

CANADIAN BOARD OF EXAMINERS FOR PROFESSIONAL SURVEYORS

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

October 2022

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

Marks

Q. No

Time: 3 hours

Value Earned

1.	There are several classes of regulatory, natural and cultural resources that should be collated during a site assessment. Describe these factors outlining how they may influence the design of a proposed development. In your discussion, specifically highlight factors that should be considered when designing in/for cold climates.	10	
2.	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). Explain how demographic trends affect city planning.	10	
3.	To accommodate continuing growth, many large cities (e.g., Toronto & Vancouver) have looked at methods to densify older, more traditional neighbourhoods. That is, cities are trying to put more people into the same limited space. Explain some of the methods that might be used to densify one of these neighborhoods. Keep in mind that the city and existing residents in these areas do not want major urban renewal projects.	10	
4.	Discuss how you might assess the financial feasibility of a development project.	10	
5.	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	
6.	The City of Kelowna BC has a document titled "Official Community Plan 2040" 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	
7.	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	
8.	Sustainability has become very important in urban planning. Explain what is involved and how a typical large city would implement such a process.	10	
9.	Land use planning is generally considered to focus on the well-being of communities. Given this starting point, discuss the factors that influence and define land use planning.	10	
10.	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	
	Total Marks:	100	