



# UrbanStar Newsletter

## Horse Creek 1&2 / Cochrane Lakes North & South

### July 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.



# MESSAGE FROM CEO & PRESIDENT OF URBANSTAR

Dear Valued Clientele,

UrbanStar is pleased to share our latest newsletter, providing important updates related to Cochrane Lakes and Horse Creek, as well as key developments in the surrounding area. This includes progress on the Cochrane Lake Hamlet Plan, the exciting new Horse Creek Sports Park and High School, and a recent comparable land sale that highlights the growing demand in this region.

UrbanStar has successfully completed all project steps to date, with sewer and water infrastructure as the remaining milestone. We encourage you to review our most recent updates and planning details via the following links:

- [June 2025 Corporate Update](#)
- [Horse Creek Conceptual Scheme](#)

As always, UrbanStar remains dedicated to providing transparency and long-term value to our investors and stakeholders. We will continue to monitor regional growth and keep you informed as our projects move forward.

For more information on our developments in the Cochrane area, please visit our [Corporate Update Page](#).

Sincerely,

Dean Gorenc, UrbanStar



- 1 COCHRANE NORTH-SOUTH CONCEPTUAL SCHEME (URBAN STAR) - Application Forthcoming
- 2 HORSE CREEK CONCEPTUAL SCHEME (URBAN STAR) - Application Submitted September 2022
- 3 MACDONALD DEVELOPMENT CONCEPTUAL SCHEME - Approved February 2021
- 4 MONTERRA CONCEPTUAL SCHEME - Approved May 2018



Figure 6: Proposed Land Use Concept

# Growth and Development in Cochrane Lake: A Community on the Rise

The Cochrane Lake area situated near both Horse Creek and Cochrane Lakes continues to evolve into a vibrant, semi-rural residential hub. Known for its picturesque views and strong community character, the area remains committed to preserving its rural charm while accommodating thoughtful growth.

The Cochrane Lake Hamlet Plan, adopted in 2011, supports compact residential development that maintains a rural feel, with a minimum density guideline of 6 units per acre. Here's an overview of key developments in the region:

| Project Name                                | Status              | Density (Units/Acre) | Total Units |
|---|---------------------|----------------------|-------------|
| Horse Creek Conceptual Scheme               | Proposed            | 3.3                  | 903         |
| Cochrane Lake Village Neighbourhood Plan    | Approved (Feb 2021) | 3.2                  | 800         |
| Cochrane North Conceptual Scheme            | Approved (May 2018) | 1.8                  | 425         |
| Magna Vista Conceptual Scheme               | Proposed            | 1.1                  | 204         |
| Neighbourhood C – Cochrane Lake Hamlet Plan | Approved (Feb 2024) | 6.25                 | 720         |
| Gateway at Cochrane Lake (Neighbourhood A)  | Proposed            | 4.79                 | 96          |

While several area development plans have already received approval, others remain under review. This is a positive indicator for UrbanStar and our investors. This phased growth aligns well with our long-term vision for the area, reinforcing the strategic value of our land holdings.

At present, all builders in the area are in a temporary holding pattern until essential water and sewer infrastructure is finalized. No development can commence until this critical step is completed. Importantly, landowners in the area are collaborating to expedite this process, ensuring that foundational infrastructure is in place to support future growth.

Ongoing lake enhancements and refurbishment efforts continue to improve the community's appeal and long-term value. These enhancements not only benefit our projects but also contribute to the broader attractiveness of the surrounding area, reinforcing the strength of our investment.



Please see below a screenshot from the official Alberta Rocky View County website, outlining the status of all developers in the area, along with the projected units per acre (UPA) and total number of units. Please click the following link to view the official website: [Growth and Development Cochrane Lake | Rocky View County](#)

Here is the latest on what the community looks like.



**1. Proposed Horse Creek Conceptual Scheme**

- 3.3 gross units per acre
- 903 residential units

**2. Approved Cochrane Lake Village Neighbourhood Plan, part of the Cochrane Lake Conceptual Scheme, approved February 23, 2021**

- 3.2 gross units per acre
- 800 residential units

**3. Approved Cochrane North Conceptual Scheme, approved May 8, 2018**

- 1.8 gross units per acre
- 425 residential units

**4. Proposed Magna Vista Conceptual Scheme**

- 1.1 gross units per acre
- 204 residential units

**5. Approved Cochrane Lake Hamlet Plan Neighbourhood C Conceptual Scheme, approved February 27, 2024**

- 6.25 gross units per acre
- 720 residential units

**6. Proposed Gateway at Cochrane Lake Partial Neighbourhood Plan for Neighbourhood A**

- 4.79 gross units per acre
- 96 residential units

# Horse Creek Sports Park & High School: Major Infrastructure Moves Forward

## Exciting News for the Cochrane Community!

The Town of Cochrane, in partnership with Rocky View Schools, is moving forward with the development of the Horse Creek Sports Park—a dynamic new hub located just south of Horse Creek and Cochrane Lakes.

This integrated site will feature:

- *A new high school to serve our growing student population*
- *Outdoor sports fields for community and school use*
- *Gathering spaces and multi-use pathways for residents to connect and stay active*

This development is a major step forward for our expanding residential areas and reflects our commitment to building vibrant, inclusive spaces that support learning, wellness, and community life.

## What's Happening in 2025:

- *Site grading and preparation*
- *Utility servicing for the future school*
- *Water and sewer stub installation*
- *Construction of Township Road 262*
- *Initial stormwater pond*
- *Finalization of Stage 1 park design*

Horse Creek Sports Park & future high school site



Since 2015, this collaborative effort has aimed to serve Cochrane's growing student population and meet community recreational needs. The park design follows Cochrane's Parks, Culture & Active Living Master Plan, supported by community input and data analysis. If approved through the 2026 capital budget, initial park construction could begin next year with a potential opening in 2027.

This project aligns with Cochrane's 2022–2025 strategic goals of livability, active spaces, and a vibrant local economy.

# Local Land Sale: Market Confidence in Cochrane Lake Hamlet

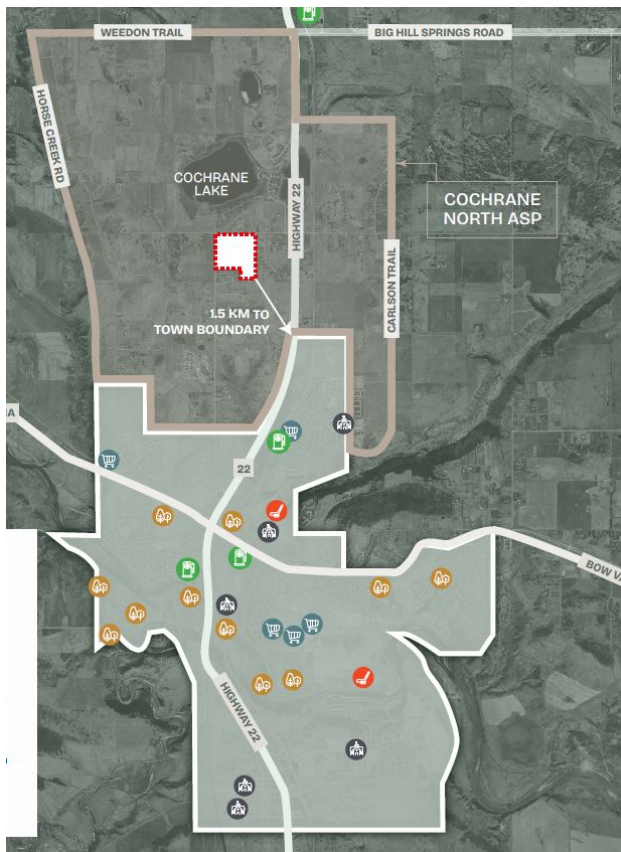
In a notable transaction, 118 acres of residential-zoned raw land located at 263212 Range Road 43 in Cochrane Lake Hamlet sold for on February 25, 2025. This sale offers valuable insight into the strength of the local land market. This sale was only on the current raw land - no development has taken place yet.

This sale illustrates increasing investor confidence and robust demand for development land in the Cochrane area. The proposed “Sky Ranch” community envisions a balanced mix of housing types along with designated park and public service lots, reflecting smart growth principles.



## Transaction Highlights:

- *Zoning: S-PUB, R-MID, R-SML, S-PRK*
- *Proposed Use: Mixed residential*
- *Time on Market: 9 months*
- *Sale Type: Investment*
- *Financing: Privately financed*





# Summary

## 1. Growth and Development in Cochrane Lake

Cochrane Lake is evolving into a vibrant semi-rural residential community while preserving its rural charm. The Cochrane Lake Hamlet Plan (2011) encourages compact yet rural-feeling development. Multiple projects are underway or proposed, with densities ranging from 1.1 to 6.25 units/acre. Approved and proposed developments, like Horse Creek, Cochrane North, and Neighbourhood C, total over 3,000 new units. Ongoing lake upgrades also enhance property value and community appeal.

While several developments are approved, others are still under review—supporting a phased approach that aligns with UrbanStar’s investment strategy.

Currently, all builders are paused pending the completion of essential water and sewer infrastructure. Regional landowners are collaborating to resolve this critical step, enabling future development.

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## 2. Horse Creek Sports Park & High School

A major infrastructure initiative is underway with the development of Horse Creek Sports Park, in partnership with Rocky View Schools. The site will include a new high school, outdoor sports fields, and community gathering areas. Key 2025 construction activities include grading, utility work, and road development. The park aligns with Cochrane’s strategic goals of livability and community engagement, with construction potentially starting in 2026 and opening in 2027.

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## 3. Local Land Sale Reflects Market Confidence

On February 25, 2025, 118 acres of residential-zoned raw land at 263212 Range Road 43 in Cochrane Lake Hamlet sold, highlighting the strength of the local land market. The sale is on the raw land only, and signals growing investor confidence and strong demand for development land in the Cochrane area. The site is planned for the proposed "Sky Ranch" community, which will feature a mix of housing types, parks, and public service lots, aligning with smart growth principles.

## Current Investment Offering

### Urbanstar Cochrane Lakes South Ltd.

**SOLD OUT**



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.

**AVAILABLE**



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](#)





### For more information please contact:

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