



Horse Creek Concept Plan Submission October 3, 2022

About UrbanStar Group of Companies

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.



Key Company Accomplishments



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

MESSAGE

**From CEO
and President of
UrbanStarGroup
of Companies**



"Dear valued investors. I am proud to share this update with you on our horse creek project. In a very short period of time our development Team led by Kristi Beunder has done an amazing job meeting our objectives to submit a concept plan during a very difficult time of Covid which has created many global issues. We have taken The additional step of this proposed community by also submitting a concurrent phased subdivision application. Urbanstar has worked closely with the county of Rocky View Planning Team and we hope for a positive response from the public and Rocky View County Councillors."

— Kind Regards, Dean Gorenc, UrbanStar

UrbanStar Horse Creek Project Update

On behalf of the UrbanStar Group of Companies, Township Planning + Design Inc. submitted the Horse Creek Conceptual Scheme and Land Use Redesignation applications on October 3, 2022 to Rocky View County for their review and comment. The applications have been submitted in accordance with the project timelines and requirements. The applications were submitted concurrently for the County to review; we submit applications concurrently in an effort to provide the County with all the information required to review and make decisions on the future of the site at one time, and as a result, expedite the project timeline. The information provided in the applications included:

- **Proposed Land Use Concept:** [Click to view the Conceptual Scheme PDF](#)
- Land Use Redesignation Application
- Technical studies conducted in support of the Horse Creek Conceptual Scheme:
 - Transportation Impact Assessment
 - Historic Resources Inventory Assessment
 - Preliminary Servicing and Stormwater Management Plan
 - Geotechnical Report
 - Biophysical Impact Assessment
 - Phase 1 Environmental Site Assessment
 - Rare Plant Survey
 - Slope Stability Assessment
- Landscaping Master Plan
- What We Heard Report (this is a summary of the public engagement feedback received following our open house)

Expected Fee: The application fee is currently being confirmed by the County's Planning staff; however, we have estimated that it will be as follows:

HORSE CREEK WORKING FEE TABLE			
Conceptual Plan Submission	Item	Flat or per lot	
	ASP Amendment - Major		\$250,000.00(*)
	- actual costs		
	Conceptual Scheme first 160 acres	Flat	\$9,500.00
	Every acre over 160	\$26/ acre	\$3,139.00
		x 120.75 flat	
	CMRB Referral Fee	Flat	\$5,000.00
Sub-TOTAL			\$267,639.50
Land Use Redesignation	First 6 lots	Flat	\$2,100.00
	Next 44 lots	\$455 per lot x 44	\$20,020.00
	Next 50 lots	\$330 per lot x 50	\$16,500.00
	Each lot over 100 \$155/ lot	\$155 x 803	\$124,465.00
Sub-TOTAL			\$163,085.00

COMBINED total including contingency	\$430,724.50
Total without contingency for ASP Amendment	\$180,724.50
Advertising fee	Unknown

(*) NOTE - This is a contingency figure an Area Structure Plan(ASP) Amendment Request has been Provided with funding agreement and Terms Of Reference(TOR) not reviewed or approved by Rocky View County(RVC)

Conceptual Scheme fee

Typical ASP amendments can be lengthy due to the increased capital expense required on behalf of the Rocky View County. UrbanStar is proposing to fund the amendment process in an effort to expedite to a speedy resolution.

CS Over 160 acres = \$9,500 flat fee

For every acre over 160 it is \$26 per acre extra we have 120.75 extra acres = \$3,139.50

CMRB Referral Fee = \$5,000 (flat)

TOTAL Conceptual Scheme fee estimate = ASP Major revision as we proposed it – have no feedback yet on this from the County - would be \$17,639.50 + major ASP amendment

Land Use Rezoning:

First 6 lots = \$2,100

Next 44 lots = \$455 per lot (\$20,020)

Next 50 lots = \$330 per lot (\$16,500)

Each lot over 100 = \$155 we have 803 left = \$124,465.00

TOTAL for land use rezoning = \$163,085 which works out to \$180.60 per lot at 903 lots.

TOTAL for both submissions = \$180,724.50



Changes to Conceptual Scheme since last update:

The total number of lots has been amended from 949 to 903. This amendment was a result of the mid-density lot size which required rear-facing garages and therefore laneways were added to some of the lots. This decision was made in an effort to continue to maximize the number of lots provided within Horse Creek while utilizing the land efficiently and creating a thoughtfully designed community with ample amenities.

Major ASP Amendment:

The Major ASP Amendment application has been informally submitted to the Rocky View County Planning Policy team for review to determine if the submission meets their requirements. Following review and discussion with the County, we anticipate submitting an official application for this Major ASP Amendment. We expect to have information from the County in the coming weeks and would submit the application shortly after. The timeline for this portion of the application is dependent upon when we receive feedback from the County.

Next Steps & Estimated Timelines:

It is important to note, from this point forward, Rocky View County controls the review and approvals process and, therefore, the corresponding timelines. The timelines outlined below are the best estimate based on similar approval processes.



Complete Application: Once the County reviews the application, they will confirm whether it is a complete application, and will proceed with the internal review process. This typically takes one to two weeks. The conceptual scheme will be posted on Rocky View County's website as a "proposed Conceptual Scheme".



Circulation Review Period (October – February 2023): The County will initiate a circulation period, which is their component of the public engagement. Through this process, the County will solicit feedback from internal departments, external agencies, and landowners.



Amendments Pending Circulation Comments (February – March 2023): Township Planning + Design Inc. and UrbanStar Group of Companies will be provided with all the comments and will have an opportunity to respond to the feedback and make amendments to the Conceptual Scheme as required.



Major ASP Amendment (January 2023 (or sooner) to January 2024): in order for the Conceptual Scheme to have a policy framework that recognizes the increase in density, we need to have the Major ASP amendment undertaken. We have provided the County with a Terms of Reference, Cost Sharing Agreement and Funding Agreement for their consideration which includes timelines for completion of the Major ASP amendment. Until we can understand how Rocky View wishes to proceed with the Major ASP amendment, we believe this will be the largest hold up to the progress of approvals. It is important to note, ASP's are the property of the County and they adopted them by bylaw, it is up to the County to determine the pathway for Major ASP amendment, we have provided the County with a timeline, work program and terms for revision, and we await their direction.



Council Process for Conceptual Scheme, Land Use Redesignation, and ASP Amendment (February 2024): Pending the outcome of the Major ASP amendment, The County will set a date for the Public Hearing providing another opportunity for the public to voice their opinions regarding the project. Township Planning + Design and UrbanStar will attend this Public Hearing and be given the opportunity to speak in support of the applications and refute any opposition. Should the applications be granted First Reading, the ASP Amendment will be referred to the Calgary Metropolitan Region Board (CMRB) for review.



CMRB Review (March 2024): The CMRB will review the ASP Amendment application and determine if it aligns with the Regional Growth Plan. Should the application be approved by the CMRB administration, the CMRB municipalities are given the opportunity to vote on whether the ASP Amendment should be adopted at the regional level.

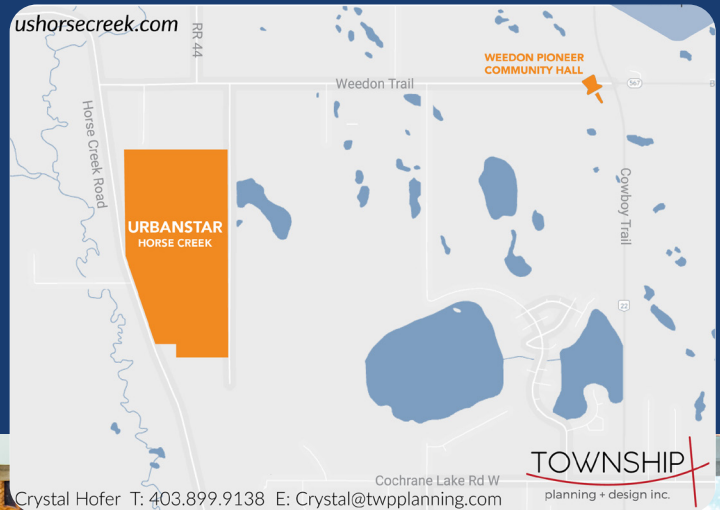
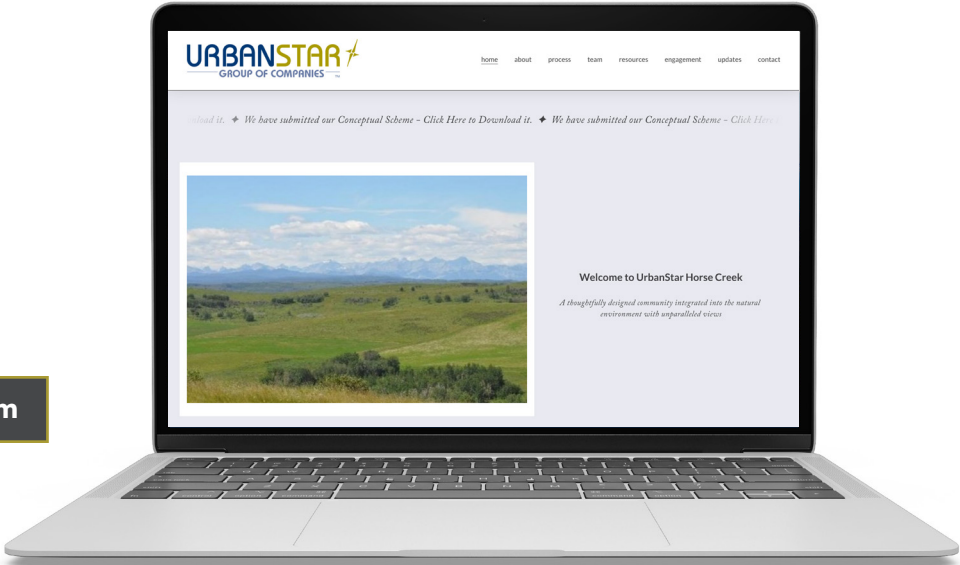


Third and Final Reading (June-July 2024): Should the ASP Amendment be approved by the CMRB, Rocky View County Council would review the application for the Third Reading resulting in the adoption of the ASP Amendment, which would facilitate the approval of the Horse Creek Conceptual Scheme and Land Use Redesignation.

**FOR FURTHER
READING**
**Horse Creek
Website**

**To learn more about Horse
Creek visit our website:**

[Click to visit ushorsecreek.com](https://ushorsecreek.com)



UrbanStar Submitted the Concept Plan in October, 2022

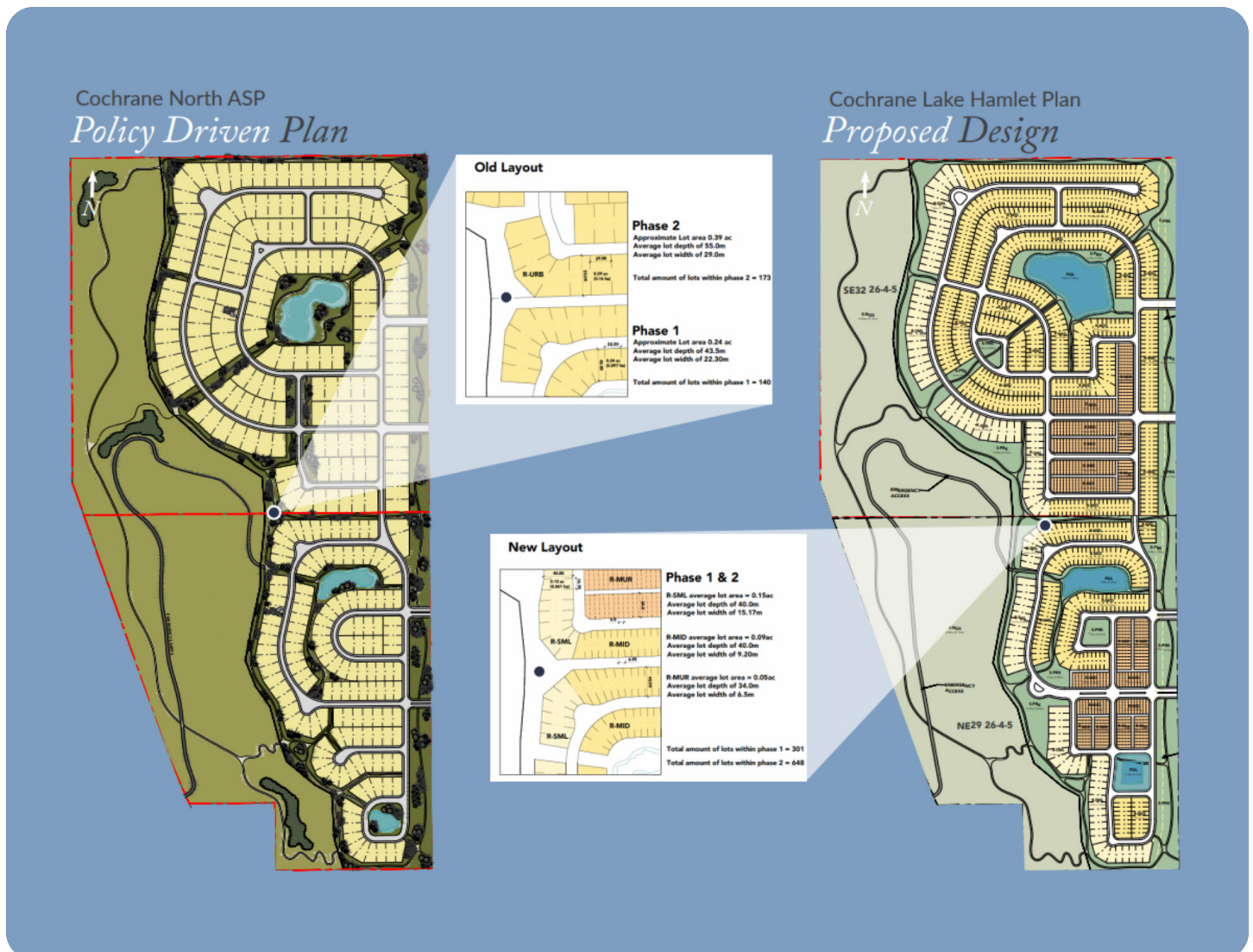
TAKE A LOOK:

Proposed Land Use Concept —

[Click to view the Conceptual Scheme PDF](#)

Horse Creek is a thoughtfully designed community that sensitively integrates residential development into the rural context and celebrates the natural environment. The County has identified Cochrane North as an area of growth, and Horse Creek provides strategic growth while fulfilling the objectives of the Cochrane North Area Structure Plan. The main objectives of the Cochrane North ASP address Land Use Strategy, integration of communities within the context/environment, and provision of park and recreation space, and have guided the design for the Horse Creek Community.

The Horse Creek plan area is identified as Cluster Residential and Open Space within the Cochrane North ASP. Cluster Residential is a development form which integrates single and multi-family housing typologies with the natural environment. This allows the development to maximize the number of dwellings in an area, integrate with the natural environment, and preserve significant areas by keeping development compact.



The Horse Creek Conceptual Scheme is designed to integrate with existing approved area developments such as the MacDonald group hamlet expansion. With this design, we have utilized the main street that was incorporated in the MacDonald group site and carried it forward to the west to allow for an integration of open spaces between the hamlet and the escarpment. This allows for area residents to travel freely between the main street at Cochrane Lakes and the escarpment in Horse Creek and feel like it is a seamless transition to a welcoming park, instead of just terminating the main street at its entrance to Range Road 44. We do not wish to develop a community in isolation this development project needs to integrate with its surroundings and ensure that amenity space is useable by residents within and outside of the project area.

The design of the Horse Creek ASP celebrates the natural environment by preserving the escarpment and integrating a pathway network throughout the community. The design ensures the longevity of the environment while providing residents with passive and active recreation opportunities within their own community.

Horse Creek Concept Plan

Lotting Concept Re-designation To 903 Potential Units

Previously prepared lotting concepts, which adhere to the current ASP policy, resulted in 313 lots of equivalent size and scale over 280 acres. The updated site plan includes a diversity and range of housing types and lot sizes to a total of 903 over the same 280 acres.

This reflects a gross UPA (Units Per Acre) of 3.3. This is much more efficient use of land and utilizes the exact same footprint as the previous design. The variety of lots and available housing types allows for greater choice for the consumer, allowing for flexible entry points for price and this will allow for greater absorption by the market overtime.

As a result of the planning efforts of the UrbanStar Development Team the new concept plan is a net 590 additional units to the original concept.

Net Difference:

Original Concept Plan	313 Units
Re-designation of Concept Plan	903 Units
Net Difference	590 Units +

[Click to read about Horse Creek \(ushorsecreek.com\)](http://ushorsecreek.com)



CHECK OUT OUR Current Investment Offerings

**VIEW FROM URBANSTAR
COCHRANE LAKES SOUTH**

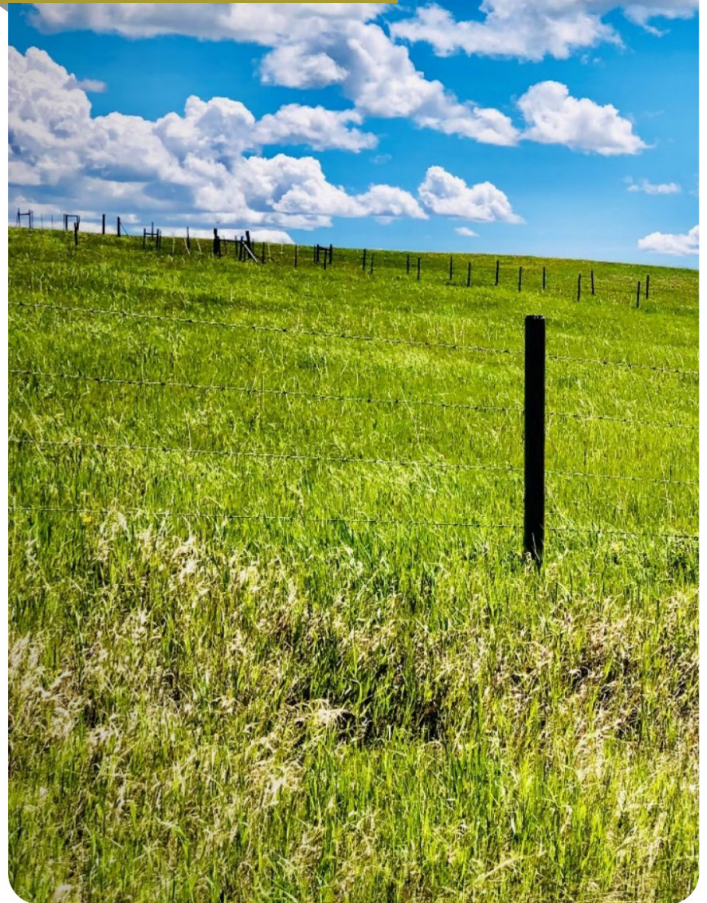


Urbanstar Cochrane Lakes South Ltd.

53.5 Acres of Bare Land Real Estate to Purchase and Develop, with \$7,500,000 Private Placement available. Located within the Cochrane North area structure plan and adjacent to the Monterra on Cochrane Lakes development. The land is 1-2 miles north of the Town of Cochrane along the Cowboy Trail, Highway #22, Rocky View County. Currently \$4,000,000 private placement remains available.

[!\[\]\(339a16584d5da0f0a3ca4e9ec17bf6a1_img.jpg\) Click to Read Term Sheet: UrbanStar Cochrane Lakes South Ltd.](#)

**VIEW FROM URBANSTAR
COCHRANE LAKES NORTH**



Urbanstar Cochrane Lakes North Ltd.

104 Acres of Bare Land Real Estate to Purchase and Develop, with \$15,000,000 Private Placement available. Located within the Cochrane North area structure plan and adjacent to the Monterra on Cochrane Lakes development. The land is 1-2 miles north of the Town of Cochrane along the Cowboy Trail, Highway #22, Rocky View County.

[!\[\]\(c50c8b7b2cc2cf9ff925edec0ee94c0d_img.jpg\) Click to Read Term Sheet: UrbanStar Cochrane Lakes North Ltd.](#)



For more information please contact:

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CEO AND FOUNDER MESSAGE:

Urbanstar Accepting Cryptocurrency

Urbanstar has made a significant change to our next land offering Cochrane Lakes North \$15,000,000 Offering. UrbanStar is pleased to provide seamless investment opportunity by accepting cryptocurrency as an alternate form of investment from traditional FIAT currencies. UrbanStar is accepting cryptocurrency, along with CAD. The cryptocurrencies UrbanStar is currently accepting are Bitcoin, Stablecoin and Ethereum. This will allow investors who have made gains in the crypto space to divest some of their profits into a real-estate asset backed investment opportunity from the UrbanStar Group.

Sincerely, Dean Gorenc

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