

**CANADIAN BOARD OF EXAMINERS FOR PROFESSIONAL SURVEYORS**

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

**June 2020**

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

**Marks**

**Q.No**

Time: 3 hours

Value   Earned

1.	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	
2.	Traditionally, cities have addressed density issues by adding tower developments with apartment homes for purchase or rent. What alternatives (i.e. Gentle Densification) would you recommend to the city planning department to increase density. Remember, the goal is to increase density without major urban renewal.	10	
3.	Discuss how railways, street cars and automobiles have influenced the building of Canadian cities.	10	
4.	You have just taken a position in the planning department of a fairly large city. They have requested you to totally rewrite their “Official Community Plan.” Explain the purpose of this document & detail the key points that should be addressed.	10	
5.	The city of Edmonton recently decided to build a transportation system between the downtown core and a new airport to the northeast (~26 km). List 4-5 options that you would present to the city. Discuss the costs, the pros and cons of each, and most importantly, how will the city pay for this system. Ensure your options agree with your answer to the previous question.	10	
6.	You have just flown to Calgary to meet a client of your land development company. They are proposing to develop (i.e. several large residential high rises, shopping center, etc.) on a large parcel of land just inside the city limits. You have never been to Calgary and know nothing of the procedure for developing land there. Using your experience in other cities what sort of advice would you give your client? That is, what sort of things will they need to plan for?	10	
7.	Discuss various design approaches that can be used to improve pedestrian safety in a residential land development.	10	
8.	Briefly explain the steps in the development of land into a residential subdivision and 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	
9.	Zoning is a tool of urban planners used by local governments. What exactly is the purpose of zoning and how would a large urban area use this tool?	10	
10.	In the design of a subdivision, explain how you would match existing street patterns and topography around the periphery of the area being developed. Illustrate with sketches.	10	
	<b>Total Marks:</b>	100	