

CANADIAN BOARD OF EXAMINERS FOR PROFESSIONAL SURVEYORS

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

October 2011

Note: The use of calculators or similar devices is not permitted in this exam.

Note: This examination consists of 13 questions on 1 page.

Marks

Q. No

Time: 3 hours

Value Earned

1.	What generates the need for planning communities?	2	
2.	Cities in ancient empires were established much like new towns of modern times. What planning issues were considered essential in ancient times and are still considered to be fundamental to planning of communities today?	6	
3.	The genesis of Canadian planning began in the early 19 th Century as a result of problems associated with urban growth. Discuss the various problems that planning at that time attempted to address.	4	
4.	Perry's (1929) neighbourhood unit first appeared in Canada during the 1930's, and post World War II formed the basis of the Canada Mortgage and Housing Corporation (CMHC) sector concept of development. Describe the components and organization of a neighbourhood unit.	8	
5.	Land Use Zoning has seen widespread adoption in North America. What is the purpose of land use zoning? What does land use zoning regulate?	4	
6.	Community planning gained acceptance through the 20 th Century because it provided reasonable solutions to problems faced by cities and towns. Today, a community's planning process is determined largely by its value priorities – those values that a community believes are important. Discuss the various values that are typically essential to today's communities.	8	
7.	Describe the various dimensions (measures) that planners use to obtain an understanding of an environment.	10	
8.	Discuss the various principles that planners use to determine how land uses should be arranged.	16	
9.	Discuss and compare "Comprehensive Community Plan," "Functional Plan," "Special Area or District Plan," "Subdivision Plan," and "Site Plan."	10	
10.	Economic feasibility of a proposed development is often determined via a cost-benefit analysis. Define and critique cost-benefit analysis.	6	
11.	The law of diminishing returns and the cost-benefit ratio are economic measures used to estimate the viability of a proposed development, or to compare competing design proposals for a parcel of land. Explain these methods. Include in your discussion benefits and limitations of both measures.	6	
12.	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 the factors that should be considered during a site analysis.	10	
13.	Discuss the consequences of low-density housing, and contrast this form of development with contemporary approaches such as New Urbanism and Transit Oriented Development.	10	
Total Marks:		100	