Overview of the Course:

Land use planners combine a sound understanding of physical planning principles with good understanding of the law affecting their municipality and province. We will proceed from the macro to the micro scale, from regional and community plans to subdivisions. We will use case studies of award-winning plans, site visits and a computer simulation to illustrate land use planning principles and practice.

You will learn what constitutes a comprehensive plan, principles of good plan-making, where to start, specific steps to take, information needs, and current land use planning issues.

We will use a workbook that takes us through the planning process using information about a small hypothetical city that you will locate and name. Students work in small groups to flesh out the socio-economic, cultural, environmental and political aspects of the city to form a context for planning that allows you to pursue particular issues of interest. Tutorials for MS Excel and ArcGIS will be available for students not familiar with the spreadsheet or mapping software.

Course Learning Objectives:

After completing this course, students will be able to:

- Assess existing and emerging community conditions;
- Choose methods to fit a range of community situations;
- Formulate goals and objectives;
- Translate projections of economic and population change into their land use implications;
- Determine the suitability of land and locations for various land uses;
- Apply computer technology to specific plan-making tasks such as map presentations, land suitability analyses, and the drawing of plans;
- Deploy oral, graphic, and written communication skills in the preparation of a comprehensive land use plan;
- Evaluate the quality of a comprehensive plan, using the principles of good plan-making;
- Work as an effective member of a small planning team.

Format of the Course:

Weekly lectures and labs. Monday’s class will usually be a 2-hour lecture or site visit. Thursday’s session will usually be a laboratory for the group projects, or presentations. If the class size exceeds 20-25 students, we may split the Thursday labs into two sections: 8:30 – 10:30 and 10:30 – 12:30.
**Required Texts:**


Other required readings are available in the printer room, the course Gmail site and onQ. We will examine award-winning plans for each topic, which will be placed on reserve in printer room.

**Recommended Reference:**


**Course Fees:**

GIS Lab entrance card (covered by $40 key deposit) payable to Dept. of Geography & Planning

**Evaluation:**

<table>
<thead>
<tr>
<th>Assignment</th>
<th>Due</th>
<th>Description</th>
<th>Grade</th>
</tr>
</thead>
<tbody>
<tr>
<td>Essay A</td>
<td>Feb 6</td>
<td>Idea for Essay Due – ½ page</td>
<td>Ungraded</td>
</tr>
<tr>
<td>Exercise 1</td>
<td>Feb 8</td>
<td>State of the Community Report</td>
<td>10% (group)</td>
</tr>
<tr>
<td>Exercise 2 &amp; 3</td>
<td>Mar 8</td>
<td>Policy Framework &amp; Land Classification</td>
<td>10% (group)</td>
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<tr>
<td>Essay B</td>
<td>Mar 20</td>
<td>Essay on Land Use Issue (5 pages)</td>
<td>20% (ind.)</td>
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<tr>
<td>Exercise 4</td>
<td>Mar 29</td>
<td>Formulating Urban Land Use Design</td>
<td>Ungraded draft</td>
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<tr>
<td>Exercise 4&amp;5</td>
<td>Apr 12</td>
<td>Land Use Design &amp; Management</td>
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<tr>
<td></td>
<td>Apr 12</td>
<td>Final Presentation</td>
<td>5% (group)</td>
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<tr>
<td>Exercise 8</td>
<td>Apr 23</td>
<td>Completed Plan</td>
<td>15% (group)</td>
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<td></td>
<td>General Class Participation</td>
<td>10% (ind.)</td>
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<tr>
<td></td>
<td></td>
<td>Group Participation (Peer Review)</td>
<td>10% (ind.)</td>
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<td></td>
<td>100%</td>
</tr>
<tr>
<td>Small Group Work</td>
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<td>Hypo City Assignments</td>
<td>60%</td>
</tr>
<tr>
<td>Individual Work</td>
<td></td>
<td>Essay / op-ed.</td>
<td>(20%) 40%</td>
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<td>Class Participation</td>
<td>(10%)</td>
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<td></td>
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<td>Group Participation</td>
<td>(10%)</td>
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<tr>
<td>WEEK</td>
<td>DATE</td>
<td>LECTURE/LAB</td>
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<tr>
<td>1A</td>
<td>Jan 8</td>
<td>Intro/Land Use Introduction</td>
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<tr>
<td>1B</td>
<td>Jan 11</td>
<td>LAB: Work Session – Hypo City Intro - Exercises 1 and A</td>
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<tr>
<td>2A</td>
<td>Jan 15</td>
<td>Land Use Analysis – Density</td>
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<tr>
<td>2B</td>
<td>Jan 18</td>
<td>LAB: Work Session – Exercises 1 and A</td>
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<tr>
<td>3A</td>
<td>Jan 22</td>
<td>Land Use Analysis – Built form</td>
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<tr>
<td>3B</td>
<td>Jan 25 (8:30)</td>
<td>Land Use Analysis – Streets &amp; Services Lecture – E230</td>
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<tr>
<td>4A</td>
<td>Jan 29</td>
<td>Land Use Synthesis – Standards, Open Space</td>
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<td>4B</td>
<td>Feb 1</td>
<td>LAB: Work Session – Exercise A</td>
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<tr>
<td>5A</td>
<td>Feb 5</td>
<td>Land Use Synthesis – Residential, Commercial &amp; Industrial</td>
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<td>Feb 8 (2:30)</td>
<td>Exercises 1 &amp; A due – (10%)</td>
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<td>State of the Community Presentation: – E230; 2:30 pm</td>
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<td>6A</td>
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<td>6B</td>
<td>Feb 15</td>
<td>LAB: Work Session Exercise 2 &amp; 3 Land Policy &amp; Classification</td>
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<td>7A</td>
<td>Feb 26</td>
<td>Community Plans</td>
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<td>7B</td>
<td>Mar 1</td>
<td>LAB: Work Session Exercises 3, D &amp; E – Land Policy &amp; Classification</td>
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<td>8A</td>
<td>Mar 5</td>
<td>Watershed/Secondary Plans</td>
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<td>8B</td>
<td>Mar 8 (2:30)</td>
<td>Presentation 2, 3 D &amp; E, E230, 2:30 pm</td>
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<td>Exercise 2, 3 D &amp; E due (10%)</td>
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<td>9A</td>
<td>Mar 12</td>
<td>Zoning and Codes – Site Visit</td>
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<td>9B</td>
<td>Mar 15</td>
<td>LAB: Work Session - Exercise 4 (and Exercise)</td>
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<td>Tues, Mar. 20 Essay A due</td>
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<td>Mar 19</td>
<td>Subdivisions</td>
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<td>10B</td>
<td>Mar 22</td>
<td>LAB: Work Session – Exercise 4, F &amp; G Land Use Supply and Plan</td>
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<tr>
<td>11A</td>
<td>Mar 26</td>
<td>Site Plan – Site Visit</td>
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<td>11B</td>
<td>Mar 29</td>
<td>LAB: Work Session – Exercise 6 (Development Mgmt)</td>
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<td></td>
<td>(Exercise 4 &amp; G – Draft, Ungraded due Mar 29)</td>
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<tr>
<td>12A</td>
<td>Apr 2</td>
<td>Innovative Practice</td>
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<td>12B</td>
<td>Apr 5</td>
<td>LAB: Work Session – Exercise 4 &amp; 6</td>
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<td>April 12 2:30 Exercise 4, 6, F &amp; G due (15%); Present Plans (5%) E230, 2:30 p.m</td>
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<tr>
<td></td>
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<td>Apr 23 Exercise 8 Final Plan due (10%)</td>
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Op-ed ASSIGNMENT

Describe a current land use project in your hometown or a town you would like to work in (not Kingston). [Second year students may select a topic related to their Master’s report or thesis.] Review the community’s Official Plan, zoning bylaw and any relevant secondary plan/policy plan to outline the regulatory context for the site and for the proposed use. Do they provide the necessary guidance for the proposal? Is the proposal good land use planning? Why or why not? What should be done by the public agencies involved?

FORMAT: 4-page paper (800-900 words), suitable for publication as an op-ed piece in the local newspaper. Attach newspaper clippings, highlighted extracts of planning documents, and a Google Maps/Google Earth image, as appendices.

EVALUATION:

<table>
<thead>
<tr>
<th>Component</th>
<th>Weight</th>
</tr>
</thead>
<tbody>
<tr>
<td>Research / Level of effort</td>
<td>20%</td>
</tr>
<tr>
<td>Case description</td>
<td>20%</td>
</tr>
<tr>
<td>Land use analysis</td>
<td>40%</td>
</tr>
<tr>
<td>Presentation</td>
<td>20%</td>
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<td></td>
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<tr>
<td>Total</td>
<td>100% (20% of the course final grade)</td>
</tr>
</tbody>
</table>

DUE: Tuesday, March 20, 2018 DG Mailbox in GPPL office, 4:00pm
One paragraph outline of the topic and paper due February 6, 2018, 4:00 p.m.
Plus confirmation that the necessary planning documents are available:

- O.P. policies for the site
- O.P. map/schedule for the site
- O.P. policies for the proposed use
- Zoning policies for the site
- Zoning map/schedule for the site
- Zoning policies for the proposed use
- Secondary plan policies, if applicable

Note: a project for which a municipal planning report or a consultant’s land use justification has been submitted is not eligible for this essay. Thus, almost any site already entered in a municipal planning website will not be suitable.

Good places to look for topics – local newspapers; neighbourhood association web sites & blogs; councillor blogs
SESSION 1A, 2A & 3A- LAND USE ANALYSIS

Required Reading:


Professional Reports: (on Reserve in Photocopier Room)


Background References:


Kent, T.J. (1964). *The Urban General Plan*. San Francisco: Chandler


SESSION 4A, 5A & 6A - LAND USE SYNTHESIS:

**Required Reading:**


**Professional Reports:** (on file in Photocopier Room)


The Kirkland Partnership (1990). *Ataratiri Site Plan*. Toronto: City of Toronto Housing Department.

**Background References:**


SESSION 7A & 8A - COMMUNITY PLANS, WATERSHED & SECONDARY PLANS

**Required Readings:**

- Chapter 6 “Components of Community Plan-Making” (5th ed. ch. 7).
- Chapter 7 "The Urban Community Plan: Its Characteristics and Role" (5th ed. ch. 8).
- Chapter 11 "Planning for Special Places: Neighbourhood and District Plans”
- Chapter 12 "Planning Infrastructure Systems to Connect Communities”


**Professional Reports:**


**Background Reading:**


SESSION 9A - ZONING BYLAWS

Required Readings:


Professional Reports:


Background Readings


American Planning Association (1985) "Home Occupation Ordinances" PAS Report #391


SESSION 10A - SUBDIVISION REVIEW

Required Readings:


Background Readings


SESSION 11A - SITE PLAN CONTROL AND OTHER LAND USE TOOLS

**Required Reading:**


**Professional Reports:**

City of Kingston Planning Department (TBA) “Site Plan Control Application”
SESSION 12A – INNOVATIVE PRACTICE

Required Readings:

Ch. 17 " Policy Tools for Plan Implementation"


Professional Reports:

Toronto, City (1996) King-Parliament Official Plan Part II, Toronto: City of Toronto Planning and Development

Background Readings


