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Good Neighbour Policy

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1. BACKGROUND

The Government of Canada is committed to working closely with Canada's communities. The 2002 Speech from the Throne reaffirmed the importance of healthy and competitive communities and the Government committed to delivering its programs and activities in ways that would help to build local solutions to local challenges.

In support of this commitment to communities, the Prime Minister created the Caucus Task Force on Urban Issues in May 2001 to explore how the federal government could work more collaboratively, within its federal jurisdiction, to strengthen the quality of life in large urban centres. The final report of the Task Force was released in November 2002. In addition, in April 2002, the Secretary of State for Rural Development announced the creation of a new ministerial advisory committee on rural issues that is intended to help the Government of Canada ensure the sustainable development of rural communities.

Communities today are experiencing significant economic, social and environmental challenges. Factors such as globalization, immigration, technology advances, homelessness, urban sprawl, decaying infrastructure and environmental concerns are creating a set of circumstances and impacts that are beyond the scope of any one level of government to address. The federal government is being called upon to provide leadership and assistance in developing innovative approaches and solutions to these complex community challenges. The *Good Neighbour Policy* provides an opportunity for the federal government to demonstrate leadership on local issues related to real property.



2. PURPOSE

The purpose of the *Good Neighbour Policy* is to formally broaden the range of considerations to be taken into account when identifying the best accommodation solution for departments. While continuing to address other broad federal policy objectives as well as client operational needs and least cost considerations, the policy reinforces the need to consider local plans and priorities in the Public Works and Government Services Canada (PWGSC) real property decision-making process.



3. POLICY

PWGSC, as a custodian of real property assets and provider of accommodation to federal departments, shall ensure that consideration is given to local plans and priorities in the delivery of the federal real property program for the provision of office and general purpose space.

PWGSC, as a provider of real property services, shall promote and recommend the principles and objectives of this policy when providing professional and technical services to Other Government Departments (OGDs).



4. SCOPE

This policy applies to all services and activities delivered by the Operations Branch and the Real Property Program Branch (RPPB), PWGSC. It does not apply to real property under the administration of Crown corporations or other custodial departments. However, where PWGSC provides services to other custodians, PWGSC will promote and recommend the use of the principles and objectives of the policy.



5. ROLES AND RESPONSIBILITIES

1. The Director General, Real Property Operations Sector, Operations Branch, is responsible for the overall management and implementation of the policy.
2. The Real Property Policy Sector is responsible, in partnership with the other RPPB Sectors and the Operations Branch, for the development and evaluation of the *Good Neighbour Policy*.
3. The Regional Directors General, Directors General PWGSC Services, and the Director General, Client Service Portfolios, Operations Branch, are accountable for the implementation of the policy in their areas of responsibilities.
4. Real Property Operations Sector and Client Service Teams (CSTs), at both the national and regional levels, are responsible for the operational implementation of the policy, for example, through the development of Community Based Investment Strategies (CBIS), the delivery of accommodation projects and the provision of real property advice and services.



6. GUIDELINES

1. The following Good Neighbour Principles shall be used to guide Operations Branch in the provision of services and advice to federal departments:
 1. Coordination and Partnership: consult with local governments to facilitate a collaborative approach to federal and local development planning initiatives.
 2. Locate strategically: where feasible, incorporate community objectives in investment decisions and location choices for federal office accommodations and general-purpose facilities.
 3. Leverage investment: where appropriate, establish partnerships with local public and private sector stakeholders.
 4. Sustainable Development: integrate to the greatest extent possible relevant economic, social and environmental considerations in decision making.
2. Operations Branch shall undertake consultations with municipalities to ensure that local planning objectives and priorities are considered in both the strategic planning and project delivery activities of the Branch.
3. Community Based Investment Strategies (CBIS) must fully address local planning considerations in addition to other considerations that would normally be found in a CBIS such as overall demand/supply issues, client program needs, inventory management plans and investment proposals. Strategic investment decisions must include a thorough evaluation of zoning and official plan designations, neighbouring land uses and development trends and any other relevant local factors that may influence PWGSC investment decision-making.
4. Investment Analyses must:
 1. ensure that decisions relating to location are undertaken in consultation with municipalities and client departments;
 2. include, in the market analysis review, consideration of major community objectives with respect to new development;
 3. emphasize both the financial and non-financial costs and benefits of the project in terms of the potential contribution to overall community planning;
 4. ensure a comprehensive qualitative analysis which will address specific issues such as preferred development/employment centres; municipal zoning and official plan considerations; communications strategies; and, neighbourhood compatibility issues.
5. Asset Management Plans must take into consideration relevant municipal objectives relating to long-term development and planning which could have an impact on the asset.
6. When providing professional and technical services to OGDs, Operations Branch shall promote and recommend the use of the principles and objectives of the policy.
7. The real property advice and services, including the provision of office and general-purpose space, provided by PWGSC must support the program delivery imperatives of federal departments in the provision of services to the public. Where these requirements result in solutions which are not fully aligned with local planning objectives, PWGSC will consult with the department as well as the municipality and will engage both stakeholders early in the decision-making process to pursue a solution.

8. This policy will respect existing Treasury Board Real Property Policies and other applicable laws.
9. In accordance with Treasury Board's *Evaluation Policy*, PWGSC will conduct an evaluation of this policy within five years of its coming into force.

7. REFERENCES

Treasury Board Publications:

- [*Results for Canadians*](#);
- [*Real Property Management - Policies and Notices*](#).

PWGSC Publications:

- [*Community Based Investment Strategy*](#); 
- [*National Investment Strategy*](#); 
- [*Payment In Lieu of Taxes*](#);
- [*Sustainable Development Strategy*](#).

8. INQUIRIES

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