

**CANADIAN BOARD OF EXAMINERS FOR PROFESSIONAL SURVEYORS**

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

October 2017

**Note: This examination consists of 10 questions on 2 pages.**

**Marks**

**Q. No**

Time: 3 hours

Value   Earned

1.	The recent hurricane that devastated Houston TX has highlighted the importance of zoning regulations. While most cities in North America have zoning regulations in place, voters in Houston have continuously rejected efforts to implement any significant zoning regulations. Explain what the purpose of zoning is, and discuss the advantages and disadvantages.	10	
2.	From a sustainability perspective, it has been argued that the key to a successful movement strategy is to reclaim streets for people. Traffic has to be sufficiently managed to minimize noise, fumes, space domination, and (most importantly) minimize the potential of vehicle-pedestrian accidents. With this in mind, discuss various design approaches that can be used to improve pedestrian safety in future residential land developments. Use diagrams and sketches to illustrate your answers.	10	
3.	The City of Kelowna BC has a document titled "Official Community Plan 2030" and the City of Richmond BC has a similar document titled "Official Community Plan 2041." What is the purpose of these documents? List and discuss the key subjects that would be discussed in these documents. What is the legal significance of these documents?	10	
4.	Discuss early problems of urban growth that were experienced in Canada, and how they have influenced land use planning and development.	10	
5.	A large city has decided to build a transportation system between the downtown core and a new proposed airport in the suburbs (~26 km). List 4-5 options that you would present to the city. Discuss the costs, the pros and cons of each option, and most importantly, how the city will pay for this system. Make sure your options are inline with what are ( <i>most likely</i> ) in the city's existing strategic growth and development plans.	10	
6.	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	
7.	Sustainability has become very important in urban planning. Explain what sustainability is. How would a typical large city be involved, and how would they implement such a process?	10	
8.	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	

9.	You have just got a job to design a totally new mining community located in the far north of Manitoba where the average winter temperature is -20C. What factors would you need to consider that you may not have considered in your previous planning position in southern California?	10	
10.	In large cities where substantial population growth has occurred, city planners are looking at ways to find affordable, eco-conscious ways to combat urban sprawl and ease the housing crisis. One option is 'gentle densification'. Discuss the pros and cons of gentle densification and how a large city like Toronto or Vancouver might implement such a plan. Remember, the goal is to increase density without major urban renewal (e.g. the tearing down of single-family homes and simply replacing them with high-rises would not be tolerated by the public).	10	
<b>Total Marks:</b>		100	