

Community and Operations Services Committee – May 12, 2025

Request to License up to 60 Parking Spaces for 78 Richmond Street West (Ward 4)

That the Community and Operations Services Committee recommend to City Council:

Whereas, Farhi Holdings Corporation has requested to licence up to sixty (60) parking spaces at the McMillan Parking Garage for prospective tenants and current professional tenants at 78 Richmond Street West (see Attachment 1); and,

Whereas, 78 Richmond Street West has a private parking lot with approximately forty-nine (49) parking spaces; and,

Whereas, the City operates three (3) Municipal Parking Public Garages within walking distance of 78 Richmond Street West; and,

Whereas, the licencing of sixty (60) parking permits would generate approximately \$4,437 per month; and,

Whereas, the forecasted long-term utilization percentage for off-street parking as reported in Report CO-24-60 dated December 4, 2024 was 52%; and,

Whereas, previous requests for new and amending agreements decreases the long-term utilization percentage of 52% to 51%; and,

Whereas, licencing sixty (60) parking spaces in the City's Municipal Parking Lots will increase the forecasted long-term utilization percentage from 51% to 54%,

Therefore be it resolved that the Community and Operations Services Committee select one of the following two options:

Option 1:

That based on Item CO-25-20 dated May 12, 2025, the request from Farhi Holdings Corporation to licence up to sixty (60) parking spaces in the City's Municipal Parking System be denied, maintaining the forecasted 2034 utilization of 51% of the 85% critical threshold.

Or

Option 2:

That based on Item CO-25-20 dated May 12, 2025:

1. That the request from Farhi Holdings Corporation dated April 15, 2025, to license up to sixty (60) parking spaces within the City's Municipal Parking System be

approved, increasing the forecasted 2034 utilization of 51% to 54% of the 85% critical threshold; and,

2. That the City of Oshawa enter into an agreement for a period of five (5) years with Farhi Holding Corporation to licence up to sixty (60) parking spaces in the City's Municipal Parking System at the monthly rate applicable for the spaces in accordance with the City's Fees and Charges By-law 109-2024, as amended; and,
3. That the Commissioner, Community and Operations Services Department, be authorized to execute the licence agreement in a final form and content satisfactory to the Commissioner, Community and Operations Services Department, the Commissioner, Corporate and Finance Services Department and the City Solicitor.

From: Shmuel Farhi <farhi@farhi.ca>
Sent: Tuesday, April 15, 2025 3:01 PM
To: Mary Cousineau <MCousineau@oshawa.ca>; Hailey Wright <HWright@oshawa.ca>
Cc: Muky Pundaky <Muky@fhc.ca>; Peter McGoey [C & W] <Peter.McGoey@cushwake.com>; Georgette Durston <georgette@fhc.ca>; Sid Thumu <sid@fhc.ca>; Ben Farhi <Ben@fhc.ca>; Mitchell Sophonow <mitchell@fhc.ca>
Subject: Re: 78 Richmond St. Parking Needs - We can accommodate the 60 parking

Hello Mary & Hailey,

I hope you're both doing well.

I'm following up on your email from November 2021 regarding the parking at the McMillan garage at 110 King St. W., where you kindly confirmed that you could accommodate the 60 parking spaces we required for 78 Richmond St., along with the volume discount of 15% for groups of 35 or more, bringing the monthly rate to \$73.95 + HST per space.

As we continue our leasing efforts in 2025, I'd appreciate your confirmation that these same terms can still be extended today. It would provide strong reassurance to both prospective tenants and potential owner-occupied buyers currently touring and evaluating the premises.

Thanks again for your continued support — our team is looking forward to hearing from you.

Warm regards,

Shmuel Farhi / *President*

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