

Trout Lake Public Views Updates

Recommended Updates

Background

Staff are recommending updates to the Trout Lake public views 27.1 (west) and 27.2 (east). These updates include minor changes from the proposed updates previously shared in spring 2025. Staff are sharing the recommended updates before the release of the Council report, which will be presented for consideration in early February 2026.

Following Council direction in July 2024, staff initiated a comprehensive review of the public views at Trout Lake in response to the Transit-Oriented Areas (TOA) Rezoning Policy. Technical work demonstrated that the existing public view cones limit development opportunities enabled by the Council-approved rezoning policy. In response, staff explored opportunities to refine the public views in a way that balanced maintaining key elements of the mountain views while better aligning with the growth policy.

In spring 2025, staff shared proposed updates with the public and sought feedback on them (see *Figure 1: Proposed Updates*). Staff hosted two in-person engagement events and comments were collected via an online survey. In total, over 1,200 responses were received. The public engagement

confirmed that these views are highly valued and widely regarded as a defining feature of John Hendry Park and East Vancouver, with respondents expressing a strong preference for retaining the public views in their current form.

Read the public engagement summary to learn more about what we heard ([here](#)).

Following the public engagement, staff undertook additional work evaluating different approaches to protecting the Trout Lake public views. This included exploring an approach that could maintain the views in their existing configuration, while accommodating enabled growth. The work did not identify a feasible scenario in which public views could be fully maintained without significantly limiting the growth intent of the Council-approved TOA Rezoning policy.

As the additional analysis was undertaken, some unintended development constraints within the Tier 1 expansion area of the Commercial-Broadway TOA were also identified. This required further refinements to the previously shared proposed updates.

Figure 1: Proposed Updates (spring 2025)



(Proposed updates to the Trout Lake public views (27.1 and 27.2), shared during the spring 2025 public engagement)

Recommended updates

Based on the analysis, staff are recommending changes to both public views (27.1 and 27.2), as shown below (see *Figure 2: Recommended Updates*). The recommended updates include maintaining the previously proposed framed view of Ch'ich'yúy Elxwíkn (the "Two Sisters" or "Lions"), while retaining a continuous, though narrower, panoramic view of the North Shore Mountains from Beauty Peak to Lynn Peak.

While the recommended updates to 27.2 are narrower than the proposed updates presented in spring 2025, they are more closely aligned with logical geographic reference points

(e.g. the ridgelines of the protected view subjects), reduce unintended limitations on some potential development sites within the Tier 1 extension area of the TOA, and continue to protect key features of the public view not already obstructed by vegetation. The recommended updates also allow most sites within Tier 2 and 3 of the TOA to achieve their enabled heights under the rezoning policy.

These changes are consistent with how other public views in the city are protected.

Figure 2: Recommended Updates (for Council consideration February 2026)



(Recommended updates to the Trout Lake public views (27.1 and 27.2) for Council consideration in February 2026)

Next steps

The recommended updates to the Trout Lake public views will be included in a broader report to Council and will be presented for consideration in early February 2026.

The report, along with information on how to provide comments and/or register to speak at Council, will be shared on the project web page before the Council meeting.



Visit the project web page:
shapeyourcity.ca/trout-lake-views



Contact the project team:
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