

Summary of Written and Oral Submissions:

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Note: This is a draft Summary of the Written and Oral Submissions received in respect of Zoning By-Law Amendment – Part of 3025 Albion Road North (ACS2018-PIE-PS-0122)), prior to City Council’s consideration of the matter on November 28, 2018.

The final Summary will be presented to Council for approval at its meeting of December 12, 2018, in the report titled ‘SUMMARY OF ORAL AND WRITTEN PUBLIC SUBMISSIONS FOR ITEMS SUBJECT TO BILL 73 ‘EXPLANATION REQUIREMENTS’ AT THE CITY COUNCIL MEETING OF November 28, 2018’. Please refer to the ‘Bulk Consent’ section of the Council Agenda of December 12, 2018 to access this item.

In addition to those outlined in the Consultation Details section of the report, the following outlines the written and oral submissions received between the publication of the report and prior to City Council’s consideration:

Number of delegations/submissions

Number of delegations at Planning Committee: five

Number of written submissions received by Planning Committee and Council between November 9 and November 28, 2018 : 231

Primary concerns, by individual **Everett Ethier, Ridgemont**

Community Association (oral submission)

- objects to the proposal solely because of traffic concerns, fearing an increase in residential neighbourhood cut-through traffic to get to the site
- requests the City implement a Holding provision on the Zoning until there are conditions in place to prevent cut-through traffic impacts

Norm Payne, President, Ridgemont Community Association (oral submission)

- concerns about cut-through traffic that would exacerbate the existing conditions and impact safety
- noted that traffic calming measures implemented in the area to date have not been successful and requested that the Ahlul-Bayt Centre of Ottawa agree to a Holding provision on the proposed Zoning By-law Amendment to ensure the new Centre would not cause cut-through traffic in the neighbourhood

Primary arguments in support, by individual

Mohamad Jomaa (oral submission)

- supports the proposal and notes that, while some in the community have expressed concerns about traffic, Hydro Ottawa operations there generated considerably more traffic than the proposed new use would

Kamal Fahs, Ahlul-Bayt Centre of Ottawa (oral submission)

- suggests that the new Centre would primarily be used as a school, and would have less employees and generate far less traffic than Hydro Ottawa did at that location
- suggests most drivers would not find it convenient to cut through side streets to access the Centre
- agrees the Centre would work with the City as needed to address traffic concerns to ensure the safety of the neighbourhood and their clients

Jennifer Luong, Novatech (applicant) (oral submission)

- clarified that their traffic analysis projects an additional 85 vehicles per hour at the midday peak on Kitchener Avenue, and an additional 40 per hour at the pm peak, which, when added to the existing traffic count for the area, does not meet the threshold to warrant an area traffic management study

Amani Ali (written submission)

- the Centre is crucial and will be a source of empowerment and safe space for many youth

Ahmed Beydoun (written submission)

- will be very big and positive step in the Muslim community, as the current location does not provide the needed space for the growing community
- the school is one of the top schools in Ontario and has a positive reputation, along with the community Centre; it provides many youth programs that help the younger generation stay away from bad influences that can lead to major life problems

Abdallah Douha (written submission)

- the zoning amendment would allow the building to be used as a place of worship, school and community Centre, as well as other usages stated in Document 2
- would personally benefit from the project as his children would attend the school and his family would participate in the faith based services and other recreational services offered there
- would not be of any disruption to the community and would benefit the community's diversity and add to the city's multicultural designation

Abdul-Karim Farhat (written submission)

- the mosque and community Centre are essential projects for the community and would improve involvement in after school and weekend programs that help keep our youth safe and productive, and provides the much-needed room to expand existing and new initiatives, such as social support services, athletic programs, and community outreach programs
- the ABIS organization and community have a history of several decades in Ottawa and have enjoyed very positive relationships with the surrounding neighbours as well as many different communities throughout Ottawa
- ABIS is one the top ranked schools in Ontario
- bringing the school close to where many families live would help greatly with daily transportation and would also help to reduce traffic throughout the city since parents would not need to go out of their way to drop off and pick up their children every day

Abdullah farhat (written submission)

- the project is very important for community

Abeer Zaher (written submission)

- the ABIS Center is an important part of the community and is the foundation for the educational and social well-being of the community's children

Ahmad Farhat (written submission)

- allowing the center to relocate to a larger building is crucial to the continuation of the well-being of the community, and would offer much needed services currently unavailable due to size constraints of the existing location

Ahmad Komaiha (written submission)

- this area would be very convenient for the plan and the future of the new center, being situated near most of the community members
- it will provide the community with a sense of involvement and will contribute to the community greatly

Ahmed Eter (written submission)

- there is a huge community in this area, his family included, that would benefit exponentially from this zoning approval

Akram Farhat (written submission)

- this is a great opportunity for the community to have such facilities in Ottawa south and would be greatly appreciated by Ottawa residents

Alex Raad (written submission)

- will reduce the traffic problem in that area

Ali Farhat (written submission)

- as a youth volunteer in the community, feels that more and more of our youth need to be in a safe place and off the streets; a large percentage of such youth live in Ottawa South and this project would help in youth outreach
- would also help residents in the area as the plan is that this will be a community center open to everyone
- this project has been delayed for far too long

Ali Hadi Mazeh (written submission)

- the new community center will house the new youth club, which gives the youth a sense of identity and second family, teaching people to be trustworthy and active members of society who support everyone and anyone

Annie-Sophie Ruel (written submission)

- Ottawa's religious and cultural diversity is a pillar of our community that strengthens relationships, morals and increases education in our community by helping children and adults learn about others and accept them for who they are
- Muslims of Ottawa South have tremendously contributed to the Ottawa South community with their local businesses and charitable events, and

a community Centre and mosque would be tremendously beneficial not only for Muslims but for everyone living in this area

Aya Serhane (written submission)

- the community has the right to access an Islamic school and a community center to practice their religion and culture

Ayad Khilkhal (written submission)

- there is an urgent need in the community for a new school and gymnasium

Aymann Zibara (written submission)

- it would be such a blessing to be able to gather with families and friends in the new center
- Ahlul-Bayt Islamic School does its best to provide great social, cultural, and religious events and activities, and this would allow ABIS to continue providing a safe, inviting environment for all ages in the community

Bassem Ali (written submission)

- a good majority of community members live in the south near this area, and this location would be easier to access

Batoul Hodroj (written submission)

- Ahlul Bayt Centre is a valuable and supportive asset to any community it is placed in, with an open door inclusive approach to people of different cultures, religions, and race

Batoul Jomaa (written submission)

- will greatly benefit the area and diversify the community

Bilal Baalbaki (written submission)

- the Center will benefit his family in different ways, especially the weekly Scouts meeting

Bilal Nasrallah (written submission)

- the community really needs this project in order to fulfill its social, educational, and religious needs

Colin Harris (written submission)

- will be a positive change for the community; changing Industrial lands to support a more community oriented use is a positive

Dalal Hachem (written submission)

- will help the community's children learn the language and the culture
- the City Councillor's hard work on keeping diverse cultures strong and lively is appreciated and will show children the importance of holding onto heritage

Dania El-Cheikh (written submission)

- the current location in Vanier is inconvenient

Diana Diya (written submission)

- as Canadian tax-paying citizens with equal rights, it is this community's right to have their children have access to an Islamic school to have a place for the community to meet and practice their religion and culture

Dina Saleh (written submission)

- the community center is needed in the south, where the majority of the community is, instead of having to commute to Vanier on a daily basis for school, scout and the youth club activities
- the project is overdue and the City needs to move it along

Elcheikh Ali (written submission)

- the Centre is crucial as a source of empowerment and safe space for many youth

email sender 'Ali karout' (written submission)

- the zoning amendment would allow the building to be used as a place of worship, school and community Centre, as well as other usages stated in Document 2
- would personally benefit from the project as his children would attend the school and his family would participate in the faith based services and other recreational services offered there
- would not be of any disruption to the community and would benefit the community's diversity and add to the city's multicultural designation

email sender 'Mohamad Z' (written submission)

- the zoning amendment would allow the building to be used as a place of worship, school and community Centre, as well as other usages stated in Document 2

- would personally benefit from the project as his children would attend the school and his family would participate in the faith based services and other recreational services offered there
- would not be of any disruption to the community and would benefit the community's diversity and add to the city's multicultural designation

email sender 'ranrouna nour' (written submission)

- it is very good activity for all kids

email sender 'Shirine Safa' (written submission)

- as Canadian tax-paying citizens with equal rights, it is this community's right to have their children have access to an Islamic school to have a place for the community to meet and practice their religion and culture

email sender 'Zeinab Ghandour' (written submission)

- as Canadian tax-paying citizens with equal rights, it is this community's right to have their children have access to an Islamic school to have a place for the community to meet and practice their religion and culture

F. Haidoura (written submission)

- it is important to the community to have a new home that would fit them all and to fulfill the rising needs of the community

Faten ahmad (written submission)

- as Canadian tax-paying citizens with equal rights, it is this community's right to have their children have access to an Islamic school to have a place for the community to meet and practice their religion and culture
- it will not negatively affect the community

Fatima Beydoun (written submission)

- is an avid supporter of the Ahlul Bayt Centre Ottawa, having been raised in that community Centre and currently volunteering in its youth programs
- there is a dire need to expand the Centre and its resources to accommodating a large and growing community

Ferdaws Kari (written submission)

- the old building the students currently call 'school' is very old and run down; children spend more time at school than they do at home, and should have a newer, healthier environment

ghaleb Abdul Karim (written submission)

- the community Centre is essential to the children growing up here and to the community

Hadi Cheaito (written submission)

- the community really needs a new community center with more space in order to grow and develop as a whole

Hana Abou-Abbas (written submission)

- is an area resident with children and teenagers who are waiting for the proposed location to become available for them as a school, a community center and a place of worship
- the center would be beneficial for so many families at this location, where the majority of people of this community live, and where they can show diversity and education in the best way possible

Hani Saad (written submission)

- will allow the inclusion of more culture and more diversity to that sector of the city
- the location of the Centre will greatly serve the community as a whole

Haniah Farhat (written submission)

- a bigger community center, mosque and school is needed for the future of the youth and future families in the community
- social inclusion is necessary for everyone
- preventing community growth because of existing or perceived future traffic issues is selfish
- the community will try to not create extra traffic in the area as much as possible

Hawraa Daher (written submission)

- the Muslim community in that area is growing and it would be very convenient to have a community, mosque and school available to them in the area

Hesham Daher (written submission)

- will bring a community together and allow the youth to interact with each other positively and develop as good citizens

Hussein Bazzi (written submission)

- is a great opportunity for community youth to gather at a bigger place and for the children that will be attending the school

Hussein Diya (written submission)

- support a new school for the children and their children and future generations

Hussein Zeidan (written submission)

- having this community center will practically improve the neighborhood and put the center's crowd in alliance with the area residents in terms of solving the existing traffic problem

Hussein Zeidan (written submission)

- this community center is very much needed by the community, this generation, and the ones after
- the community has been working on this for years

Iman Hojeije (written submission)

- it is the only place that brings him closer to his religion

Iman Sabra (written submission)

- would be a community hub to bring children, adolescents, families and seniors with shared common beliefs together, and would increase community members' bonding and reduce social isolation, two factors known to have positive effect on population health
- as a Canadian citizen, he would like his children to have equal rights to study in an Islamic school just as other kids in public school and Catholic schools

Issam Jomaa (written submission)

- this school project is very important to the future of the children in the community, and the old school is unfit

Jaffar Hashmi (written submission)

- a Centre in this area is due and his family will benefit from it

Jinan Zeitoun (written submission)

- it will house one of the top schools in Ottawa

Julie Harris (written submission)

- would be a positive change for the community, as changing Industrial lands to support a more community oriented use is a positive

Kamal Tabaja (written submission)

- the Southern Ottawa area has a large base of community that will be using this new proposed ABIS Centre for various activities that will further strengthen their added value presence and contribution to the city

Kamel El-Cheikh (written submission)

- Ottawa south has been home to thousands of law-abiding Muslim Canadians and this mosque in the south is a solution to their population and social challenges

Kassem Salhani (written submission)

- it can help the community and the hard-working Canadians there to have more schools to attend

Khalil samhat (written submission)

- it will add lots of help and support to the community

Kheirie (written submission)

- as Canadian citizens with equal rights, the children of the community should have access to an Islamic school

Lubna Fawaz (written submission)

- it would be a great opportunity to have a community center and a school where sports, Islamic and non-Islamic events are celebrated, and children learn the skills and resources needed to make them better Canadians

M Agour (written submission)

- this a great idea and a necessity for the Muslim community and those who have been living here a long time
- it has been planned for so many years

Mahdee hamam (written submission)

- this project is very important and helpful for community and the youth

Maher M. Matar (written submission)

- the community has grown significantly in the past 20 years and is in need of a community center to support them, in the area in which the majority of our community resides, to foster continued growth and to help raise responsible Canadians that contribute back to Canada as a whole in the most positive way possible, while holding on to some of their heritage and culture, that helps make Canada, Canada

Mahmoud Awada (written submission)

- the community center is needed in the south, where the majority of the community is located, instead of having to commute to Vanier on a daily basis for school, scout and the youth club activities
- the project is overdue, and the City needs to move it along

Makrame Salim Majed (written submission)

- 90% of the growing community live near the proposed Centre, so this location would be more convenient
- the new Centre would be able to accommodate more safe activities for youth

Malak Elhosseini (written submission)

- the community is in need of a larger, newer facility that is located in a prime area and allows them to host all of their programs, congregational prayers and gatherings more comfortably, as well as the need for a safer and more pleasant school environment

Mariam Ibrahim (written submission)

- as Canadian tax-paying citizens with equal rights, it is this community's right to have their children have access to an Islamic school to have a place for the community to meet and practice their religion and culture

Mohamad Awada (written submission)

- it will give youth more opportunities to volunteer and will increase the diversity within the community

Mohamad Karout (written submission)

- the zoning amendment would allow the building to be used as a place of worship, school and community Centre, as well as other usages stated in Document 2

- would personally benefit from the project as his children would attend the school and his family would participate in the faith based services and other recreational services offered there
- would not be of any disruption to the community and would benefit the community's diversity and add to the city's multicultural designation

Mohamed Ahmad Hakim (written submission)

- the southern Ottawa area has a large base of community that will be using this new proposed ABIS Centre for various activities that will further strengthen their added value presence and contribution to the City

Mohamed Jomaa (written submission)

- the development would be a positive change for our community, as changing Industrial lands to support a more community-oriented use is a positive
- it will reduce a lot of traffic in the area, given the amount of traffic generated by Hydro Ottawa staff and large trucks

Monira Kayhan (written submission)

- the zoning amendment would allow the building to be used as a place of worship, school and community Centre, as well as other usages stated in Document 2
- would personally benefit from the project, having children who would attend the school, and the family would participate in the faith-based services and other recreational services offered there
- proposed usage would not be of any disruption to the community, but would benefit the neighbourhood diversity and add to the city's multicultural designation
- the proposed usage of the building would change the traffic pattern from the current use (Hydro Building with 400 full time employees) and would not negatively impact the neighbourhood in terms of traffic

Mostafa Kari (written submission)

- the current location is outdated and too small for the growing community, and the proposed school and worship center would be able to comfortably gather the Muslim community together

- the school has consistently scored really well by the Fraser Institute so it's only best to support a school that excels in academics as well as creates a sense of belonging for Muslim children and youth

Nadine Khamis (written submission)

- it would be a good place for the future of her/his children

Neema Heidari (written submission)

- the new Centre would be an excellent addition to the youth-development infrastructure of the riding, through its inclusion of multi-purpose classrooms, a school, gymnasium and swimming pool, and would positively impact the surrounding community upon completion and for many future generations to come

Nesrin Alnouilati (written submission)

- as Canadian tax-paying citizens with equal rights, it is this community's right to have their children have access to an Islamic school to have a place for the community to meet and practice their religion and culture

Nour Fakih (written submission)

- this new Centre will give the community a safer area to reside and grow

Noura Hammoud (written submission)

- as Canadian tax-paying citizens with equal rights, it is this community's right to have their children have access to an Islamic school to have a place for the community to meet and practice their religion and culture

Philippe Asselin and Carol Schwartz (written submission)

- provided a submission containing the names of 55 individuals in opposition to any increase in traffic/cut through traffic in the neighbourhood, due to the proposed re-zoning, that would jeopardize public safety

Rajaa Diya (written submission)

- as Canadian tax-paying citizens with equal rights, it is this community's right to have their children have access to an Islamic school to have a place for the community to meet and practice their religion and culture

rana awada (written submission)

- the majority of the community lives in the south and needs a more conveniently-located Centre in that area, rather than commuting to Vanier seven days a week for school and youth activities

- the existing location in Vanier adds to traffic with so families commuting there from the south

Rashad Dawi (written submission)

- the school project is very important to the present and future of his/her children
- the organization has created awareness in the city of Ottawa and across Canada and its continued growth and expansion will only increase the positive difference in the lives children, youth and working people
- the community is welcoming to all people who want to learn more about the peaceful work they do, and this adds to Canada's harmony and appreciation of its cultural diversity

Reem Atwi (written submission)

- attends the ABIS school and would prefer it to be at this more convenient location that wouldn't require such an early and long commute

Rola Kudsy (written submission)

- as Canadian tax-paying citizens with equal rights, it is this community's right to have their children have access to an Islamic school to have a place for the community to meet and practice their religion and culture

Sahar Safa (written submission)

- as Canadian tax-paying citizens with equal rights, it is this community's right to have their children have access to an Islamic school to have a place for the community to meet and practice their religion and culture

Samia Salame (written submission)

- the new Centre would be a new home for her/him to be able to express religious beliefs, feel more spiritual, commemorate important events, hold dinners, have celebrations, etc.

Sarah Saleh (written submission)

- it will benefit the community around the Centre

Sarah yassin (written submission)

- as a young member of this community, she is excited to see the community grow and allow youth and community to stay connected and establish something great together

Tarek Saad (written submission)

- the new Centre will be very suitable place for families in the community to gather for group activities and have community celebrations on various occasions

Waffa kudsy (written submission)

- as Canadian tax-paying citizens with equal rights, it is this community's right to have their children have access to an Islamic school to have a place for the community to meet and practice their religion and culture

Yamen Nasrallah (written submission)

- it would be a very convenient location and site that would enable the community to have a school and a mosque big enough to welcome the growing community

Yasser amacha (written submission)

- most of the community lives in the south and needs a more conveniently-located Centre in that area, rather than commuting to Vanier seven days a week for school and youth activities
- the project has been delayed too long and the City needs to move on the file

Zahraa Olleik (written submission)

- it will bring nothing but good to the neighbourhood

Zeinab Baalbaki (written submission)

- a new and bigger Centre for the community, in an area that is more centrally located, is integral to address the needs of the rapidly growing community members
- the Centre would provide a school, mosque, and community center, but also a second home to many, where children learn to integrate their identities as both Muslims and Canadians, while developing the skills needed to become productive members of society
- it would provide a safe place for the community to congregate in worship, to find support in hardships, and to celebrate their traditions and culture

Allstar Collision & Auto Centre Inc., for Hassan Beydoun, Kamal Beydoun, Ali Beydoun, Mustapha Hotait, Zafar Masood, Rawda Matar

- will have a strong impact on the community and improve their children's future well-being

The following individuals provided written correspondence, simply indicating support for the proposal:

- Ali Abdallah
- Ayah Daoui
- Ahmed Dayekh
- Ali Faour
- Akber Hussain
- Amjad Mansour
- Alaa Matar
- Amal Nasrallah
- Ahmad Nasrallah
- Ali Rammal
- Adel Rashad
- Ali taleb
- Asif Zaidi
- Amneh Zeitoun
- Berhan Bahsoun
- Boushra Gharib
- Ms. Berak Hussain
- Biraq Hussein
- Bahjat reda
- Bassem Sader
- Batoul Salloum
- Darine Harb
- Dunia Sleiman
- Fatima Alkhatib
- Fatmé El-Amine
- Fatima kashif
- Fisnik Kuki
- Fatme reda

- **Fatme Sabra**
- **email sender 'face kom'**
- **Gina Mahmoud**
- **Ghadir Matar**
- **Hassan Bazzi**
- **Hiba Dorias**
- **Hicham El-Seyed Ali**
- **Helga El-Zein**
- **Hassana Hamade**
- **Hussein Hamdan**
- **Hussein Hassoun**
- **Hawraa Jomaa**
- **Hassan khazaal**
- **Hiba Lezzaik**
- **Hussein Matar**
- **Hauraa Mohammad**
- **Hala Rachini**
- **Hanadi Rammal**
- **Hanan Samhat**
- **Hanan taha**
- **Hussein Yehia**
- **Hassan Zeidan**
- **Houneida zibara**
- **Ibrahim Awada**
- **Iman Beydoun**
- **Iman Nasrallah**
- **Joumana Farhat**
- **Jawdat Kanso**
- **Jalil Malakzada**
- **Jamile matar**

- **Katia Abdallah**
- **Kamel Al Zein**
- **Kassem kachmar**
- **email sender 'khalil kmiaha'**
- **Louay chebbani**
- **Linda Hmayed**
- **Lorrain Tyrany**
- **Lama Zeitoun**
- **Maria Abbas**
- **Maye Beydoun**
- **Mona Beydoun**
- **Mohamed Elcheikh Ali**
- **Masooma Faiq**
- **Mohamad Fakih**
- **Manal Farhat**
- **Mahmoud Ghaddar**
- **Mahmoud (M. J.) Hachem**
- **Mohamad Kassira**
- **Mohamad Rammal**
- **Mishaal Taresh**
- **Mariam zeineddine**
- **Nadine alachkar**
- **Nabil Atwi**
- **Nader atwi**
- **Nessrin Houmani**
- **Naira Zaidi**
- **Narjes Zeitoun**
- **Nesrine Zibara**
- **Nisrine**
- **Ola arzouni**

- **Ola komaiha**
- **Pierre Ruel**
- **Rana and Zeinab Hamam**
- **Rana Beydoun**
- **Rawda Beydoun**
- **Rania El-Dika**
- **Rana Hamam**
- **Rukiah Jheran**
- **Reza Shirazi**
- **Reda Taleb**
- **Roula Zaydan**
- **Rana Zbib**
- **Syed Ali Raza**
- **Sarah Beydoun**
- **Samia Dawi**
- **Syed Hassani**
- **Sajid Jaber**
- **Shokofa karimi**
- **Syed Kashif Alamdar**
- **Samia Kazan**
- **Sean Martin**
- **Soraya Ramjohn**
- **Shamim Rizvi**
- **Samar shugaa**
- **Sajida Sobeh**
- **Selma Tischer**
- **Syed Zaidi**
- **Tagharid Jaber**
- **Taha Hasan**
- **Tamam Madani.**

- **Wassim ghadie**
- **Wafaa**
- **Wayne McGuire**
- **Yasmeen Charara**
- **Yasser Fahs**
- **Yasmeen Samhat**
- **Zeinab Awada**
- **email sender 'Zeinab Borji'**
- **Zahra Charara**
- **Zeinab Fashwal**
- **Zeinab Hedroj**
- **Zaynab Zaidan**
- **Zeinab Hussein**
- **Ahmad Dawi**
- **Issa Ali**
- **Salam Saleh**
- **Hussein Hachem**
- **Email sender 'nahle74'**

Effect of Submissions on Planning Committee Decision: Debate:
The Committee spent approximately 49 minutes on this item.

Vote: Planning Committee did not make any changes to the report recommendations and CARRIED the item as presented, with the following Direction to Staff:

That staff be directed to continue to work with Councillor R. Brockington on appropriate and community-endorsed traffic calming initiatives at or in the vicinity of the Albion Road North / Kitchener Avenue intersection and potentially other locations within the immediate River ward neighbourhood.

Effect of Submissions on Council Decision:

Council considered all written and oral submissions in making its decision and CARRIED this item without making any changes to the report recommendations.