

**FIGURE 6.14A**  
**SUMMARY MATRIX**

CONSIDERATIONS	COST RECOVERY TOOLS				SOURCES OF CAPITAL		DEVELOPER-BUILD AGREEMENTS				PARTNERSHIP AGREEMENTS		
	DEVELOPMENT COST CHARGES	LOCAL IMPROVEMENTS	SPECIFIED AREAS	FEES AND CHARGES	SHORT-TERM BORROWING	LONG-TERM BORROWING	LATECOMER CHARGES	DEVELOPMENT WORKS	DCC CREDITS AND REBATES	DENSITY BONUSING	COMPREHENSIVE DEVELOPMENT	PUBLIC-PRIVATE PARTNERSHIPS	PUBLIC-PUBLIC PARTNERSHIPS
<b>FINANCIAL CONCERNS</b>													
<b>RISK</b>	yes, when used as cost recovery	no	no	no	depends on cost recovery tool used	depends on cost recovery tool used	no	no	no	no	no	yes	yes
<b>RELIANCE ON BORROWING</b>	yes, when used as cost recovery	yes	yes	yes	yes	yes	no	no	no	no	no	possibly	possibly
<b>CHARACTERISTICS OF DEVELOPMENT</b>													
<b>TYPE OF PROJECT</b>	infill	infill	infill / greenfield	infill / greenfield	infill / greenfield	infill / greenfield	greenfield	greenfield	greenfield	infill / greenfield	infill / greenfield	not usually related to specific project	not usually related to specific project
<b>VALUE OF PROJECT</b>	since risk involved, best for works deemed to benefit community	where works of value to community (cost-sharing normal)	where value limited to owners in benefitting area	where works of value to community	where works of value to community	where works of value to community	value limited to growth area	value limited to growth area	value limited to growth area	value of amenities limited to specific area	broad community value	broad community value	broad community value
<b>STRUCTURE OF OWNERSHIP</b>	many owners	many owners	many owners	many owners	many owners	many owners	at least one large owner	at least one large owner	at least one large owner	few owners or many owners	at least one large owner	at least one large owner	n/a
<b>TIMING OF WORKS</b>	best where reserves can be accumulated and works deferred	where required prior to, or during, development	where required prior to, or during, development	where required prior to, or during, development	where works not required prior to development	depends on cost recovery tool used	where required prior to development	where required prior to development	where required prior to development	timing of development not dependent on amenities	timing of development may not depend on works	where required prior to, or during, development	where required prior to, or during, development
<b>BENEFIT OF WORKS</b>	where works benefit growth only, or growth and existing pop.	where works benefit growth only, or growth and existing pop.	where works benefit growth only, or growth and existing pop.	where works benefit growth, or growth and existing pop.	where works benefit both growth and existing pop.	where works benefit both growth and existing pop.	where works benefit growth only	where works benefit growth only	where works benefit growth only	where amenities benefit growth, or growth and existing pop.	where amenities benefit growth and existing pop.	where works benefit both growth and existing pop.	where works benefit both growth and existing pop.
<b>TYPE OF WORKS</b>	water, sewer, drainage, roads, parks	limited as per <i>Municipal Act</i> s. 623	unlimited	unlimited	unlimited	unlimited	water, sewer, drainage, roads	water, sewer, drainage, roads, parks	works for which DCCs are collected	no "hard" infrastructure	works and/or amenities	unlimited	unlimited
<b>NATURE OF INDUSTRY</b>													
<b>STRUCTURE</b>	many firms	many firms	many firms	n/a	n/a	many firms	large firms required	large firms required	large firms required	n/a	large firms required	large firms required	n/a
<b>EXPERTISE</b>	none required	none required	none required	n/a	n/a	none required	some required to prepare documents and monitor	some required to prepare documents and monitor	moderate level required	some required to negotiate amenities	some required to negotiate; also public relations	very high degree required	n/a
<b>LOCAL GOVERNMENT ORG. CAPACITY</b>													
<b>IMPACT ON OFFICIALS</b>	time / resources required to design	some time required	some time required	time required can be significant	little impact	little impact	significant impact on time and resources	significant impact on time and resources	time required to consider out-of-sequence development	some time required	significant impact on time and resources	very significant impact	significant impact
<b>EXPERTISE</b>	moderate level required	moderate level required	can be complex; expertise required	moderate level required	none required	none required	relatively high level required	relatively high level required	moderate level required	moderate level required	relatively high level required	very high level required	high level required