

# Horse Creek Phase 1 & Phase 2 Update





The COVID-19 Pandemic has provided a unique opportunity to focus on the completion of a framework for the Horse Creek Conceptual Scheme. It has been completed to a level where it is “plug and play” ready and can be updated quickly for formal submission at the appropriate time.

The COVID-19 crisis has hit Canada just as every other country in the world. We are being asked to self-isolate at home and the municipalities that we do business with have closed to the public. There are no public hearings going on and no open houses. The MacDonald Group public hearing regarding their application east of Horse Creek, and the new land use bylaw hearing, has been delayed as a result. Additionally, this has left some of the projects in a state that we are unable to progress them as municipal staff are not available. However, on the bright side, this little pause in everyday life has allowed us to take this time to build the framework for and create the formal Horse Creek Conceptual Scheme document. The framework includes all of the contents and placeholders for contents that we will need in order to make a formal submission for Horse Creek. We have completed the introduction, general policy sections, background and review of the regional context, an overview of topography and drainage and address the higher order plans, and all required summaries of the studies undertaken to date. We have developed a vision for Horse Creek and the associated principles for developing the site in a sustainable way.

The framework for the document has allowed for the required placeholders contents for the Conceptual Scheme document. Once we understand if

MacDonald Group is proceeding, we can revise our development concept accordingly and input all of the contents in the appropriate place. Our hope is that by using our time in this way now, we can use this framework to help accelerate the process of compiling and submitting documents of this order of magnitude. In this update we have included some pages from the Conceptual Scheme outlining project fundamentals.

HORSE CREEK  
CONCEPTUAL  
SCHEME

DATE: April 2020  
Prepared by:   
Prepared for: 




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2 | UrbanStar Horse Creek Conceptual Scheme

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## The Vision Statement for Horse Creek:

This is a signature piece of land with effortless connection to the Hamlet of Cochrane Lake and unparalleled and breathtaking views of the Canadian rocky mountains. The Horse Creek Conceptual Scheme boundary is one of the few areas with the Cochrane North ASP that is directly contiguous to the Hamlet of Cochrane Lakes and commands unobstructed views to the west. This stunning vista is to be shared amongst all area residents with a common amenity space and park supporting this total community integration strategy.

An extension of a hamlet high street to the shared westerly vantage point allows for walking and cycling into the heart of the hamlet while allowing all area residents the opportunity to access and utilize the natural open spaces supported by Horse Creek’s conservation cluster design. A major extension of the integrated trail system allows for increased health and mobility choice and continued enjoyment of the stunning views.

The Horse Creek community connects large portions of the areas linear trail system and has an emergency egress road that can act as an additional pathway up and down the escarpment to Horse Creek Road. The Horse Creek community supports a regional utility system and is developed as a cluster community, providing a smaller and diverse housing footprint for development and offering a high degree of open space and community amenity. The community’s organic urban design centers around the storm water system, enhancing the feeling of relaxation by integrating water, air, land and community for overall health.

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# 1.0 INTRODUCTION



## PURPOSE OF CONCEPTUAL SCHEME

The purpose of this Conceptual Scheme is to provide a comprehensive framework for the future subdivision and development of the subject lands in compliance with the policy direction within the County Plan and the Cochrane North Area Structure Plan (ASP).

This Conceptual Scheme is intended to be added as an appendix to the Cochrane North ASP.

### ● LAND USE STRATEGY

The Conceptual Scheme establishes a land use strategy that will guide growth and determine a range of appropriate land uses and contextual interface conditions with existing and approved area development.

### ● ENVIRONMENTAL SIGNIFICANCE

The Conceptual Scheme identifies areas of environmental significance within the plan area that are to be retained in perpetuity and protected as open space.

### ● VITALITY

The Conceptual Scheme promotes the vitality of the Hamlet of Cochrane Lake by complimenting residential and hamlet commercial growth opportunities within and adjacent to the plan area.

### ● INTEGRATION

The Conceptual Scheme integrates transition between approved plans and the plan area, we carry the Hamlet to the escarpment to allow for shared view corridors and have determined issues of importance (i.e. Emergency Egress) to local stakeholders and integrated them into the plan.

### ● SERVICING

The Conceptual Scheme takes advantage of, and supports, regional servicing piped infrastructure for water and wastewater. Additionally, storm water is managed on site and ensures there is no post development release on adjacent land holdings.

### ● BALANCE

The Conceptual Scheme balances the public and private interest and promotes a vision common to stakeholders. The plan promotes retention of open spaces and provides a framework for evaluation of the long-term effectiveness and financial responsibility for plan implementation.



## FORWARD LOOKING STATEMENTS

Nothing contained in this presentation is, or shall be relied upon, as a promise, guaranty, representation or warranty, specific or implied as to the future performance of the investment discussed in the presentation.

This presentation may include certain "forward-looking statements." All statements of historical fact, included herein are forward-looking statements, including, without limitation, future plans and objectives of the Corporation, statements concerning the anticipated regulatory approval of the Corporations land estimates for market growth, anticipated expenditures, the need for additional funds, and other events and circumstances described in terms of the Corporations expectations or intentions. Use of the words "anticipates", "believes", "estimates", "expects", "intends", "plans", "should", and similar expressions herein are intended to identify forward-looking-statements.

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# 2.2 PRINCIPLES

### ● RESPECT

The Horse Creek project respects topography, respects the necessity for all to share a common vantage point to the Bow Valley and mountains to the west, respects that connection and support of the hamlet is vital to community sustainability and respects the input of stakeholders with transparent and ongoing communication.

### ● PRESERVATION

The Horse Creek Project preserves a large escarpment for the benefit of wildlife and providing passive recreation opportunities to area residents. The project encourages a comprehensive open space network and pathway/trail system linking residents within and outside of the neighbourhood.

### ● LOCAL AMENITY

The Horse Creek project provides vast open spaces, shared community view points, municipal reserve spaces, pathways and an emergency egress route to facilitate the overall well being of the community.

### ● CHOICE

The Horse Creek project offers a range of housing choices of varying scales, types and densities.

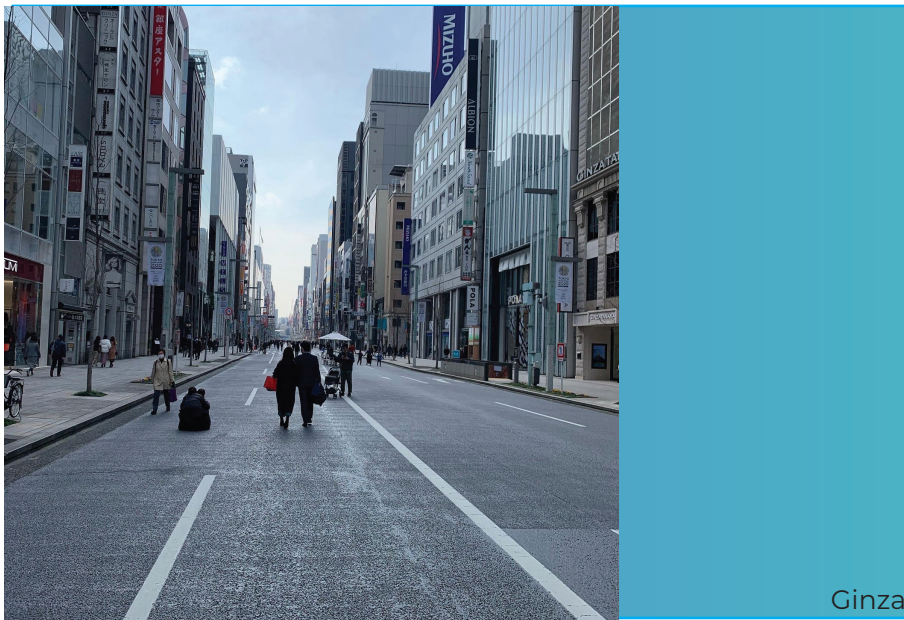
### ● SUSTAINABLE SERVICING

The Horse Creek project promotes financial sustainability of existing utilities and provides a storm water system that contains post-development flows and provides added amenity for residents.

### ● QUALITY

Horse Creek introduces a series of controls for landscaping, in order to promote a natural theme, and architectural controls to maintain and enhance the natural open space, and promote multi-modal forms of transportation along the pathway/trail system.





## A message of appreciation from Project Planner - Kristi Beunder

I wish to extend a personal “thank you” to everyone who attended our meetings and presentations while we were visiting Japan. I enjoyed the opportunity to meet all of you and provide updates on the [UrbanStar projects](#).

Japan, thank you for hosting us and opening your doors to our team. We loved our time in Japan, we enjoyed meeting all of you who attended our meetings / presentations and joined us for dinner afterwards. Japan has left such a positive impression on me. I was so impressed with the cleanliness of the Cities, the friendliness of the people and the way in which many of you live in higher densities than we do in Canada, yet it is comfortable and doesn't feel as dense as it is. I have taken many lessons from City life in Japan and would like to start to integrate them in the UrbanStar projects. This could include site identifiers like large and

impressive entry gates, western shrines, the use of the colour red as a landmark, and immaculate gardens to help promote a sense of relaxation and reflection. We would introduce more multi-modal aspects of getting around including better bicycle paths, pedestrian pathways, overall reduced car dominance and areas for gathering with your neighbours. We were so inspired by Japan!

I've included some of my favourite pictures on this page. The picture in Ginza was taken the day before the Tokyo Marathon and the street was closed. I couldn't believe this very busy street was closed to traffic (not something we would even think about here in Canada) and it really changed my entire experience of Tokyo! People were able to walk freely between shops on either side of the street, the mood changed from hectic to relaxed and casual, people were sitting on the curbs having tea and eating lunch. It was an amazing thing to experience. I also got a great picture of the sky tree from Asakusa and Mount Fuji from the bullet train on the way to Osaka.



### Top 3 Experiences

1

#### Teamlab Borderless

This digital lab was truly inspiring and left me speechless! I would recommend it to everyone! It is not a tourist trap but an interactive digital experience that completely engulfs your senses.

2

#### Bullet Train to Osaka

We do not have trains like this in Canada so to experience moving on the ground at such speed and comfort was very unique for me. I enjoyed the trip from Tokyo to Osaka as we got to see the countryside and peek into other cities like Kyoto and Nogoya.

3

#### Food! Food! Food!

Where to begin! I love conveyor belt Sushi, Ikanari Steak and Okonomuyaki! We found a bunch of delights and candy in Tokyo Station that we still are savouring!