

Western University
GEOG 2460G
INTRODUCTION TO URBAN DEVELOPMENT

Course Outline

Winter 2018

Lectures

Location: SSC 2028
Days: Thursday
Hours: 10:30am to 12:20pm

Tutorial

Location: SSC 2020 and SSC 2028
Days: Thursday
Hours: 12:30pm to 1:20pm

Instructor Information

Course Instructor: Evan Cleave
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Office: SCC 2223
Office Hours: Wednesday 1pm to 3pm or by
appointment

Teaching Assistant: Grant Morin
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Office: SSC 2250
Office Hours: Tuesday 12pm to 2pm

Teaching Assistant: Merlin Chatwin
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Office: SCC 2436
Office Hours: Thursdays 8:30am to 10:30am

Course Webpage: posted on OWL

Course Syllabus

Course Description

Urban areas vary in their form, structure, morphology, land use patterns, and historical processes of evolution. But they are also driven by a series of interrelated processes of change – including economic, political, cultural, demographic, technological, environmental, social, and geographically–

dependent forces. These forces operate at a variety of geographical scales - ranging from the global to the local - and contexts. As such, this course investigates urban development issues in Canada and internationally.

The goal of this course is to understand the processes and the character of urban areas. By the end of the course students should be able to apply various constructs to 'real-world' urban issues. In doing so, students will explore: 1) what urban means, and how it is different in various geographical contexts; 2) the history of urbanization and the factors that gave rise to early cities; 3) explanations of urban development and growth, focusing on key models and theories; 4) the various spatial patterns, structures, design, and forms of urban areas in different geographic contexts; 5) urban development processes and the social, political, and economic forces driving these processes; 6) the key government, public, and private stakeholders of urban development; 7) government policies, focusing on urban development and management strategies; and 8) contemporary issues and the future of cities.

Prerequisite checking - the student's responsibility

1.0 course from GEOG 1100, 1300, 1400, 1500, 2131, 2153; the former GEOG 020E; ECON 1020; ECON 1021/1022; or enrollment in any of the Global Development Studies or Globalization Studies modules. Unless you have either the requisites for this course or written special permission from your Dean to enroll in it, you may 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.

Learning Objectives

By completing the activities associated with the course, you will be able to:

1. Define what 'urban' means and catalog key historical urban processes and changes.
2. Identify fundamental concepts and theories of urban development, distinguish how and why these concepts explain historic urban change, and recognize how these concepts help us understand contemporary urban development.
3. Compare and contrast the characteristics, development patterns, and spatial relationships of urban areas from various geographical and historical contexts.
4. Have a clear knowledge of urban processes and the forces (e.g. geographical, economic, social) that influence urban development and be able to apply them in contemporary contexts.
5. Develop a strong knowledge of urbanization trends, their associated problems, and begin to formulate potential solutions.
6. Assess the economic feasibility of urban developments and real-estate by designing a project (determining associated costs and revenues, calculating and interpreting valuation and return-on-investment); OR

- applying urban development concepts, skills and understanding to real-world problems (by selecting and investigating an urban development issue, conducting background research, evaluating arguments, and synthesizing findings).
7. Develop and enhance critical thinking skills, independent research, teamwork, and communication skills.

By the end of this course, you should be able to better identify and critique issues surrounding urban development from a geographical perspective, understand the role that people, history, and political economic forces play in how cities grow, change, and operate. By investigating and explaining the role that these people and processes play, you will gain an appreciation for the breadth and complexity of urban geography, and have both exercised and improved your presentation and critical thinking skills.

On Student Learning

My approach to teaching is one of mutual respect and involvement. My pledge to students in this class is to deliver well-prepared lectures each week, with interesting content from a variety of sources (the course will be delivered in various formats: formal lectures, in-class and tutorial discussions, guest speakers, and videos); to provide you clear, unambiguous, and fair course expectations; and to be available for issues you for which you require help (via office hours and e-mail). As much as possible, I would like the course to be of interesting and relevant to you. Periodically throughout the semester I will be asking you for feedback and suggestions on topics or issues that you would like to see covered, and on ways lecture material is presented. Please take those opportunities to let me know what is going well and things that you would like to see happen. I may not be able to implement every suggestion, but if we work together we can create the best learning environment.

In return, you are required to prepare for each class and tutorial by reading and synthesizing assigned reading before class, and by thinking about specific and 'big-picture' questions you need clarification on or want to discuss further. Attendance of lectures is important to your success, as we meet in real time and in real space. It is important that you physically attend the class to listen, take notes and hopefully share your thoughts during the actual lectures. If you miss a lecture, please arrange with a fellow classmate (or through the OWL message boards) to share their notes. If you miss something or are confused about anything during a lecture, please raise your hand and seek clarification. I'm here for you and I want to help you to find success in this course.

Throughout the course, students are expected to display a deep sense of respect for the shared learning environment of the classroom. Among other things, this requires that all students show respect for fellow students, TAs, and guest speakers. Please exit and re-enter the room quietly if you need to make a phone call or use the washroom, enter the room quietly and quickly

find a seat if you are late, try to participate during lectures, introduce yourself to some of your classmates, and be willing to participate in small-group discussions. If you must talk to a colleague while lectures are in session, please do not distract the instructor or other students.

If you make use of a laptop during the lecture period, I encourage you to Google concepts and cities to enhance your learning experience. I have found this method can help spark discussion questions and make the experience more enjoyable overall. I've also found that I pay better attention if I am doing that as opposed to just checking my Facebook.

Course Materials

Readings

There is one assigned text for this course from which readings will be regularly drawn (available at the book store):

- Knox, P. and McCarthy, L. (2012). Urbanization: an introduction to urban geography. 3rd Edition. Pearson: Upper Saddle River, New Jersey.

Additionally, there is one non-compulsory textbook from which supplementary readings will be drawn:

- Filion, P., Moos, M., Vinodrai, T., and Walker, R. (2015). Canadian Cities in Transition. 5th Edition. Oxford University Press: Don Mills, Ontario.

Some sections of this textbook will be used throughout the course, and made available. Other reading materials (e.g. articles, reports) will also be made available on the course website.

Course Web Page (OWL)

During the term, the course website on OWL will be an invaluable resource. Please check it regularly for announcements on important class information, such as changes to the schedule or reminders of upcoming due dates and guest speakers. In addition, information pertaining to lecture, examination, assignments and other course-related matters will be posted on the course website. Please note that copies of my lecture notes will appear on the website on the evening prior to lecture. Please remember that these are meant to serve as templates, and are no substitute for attendance, well-taken notes, and active participation in class discussions.

I also strongly encourage the class to use the message board on OWL to connect and collaborate with your fellow students. These message boards are a good spot to ask questions about the course material, catch up with slides and lectures that were missed, as well as discussing the topics and issues covered in the course. Remember to keep all discussion respectful.

Course Content

The following is a general outline of the topics that will be addressed. Videos and media clips will enhance our class discussions. Guest speakers will also be used to provide practical or 'real world' perspectives on the topics that we are learning. Lectures will borrow from and then build upon the readings and a variety of other sources, but will go beyond this material to information not found in the text book. To be successful in the exams it is therefore important that you attend all lectures, participate in the tutorials, do the assigned readings and follow the class discussions. Hopefully you will even share your own thoughts from time to time!

Lecture	Date		Readings
1	Jan 11	<u>Lecture</u> - Introduction to course - Urbanization and urban geography - What does 'urban' mean – putting cities into context - Exploring key urban concepts and definitions <u>Tutorial</u> - No tutorial this week	Knox & McCarthy, Chapter (Ch.) 1
2	Jan 18	<u>Lecture</u> - The origins and growth of cities – a historical overview - Evolution and development of Canadian and American urban systems – historical and contemporary trends <u>Tutorial</u> - Detailed information session on term project	Knox & McCarthy, Ch. 2; Fillion et al, Ch. 2
3	Jan 25	<u>Lecture</u> - Models and Theories of Urban Spatial Structure, including: Sjobergs's pre-industrial city model; Burgess concentric zone model; Hoyt's model of urban structure; Harris and Ullman's multiple nuclei model; the Bid-Rent theory of urban land use - <u>Guest Speaker:</u> John Geha (LSTAR) <u>Tutorial</u> - Part 1 of the Term Project	Knox & McCarthy, Pgs. 53, 73-4, 84, 127, 151, 162,178, 259, 305-8, 325

4	Feb 1	<u>Lecture</u> - Real Estate and the City: the historical and contemporary roles of real estate agents - An introduction to commercial real estate investment <u>Tutorial</u> - Help with Part 1 of the term project	Knox & McCarthy, Ch. 9 Fillion et al., Ch. 19
5	Feb 8	<u>Lecture</u> - Central Business Districts and Suburbs – contemporary issues in the evolution and transition of cities - Neighbourhood change, residential structure, migration and filtering - Midterm review <u>Tutorial</u> - Intro to Part 2 of the term project	Knox & McCarthy, Ch. 3 & 4
6	Feb 15	MID-TERM EXAM <u>Tutorial</u> - Help with Part 2 of the term project	
Have a great reading week! (no class on February 22)			
7	Mar 1	<u>Lecture</u> - Urban Planning – history and contemporary issues and processes - <u>Guest Speaker:</u> Michael Clark (Monteith Brown Planning Consultants) <u>Tutorial</u> - Intro to Part 3 of the term project	Knox & McCarthy, Ch. 11
8	Mar 8	<u>Lecture</u> - City Makers – key stakeholders, urban regimes, and contemporary governance and urban development <u>Tutorial</u> - Help with Part 3 of the term project	Knox & McCarthy, Ch. 8; Fillion et al., Ch. 14
9	Mar 15	<u>Lecture</u> - Urbanization in developing countries <u>Tutorial</u> - Help with Part 3 of the term project	Knox & McCarthy, Ch. 5 & 7; Fillion et al., Ch. 3

10	Mar 22	<u>Lecture</u> - Cities and the Economy – exploring how urban issues and economic development issues are connected - <u>Guest Speaker:</u> Grant Morin (PhD Candidate, UWO) <u>Tutorial</u> - Help with Part 3 of the term project	Knox & McCarthy, Ch. 10
11	Mar 29	<u>Lecture</u> - Contemporary Urban Development Issues - Future Planning, Smart Cities, Smart Growth, Sanctuary Cities - <u>Guest Speaker:</u> Merlin Chatwin (PhD Candidate, UWO) <u>Tutorial</u> - No tutorial this week	Knox & McCarthy, Ch. 14 Fillion et al., Ch. 25
12	Apr 5	<u>Lecture</u> - Problems of urbanization, - Course wrap-up – what other urban courses are there? - Exam review <u>Tutorial</u> - No tutorial this week	Knox & McCarthy, Ch. 15

Please Note: Lectures and Guest Speakers are subject to change

Methods of Evaluation of Assignments

There is one term project in this course, divided into three components with separate due dates. The course will also have a mid-term and final examination. The breakdown of marks is as follows:

Assessment Method	Value	Date
Selection of Term Project	2%	January 25, 2018 (email the TAs)
Term Project: Part 1	6%	February 8, 2018
Term Project: Part 2	7%	March 1, 2018
Term Project: Final	25%	March 29, 2018
Midterm Examination	20%	February 15, 2018
Final Examination	30%	TBA – April 2018
Reflection	5%	Weekly Throughout the Semester
Attendance	5%	During Tutorials and Guest Speakers

Midterm and Exam

Both the mid-term and final examination will assess the knowledge gained from all lectures and assigned reading materials. The midterm will cover the

lecture, guest speaker presentations, and reading material from the first half of the semester, while the exam will cover the second half of the semester. The midterm and exam will be a combination of multiple choice questions, fill in the blanks, and short answer questions. No electronic devices will be allowed during an examination. Study guides will be distributed prior to the exam to help you focus on specific areas of study.

Term Projects

You have the choice of two projects: a feasibility project and an urban conflict project. Each project has three parts due at different times throughout the semester. Each assignment builds on the previous ones. The two projects offer different avenues to explore urban development issues, as the feasibility project is more quantitative, while the conflict study is more qualitative. It is your choice which one you complete, so please pick the project that is more interesting to you or more in-line with your preferred learning style (Please note: students in the Urban Development Program are required to do the feasibility project).

Feasibility Project

A core skill for students with an interest in urban development is to understand the various costs associated with development and real estate projects, to understand factors that influence feasibility, and to understand the need to identify projects which will have a positive return on investment. While many models exist for determining feasibility, we will begin with a simplified return on investment model which gets at some of the core issues in urban development. The broad purpose of this project is to analyze a hypothetical real estate case project and procure costs and figures that are associated with carrying out the analysis.

Your task in this project:

- 1) Identify a mixed-use development (that includes office, retailing, and rental residential space) in any metropolitan area in North America.
- 2) Identify the key cost (i.e. operating costs, purchase price, capital expenses), revenue (i.e. rent), and market (i.e. cap rate) variables; and research and determine appropriate values for these variables in your project.
- 3) Construct and run the model to determine the feasibility of your project (by calculating return on investment and valuation). Additionally, you will identify how key variables influence the feasibility of your project.

The project has four objectives:

- 1) To introduce you to the key real estate valuation, feasibility, and decision-making processes, as well as the basic variables affecting the nature of real estate development of cities. In a fundamental sense, how this relates to the evolving geography of the city.
- 2) To expose you to a basic real estate valuation and feasibility analytical model.

- 3) To provide experience in real estate valuation and feasibility modeling of real estate development projects.
- 4) To the ability to synthesize findings and clearly present them in a written report.

Urban Conflict Project

By its very nature, urban development often generates conflict as private interests are pitted against the public interest and the rights of individuals are juxtaposed with the community good. Processes such as opening new areas for development, the replacement of one land use with another, and the emergence of new building projects have often generated conflict in communities. Thus, a crucial concern is the question of different ideas as to how urban space could/should be used. These diverging opinions lie at the heart of urban development conflict. The broad purpose of this research project is to examine the nature of conflict associated with a specific urban development project with which you have some familiarity.

Your task in this project is to:

- 1) Choose and evaluate an urban development project that has generated conflict in the past or is currently generating conflict within a community (preferably one that you are familiar with) – for example, you may look at the issues surrounding the development of a single homeless shelter.
- 2) Investigate the different sides of the conflict, identifying and analyzing the perspectives of individuals and groups both for and against the project;
- 3) Make informed recommendations on how the conflict should have been resolved or be resolved.

This project has four specific learning objectives:

- 1) To introduce you to the key concepts in urban development (e.g. 'public interest', 'external effects' etc.).
- 2) To expose you to a specific urban development conflict as well as scholarly literature relating to the topic.
- 3) To develop the research skills needed to explore the issues around a real-world problem.
- 4) To provide experience in synthesizing research and academic literature.
- 5) To the ability to synthesize findings and clearly present them through different forms of media.

Please note: Late assignments will incur a 5% per day penalty. Assignments will not be accepted if handed in more than 7 days after the due date.

Reflection

At the end of lectures each week, you will be asked to complete a brief reflection exercise. This is meant to help you internalize the material we covered that week, think about lingering questions that you still have, have

an opportunity for discussion with fellow students, and to continue the learning process even after lecture has ended. These reflections may take several forms, including: coming up with a potential midterm/exam question, identifying two or three main concepts from the lecture, or small group discussions on the material.

Attendance

Attendance for guest speakers and tutorials will be used to calculate the attendance mark, and will have a strong bearing on success in the class overall. Students are expected to attend all guest speaker presentations and tutorials. The teaching assistants will keep track of attendance at all tutorials and guest lectures through signed attendance sheets. If you do not sign the attendance sheet you will not receive any marks for that week.

Please note: Unless permission is granted, students cannot be absent from guest speaker presentation. Failure to attend will attract a heavy penalty, mostly likely a score of '0' for the class attendance mark. Our guest speakers give up time from their day jobs to be with us, so I expect everyone's attendance.

For UWO Policy on Accommodation for Medical Illness see:

http://www.uwo.ca/univsec/pdf/academic_policies/appeals/accommodation_medical.pdf; and for a downloadable Student Medical Certificate (SMC):

http://www.uwo.ca/univsec/pdf/academic_policies/appeals/medicalform.pdf

Students seeking academic accommodation on medical grounds for any missed tests, exams, participation components and/or assignments worth 10% or more of their final grade must apply to the Academic Counselling office of their home Faculty and provide documentation. Academic accommodation cannot be granted by the instructor or department.

Students with special accommodation will write make-up tests and examinations administered by the department on Fridays during respective periods of fall and winter terms. To prevent prior disclosure, the format and contents of make-ups may differ substantially from the scheduled test or examination.

Additional Statements

Statement on Use of Electronic Devices

No electronic devices will be allowed during tests and examinations.

Statement on 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, at the following Web site:

http://www.uwo.ca/univsec/pdf/academic_policies/appeals/scholastic_discipline_undergrad.pdf.

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>).

Mental Health

If you or someone you know is experiencing distress, there are several resources here at Western to assist you. Please visit the site below for more information on mental health resources:

<http://www.uwo.ca/uwocom/mentalhealth/>.

Western's commitment to accessibility

The University of Western Ontario is committed to achieving barrier free accessibility for persons studying, visiting and working at Western. 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 661-2111 x 82147 for any specific question regarding an accommodation.

Support Services

Registrarial Services: <http://www.registrar.uwo.ca/>

Student Development Services: <http://www.sdc.uwo.ca/>

Geography Support Services

Students in need of counselling about the geography program and related matters should contact Undergraduate Assistant and Program Advisor Ms. Angelica Lucaci in the Department of Geography. Email: alucaci@uwo.ca.

Winter 2018 - Important dates

Monday January 8:	First day of classes
Week of February 19:	Reading Week
Friday March 30:	Good Friday
Wednesday April 11:	Last day of classes
April 14-30:	Exam period