ALTERNATIVE APPROACHES TO SECONDARY PLANNING				
Approach	*City Role*	*Landowner Role*	*Advantages*	*Disadvantages*
Landowner Driven	Facilitator (provide ideas, advice, information and feedback) Regulator	Leader	- least resource intensive - quicker planning timeframe - predictability and control over planning process for developers	- more reactive in that it provides less time for City administration to provide feedback and participate in what is being created. - less opportunity for broad stakeholder buy-in. - risk of misunderstanding of City processes and statutory requirements, leading to delay. - additional controversy at public hearing with less of a consensus plan.
Collaborative Planning ***(Willing Partners)***	Leader Partner Facilitator	Partner	- optimum opportunity for innovation - optimum opportunity for community engagement - potential broad stakeholder buy-in and development of consensus (minimize adversity) - transparency - accountability - coordinated interdepartmental and intergovernmental access	- moderately resource intensive - risk intensive – need for high level of trust among partners - longer planning timeframe
"Traditional" City Planning (City initiated, managed and written)	Leader Controller Expert (prepare plan)	Stakeholder (provide ideas, advice, information and feedback)	- roles and responsibilities of key stakeholders match stakeholder goals. - ultimate City responsibility for planning (public good rests with municipality while respecting private sector business interests; developers / landowners focussed on own interests and needs)	- most resource intensive (time, people and money) - potential for longer planning process - potential for planning for, not with community, as defined by muliple-publics