



Glendale Mountain View Gateway District Annexation & Economic Development Vision

About UrbanStar Group of Companies

Headquartered in Calgary, Alberta and with an international 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 focused on investments in municipalities in the growing markets of Western Canada.



 3,000+ Investors	 1,100+ Acres	 \$108M+ Land Syndication
 2400+ Potential Housing Units	 250,000 Potential Sq.Ft. Commercial Space	 \$3B+ Potential Build Out Value

Key Company Accomplishments

UrbanStar uses its expertise to provide our 3,000+ investors with quality land investment opportunities and currently manages over 1,100+ acres of raw land and two master planned communities with a total land syndication amount of \$108,000,000+ with a potential build out of over 2,400+ mixed use housing units, 250,000 sq ft of commercial space, and a build out value of up to \$3 billion. We make this land available to qualified investors through land based, real estate investment products.

Homes & Developments

UrbanStar can offer an array of real estate services, and we have recently created our multi and single-family home divisions with a target of 300 units and 17,000 sq ft of commercial space with a build out value over \$90,000,000.00 for 2021-2022.

MASTER PLANNED COMMUNITIES



**INNER-CITY
HOMES**

**MULTI-FAMILY
HOMES**

MESSAGE FROM CEO & PRESIDENT OF URBANSTAR

Dear Mayor Nagel and Honourable Council Members,

The Glendale Mountain View Gateway District represents a once-in-a-generation opportunity to help shape the future eastern gateway of Cochrane. Through collaboration with Administration, Council, stakeholders, and the community, UrbanStar is committed to exploring a vision that supports economic growth, recreation, tourism, employment, and long-term community prosperity while preserving the unique character and heritage of Cochrane.

The 674-acre Glendale Mountain View land assembly provides a rare opportunity to create a gateway district that supports Council's long-term objectives through employment lands, recreation infrastructure, tourism amenities, hospitality opportunities, and complementary community development.

We look forward to continuing our collaborative discussions with the Town of Cochrane as we explore how these lands can contribute to the future prosperity and quality of life of the community.

Kind regards,

Dean F. Gorenc
President & CEO



A LEGACY OPPORTUNITY FOR COCHRANE'S FUTURE

674 ACRES | FIVE STRATEGIC PARCELS | ONE VISION

Creating a premier gateway district that drives economic prosperity, recreation, tourism, employment, and community well-being for generations to come.



COCHRANE
WELCOMES YOU

GLENDALE
MOUNTAIN VIEW
GATEWAY DISTRICT



ROOTED IN HERITAGE.
BUILT FOR TOMORROW.
TOGETHER.

“ Together, we can build a gateway district that supports economic prosperity, recreation, tourism, employment, and community well-being for generations to come.

- Dean Gorenc, CEO

URBANSTAR



ANNEXATION
REVIEW



INFRASTRUCTURE
PLANNING



STAKEHOLDER
ENGAGEMENT



COMMUNITY
CONSULTATION



VISION
REFINEMENT

STRONGER TOGETHER. BUILDING A SUSTAINABLE FUTURE FOR COCHRANE.

Executive Summary

UrbanStar respectfully submits this strategic vision for the Glendale Mountain View Gateway District, a 674-acre land assembly located east of the Town of Cochrane. The proposed annexation and development framework is intended to support Cochrane's long-term economic diversification objectives while creating a landmark gateway district that strengthens connections between Calgary, Cochrane, and the Rocky Mountain corridor.

The Glendale Mountain View lands consist of approximately 674 acres across five strategically positioned parcels located east of the Town of Cochrane.

The land assembly includes:

- Glendale Manor – 250 acres
- Windy Ridge Commercial – 44 acres
- Windy Ridge Phase I – 160 acres
- Windy Ridge Estates – 73 acres
- Mountain View Estates – 145 acres

Total Land Area: 674 Acres

Collectively, these lands have the potential to become a landmark mixed-use employment, recreation, tourism, hospitality, and commercial district that aligns with Council's vision for long-term non-residential growth.

Through several discussions with Town Administration and the Mayor, UrbanStar has developed this preliminary vision for consideration by the Town of Cochrane. The Glendale Mountain View lands represent a unique 674-acre land assembly that serves as a blank slate for future planning. UrbanStar welcomes municipal direction and collaboration to ensure the lands are developed in a manner that supports Cochrane's long-term economic, recreational, tourism, infrastructure, employment, and community growth objectives.

The proposed concept is designed around several key principles:

- Economic diversification and employment growth
- Creation of a regional business and innovation corridor
- Expansion of recreation and tourism infrastructure
- Development of hospitality and entertainment amenities
- Long-term municipal assessment growth
- Strategic infrastructure partnerships
- Sustainable community-oriented planning
- A balanced "live, work, play" environment

The vision contemplates a minimum of 50% non-residential development across the lands, consistent with Council's stated objectives. The proposed development includes a business and employment park, recreation and sports campus, hospitality and entertainment district, commercial services, educational opportunities, and complementary residential components.

This development concept is intended to support Cochrane's emerging identity as a regional economic and tourism destination while preserving the community values and quality of life that residents have identified as priorities through the Town's recent economic development engagement process.

Vision Framework for Cochrane's Future

To create Western Canada's premier gateway employment and recreation district connecting Calgary, Cochrane, and the Rocky Mountain corridor through a sustainable mixed-use development that drives economic diversification, creates long-term employment opportunities, enhances tourism and recreation infrastructure, and strengthens Cochrane's position as a complete community.

Community Vision & Municipal Collaboration

Through ongoing discussions with Town Administration and the Mayor, UrbanStar has developed this preliminary vision for consideration by the Town of Cochrane. The Glendale Mountain View lands represent a unique opportunity to collaboratively plan for the future of Cochrane. As a 674-acre land assembly, the property serves as a blank slate capable of accommodating a range of employment, recreation, tourism, hospitality, infrastructure, and community development opportunities.

UrbanStar welcomes municipal direction and collaboration to ensure the lands evolve in a manner consistent with Council's priorities, community values, and long-term growth objectives. The intent of this document is not to present a fixed development proposal, but rather a strategic vision framework that can be refined through future discussions with Administration, Council, stakeholders, and the community.

UrbanStar recognizes that any future annexation, planning, and development process will require comprehensive technical review, stakeholder engagement, public consultation, and Council consideration. The vision presented herein is intended to support discussion and collaboration rather than establish predetermined outcomes.



URBANSTAR
GLENDALE MOUNTAIN VIEW

VISION STATEMENT

To create Western Canada's premier gateway employment and recreation district connecting Calgary, Cochrane, and the Rocky Mountain corridor through a sustainable mixed-use development that drives economic diversification, creates long-term employment opportunities, enhances tourism and recreation infrastructure, and strengthens Cochrane's position as a complete community.

OUR VISION FOR COCHRANE'S FUTURE



EMPLOYMENT & INNOVATION



A hub for business, innovation and investment that creates quality jobs and long-term economic opportunities.



RECREATION & WELLNESS



Year-round recreation and sports facilities that promote active living, community wellness, and regional event attraction.



TOURISM & DESTINATION



A year-round destination that attracts visitors, supports local businesses, and showcases Cochrane's natural beauty.



HOSPITALITY & EXPERIENCE



Exceptional hospitality, dining, and entertainment experiences that enhance Cochrane's appeal as a place to visit and stay.



COMMUNITY & QUALITY OF LIFE



Thoughtful community amenities and services that create a vibrant, inclusive, and connected community for all.

A COMMITMENT TO SUSTAINABLE GROWTH



Sustainable by Design
Responsible development that protects our environment and natural assets.



Community First
Planned with community input and focused on long-term residents' needs.



Economic Resilience
Diversifying our local economy to create stability and prosperity for generations.



Connected & Accessible
Integrated infrastructure and transportation that connect people and places.



Built to Last
Quality development that delivers lasting value for Cochrane and the region.

GUIDING PRINCIPLES



COLLABORATIVE
Working together with the Town, stakeholders, and the community.



RESPONSIBLE
Making decisions today that benefit future generations.



BALANCED
Creating a place to live, work, play, and thrive.



INNOVATIVE
Embracing new ideas and opportunities to build a stronger future.



Proudly Cochrane
Enhancing the unique character, heritage, and values that make Cochrane home.

GLENDALE MOUNTAIN VIEW GATEWAY DISTRICT
STRATEGIC VISION FOR COCHRANE'S FUTURE
4

Vision Framework for Cochrane's Future - Cont.

Strategic Location & Opportunity

The Glendale Mountain View lands represent one of the most strategically positioned undeveloped land assemblies in the Cochrane region.

Situated directly along the primary transportation corridor between Calgary and the Town of Cochrane, the lands have the potential to become:

- The eastern gateway entrance into Cochrane
- A regional employment and innovation hub
- A destination recreation and tourism district
- A complementary commercial and hospitality centre
- A catalyst for long-term municipal assessment growth
- A strategic connector supporting future transportation and regional infrastructure initiatives

Gateway Identity & Preservation of Community Character

As the eastern gateway into Cochrane, the Glendale Mountain View lands provide an opportunity to create a landmark entrance that reflects the community's unique identity. The vision recognizes the importance of preserving Cochrane's western heritage, ranching history, and the character of the surrounding Copithorne lands while supporting future economic growth.

The Glendale Mountain View vision also recognizes the historical significance of the surrounding Copithorne Ranch lands and their longstanding contribution to Cochrane's identity and western heritage. Future planning should seek to complement and respect this historic landscape through thoughtful gateway design, preservation of key view corridors, high-quality architectural standards, open space integration, and development patterns that reinforce Cochrane's unique sense of place.

The intent is to create a flagship gateway district that celebrates Cochrane's history while introducing new employment opportunities, recreation facilities, tourism destinations, hospitality services, and community amenities that will benefit residents for generations.

The location offers exceptional visibility, accessibility, and long-term development potential while helping alleviate existing infrastructure and recreational constraints currently experienced within the community.

Alignment with Cochrane's Economic Development Objectives

The proposed Glendale Mountain View concept directly aligns with the themes identified through the Town of Cochrane's recent economic development engagement process.

Key themes identified by residents and stakeholders included:

- A desire for a more active municipal role in economic development
- The need for economic diversification beyond reliance on a single industry
- Opportunities in tourism, lifestyle, recreation, technology, and commerce
- Creation of a more complete community where residents can live, work, and play locally
- Balancing economic growth with community well-being and identity

The Glendale Mountain View vision directly responds to these priorities by creating:

- Significant long-term employment opportunities
- Expanded recreation and sports infrastructure
- Tourism and hospitality destinations
- New commercial and business opportunities
- Regional economic diversification
- Additional assessment and taxation growth
- Community-serving amenities
- Sustainable mixed-use development patterns

The development would support Cochrane's objective of reducing commuter dependency by increasing local employment opportunities and providing expanded community amenities.

Proposed Development Concept

1. Employment & Business Park District

A significant portion of the Glendale Mountain View lands would be dedicated to a modern employment and business park designed to attract regional, national, and international investment.

The business park would focus on:

- Professional office development
- Innovation and technology businesses
- Light industrial and commercial operations
- Regional corporate campuses
- Tourism-support businesses
- Logistics and service-related industries
- Health, wellness, and sports-related enterprises
- Research and training facilities

The intent is to establish a diversified employment base that complements Cochrane's existing economy while creating long-term high-quality jobs within the community.

This component of the project would contribute substantially toward Council's objective of ensuring that at least 50% of the lands are ultimately developed for non-residential purposes.

2. Recreation, Sports & Community Campus

UrbanStar has begun preliminary discussions with regional sports and recreation stakeholders regarding the potential development of a large-scale recreation and sports complex integrated into the Glendale Mountain View lands.

Stakeholders have identified a growing need within Cochrane for expanded sports, recreation, and community infrastructure.

The proposed recreation campus could include:

- Multi-sheet ice arena facilities
- AAA hockey and tournament facilities
- Indoor sports training centres
- Community recreation amenities
- Fitness and wellness facilities
- Educational and sports academy opportunities
- Family entertainment amenities
- Community gathering spaces

Sports tourism has become one of the fastest-growing segments of the visitor economy in Western Canada, creating opportunities for year-round visitation, hotel occupancy, restaurant spending, and community economic development.

UrbanStar has engaged in preliminary discussions with representatives of Silent Ice Sports & Entertainment and other regional recreation and sports tourism stakeholders regarding potential recreation, sports tourism, entertainment, and athlete development opportunities within Cochrane.

Silent Ice Sports & Entertainment has participated in the development, operation, and management of major recreation, sports tourism, and entertainment facilities throughout Western Canada, including involvement with regional sports and recreation infrastructure projects such as the Nisku Recreation Centre. Their experience in sports tourism, athlete development, event hosting, and recreation facility operations provides valuable insight into the potential opportunities that could exist within Cochrane.

Discussions have explored the potential for future arena facilities, sports tourism infrastructure, entertainment venues, athlete development programming, and the long-term possibility of attracting higher levels of junior hockey and sports entertainment to Cochrane.

This component would generate significant spin-off economic activity through hotel stays, restaurants, retail spending, tournaments, and year-round tourism visitation.

Proposed Development Concept - Cont.

3. Hospitality, Entertainment & Tourism District

The concept further contemplates the development of a hospitality and entertainment district that supports tourism growth and regional visitation.

Potential components may include:

- Full-service hotels
- Conference and meeting facilities
- Destination restaurants
- Entertainment venues
- Family-oriented attractions
- Resort-style recreational amenities
- Tourism-oriented commercial services
- Outdoor recreation integration

Preliminary Hospitality Stakeholder Discussions

- Pomeroy Hotels
- Canalta Hotels
- Sports tourism accommodations
- Conference facilities
- Visitor-serving amenities

Initial stakeholder discussions have identified strong potential interest from experienced hospitality and development groups who recognize the strategic value of the Cochrane-to-Banff corridor.

The proposed district would support:

- Sports tourism
- Mountain tourism traffic
- Regional conferences and events
- Family recreation travel
- Local economic diversification
- Year-round visitor activity

The location could also complement and enhance future regional transportation connectivity and tourism exposure between Calgary, Cochrane, and Banff.

4. Commercial & Community Services

The development concept includes complementary commercial and service-oriented uses designed to support both residents and visitors.

Potential uses may include:

- Retail and commercial services
- Restaurants and cafes
- Medical and wellness services
- Educational facilities
- Community-serving amenities
- Childcare and family services
- Grocery and convenience services
- Entertainment and lifestyle retail

These amenities would help establish Glendale Mountain View as a complete mixed-use district that supports long-term community sustainability.

Proposed Development Concept - Cont.

5. Complementary Residential Development

While the primary focus of the lands is envisioned to be non-residential economic development, complementary residential components may be incorporated to support workforce housing and complete community planning principles.

Residential uses would be carefully integrated to:

- Support local workforce needs
- Create a balanced mixed-use environment
- Enhance long-term community sustainability
- Provide housing diversity
- Support local businesses and services
- Reduce commuter dependency

Any residential components would remain secondary to the broader employment, recreation, tourism, and commercial vision for the lands.

URBANSTAR

GLENDALE MOUNTAIN VIEW

PROPOSED DEVELOPMENT CONCEPT

A VISION FOR ECONOMIC GROWTH, RECREATION, TOURISM & COMMUNITY PROSPERITY

674 ACRES OF OPPORTUNITY
FIVE STRATEGIC PARCELS
50%+ NON-RESIDENTIAL VISION

EMPLOYMENT & BUSINESS PARK DISTRICT

RECREATION, SPORTS & COMMUNITY CAMPUS

HOSPITALITY, ENTERTAINMENT & TOURISM DISTRICT

COMMERCIAL & COMMUNITY SERVICES

COMPLEMENTARY RESIDENTIAL DEVELOPMENT

GLENDALE MOUNTAIN VIEW

DEVELOPMENT CONCEPT AT A GLANCE

674 ACRES TOTAL	50%+ NON-RESIDENTIAL VISION
1,500 - 3,000+ POTENTIAL LONG-TERM EMPLOYMENT	\$250M+ POTENTIAL ANNUAL ECONOMIC OUTPUT
200+ HOTEL ROOMS POTENTIAL	REGIONAL TOURISM HUB Supporting events, visitors & recreation
SIGNIFICANT LONG-TERM MUNICIPAL ASSESSMENT & REVENUE & REVENUE GROWTH	

STRATEGIC LOCATION. REGIONAL ADVANTAGE.

Situated at the eastern gateway to Cochrane, Glendale Mountain View connects Calgary, the Bow Valley, and the Rocky Mountains—creating a prime location for business, residents, and visitors alike.

CONNECTED. ACCESSIBLE. FUTURE READY.

Excellent regional connectivity supports efficient movement of people, goods, and services—maximizing access and long-term economic potential.

LONG-TERM COMMUNITY & ECONOMIC VALUE

DIVERSIFIED ECONOMY
New industries, businesses, and investment.

QUALITY OF LIFE
More amenities, recreation, and community services.

FISCAL STRENGTH
Increased assessment and sustainable revenue growth.

TOURISM & RECREATION
Year-round activities and regional event destination.

EMPLOYMENT GROWTH
Long-term jobs across multiple sectors.

COMMUNITY PROSPERITY
A stronger, more vibrant Cochrane for generations to come.

WORKING TOGETHER FOR A GROWING FUTURE.

UrbanStar is committed to collaboration with the Town of Cochrane, stakeholders, and the community to refine this vision and ensure the Glendale Mountain View lands contribute to a strong, sustainable future.

Economic Development Benefits

The Glendale Mountain View annexation and development concept has the potential to generate significant long-term economic benefits for the Town of Cochrane and the surrounding region.

Employment Creation

The project has the potential to create:

- Construction employment during phased development
- Permanent long-term jobs across multiple sectors
- Recreation and hospitality employment
- Professional and business service positions
- Tourism and entertainment employment
- Technology and innovation opportunities
- Local entrepreneurial opportunities

The diversification of employment sectors would strengthen economic resilience and reduce dependence on any single industry.

Economic Diversification

The proposed development supports Cochrane's stated objective of broadening its economic base through:

- Tourism and hospitality growth
- Recreation and sports tourism
- Technology and innovation opportunities
- Commercial and professional services
- Destination entertainment amenities
- Regional event hosting capabilities

This diversification approach aligns with the Town's long-term economic development strategy and community engagement feedback.

Tourism & Recreation Growth

The proposed recreation and hospitality components could establish Cochrane as a destination for:

- Regional sports tournaments
- Provincial and national events
- Family recreation travel
- Conference and hospitality activity
- Mountain tourism stopover traffic
- Entertainment and leisure visitation

These activities would generate significant economic spin-off benefits for local businesses and the broader community.

Economic Development Benefits - Cont.

Long-Term Assessment Growth

The annexation and development of Glendale Mountain View would contribute substantial long-term municipal assessment growth through:

- Commercial assessment expansion
- Hospitality and tourism development
- Employment and business infrastructure
- Recreation and entertainment facilities
- Mixed-use commercial development

This expanded assessment base would support municipal sustainability and future infrastructure investment. The proposed development would contribute to the diversification of Cochrane's assessment base by increasing the proportion of commercial and employment-generating properties, helping reduce long-term reliance on residential taxation.



URBANSTAR
GLLENDALE MOUNTAIN VIEW

THE BROADER ECONOMIC IMPACT

Glendale Mountain View is more than a development — it is a catalyst for long-term economic growth, community prosperity, and regional competitiveness.



1,500 – 3,000+
POTENTIAL LONG-TERM
EMPLOYMENT OPPORTUNITIES



\$250M+
POTENTIAL ANNUAL
ECONOMIC OUTPUT



200+
HOTEL ROOMS
POTENTIAL



**REGIONAL
TOURISM HUB**
Supporting events,
visitors & recreation



**SIGNIFICANT
LONG-TERM MUNICIPAL
ASSESSMENT &
REVENUE GROWTH**

A CATALYST FOR COCHRANE AND THE SURROUNDING REGION



REGIONAL ADVANTAGE

-  **STRATEGIC LOCATION**
At the gateway to Cochrane, connecting Calgary, the Bow Valley, and the Rocky Mountain corridor.
-  **ECONOMIC DIVERSIFICATION**
Expands Cochrane's economic base with new industries, businesses, and investment.
-  **QUALITY OF LIFE**
Enhances recreation, amenities, and services that make Cochrane a great place to live and work.
-  **SUSTAINABLE GROWTH**
Supports responsible growth that strengthens Cochrane for generations to come.

HOW THIS CREATES LASTING VALUE



**INVESTMENT
ATTRACTION**
A compelling destination that draws businesses, talent, and capital to the region.



JOB CREATION
Quality employment across multiple sectors, providing opportunities for local residents.



**TOURISM & EVENT
GROWTH**
Year-round recreation and events that attract visitors and boost the local economy.



**BUSINESS
VITALITY**
New businesses and services that support a strong, vibrant community.



FISCAL STRENGTH
Increased assessment and revenue to support infrastructure and community priorities.



**COMMUNITY
LEGACY**
A lasting legacy of prosperity, opportunity, and pride for future generations.



BUILDING A STRONGER COCHRANE. TOGETHER.

Glendale Mountain View is a partnership opportunity to build a vibrant economy, enhance quality of life, and secure a prosperous future for Cochrane and the region.



Infrastructure & Regional Collaboration

UrbanStar recognizes that successful development of the Glendale Mountain View lands will require close collaboration with:

Municipal Stakeholders

- The Town of Cochrane
- Rocky View County
- The Province of Alberta
- Regional infrastructure stakeholders
- Transportation agencies
- Community organizations
- Private-sector investment partners

Recreation Stakeholders

- Silent Ice
- Regional recreation and sports tourism stakeholders



Hospitality Stakeholders

- Pomeroy
- Canalta

UrbanStar has had preliminary discussions with a number of respected development organizations regarding the long-term vision for Glendale Mountain View. These discussions have included organizations such as Truman, Brookfield Residential, Shane Homes, and international development interests from Japan. Discussions remain exploratory and are intended to gauge potential market interest and future collaboration opportunities.

UrbanStar has initiated discussions with regional stakeholders regarding the strategic importance of the lands and the opportunity for coordinated infrastructure and economic development planning.

The development has the potential to support broader regional transportation and economic initiatives while helping address long-term infrastructure and recreation demands within Cochrane.

Community-Oriented Planning Principles

UrbanStar recognizes the importance of balancing growth with the preservation of Cochrane's identity and quality of life.

The Glendale Mountain View concept is intended to reflect the following planning principles:

- Sustainable long-term growth
- Community-oriented design
- Recreation and wellness integration
- Economic diversification
- Transportation connectivity
- Environmental stewardship
- Regional collaboration
- High-quality architectural and landscape standards
- Balanced mixed-use planning
- Public gathering and community spaces

The development vision seeks to create a destination that reflects Cochrane's character while positioning the community for long-term economic success.

Infrastructure & Regional Collaboration - Cont.



Development Phasing

The Glendale Mountain View lands are anticipated to develop over multiple phases aligned with market demand, infrastructure availability, and municipal planning objectives. Potential phasing may include:

Phase 1

- Annexation and planning framework
- Infrastructure servicing strategy
- Initial employment and commercial development
- Gateway corridor improvements

Phase 2

- Recreation and sports campus development
- Hospitality and entertainment uses
- Expanded commercial amenities

Phase 3

- Additional employment lands
- Innovation and business park expansion
- Complementary mixed-use development

Phase 4

- Long-term buildout and regional integration
- Continued assessment and employment growth
- Additional tourism and destination amenities



URBANSTAR


GLENDALE MOUNTAIN VIEW

GLENDALE MOUNTAIN VIEW: STRATEGIC GATEWAY


A 674-acre destination that connects communities, drives economic growth, and positions Cochrane as the gateway to the Rocky Mountains.




674
ACRES
LAND ASSEMBLY




50%+
NON-RESIDENTIAL
TARGET




1,500 – 3,000+
POTENTIAL LONG-TERM
PERMANENT JOBS



SIGNIFICANT
LONG-TERM MUNICIPAL
ASSESSMENT GROWTH



REGIONAL TOURISM
RECREATION, EVENTS,
AND HOSPITALITY



COCHRANE

HIGHWAY 22 CORRIDOR

- Regional Connector
- Tourism Route
- Economic Link

EAST GATEWAY

- First Impression
- Lasting Impact
- Destination Appeal

GLENDALE MOUNTAIN VIEW
674 ACRES
FUTURE GATEWAY DISTRICT

VIBRANT, GROWING COMMUNITY

- Population Growth
- Strong Economy
- Quality of Life

ROCKY MOUNTAINS & BANFF
WORLD-CLASS RECREATION
AND TOURISM DESTINATION

THE GLENDALE MOUNTAIN VIEW DISTRICT WILL DELIVER:

-  **DIVERSIFIED ECONOMY**
New employment sectors and business opportunities.
-  **RECREATION & TOURISM**
Year-round recreation amenities and regional event destination.
-  **HOSPITALITY & ENTERTAINMENT**
Hotels, restaurants, and entertainment attracting visitors and investment.
-  **MUNICIPAL REVENUE GROWTH**
Expansion of the non-residential tax base and long-term fiscal sustainability.
-  **COMMUNITY BENEFIT**
Enhanced amenities, services, and quality of life for current and future residents.


**WHY ANNEXATION
MAKES SENSE
FOR COCHRANE**

UNIFIED GATEWAY



Creates a cohesive, high-quality entrance to Cochrane.

ECONOMIC ADVANCEMENT



Supports long-term employment growth and economic diversification.

EXPANDED TAX BASE




Increases non-residential assessment and municipal revenue potential.

RECREATION & TOURISM



Enables world-class recreation facilities and tourism infrastructure.

COORDINATED PLANNING



Allows integrated land use, servicing, and infrastructure planning for the future.

COMMUNITY ALIGNMENT



Ensures development reflects Cochrane's vision, values, and long-term goals.

A Legacy Opportunity for Cochrane's Future

Why Glendale Mountain View Matters

Cochrane continues to experience significant population growth and increasing demand for recreation facilities, employment opportunities, tourism infrastructure, hospitality services, and commercial development. Glendale Mountain View presents a rare opportunity to proactively plan for these future needs through a coordinated gateway development that supports economic diversification while maintaining the character and values that make Cochrane unique.

Few remaining land assemblies of this size and strategic location exist within the region. As a result, Glendale Mountain View has the potential to become one of the most significant long-term economic development opportunities available to the Town of Cochrane.

Next Steps

UrbanStar looks forward to continued collaboration with Administration and Council regarding the long-term planning of the Glendale Mountain View Gateway District. Future discussions may include:

- Review of annexation opportunities
- Infrastructure and servicing requirements
- Transportation and connectivity planning
- Recreation and tourism opportunities
- Stakeholder engagement and partnership development
- Economic impact analysis
- Community consultation and vision refinement

UrbanStar remains committed to working collaboratively with the Town to ensure future planning aligns with municipal priorities and community objectives.



Conclusion

Following several discussions with Town Administration and the Mayor, UrbanStar submits this document as a strategic vision for consideration. The Glendale Mountain View lands represent a rare opportunity to collaboratively plan a major gateway district that reflects Cochrane's values, preserves its western heritage, supports future growth, and creates lasting economic and recreational benefits for residents.

Through strategic annexation, thoughtful planning, and collaboration with Administration, Council, stakeholders, and the community, the Glendale Mountain View lands have the potential to become:

- A major regional employment hub
- A destination recreation and tourism district
- A catalyst for economic diversification
- A significant long-term assessment contributor
- A gateway corridor between Calgary and Cochrane
- A sustainable mixed-use community supporting Cochrane's long-term vision

UrbanStar appreciates the opportunity to collaborate with Administration and Council as discussions continue to evolve.

We look forward to working together to further refine the concept and explore how Glendale Mountain View can contribute positively to Cochrane's future economic growth, recreation infrastructure, tourism development, and overall community well-being.

Glendale Mountain View represents a once-in-a-generation opportunity to shape the eastern gateway of Cochrane and create a legacy development that supports economic prosperity, recreation, tourism, employment, and community well-being for decades to come.

cochrane HOW THE WEST IS NOW

URBANSTAR GLENDALE MOUNTAIN VIEW

ANNEXATION & ECONOMIC DEVELOPMENT VISION

CREATING COCHRANE'S FUTURE. CONNECTING COMMUNITIES. BUILDING OPPORTUNITY

A transformational 674-acre mixed-use district east of Cochrane that will drive economic diversification, create jobs, expand recreation, and establish a premier gateway between Calgary, Cochrane and the Rocky Mountain corridor.

674 ACRES
FIVE PARCELS OF OPPORTUNITY
50%+ NON-RESIDENTIAL USES

A VISION FOR COCHRANE'S FUTURE

- EMPLOYMENT & BUSINESS GROWTH**
A modern business park attracting investment, innovation and high-quality jobs.
- RECREATION & SPORTS DESTINATION**
A regional sports and recreation campus hosting tournaments and community amenities year-round.
- HOSPITALITY & ENTERTAINMENT**
Hotels, restaurants, entertainment and tourism attractions that drive year-round visitation and economic activity.
- COMMERCIAL & COMMUNITY SERVICES**
Retail, services, wellness, education and everyday amenities for residents and visitors.
- COMPLEMENTARY RESIDENTIAL**
Workforce housing and mixed-use residential to create a balanced, complete community.

KEY BENEFITS FOR COCHRANE

- DIVERSIFIED EMPLOYMENT
- TOURISM & RECREATION GROWTH
- LONG-TERM ASSESSMENT GROWTH
- ECONOMIC DIVERSIFICATION
- REGIONAL COLLABORATION
- SUSTAINABLE COMMUNITY PLANNING

STRATEGIC GATEWAY LOCATION
Positioned along the primary corridor between Calgary and Cochrane and the Rocky Mountains.

CALGARY 35 MIN → COCHRANE ← BANFF 60 MIN

A COMPLETE MIXED-USE DISTRICT
LIVE. WORK. PLAY.

- EMPLOYMENT & BUSINESS PARK**
Professional offices, innovation, light industrial, corporate campuses, logistics, and service industries.
- RECREATION & SPORTS CAMPUS**
Multi-sheet arenas, indoor sports, training centres, community facilities, and outdoor recreation.
- HOSPITALITY & ENTERTAINMENT DISTRICT**
Hotels, conference facilities, restaurants, entertainment venues, family attractions and resort-style amenities.
- COMMERCIAL & COMMUNITY SERVICES**
Retail, restaurants, medical, wellness services, education, childcare, and everyday community amenities.
- COMPLEMENTARY RESIDENTIAL**
Workforce housing and mixed-use residential supporting a vibrant, complete community.

FIVE STRATEGIC PARCELS

1 2
3 4
5

TOTAL: 674 ACRES

COCHRANE ← 5 MIN → CALGARY 35 MIN →

BUILT ON COLLABORATION. DESIGNED FOR GENERATIONS.

- REGIONAL PARTNERSHIPS
- INFRASTRUCTURE INVESTMENT
- TRANSPORTATION CONNECTIVITY
- ENVIRONMENTAL STEWARDSHIP
- COMMUNITY WELL-BEING
- LONG-TERM SUSTAINABILITY

Glendale Mountain View will strengthen Cochrane's economy, enhance recreation and tourism, and create a sustainable gateway community that reflects our values today and our vision for tomorrow.

cochrane HOW THE WEST IS NOW



For more information please contact:

UrbanStar Group of Companies

✉ **Invest@UrbanStarCapital.com**

1043 19 AV SE, Calgary, AB T2G 1M1

www.UrbanStarGroup.ca

Let's connect:



UrbanStar Official LINE Account
For Japanese Clients | Please add
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 **Official Account**

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