

October 6, 2020

As-salāmu ‘alaykum wa-raḥmatu llāhi wa-barakātuhu,

For over 55 years, 151 Oxford Street has been the home of the London Muslim Mosque and a hub for Muslims in London, Ontario. By the grace and will of Allah SWT, the LMM has been a place where Muslims and non-Muslims have come to learn about Islam, take their first shahadah, read and learn the Quran, make friends, dribble their first basketball, eat delicious food, meet their spouse, and even discover the square root of 81.

As our tradition dictates, Islam is a way of life and the London Muslim Mosque has always managed to give the Muslim community a place to live their religion. Our full-time **weekday London Islamic School (LIS)** is guided by the Ontario Curriculum, and is supplemented by a robust Quran, Islamic and Arabic education. The LIS is currently in its 24th year of operation and has 250 registered students from preschool to grade 8, as well as a waitlist of students wanting to register and attend. On the weekend, this educational space is utilized for our **Weekend London Islamic School (WLIS)**, which provides Quran, Islamic and Arabic studies to 500 elementary-aged students on Saturdays and Sundays. Additionally, our **Quran Hifh Program (QHP)** offers a vast array of Islamic programs to approximately 1,000 children, youth and adults throughout the week and has produced numerous Quran memorizers, mashallah. The LMM is blessed, alhamdulillah, to be able to accommodate and educate thousands of students per week through these various initiatives, as well as carry out dawah and educational initiatives, maintain two Islamic libraries, host social, spiritual and humanitarian events, provide gym space for groups and private functions, host Ramadan iftars and so much more.

Alhamdulillah, with high demand for our successful programs, our current LMM property is at its **maximum capacity** for providing these services. As such, over the past several years, we have been actively searching for expansion opportunities to cater to our growing needs. We are excited to announce a unique opportunity that may never present itself again. The volunteer team of the LMM - Building Expansion committee has discovered an expansion opportunity near the London Muslim Mosque that holds great potential for our growing community.

This property is a 4-acre property that provides immediate access to an existing building structure, scenic green space, and is in proximity to parks and recreational facilities. This property has the potential to provide much-needed space for our growing educational and social needs. Additionally, this amazing property is only 550 meters away from the current location, making it easy to share resources and facilitate accessibility .

As your input is our priority, we would like to invite you to a **LMM General Members' Meeting (GMM)** to discuss the details of this property, our available and outstanding funds, as well as obtain approval to pursue this property to serve the growing needs of our community. Given the nature of these opportunities, the timeline is limited, and given COVID-19 restrictions, our meeting will be virtual. Insha'Allah, we **will be hosting a virtual GMM on October 18th to present this information and provide you the opportunity to vote on the approval of this purchase. To verify the membership of attendees, registration starts at 1 PM and after the registration we will start the meeting at 2 PM.**

The GMM's agenda will be as follows:

1. Opening Dua & Welcome
2. Details of the Property
3. Financial Update
4. Motion to Approve Purchase
5. Meeting Adjourn

We look forward to your feedback and support. Jazākoum Allāhu Khayran.

Sincerely,

The London Muslim Mosque Board of Directors
board@londonmosque.ca | 519-439-9451

LMM Woods

Strengthening LMM's Educational Services



LMM Woods



Quick Stats:

Location: 125 Woodward Avenue (550 meters away from LMM mosque)

Size: 4 acres total
2.5 acres usable with an approx. 14,000 sq.ft. two-storey building and 1.5 acres treed conservation area

Zoning: CF1 and R2-2
Existing Zoning of CF1 allows for a) Places of Worship; b) Public Swimming Pools; c) Day care centres; d) Elementary schools; e) Group Home Type 2; f) Libraries; g) Post office depots; h) Private schools; i) Secondary schools

Cost: \$2.1 million with deferred payment structured as follows:
1) \$1M on closing November 18, 2020
2) remainder \$1.1M in two years

If you have any queries, please kindly reach out to the LMM Building Expansion Committee at projects@londonmosque.ca.

Recommendation:

The LMM Building Expansion Committee strongly recommends LMM Members to seize this opportunity to acquire this 4-acre property. In addition to the close proximity to our existing facility, 125 Woodward Ave has an existing two-storey brick building structure that presently serves as an office space. With some renovations, expected to be significantly more economical than building a brand new building, the office space can be turned into a two-storey school to serve the needs of our day-school, weekend school, and Quran Hifth Programs.

In addition to the advantage of the property location, proximity, and amenities, the selling price and payment agreement negotiated with the seller is financially manageable for the community. Due-diligence has been completed on the property and the planned closing date for the sale is November 18, 2020. At the time of closing, LMM will be required to pay \$1M, for which funds have already been raised. The remainder of the \$1.1M will be required after 2 years. This will provide LMM two years to raise the remaining funds, thus avoiding the need to seek additional Islamic financing for this sale.

By the will and grace of Allah SWT, the need of our services has truly outgrown the capacity at 151 Oxford St and we are at times needing to turn away opportunities due to our limited capacity. We are without a doubt in need of a larger facility that can help us handle our immediate needs and provide potential for future programs. 125 Woodward Ave. is priced well within our means. It is only 550 meters away from LMM, boasts 4 acres of property, and has a well-built structure that can be utilized for our needs. The LMM BEC strongly urges Members to carefully consider the great potential this property can have for our community and to vote in favour of acquiring this for the sustainability and growth of our community. Please consider what a great legacy and sadaqah jariyah this will have for our community, like the great investment and hard-work that went into founding and building the LMM, over 55 years ago. Sadaqah Jariyah means a continuous, flowing and ongoing charity. It is one of the most rewarding acts we can do in our lives as the benefits of giving this type of charity can be reaped in this lifetime and long after we have passed. Sadaqah Jariyah will benefit the recipients more than once and that good deed will continue rewarding you even after your passing.

Allah (swt) guarantees to record these continuous acts of charity in the following verse:

إِنَّا نَحْنُ نُحْيِي الْمَوْتَىٰ وَنَكْتُبُ مَا قَدَّمُوا وَآثَارَهُمْ وَكُلُّ شَيْءٍ عِندَ أَحْسَنِيْنَا فِي إِمَامٍ مُّبِينٍ

“Indeed, it is We who bring the dead to life and record what they have put forth and what they left behind, and all things We have accounted for in a clear register.” (Qur’an, 36:12)

May Allah SWT reward those who have come before us and built a foundation and legacy for our community, and may He make us amongst those that continue this blessed work.

عن عثمان بن عفان رضي الله عنه سمعت رسول الله صلى الله عليه وسلم يقول { من بنى مسجداً يبتغي به وجه الله بنى الله له بيتاً في الجنة } . وفي رواية { بنى الله له مثله في الجنة }

*“Whoever builds a **mosque** for the sake of Allah, then Allah will **build** for him a house like it in Paradise.” – [Sahih al-Bukhari, Sahih Muslim]*

Key Features

1960's brick building structure, with wheelchair accessible entrance, currently used as an office space by Family Services Thames Valley.

Photos



Scenic green space with Gazebo structure and picnic tables, offering a beautiful space for gatherings of all kinds.



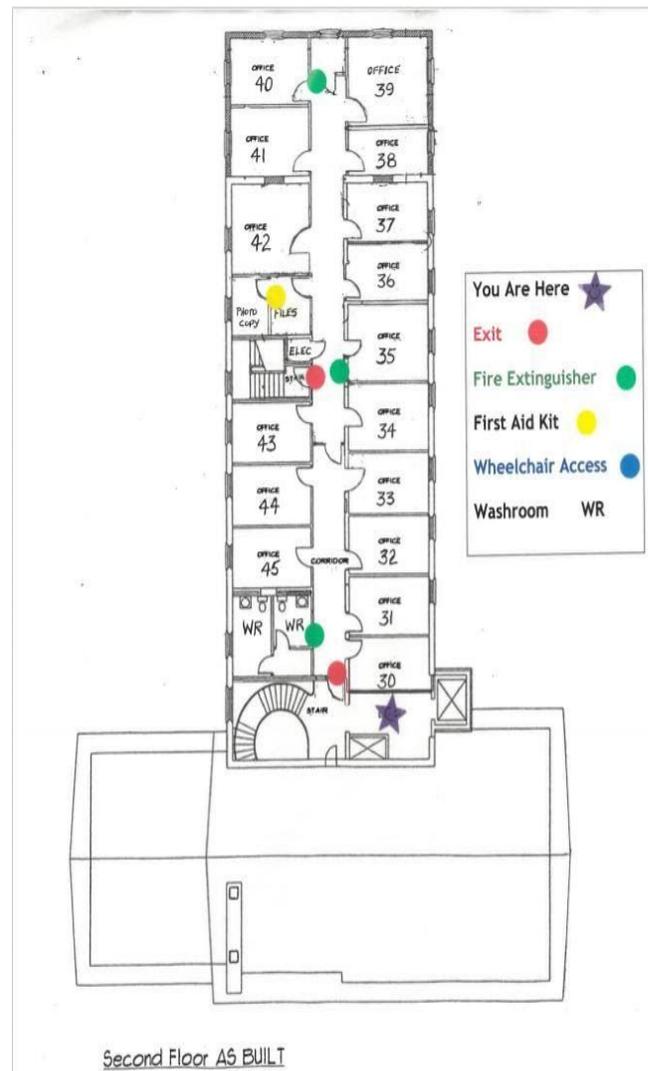
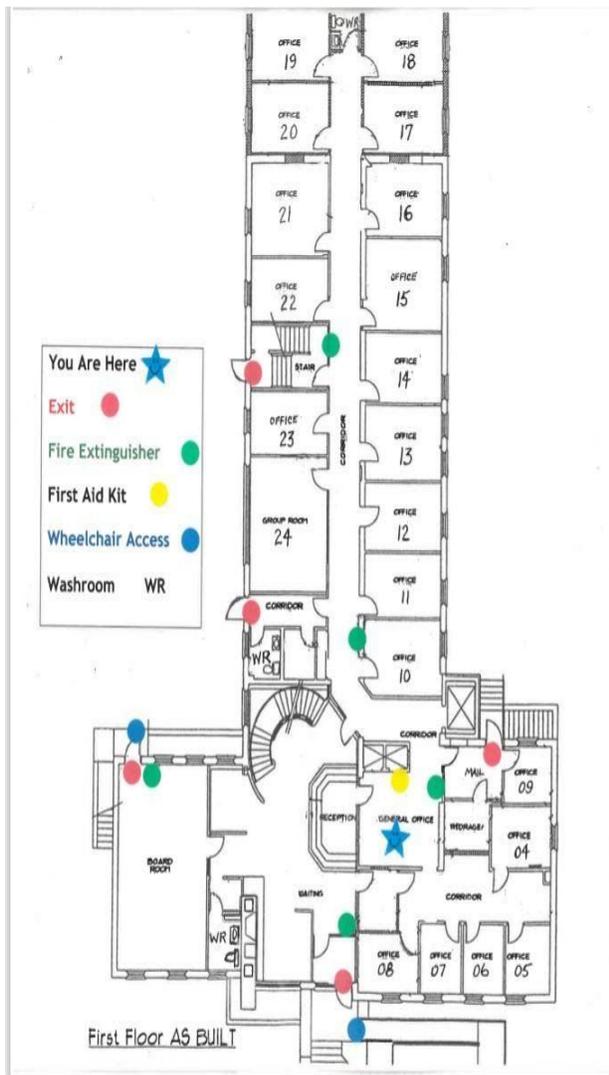
36 parking spots available at the property that can be used as overflow for Friday prayers.



With some interior renovations, the existing office facility, currently in use by Family Services Thames Valley, can be renovated to accommodate an estimated 6-8 required class rooms.



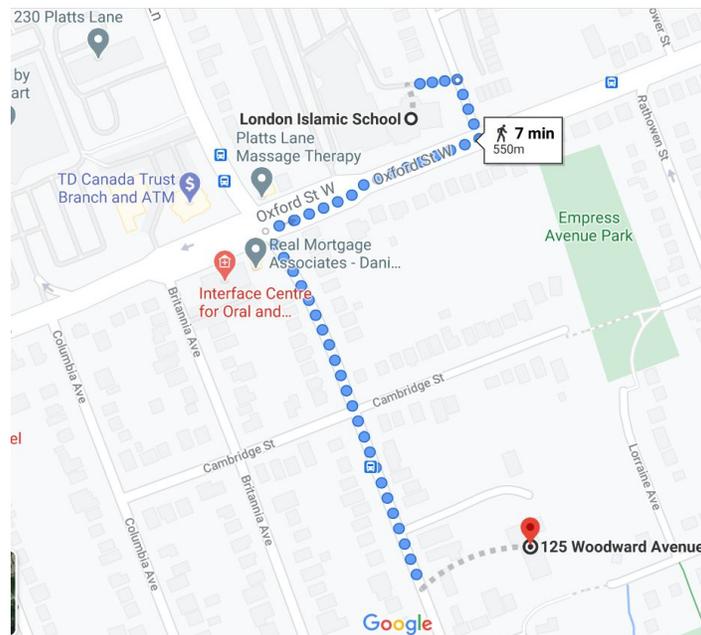
These classrooms will provide the much needed space for our day school, weekend school, and Quran Hifth Program.



In addition to the scenic green space on the 125 Woodward property, West Lions Park, the LMM adopted Kinsmen Park and Kinsmen Recreation Centre are a stone-throw away.



Furthermore, 125 Woodward Ave is in close proximity to the existing LMM facility (a brisk 7 minute walk or 1 minute drive), which allows for efficient sharing of organizational resources. This also makes it practical for parents who have children of different ages, who attend classes in both locations.



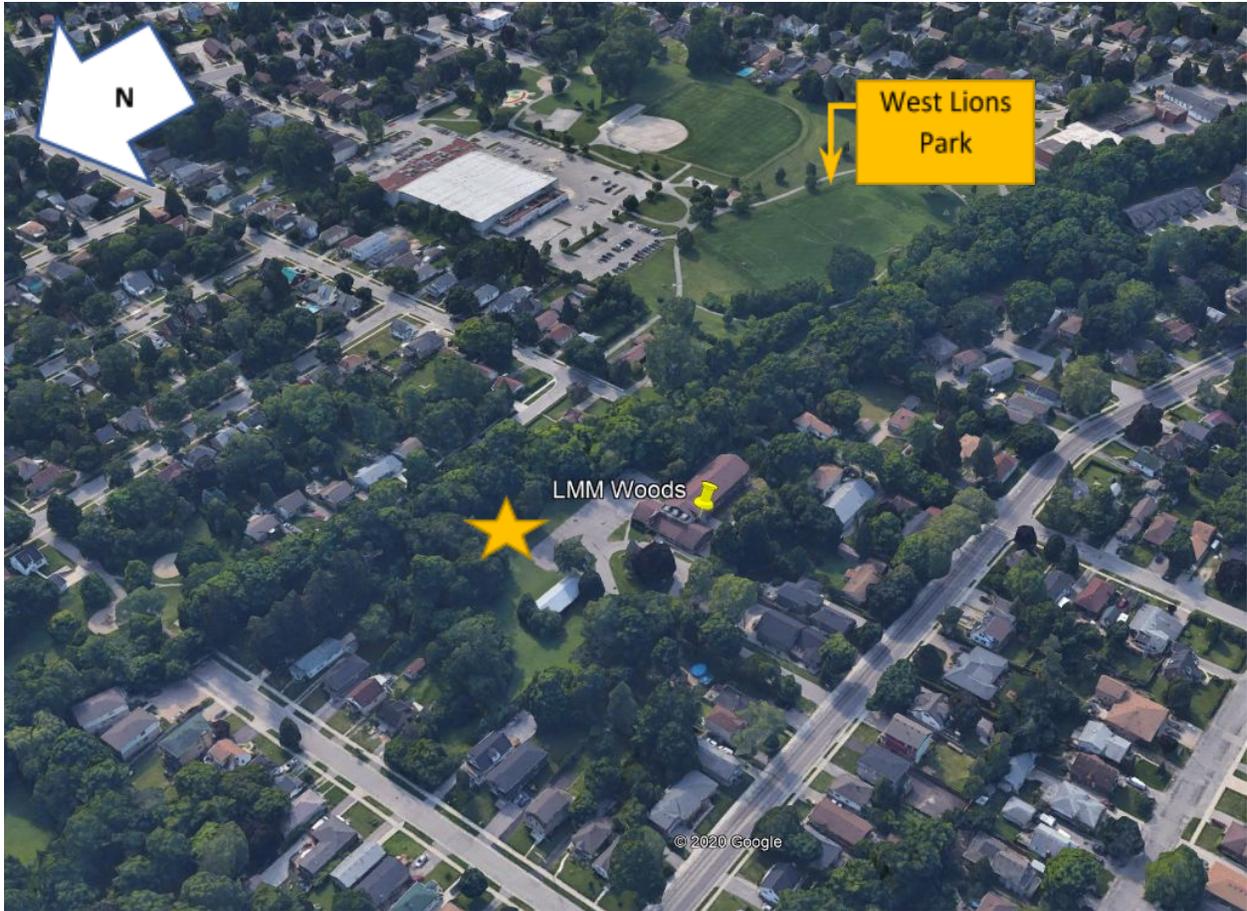
Larger size photos:



125 Woodward property



Proximity of 125 Woodward to LMM Oxford



Proximity of 125 Woodward to Recreational Facilities at West Lions Park