

TO: MAYOR & COUNCILLORS

FROM: COUNCILLOR LEE

**SUBJECT: GOVERNANCE INCONSISTENCY, PROCEDURAL UNFAIRNESS,
AND SUSPENSION OF FURTHER ACTION TO THE 5389
IMPERIAL STREET SITE SELECTION FOR SUPPORTIVE
HOUSING AND COMPLEX CARE HOUSING**

PURPOSE: To seek Council approval to acknowledge the inconsistency and declare procedural deficiency related to the 5389 Imperial Street Supportive Housing and Complex Care Housing.

RECOMMENDATION

WHEREAS

1. Between March 2025 and October 2025, the City of Burnaby undertook internal actions that effectively identified, advanced, and negotiated a long-term lease arrangement of up to 60 years for supportive housing and complex care housing at 5389 Imperial Street;
2. City Council previously considered and adopted Council Resolutions 2025-126 and 2025-154, which referenced site advancement, collaboration with BC Housing, and preparatory steps related to supportive housing or complex care housing, including authorization for City staff to begin negotiations with BC Housing regarding a long-term lease arrangement for the 5389 Imperial Street site;
3. Subsequent to the adoption of Council Motion 2025-154, Mayor Hurley publicly stated that *“Staff have been directed not to talk to BC Housing until the community engagement takes place,”* creating a reasonable public expectation that negotiations and preparatory actions had been paused or halted;
4. The Mayor’s public statement aligned with community demands for improved consultation but did not explicitly suspend, amend, or rescind Council Motion 2025-154, resulting in a material inconsistency between Council authorization and public direction communicated on behalf of the City;

5. The advancement of a specific site for supportive housing and complex care housing constitutes a substantive land-use decision, regardless of whether a formal rezoning or development permit application has been filed;
6. Such substantive decisions require adherence to principles of procedural fairness, transparency, good-faith consultation, and evidence-based planning, particularly where projects involve vulnerable populations and sensitive neighbourhood contexts;
7. Residents and community stakeholders were not provided with timely, accurate, or complete disclosure regarding:
 - when and how 5389 Imperial Street was selected;
 - what alternative sites were considered;
 - what assessments or criteria were relied upon; and
 - what commitments, negotiations, or understandings had already taken place;
8. Publicly available information regarding the 5389 Imperial Street project, including detailed timelines previously published by BC Housing, was later removed or materially altered without explanation, further undermining public confidence;
9. The cumulative effect of inconsistent disclosures, incomplete records, and the advancement of a site absent a transparent process constitutes procedural unfairness and risks eroding public trust in municipal governance;
10. Council has both the authority and responsibility to review, suspend, correct or rescind decisions and directions that are procedurally flawed.

THEREFORE BE IT RESOLVED THAT

1. Council formally acknowledges the inconsistency between:
 - Council Motion 2025-154 authorizing negotiations and preparatory steps; and
 - public statements indicating that staff were directed not to engage with BC Housing pending community consultation.

2. Declaration of Procedural Deficiency

Council formally declares that the selection and advancement of 5389 Imperial Street occurred under conditions of procedural unfairness, including but not limited to:

- inconsistent public disclosure;
- lack of documented site selection rationale;

- absence of comparative site analysis; and
- inadequate transparency to Council and the public.

3. Cease negotiations with BC Housing related to 5389 Imperial Street

Staff be directed to cease negotiations with BC Housing relating to the City-owned property at 5389 Imperial Street, Burnaby, until such time as Council has reviewed the results of the BC Housing public engagement.

4. Requirement for a Reset of Any Future Site Selection

Any future consideration of supportive housing or complex care housing sites within the City of Burnaby must:

- a) Begin with no pre-selected site;
- b) Include documented, comparative site suitability criteria approved by Council in advance;
- c) Involve early and meaningful public engagement prior to site identification; and
- d) Be supported by independent, publicly disclosed assessments addressing safety, land-use compatibility, service capacity, and neighbourhood impacts.

5. Clarification of Prior Council Motions

City staff be directed to report back to Council within 30 days clarifying:

- how Motions 2025-126 and 2025-154 were interpreted and implemented;
- what actions were taken pursuant to those motions; and
- whether Council was fully informed of the implications of those actions at the time.

Respectfully submitted,

COUNCILLOR LEE