Q9 planning + design

URBAN DESIGN BRIEF

SITE PLAN CONTROL AND ZONING AMENDMENT
SUBJECT SITE: 1412 STITTSVILLE MAIN

REPORT DATE: APRIL 7 2025 | REVISION: 1

REPORT PREPARED FOR: GOULET REAL PROPERTY

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This Urban Design Brief is prepared in support of a Minor Zoning Amendment Application for the proposed development at 1412 Stittsville Main Street.

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1.0 PROJECT DESCRIPTION

The proposed development is for a 3-storey residential apartment complex with 18 units, 4 studios, 10 one-bedroom units and 4 one-bedroom units with a den. The proposed building is at 1412 Stittsville Main Street and will have a Gross Floor Area of 592.70 m2. The dwelling will have 18 bicycle parking spaces and 18 vehicle parking spaces where 3 are visitor spaces, 1 is barrier-free and the remaining 14 spaces are for residents.

The proposed building will be situated on the north side of the site with the driveway entrance fronting on Stittsville Main. The driveway entrance will lead to two rows of parking at the rear of the site. Six trees are being proposed in the rear yard, in addition to soft landscaping surrounding the site with buffers ranging from 1.2m to 3m.

The proposed building is designed with a flat roof and uses various materials in the building's envelope including siding in grey, brick, and fibre cement panels. The building's traditional roof design blends well with modern materials to create an aesthetically pleasing design that contributes to the suburban character of the neighbourhood.

Figure 1: Updated render of the proposed development.

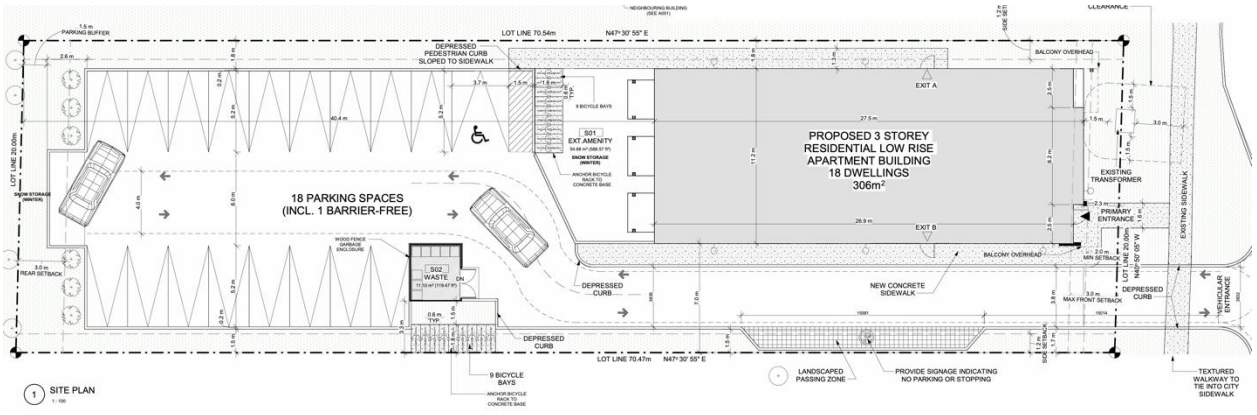

Figure 2: Proposed Site Plan

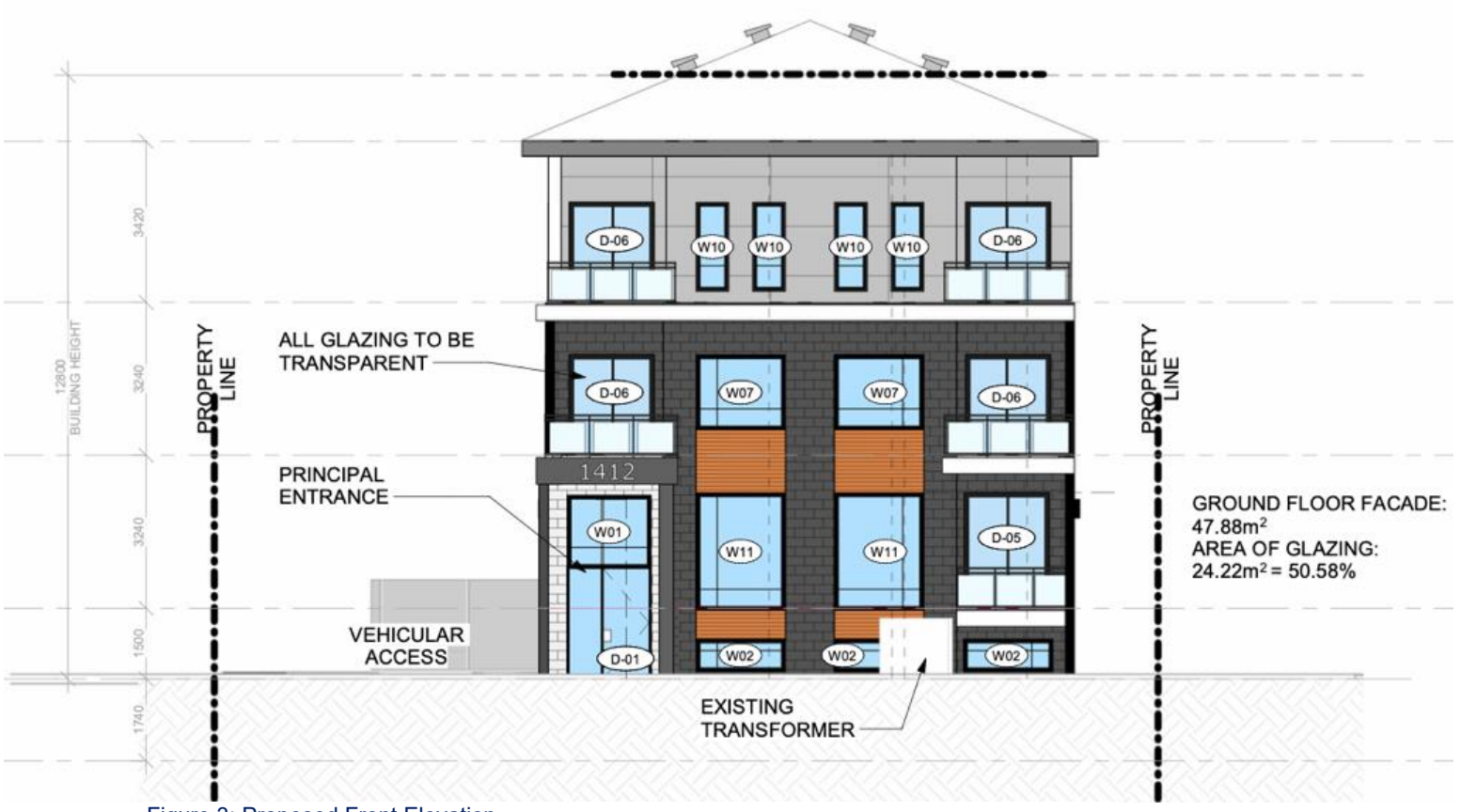

Figure 3: Proposed Front Elevation

Figure 4: Depiction of proposed development sited within existing context.

1.1 Design Intent

The design intent was to create a residential development that seamlessly integrates functional living spaces with architectural aesthetics, enhancing the suburban character of the neighbourhood while respecting its existing context.

1.2 Project Statistics

The following table outlines the project statistics:

	1412 Stittsville Main Street
Site Area	1409.53 m2
Number of Storeys	3
Number of Units	18
Proposed Height	11.7 metres
Gross Floor Area	592.70 m2
Total parking spaces	18 (1 Barrier Free)
Bicycle parking spaces	18 (Exterior)
Lot Coverage	21.7 %

2.0 DESIGN DIRECTIVES

2.1 City Of Ottawa: Official Plan (2022) Design Policies

Section 4 of the City of Ottawa Official Plan contains City-wide policies. Section 4.6, *Urban Design,* contains policies regarding the design of built form and the public realm.

The urban design policies outline six (6) distinct goals as follows:

(1) Promote design excellence in Design Priority Areas;
(2) Protect views and enhance Scenic Routes including those associated with national symbols;
(3) Ensure capital investments enhance the City's streets, sidewalks and other public spaces supporting a healthy lifestyle;
(4) Encourage innovative design practices and technologies in site planning and building design;
(5) Ensure effective site planning that supports the objectives of Corridors, Hubs, Neighbourhoods and the character of our villages and rural landscapes; and
(6) Enable the sensitive integration of new development of Low-rise, Mid-rise and High-rise buildings to ensure Ottawa meets its intensification targets while considering liveability for all.

The subject site is located on a Main Street Corridor and is identified as a Design Priority Area in the Official Plan (Schedule C7-A). According to Table 5 of Section 4 in the Official Plan, Mainstreet Corridors are designated as Tier 3 - Local (Major). These areas are emerging hubs of significant economic activity that may shape Ottawa's local image in the future. They include commercial streets with a suburban built form that have the potential to transition into more walkable environments.

As per any development in Design Priority Areas (DPAs), Section 4.6.1, identifies several relevant policies to promote design excellence.

Policy 4.6.1(5): Development and capital projects within DPAs shall consider four season comfort, enjoyment, pedestrian amenities, beauty and interest through the appropriate use of the following elements:

a) The provision of colour in building materials, coordinated street furniture, fixtures and surface treatments, greening and public art, and other enhanced pedestrian amenities to offset seasonal darkness, promote sustainability and provide visual interest;
b) Lighting that is context appropriate and in accordance with applicable standards and guidelines; and
c) Mitigating micro-climate impacts, including in the winter and during extreme heat conditions in the summer, on public and private amenity spaces through such measures as strategic tree planting, shade structures, setbacks, and providing south facing exposure where feasible.

Comment: This project includes design elements providing for appropriate pedestrian scale including balconies, colour, and texture variation which emphasizes the lower two storeys and separates the third storey through articulation, materiality, and colour. A buffer of soft landscaping will be provided surrounding the site to promote sustainability and aesthetic appeal. To mitigate micro-climate impacts, trees are proposed as per the Landscape Plan. The

development will also provide a pedestrian sidewalk within the site which will connect the building's primary entrance to the existing sidewalk along Stittsville Main Street. This pedestrian entrance to the primary entrance comes from the public sidewalk through a grassed front yard. The proposed driveway comes in along the south property line leading to a small parking area at the rear of the site where there will be 18 bicycle bays and 19 parking spaces (1 barrier-free). Exterior amenity spaces will also be capable of being transformed into snow storage areas during winter and a designated waste and recycling area will be provided.

Policy section 4.6.5 (2) ensures effective site planning along corridors and hubs. It requires that development respond to the site's context, transect area, and overlay policies. Buildings should frame adjacent streets, parks, or greenspaces and have appropriate setbacks. Main entrances should be clearly visible from public sidewalks.

Comment: This project incorporates a paved pedestrian entrance to the site from the public sidewalk. This entrance is the primary entrance to the site and is appropriately setback from the street which allows for enhanced accessibility to the site. By implementing the appropriate setbacks and accessible primary entrances, the proposal corresponds to the intent of the official plan regarding development along corridors.

Policy section 4.6.6 (6) emphasizes the sensitive integration of new developments to help Ottawa meet its intensification targets while ensuring livability for all. It states that low-rise buildings should be designed in response to the context and transect area policies. These buildings should include soft landscaping, at-grade main entrances, and, where appropriate, front porches or balconies. The architectural design of the buildings should complement the surrounding context.

Comment: The proposed development is surrounded by soft landscaping and includes a main entrance that is at grade level. The elevation diagram proposes balconies for dwelling units where five balconies will face Stittsville Main Street which adds vibrancy to the site and an enhanced urban design.

2.2 Stittsville Secondary Plan

Section 3.1 outlines land use, height, transition and urban design objectives for this subject site which is designated as Mainstreet.

- **Height, Transition and Built form:** The policy sets out that the building height is limited to 4 storeys. Buildings adjacent to the front or corner lot line must have a setback above 2 storeys to reduce the sense of height from the pedestrian viewpoint and respect the existing 1 to 3-storey built form. New buildings must enclose and define the street edge, with maximum front and corner side yard setbacks to achieve this. Additionally, all new buildings on Stittsville Main Street must orient their main entrance towards the street.
    - **Comment:** The proposed 3-storey residential building is within the 4-storey height limit and positions itself along the frontage to define the street edge along Stittsville Main Street. The primary entrance also faces the street, enhancing accessibility. The design includes a new concrete sidewalk and landscaped passing zone, promoting pedestrian-friendly access along with a reduction to the proposing parking and drive aisle in order to maximize the landscaped area on the site. Additionally, the building's placement and setbacks align with the overall streetscape, responding to the context and enhancing the area's livability.
    - **Comment:** The proposed development is designed to reflect a perceived stepback without contracting the built form of the third storey, therefore eliminating impact on unit count and layout efficiency through the use of a cornice and change in colour and materiality.
    - **Comment:** Further, a stepback at the second level on four storey building would have more effect but the different between a 2-storey building and a 3-storey building does not result in any negative impacts from a human scale perspective and as such the impact on reduced units is considered a greater negative outcome.
    - **Comment:** Proposing a minor stepback has an impact on environmental sustainability as stepbacks result in reduced energy efficiency for the building.
    - **Conclusion:** Per the image below, the proposed development creates appropriate human scale and the perception of a stepback without impacting unit count or impacting energy efficiency.

Figure 5: Render of proposed with massing defined

- **Land Use:** The plan suggests that to encourage an active pedestrian environment along Stittsville Main Street, new buildings should consider mixed-use development with non-residential uses on the floor level.
    - **Comment:** While the proposed development focuses on residential development the development's proximity to a commercial plaza could greatly enhance the pedestrian environment along Stittsville Main Street, supporting local existing businesses and creating a dynamic streetscape that fosters community interaction and pedestrian activity. The proposed building features a front door facing Stittsville Main and balconies to add to an active amenity component facing the street.

- **Transportation:** The policy states that at the time of site development, public pedestrian linkages should be provided to connect residential neighbourhoods to Stittsville Main Street.
    - **Comment:** The site's plan to install a new pedestrian walkway at the building entrance aligns with the transportation policy's goal of creating accessible pedestrian connections between residential neighbourhoods and Stittsville Main Street, enhancing direct access to the residential units from the street.

Section 4.2 focuses on the design-based policies for the Poole Creek Precinct.

- The plan states that development near Poole Creek must comply with conservation regulations from the Mississippi Valley Conservation Authority. The City plans to extend and maintain a trail along the creek's west side, secure rights of way as new developments occur, and ensure public access to the Johnny Leroux Community Centre during redevelopment. Future improvements to Stittsville Main Street should enhance views of Poole Creek and pedestrian access to the trail network.
    - **Comment:** According to Pre-Consulation feedback, the subject property is not regulated by the Mississippi Valley Conservation Authority (MVCA) under Ontario Regulation 153/06. Residents of the new building will have access to amenities such as the Johnny Leroux Community Centre, situated at the rear of the site. Additionally, the site is just steps away from the Poole Creek Trail, providing enhanced accessibility to the pathway. These factors contribute positively to the local community by promoting active living and connectivity within the neighbourhood.

2.3 Stittsville Community Design Plan

Policy section 4.0 of the Community Design Plan (CDP) expands on the directions of the Secondary Plan and outlines the implementation strategy for the neighbourhood.

- **Housing:** In consideration of the Provincial Policy Statement and the Official Plan, the city sets targets for intensification within areas along the Traditional Main Street. The subject site is located within the Poole Creek Precinct which is expected to grow the most with approximately 161 dwellings by 2031. The policy also sets out that additional housing in the area should be accessible and affordable.

- **Comment:** The proposed development contributes to this goal by adding a total of 18 dwellings within an existing area. The proposed site also considers accessibility in its design by creating an internal pedestrian sidewalk to allow for safe access within the site for pedestrians. The proposal brings more residents closer to existing amenities supporting a more complete neighbourhood.

Section 4.11 sets out more specific design guidelines for developments along Main Street to bridge the gap between the village/suburban character of Stittsville with the (2006) design guidelines for Traditional Main Streets located in a more urban context. The following policies apply to the subject site

[*4.11.1* ***Built Form:*** *The guidelines for Stittsville Main Street allow buildings to range from 1 to 4 storeys in height and where a building is greater than 2 storeys, the guideline is to stepback the top two floors by 2 metres. New buildings must adhere to a maximum front and corner side yard setback of 3 metres, aiming to define the street edge and encourage active pedestrian interaction. Greater setbacks are preferred abutting residential zones. It is noted that the subject site does not abut any residential zones.*

- **Comment:** The proposed 3-storey development complies with the permitted height range of 1 to 4 storeys for Stittsville Main Street. With a front yard setback of 2.30 meters, the design is compliant with the proposed direction ensuring that the built form effectively defines the street edge while ensuring privacy for future residential occupants. This approach aligns with the goal of promoting pedestrian activity and community engagement along the street. With regards to the stepback above the second level. For a three-storey small apartment building, stepping back the third level by 2 metres would result in the loss of two units. The current layout allows for four units on the third floor and the units are not large spaces. The total length of the one unit is 7.9 metres. Losing 2.0 m is prohibitive to the provision of residential units. The revised arhictectural design, with the provision of a defined cornice above the second level and the alteration of the palette and material achieve the intent of the guideline which is to reduce the impression of enclosing from the pedestrian viewpoint.
- **Comment:** The building is setback from the rear lot line by 40 metres, and is setback from the south lot line which abuts adjacent residential by 7.0 metres which is greater than the requirement. The property to the north is a commercial strip plaza with a one-storey building height with its rear wall facing the subject site and where there is an existing condition of vegetation and trees along this interior yard. Additional plantings are also proposed along the abutting interior yard for the subject site to soften and buffer between the two spaces.
- **Comment:** The proposed development at three storeys, situated between a 2-storey residential building a 1-storey commercial building (which permits 4 storeys due to its corner location) is considered highly appropriate and desired for the future direction of the public realm and vision for Stittsville Main Street.

[*4.11.2* ***Architectural Direction****: The policy states that in infill developments, buildings should be scaled to harmonize with existing structures. The use of materials like brick, metal, glass, wood, stone, and other natural elements is encouraged. Structures should be designed to enhance street corners through techniques such as setbacks (up to 3m), angled cuts, or the incorporation of public amenities like seating and patios. All sides of buildings, especially those facing public areas, should be carefully detailed and articulated.*

- **Comment:** The proposed development is a 3-storey residential building, which is an appropriate height for the suburban character of the area. It features zoning-conforming setbacks, soft landscaping buffers, and new trees that blend seamlessly into the existing character of the neighbourhood. The facade facing Stittsville Main Street combines traditional and modern elements, using stone, plank cladding to resemble wood, glazing, and cement panel on the upper storey to achieve the lighter volume. Additionally, the rear amenity space and new sidewalk enhance pedestrian access and contribute positively to the site's overall aesthetic and functionality.

2.4 Responses To Comments From Staff At Pre-Application Consultation Meeting

The following detail the comments regarding Urban Design provided at the pre-application consultation meeting that took place on March 4, 2024.

[A Design Brief is required. The Design Brief is straight forward in this case with a focus on documenting the existing conditions and the context. The Design Brief can be combined with the Planning Rationale report in this case. The Terms of Reference is attached for convenience.

- **Q9 Response:** A Design Brief has been provided (this report)

[Per the direction of the CDP, a 2-metre step back of the floors above the second storey is required on the front facade.

- **Q9 Response:** Per subsequent correspondence with staff, balconies can satisfy the requirement for an articulated façade.

[Please consider removing the main floor balcony along Stittsville Main to define the street edge.

- **Q9 Response:** By situating the balconies for dwelling units at 118.500 meters on level 1 instead of at grade level, the design effectively enhances the definition of the street edge along Stittsville Main. This adjustment contributes to a more cohesive streetscape, aligning with urban design principles that prioritize visual continuity and pedestrian-friendly environments.

[Please consider a more regular and traditional window shape and pattern on the front façade.

- **Q9 Response:** The building incorporates rectangular and square window patterns for each apartment unit which reflect a traditional design across the building.

[Please consider aligning window heights of the main entry with the main floor windows.

- **Q9 Response:** The window height of the main entry corresponds to the window height of the unit that is adjacent to the main entrance.

[Please use colours and materials found in the neighbourhood.
- **Q9 Response:** The proposed development will use a mix of brick, panels and fibre cement materials for the building's exterior. These materials are found within the surrounding developments of the area.

[Please consider a safe pedestrian connection to Entrance B.
- **Q9 Response:** The proposed development has integrated an internal sidewalk along the side of the building that to the rear parking lot. This pathway will ensure safe pedestrian access throughout the site and is separated from vehicular traffic.

[Please consider transition to surrounding properties including landscaping and fencing.
- **Q9 Response:** The proposed development includes a minimum landscaped area of 372.54 m² around the site to ensure a smooth transition with neighbouring properties through thoughtful landscaping. A buffer of 1.8 m and 1.5 m is provided on either side of the surface parking area in the rear. There is also a minimum 1.5 m setback at the rear of the site which expands to 4.0 m in either corner.

[Please provide opportunity for tree planting on the site.
- **Q9 Response:** The development plans to plant 11 trees on the subject lot, enhancing the greenery and contributing to the canopy of the site. Please note this Landscape Plan is currently conceptual for the purposes of the Zoning Application Submission.

3.0 SITE, CONTEXT & ANALYSIS

3.1 Existing Site Conditions

The subject site is a long rectangular lot on the west side of Stittsville Main Street. It is surrounded by a mix of single detached homes, townhouses and a commercial plaza.

Figure 6: Context Map of the Subject Site (Source: Google Earth).

Figure 7: Photo of the Subject Site (Captured by Q9).

Figure 8: View along Main Street (Source: Google Earth).

Figure 9: View of the Subject Site (Captured by Q9).

Figure 10: View of the Commercial Plaza abutting the site (Captured by Q9).

Figure 11: View along Main Street (Source: Google Earth).

3.2 Perspective images to and / or from the site.

The following images depict the surrounding neighbourhood:

Figure 12: View of intersection of Beverly Street and Stittsville Main Street (Source: Google Earth).

Figure 13: View along Stittsville Main Street (Source: Google Earth).

Figure 14: View of Intersection of Warner-Colpitts Lane and Stittsville Main Street (Source: Google Earth).

Figure 15: View of 4-way Intersection along Stittsville Main Street (Source: Google Earth).

3.3 Characteristics of adjacent streets and public realm.

The character of the contextual area reflects typical suburban mainstreet development, with public sidewalks on both sides providing a buffer between the roadway and low-rise buildings. The grassed strip between the sidewalk and the roadway are occasionally interrupted for on-street parking and bus stops. Trees are provided along the grassed strip between the sidewalk and the road within the public right of way, along with additional trees and landscaping on private lands. There are street lights on the west side of the street and an existing hydro transformer box on the subject lands. There are no notable provisions of street furniture.

The residential on the east side of the street are two-storey dwellings in townhome building type. Further north on Stittsville Main is the Poole Creek Manor which is three storeys. The buildings on the east side of the street include setbacks varying from 5 metres to 18 metres.

On the west side of Stittsville Main, the current uses are a mix of non-residential, residential, and institutional. The built form ranges from strip malls, one-storey residential, 1.5 storey church, and four-storey mixed use north of Beverly Street.

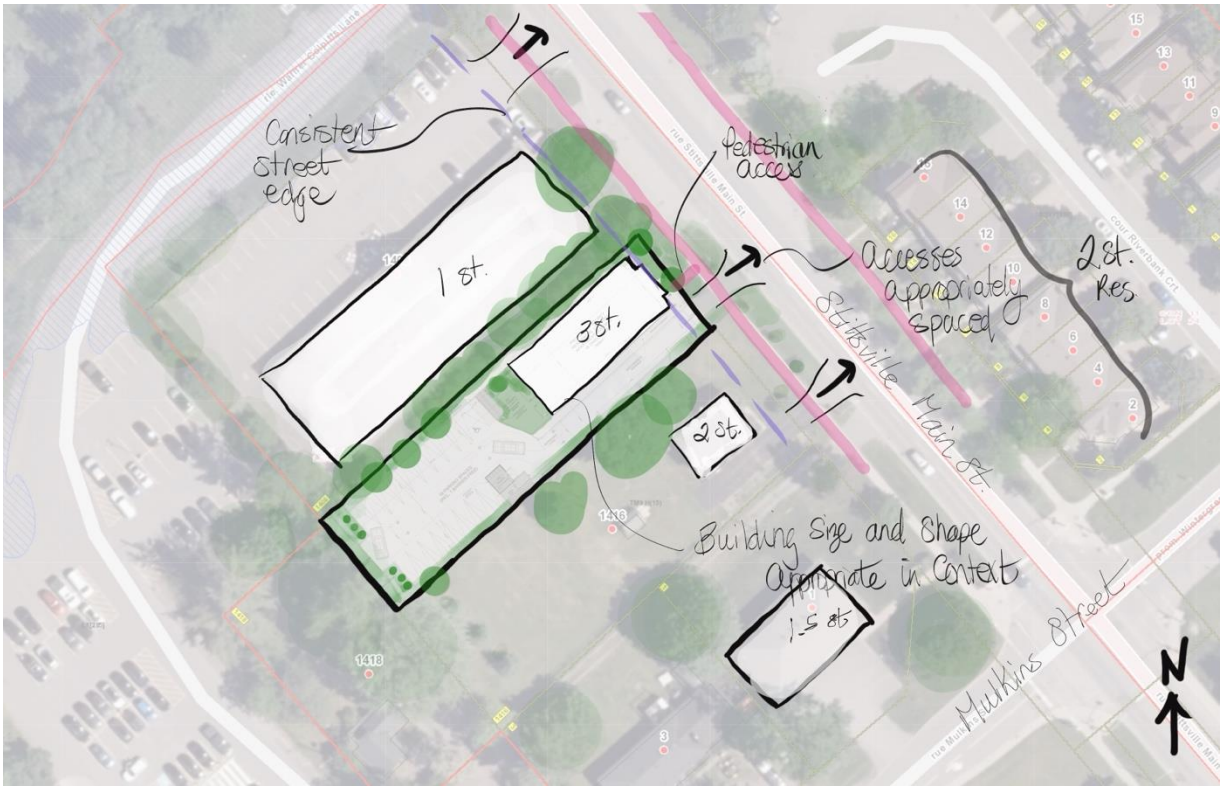

Figure 16: Review of public realm and building siting conditions

There are a few gaps along the street, with some of the built forms facing away from the street and parking areas interrupting the desired pattern of built form. One of the gaps is the vacant lot of the subject site. The marked up image above depicts the proposed building in context

illustrating that the proposed building aligns with the existing street frontage, connects the front pedestrian access directly to the existing public sidewalk.

The proposed development positions the building close to the street with a façade articulation that frames the public realm in a manner that respects pedestrian scale but supports transition to a mainstreet supportive density and urban design. Built forms of 2 and 3 storeys provide a better framing of the urban realm than single storey buildings. The front door facing the street as well as the balconies add needed animation to the existing public realm.

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4.0 DESIGN RESEARCH

4.1 Built form transition between proposed development and surrounding area

The proposed building features a two-storey defined base with the third storey visually recessed through the use of a cornice above the second storey and lighter building materials at the third level. The building is narrow due to the lot shape and the position of a three-storey building among a context of 1 - 4 storeys along Stittsville Main is appropriate for a mainstreet public realm where up to 4 storeys is permitted.

The following image identifies the various building heights in the surrounding context. These building heights range from 1 – 4 storeys and with the majority of newer residential being two storeys, and new development, north of Beverly, being 4 storeys. Given that the subject site does not have any rear residential development, providing a 3-storey low-rise apartment building that fronts onto the mainstreet is suitable and appropriate.

Figure 17: Map identifying surrounding building heights

The proposed building is also lower than the maximum building height and is compliant with yard setbacks. The image below identifies the zoning maximum height limit denoted by the red line.

Figure 18: Elevation showing proposed building height compared to permitted building height.

4.2 Response to abutting public realm beyond boundaries of site.

The proposed development will enhance pedestrian access by providing walkways along the sides of the building, linking directly to the sidewalks on Stittsville Main. The sidewalks exist along both sides of Stittsville Main, connecting the site to the adjacent commercial plaza. Additionally, a trail at the rear of the site, accessible via Warner-Colpitts Lane, offers further connectivity to an extensive network of trails in surrounding green spaces.

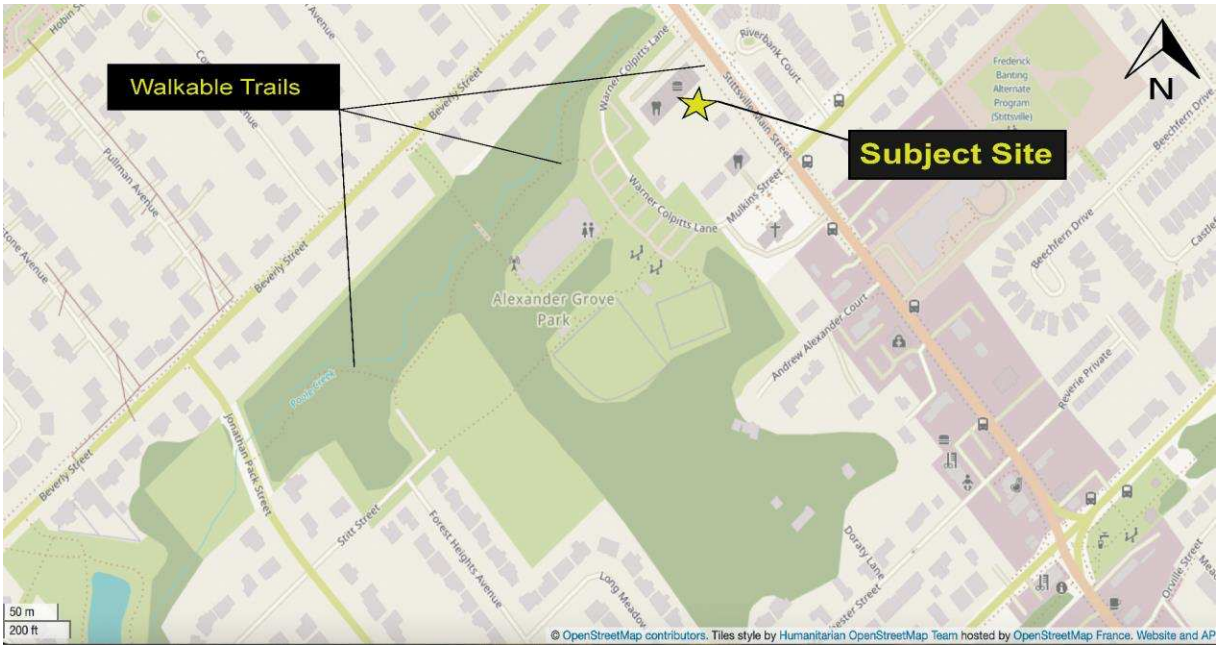

Figure 19: Pedestrian Circulation

4.2.1 The Stittsville Main Street Public Realm Plan

The Stittsville Main Street Public Realm Plan was brought to Planning Committee in 2022. The following image is an extract of the plan. It does not propose any major changes to the area of the subject site with the exception of a proposed new cycle track within the existing right-of-way.

It is noted that there are no road widenings required per the Official Plan which requires a protected right-of-way of 30 metres between Carp and Wintergreen which captures this area. As the required right-of-way is already provided. When upgrades are scheduled (including a proposed cycle track) the land is available for this to occur. Further, by reducing the number of parking spaces and reducing the width of the driveway, the proposed plan reduces potential conflict areas between pedestrians / cyclists and vehicles.

The proposed development plan for 1412 Stittsville Main does not conflict with the approved Stittsville Main Street Public Realm Plan and is designed in a manner that can support the vision and goals of the plan.

Figure 20: Extract of Stittsville Main Street Public Realm Plan

5.0 CONCLUSION

The proposed development is designed to blend seamlessly with the mainstreet suburban context, featuring a pitched roof and a mix of materials, including grey siding, brick, and fibre cement panels. The façade addresses the desire for articulation of the lower base by the use of a defined cornice above the second level and the transition of the architectural palette from dark to light for the third storey. This direction meets the intent and purpose of design direction for the built form along Stittsville Main Street.

The site incorporates soft landscaping buffers throughout and plans to plant six new trees in the rear, aligning with policy directions to increase the city's tree canopy. Additional trees in the public right-of-way can also be accommodated upon further coordination with city staff.

In order to facilitate a more efficient development, the project proposes to reduce the required vehicle parking and reduce the width of the proposed driveway aisle to better reflect the intended direction for the mainstreet, which is to prioritize cycling and walking and support less reliance on vehicle-centric travel.

The site is considered to be well-designed and is supportable from an Urban Design perspective.

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6.0 LIMITATIONS OF REPORT

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APPENDIX A – DESIGN BRIEF TERMS OF REFERENCE FORM

3. Content

The content for an Urban Design Brief is itemized in the following checklist. Each required item must be discussed and/or illustrated to the appropriate level of detail, commensurate with the complexity of the proposal. Required item(s) are determined by the lead City Urban Designer at the pre-consultation meeting and will be selected from the checklist below:

PROJECT DESCRIPTION

- ☐ Brief description of the design intent behind the development proposal. This description should be more design detailed, and not replicate the description within the Planning Rationale.
- ☐ Project statistics, including gross floor area, the breakdown of floor area for different uses, total number and detailed breakdown of units, total number and detailed breakdown of vehicle and bike parking, building heights, lot coverage, etc. Project statistics should be illustrated in a table.
- ☐ Rendering of the proposal.

DESIGN DIRECTIVE(S)

- ☐ A concise summary and response to the applicable City's design policies, including from the Official Plan, and City urban design guidelines. A more detailed response shall be provided for any applicable urban design criteria that are not being met by the proposal.
- ☐ A response to urban design directions provided at the various pre-consultation meetings with City staff.

SITE, CONTEXT, AND ANALYSIS

Photographs, maps, diagrams, and images may be utilized along with brief explanatory text to document and analyze condition and context of the site. The requested information should cover area within a 100 metre radius of a development site. A larger radius may be requested for larger / more complex projects.

- ☐ Photographs of existing site conditions and surrounding area, including a numbered map pinpointing where each photo is taken. Correspond these numbers with the site photos and include arrows illustrating the direction of the photograph.
- ☐ Perspective images to and / or from the site.
- ☐ Protected view corridors or views of interest that may be impacted by the proposed development.
- ☐ Built and natural heritage assets on site and adjacent area.
- ☐ Microclimate conditions of the site.
- ☐ Key uses, destinations, and spatial elements in the surrounding area such as focal points/nodes, gateways, parks/open spaces, and public arts.
- ☐ Urban pattern (streets, blocks).
- ☐ Characteristics of adjacent streets and public realm.
- ☐ Mobility networks, such as transit stations, street networks, cycling facilities, pedestrian routes and connections, and parking.
- ☐ Future and current development proposals on adjacent properties.
- ☐ The planned functions of the adjacent properties, such as the permitted building envelope under current zoning.

DESIGN RESEARCH

Diagrams, 3D images and other tools may be utilized to explain and illustrate design aspirations, alternatives and proposed outcomes.

- ☐ Parti diagrams, sketches, and precedent images.
- ☐ Alternative site plan options.
- ☐ Alternative massing options.
- ☐ Design evolution.
- ☐ Massing of the proposed development in the existing context.
- ☐ Massing of the proposed development in the planned context. The planned context may be represented by the current zoning permissions OR policy criteria if zoning is not in keeping with Official Plan direction.
- ☐ Block Plan illustrating potential future development in the area in which the proposed site is situated.
- ☐ Built form transition between the proposed development and the surrounding area.
- ☐ Response to abutting public realm conditions beyond the boundaries of the site.
- ☐ Street cross sections that show the building wall to building wall conditions of the adjacent streets.
- ☐ Approach to sustainable design as it relates to the City's High-performance Development Standards or any other accredited system such as LEED.
- ☐ Approach to bird-safe design as it relates to the City's Bird-Safe Design Guidelines