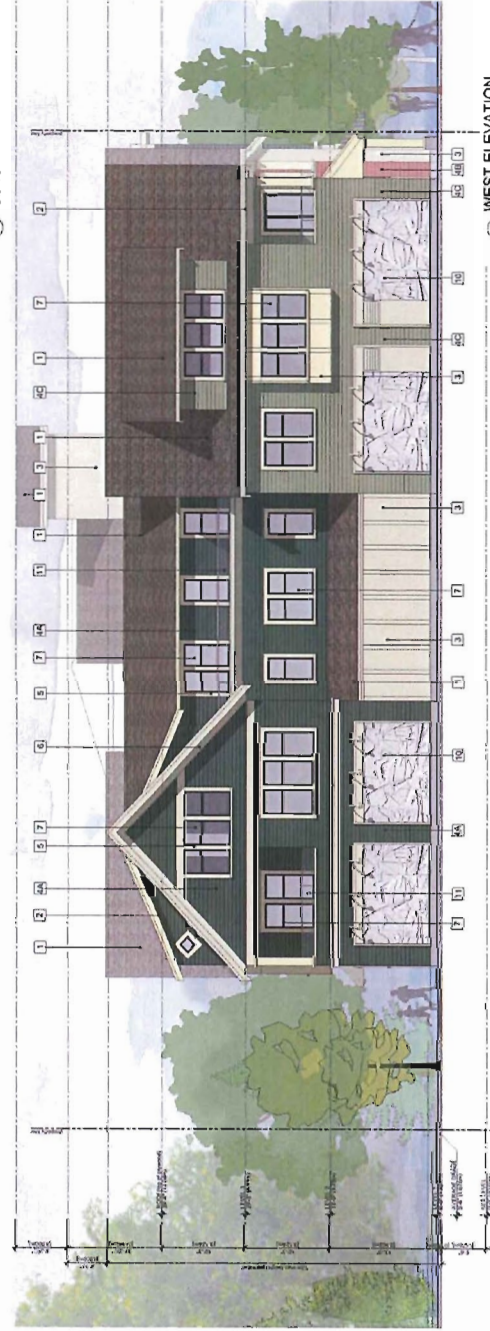
DESIGNED BY: JEFFREY M. COTTER
DRAWN BY: JEFFREY M. COTTER
CHECKED BY: JEFFREY M. COTTER
DATE: 12/15/13



2 WEST ELEVATION



1 SOUTH ELEVATION



2 WEST ELEVATION





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PERSPECTIVES

3471 Chatham St. | DP Panel | January 14, 2014



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BEFORE & AFTER ELEVATIONS

3471 Chatham St. | DP Panel | January 14, 2014

