

Instructor: Tony Gkotsis

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Session Time: Monday and Thursday,
5:30 – 7:00pm
Mackintosh-Corry Hall E230

Office Hours: TBD

Overview:

Land use planners combine a sound understanding of physical planning principles with an understanding of planning law and the ability to realize change at the local level. This course will focus on the practise of land use planning. It will include building an awareness of land use planning techniques as well as the overarching framework of planning legislation in terms of land use studies, land use policy development and regulatory controls. Students are encouraged to bring to the discussion creative examples of how planners, urban designers, architects and engineers have worked to design communities which support a live-work-play dynamic.

Format of the Course:

The evening classes will be comprised of either a lecture or an in-class activity and/or guest lecture and discussion pertaining to current planning issues. Where applicable, site visits will be conducted over the course of the term to examine the land use issues affecting specific sites.

Learning outcomes:

Upon successful completion of this course students will be able to:

1. Understand the various land use classifications, their characteristics, and locational criteria;
2. Develop a general knowledge of how to read an Official Plan and assess a development proposal against the relevant policies of that plan;
3. Prepare a Planning Justification Report for a Development Proposal;
4. Prepare for a presentation in front of a Municipal Planning Committee.

Required Texts:

- Hodge, Gerald and David L.A. Gordon, *Planning Canadian Communities*, 6th ed., Nelson, 2014

Evaluation:

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| • Participation | Ongoing | 10% |
| • Assignment 1: Develop a Study Proposal (Individual Paper) | Week 8 | 25% |
| Prepare a study design on a topic chosen by the student which sets out the problem definition to be addressed, the identification of issues, the sources of information and the steps from inception to final report. The topic must be relevant to land use. Topics may include, but are not limited to a study proposal for such topics as: commercial land use patterns, agricultural impacts on surrounding land uses, parks analysis. Height limit study for an urban corridor. | | |
| • Assignment 2: Development Project Proposal (Group Project) | | 65% |
| In groups, students will work as a planning consultant team, which is provided a development proposal from a client. | | |
| • Total | | 100% |

Assignment 2 is a group project with multiple deliverables. The following is a breakdown of those deliverables:

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| • Part 1: Planning Opinion to Client | Week 10 | 10% |
| Preparation of a Planning Opinion provided to a client that is based on the initial development scenario presented by the client. The planning opinion will assess the proposal based on Official Plan policies. | | |
| • Part 2: Planning Justification Report
(Due after Mock Planning Committee Presentation) | | 40% |
| Preparation of a Planning Justification Report applied to the development scenario advanced by the consultant team. Report to include the following key sections: | | |
| - Description of proposal; | | |
| - Site context; | | |
| - Overview of applicable Provincial Policy Statement (PPS); | | |
| - Overview and analysis of Official Plan policies; | | |
| - Listing of existing zoning; | | |
| - listing of technical studies; | | |
| - Summary of Professional Planning Opinion (conclusion). | | |
| • Part 3: Mock Planning Committee Presentation
(Group presentations to occur during exam period) | | 15% |

Please note: the schedule below is tentative, and should be used as a guideline.

Week	Date	Lecture Topic	Required Reading
1	Jan 7	Course Introduction; Introduction to the Planning Process and System.	Hodge & Gordon (Chapter 9 and Chapter 14)
1	Jan 10	Community Visioning focussing on the Planning Framework; and planning organizations; Introduction to the Official Plan. What are land uses? How and why are they classified?	City of Kingston Official Plan (Section 1)
2	Jan 14	Residential land uses, what are their characteristics? How to measure density.	Hodge & Gordon (Chapter 17)
2	Jan 17	Residential land uses cont...	
3	Jan 21	Commercial land uses, characteristics.	
3	Jan 24	Industrial land uses, characteristics.	
4	Jan 28	Institutional land uses, characteristics. Rural land uses, characteristics.	Hodge and Gordon (Chapter 10) Hodge and Gordon (Chapter 7)
4	Jan 31	Environmental Protected Areas, characteristics.	
5	Feb 4	Government Legislation including: the Planning Act; Provincial Policy Statement (PPS); the Conservation Authorities Act; Provincial Studies and Official Plans (OP)	2014 Provincial Policy Statement Hodge & Gordon (Chapter 8)
5	Feb 7	Master Planning (the Official Plan). Planning Studies and their design, including problem definition, issues identification and process.	City of Kingston Official Plan Hodge & Gordon (Chapter 6 and 14)
6	Feb 11	Secondary Planning; Community Planning; Neighbourhood Planning including approaches and data sources.	Hodge & Gordon (Chapter 11 and Chapter 13)
6	Feb 14	Makeup Class/Assignment 1 Workshop Assignment #1 Discussion, Develop a Study Proposal.	
7	-	Feb 18	BREAK
8	Feb 25	Subdivision Design theories and transformation since the 1900s.subdivision control mechanisms.	Hodge & Gordon (Chapter 4 and 5)
8	Feb 28	Planning Rational Vs. Planning Justification and the Planner's role. Ethics in Planning and the Public Trust. Assignment #1 Due	Hodge & Gordon (Chapter 15)

9	Mar 4	Assignment #2: Discussion, Development Proposal Project Group Project workshop: <ul style="list-style-type: none"> • Site context • Proposal Description 	Hodge & Gordon (Chapter 16 pp-386-397, 405-410)
9	Mar 7	Zoning By-laws & other land use regulatory controls Including their structure, use and impact.	City of Kingston Official Plan Section 2.6 and 2.7
10	Mar 11	Impacts on adjacent land uses and mitigation strategies. Group Project workshop, Assignment #2: Part 1, Planning Opinion: <ul style="list-style-type: none"> • Analysis of client development proposal based on PPS • Analysis of client development proposal based on Official Plan Policies 	Hodge & Gordon (Chapter 11 & 16 pp 397-405)
10	Mar 14	Land Division and Control	
11	Mar 18	Site Plan Design including site functionality Assignment #2: Part 1, Planning Opinion, Due	Planning Act R.S.O. 1990, Section 41
11	Mar 21	Zoning Field Trip/Site Plan Control Field Trip	
12	March 25	Group Project workshop, Assignment #2: Part 2, Planning Justification: Create Adjusted Development Concept Based on <ul style="list-style-type: none"> • Client Needs; • Official Plan Policies (mitigating negative impacts); • Site Plan Requirements. 	
12	March 28	Field Trip/Guest Speaker	
13	April 1	Group Project workshop, Assignment #2: Part 2, Planning Justification: Written Assessment of Revised Development Concept Based on: <ul style="list-style-type: none"> • Official Plan Policies (mitigating negative impacts); • Provincial Policy Statement Assessment. 	
13	April 4	Group Project workshop, Assignment #2: Part 3 <ul style="list-style-type: none"> • Create Planning Committee Presentation 	
	Exam Period	Group Presentations Part 3: Mock Planning Committee Presentation Assignment #2: Part 2, Planning Justification Report, Due	

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