

# URBAN STAR HORSE CREEK DEVELOPMENT PHASE 1 & 2 LTD.







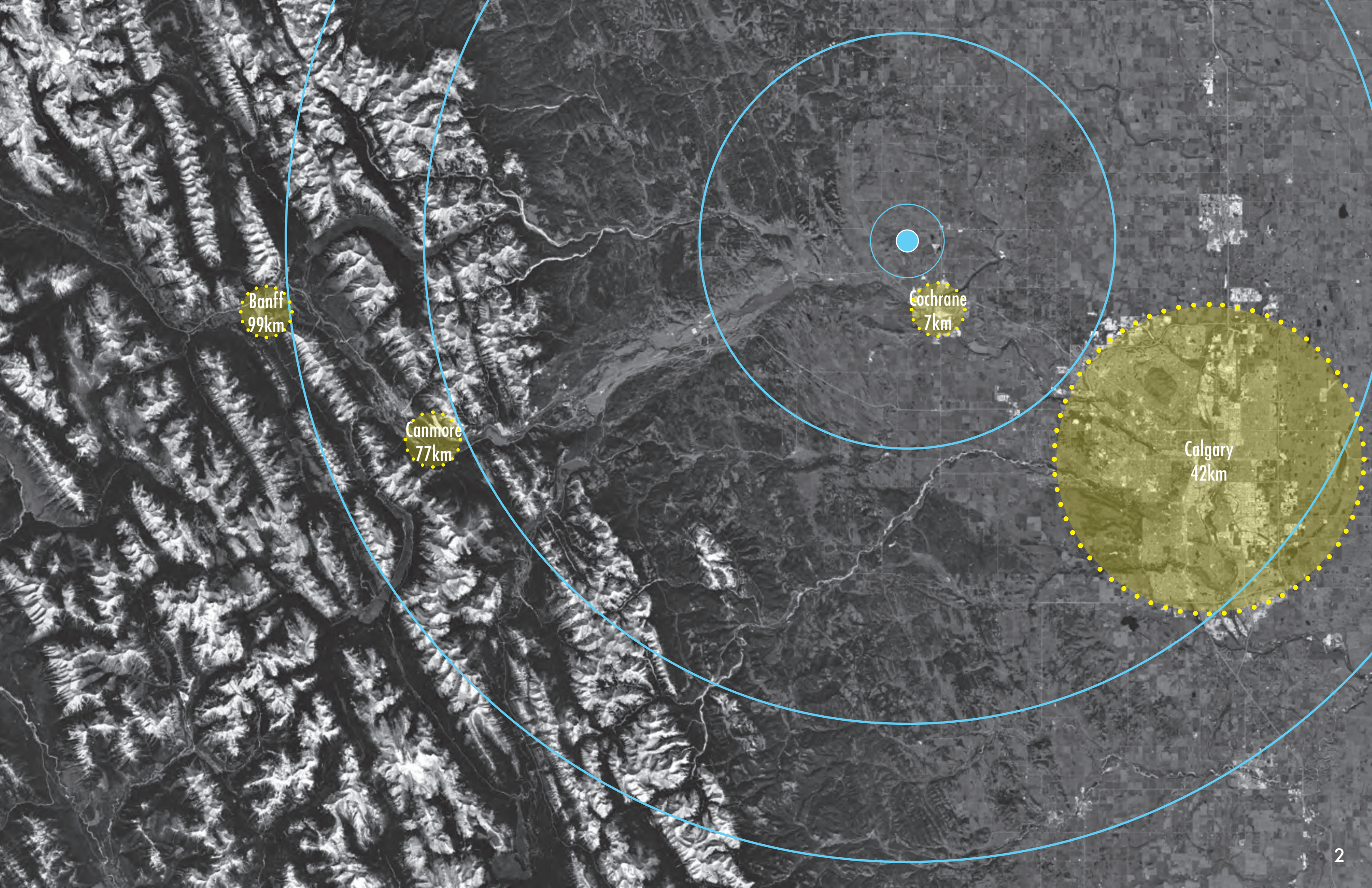
## Site Location

The subject site is located slightly north of the Town of Cochrane and falls within the boundary of the Cochrane North ASP. It is divided into Phase 1 and Phase 2 (as illustrated above) and is legally described as Lot 1 & 2, Block 1, Plan 171 1365; and NE 29-26-4-W5M respectively, totalling approximately 280 acres. The site is near Big Hill Springs Provincial Park, a significant environmental amenity. From a regional standpoint, UrbanStar Horse Creek Development Ltd. site is situated advantageously between Cochrane and the Rocky Mountains, rendering it perfect for those who desire close proximity to both city and nature.

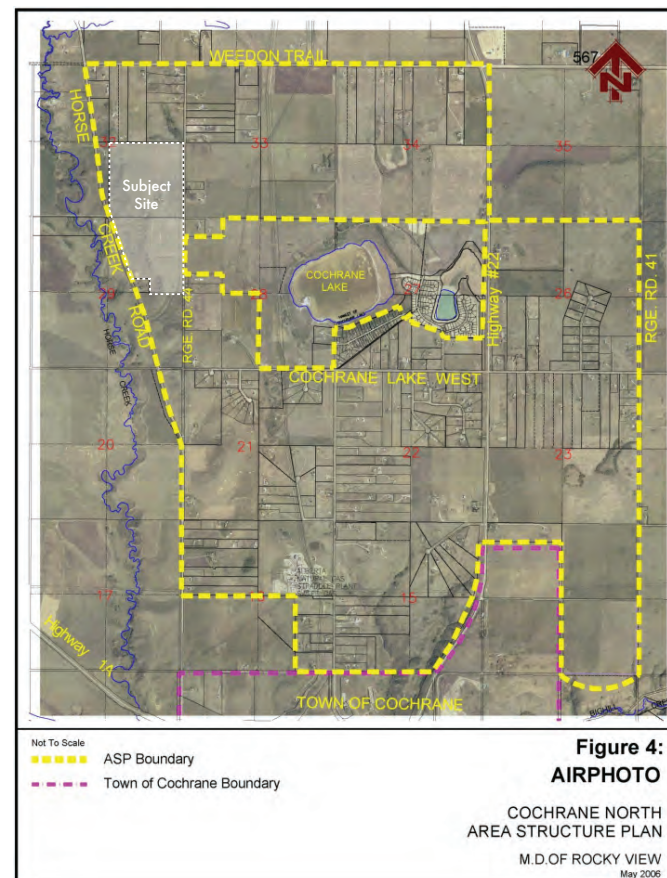
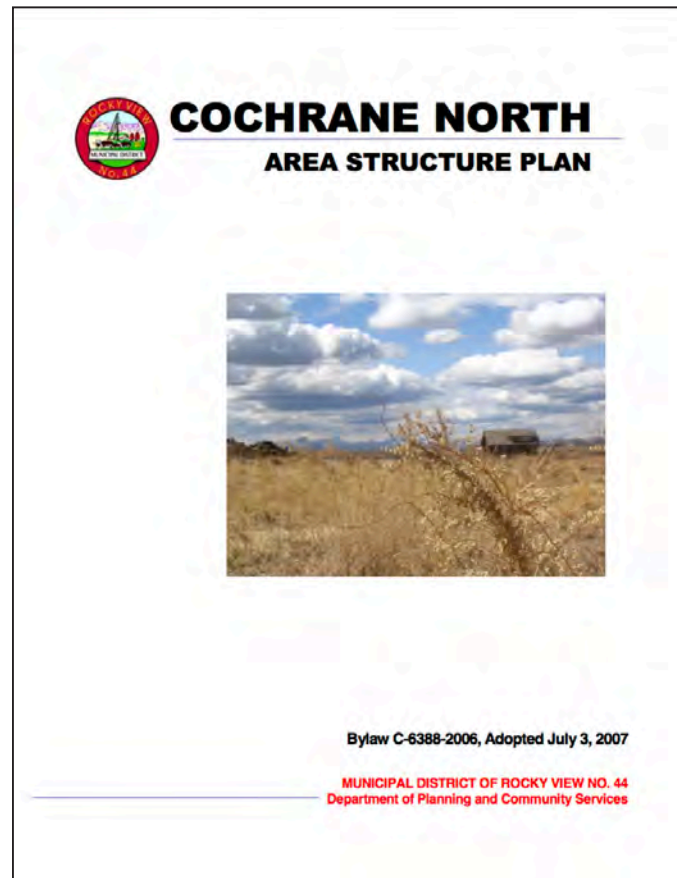


Site Location relative to the Town of Cochrane









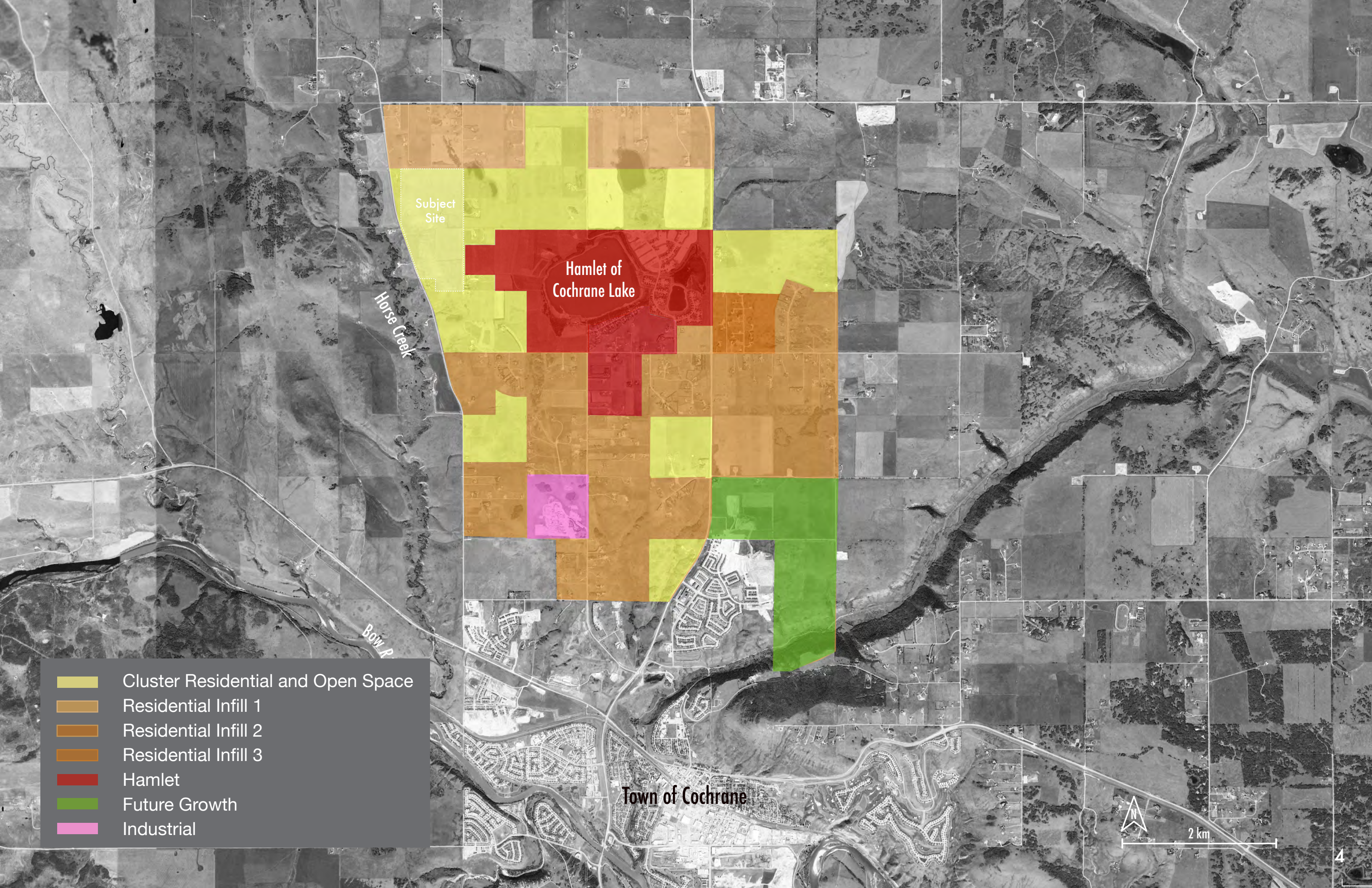
## Relevant Policies from the Cochrane North Area Structure Plan

- At the time of subdivision lot lines along the western boundary of the Plan Area shall be set back a minimum distance of 20 metres to the east of the top of the escarpment.
- The maximum residential density within the Cluster Residential and Open Space Policy Area shall be one dwelling unit for each gross acre of land (including Environmental Reserve) that is subject to the Conceptual Scheme.
- Notwithstanding policy 6.2.19 and 6.2.30, higher residential densities with smaller lots may be achieved at a rate of one extra dwelling unit for every 2 acres of open space more than the minimum 30% open space requirement.
- The maximum parcel size for one residential unit within the Cluster Residential and Open Space Policy Area shall be 2 acres. No more than 25% of parcels may exceed one acre in size.
- A suitable range of housing types (e.g., single-detached, semi-detached, townhouses, low-rise multi-unit buildings) may be considered within the Cluster Residential and Open Space Policy Area, provided such housing types are compatible with their surroundings and integrated in an efficient and logical manner.
- Clustered multi-unit residential development (i.e., other than single-detached) may be considered as appropriate means of achieving the densities addressed in policies.
- Residential clusters should be arranged to minimize impacts to adjacent uses, such as agricultural operations, as well as to minimize disturbance to woodlands, wetlands, grasslands, and mature trees; and should be designed to protect scenic views of open land from adjacent roads. Visual impact should be minimized through use of landscaping or other features.
- New development should incorporate mitigation measures such as landscaping, berming, or other buffering to ensure compatibility with adjacent land uses.
- 6.2.30 Each Conceptual Scheme within the Cluster Residential and Open Space Policy Area shall provide for a minimum of 30% open space
- 6.2.31 The minimum required open space is 30 % of the gross acreage. When identifying open space to be preserved:
  - a. first priority should be given to existing agricultural operations, intact natural areas, rare and endangered species, environmental corridors, natural and restored prairies, significant historic and archaeological properties, and steep slopes;
  - b. second priority should be given to areas providing some plant and wildlife habitat and open space values;
  - c. third priority should be given to areas providing little habitat but providing view shed, recreation, or a sense of open space;
  - d. water bodies and slopes greater than 25% should not constitute more than 50% of the identified open space; and
  - e. open spaces designed to provide plant and animal habitat shall be kept as intact as possible and trails shall be designed to avoid fragmenting such habitat.
- In order to achieve the minimum 30% open space requirement addressed in policy 6.2.30, alternative means of open space dedication are strongly encouraged within the Cluster Residential and Open Space Policy Area.

The site is identified as future “Cluster Residential and Open Space,” which suggests a residential density of 1.0 upa (or 2.0 upa if when 30% of the plan area is dedicated to open space). The Cluster Residential land use allows for an array of housing types that include varied single and multi-family forms.

Physical characteristics of the site include steep slopes and upland grasslands. These slope and ravine areas are best suited for open space dedication, which in turn will facilitate the clustering of lots in areas flatter and more conducive to development.





Subject Site

Horse Creek

Bow R.

Hamlet of  
Cochrane Lake

Town of Cochrane

- Cluster Residential and Open Space
- Residential Infill 1
- Residential Infill 2
- Residential Infill 3
- Hamlet
- Future Growth
- Industrial



2 km



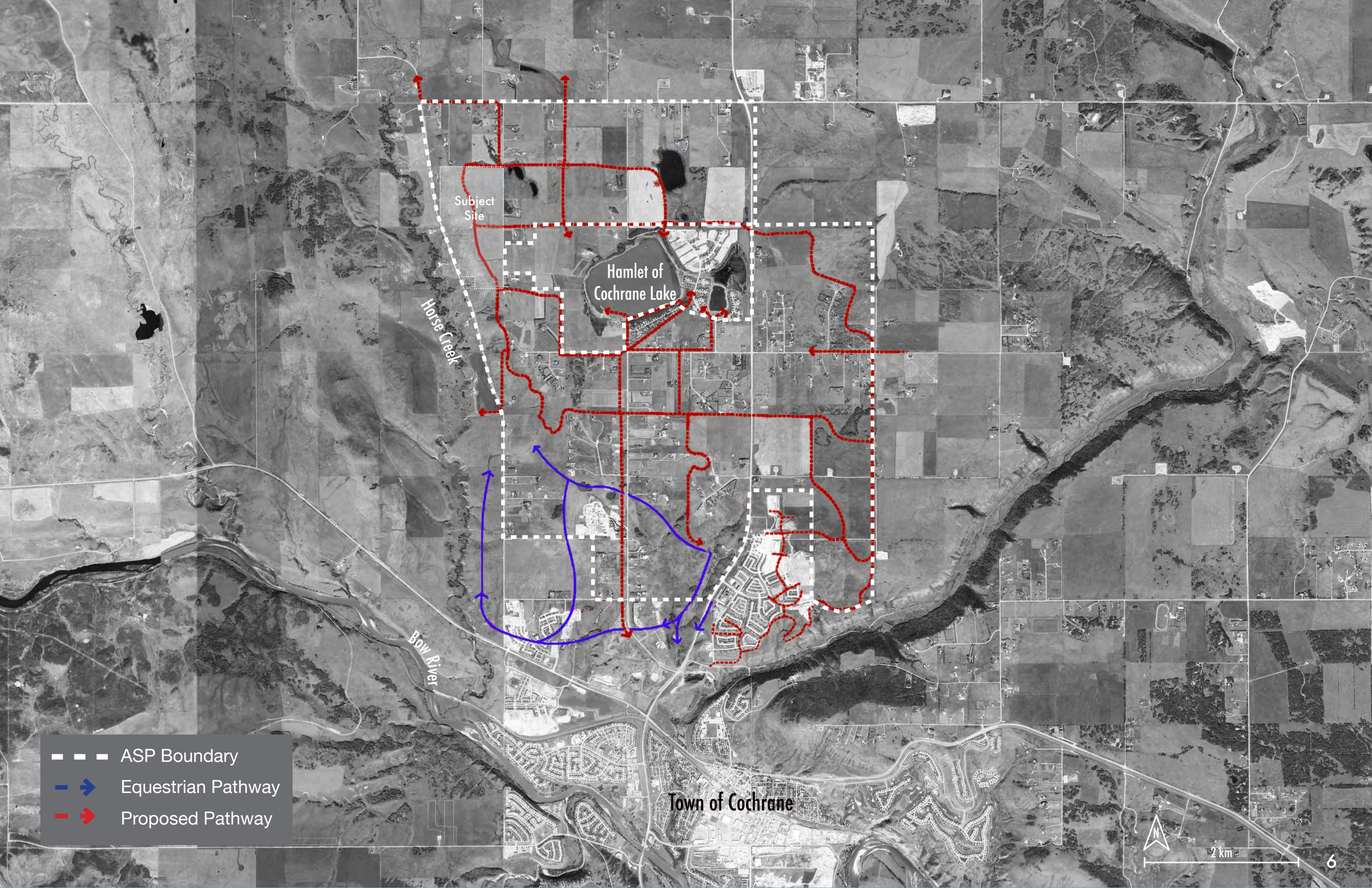


There is a strong focus in the Cochrane North ASP placed on preserving and connecting natural areas. Connections can take the form of ecological corridors and pedestrian, cycling, or equestrian trails. The large provision of upland grassed slopes along the western edge of the developable area lends itself wonderfully to the construction of a pathway system that takes advantage of the breathtaking Rocky Mountain vistas, becoming an attractive natural amenity for future residents.

## Relevant Policies

- The Reserve and Trails policies are intended to establish a framework for the creation of a connected and comprehensive system of public open spaces, pedestrian and bicycle pathways, equestrian trails, and natural areas within Cochrane North. An analysis of Municipally-owned lands and the natural environment within the Plan Area has resulted in the identification of the following potential linear open space corridors
- In accordance with any approved recreation plans within Cochrane North, linkages and continuity among pathway and trail systems, public open spaces, and significant natural areas are encouraged in order to provide passive recreational opportunities for both existing and developing communities.
- The pathway and trail system should provide recreational and travel opportunities and connections that will accommodate a variety of users (e.g., pedestrian, bicycle, and equestrian users).
- Pedestrian, bicycle, and equestrian pathways and trails should be directed away from the Municipal road network, except where appropriate accommodation of such users can be safely integrated in relation to the carriageway.
- Wherever possible, pathways and trails should be located along significant natural areas and natural drainage or water courses, provided that they will not create any adverse environmental impacts.





- ASP Boundary
- ➔ Equestrian Pathway
- ➔ Proposed Pathway



2 km



# THE SITE

The subject lands are located at the western edge of the Cochrane North ASP boundary, adjacent to the Hamlet of Cochrane Lakes. The subject property contains upper benchlands and slopes towards the west providing excellent views of the mountains.

In the Cochrane North ASP, a trail at the edge of the escarpment is proposed. Additionally, a 20 metre setback is required at the top of escarpment to accommodate this trail.

The majority of the site is currently in pasture and hayland. The sloped grasslands on the west side of the subject lands are to be protected as open space.



Sloped Grasslands

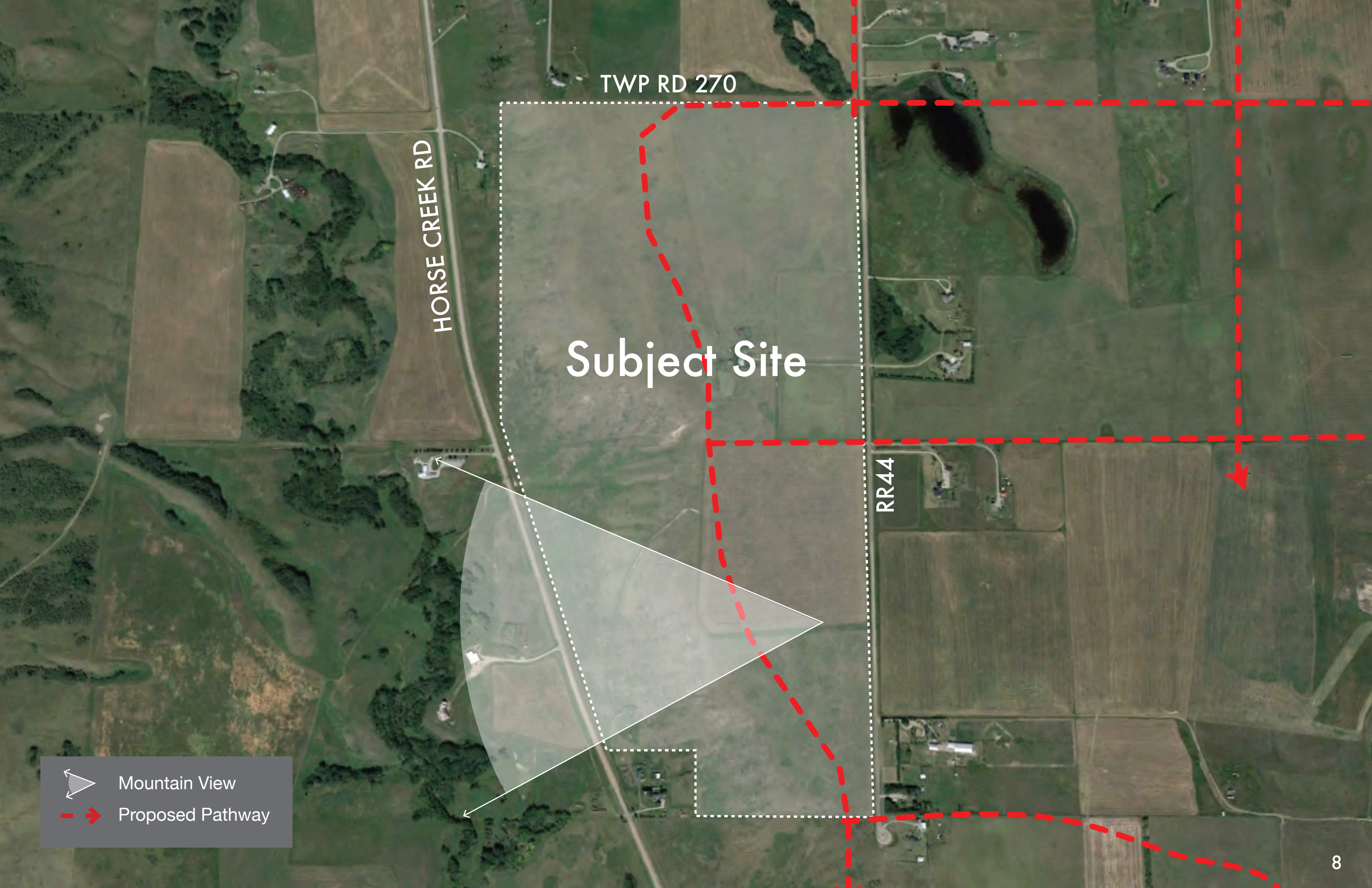


Mountain View, looking west



Pasture Lands





TWP RD 270

HORSE CREEK RD

Subject Site

RR44



Mountain View



Proposed Pathway



## Lotting

A conceptual and preliminary lotting exercise demonstrates that approximately 140 lots can be accommodated in Phase 1, and approximately 173 lots in Phase 2 (see Figures 1-3). This preliminary lotting design is based on an increased density as per S. 6.2.19 of the Cochrane North ASP, where one additional dwelling unit may be allowed for every 2 acres of open space more than the minimum 30% open space requirement.

## Servicing

The site can be serviced with potable water and piped wastewater (Urban Standard) utility servicing. Water is provided by Horse Creek Water Services Inc. and wastewater is provided by Horse Creek Sewer Services Inc. These companies are the deep utility service providers for Cochrane Lakes and Cochrane North. More information on the company can be found at

[www.horsecreekwater.com](http://www.horsecreekwater.com)



Supplying drinking water and  
waste services to the community  
of Monterra on Cochrane Lakes





URBANSTAR HORSE CREEK

ROCKY VIEW COUNTY



SCALE: 1:4000  
DATE: 03/04/2018  
PROJECT: 17-011

FIG. 1  
Phase 1





URBANSTAR HORSE CREEK  
ROCKY VIEW COUNTY



SCALE: 1:4000  
DATE: 04/04/2018  
PROJECT: 17-011

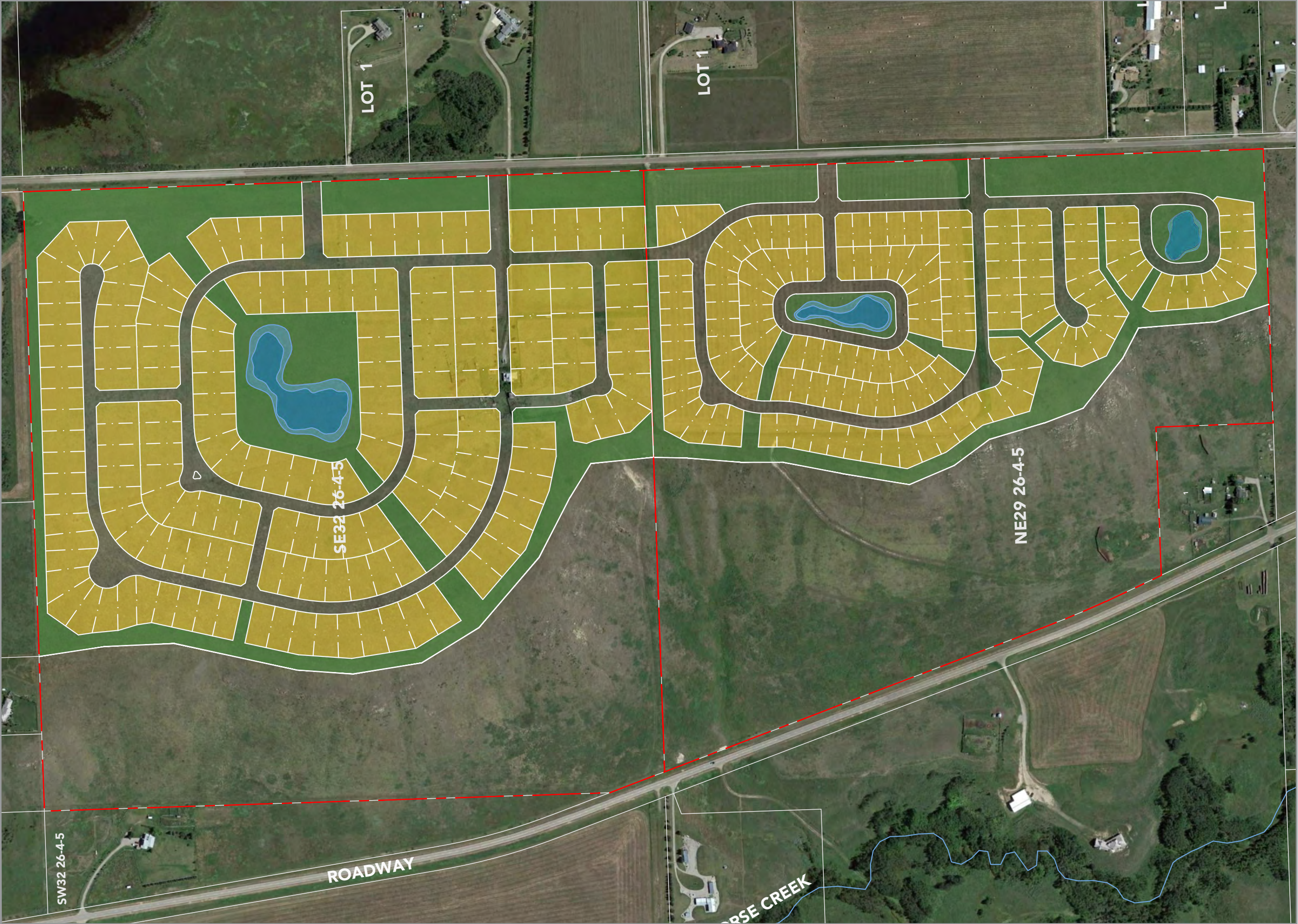
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**FIG. 2**  
**Phase 2**

## Phase 2





URBANSTAR HORSE CREEK  
ROCKY VIEW COUNTY



SCALE: 1:4500  
DATE: 03/04/2018  
PROJECT: 17-011

**FIG. 3**

Overall Lotting Plan