



Course Number	PLAN 614	Classroom	Zoom
Course Name	Real Estate Development		
Pre/Co-Requisites			
Instructor	Carol-Ann Beswick, MEDes, MCIP	Office Hours/Location	Thursdays from 12pm to 1pm or by appointment
	Email: carolann.beswick@ucalgary.ca		Phone: 403-975-2535
Class Dates	Mandatory real-time Zoom classes: Tuesdays, January 12 – April 13, 09:00am to 12:00pm Other asynchronous assignments due during Jan 11 – April 15, 2021		
Instructor Email Policy	Please note that all course communications must occur through your @ucalgary email, and I will respond to emails sent via student's @ucalgary emails within 48 hours.		
Name and Email of Teaching Assistant(s)	N/A		

Course Description

The course explores the main principles of real estate development. The goal is for students to gain a practical understanding of the players and processes in real estate development, including partnerships, the development and planning approvals processes, engagement with stakeholders, understanding market conditions and development impacts. This course introduces the basic skills for conducting a feasibility analysis on a site to determine the viability of a proposed real estate development project. Further, how to identify the opportunities and constraints of a site. Students will learn how to creatively and analytically approach real estate development and the major players involved.

The teaching approach will focus upon skills building through a mixture of lectures, readings, guest speakers, hands on application of skills to real world examples.

Course Hours: 3 units; (2-1Tutorial)

Online Delivery

Learning will occur in both synchronous (i.e., real-time/Zoom) and asynchronous (i.e., students complete on their own time such as discussion boards, watching videos, etc.) contexts.

Ensure that the dates and times for all synchronous sessions are indicated clearly in the course outline. All synchronous sessions must be scheduled during the dates and times already timetabled for this course.

This course will take place **online** via Desire2Learn (D2L) and Zoom. Students are required to participate in the asynchronous learning tasks using the D2L learning environment and synchronous Zoom sessions. If unable to participate live due to unforeseen circumstances, inform the instructor in advance to work out an alternative participation activity (e.g., watch the recordings, submit a brief reflection, and actively contribute to the follow-up online discussion).

Course Learning Outcomes

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

1. Differentiate between types and forms of development
2. Understand the relationship between architecture, planning and real estate development
3. Understand the role planners and architects play in real estate development
4. Understand the typical steps of the development process
5. Understand the significance of finance in real estate development
6. Understand the importance of data (i.e. demographic, economic) in assessing a project's feasibility
7. Understand the factors that positively and negatively influence and impact real estate development

Learning Resources

Required readings, textbooks and learning materials:

The following Text book is required for PLAN 614 and an e-version can be accessed online through the University of Calgary Library: **Brown, P. (2015). *How Real Estate Developers Think: Design, Profits, and Community*. University of Pennsylvania Press. Retrieved from www.jstor.org/stable/j.ctt14btgrt**

Computer Software: Good understanding of Word and Excel. The course will be taught online. All course materials will be hosted online via D2L.

Technology requirements (D2L etc.): In order to successfully engage in their learning experiences at the University of Calgary, students taking online, remote and blended courses are required to have reliable access to the following technology:

- A computer with a supported operating system, as well as the latest security, and malware updates;
- A current and updated web browser;
- Webcam (built-in or external);
- Microphone and speaker (built-in or external), or headset with microphone;
- Current antivirus and/or firewall software enabled;
- Broadband internet connection

Most current laptops will have a built-in webcam, speaker and microphone.

Additional Classroom Conduct and Related Information

Guidelines for Zoom Sessions in Online Classes

Students are expected to participate actively in all Zoom sessions and to turn on their webcam. Please join our class in a quiet space that will allow you to be fully present and engaged in the Zoom sessions. Students must behave in a professional manner during the session. Students, employees, and academic staff are also expected to demonstrate behaviour in class that promotes and maintains a positive and productive learning environment.

Assessment Components

Assessment Method	Description	Weight	Aligned Course Learning Outcome
Assignment #1: Development in the News Critique (Due: January 26)	Your task is to select a news article (online source is appropriate) that presents a development project either proposed or underway. Following your selection, you will write no more than 1000 words (excluding citations) that provides an articulate and robust response to the article at hand.	15%	2, 3, 7
Assignment #2: Site Selection Analysis (Due: February 23)	Through a series of pre-determined questions, students will compare and contrast the possibilities, opportunities, challenges, and merits of development across multiple sites located in Calgary. Students will be expected to draw on a wide range of insights that they have gathered throughout the course of their studies including: policy + land use regulations, marketing, finance, and community engagement	25%	1, 3, 4, 5, 6, 7
Assignment #3: Detailed Development Proposal (Due: April 13)	Your task is to choose a parcel of land (no larger than the block scale) within the Calgary context that offers the potential for development/redevelopment. This assignment provides an opportunity for students to prepare a development proposal. The goal of this assignment is to better understand the myriad of factors	35%	1, 2, 4, 5, 6, 7
Assignment #4: Detailed Development Presentation (Due: April 13)	Students should present as if they are pitching their proposal to an audience of potential investors. The presentation will include a period for questions and conclude with a recommendation as to whether investors should proceed or abandon the proposed development. Presentations will be delivered via 'Zoom.'	15%	1, 2, 4, 5, 6, 7

Participation	Students are expected to be active in all facets of the course. The participation grade will be a reflection of one's contributions throughout the duration of the semester.	10%	

Assessment and Evaluation Information

Attendance and Participation Expectations:

Students are expected to attend each lecture and be active and key contributors to all aspects of each class. You can best prepare yourself by having completed any assigned readings and coming to class eager and ready to participate. Participation evaluated throughout the course of the semester will be worth 10% of your final grade.

Guidelines for Submitting Assignments:

All assignments should be submitted to the appropriate dropbox folder on D2L unless otherwise stated by the instructor.

Final Examinations:

There are no final exams scheduled for this course.

Expectations for Writing (<https://www.ucalgary.ca/pubs/calendar/current/e-2.html>):

Late Assignments:

All assignments should be submitted to D2L (unless otherwise stated) by 11:59 pm on the due date. Any assignment considered to be late will be subject to a penalty of 5% each day.

Grading Scale

Grade	Grade Point Value	4-Point Range	Percent	Description
A+	4.00	4.00	95-100	Outstanding - evaluated by instructor
A	4.00	3.85-4.00	90-94.99	Excellent - superior performance showing comprehensive understanding of the subject matter
A-	3.70	3.50-3.84	85-89.99	Very good performance
B+	3.30	3.15-3.49	80-84.99	Good performance
B	3.00	2.85-3.14	75-79.99	Satisfactory performance
B-	2.70	2.50-2.84	70-74.99	Minimum pass for students in the Faculty of Graduate Studies
C+	2.30	2.15-2.49	65-69.99	All final grades below B- are indicative of failure at the graduate level and cannot be

				counted toward Faculty of Graduate Studies course requirements.
C	2.00	1.85-2.14	60-64.99	
C-	1.70	1.50-1.84	55-59.99	
D+	1.30	1.15-1.49	50-54.99	
D	1.00	0.50-1.14	45-49.99	
F	0.00	0-0.49	0-44.99	

A student who receives a "C+" or lower in any one course will be required to withdraw regardless of their grade point average (GPA) unless the program recommends otherwise. If the program permits the student to retake a failed course, the second grade will replace the initial grade in the calculation of the GPA, and both grades will appear on the transcript.

(for Architecture courses only) CACB Student Performance Criteria

N/A

Topic Areas & Detailed Class Schedule

Include information relevant to the class schedule, such as weekly topics, readings, and assignment due dates. For online, remote or blended courses include whether course activities are synchronous (i.e., real-time/Zoom) and asynchronous (i.e., students complete on their own time such as discussion boards, watching videos, etc.). It is recommended that important dates including the first day of classes, holidays, term breaks and last day of classes also be included.

Topic Areas & Detailed Class Schedule

Course Schedule Date	Topic	Assignments/Due Dates
Tuesday, January 12	<ul style="list-style-type: none"> • Course Introduction • Introduction to Real Estate Development • Film: Urbanized 	
Tuesday, January 19	<ul style="list-style-type: none"> • History of Development in Canada • Characterizing Developers • Policy to Shape Development <p>Guest Speakers:</p> <ul style="list-style-type: none"> • Jihad Bitmar – COC Greenline LRT • Troy Gonzalez – COC North Hill Communities Local Area Plan 	<ul style="list-style-type: none"> • Epilogue + Chapter 1

	Guest Speaker: TBD	
Tuesday, January 26	<ul style="list-style-type: none"> Stakeholders in the Development Process Regulations of Development Public Sector as the Regulator Guest Speaker: <ul style="list-style-type: none"> Matt Rockley – COC Planning - Applications / Stakeholders Bela Syal and Jana Sinclair - Consultants -Stakeholders 	<ul style="list-style-type: none"> Chapter 2 Assignment #1 Due Assignment #2 Distributed
Tuesday, February 2	<ul style="list-style-type: none"> East Village Community Revitalization Levy for Neighbourhood Re-development Guest Speaker: <ul style="list-style-type: none"> Fred Young – History of Rivers District Kondwani Bwanali – CMLC East Village Formulating a Project Concept 	<ul style="list-style-type: none"> Chapter 3
Tuesday, February 9	<ul style="list-style-type: none"> Developing Affordable Housing Guest Speaker: <ul style="list-style-type: none"> Calgary Housing – COC - tba Jaydan Tait - Attainable Homes Calgary Differentiating Development Types; Catalysts to Development 	<ul style="list-style-type: none"> Chapter 4
Tuesday, February 16	Term Break – No Classes	
Tuesday, February 23	<ul style="list-style-type: none"> Heritage Assets in Development Guest Speaker: <ul style="list-style-type: none"> Asia Walker – Heritage Calgary Building a Financial Model for Development In-Class Work Period 	<ul style="list-style-type: none"> Chapter 5 Assignment #2 Due Assignments #3 and #4 distributed
Tuesday, March 2	<ul style="list-style-type: none"> Development in Calgary: Perspectives from the Industry Guest Speaker: <ul style="list-style-type: none"> AI Devani - RNDSQR Implications + Externalities of Development 	<ul style="list-style-type: none"> Chapter 6
Tuesday, March 16	SAPL Block week – No classes	<ul style="list-style-type: none"> No readings due
Tuesday, March 23	<ul style="list-style-type: none"> Self-work period Guest Speaker TBD 	<ul style="list-style-type: none"> Chapter 7
Tuesday, March 30	<ul style="list-style-type: none"> Marketing the Development Guest speaker: <ul style="list-style-type: none"> CMLC Jessa Morrison Use and Exchange Value and Development 	<ul style="list-style-type: none"> Chapter 8

Tuesday, April 6	<ul style="list-style-type: none"> University of Calgary's Properties Group (formerly West Campus Trust and the University District) <p>Guest Speaker: Travis Oberg</p> <ul style="list-style-type: none"> Future Trends in Real Estate Film: Urbanized 	<ul style="list-style-type: none"> Chapters 9 + 10
Tuesday, April 13	<ul style="list-style-type: none"> Final Presentations <p>Guest Panel</p> <ul style="list-style-type: none"> Course conclusion Last Day of Class 	<ul style="list-style-type: none"> <i>Assignment #3+ #4 Due</i>

Guidelines for Zoom Sessions

Zoom is a video conferencing program that will allow us to meet at specific times for a "live" video conference, so that we can have the opportunity to meet each other virtually and discuss relevant course topics as a learning community.

To help ensure Zoom sessions are private, do not share the Zoom link or password with others, or on any social media platforms. Zoom links and passwords are only intended for students registered in the course. Zoom recordings and materials presented in Zoom, including any teaching materials, must not be shared, distributed or published without the instructor's permission.

The use of video conferencing programs relies on participants to act ethically, honestly and with integrity; and in accordance with the principles of fairness, good faith, and respect (as per the [Code of Conduct](#)). When entering Zoom or other video conferencing sessions (such as MS Teams), you play a role in helping create an effective, safe and respectful learning environment. Please be mindful of how your behaviour in these sessions may affect others. Participants are required to use names officially associated with their UCID (legal or preferred names listed in the Student Centre) when engaging in these activities.

Instructors/moderators can remove those whose names do not appear on class rosters. Non-compliance may be investigated under relevant University of Calgary conduct policies (e.g. [Student Non-Academic Misconduct Policy](#)). If participants have difficulties complying with this requirement, they should email the instructor of the class explaining why, so the instructor may consider whether to grant an exception, and on what terms. For more information on how to get the most out of your zoom sessions visit:

<https://elearn.ucalgary.ca/guidelines-for-zoom/>

If you are unable to attend a Zoom session, please contact your instructor in advance to arrange an alternative activity for the missed session (e.g., to review the recorded session). Please be prepared, as best as you are able, to join class in a quiet space that will allow you to be fully present and engaged in Zoom sessions. Students will be advised by their instructor when they are expected to turn on their webcam (for group work, presentations, etc.).

The instructor may record online Zoom class sessions for the purposes of supporting student learning in this class – such as making the recording available for review of the session or for students who miss a session. Students will be advised before the instructor initiates a recording of a Zoom session. These recordings will be used to support student learning only and will not be shared or used for any other purpose.

Special Budgetary Requirements

N/A

University of Calgary Policies and Supports

COVID-19 PROCEDURE FOR SICK STUDENTS: <https://ucalgary.ca/risk/sites/default/files/Covid-19%20Folder/COVID-19-Procedure-for-Sick-Students.pdf>

ACADEMIC ACCOMMODATION

It is the student's responsibility to request academic accommodations according to the University policies and procedures listed below. The Student Accommodations policy is available at <https://ucalgary.ca/student-services/access/prospective-students/academic-accommodations>.

Students needing an accommodation based on disability or medical concerns should contact Student Accessibility Services (SAS) in accordance with the Procedure for Accommodations for Students with Disabilities (<https://www.ucalgary.ca/policies/files/policies/procedure-for-accommodations-for-students-with-disabilities.pdf>). Students who require an accommodation in relation to their coursework based on a protected ground other than Disability should communicate this need in writing to their Instructor.

SAS will process the request and issue letters of accommodation to instructors. For additional information on support services and accommodations for students with disabilities, visit www.ucalgary.ca/access/.

ACADEMIC MISCONDUCT

Academic Misconduct refers to student behavior which compromises proper assessment of a student's academic activities and includes: cheating; fabrication; falsification; plagiarism; unauthorized assistance; failure to comply with an instructor's expectations regarding conduct required of students completing academic assessments in their courses; and failure to comply with exam regulations applied by the Registrar.

For information on the Student Academic Misconduct Policy and Procedure please visit: <https://ucalgary.ca/policies/files/policies/student-academic-misconduct-policy.pdf>

<https://ucalgary.ca/policies/files/policies/student-academic-misconduct-procedure.pdf>

Additional information is available on the Academic Integrity Website

at <https://ucalgary.ca/student-services/student-success/learning/academic-integrity>.

COPYRIGHT LEGISLATION:

All students are required to read the University of Calgary policy on Acceptable Use of Material Protected by Copyright (www.ucalgary.ca/policies/files/policies/acceptable-use-of-material-protected-by-copyright.pdf) and requirements of the copyright act (<https://laws-lois.justice.gc.ca/eng/acts/C-42/index.html>) to ensure they are aware of the consequences of unauthorised sharing of course materials (including instructor notes, electronic versions of textbooks etc.). Students who use material protected by copyright in violation of this policy may be disciplined under the Non-Academic Misconduct Policy (<https://www.ucalgary.ca/pubs/calendar/current/k.html>).

INSTRUCTOR INTELLECTUAL PROPERTY

Course materials created by instructors (including presentations and posted notes, labs, case studies, assignments and exams) remain the intellectual property of the instructor. These materials may NOT be reproduced, redistributed or copied without the explicit consent of the instructor. The posting of course materials to third party websites such as note-sharing sites without permission is prohibited. Sharing of extracts of these course materials with other students enrolled in the course at the same time may be allowed under fair dealing.

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY

Student information will be collected in accordance with typical (or usual) classroom practice. Students' assignments will be accessible only by the authorized course faculty. Private information related to the individual student is treated with the utmost regard by the faculty at the University of Calgary.

SEXUAL VIOLENCE POLICY

The University recognizes that all members of the University Community should be able to learn, work, teach and live in an environment where they are free from harassment, discrimination, and violence. The University of Calgary's sexual violence policy guides us in how we respond to incidents of sexual violence, including supports available to those who have experienced or witnessed sexual violence, or those who are alleged to have committed sexual violence. It provides clear response procedures and timelines, defines complex concepts, and addresses incidents that occur off-campus in certain circumstances. Please see the policy available at <https://www.ucalgary.ca/policies/files/policies/sexual-violence-policy.pdf>

UNIVERSITY STUDENT APPEALS OFFICE: If a student has a concern about the course, academic matter, or a grade that they have been assigned, they must first communicate this concern with the instructor. If the concern cannot be resolved with the instructor, the student can proceed with an academic appeal, which normally begins with the Faculty. <https://www.ucalgary.ca/secretariat/student-appeals>

OTHER IMPORTANT INFORMATION

Please visit the Registrar's website at:

<https://www.ucalgary.ca/registrar/registration/course-outlines> for additional important information on the following:

- Wellness and Mental Health Resources
- Student Success
- Student Ombuds Office
- Student Union (SU) Information
- Graduate Students' Association (GSA) Information
- Emergency Evacuation/Assembly Points
- Safewalk