

# URBANSTAR CORPORATE UPDATE



## URBANSTAR YEAR END UPDATE -2020

### Introducing UrbanStar

Headquartered in Calgary, Alberta and with an overseas office in Tokyo, UrbanStar is a company that designs, builds and operates real estate asset management solutions for investors. The portfolio strategy for real estate products is consistently focused on investments in regional cities in the growing markets of Western Canada.



### Glendale Mountain View / Bearspaw ASP Update

The NEW Bearspaw Land Use Bylaw was expected to be adopted in March 2020, but due to the global pandemic, the timeline for adoption has been extended with no new timeline given from the county for its approval.

The bylaw contains a greater number of urban residential development districts with a minimum parcel size of 0.09 ha (0.22 ac) for residential lots as well as also allows for duplex, villa, and townhouse lots within the new residential district. This will effectuate a rise in allowable density resulting in more homes that can be built

Kristi Beunder (formerly Principal of Civic Works) has been the planning lead with UrbanStar for 7+ years and she has been actively engaged with the Rocky View County administration.

Kristi explains:

*"We have been waiting patiently, as have all developers in the area. Rocky View has not adhered to their own posted deadlines for the release of the Bearspaw Area Structure Plan (ASP). We cannot push the Glendale Mountain View application forward without the new ASP in place, the old ASP doesn't provide the correct policy framework for Council to approve the current plan for Glendale Mountain View."*

Kristi has spoken with the County regarding the servicing component of the ASP and as of early October they have not formalized the land use scenarios for servicing. This means that they are still not prepared to release a draft ASP at this time.

This is a frustrating situation as, to date, there have been many reasons for the delays. The most recent, of course, is the COVID situation. However, we must be realistic. Due to COVID, many of the County employees were working remotely from March to September and Council has not been holding any large public hearings ([Rockyview County COVID Response](#)). Due to restrictions caused by physical distancing in the Council chambers, not many people can attend at once. Business on Council has slowed down everywhere, including the major cities in the area who still have Council meetings with councillors attending by Zoom. This is not ideal for large development applications, as the complexities of these proposals cannot be conveyed or readily understood by Council in Zoom meetings. We must also remain optimistic. The Rocky View website ([Bearspaw ASP Review](#)) provides updates on the Bearspaw plan and although their timeline has slipped, there is still a plan in place and a path to success. The Bearspaw ASP provides the process to service Glendale Mountain View with water and wastewater and until we know the County's plan for these services it would be unwise to bring or push Glendale Mountain View further forward than it is. It is important to remember that the concept plan was submitted in 2017 and that all the studies that were required are completed.

Urbanstar must await the County adoption of this new ASP, and at this juncture there is nothing further that can be done. Rocky View county Staff have requested that, upon adoption of the new Bears paw ASP, the Glendale Mountain View Land Use Redesignation Application and Proposed Conceptual Scheme be the first applications to be considered immediately following ASP adoption.

For a more detailed overview of our Glendale Mountainview Project, please see our Glendale Project Overview:

- [Glendale Mountainview Overview \(English - pdf\)](#)
- [Glendale Mountainview Overview \(Japanese - pdf\)](#)

## Urbanstar HorseCreek Development Project: Phase 2 is just about Sold Out!

Phase 1 & Phase 2 of UrbanStar's Horse Creek Development Inc. consists of approximately 280 acres of land located slightly north of the Town of Cochrane. It falls within the boundary of the Cochrane North Area Structure Plan and is situated advantageously between Cochrane and the Rocky Mountains, rendering it perfect for those who desire proximity to both city and nature.

For more information, please our Horse Creek Project:

- [Horse Creek Project Term Sheet \(English - pdf\)](#)
- [Horse Creek Project Term Sheet \(Japanese - pdf\)](#)



## UrbanStar Land Development Fiscal Requirements

Once the land asset is acquired, there are a multitude of costs associated before Urbanstar submits our concept plan for approval, which we did in 2017. These costs range from environmental studies, geotechnical studies, application permits, planning and design, engineering and other 3rd party costs.

The following chart shows the Concept and Development costs associated with our projects to date:

### Concept and Development Costs

#### Horse Creek

Contractor	Cost
CivicWorks Planning + Design Inc.	\$ 54,920.26
Curits GEO Solutions	\$ 5,140.00
E2K Engineering	\$ 18,900.00
Lifeways of Canada	\$ 1,187.24
Sedulous Engineering	\$ 25,100.26
Westhoff Engineering	\$ 20,787.25
<b>Total</b>	<b>\$ 126,575.01</b>

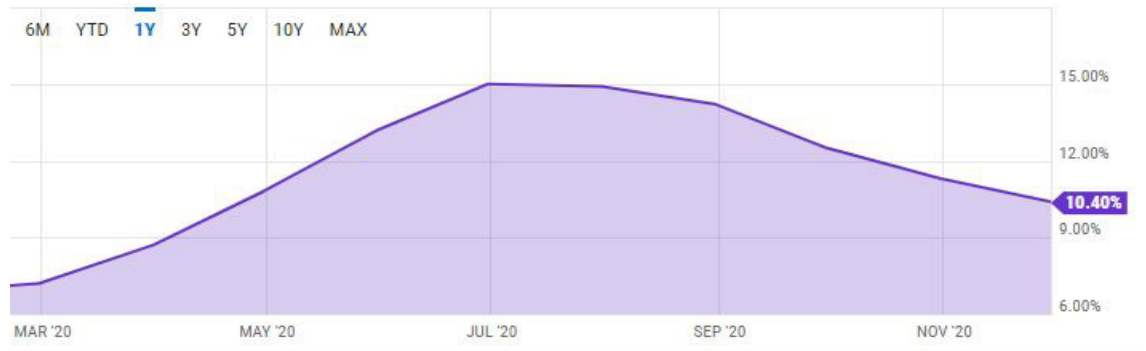
#### Glendale Mountain View

Contractor	Cost
Bunt and Associates Engineering	\$ 26,206.21
Total Civic Works Planning and Design	\$ 295,929.68
Ecotone Environmental	\$ 2,000.00
Greentech Environmental Solutions	\$ 2,188.98
ground 3	\$ 47,386.95
Hab-Tech Environmental	\$ 12,800.00
Hotel Arts Shareholder Presentation	\$ 10,722.77
IBI Group	\$ 19,855.84
Infracore Consulting Ltd.	\$ 153,064.56
Lifeways of Canada Ltd.	\$ 14,000.00
Longview Planning and Design	\$ 10,497.31
Maidment Land Surveys Ltd.	\$ 12,090.00
Parkland Geotechnical Consulting Ltd.	\$ 21,800.00
Vista Geomatics Ltd.	\$ 1,950.00
Rocky View County Application Fees	\$ 106,857.98
Township Planning and Design	\$ 2,403.00
<b>Total</b>	<b>\$ 739,753.28</b>

## Calgary unemployment decreases to 10.7 per cent

The latest data from Statistics Canada puts the Calgary region in a slightly more positive position than the rest of the province, with population, labour force, and employment all expanding in November. This was the fifth consecutive month the region added jobs, after reaching 15.6 per cent unemployment in June, at the height of the impact of the first wave of COVID-19.

[Labour Force Survey](#)  
Resource: [Chart](#)



## CREB Market Report Nov 2020

Calgary's real estate activity remains strong in November. For the sixth month in a row, sales in the Calgary market recorded a year-over-year gain. Sales growth over the past several months has been the strongest seen in the past five years, but the activity has not yet been strong enough to offset the pullbacks from the spring.

[Calgary Monthly Housing Stats \(pdf\)](#)

## Developing Suburban Communities Lot Supply Monitoring Report 2020

Calgary's lot supply is favourable for developers currently holding land assets.

[Lot Supply Monitoring Report \(pdf\)](#)

## Suburban Residential Growth Report 2020-2024

The City of Calgary presents its forecast report on Calgary Suburban Growth.

[Calgary Suburban Growth Report \(pdf\)](#)

Measure	Historical					Forecast							
	2015	2016	2017	2018	2019	2015-2019	2020	2021	2022	2023	2024	2020-2024	5 Year Average
<b>Calgary Economic Region "CER"</b>													
Population	1,538,000	1,570,000	1,598,000	1,626,000	1,656,000	118,000	1,686,000	1,719,000	1,752,000	1,785,000	1,817,000	161,000	32,200
Housing Starts (CMA)	13,033	9,245	11,534	10,971	11,900	56,683	9,044	11,827	12,313	12,676	12,978	58,837	11,767
<b>City of Calgary</b>													
Population	1,230,900	1,235,200	1,246,300	1,267,300	1,285,700		1,303,700	1,322,200	1,340,900	1,360,400	1,380,700		
Annual Population Growth	35,704	4,300	11,100	21,000	18,400	90,504	18,000	18,500	18,700	19,500	20,300	95,000	19,000
Total Population Growth %	3.1%	0.3%	0.9%	1.7%	1.5%		1.4%	1.4%	1.4%	1.5%	1.5%		
Net Migration	24,909	-6,527	974	11,588	9,600	40,544	10,000	10,500	10,900	11,800	12,800	56,000	11,200
Natural Increase	10,795	10,827	10,126	9,412	8,800	49,960	8,000	8,000	7,800	7,700	7,500	39,000	7,800
Total Population Share of Region	80%	79%	78%	78%	78%	78%	77%	77%	77%	76%	76%	77%	
Housing Starts	10,100	7,500	9,544	9,400	10,600	47,144	7,407	9,707	9,570	9,594	9,893	46,170	9,234
Regional Share of Housing Starts	77%	81%	83%	86%	89%	83%	82%	82%	78%	76%	76%	78%	

Source: City of Calgary: Civic Census, Calgary & Region Economic Outlook 2020-2025, Alberta Economic Region Population Projection 2018-2046

# COVID-19 Updates

## Expanded mandatory measures

New expanded mandatory measures come into effect Dec. 8 for social gatherings and mandatory masking. All others come into effect at 12:01 a.m., Dec. 13.

- Shopping malls will be limited to 15 per cent of fire code occupancy.
- Restaurants, pubs, bars, lounges and cafes will be closed to in-person service. Only takeout, curbside pickup and delivery services are permitted.
- Festivals, parades, events, concerts, exhibitions, competitions, sport and performance remain prohibited.
- Recreational facilities – fitness centres, recreation centres, pools, spas, gyms, studios, day and overnight camps, indoor rinks and arenas – will be closed.
- Entertainment businesses and entities – libraries, science centres, interpretive centres, museums, galleries, amusement parks and water parks – will be closed.
- Personal and wellness services, including hair salons, nail salons, massage, tattoos, and piercing, will be closed.

For more information, please click the following links:

<https://www.alberta.ca/release.cfm?xID=75859ADEA5D5E-045D-2386-0CB140C175A800DD>

<https://www.alberta.ca/enhanced-public-health-measures.aspx>

The first 3,900 doses of Pfizer vaccine will arrive in Alberta during the week of Dec. 14. The vaccine has now been approved by Health Canada. Immunization of seniors and other target groups is anticipated to start in early 2021.

The initial shipments of the vaccines must be administered on-site at dedicated vaccine sites, and cannot be transported to long-term care or other facilities. This is why the first immunizations will focus on health-care workers crucial to supporting vulnerable Albertans and caring for critically ill patients.

Phase 1 of Alberta's vaccine strategy are seniors aged 75 and older and on-settlement Metis individuals age 65 and older, and health-care workers who are most likely to transmit COVID-19 to those at greatest risk and who are critical for maintaining hospital capacity.

Phase 2 is still expected to begin by April 2021 and will again be targeted to the next groups of prioritized populations.

Phase 3 will involve rolling out vaccinations to the general Alberta population, anticipated to start later in 2021.

For more information, please click the following links:

<https://www.alberta.ca/release.cfm?xID=75869E65D956B-B4EE-2EF2-D09175B944A14C89>

<https://www.alberta.ca/release.cfm?xID=758197B34E45E-950B-4D01-C2EF320F08ED2A03>

<https://www.canada.ca/en/public-health/news/2020/12/statement-from-the-chief-public-health-officer-of-canada-on-december-9-2020.html>

Urbanstar would like to thank all investors for their continued support and patience. 2020 has been exceptionally challenging with regards to approval processes throughout the county and municipalities but we remain very positive with regards to our concept plans and their approval.

On behalf of the executive and all our employees at Urbanstar I would like to extend Seasons Greetings and a Happy New Year to all our Investors!

Respectfully,

Dean F. Gorenc  
CEO



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