

NATIONAL EXAMINATIONS - DECEMBER 2009

98-CIV-B6

Urban and Regional Planning

3 Hours Duration

Notes:

1. If doubt exists as to the interpretation of any question, the candidate is urged to submit with the answer paper, a clear statement of any assumptions made.
2. Candidates may use one of two calculators, the Casio or Sharp approved models.
3. This examination is **CLOSED BOOK**. No aid other than an electronic calculator (see 2 above) is permitted.
4. The first **TWO (2)** questions plus **FIVE (5)** of the remaining questions constitutes a complete paper. Additional questions which are answered will not be marked. The first two questions are worth 25 marks each. The remaining questions are worth 10 marks each.
5. Either SI or English units may be used.
6. Most questions require an answer in essay format. Clarify and organization of the answer are important.

- MARKS PART A: CANDIDATES MUST ATTEMPT ALL SECTIONS OF QUESTIONS 1 and 2
1. The Municipality of Sandravale is located on the edge of a large metropolitan area and has grown rapidly over the past 10 years causing the Council to request a review of its comprehensive land use plan (Official Plan). As Chief Planner you have been instructed to manage the project. As you do not have sufficient staff to undertake such a large assignment you choose to retain a professional consulting firm. However, before you issue a Request for Proposals you do some preliminary thinking about the project, and the type of consulting firm you would like to hire.
- 5 (a) Identify the areas of expertise you would expect the consulting firm to have in order to undertake this project? State what each area would contribute to a comprehensive plan review.
- 10 (b) Outline the main tasks you would expect to be included in the work plan for the comprehensive plan review.
- 10 (c) What groups and organizations should be involved in the revision of the comprehensive plan? What are some effective methods to get their input?
2. Newtown Consulting, an established engineering firm has hired you to run a new planning division. Your first major project is to prepare a residential plan of subdivision for a 200 hectare property located on the periphery of the rapidly expanding City of Glenview. The land is currently rural and strong opposition has been voiced by adjacent residents, though the local politicians are supportive.
- 10 (a) Note ten (10) agencies, departments, organizations, or individuals you would contact. For each, state in one sentence the purpose of the contact.
- 5 (b) How would you address the 'not-in-my-backyard' (NIMBY) concerns of the local residents?
- 10 (c) When you prepare the final draft plan of subdivision what information must be shown on the plan? List twenty (20) items.

<u>MARKS</u>	<u>PART B:</u>	ANSWER FIVE (5) OF THE FOLLOWING QUESTIONS ALL QUESTIONS ARE OF EQUAL VALUE
10	3.	With land at a premium in many cities, “brownfield” development is seriously considered. Explain this planning concept and outline some of the benefits and challenges of developing such areas.
5	4.	(a) How are net and gross residential densities measured in suburban areas? Which one is typically the larger number?
5		(b) Why do planners measure density of people, employees and buildings? What type of density measurements should be used for downtown development projects in larger cities?
10	5.	The historical development pattern of Canadian cities has created many problems and opportunities for current planning. Briefly identify five patterns of growth from 1850-1950 and their consequences for current planning in Canadian communities.
10	6.	Urban and Regional Planning requires a familiarity with many related subjects and areas of planning activity. Discuss TWO (2) of the following subjects, and note how each relates to community planning.
		(a) urban sprawl (d) sustainable urban development (b) intensification (e) public health (c) storm water management
10.	7.	Different disciplines contribute their own views of a community’ s physical environment. Discuss the view of the lawyer, architect, engineer, and environmental planner, noting the specifics of their viewpoints and the planning concerns of each.

- 10 8. Virtually every municipality in Canada has a zoning by-law. Explain the function and content of zoning. Use examples to illustrate your points.

- 10 9. In the context of urban and regional planning define FIVE (5) of the following terms:
 - (a) zero lot line
 - (b) site plan control
 - (c) urban design
 - (d) secondary plan
 - (e) consent
 - (f) environmental assessment
 - (g) building envelope
 - (h) business improvement area

- 10. Over the past two decades public participation has been an increasingly important component of the planning process.
 - 5 (a) Describe how the public can become involved in planning decisions. Refer to examples to support your response.

 - 5 (b) Do you feel public participation aids or hinders the planning process? Please provide reasons to support your view.