NATIONAL EXAMINATIONS – DECEMBER 2011

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.

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. Clarity and organization of the answer are important.
PART A: CANDIDATES MUST ATTEMPT ALL SECTIONS OF QUESTIONS 1 and 2

1. The Municipality of Robertville is located on the edge of a large metropolitan area and has grown rapidly over the past 10 years causing the municipal 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.

   (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.

   (b) Outline the main tasks you would expect to be included in the work plan for the comprehensive plan review.

   (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. Plentown 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 400 hectare property located on the periphery of the rapidly expanding City of Edgebown. The land is currently rural and strong opposition has been voiced by adjacent residents, though the local politicians are supportive of the project.

   (a) Note ten (10) agencies, departments, organizations, or individuals you would contact. For each, state in one sentence the purpose of the contact.

   (b) How would you address the 'not-in-my-backyard' (NIMBY) concerns of the local residents?

   (c) When you prepare the final draft plan of subdivision what information must be shown on the plan? List twenty (20) items.
   a) What are the advantages and disadvantages of suburban development?
   b) Is conventional suburban development appropriate as the model for the majority of the Canadian population in the decades ahead? Why or why not?

4. (a) How are net and gross residential densities measured in suburban areas?
   Which one is typically the higher number?
   (b) Why do planners measure density of people, employees and buildings?
   What method of density measurements should be used for downtown development projects in large cities?

5. With inner-city land at a premium in many metropolitan areas, "brownfield" development is more frequently undertaken in recent years. Explain this planning concept and outline some of the benefits and challenges of developing such areas.

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) greenbelt  (b) intensification  (c) storm water management  (d) climate change  (e) public health

7. Different disciplines contribute their own views of a community's physical environment. Discuss the view of the lawyer, architect, social planner, engineer and environmental planner, noting the specifics of their viewpoints and the planning concerns of each.
8. Virtually every municipality in Canada has a zoning by-law.
   a) Explain the function and content of a zoning by-law. Use examples to illustrate your points.
   b) How is a zoning by-law different from a comprehensive land use plan?

9. In the context of urban and regional planning define FIVE (5) of the following terms:
   (a) infill
   (b) site plan control
   (c) urban design
   (d) secondary plan
   (e) minor variance
   (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 and environmental assessment.

   (a) Describe how the public can become involved in planning decisions. Refer to examples to support your response.

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