



Trout Lake Public Views Updates

Public Engagement Summary

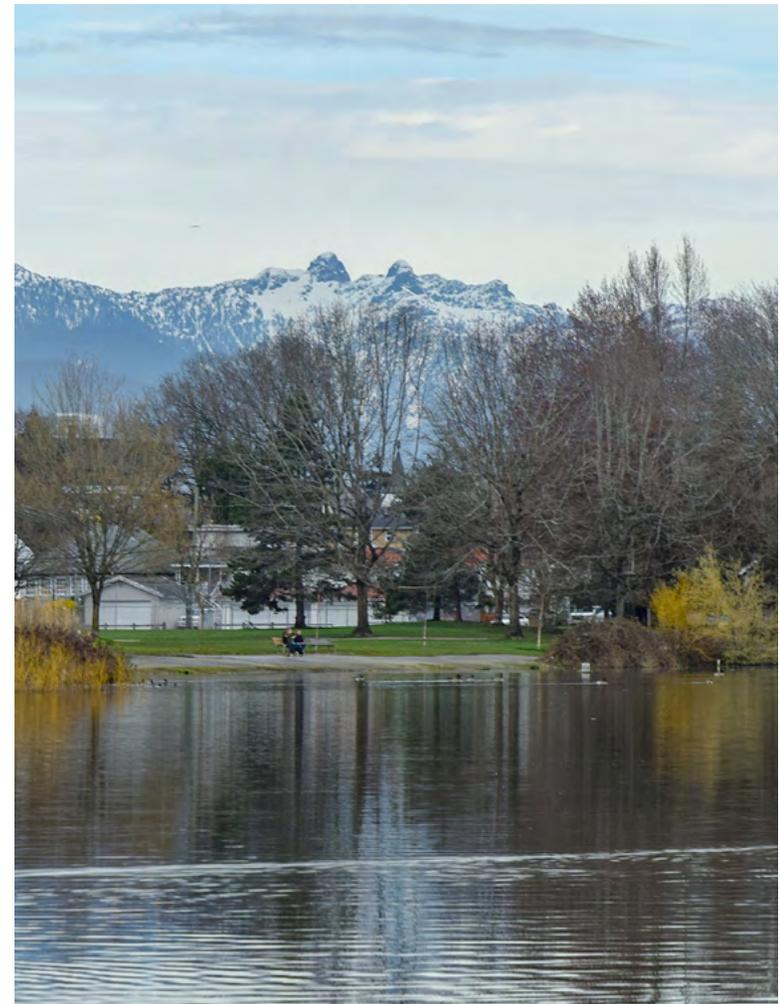
About the Trout Lake Public Views update

In July 2024, City Council asked staff to initiate a comprehensive review of the Council-approved public views at Trout Lake and undertake public consultation to identify updates to these views in response to the Transit-Oriented Areas (TOA) Rezoning Policy (2024).

Council also asked staff to report back with recommended updates to the public views and consequential amendments to the Public View Guidelines.

Following this direction, staff undertook an in-depth analysis and review of potential options and sought public input on proposed updates to the public views at Trout Lake. This document is a summary of the public feedback received.

Project Timeline



Background information

What are the Trout Lake Public Views?

The first protected view at Trout Lake was established in 1989. The origin of the view (or 'origin point') was centrally located on the beach at the southern end of Trout Lake in John Hendry Park. The protected view included an expansive view of the North Shore mountains, spanning from Beauty Peak to The Forefinger Mountain.

An additional protected public view was added in 2018. It used the same origin point as the existing public view (noted above) and establish a separate protected view of Ch'ích'yúy Elxwíḱn (the 'Two Sisters'), also known as the Lions, to Wizard Peak.

Today, the two protected views are collectively referred to as 'public view 27', with the view towards the Two Sisters (or the Lions) referred to as 27.1, and the expansive view of the North Shore Mountains referred to as 27.2 (*see image below*).

What is the Transit-Oriented Areas Rezoning Policy?

In November 2023, the Province introduced legislation aimed at increasing housing supply close to rapid transit stations (e.g. SkyTrain stations and bus exchanges). The legislation required municipalities to designate Transit-Oriented Areas (or TOAs) and allow minimum heights and densities in three different tiers that are within a specific distance of a station and/or bus exchange.

To meet these requirements, the City designated 29 TOAs through by-law in June 2024. The by-law defined the location of TOAs and identified parcels where TOA enabled heights and densities could potentially be achieved.

At this time, City Council also approved the TOA Rezoning Policy. This accompanying policy included tenure and affordability requirements to ensure more affordable housing can be built close to transit stations.

As development under TOA would extend into the Trout Lake public views, Council directed staff to review and update these views.



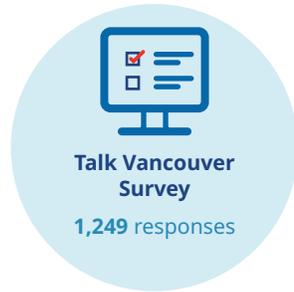
The existing protected public views (Trout Lake [west] 27.1 and Trout Lake [east] 27.2), originating from the south shore beach at Trout Lake in John Hendry Park

About the engagement

How we engaged

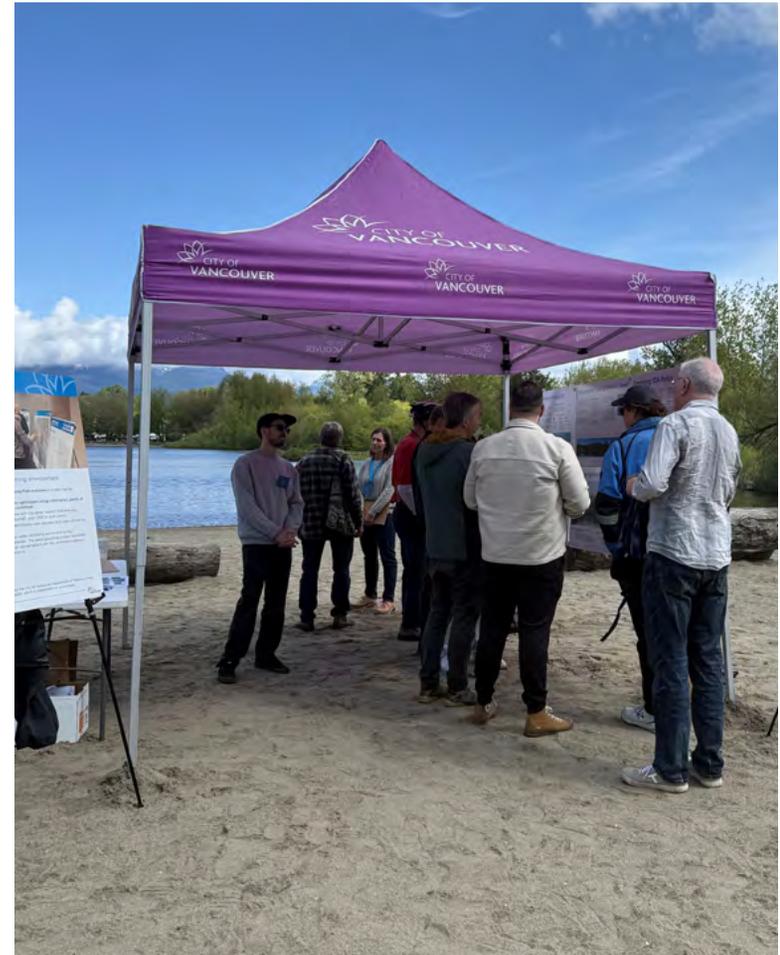
Between April 29 and May 19, 2025, staff engaged Vancouver residents and users of John Hendry Park on proposed updates to the Trout Lake public views.

The public engagement period consisted of two in-person events, a ‘Pop-Up in the Park’ at the southern beach of Trout Lake (May 3) and an open house at Trout Lake Community Centre (May 6). At these events, staff shared information on the proposed updates and listened to feedback. Public input was also gathered via an online Talk Vancouver survey, which was also accessible through project web page at www.shapeyourcity.ca/trout-lake-views.



Outreach

To inform the public of the engagement opportunities, staff reached out using a variety of methods. These included installing posters throughout John Hendry Park, distributing information flyers at Trout Lake Community Centre, using the City’s social media channels to share project information, notifying approximately 20,000 Talk Vancouver members of the survey, and circulating an email via the Grandview-Woodland Community Plan notification list.



About the proposed updates

Following Council direction, staff undertook an in-depth review and analysis of the Trout Lake public views.

This technical work included geospatial analysis of existing view corridors and their potential impacts on parcels identified under the TOA Rezoning Policy. Staff also modeled potential development scenarios within rapid transit catchment areas to assess view retention under current and projected vegetation growth conditions. These findings informed the proposed updates to public views 27.1 and 27.2, which sought to balance maintaining public views and enabling new housing opportunities near transit.

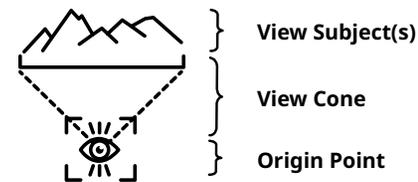
The following updates were shared with the public (*see image below*):

- **27.1:** Retain the existing origin point and the horizontal (lower) boundary of the view cone, while realigning both vertical boundaries (left and right) to create a framed view of the Two Sisters (the Lions).
- **27.2:** Retain the existing origin point, while increasing the height of the lower (horizontal) boundary and realigning the right (vertical) boundary.

What are public views?

Vancouver’s protected public views are select views to the North Shore mountains, the downtown skyline, landmark buildings, and Burrard Inlet. They are enjoyed from public vantage points, or view origin points, located throughout the city.

Protected public views consist of three parts:



Origin point:

A specific location within an accessible, public place from which an unobstructed view to the view subject(s) is secured.

View cone:

The technical tool used to locate where and how development should be shaped to ensure that the view remains sufficiently protected. View cones are made up of two vertical boundaries and a horizontal lower boundary.

View subject:

The object(s) and/or locations which are the focus of the public view.



Proposed updates to the Trout Lake Public Views shared via the survey.

What we heard

In total, there were **1,249 responses** to the Talk Vancouver survey. Survey participants were asked about their experience of the current public views, the importance of specific view subjects, the importance of achieving a balanced approach to maintaining the public views and supporting opportunities for housing near rapid transit, and whether the proposed updates achieved balancing this goal. The following is a summary of what we heard via the survey.

Q1. How do the views of the North Shore Mountains from the south shore beach at Trout Lake impact your experience of the park?

Most of the respondents (84%) agreed that the public views strongly enhance their experience of the park. A further 11% answered that the views either enhance (7%) or somewhat enhance (4%) their experience of the park. 5% of respondents did not believe the views impact their experience.

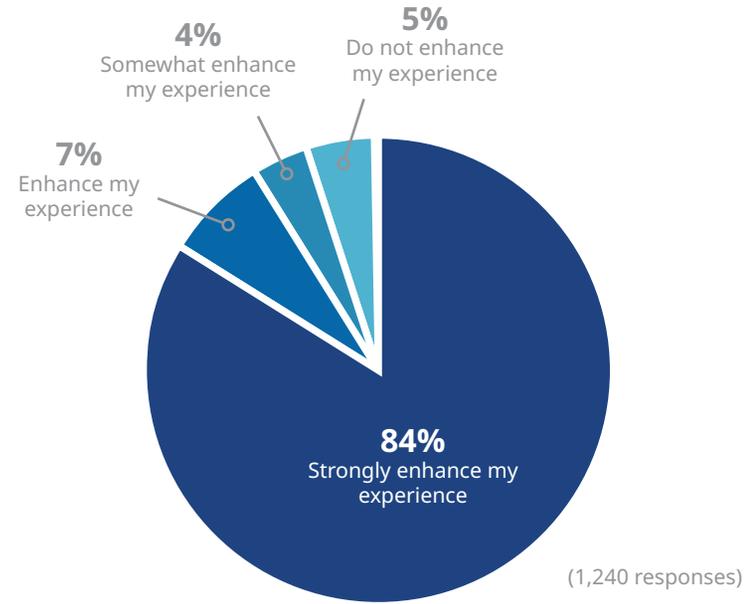


Image of public views from south shore beach of Trout Lake shared with Question 1.

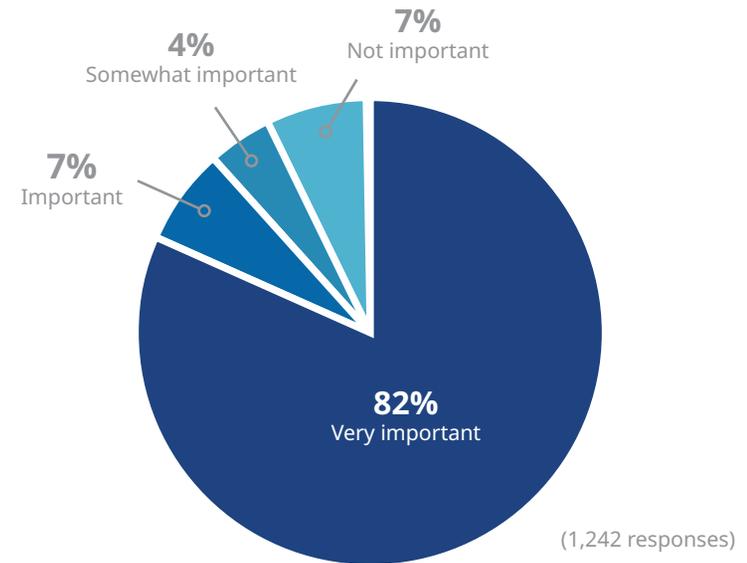
What we heard

Q2. How important are the views of the “Two Sisters” or the “Lions” from the south shore beach of Trout Lake to you?

The majority of respondents (82%) answered that the views of the Two Sisters (or Lions) are very important, while 7% thought that they were important and 4% somewhat important. 7% of respondents did not think they were important.



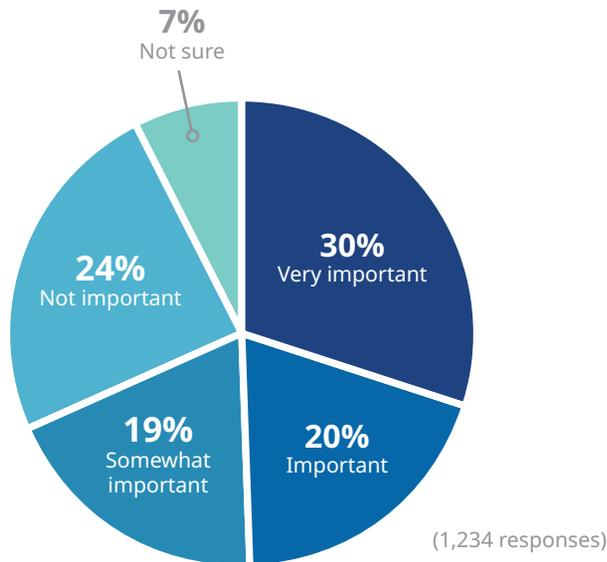
Image of the Two Sister (or Lions) shared with Question 2.



What we heard

Q3(a). The goal of the proposed updates to Trout Lake public views is to achieve a balance between maintaining the public views and supporting opportunities for housing near rapid transit. **How important is this goal to you?**

The distribution of responses were quite even with 50% of respondents answering that the goal is either very important (30%) or important (20%) to them, and 43% of respondents answering that it is either somewhat important (19%) or not important (24%). 7% of respondents were not sure.



If a respondent answered either **somewhat important, not important, or not sure**, to the previous question (Q3(a)), they were asked a follow up question (*see Q3(b) below*). Responses were open-ended and have been categorized by (1) what the respondent said they found more important, and (2) any additional themes that emerged in the written response. The additional themes have been ordered by frequency of mentions (highest to lowest).

Q3(b). Is it more important to you to maintain the public views or to support opportunities for housing near rapid transit?

Among the 589 respondents who answered question 3(b), the majority indicated that it is more important to maintain the public views (465 respondents), while a much smaller portion believe it is more important to support opportunities for housing near rapid transit (57 respondents). A further 34 respondents indicated that it is important to balance both, while the remaining respondents (33) were either not sure or did not provide a clear response.

Below are the additional themes noted in the responses:

(2) Additional Themes

1. **Concerns about height of future development** (132 mentions)
2. **Unique value of Trout Lake public views and park to East Vancouver** (72 mentions)
3. **Development opportunities should be sought elsewhere** (51 mentions)
4. **Support for housing options, especially those that are affordable** (48 mentions)
5. **Public views as a public good and/or amenity** (45 mentions)
6. **Access to nature important for health and well-being** (22 mentions)

What we heard

Q4. The proposed changes help open up some heights enabled by the Transit-Oriented Areas Rezoning Policy. They also adapt part of the public views to mature trees that have grown to obstruct sections of the existing views.

Do you agree or disagree that the proposed updates achieve the right balance of maintaining public views and supporting opportunities for housing near rapid transit?

Almost half of the respondents (46%) strongly disagreed that the proposed updates achieved the right balance. A further 24% disagreed, while 8% were neutral, 11% agreed, and 8% strongly agreed. 3% of people were not sure.

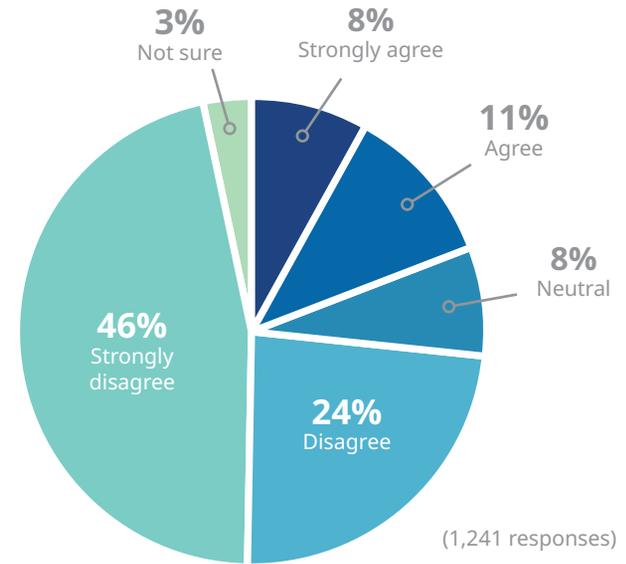


Image of the proposed updates to the Trout Lake public views (27.1 and 27.2) shared with Question 4.

What we heard

Respondents were asked a follow up question (*see Q5 below*) to whether they agree or disagree that the proposed updates achieve the right balance of maintaining public views and supporting opportunities for housing near rapid transit. Responses were open-ended and allowed staff to get a more detailed understanding of why people agreed or disagreed.

The themes have been categorised by how the respondents answered question 4. For example, if a respondent either agreed or strongly agreed, answered neutral, or disagreed or strongly disagreed.

The high-level themes are ordered by the frequency of mentions (highest to lowest). Only themes with five or more mentions have been documented for summary purposes. Multiple themes were present within a single response.

Q5. Why is that?

Themes (agree/strongly agree)

1. **A need for more housing** (57 mentions)
2. **Key elements of the public views retained** (35 mentions)
3. **Proposal balances both objectives** (23 mentions)
4. **Vegetation already obstructing part of the views** (18 mentions)
5. **Some concerns about impact on the views** (18 mentions)

Themes (neutral)

1. **Support of more housing** (13 mentions)
2. **Prefer to retain the existing, uninterrupted view of the mountains** (9 mentions)
3. **Image and/or question unclear** (7 mentions)
4. **Opposed to narrowing 27.1** (7 mentions)
5. **Opposed to raising the lower boundary of 27.2** (5 mentions)
6. **Access to nature important** (5 mentions)
7. **Opposed to high-rise development** (5 mentions)

Themes (disagree/strongly disagree)

1. **Prefer to retain the existing, uninterrupted view of the mountains** (318 mentions)
2. **Trout Lake public views and the park are unique/important to East Vancouver** (143 mentions)
3. **Access to nature important, especially for health and well-being** (128 mentions)
4. **General opposition to high-rise development** (116 mentions)
5. **Public views should not be lost to private interests and/or for profit** (77 mentions)
6. **Opposed to the narrowing of 27.1** (71 mentions)
7. **Support for low- and mid-rise forms of development** (71 mentions)
8. **Development opportunities should be sort elsewhere** (56 mentions)
9. **Opposed to raising the lower boundary of 27.2** (40 mentions)
10. **A need for more housing** (24 mentions)
11. **Skeptical future housing will be affordable** (24 mentions)
12. **Process concerns** (24 mentions)
13. **Insufficient infrastructure** (5 mentions)

What we heard

Respondents were provided an opportunity to give any additional feedback through an open-ended question. Similar to other questions, the responses have been reviewed for themes and ordered by frequency of mentions (highest to lowest). Written responses could include more than one theme.

Q6. Do you have any other comments about the proposed changes to the public views from the south shore beach at Trout Lake?

Responses were varied, but generally reflective of what we heard in the previous open-ended questions. Many respondents would like to maintain the existing public view, have concerns about height of future development, and highlighted the importance of accessing nature. A high-level summary of the additional themes can be found in the table.

Themes (738 responses)

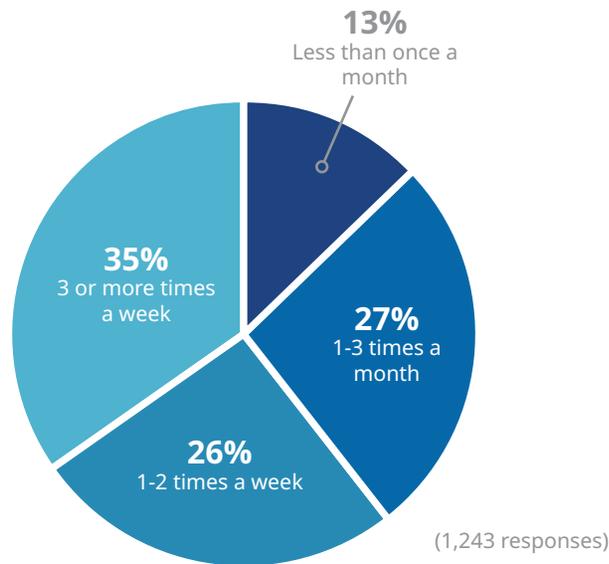
1. **Support for maintaining the existing public views** (149 mentions)
2. **Concerns about height of future development** (139 mentions)
3. **Access to nature important** (119 mentions)
4. **Public views are a public good** (72 mentions)
5. **Trout Lake public view are unique/important to East Vancouver** (71 mentions)
6. **General non-support** (71 mentions)
7. **Support for more affordable housing** (59 mentions)
8. **Look for development opportunities elsewhere** (50 mentions)
9. **Concerns about process and transparency** (41 mentions)
10. **Public views unique to Vancouver** (24 mentions)
11. **Health and well-being benefits** (24 mentions)
12. **Suggested adjustment to the public views, 27.1 and/or 27.2** (24 mentions)
13. **Support for retaining continuity of the public view** (11 mentions)
14. **Permanent loss of public view** (19 mentions)

Who participated

In addition to the questions about the Trout Lake public views, survey respondents were asked a series of demographic questions to help us understand who participated in the Talk Vancouver survey. The following is a summary of the answers we received.

How often do you visit the south shore beach of Trout Lake? Select one.

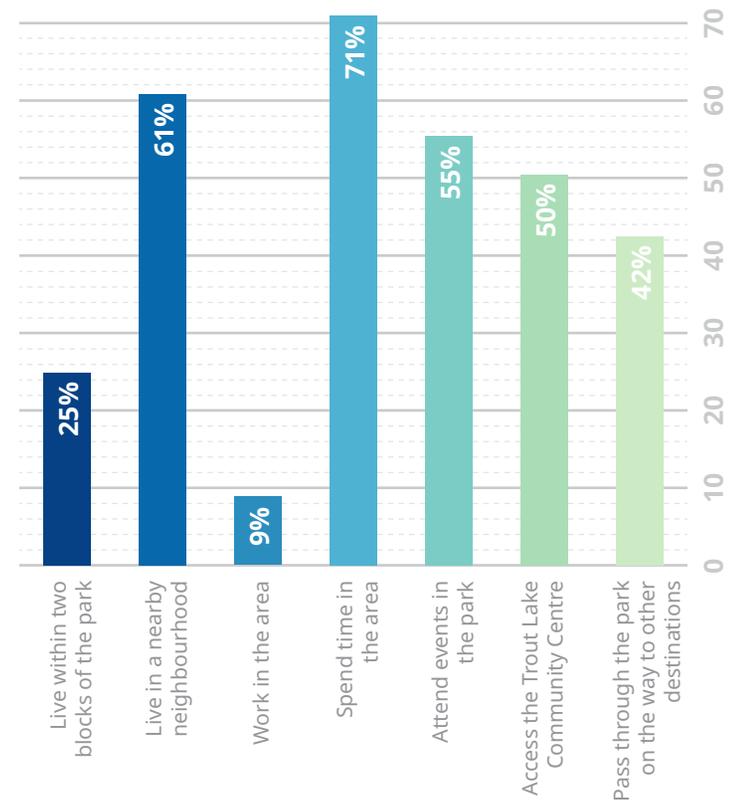
The majority of respondents were frequent users of the south shore beach of Trout Lake, with 56% stating that they visit weekly (either 1-2 or 3 or more times a week). 27% of respondents answered that they visit a least once a month, while 15% visit less than once a month. Less than 1% respondents had never visited.



Percentages have been rounded to the nearest decimal point.

What is your connection to Trout Lake and John Hendry Park? Select all that apply.

Respondents had a broad range of connections to Trout Lake and John Hendry Park. Most spend time in the area (71%) and/or live in a nearby neighbourhood (61%). Approximately half use the park to attend events (55%) and/or access the Trout Lake Community Centre (50%). One in four (25%) of respondents live within two blocks of the park and 9% work in the area.

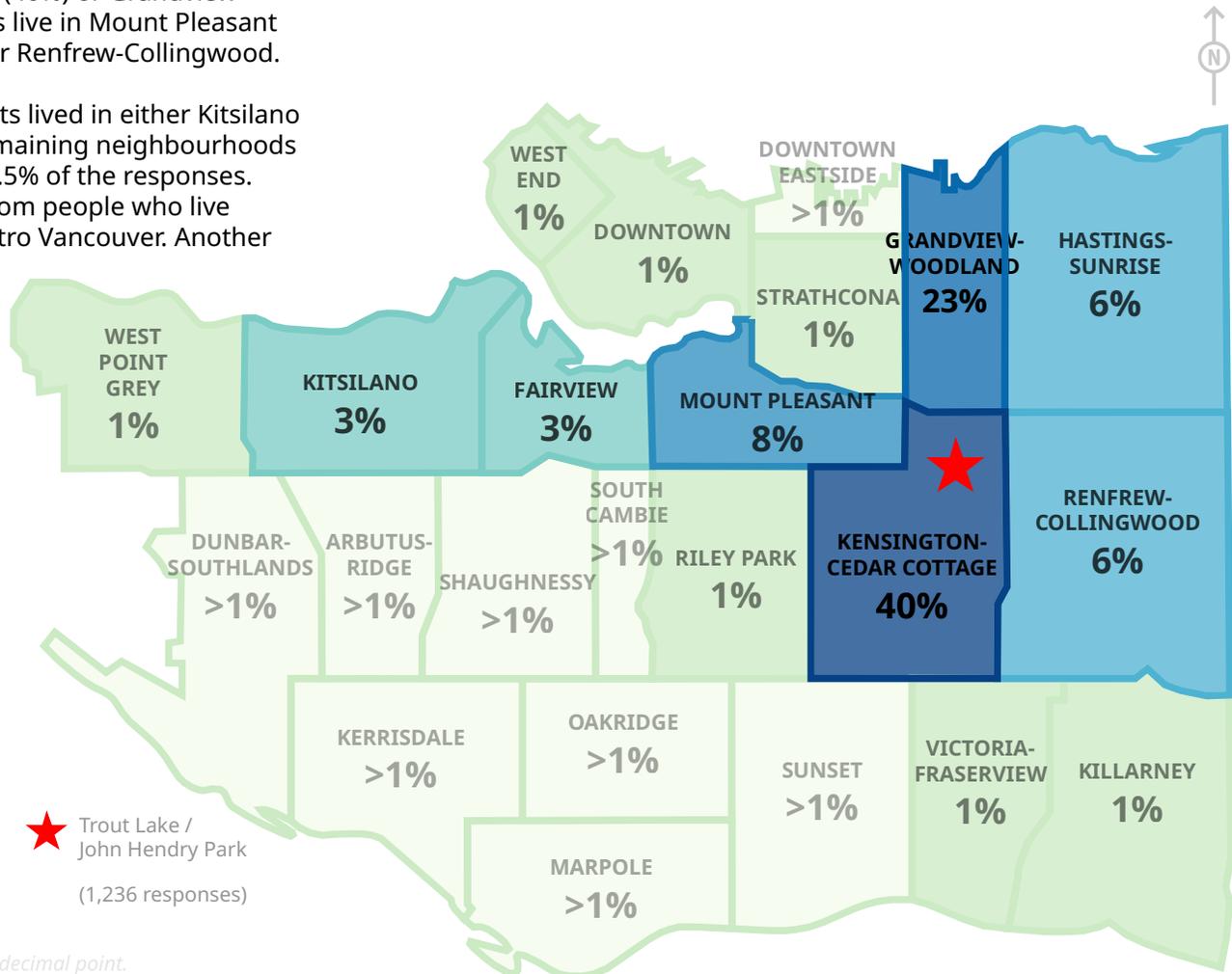


Who participated

Which Vancouver neighbourhood do you live in?

More than three quarters of the respondents (83%) indicated that they live in neighbourhoods either adjacent, or close, to Trout Lake and John Hendry Park, with over half living in either Kensington-Cedar Cottage (40%) or Grandview-Woodland (23%). 8% of respondents live in Mount Pleasant and 6% in either Hastings-Sunrise or Renfrew-Collingwood.

A much lower portion of respondents lived in either Kitsilano or Fairview (3%) and none of the remaining neighbourhoods in Vancouver recorded more than 1.5% of the responses. Almost 2% of the responses were from people who live outside of Vancouver, but live in Metro Vancouver. Another 2% preferred not to say.

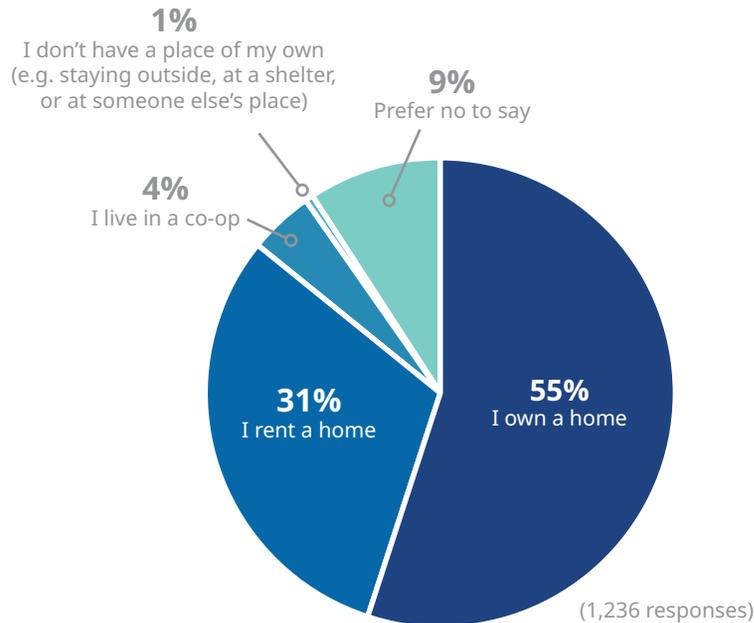


Percentages have been rounded to the nearest decimal point.

Who participated

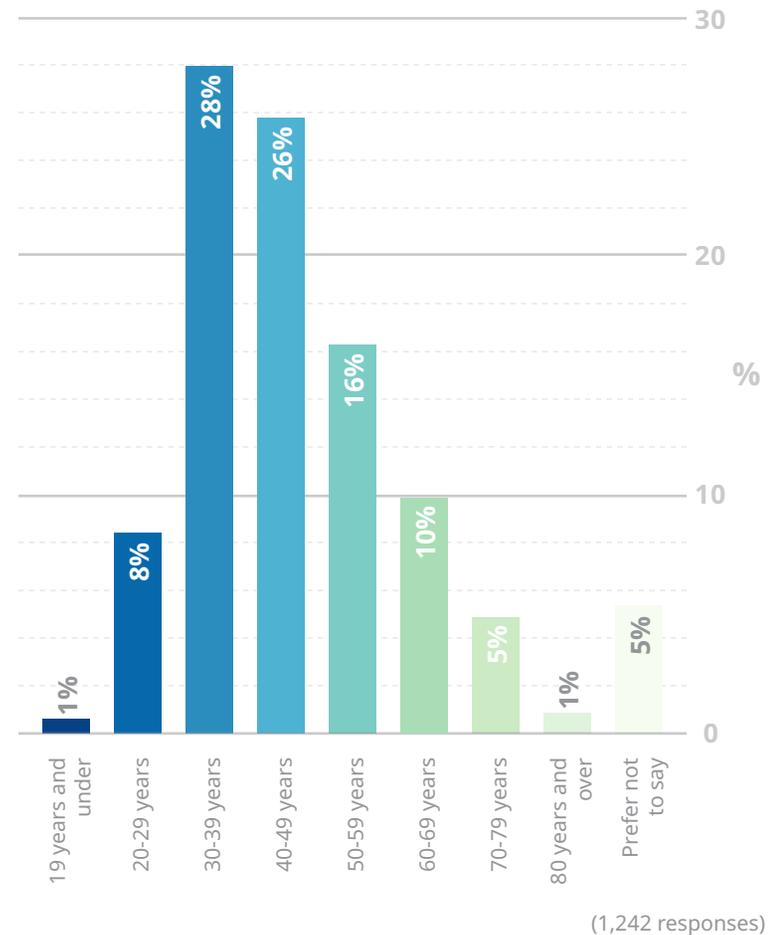
How would you describe your housing situation? Select one.

Over half of respondents were home owners (55%), while 31% identified as renters. Another 4% indicated that they live in a co-op and 1% of the respondents stated that they did not have a place of their own. 9% of survey respondents preferred not to share their housing situation.



Which age group do you belong to? Select one.

More than half of the respondents were aged between 30 to 49 years (54%), while 32% were 50 years or older, and 9% of the were under 29 years or under. 5% of the respondents preferred not to say.

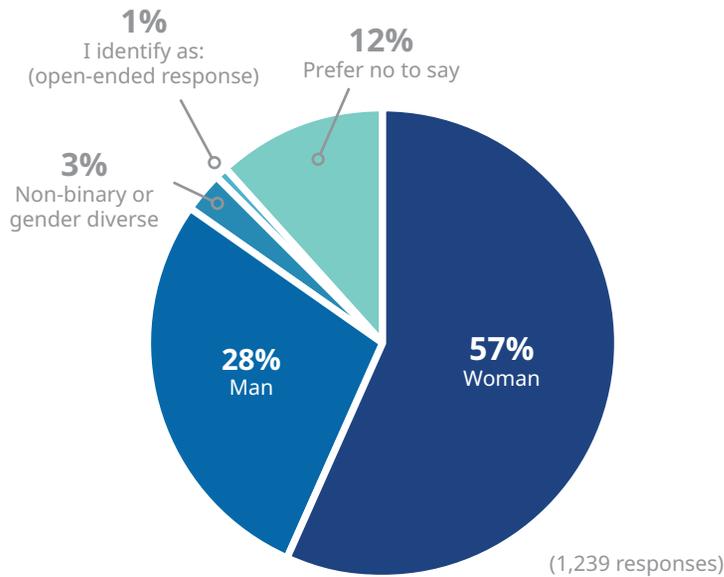


Percentages have been rounded to the nearest decimal point.

Who participated

How would you describe your gender identity? Select one.

More than half of the respondents identified as women (57%), while 28% men, 3% non-binary or gender diverse, and 1% provided responses to the open ended option. 12% of respondents preferred not to say.



What do you consider your main ethnic origin or that of your ancestors? Select all that apply.

Over half of the respondents (56%) considered their main ethnic origin, or that of their ancestors, to be European, while 16% preferred not to say, 8% answered East Asian, and 6% provided responses to the open ended option. 4% of respondents answered that they are North American Indigenous, while all other question options received responses less than 3%.

Response Option	# of Responses
North American Indigenous (e.g., First Nations, Métis, Inuit)	47
African (e.g., Moroccan, Ghanaian, Ethiopian)	8
East Asian (e.g., Chinese, Japanese, Korean)	107
Caribbean (e.g., Cuban, Jamaican, Bajan)	7
Central/South American (e.g., Brazilian, Salvadoran, Argentinian)	30
European (e.g., British, Greek, Croatian)	746
Middle Eastern (e.g., Lebanese, Iranian, Syrian)	17
Oceanian (e.g., Australian, New Zealander)	11
South Asian (e.g., Indian, Pakistani, Sri Lankan)	42
Southeast Asian (e.g., Filipino, Vietnamese, Thai)	30
None of the above. I identify as (open ended response)	78
Prefer not to say	210

Percentages have been rounded to the nearest decimal point.