

Subject: Concern Regarding Proposed Condo Development at Rideout Court (10390 Pine Valley Drive, applicant: Country Wide Home (Pine Valley Estates) Inc. – proposal: 19T-25V002

Dear City Clear & Rosanna,

My name is Haroon Meer, and I am a homeowner in the Lindvest Estate community. I purchased my home in June 2020 and moved in August 2022. Since then, my family and I have been living at [REDACTED] Ballantyne Boulevard [REDACTED]

It has recently come to our attention that Country Wide Homes is planning to develop two condominium buildings—one 10-storey and the other 12-storey—at the Rideout Court location (10390 Pine Valley Drive). I am writing to express my deep concern and disappointment regarding this proposed development.

When I purchased my home during Phase 1 of the project, I was among the first buyers in the area. At no point during the purchase process or afterward was I informed that such high-density, multi-storey condo complexes would be constructed in the heart of our subdivision. Had I been made aware of these plans, I would never have chosen to invest in this area. My decision to buy here was based on the understanding that this would be a quiet, family-oriented neighborhood suitable for raising our two young children.

My primary concerns relate to safety, traffic, and the overall character of the community:

1. **Traffic and Safety:** Our home is directly across from the pond on Ballantyne Boulevard, an area that already experiences significant vehicle traffic. The addition of two high-rise residential buildings will only exacerbate the congestion. This raises serious concerns about road safety, particularly for children and pedestrians. As a parent, I am extremely worried about my kids' safety when playing outside or walking in the neighborhood.
2. **Community Impact and Crime:** With a sudden and substantial increase in population density, we anticipate more noise, reduced privacy, and a greater strain on local infrastructure. Moreover, we are already seeing troubling incidents in our community, such as car thefts and break-ins. The influx of new residents could potentially increase such criminal activity, leaving families like mine feeling vulnerable and unsafe.
3. **Lack of Transparency:** It feels deeply unfair and deceptive that buyers were not informed of the potential for such high-rise development when purchasing homes. We feel misled—trapped into a situation that we would not have agreed to had all the facts been disclosed. It is our belief that proper disclosure and community consultation should have been part of the planning process from the beginning.

