

**CANADIAN BOARD OF EXAMINERS FOR PROFESSIONAL SURVEYORS**

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

**March 2021**

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

**Marks**

**Q. No**

Time: 3 hours

Value   Earned

1.	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	
2.	Land Use Zoning has seen widespread adoption in North America. What is the purpose of land use zoning? What does land use zoning regulate? Why have some cities not adopted land use zoning?	10	
3.	Sustainability has become very important in urban planning. Explain what is involved and how a typical large city would implement such a process.	10	
4.	Many cities in Canada were originally laid out in a rectangular grid, sometimes with a radial pattern. As they grew, the street pattern evolved. Explain why the original pattern did not persist.	10	
5.	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	
6.	Through a series of new taxes, and money from the federal government, a large Canadian city will receive approximately \$2 billion dollars over the next 10 years. These funds are to be used for various transportation infrastructure projects. The city has stated many times that it does not want new freeways. Explain what projects you would recommend, how you would implement them, and what other projects the planning department may want to implement concurrently.	10	
7.	Explain how the topography of an area being developed will influence: surface drainage, street layout, underground drainage [storm and sanitary], and water supply.	10	
8.	A street designed in the 1920's has an exceptionally high number of pedestrian and cyclists being struck by motor-vehicles. Your city council has asked you to come up with some proposals on how to cut down the number of accidents and improve pedestrian safety. What are your suggestions? Use sketches & diagrams to illustrate your answers.	10	
9.	Explain how the law of diminishing returns could influence the decision to develop real property.	10	
10.	Climate change has become very important to urban planners. With temperature rise, rainfall patterns are changing, glaciers melt and the average global sea level is rising. It is expected that these changes will continue and that the extreme weather events, such as floods and droughts, will become more frequent and intense. What sort of things would a coastal urban area (i.e. Vancouver, Halifax, etc.) need to consider when planning for the next 50 years?	10	
<b>Total Marks:</b>		100	