

## SAMPLE COURSE OUTLINE

### Course Code, Number, and Title:

APPL 5210: Land Development

### Course Format:

[Course format may vary by instructor. The typical course format would be:]

Lecture 2 h + Seminar 0 h + Lab 2 h

**Credits:** 3

**Transfer credit:** For information, visit [bctransferguide.ca](http://bctransferguide.ca)

### Course Description, Prerequisites, Corequisites:

This course introduces students to the land development, design, feasibility, and approval process through the preparation of a single detached residential subdivision project using Computer Aided Design software (AutoCAD).

Registration in this course is restricted to students admitted to the Applied Planning program.

Prerequisites: At least one of APPL 5110, APPL 5120, APPL 5130, APPL 5140, all with a minimum C grade

### Learning Outcomes:

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

- Prepare a development feasibility study for a single detached residential subdivision project to determine if it can be viably developed
- Prepare a site analysis and assessment of observable planning issues, including identifying development opportunities and constraints
- Describe the applicable planning framework, including Official Community Plan, Neighbourhood Plan, Zoning Bylaw and other regulatory tools
- Evaluate the importance of municipal servicing needs and design standards
- Explain and apply subdivision regulations and guidelines and planning design principles
- Prepare a single detached residential subdivision layout using AutoCAD
- Prepare a basic pro forma financial analysis, subdivision yield and density analysis, and evaluate the proposed development

**Instructor(s):** TBA

**Office:** TBA      **Phone:** 604 323 XXXX      **Email:** TBA

**Office Hours:** TBA

**Textbook and Course Materials:**

[Textbook selection may vary by instructor. An example of texts and course materials for this course might be:]

Kone, Linda. "Land Development". USA. 2006. Various chapters.

Gladfelter, D. "AutoCAD 2014" and "AutoCAD LT 2014". USA. 2013. Various chapters.

*Note: This course may use an electronic (online) instructional resource that is located outside of Canada for mandatory graded class work. You may be required to enter personal information, such as your name and email address, to log in to this resource. This means that your personal information could be stored on servers located outside of Canada and may be accessed by U.S. authorities, subject to federal laws. Where possible, you may log in with an email pseudonym as long as you provide the pseudonym to me so I can identify you when reviewing your class work.*

**Assessments and Weighting:**

**Final Exam** 30%

**Other Assessments** %

**(An example of other assessments might be:) %**

Assignments: 50%

Quizzes/Tests: 10%

Participation: 10%

Number of assignments: 7

Participation format: In class and group projects

Proportion of group and individual work:

Individual: 75%

Group: 25%

**Grading System:** Percentage

Specific grading schemes will be detailed in each course section outline.

Passing grade: C

*This generic outline is for planning purposes only.*

## Topics Covered:

[Topics covered may vary by instructor. An example of topics covered might be:]

The course is composed of five parts which will run largely sequentially through the course:

### Unit 1: Defining the Project Scope and Objectives

- Analyze the site location for development potential
- Review municipal goals and objectives inherent in the OCP and other policies
- Understand the objectives and needs of the developer
- Research the local residential real estate market
- Understand the principal elements of a development feasibility study

### Unit 2: Analyzing and Assessing the Site

- Identify site boundary and key site issues
- Review environmental, geological, and hydrologic issues, especially in relation to slopes and watercourses
- Identify landscape, trees, natural features, and habitat lands
- Analyze and assess site physical and regulatory opportunities and constraints
- Identify community facilities, such as schools and parks, and likely requirements

### Unit 3: Reviewing Site Servicing Needs and Constraints

- Identify road, sewer, water, drainage and other utilities and likely servicing requirements and constraints • Identify required utility rights-of-ways / easements and road dedication
- Incorporate servicing considerations into the subdivision layout design

### Unit 4: Understanding Subdivision Regulations and Guidelines

- Review subdivision regulations and standards
- Apply required design standards and guidelines
- Review alternative design standards
- Define planning and design principles

### Unit 5: Evaluating the Layout and Preparing the Financial Analysis

- Analyze yield and density
- Evaluate lot layout
- Review multiple development options
- Prepare basic pro forma financial analysis

*This generic outline is for planning purposes only.*

As a student at Langara, you are responsible for familiarizing yourself and complying with the following policies:

**College Policies:**

[E1003 - Student Code of Conduct](#)

[F1004 - Code of Academic Conduct](#)

[E2008 - Academic Standing - Academic Probation and Academic Suspension](#)

[E2006 - Appeal of Final Grade](#)

[F1002 - Concerns about Instruction](#)

[E2011 - Withdrawal from Courses](#)

**Departmental/Course Policies:**

*This generic outline is for planning purposes only.*