

GEOGENV 4463F – Urban Development Feasibility and Investment

Course Outline: Section 001 Fall 2026

1. Course Information



Classes Start	Fall Reading Week	Classes End	Study day(s)	Exam Period
September 9	October 10-18	December 9	December 10	December 11-22

Thursday September 17, 2026: Last day to add a second-term half course

Wednesday September 30, 2026: National Day for Truth and Reconciliation (non-instructional day).

Monday October 12, 2026: Thanksgiving Holiday

Monday November 30, 2026: Last day to drop a first term half course without penalty



Course Instructor	Contact Information	Office Hours
Marcello Vecchio	MVECCHI@UWO.CA	Tuesdays 5:30-6:30pm (please schedule ahead)

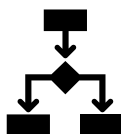
Teaching Assistant(s)	Contact Information	Office Hours
Desmond Adjaison	DADJAISO@UWO.CA	On demand



- Office hours will be held in-person or remotely using Zoom.
- Students will be able to request an office hours appointment with the instructor via email during the allotted hours of 5:30-6:30pm on Tuesdays.
- Lectures will be held in SSC-1004
- Labs (when scheduled) will be held in SSC-1316A

2. Calendar Description

This course equips students with practical financial literacy in urban development and real estate. It covers investment analysis from due diligence to valuation and underwriting. Students learn how to build financial models, assess property investments, and understand acquisition, financing, and exit strategies essential for real estate decision-making and practical implementation.



2 lecture hours, 1 laboratory hour, 0.5 course

Antirequisite(s): [Business Administration 4613A/B](#), the former Geography 3464F/G.

Prerequisite(s): [Geography and Environment 2460F/G](#). [Business Administration 2257](#) is strongly recommended.

Prerequisite checking is the student's responsibility

Senate Regulations state, "unless you have either the requisites for this course or written special permission from your Dean to enroll in it, you will be removed from this course and it will be deleted from your record. This decision may not be appealed. You will receive no adjustment to your fees in the event that you are dropped from a course for failing to have the necessary prerequisites."

3. Textbook

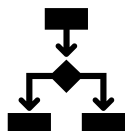


- All resources will be posted in OWL
- There is no required textbook for this course, readings will be posted on OWL in advance of lectures
- A financial calculator or a device (smart phone) that can utilize an online financial calculator is required certain parts of the course.

4. Course Objectives and Format

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

- Understand the principles of development feasibility, site selection, and investment strategy;
- Utilize both qualitative and quantitative investigation methods to investigate investment opportunities;
- understand the economics of and financial metrics used in the analysis of real estate investments and capital markets;
- introduce students to the principal concepts and theories in real estate investment and finance-based investment analysis building on the student's academic background in investment analysis; and
- understand the drivers of a property's cash flows and value.



Attendance is required; in-class assignments will be a part of assessment for the year. Material which will be tested in the mid-term examination and utilized for the term project will come directly from lecture material and discussions.

All course material will be posted to the new OWL Brightspace learning environment: <https://westernu.brightspace.com/d2l/home>. Any changes will be indicated on the OWL site and discussed with the class.

Current versions of all popular browsers (e.g., Safari, Chrome, Edge, Firefox) are supported with OWL Brightspace; what is most important is that you update your browser frequently to ensure it is current. All JavaScript and cookies should be enabled.

If students need assistance, they can seek support on the [OWL Brightspace Help page](#). Alternatively, they can contact the [Western Technology Services Helpdesk](#). They can be contacted by phone at 519-661-3800 or ext. 83800.

5. Learning Outcomes

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

- Combine breadth of knowledge of Geography with specialized understanding in selected sub-fields.
- Describe, explain, analyze and interpret a range of geographical phenomena outside the classroom by engagement with people, places and environments.
- Analyze real-world problems and policy applications using geographical concepts, skills and understanding.
- Identify, analyze and interpret spatial patterns and processes of urbanization, financial and economic aspects of urban development, and processes in urban systems and built environments
- Communicate geographic ideas and understanding effectively to a variety of audiences in writing, orally, and graphically



6. Course Content and Schedule

Week	Dates	Topic	Readings
1	September 8	No Class (Fall Semester Classes Start Sept 9)	N/A
2	September 15	Course Introduction to Real Estate – Overview and Semester Schedule Introduction to financing and development profit mindset Lab (TVM Problems)	Week 2 Brightspace Readings
3	September 22	Decision Making with Qualitative/Demographic Assessment Project Introduction Take Home Assignment	Week 3 Brightspace Readings
4	September 29	Quantitative Outputs – Leasing, Sales, and Expenses Introduction to Financing Take Home Assignment Due	Week 4 Brightspace Readings
5	October 6	Crash Course on Building a Pro Forma	Week 5 Brightspace Readings
	October 12-16	Fall Reading Week	N/A
6	October 20	Mid Term Examination (In-Class)	N/A
7	October 27	Financial Decision Making and Sensitivity Analyses Project Check-In	Week 7 Brightspace Readings

Week	Dates	Topic	Readings
8	November 3	Due Diligence and Land Use Impacts on Real Estate (Argus Introduction – TBD)	Week 8 Brightspace Readings
9	November 10	Appraising Real Estate – Valuations on Income Properties Project Check-In	Week 9 Brightspace Readings
10	November 17	Investing in Real Estate – is it worth it? Project Check-In	Week 10 Brightspace Readings
11	November 24	How to Design and Communicate Investment Packages and Analyses	Week 11 Brightspace Readings
12	December 1	Canadian Real Estate Market Outlooks	Week 12 Brightspace Readings
13	December 8	Final Project Presentations Final Projects Due	N/A

7. Communication



- ☒ Students should check the Brightspace site every 24 – 48 hours
- ☒ A weekly update will often be provided on the Brightspace announcements
- ☒ Students should email their instructor(s) and teaching assistant(s) using Brightspace
- ☒ For any other communication, the centrally administered **e-mail account** provided to students will be considered the individual's official university e-mail address. It is the responsibility of the account holder to ensure that e-mail received from the University at his/her official university address is attended to in a timely manner. You can read about the privacy and security of the UWO email accounts [here](#).
- ☒ Emails will be monitored daily; students will receive a response in 24 – 48 hours

8. Evaluation

Below is the evaluation breakdown for the course. Any deviations will be communicated.



Assessment	Format	Weighting	Due Date
Assignment 1	Take Home (due the following scheduled class from when issued)	10%	September 29
Mid-Term	In Class	30%	October 20

Final Project Presentation	Oral and Visual Presentation (In-Class in front of Peers)	10%	December 8
Final Project	Written Submission	45%	December 8
Class Attendance and Participation	In Class	5%	Throughout Semester

The evaluation methods described in the course outline are essential requirements for the course.

Students are responsible for material covered in the lectures as well as the assigned chapters/sections in the text.

- ☒ All assignments are due at 11:55 pm EST unless otherwise specified
- ☒ Written assignments will be submitted to Turnitin (statement in policies below)
- ☒ Rubrics will be used to evaluate assessments and will be posted with the instructions
- ☒ After an assessment is returned, students should wait 24 hours to digest feedback before contacting their evaluator; to ensure a timely response, reach out within 7 days

Click [here](#) for a detailed and comprehensive set of policies and regulations concerning examinations and grading. The table below outlines the University-wide grade descriptors.

A+	90-100	One could scarcely expect better from a student at this level
A	80-89	Superior work which is clearly above average
B	70-79	Good work, meeting all requirements, and eminently satisfactory
C	60-69	Competent work, meeting requirements
D	50-59	Fair work, minimally acceptable
F	below 50	Fail

Grades will not be adjusted on the basis of need. It is important to monitor your performance in the course. Remember: *You* are responsible for your grades in this course.

9. Accommodation Policies

Students with disabilities work with Accessible Education (formerly SSD) which provides recommendations for accommodation based on medical documentation or psychological and cognitive testing. The accommodation policy can be found here: [Academic Accommodation for Students with Disabilities](#).

General Information about missed work:

University policy on academic considerations are described [here](#). This policy requires that all requests for academic considerations must be accompanied by a self-attestation. Further information about academic considerations, and information about submitting this self-attestation with your academic consideration request may be found [here](#).

Please note that any academic considerations granted in this course will be determined by the instructor, in consultation with the academic advisors in your Faculty of Registration, in accordance with information presented in this course outline.

Formal Documentation Designation statement:

Final Project (Written Submission) – Due December 8, 2026

Please note that these assessments are considered to be central to the learning objectives for this course. Accordingly, students seeking academic consideration for these assessments will be required to provide formal supporting documentation. Students who are granted academic consideration for these assessments will be provided with the following opportunity to make up this work:

Final Project (Written Submission) – extended due date

Flexibility statements

This course employs flexible deadlines for the take home assignment. The assignment deadline can be found above in the course outline. For this assignment, students are expected to submit the assignment by the deadline listed. Should illness or extenuating circumstances arise, students are permitted to submit their assignment up to 72 hours past the deadline without academic penalty. Should students submit their assessment beyond 72 hours past the deadline, a late penalty of **10% per day** will be subtracted from the assessed grade. As flexible deadlines are used in this course, requests for academic consideration will not be granted. If you have a long-term academic consideration or an accommodation for disability that allows greater flexibility than provided here, please reach out to your instructor at least one week prior to the posted deadline.

Absence from Course Commitments

Students must familiarize themselves with the [Policy on Academic Consideration – Undergraduate Students in First Entry Programs](#)

Students missing course work for medical, compassionate or extenuating circumstances can request academic consideration by completing a request at the central academic consideration portal. Students are permitted one academic consideration request per course per term without supporting documentation. Note that supporting documentation is **always** required for academic consideration requests for examinations scheduled by the office of the registrar (e.g. December and April exams) and for practical laboratory and performance tests typically schedule during the last week of the term. Students should also note that the instructor may designate one assessment per course per term that requires supporting documentation. This designated assessment is described elsewhere in this document. Please note that any academic considerations granted in this course will be determined by the instructor of this course, in consultation with the academic advisors in your Faculty of Registration, in accordance with information presented in this course outline. Supporting documentation for

academic considerations for absences due to illness should use the Student Medical Certificate or, where that is not possible, equivalent documentation by a health care practitioner.

Course Assessments that Require Supporting Documentation

For this course the following assessment has been designated as requiring supporting documentation:

Final Project (Written Submission)

Accommodation for Religious Holidays

Students should review the policy for Accommodation for Religious Holidays. Where a student will be unable to write examinations and term tests due to a conflicting religious holiday, they should inform their instructors as soon as possible but not later than two weeks prior to writing the examination/term test. In the case of conflict with a midterm test, students should inform their instructor as soon as possible but not later than one week prior to the midterm.

10. Make-up Examinations

Procedure on makeup assessments for Social Science students and for courses offered by the Faculty of Social Science

Effective September 1, 2026

Students who miss a regularly scheduled test/quiz, mid-term, or final exam may request academic consideration through the Student Absence Portal.

If academic consideration is granted, students should consult the course outline for information regarding how the missed assessment will be addressed and follow any instructions provided by the instructor. At the instructor's discretion, the weight of a missed test/quiz or mid-term may be transferred to another assessment in the course, including the final exam, rather than requiring a makeup assessment. Reweighting is not available for missed final exams.

Students are entitled to one makeup assessment opportunity for a missed test/quiz, mid-term, or final exam supported by approved academic consideration. No additional makeup opportunities will be provided. Makeup assessments represent the final opportunity to complete a missed course assessment.

What happens if I miss a makeup assessment as a Social Science student or in a course offered by the Faculty of Social Science?

Students who miss a makeup assessment are not eligible for an additional makeup opportunity. Depending on their circumstances, they may:

1. Remain enrolled in the course and accept a grade of zero on the missed makeup assessment. Students should consult the course outline and calculate whether they can still achieve a passing grade in the course.
2. Withdraw from the course through Student Center before the published drop deadline. A course dropped before the deadline will result in a withdrawal (WDN) without academic penalty. Part-time students should consult the Registrar's Office refund schedule to

determine whether a tuition refund is available. Students enrolled full-time in 4.0-5.0 courses are generally not eligible for tuition refunds when a course is dropped.

3. If the published drop deadline has passed and the missed makeup assessment is supported by appropriate documentation, students may submit their documentation through the Student Absence Portal to request a WDN (withdrawal without academic penalty). Approval is not automatic and remains subject to Faculty review. Requests for a second makeup assessment will not be considered.

Students are encouraged to carefully consider their ability to complete a makeup assessment as scheduled, as no further opportunities to complete the missed work will be available.

11. Use of Electronic Devices

No electronic devices will be allowed during tests and examinations except for a financial calculator.

12. How to Be Successful in this Class:

Students enrolled in this class should understand the level of autonomy and self-discipline required to be successful.

1. Invest in a planner or application to keep track of your courses. Populate all your deadlines at the start of the term and schedule time at the start of each week to get organized and manage your time.
2. Make it a daily habit to log onto OWL to ensure you have seen everything posted to help you succeed in this class.
3. Follow weekly checklists created on OWL or create your own to help you stay on track.
4. Take notes as you go through the lesson material. Keeping handwritten notes or even notes on a regular Word document will help you learn more effectively.
5. Connect with others. Try forming a study group and try meeting on a weekly basis for study and peer support.
6. Do not be afraid to ask questions. If you are struggling with a topic, check the online discussion boards or contact your instructor(s) and or teaching assistant(s).
7. Reward yourself for successes. It seems easier to motivate ourselves knowing that there is something waiting for us at the end of the task.



13. Use of Generative Artificial Intelligence (AI)

AI may be used for editing, structuring assignments and structuring the layout of the report. ALL WRITING AND CALCULATIONS MUST BE DONE **WITHOUT** THE USE OF AI.

14. Academic Offences

Scholastic offences are taken seriously and students are directed to read the appropriate policy, specifically, the definition of what constitutes a Scholastic Offence.

All required papers may be subject to submission for textual similarity review to the commercial plagiarism detection software under license to the University for the detection of plagiarism. All papers submitted for such checking will be included as source documents in the reference database for the purpose of detecting plagiarism of papers subsequently submitted to the system. Use of the service is subject to the licensing agreement, currently between The University of Western Ontario and Turnitin.com (<http://www.turnitin.com>).

15. **Western's Commitment to Accessibility**

The Department of Geography and Environment strives at all times to provide accessibility to all faculty, staff, students and visitors in a way that respects the dignity and independence of people with disabilities.

Please contact the course instructor if you require material in an alternate format or if you require any other arrangements to make this course more accessible to you. You may also wish to contact Services for Students with Disabilities (SSD) at 519-661-2147 for any specific question regarding an accommodation. [Information regarding accommodation of exams](#) is available on the Registrar's website.

More information about "[Accessibility at Western](#)" is available.

16. **Mental Health**

Students who are in emotional/mental distress should refer to [Mental Health@Western](mailto:MentalHealth@Western) for a complete list of options about how to obtain help.

17. **Support Services**

[Office of the Registrar](#)

[Western's Support Services](#)

[Student Experience](#)

Western is committed to reducing incidents of gender-based and sexual violence and providing compassionate support to anyone who has gone through these traumatic events. If you have experienced sexual or gender-based violence (either recently or in the past), you will find information about support services for survivors, including emergency contacts [here](#).

To connect with a case manager or set up an appointment, please contact support@uwo.ca.

18. **Important Dates**

September 9: Classes resume

September 17: Last day to add a first term half course

September 30: [National Day for Truth and Reconciliation](#) (non-instructional day).

October 12: Thanksgiving Holiday – Department Office Closed

October 12-16: Fall Reading Week (No classes; Department Office open)

November 30: Last day to drop a first term half course or a full course without penalty

December 9: Classes end

December 10: Study day

December 11-22: Examination Period