

NATIONAL EXAMINATIONS – May 2015

**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.      CanU Systematics, an expanding 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 100 hectare property located on the periphery of the rapidly expanding City of Maplebush. The land is currently rural and strong opposition has been voiced by adjacent residents, though some 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.
2.      The Town of Pleasantville is located on the edge of a large metropolitan area and has grown rapidly over the past decade. The municipal council has requested a review of its comprehensive land use plan (Official Plan). As Planning Commissioner, you have been tasked to manage the project. As You are considering retaining a professional consulting firm to assist your department, since the Town does not have sufficient staff to undertake such a large assignment following a hiring freeze. However, before you issue a Request for Proposals, you do some preliminary thinking about the project, and the type of consulting firm the Town should 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?

MARKS

PART B:

ANSWER FIVE (5) OF THE FOLLOWING SEVEN (7) QUESTIONS  
ALL QUESTIONS ARE OF EQUAL VALUE

- 5            3.        (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 method of density measurements should be used for downtown  
development projects in larger cities?
- 10           4.        With land at a premium in many metropolitan areas, “greyfield” re-  
development of declining shopping centres is more frequently undertaken in  
recent years. Explain this planning concept and outline some of the benefits  
and challenges of developing such areas.
5.        Every Canadian municipality has a zoning by-law.
- 6                            a) Explain the function and content of zoning. Use examples to illustrate  
your points.
- 4                            b) How is a zoning by-law different from a comprehensive land use plan?
- 10           6.        In the context of urban and regional planning, define FIVE (5) of the  
following terms:
- |                       |                              |
|-----------------------|------------------------------|
| (a) building envelope | (e) secondary suite          |
| (b) heritage district | (f) environmental assessment |
| (c) urban design      | (g) minor variance           |
| (d) flood plain       | (h) site plan control        |
7.        Most Canadians live in suburbs built after 1945.
- 5                            a) What are the advantages and disadvantages of suburban development for  
the residents?
- 5                            b) If current suburban trends continue, what are the implications for our  
communities?

MARKS

- 10            8.     Urban and regional planning requires 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) transit-oriented development            (d) declining family size  
                    (b) intensification                              (e) public health  
                    (c) traffic calming                                (f) climate change
9.     Public participation has been an increasingly important component of the planning process and environmental assessment.
- 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.
- 10            10.    Different professional disciplines contribute their own views of a community's physical environment. Discuss the approach of the architect, engineer, ecologist, lawyer, and social planner, noting the specifics of their viewpoints and the planning concerns of each.