

TO: MAYOR & COUNCILLORS

FROM: COUNCILLOR LEE

**SUBJECT: DECLARATION OF PROCEDURAL DEFICIENCY DUE TO
INADEQUATE PUBLIC ENGAGEMENT BY BC HOUSING FOR THE
5389 IMPERIAL STREET SUPPORTIVE HOUSING AND COMPLEX
CARE HOUSING PROPOSAL**

PURPOSE: To direct staff to report back on minimum public engagement standards expected of senior government partners for supportive housing and complex care housing projects.

RECOMMENDATION

WHEREAS

1. BC Housing is the proponent of the proposed supportive housing and complex care housing development at 5389 Imperial Street;
2. BC Housing's public engagement related to this proposal was limited to residents within an approximate 150-metre radius of the site;
3. Since December 20, 2025, many residents living within 5 kilometres of the proposed 5389 Imperial Street site have not received any notice, communication, or opportunity for engagement from BC Housing regarding the proposed supportive housing and complex care housing development;
4. The scale, service model, and anticipated impacts of supportive housing and complex care housing extend well beyond a 150-metre radius and may affect surrounding neighbourhoods, schools, transit corridors, and public amenities across a broader geographic area;
5. Meaningful public engagement requires timely, inclusive, and proportionate outreach that reflects the scope, intensity, and potential community impacts of a proposed project;
6. Engagement limited to an arbitrarily narrow radius undermines transparency, accountability and public confidence, and does not meet reasonable expectations for consultation on projects of this nature;
7. The City of Burnaby has a responsibility to ensure that housing initiatives advanced within its jurisdiction are supported by procedurally fair and credible public engagement processes, regardless of the project proponent.

THEREFORE BE IT RESOLVED THAT

1. Council formally declares that BC Housing's public engagement for the proposed supportive housing and complex care housing project at 5389 Imperial Street was procedurally inadequate and insufficient due to its limited geographic scope and lack of meaningful outreach.
2. Council directs City staff to formally advise BC Housing that engagement limited to a 150-metre radius does not meet the City's expectations for projects of this scale and impact.
3. Council requires that any further consideration of the 5389 Imperial Street proposal be contingent upon BC Housing conducting expanded, meaningful, and well-documented public engagement, including survey and outreach to residents and stakeholders within *at least a 5-kilometre radius* of the proposed site, or such broader area as reasonably reflects the project's potential impacts.
4. Council directs staff to report back on minimum public engagement standards expected of senior government partners for supportive housing and complex care housing projects within Burnaby.

Respectfully submitted,

COUNCILLOR LEE