

CANADIAN BOARD OF EXAMINERS FOR PROFESSIONAL SURVEYORS

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

October 2018

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

Marks

Q. No

Time: 3 hours

Value Earned

1.	Explain how demographic trends (as derived from census data) are incorporated into urban planning.	10	
2.	Discuss various design approaches that can be used to improve pedestrian safety in a residential land development.	10	
3.	Most cities (large and small) have some form of 'Official Plan.' What is the purpose of these documents and what would be some of the subjects discussed in these documents?	10	
4.	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.	10	
5.	When planning for a community's built environment (proposed or existing) there are generally a number of plans prepared that focus on a range of functions, and scales – regional to parcel. Discuss the type, and purpose, of a set of such plans that might be developed for a community.	10	
6.	A site to be developed is approximately 300 m x 300 m, with a 5% slope to the north. At the northern boundary is a major fish bearing stream. Explain how you would use the topography of the parcel in the development of a residential subdivision.	10	
7.	Sustainability has become very important in urban planning. Explain what is involved and how a typical large city would implement such a process.	10	
8.	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	
9.	A large residential area on the outskirts of Calgary has been earmarked for a significant increase in density. The goal is to place 50% more people in the same area within 20 years. In the past, residents have made it clear that they do not want any major urban redevelopment projects. How would you propose to accomplish this goal of significantly increasing density and also keep the current residents happy (i.e. a gentle densification)?	10	
10.	Explain how surveying is involved in the stages of real estate development, from initial land acquisition by the developer to the home owner occupying a new dwelling.	10	
Total Marks:		100	