

URBANSTAR CORPORATE UPDATE



HORSE CREEK DEVELOPMENT – SEPTEMBER 2021

ABOUT URBANSTAR

UrbanStar Group of Companies has its head office in Calgary, Alberta with an international office in Tokyo, Japan. UrbanStar designs, builds, and operates real estate asset management solutions for investors. Our portfolio of real estate products is focused on investment in the growing markets of Western Canada.



PROJECT UPDATE: HORSE CREEK CONCEPTUAL SCHEME

As a result of the approved Macdonald Development Corporation application to the Cochrane Lake Village Conceptual Scheme, future redesignation for the Cochrane North ASP proves imminent. Urbanstar has identified a material opportunity to create increased value for our investors and will adjust the Horsecreek conceptual plan from 313 units to 949 units!

PROJECT VISION

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.

PROJECT SUMMARY

UrbanStar in collaboration with Township Planning + Design Inc. have developed a proposal for 280.84 Acres of land in Rocky View County, adjacent to the Hamlet of Cochrane Lake. After undergoing public consultation UrbanStar will be submitting the Conceptual Scheme to Rocky View County for approval. This document is non-statutory and upon acceptance by the council will guide community development. Informed by the environment around it, this unique development preserves the escarpment and exceptional views of the Rocky Mountains while seamlessly melding into the ongoing development in the area.

TIMELINE AND TASKS

Proposed Timeline:

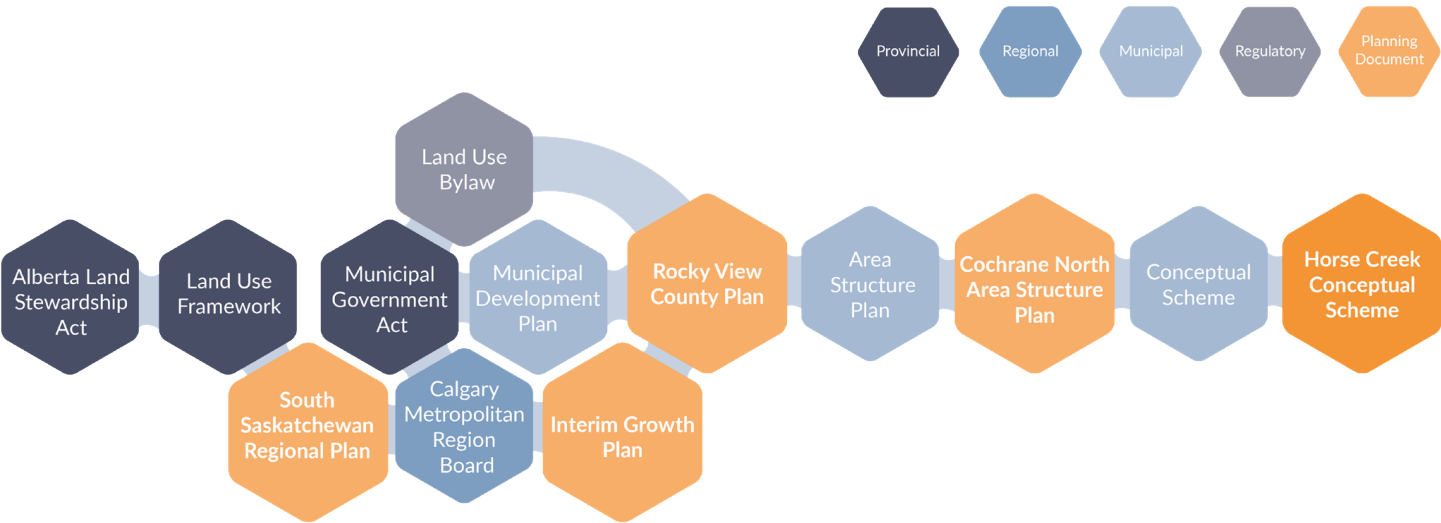


The following table provides a framework for the engagement process outlining the various activities and stating their objectives:

Phase	Activities	Objectives
Phase 1 Date: Summer 2021	<ul style="list-style-type: none"> • Pre application w/ Rocky View County • Project website containing projects information, background and opportunity for feedback (URL: TBD) • Distribute advertisement/ mailer with key messaging and open house invitation to the public • Preliminary meeting w/ Councilor Kissel 	<ul style="list-style-type: none"> • Introduce project team to public • Communication vision, principles and objectives of project • Develop relationships with potential project champions
Phase 2 Date: Fall 2021 Open House - prior to formal submission	<ul style="list-style-type: none"> • Coordinate community engagement session (open house) • Provide updates via project website • Coordinate team to allow for individual meetings with stakeholders as needed 	<ul style="list-style-type: none"> • Provide opportunity to give feedback back onn proposed design concept, conceptual scheme and land use strategy through website and open house • Share changes made to the design concept
"What We Heard" Report Date: Fall 2021	<ul style="list-style-type: none"> • Compile engagement responses into summary report • Highlight feedback which has been incorporated and address rationale for elements which have been rejected 	<ul style="list-style-type: none"> • Share responses to the open house • Share report with Council, Rocky View County Staff and project stakeholders • Share finalized proposal

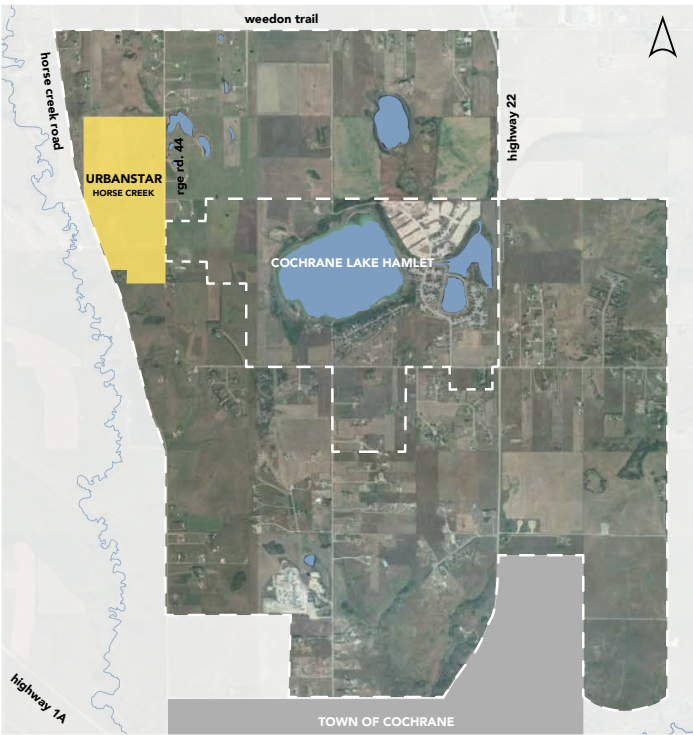
PLANNING HIERARCHY

The Municipal Government Act in Alberta details how municipalities operate and lays out the land use policies which allow them to create communities. Coupled with the Alberta Land Use Framework these documents outline goals and regional plans for the province. These plans are supported at various scales by statutory and non-statutory plans. The Horse Creek Conceptual Scheme is a non-statutory document which when/if adopted by Rocky View County will guide development within the designated area.



PROJECT LOCATION

The Horse Creek plan area is located strategically along transportation corridors and in close proximity to an urban center. The project utilizes regional utility servicing in the area which promotes the overall sustainability of that servicing in the long term. This site is one of the few land assets within the Cochrane North ASP that has a uninterrupted panoramic views to the west. It is important to ensure that residents of the Hamlet of Cochrane Lakes have an opportunity to walk to and enjoy a shared viewpoint and embrace that vista as much as the residents within the plan area. This connection also helps to establish the Hamlet of Cochrane Lake as the heart of the community in Cochrane North.



Project Site within the context of the Cochrane North ASP

HORSE CREEK LANDSCAPE DESIGN PACKAGE

In conjunction with the Horse Creek conceptual scheme, Township Planning + Design Inc. have begun the landscape design for the development. Please see the attached link.



[Landscape Design Package](#)

PROJECT PLANNING

Our project updates are presented by the Principal and Senior Planner of Township Planning + Design Inc., Kristi Beunder (formerly Principal of Civic Works). Kristi has been the planning lead with UrbanStar for 8+ years and is a Registered Professional Planner (RPP) and Full member of the Canadian Institute of Planners (MCIP). She holds a bachelor's degree in Political Science and a master's degree in Environmental Design (Community Planning) from the University of Calgary. She has also achieved a certificate in Urban Design from Simon Fraser University. Kristi's experience with the creation of new, vibrant communities and land development clients undertaking residential, commercial and industrial projects has been vital to UrbanStar's success to date.

UrbanStar works with experienced consultants in order to realize their development vision. Their contributions include pre-development studies and analysis, community planning and design Township Planning + Design Inc. : Project Management, Site Design and Master Planning, Conceptual Scheme development, Community Engagement, Approvals Facilitation Navagrah: Landscape and Open Spaces Master Plan Westhoff Engineering Resources Inc.: Biophysical Impact Assessment Bunt & Associates Engineering Ltd.: Transportation Impact Assessment ISL: Civil Engineering



[Special Website in Japanese to Overview Our Current Project](#)

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Coming Soon



Cryptocurrency

UrbanStar is excited to announce that we are exploring ways for our Investors to invest in our Lands using Cryptocurrency. Please stay tuned!

For more information please contact:

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