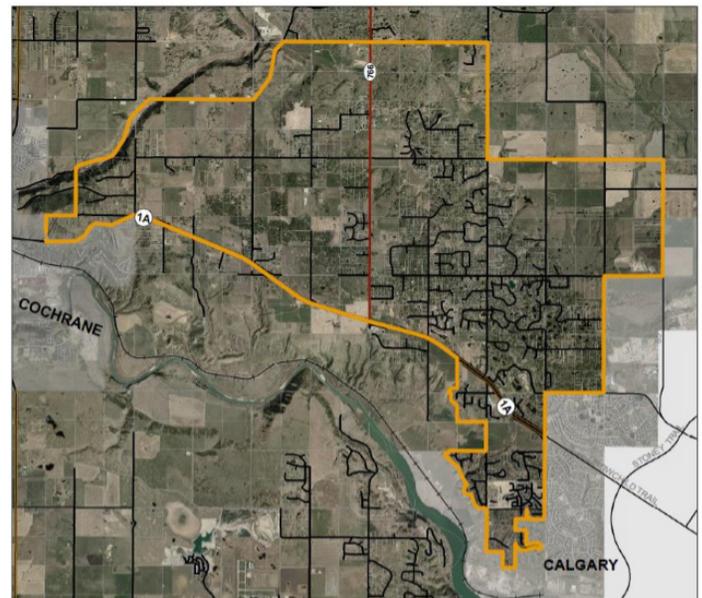
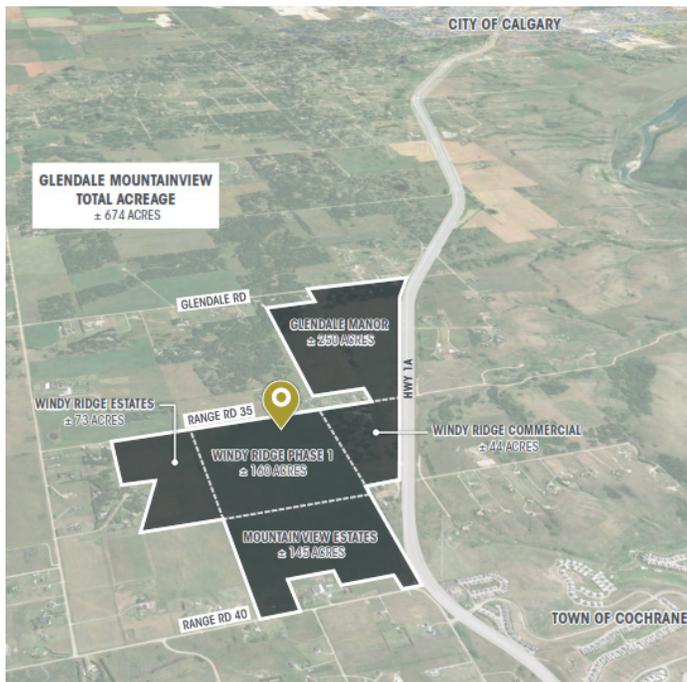




URBANSTAR CORPORATE UPDATE — DECEMBER 2019

UrbanStar’s Glendale Mountain View project planner continues to meet and work with various regulatory agencies to ensure the project aligns with municipal planning initiatives. The following is UrbanStar’s project planner’s summary of Rocky View County’s second Open House for the Bears paw Area Structure Plan (ASP) revision. For additional information please visit UrbanStar’s corporate website at www.urbanstarcanadaland.com.



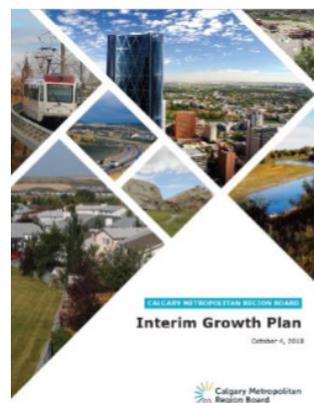
 ASP Boundary

Planning Framework

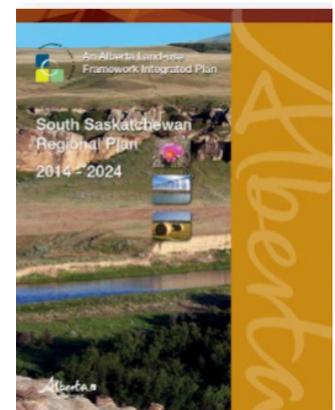
On November 25th Rocky View County held Open House #2 in support of the Bears paw Area Structure Plan (ASP) revision. The purpose of the Open House was to seek feedback on the emerging draft Vision and Principles that will form the basis for the revised ASP.



Municipal Development Plan (MDP)



Interim Growth Plan (IGP)



South Saskatchewan Regional Plan (SSRP)

Timeline

In terms of an overall timeline, Rocky View County is suggesting that they will have a third Open House in April/May 2020 to present the initial Draft plan in its entirety and a fourth Open House in September 2020 to present the final plan prior to its consideration and adoption by Council.



The team at UrbanStar were supportive of the draft vision and principles presented at the Open House. The Glendale Mountain View plan is principally designed as a cluster community, boasting 47% open space while supporting mixed housing types, a local commercial node and public amenities. UrbanStar found that many of the principles being advocated by Rocky View County planners at the Open House aligned with the proposed Glendale Mountain View Conceptual Scheme.

Although subject to review and change based on public input from the Open House, the draft vision and principles of note were as follows:

The Draft Bearspaw ASP Vision Statement:

Bearspaw will offer a rural lifestyle where nature and the agricultural character of the area is respected. Sensitive development will safeguard Bearspaw's natural environment and prioritize watershed, wildlife and wildlife habitat. Bearspaw will facilitate growth that provides residents and visitors with safe access to local services, open spaces, community focal points, and one another, in a financially and environmentally sustainable manner.

Draft Land Use Principles of note include:

Ensure an ordered approach to development through the implementation of well-defined land use areas, together with appropriate transition between land uses.

Support the County's goal of achieving financial sustainability through rational extensions of development and diversification of the tax base.

Draft Housing Principles of note include:

Respect the existing built environment but explore the use of alternative forms of residential development, such as cluster, seniors housing and mixed-use development.

Establish a framework for the sensitive and orderly infilling of fragmented residential lands to provide for efficient lot sizes that are reflective of a country residential community.

Draft Servicing Principle:

Provide for potable water, waste water and storm water infrastructure within the Plan in a safe, cost effective, and sustainable manner.

The housing policies, local commercial, infrastructure policies and goals for clustered development and mixed housing types all align with what UrbanStar has proposed for Glendale Mountain View.

The next open house scheduled for the Spring 2020 will be the most critical, at that time Rocky View will be presenting the initial draft of the Bearspaw ASP.

More information can be found at:

www.rockyview.ca/BuildingPlanning/PlansUnderReview/BearspawAreaStructurePlanReview.aspx

Community Land Use Concept



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