



UrbanStar News Update February 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.

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.



FROM CEO AND PRESIDENT OF URBANSTAR

Dear Valued Client,

As Canada's economy continues to strengthen, I am very excited about the growth in Alberta's Real Estate Industry. Increasing demand for housing coupled with the net gains in population to the greater Calgary Metro Region bode well for UrbanStar and our Investors as we continue to position our land developments for approval. The increased demand for houses and the recent Municipal housing strategy (article listed below) will be of strong benefit to all UrbanStar projects.

I want to express my gratitude for your continued trust and patience in this process, as I feel UrbanStar's land stewardship has never been stronger in its position with regards to government approval.

With many new developments throughout Calgary and surrounding areas, UrbanStar welcomes the increased activity in the local economy and the opportunity that will accompany it.

Sincerely,

Dean Gorenc, UrbanStar



City Council Approves New 'Gamechanger' Housing Strategy

CBC, Posted September 17, 2023

Calgarians now have a clearer idea of what a housing strategy for the city will look like for the next six years.

City council vote 12-3 in favour of a new plan for housing Saturday night, after a marathon three-day committee meeting where 162 residents shared their concerns about the city's housing crisis.

The strategy, adopted with amendments, includes an incentive program to create new secondary suites, plans to dispose of city land for new housing units and adopting new zoning rules to allow row houses and duplexes anywhere in the city.

It's intended to help Calgary move toward increasing the supply of market and non-market housing in order to meet demand and improve affordability.

"This is the permission to solve the problem, that's what we did here today," said Ward 8 Coun. Courtney Walcott.

"Administration has it, council has given it, the public can expect it from us. It's a big change."

Amendments made to the strategy call for the city to find two parcels of land which can be used for pre-fabricated housing to help families facing homelessness this winter.

The city also plans to invest \$25 million into postsecondary student housing.

In approving the strategy, Walcott said, the city can now begin attacking the housing crisis which has left many people scrambling to find a place to live or struggling to afford to keep a roof over their head.

[Read Full Article](#)



Promoting Alberta investment and trade in Japan

Government News, Posted March 8, 2023

Alberta Minister of Jobs, Economy and Trade Matt Jones will travel to Japan to promote the province as a strong trade partner and investment environment.

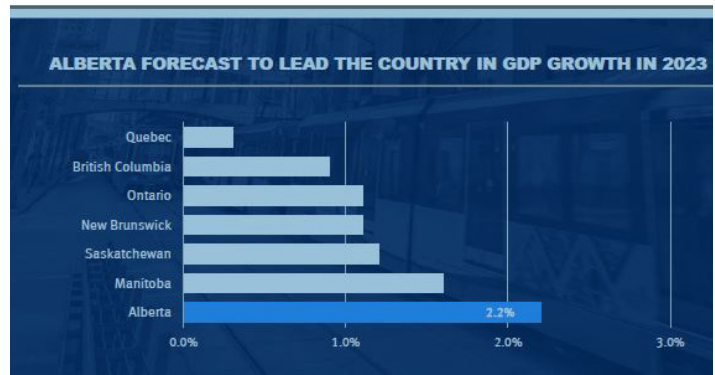
The trade mission to Japan will take place from Jan. 26 to Feb 3. During the mission, Minister Jones will meet with businesses and government officials to discuss investment and trade opportunities across various sectors including technology, energy, agriculture and hospitality.

Minister Jones will also participate in nano tech 2024 in Tokyo - the largest nanotechnology conference and trade fair in the world and a venue for international business for the high-tech industry.

“Alberta has an incredible story to tell on the world stage and I look forward to advancing our shared interests with Japan. Our province boasts the most investment-friendly environment in Canada, a competitive tax system, a highly educated workforce, an abundance of energy products such as hydrogen and ammonia, a world-class education system and a robust research and development pipeline.”

- Matt Jones, Minister of Jobs, Economy and Trade

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Opportune Time to Invest in Calgary

Posted RBC Capital Markets

Calgary and Alberta are surging back to life on the backs of a resurgent oil and gas market, record breaking international immigration and inter-provincial migration and strengthening labor markets.

- Alberta is forecast to have country-leading provincial GDP growth of 2.2% in 2023
- Higher, sustainable oil and natural gas pricing is driving increased energy sector activity and investment across multiple sectors
- Calgary's population growth has outpaced every other major Canadian city in the past 10 years (23.7%) driving demand for housing and consumer goods
- Calgary's labour market is also tightening, with abundant high-paying jobs for qualified candidates, as the unemployment rate receded to 6.1% in Q4 2023
- The Calgary economy continues to diversify and was recently ranked one of the Top 100 global emerging tech startup ecosystems in the world.

After seven years of disruption from the energy market correction and COVID, Alberta is on track for a ~\$5.5 billion annual budget surplus for the year ending March 2024, positioning the economies of Calgary and Alberta for sustained growth for the foreseeable future.



ArticleDestination Cochrane: Why it's Alberta's fastest growing municipalityCalgary

Calgary Herald

Posted June 20, 2023

THE TOWN IS READY FOR FUTURE GROWTH WITH NEW INFRASTRUCTURE PROJECTS, NEW RECREATION FACILITIES AND PLENTY OF NEW RESIDENTIAL DEVELOPMENT.

The secret is out.

Cochrane is the place to be. Located just minutes from Calgary, this charming and historic town offers a pleasant mix of community spirit and innovative, forward-thinking entrepreneurship. Tucked into the foothills along the shores of the Bow River, it also provides some of Alberta's most scenic vistas. But that's not all. It's also become one of the country's biggest tech hubs.

In February, Garmin Canada Inc., headquartered in Cochrane, announced a major expansion to its offices, paving the way for 200 new STEM jobs.

"It means great things for Cochrane," says Cochrane Mayor Jeff Genung.

He says the Garmin expansion story garnered worldwide attention.

"People are watching. I think that it will only be a matter of time and we will see some complementary tech companies wanting to situate themselves here in Cochrane. The real job for us as a council and as a community is to ensure that we have land use in place and that we have the space available

and policies in place that will streamline the process when they come online."

Currently, Cochrane's population sits at around 35,000 and is the fastest growing municipality in Alberta. It doesn't appear to be slowing.

"Cochrane is an extremely attractive place to live and work — it's got the natural environment, the proximity to the mountains and to the city of Calgary. It's all location, location, location," says Genung.

[Read Full Article](#)



Opinion: If Calgary is to remain competitive and attract talent, we need housing solutions—and fast

Calgary Herald, Posted March 8, 2023

We live in a great city. the economy has been growing, we attracted more new Calgarians last year than ever before and are still in the top three of best places to live - on the planet!

But we have a looming problem and a short window to fix it: housing affordability.

For a city to be truly great, it must be great for everyone. In today's context, that means ensuring we meaningfully address an issue Calgary has had to face as much as either Vancouver or Toronto, until recently: housing affordability.

It's not something Calgary has often faced throughout its history, but it has become an issue that stands to compromise our ability to continue to attract new talent while keeping those who have come here searching for opportunity.

The numbers are eye-popping.

[Read Full Article](#)

Calgary home sales at record highs in September, yet supply remains a challenge

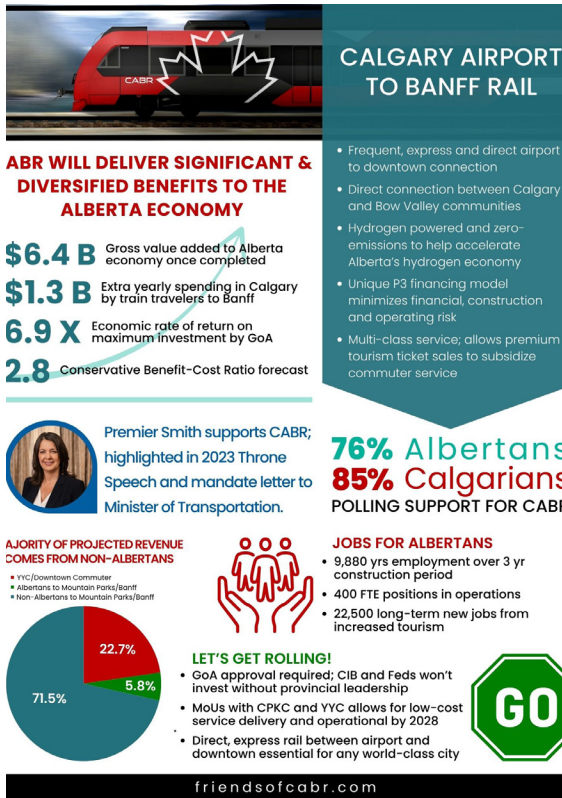
City of Calgary, Posted October 3, 2023

Sales reached another record high in September with 2,441 sales. Despite the year-over-year gains reported over the past four months, year-to-date sales are still nearly 12 per cent lower than last year's levels.

New listings also improved this month compared to last year and relative to sales. This caused the sales-to-new listings ratio to fall to 76 per cent, preventing further monthly declines in inventory levels.

Nonetheless, inventory levels in September remained over 24 per cent lower than levels seen last year and when measured relative to sales activity, has not changed enough to cause any significant shift in supply and demand balances. As of September, the months of supply has remained relatively low at less than two months.

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Calgary Airport - Banff Rail Project still on track

FRIENDS of CABR, Posted December 16, 2023

With the driving of the last spike in the Canadian Pacific Railway, Canada and Canadians were connected coast to coast.

The Calgary Airport - Banff Rail project is a true nation-building endeavour and a region-defining opportunity for Alberta, Calgary, and the Bow Valley corridor.

Using the first hydrogen-powered passenger train in North America, CABR will connect YYC (Canada's third busiest airport) to downtown Calgary (Canada's second largest downtown office concentration) to Banff (Canada's first and busiest National Park). Click here for link to video.

[Read Full Article](#)

Final Section of Calgary's ring road opens to traffic on Tuesday

CBC, Posted December 18, 2023

The final section of Calgary's ring road is set to open to traffic on Tuesday, marking the completion of the 101-kilometre freeway several months ahead of schedule, officials announced Monday.

The West Calgary section of the ring road runs from Highway 8 to the Trans-Canada Highway, covering nine kilometres of six- and eight-lane divided highway, with six interchanges and 24 bridges.

"Calgary's ring road is a project that has been decades in the making and its completion is a real cause for celebration," Premier Danielle Smith said in a release.

[Read Full Article](#)



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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