

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2016

Item 4, Report No. 28, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on June 28, 2016.

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**OFFICIAL PLAN AMENDMENT FILE OP.16.004
ZONING BY-LAW AMENDMENT FILE Z.16.005
RIOCAN HOLDINGS (GTA MARKETPLACE) INC.
WARD 5 - VICINITY OF (CLARK AVENUE WEST AND HILDA AVENUE)**

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning & Growth Management, Director of Development Planning and Senior Manager of Development Planning, dated June 21, 2016, be approved;
- 2) That the following deputations and Communication be received:
 1. Mr. David MacKay, MacNaughton Hensen Britton Clarkson Planning Limited (MHBC), Weston Road, Woodbridge, on behalf of the applicant;
 2. Mr. David Butterworth, Kirkor Architects & Planners, Martin Ross Avenue, Toronto, on behalf of the applicant;
 3. Ms. Pamela Taraday-Levy, Springfarm Ratepayers' Association, Brownstone Circle, Thornhill;
 4. Mr. Phil Weintraub, Clark Avenue West, Thornhill;
 5. Ms. Sandra Zeggil, Brownstone Circle, Thornhill;
 6. Mr. Michael Ruskin, Clark Street West, Vaughan;
 7. Mr. Jordan Max, Green Bush Crescent, Vaughan;
 8. Mr. Fred Winegust, Tangreen Circle, Thornhill;
 9. Mr. Mark Baker, BCP Risk Management, Sloley Road, Toronto;
 10. Mr. Brian Gerstein, Glenmanor Way, Thornhill;
 11. Ms. Esther Bobet, Hallmark Court, Thornhill and Communication C30;
 12. Mr. Nigel Bobet, Hallmark Court, Thornhill;
 13. Ms. Linda Ruskin, Clark Avenue, Thornhill on behalf of Ms. Shari Allen;
 14. Mr. Danie Kohn, Shoppers Drug Mart, Clark Avenue, Vaughan;
 15. Ms. Esther Fairbloom, Clark Avenue West, Thornhill;
 16. Ms. Tina Rozin, Winding Lane, Thornhill;
 17. Mr. Norman Feder, Clark Avenue West, Thornhill; and
 18. Mr. Stephen Creed, Joanna Crescent, Vaughan; and
- 3) That the following Communications be received:
 - C1. Heathcote Construction Company Ltd., Bay Street, Toronto, dated June 8, 2016;
 - C2. Alexander Turchik and Galina Mikheeva, Winding Lane, Thornhill, dated June 5, 2016;
 - C12. Ms. Hannah Cardaci, Thornbury Crescent, Thornhill, dated June 17, 2016;
 - C31. Electronic Petition; and
 - C32. Petition.

Recommendation

The Deputy City Manager, Planning & Growth Management, Director of Development Planning and Senior Manager of Development Planning recommend:

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1. THAT the Public Hearing report for Official Plan Amendment File OP.16.004 and Zoning By-law Amendment File Z.16.005 (RioCan Holdings (GTA Marketplace) Inc.) BE RECEIVED; and, that any issues identified be addressed by the Vaughan Development Planning Department in a comprehensive report to the Committee of the Whole.

Contribution to Sustainability

The contribution to sustainability such as site and building design initiatives will be determined when the technical report is considered.

Economic Impact

This will be addressed when the technical report is completed.

Communications Plan

- a) Date the Notice of a Public Hearing was circulated: May 27, 2016.
- b) Circulation Area: 150 m, plus the expanded notification area shown on Attachment #1, and to the Spring Farm Ratepayers Association.
- c) Comments Received - the following comments were received prior to the formal Public Hearing notification:
 - i) On April 22, 2016, the SPRA submitted written comments on the applications indicating the proposed development offers little benefit to the community and identifying the following specific concerns with the development proposal:
 - the building height and proposed building materials are out of scale with the adjacent community and the existing plaza and should be integrated to fit the existing plaza
 - there is insufficient commercial parking for peak demand time periods
 - the feasibility of the proposed underground parking for use by plaza shoppers
 - the lack of pedestrian connections from the underground parking area to the existing shopping area
 - the potential use of commercial parking spaces by future residents resulting from the proposed reduced residential parking ratio
 - the impact of the development proposal on the local traffic patterns resulting from the proposed elimination of the existing north driveway on Hilda Avenue to the plaza and the lack of advanced phased left turns at Clark and Hilda Avenues to facilitate longer turning movements without delays for pedestrian crossings
 - the potential environmental impacts from the development on the surrounding community including noise, potential flooding, and reduced water pressure

Any additional written comments received will be forwarded to the Office of the City Clerk to be distributed to the Committee of the Whole as a Communication. All written comments that are received will be reviewed by the Vaughan Development Planning Department as input in the application review process and will be addressed in a technical report to be considered at a future Committee of the Whole meeting.

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Purpose

To receive comments from the public and the Committee of the Whole on the following applications for the subject lands shown on Attachments #1 and #2, to facilitate the redevelopment of the easterly portion of the existing commercial plaza (shown as Part “A” on Attachments #3 to #6) with a mixed-use development consisting of the following:

- a 20-storey apartment building with 226 units, 7 townhouse units (total 233 units), an eight-storey podium, and 976 m² of ground floor commercial uses (Building “A”);
- a 1,357m² free standing 2-storey commercial building fronting onto Clark Avenue West (Building “B”);
- 427 new underground parking spaces comprised of 253 resident parking spaces, 35 shared residential visitor / commercial parking spaces, and 139 spaces for use by the existing commercial uses on Part “B” of the subject lands; and,
- 235 surface parking spaces for the existing plaza (Building “C”) located on Part “B” of the subject lands.

The proposed development will yield a density of 3.67 Floor Space Index (FSI) calculated over the entirety of the subject lands. The portion of the existing plaza (Building “C” as shown on Attachment #3) located on the westerly portion of the site (Part “B”) will remain. The density calculated only over the proposed development area (Part “A”) is 4.25 FSI.

The Owner has submitted the following applications on the subject lands:

1. Official Plan Amendment File OP.16.004 to amend the Official Plan only over the proposed development area (Part “A”) of the subject lands (as shown on Attachments #3 to #6) as follows:
 - a) to amend the in-effect policies of OPA #210 (Thornhill-Vaughan Community Plan), to redesignate a portion (0.65 ha) of the subject lands (Part “A”) from “Neighbourhood Commercial” to “High Density Residential” and to permit the following:
 - i. apartment and townhouse dwellings;
 - ii. the Neighbourhood Commercial uses currently permitted on the subject lands and any accessory uses in accordance with the policies of OPA #210;
 - iii. a maximum density of 4.25 FSI (including all residential GFA and a maximum of 2,500 m² of commercial GFA);
 - b) to resolve the Owner’s appeal of Vaughan Official Plan (VOP) 2010 to the Ontario Municipal Board as it applies to Part “A” of the subject lands by:
 - i. redesignating Part “A” of the subject lands from “Low-Rise Mixed-Use” with a maximum permitted building height of 4-storeys and a maximum density of 1.5 FSI to “High-Rise Mixed-Use” with a maximum permitted density of 4.25 FSI, and a building height of 20-storeys;
 - ii. permitting High-Rise, Mid-Rise, and Low-Rise building types and townhouse dwellings;
 - iii. permitting the following uses within single use or mixed-use buildings:
 - a) Residential units;
 - b) Retail uses, including retail, eating establishments, medical offices, veterinary clinics, banks and financial institutions, office uses and a supermarket;

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- c) Community and institutional uses including a place of worship and a day nursery.

2. Zoning By-law Amendment File Z.16.005 on the entirety of the subject lands as shown on Attachments #1 and #2, specifically to amend the C4 Neighbourhood Commercial Zone subject to Exception 9(471) of Zoning By-law 1-88 to permit the following site-specific zoning exceptions:

	Zoning By-law 1-88 Standard	By-law 1-88 Requirements C4 Zone Subject to Exception 9(471)	Proposed Exceptions to C4 Zone, Exception 9(471)
a.	Permitted Uses (Part "A")	Retail Store, Restaurant, Personal Service Shop, Technical School, Business or Professional Office, Clinic, Nursery School or Day Nursery, Boutique or Specialty Shop, Buildings and Structures accessory to the above	<p>Maintain the current uses permitted on Part "A" of the Subject Lands.</p> <p>Permit the following additional uses on Part "A" as shown on Attachments #3 to #6:</p> <p><u>Building "A"</u></p> <ul style="list-style-type: none"> • 20,881 m² of GFA for apartment, multiple dwelling and townhouse dwelling units • 831 m² of indoor and outdoor amenity area • 976m² GFA of accessory commercial uses including Outdoor Patios and Outdoor Seasonal Garden Centres, with any of the permitted uses; Church or Synagogue; Clinic; Commercial School, Day School or Day Nursery; Post Office; and Technical School

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			<p><u>Building “B”</u></p> <p>Accessory uses, including but not limited to Outdoor Patios and Outdoor Seasonal Garden Centres, with any of the permitted uses; Church or Synagogue; Clinic; Day School, or Day Nursery; Post Office; and Technical School.</p> <p>Maximum GFA of 1,357m² of commercial uses for Building “B”.</p>
b.	Permitted Uses (Part “B”)	Retail Store, Restaurant, Personal Service Shop, Technical School, Business or Professional Office, Clinic, Nursery School or Day Nursery, Boutique or Specialty Shop, Buildings and Structures accessory to the above	<p>Maintain the current commercial uses permitted on Part “B” of the subject lands and permit the following additional uses:</p> <p>Accessory commercial uses including but not limited to Outdoor Patios and Outdoor Seasonal Garden Centres; Church or Synagogue; Clinic; Day School or Day Nursery; Post Office; and Technical School.</p> <p>Maximum GFA of commercial uses on Part “B” for Building “C” shall be 7,000m².</p>
c.	Definition of “Lot”	A parcel of land fronting on a street separate from any abutting land to the extent that a consent (severance) contemplated by Section 49 of the Planning Act would not be required for its conveyance.	The subject lands are deemed to be one lot, regardless of the number of buildings constructed thereon, the creation of separate units and/or lots by plan of condominium, part-lot control, consent, strata title arrangements, or other permissions, and any easements or restrictions that are granted, shall be deemed to comply.

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d.	Minimum Number of Parking Spaces for Proposed Mixed-Use Development on Part "A"	<p>Commercial: 2,333m² @ 6 spaces/100 m² GFA = 140 spaces</p> <p align="center">+</p> <p>Multiple Family Dwelling (Apartment & Townhouse) Units: 233 units @ 1.5 spaces/unit = 350 spaces</p> <p align="center">+</p> <p>Multiple Family Dwelling (Apartment & Townhouse) Units for Visitors: 233 units @ 0.25 spaces/unit = 59 spaces</p> <p align="center">Total Parking Required: 549 spaces</p>	<p>Commercial: 2,333m² @ 4.5 spaces/100 m² GFA = 105 spaces</p> <p align="center">+</p> <p>Multiple Family Dwelling (Apartment & Townhouse) Units: 233 units @ 1 space/unit = 233 spaces</p> <p align="center">+</p> <p>Multiple Family Dwelling (Apartment & Townhouse) Units for Visitors: 233 units @ 0.15 spaces/unit = 35 spaces</p> <p align="center">+</p> <p>Permit the required commercial parking to be used as required visitor parking associated with the residential uses in a mixed-use building</p> <p align="center">Total Parking Proposed: 373 spaces</p>
e.	Minimum Number of Required Loading Spaces	3 spaces (1 for the residential use and 2 for the commercial uses)	1 space shared between the residential and commercial uses within Building "A", on Part "A", as shown on Attachment #4
f.	Minimum Building Setback	<p>i) Front Yard (Hilda Avenue): 4.5 m</p> <p>ii) Exterior Side Yard (Clark Avenue West): 9 m</p> <p>iii) Interior Side Yard Setback Abutting Residential or Open Space Zones: 7.5 m, or ½ the height of building (½ of 70 m = 35 m for Building "A"), whichever is greater</p>	<p>i) 4 m (Building "B")</p> <p>ii) 4 m (Building "B")</p> <p>iii) 11 m (Building "A" - south)</p>

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g.	Maximum Lot Coverage Over Entire Subject Lands (Parts “A” and “B”)	33% (for commercial uses only)	40% Maximum lot coverage calculated over the entire Subject Lands for all uses
h.	Minimum Landscaped Strip Width Abutting a Street	6 m	3 m (Clark Avenue West) 2 m (Hilda Avenue)
i.	Minimum Setback to Portion(s) of Building Below Grade	1.8 m (Abutting Hilda Avenue and Clark Avenue West)	0 m
j.	Maximum Building Height	11 m	Building “A” - 70 m (20-storeys), exclusive of mechanical penthouse and roof-top architectural features for Building “A” on Part “A” as shown on Attachment #4 Building “B” - 11 m, exclusive of mechanical penthouse and roof-top architectural features for Building “B” on Part “A” as shown on Attachment #4
k.	Minimum Setback to Sight Triangle (Building “B”)	9 m	3.94 m
l.	Minimum Lot Area	20,000 m ² (minimum) to 30,000 m ² (maximum)	i) 6,552 m ² (Part “A”) ii) 17,748 m ² (Part “B”)
m.	Open Storage (Garden Centre for Existing Supermarket)	Not permitted	Permit a seasonal garden centre accessory to a supermarket to be operated from April 1 to October 31 of any year

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n.	Maximum Commercial GFA	7,000 m ²	976 m ² Building “A” (Part “A”) 1,357 m ² Building “B” (Part “A”) 7,000m ² Building “C” (Part “B”)
o.	Maximum Floor Space Index (FSI) on Part “A”	N/A	Permit a Maximum Floor Space Index (FSI) of 4.25 on Part “A”

Background - Analysis and Options

Location	<ul style="list-style-type: none"> Southwest corner of Clark Avenue West and Hilda Avenue, know municipally as 441 Clark Avenue West, shown as “Subject Lands” on Attachments #1 and #2. The 2.43 ha subject lands are rectangular in shape and have a total 209 m frontage on Clark Avenue West and 117 m frontage on Hilda Avenue, as shown on Attachment #3. Two existing driveways provide access to Part “B” of the site. The existing driveway on Hilda Avenue will provide access to Part “A”, which is the area subject to the redevelopment proposed by the applications. A rear service lane along the south property line provides access to the existing Building “C”.
Official Plan Designation	<ul style="list-style-type: none"> “Neighbourhood Commercial” by in-effect OPA #210 (Thornhill-Vaughan Community Plan). This designation permits a supermarket, retail shops, business and professional offices and personal service establishments, but does not permit residential uses. The proposed development does not conform to OPA #210, and an amendment to the Official Plan is required. The subject lands are designated “Low-Rise Mixed-Use” by VOP 2010. The maximum permitted building height is 4-stories and the maximum permitted density is 1.5 FSI. The proposal for a 20-storey building with a density of 4.25 FSI does not conform to VOP 2010, and therefore, an Official Plan Amendment is required.

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	<ul style="list-style-type: none"> The Owner has appealed the VOP 2010 land use designation on the subject lands to the Ontario Municipal Board (OMB). The Owner will be required to resolve their OMB appeal to VOP 2010 for the portion of the subject lands subject to the Official Plan Amendment application as part of the consideration of these applications. However, Section c) in the “Matters To Be Reviewed” section of this report encourages the Owner to amend their site-specific Official Plan Amendment application to address the entire property (Parts “A” and “B”) to address the resolution of their VOP 2010 appeal.
Zoning	<ul style="list-style-type: none"> C4 Neighbourhood Commercial Zone by Zoning By-law 1-88, subject to site-specific Exception 9(471), as shown on Attachment #2. The Owner has requested site-specific zoning exceptions over the entire site to permit additional uses in the C4 Zone on Parts “A” and “B” identified on Attachments #3 and #4, which do not comply with Zoning By-law 1-88, and to recognize the existing commercial plaza development and revised building setbacks. The proposed residential uses (apartment and townhouse dwellings), and the proposed commercial uses identified in the Purpose Section of the report, do not comply with Zoning By-law 1-88, and therefore, a Zoning By-law Amendment application is required to permit the proposed development.
Surrounding Land Uses	<ul style="list-style-type: none"> Shown on Attachment #2.

Preliminary Review

Following a preliminary review of the applications, the Vaughan Development Planning Department has identified the following matters to be reviewed in greater detail:

	MATTERS TO BE REVIEWED	COMMENTS
a.	Conformity with Provincial Policies, Regional and City Official Plans	<ul style="list-style-type: none"> The applications will be reviewed in consideration of the applicable Provincial policies and, Regional and City Official Plan policies.

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b.	Appropriateness of Proposed Uses, Building Height, and Density	<ul style="list-style-type: none"> ▪ The appropriateness of permitting the proposed 20-storey residential building with ground floor commercial uses and the 2-storey free-standing commercial building on the subject lands will be reviewed in the context of compatibility with other existing and proposed uses on the subject lands and with the surrounding land uses. ▪ The applications will be reviewed to have regard for bonusing provisions, pursuant to Section 37 of the Planning Act, VOP 2010, and the City of Vaughan Section 37 Policy Guidelines, to secure public community benefits should the applications be approved.
c.	Comprehensive Site Development	<ul style="list-style-type: none"> • The Owner proposes to develop only the easterly portion of the property at 441 Clark Avenue West. A comprehensive site development concept illustrating the possible future development (i.e. site organization, connections, building height and density, etc.) must be submitted by the Owner to allow the City to consider these applications in a comprehensive manner, to address the resolution of their VOP 2010 appeal on the entire property (Parts “A” and “B”). <p>Consideration should be given by the Owner to amending their Official Plan Amendment application and supporting documents to include the entirety of the subject lands consistent with their VOP 2010 appeal.</p>
d.	Urban Design and Sustainability Brief/Vaughan Design Review Panel	<ul style="list-style-type: none"> ▪ The Urban Design Brief submitted in support of the applications must be reviewed to the satisfaction of the Vaughan Development Planning Department, Urban Design and Cultural Heritage Division. ▪ The Vaughan Design Review Panel (DRP) reviewed the initial development concept on October 29, 2015, prior to the submission of the applications. The current development proposal must be considered at a future meeting of the DRP and the Owner must satisfactorily address the DRP comments (the DRP provides design advice to the Development Planning Department as input into the decision-making process). ▪ The appropriateness of the scale (height and massing) of the proposed podium will be considered in the context of the predominantly low-rise residential area.

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		<ul style="list-style-type: none"> ▪ The colour and materiality of the proposed building will be reviewed in the context of the surrounding area to ensure compatibility.
e.	Future Site Development Application	<ul style="list-style-type: none"> ▪ A future Site Development Application is required to facilitate the proposed development shown on Attachments #3 to #6, should the applications be approved. ▪ The following matters, but not limited to, will be considered through the review of the future Site Development Application, as well as, through the conceptual site plan and building elevation drawings submitted as part of the Official Plan and Zoning By-law Amendment process: the context of the immediate neighbourhood to ensure appropriate building and site design, site access, internal traffic circulation and pedestrian accessibility and permeability, barrier-free accessibility, proper turning movements in the loading areas and within the underground parking area, snow storage areas, the relationship of the proposed built form, building setbacks, height, shadows, landscaping, stormwater management, and servicing and grading. ▪ The Site Development Application must also be considered at a future Vaughan DRP meeting. ▪ A Site Plan Agreement is required to be registered on title for the subject lands, which reflects the existing development (Building “C”), should the applications be approved, and the existing Site Plan Agreement must be amended.
f.	Appropriateness of Official Plan and Zoning By-law Amendments Requested for the Proposed Development	<ul style="list-style-type: none"> ▪ The Owner has requested site-specific Official Plan and Zoning By-law Amendments to facilitate the approval of the proposed development. The appropriateness of the requested exceptions will be reviewed. ▪ The Owner is proposing to maintain the existing C4 Neighbourhood Commercial Zone on the subject lands and provide the necessary site-specific exceptions to Zoning By-law 1-88 to facilitate the proposed development rather than rezoning the easterly portion of the lands to a Residential Zone with the addition of commercial uses. The appropriateness of using the C4 Zone with site-specific exceptions to implement the proposal will be reviewed.

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g.	Traffic Impact and Parking Study	<ul style="list-style-type: none"> The Traffic Impact and Parking Study submitted in support of the applications must be reviewed and approved by the Vaughan Development Engineering and Infrastructure Planning Department (DEIP). The proposed parking ratios and the adequacy of the parking provided for existing commercial uses during the proposed construction phase will be assessed.
h.	Sustainable Development	<ul style="list-style-type: none"> Opportunities for sustainable design, including CEPTD (Crime Prevention Through Environmental Design), LEEDS (Leadership in Energy and Environmental Design), permeable pavers, bio-swales, drought tolerant landscaping, bicycle racks to promote alternative modes of transportation, energy efficient lighting, reduction in pavement and roof-top treatment to address the "heat island" effect, green roofs, etc, will be reviewed and implemented through the Site Development approval process, if the applications are approved.
i.	Phase 1 Environmental Report	<ul style="list-style-type: none"> The Phase 1 ESA (Environmental Site Assessment), submitted in support of the applications must be approved to the satisfaction of the Vaughan DEIP Department.
j.	Supporting Documents	<ul style="list-style-type: none"> The Owner has submitted the following materials in support of the applications, which must be approved to the satisfaction of the City or the respective public approval authority: <ul style="list-style-type: none"> Planning Justification Report NAVCanada Submission Community Services and Facilities Study Urban Design and Sustainability Brief Landscape Master Plan Pedestrian Level Wind Study Sun/Shadow Study Pedestrian and Bicycle Circulation Plan Computer Generated Building Mass Model Functional Servicing Report Phase One Environmental Site Assessment Transportation Impact and Parking Study Noise Report Review will also be given to determine if other studies are required.

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k.	Community Services and Facilities Study	<ul style="list-style-type: none">• The Community Services and Facilities Study submitted in support of the applications is a listing of the existing facilities and services within the community. The study should provide an opinion on the impact of the proposed development (should the applications be approved) on the existing facilities and services within the community and identify the required actions to address any deficiencies that may be identified. This study must be approved to the satisfaction of Vaughan Recreation Services Department.
l.	Noise Report	<ul style="list-style-type: none">▪ The Environmental Noise Assessment Report submitted in support of the applications must be approved to the satisfaction of the Vaughan DEIP Department and future noise warning clauses and noise mitigation measures may be required for residential units in accordance with the Ministry of the Environment and Climate Change (MOECC) Noise Guidelines under NPC-300 Class 1 (Urban) Environment for the development to ensure mitigation measures are included to address road, commercial use and CN rail noise recommendations in the Environmental Noise Assessment Report.
m.	Cash-in-Lieu of Parkland	<ul style="list-style-type: none">▪ The applications will be reviewed in accordance with the City of Vaughan's Cash-in-Lieu of Parkland Policy. Should the applications be approved, the final value of the Cash-in-Lieu of Parkland Dedication will be determined to the satisfaction of the Office of the City Solicitor, Real Estate Department, as part of the future site plan process and prior to the issuance of any building permit.
n.	Allocation and Servicing	<ul style="list-style-type: none">▪ The availability of water and sanitary servicing capacity must be identified and allocated by Vaughan Council, if the applications are approved. If servicing is unavailable, the lands will be zoned with a Holding Symbol "(H)", which will be removed once servicing is identified and allocated to the lands by Vaughan Council.

Relationship to Term of Council Service Excellence Strategy Map (2014-2018)

The applicability of these applications to the Term of Council Service Excellence Strategy Map (2014-2018) will be determined when the technical report is considered.

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Regional Implications

The applications have been circulated to York Region for review and comment. Any issues will be addressed when the technical report is considered. The Owner has requested York Region to exempt Official Plan Amendment File OP.16.004 from their approval. Should York Region grant the requested exemption and should Vaughan Council approve Official Plan Amendment File OP.16.004, the Regional exemption would enable the implementing Official Plan Amendment to come into effect following its adoption by Vaughan Council and the expiration of the required appeal period.

Conclusion

The preliminary issues identified in this report and any other issues identified through the processing of the applications will be considered in the technical review of the applications, together with comments from the public and Vaughan Council expressed at the Public Hearing or in writing, and will be addressed in a comprehensive report to a future Committee of the Whole meeting.

Attachments

1. Context Location Map
2. Location Map
3. Overall Conceptual Site Plan
4. Proposed Conceptual Site Plan (Part "A")
5. Conceptual Perspective Renderings
6. Conceptual Perspective Renderings

Report prepared by:

Laura Janotta, Planner, ext. 8634
Stephen Lue, Senior Planner, ext. 8210

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)