

**CANADIAN BOARD OF EXAMINERS FOR PROFESSIONAL SURVEYORS**

**C10 - LAND USE PLANNING  
& ECONOMICS OF LAND DEVELOPMENT**

October 2015

**Note: This examination consists of 10 questions on 1 page.**

Marks

Q.No

Time: 3 hours

Value   Earned

1.	In North America, most large cities have a set of zoning regulations in place. On the other hand, in Houston, TX, voters have continuously rejected any efforts to implement zoning. What is the purpose of zoning? Discuss the advantages and disadvantages.	10	
2.	Most cities (large and small) have some form of 'Official Plan.' What is the purpose of these plans?	10	
3.	You have just got a job to design a totally new community located in the far north of Saskatchewan where the average winter temperature is -20C. What factors would you need to consider that you may not have considered in your previous planning job in southern Florida.	10	
4.	In large cities where substantial population growth has occurred, city planners are looking at finding affordable, eco-conscious ways to combat urban sprawl and ease the housing crisis. One option cities have looked at is densification. Discuss the pros and cons of densification and how a large city like Toronto or Vancouver might implement such a plan.	10	
5.	Explain the steps in the development of land into a residential subdivision. What is the role of the land surveyor in that process from the time that the land is sold to the developer until houses are occupied by the owners?	10	
6.	How do demographic trends affect city planning? For example, some cities have become favourites for retirees, hence a predominately elderly population. While others (e.g. northern resource towns) have a much younger population. Some areas attract immigrants from specific regions (e.g. 43% of Metro Vancouver residents have an Asian heritage). How does demographic change affect City Planning?	10	
7.	A street designed in the 1920's has an exceptionally high number of pedestrians and cyclists being struck by motor-vehicles. Your city council has asked you to come up with some proposals on how to cut down the number of vehicle accidents and improve pedestrian safety. What are your suggestions?	10	
8.	A large, fast growing, city in Canada has just won a referendum in which they asked the public to allow them to impose a tax on gasoline sales. This tax will generate around \$2 billion dollars that can be used by the city and its suburbs for various transportation infrastructure projects. What sort of projects would you recommend and what sort of recommendations would you make to your city planning department with respect to future growth plans?	10	
9.	In early Canadian settlements various unforeseen problems were encountered as they grew. Discuss some of the problems that were encountered and describe planning concepts that were developed to address these concerns.	10	
10.	Site analysis is a critical first step in planning and designing a development. One of the purposes of site analysis is to identify potential issues or limitations as early as possible so that a proposed design can be completed on-time and on-budget. Discuss the factors that should be considered when characterizing a site prior to design.	10	
<b>Total Marks:</b>		100	