

CANADIAN BOARD OF EXAMINERS FOR PROFESSIONAL SURVEYORS

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

October 2016

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

Marks

Q. No

Time: 3 hours

Value Earned

<u>Q. No</u>		<u>Value</u>	<u>Earned</u>
1.	A small city in Western Canada is in the process of creating an "Official Community Plan." Explain the purpose of this document, and describe the main topics (i.e. chapters) one would expect to find in such a document.	10	
2.	Sustainability has become very important in urban planning. Explain what is involved and how a typical large city would implement such a process.	10	
3.	Discuss various design approaches that can be used to improve pedestrian safety in a residential land development.	10	
4.	When undertaking a site analysis, there are various aspects of the existing environment, both internal and external to the parcel being assessed, that should be considered. Describe and discuss these factors.	10	
5.	Statistics Canada, local real estate boards, environmental organizations, various government and non-government organizations (and numerous others) are constantly producing reports and publications that are very important to how a city plans for the future. Discuss some of the key information a city will gather from these organizations and how this data will influence its planning for future growth.	10	
6.	Many abandoned railway rights-of-ways are actively sought after by various local governments. For example, after years of public fighting and negotiations, the City of Vancouver recently purchased the so-called "Arbutus Corridor" from CP Rail. This strip of land is an old rail line running from just south of the downtown to a point about 9 km to the south. As a member of the Vancouver planning department you need to propose some possible uses for this strip of land. After all you have just spent \$55 million of taxpayers' money to purchase this land.	10	
7.	To accommodate continuing growth, many large cities (e.g. Toronto & Vancouver) have looked at methods to densify older, more traditional neighbourhoods. That is, cities are trying to put more people into the same limited space. Explain some of the methods that might be used to densify one of these neighborhoods. Keep in mind that the existing residents in these areas will not be keen on any major urban renewal projects.	10	
8.	Community planning is a task that evolves as society evolves. Describe and discuss the dominant contemporary planning challenges found in Canada.	10	
9.	In a typical city, zoning deals with the use of land and the physical form of development on individual parcels. Discuss both the positive and negative aspects of zoning. Explain how, you as a landowner, would go about contesting a new rezoning proposal that will adversely affect your property.	10	
10.	The success of planning can be determined to some extent, by the degree to which individuals and groups in the community agree with it. Describe some consensus building mechanisms that can be used to achieve agreement and support for a plan.	10	
	Total Marks:	100	