URBANSTAR GROUP OF COMPANIES™

UrbanStar Newsletter
Building for the Future: Canada's Bold Housing Plan and Calgary's Growth Momentum
October 2025

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 Valued Clientele,

We are pleased to share exciting growth news shaping Canada's housing and real estate landscape. Please see below newsletter for brief summaries of two key developments.

Prime Minister Mark Carney has launched Build Canada Homes, a new $13 billion federal agency to accelerate affordable housing across the country. This bold initiative will unlock public lands, speed up construction, and strengthen Canada's housing supply—creating significant momentum for the real estate sector.

Locally, Calgary's population has surged to 1.6 million and could hit 2 million by the mid-2030s, driving strong demand for housing and development.

At UrbanStar, we're well-positioned to benefit from this national focus on housing growth, with projects in high-potential areas that align with Canada's new priorities.

Together, we're building communities—and value—for the future.

Kind regards,

Dean F. Gorenc, President & CEO

Canada's Bold Housing Plan

Click Here for Link to Housing Plan Article

Canadians continue to face a housing affordability crisis, with many—especially young people—struggling to find homes they can afford. In response, Prime Minister Mark Carney has announced Build Canada Homes, a bold new federal agency dedicated to building affordable housing at scale and tackling homelessness across the country.

What is Build Canada Homes?

Build Canada Homes is a new one-stop federal agency that will accelerate affordable housing construction, leverage public lands, and partner with provinces, municipalities, Indigenous communities, and private developers to deliver homes faster and more affordably. It will focus on non-market and mixed-income housing, supporting Canada's goal to double housing construction, restore affordability, and reduce homelessness.

Key Pillars

1. **Build at Scale and Speed:**

o Initial $13 billion capitalization to fund projects, provide land, and offer flexible financing.

o Canada Lands Company will be transferred under Build Canada Homes, unlocking 88 federal properties for housing development.

2. **Innovate and Build Sustainably:**

o Emphasis on modern construction methods such as modular, factory-built, and mass timber homes.

o Potential to cut build times by 50%, costs by 20%, and emissions by 20%.

3. **Buy Canadian, Build Canadian:**

o Priority for Canadian-made materials like lumber, steel, and aluminum.

o Strengthening domestic supply chains and creating high-paying jobs across the country.

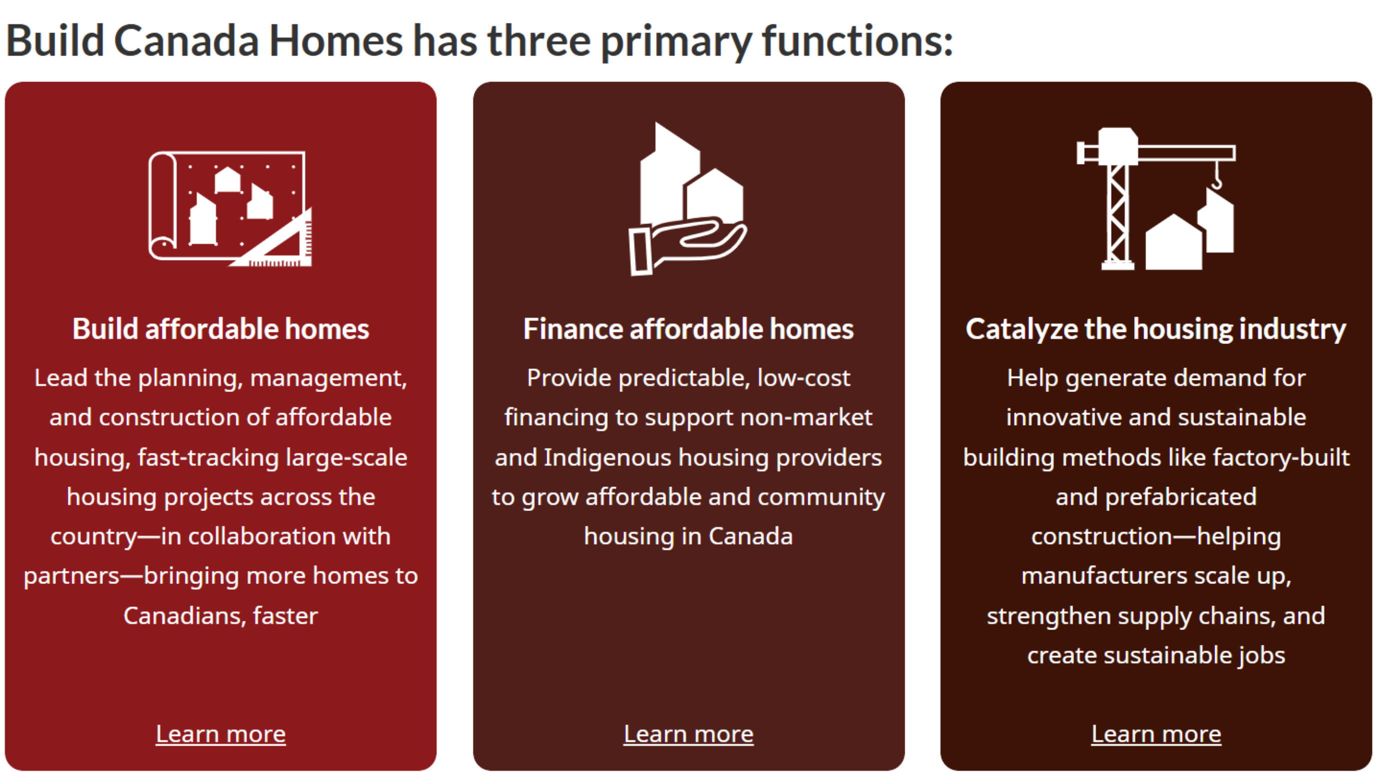
Leadership & Early Investments

- Ana Bailão, former Toronto Deputy Mayor and affordable housing advocate, appointed as CEO.
- Initial projects include:
- 4,000 factory-built homes on federal land in Dartmouth, Longueuil, Ottawa, Toronto, Winnipeg, and Edmonton.
- $1.5B Canada Rental Protection Fund to preserve affordable rental housing.
- $1B for transitional and supportive housing for Canadians at risk of homelessness.
- Partnership with Nunavut Housing Corporation to build over 700 new units using innovative methods.

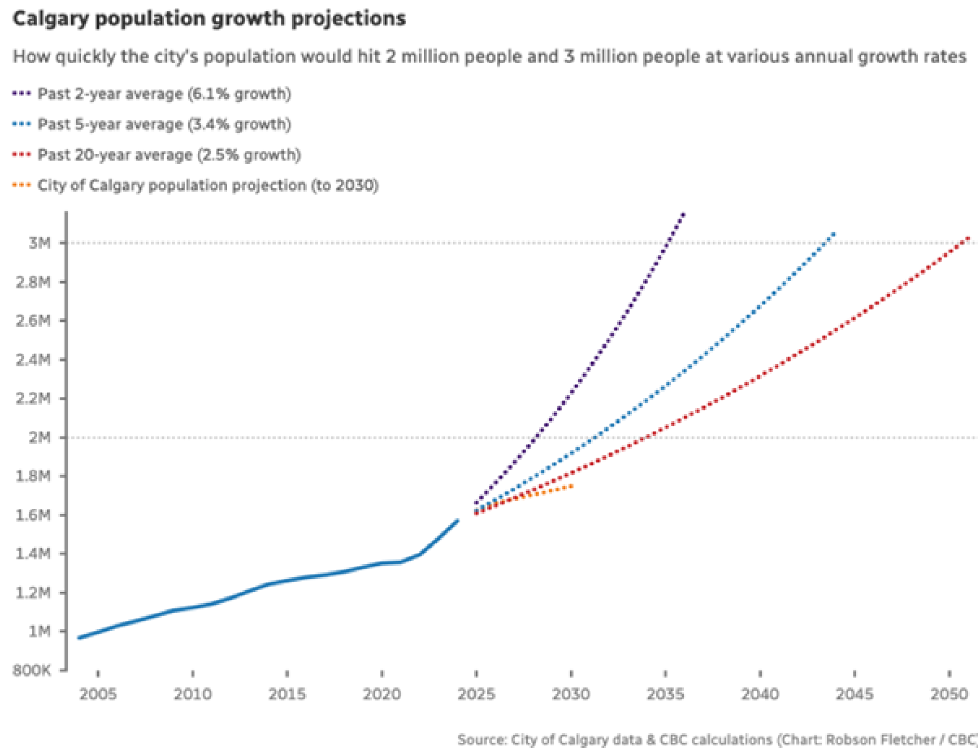
The Bigger Picture

Build Canada Homes will unite public and private expertise to create a new generation of affordable, sustainable, and Canadian-built housing. Additional measures to support builders and attract private capital will be announced in Budget 2025.

In short: Canada is taking unprecedented action to build more homes, faster — and ensure every Canadian has a place to call home.



Calgary: Building for a Bigger Future



Click Here for Link to Calgary Growth Plan Article

Calgary's population has exploded to 1.6 million and could hit 2 million by the mid-2030s — decades ahead of earlier forecasts. The city grew by 173,000 people in just two years, driven by migration and affordability relative to other major centres. As Calgarians prepare to elect a new council, the question looms: can City Hall keep pace?

Growth Pressures

The rapid expansion touches everything — housing affordability, infrastructure, transit, taxes, and public safety. Mayoral hopefuls are promising solutions: from more recreation facilities and fire halls to expanded transit and smarter urban planning. Some, like Jeromy Farkas, say Calgary could even reach 3 million by mid-century.

City Hall's Challenge

Officials admit the city was caught off guard. "We grew in a way that was not forecasted," said Mayor Jyoti Gondek, who points to new suburban approvals, infill-friendly zoning, and accelerated water infrastructure upgrades as key responses.

Calgary: Building for a Bigger Future, Continued

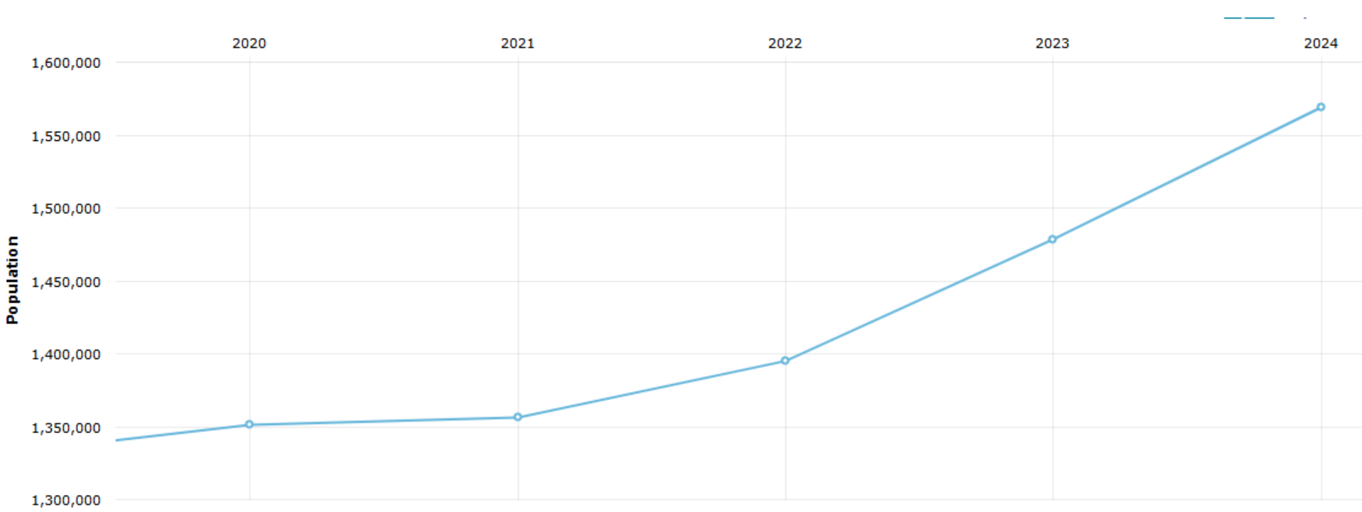
Business Leaders Sound Alarm

Calgary Chamber CEO Deborah Yedlin warns the city is "so far behind" on infrastructure. The Chamber urges completion of the Green Line LRT, better regional planning, and stronger collaboration with provincial and federal governments to support growth.

Looking Ahead

While Calgary's 2009 growth plan projected 2 million residents by the 2050s, that mark could now arrive 20 years sooner. The region as a whole may surpass 2 million people by 2029, positioning Calgary to soon overtake Montreal as Canada's second-largest city.

But with booming growth comes booming responsibility — and the next city council will need to ensure the infrastructure, housing, and services are ready for a city on the rise.



Calgary had a population of 1.6 million in 2024, first in the province. The population of Calgary greatly increased 6.14% year-over-year, and increased 18.0% in the last five years.

Summary

Build Canada Homes Launch & Calgary’s Growth Momentum

Canada takes bold action on housing:

Prime Minister Mark Carney has launched Build Canada Homes, a new federal agency to accelerate affordable housing construction nationwide. With $13 billion in initial funding and 88 federal sites unlocked for development, the agency will build non-market and mixed-income homes, prioritize Canadian materials, and invest in sustainable, factory-built housing. Led by former Toronto Deputy Mayor Ana Bailão, early projects span cities from Toronto to Edmonton and include $2.5 billion for rental and supportive housing.

Calgary’s race to 2 million:

Calgary’s population has surged to 1.6 million—up 173,000 in two years—and could hit 2 million by the mid-2030s. Rapid growth is straining housing, infrastructure, and transit, with business leaders warning the city is “far behind” on key projects like the Green Line LRT. As a new council prepares to take office, Calgary faces the urgent task of managing expansion while keeping the city affordable and livable.

Current Investment Offering

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.

Click to view Cochrane Lake South Termsheet PDF

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.

Click to view Cochrane Lake North Termsheet PDF

Let's connect:

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