



## Horse Creek Corporate Update March 2024

### 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.



### MESSAGE FROM CEO AND PRESIDENT OF URBANSTAR GROUP OF COMPANIES

“Dear Valued Investors.

I am happy to share this update with you on our Horse Creek project. I wanted to reiterate the project’s progress as well as update all investors as to new developments. I am very excited to see the project moving along in a timely manner and will be releasing updates more frequently as we receive information. Thank you for your continued support.”

- Kind Regards, Dean Gorenc, UrbanStar

## INTRODUCTION

UrbanStar would like to redirect you to our previous Corporate Updates specifically related to the Horse Creek project. Please click on the below links to refresh and familiarize yourself with the steps taken to date including the submission of the Horse Creek Concept Plan.

- July 2023 Corporate Update (Page 16)
- October 2022 Corporate Update (Submission of Concept Plan)

Please note that while our October 2022 Corporate Update laid out a timeline, our July 2023 Corporate Update did not as new developments have arisen. We are unable to give an exact timeline until the outstanding items are resolved, but will keep you apprised frequently as information is received.

This corporate update will outline a few factors which need to be resolved in relation to Horse Creek and its surrounding areas in order for the development to continue to progress. These topics are standard within land development procedures and we are actively working on the most efficient and effective solutions.

## TOPICS DISCUSSED IN THIS UPDATE

- o Engineering
  - Emergency Access Road
  - Water
  - Wastewater
  - Waste & Recycling
- o Submission Requirements
- o Density (UPA) Allowed
- o Policy Alignment

## Horse Creek Conceptual Scheme Vision



Land Use Strategy



Environmental Significance

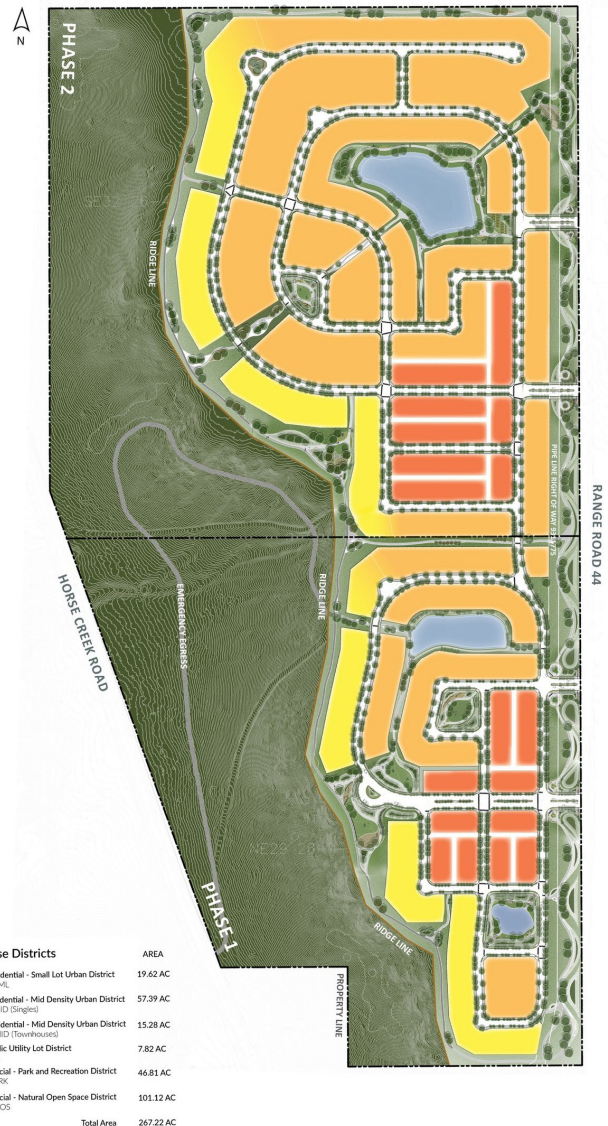


Vitality



Integration

## Horse Creek Conceptual Scheme





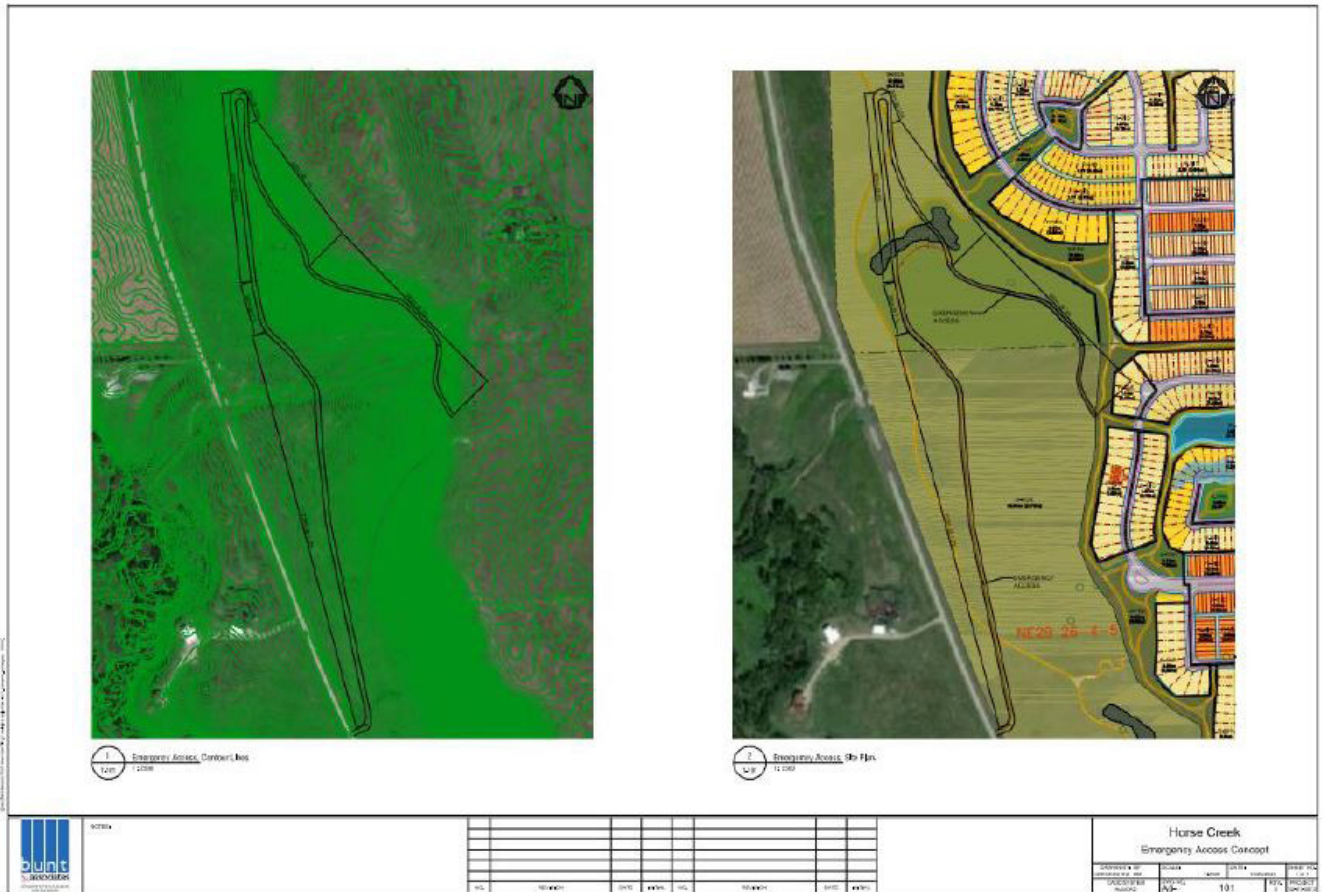
## EMERGENCY ACCESS ROAD

Rocky View County has indicated that they would like more detail regarding the emergency access road.

The stability of the slope needs to be determined to ensure it can facilitate an emergency access road. This can be done simultaneously with California Bearing Ratio (CBR) testing for the road. The CBR test is a measure of strength of the subgrade of a road or other paved area, and the materials used in its construction.

UrbanStar is working with Quantum Place (introduced in the July 2023 Corporate Update) to ensure the appropriate tests and studies are being performed to resolve this.

### Horse Creek Emergency Access Road Concept Plan



*\*All plans, schematics and general information provided herein is subject to change based on various required analysis which will be considered and conducted upon request by Rocky View County.*

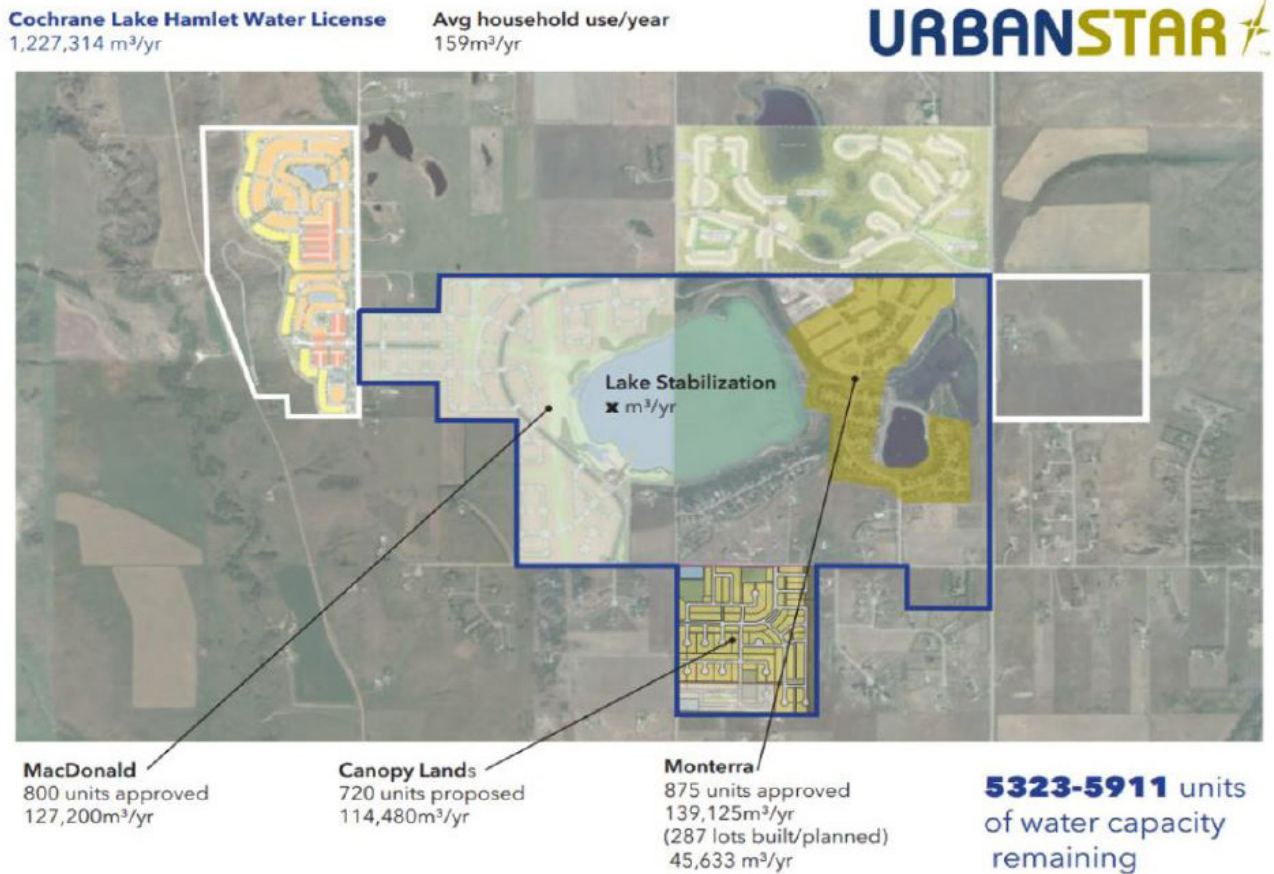
## WATER

Rocky View County’s water license could be used for Horse Creek development, however, the water license capacity needs to be proven out for the entirety of the development using Rocky View County’s assumptions by lot.

Rocky View County and MacDonald (see below chart for reference of surrounding lands) entered a Terms of Reference (TOR) to discuss lake stabilization potentially using the water license to do this work. The Horse Creek water use and study needs to account potentially for this use. Stormwater could also potentially be used to stabilize Cochrane Lake.

Rocky View County reviewed calculations for water capacity based on 949 lots. Sufficient water supply exists based on current use limitations, however, Calgary is currently circulating a new regional servicing policy with a series of conditions.

The Town of Cochrane must go through a Master Services Agreement (MSA) with Calgary to provide to Rocky View County. Regional Servicing Policy will be in front of Calgary Council in 2024.



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## WASTEWATER

Rocky View County indicated that they are not able to service this development until a regional solution for wastewater becomes available as the proposed twinning of the sanitary sewer lines has been put on hold.

A potential solution to the twinning hold is that Rocky View County is in negotiations with the regional partners for a proportionate share of capacity through the Cochrane wastewater system along with the force main to Calgary. Flow volumes and cost sharing for all infrastructure is still in review.

Horse Creek’s approach is based on the reports MacDonald (surrounding lands) submitted which proposed off-peak pumping, a lift station and a force main to Monterra with storage incorporated. A larger lift station with a larger capacity and tanks could be examined which would service more of the development.

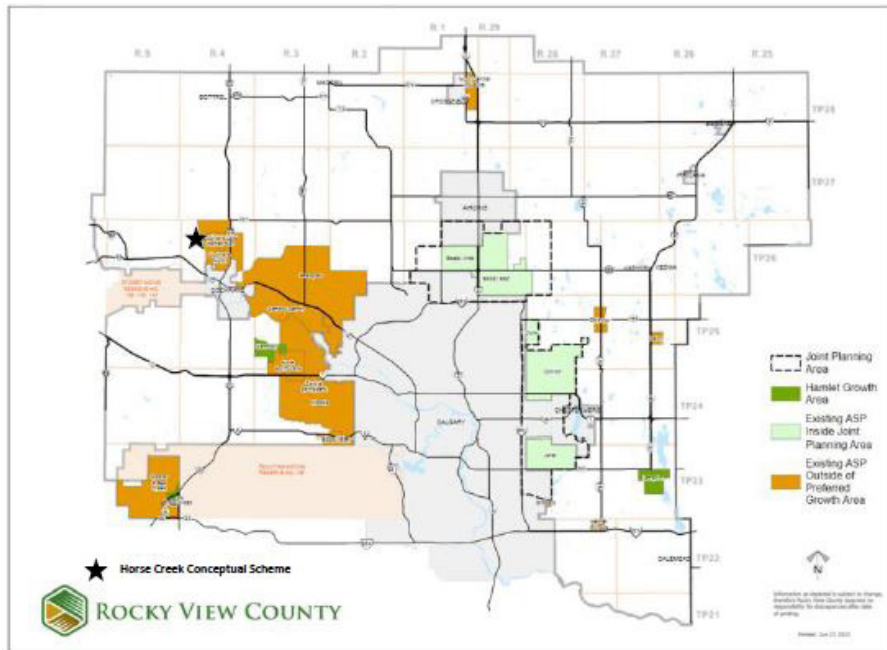
Horse Creek’s strategy is to demonstrate to Rocky View County that wastewater servicing is feasible by providing an assessment of a Monterra lift station and then from there to the trunk to the Town of Cochrane and then to the City of Calgary.

Timelines and ultimate flow rates cannot be confirmed at this time, but Rocky View County did provide the ultimate build out scenario to the regional consultant.

## WASTE & RECYCLING

With respect to waste and recycling, UrbanStar would like to take the same approach and utilize a similar waste removal system as Monterra, surrounding area, with policy support for future Rocky View County waste and recycling handover once it becomes available.

**Curent Area Structure Plans Growth Map**



*\*All plans, schematics and general information provided herein is subject to change based on various required analysis which will be considered and conducted upon request by Rocky View County.*



### SUBMISSION REQUIREMENTS

UrbanStar discussed density (UPA) re-allocation and its impacts as a strategy which has been supported by Rocky View County in concept, but needs refining and further direction. A subsequent update is to follow upon receipt of information.

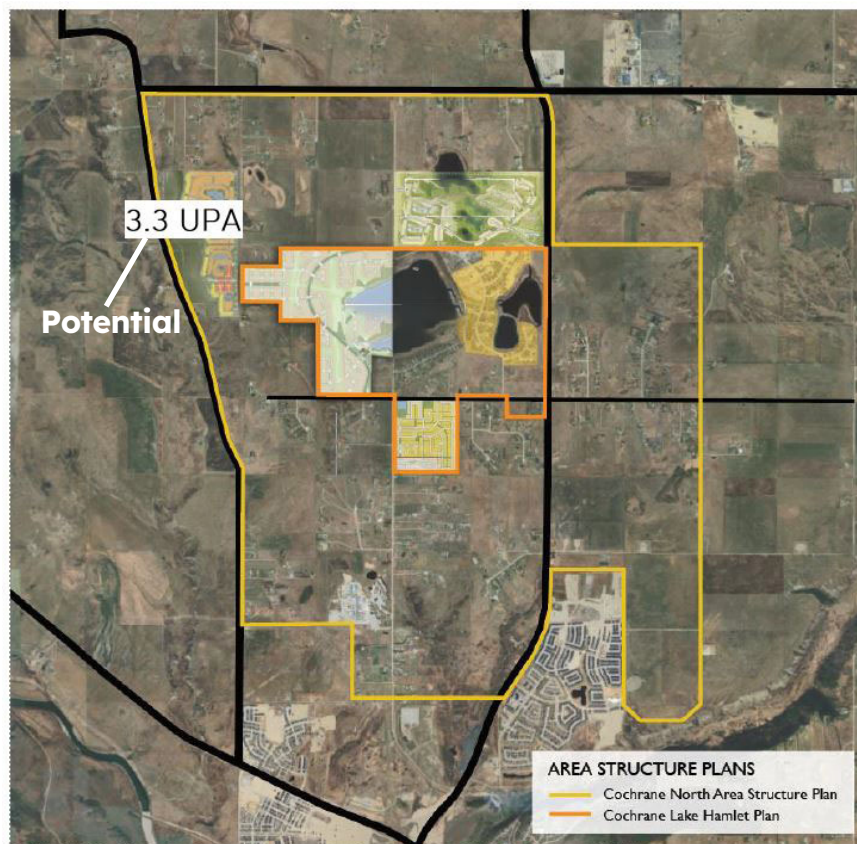
### DENSITY (UPA) ALLOWED

The below map sets out the predicted population of the Area Structure Plans. Horse Creek, potential population is calculated as follows:

Horse Creek Concept Scheme: 903 units x 2.7 per private household = 2,438 persons (may vary based on water and sewer constraints).

\*Population Assumption: The 2016 Federal Census indicated an average person per private household value in Rocky View County of 2.7 persons per private household.

**Curent Area Structure Plans Growth Map**



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**ALIGNMENT WITH ROCKY VIEW COUNTY PLAN/POLICIES**

The Horse Creek Conceptual Scheme (Horse Creek CS) shall align with the vision and principles of the Rocky View County Plan. The relevant policies are discussed below.

The Horse Creek CS is proposing a compact development form tied to both piped water and wastewater servicing. The community shall be designed with a rural feel, employing landscaping guidelines that maximize natural views, rural road standards, and architectural controls that ensure residential forms comply with and enhance the existing vernacular styles in the area and hamlet.

The Horse Creek community offers open space, recreational areas, varied housing types and pedestrian connections.

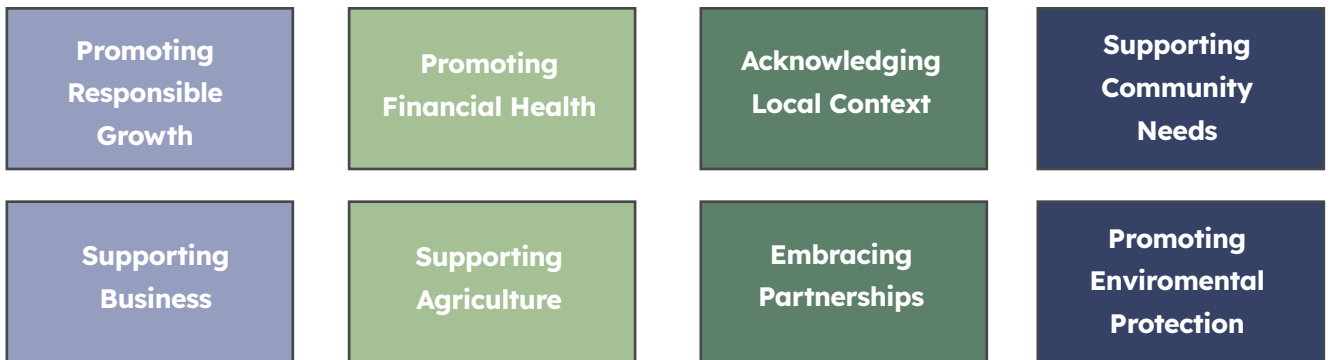
The proximity of the Horse Creek Plan Area to the County-owned Horse Creek Water and Wastewater Utility allows for the participation in a regional piped water, stormwater, and wastewater strategy that is fiscally responsible and sustainable in the long-term. The Horse Creek CS also aligns with Rocky View County stormwater and wastewater policies.

A key direction of the Rocky View County Plan is to use land efficiently by directing growth to defined areas while conserving the remaining large blocks of land for agricultural use.

The Horse Creek Plan Area is located within the boundaries of an existing area structure plan, the Cochrane North Area Structure Plan. The plan area is adjacent to an approved hamlet development, integrating the plan into a growth area identified in the Rocky View County Plan.

The Horse Creek CS encourages efficient use of land by reducing the development footprint using compact residential development. It also supports conservation design and allows for residentially clustered conservation communities within existing country residential areas.

**Goals:**



## Current Investment Offering



### 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](#)





**For more information please contact:**

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