

Land Acknowledgement

The City of Vancouver is located on the unceded, ancestral, and traditional homelands of the x^wməθk^wəyəm (Musqueam Indian Band), Sk̓wx̓wú7mesh Úxwumixw (Squamish Nation) and səlilwətał (Tsleil-Waututh Nation).

These lands have been stewarded by Musqueam, Squamish and Tsleil-Waututh Peoples since time immemorial, and their unique and inherent relations, history, Title and rights in these territories remain intact. The City of Vancouver endeavors to strengthen its future as a City of Reconciliation by working collaboratively with the Nations.

Welcome

Why are we here?

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

Council also asked staff report back with recommended updates to the public views at Trout Lake and any consequential amendments to the Public Views Guidelines in 2025.

City staff have since undertaken an in-depth review and analysis of potential options and are now seeking your input on proposed updates to the public views at Trout Lake.



Tell us what you think!

We would like to know what you think of the proposed updates to the Trout Lake public views. Take a moment to read through the information boards and share your thoughts via a short online survey.

The survey will be open until Monday, May 19, 2025.



Attend one of the in-person events:

- ➔ **Pop-Up in the Park**
Saturday, May 3, 2025: 10:00AM to 2:00PM
South beach of Trout Lake - John Hendry Park (3300 Victoria Dr)
- ➔ **Open House**
Tuesday, May 6, 2025: 4:00PM to 7:00PM
Grandview Room - Trout Lake Community Centre (3360 Victoria Dr)

For more information visit the project website:
www.shapeyourcity.ca/trout-lake-views

Contact the project team:
troutlakeviews@vancouver.ca



Public Views in Vancouver

Why are public views important?

Vancouver is known around the world as a modern, cosmopolitan city set against the spectacular backdrop of the North Shore Mountains. Vancouver’s iconic views are part of our shared history and shape our city’s unique identity.

For residents, visitors, and newcomers alike, Vancouver’s public views offer an accessible connection to nature, enhance well-being and quality of life, and make our city more livable.

Protecting these views means future generations can continue to experience the natural beauty that makes Vancouver special.

Background

Protecting important views seen from accessible public places is a fundamental part of Vancouver’s approach to city building.

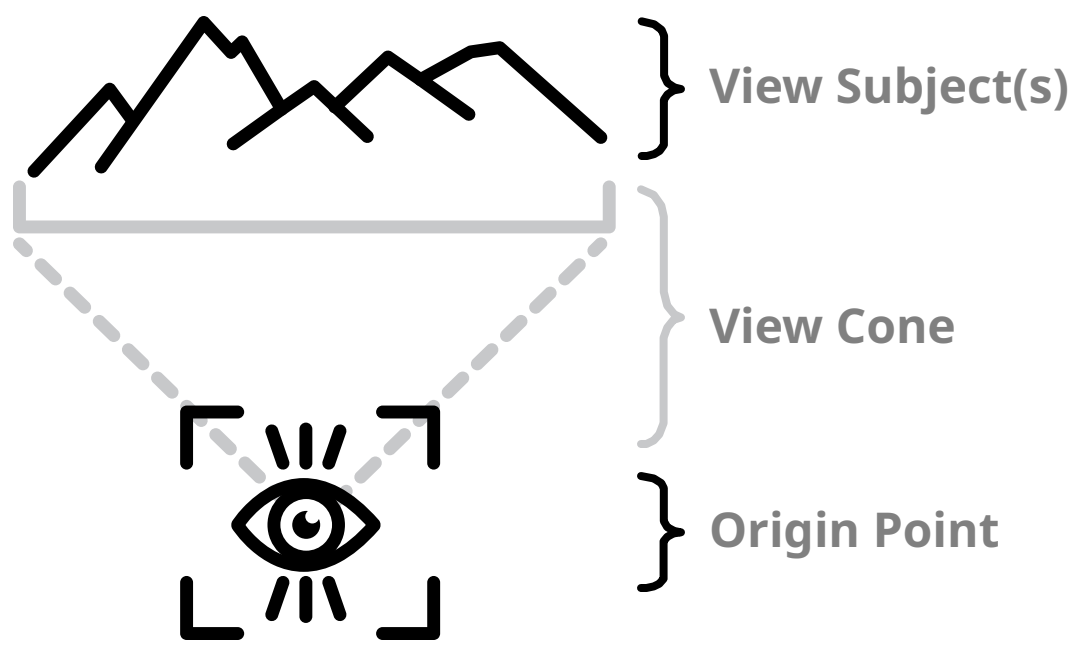
Since 1989, Vancouver has maintained a series of protected public views to shape development in the city’s downtown and central neighbourhoods.

The views have shifted over time to respond to the changing urban context. Balanced updates allow important public views to evolve with the city and support opportunities for new housing, job space and economic growth.

There is currently 24 protected public views Vancouver, each originating from one of 16 origin points.

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:

1

Origin Point:

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

2

View Cone:

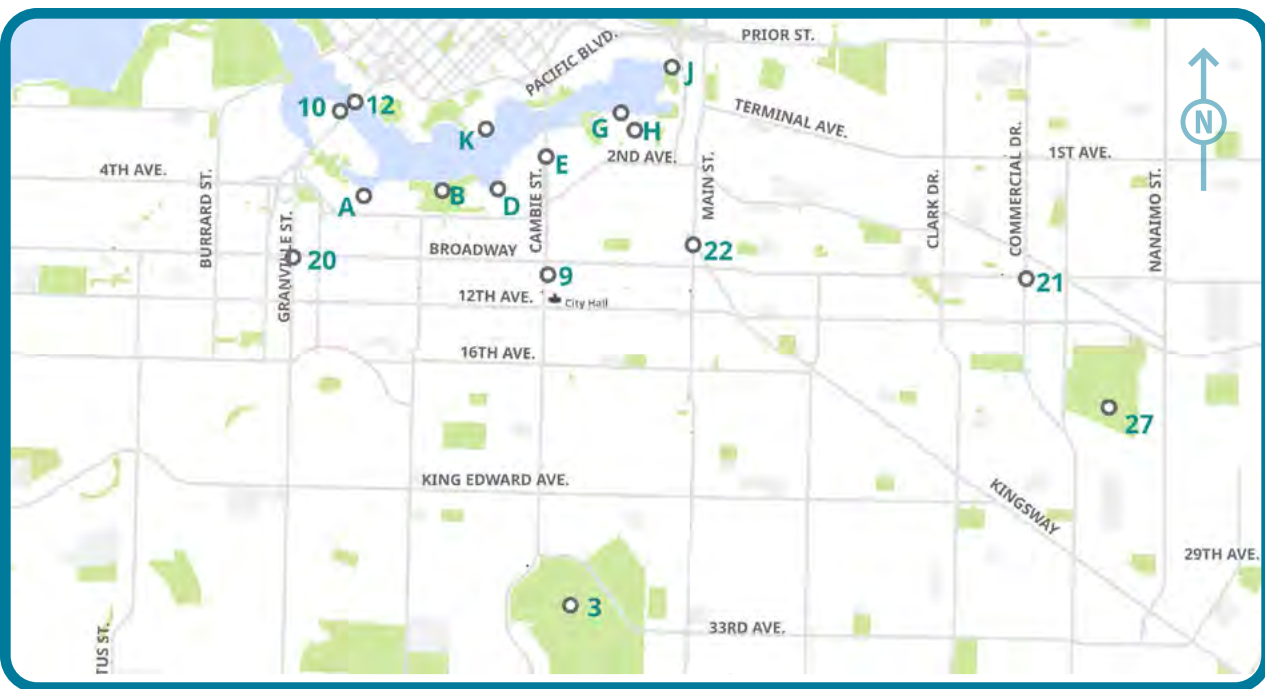
The technical tool used to locate where and how development should be shaped to ensure that the view remains sufficiently protected. View cones are made up of two vertical boundaries and a horizontal lower boundary.

3

View Subject:

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

Map: Location of public view origin points in Vancouver

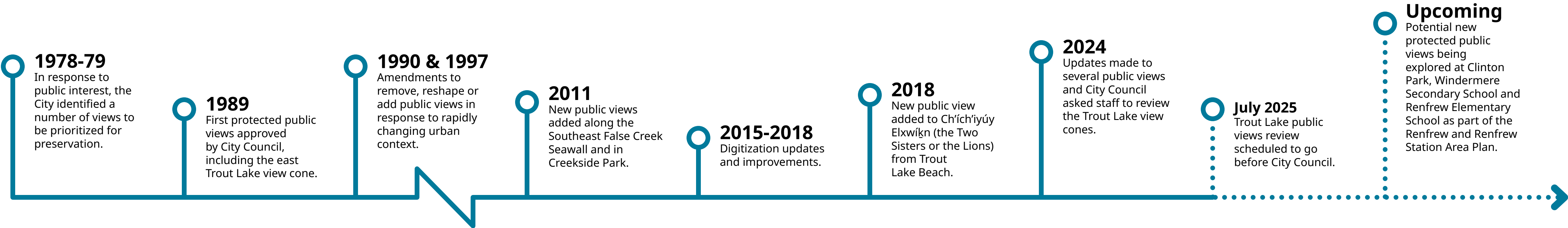


○ Origin point locations

How are the public views protected?

Introduced in July 2024, the Public Views Guidelines apply to sites located within the view cone boundaries of a Council-approved public view. The guidelines define the location and view subject, while giving guidance on building height and massing.

Timeline of public views in Vancouver:



What are the Trout Lake Public Views?

The first protected public view at Trout Lake was established in 1989. The view origin point was centrally located on the beach at the southern end of Trout Lake. It 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 and established a separate protected view of Ch'ích'iyúy Elxwíkn (the 'Two Sisters' or 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 more expansive view of the North Shore Mountains referred to as 27.2.

Important view subjects



The public views at Trout Lake include some of the most recognizable geographical landmarks on the North Shore Mountains. Ch'ích'iyúy Elxwíkn (the 'Two Sisters'), carry significance in Musqueam, Squamish and Tsleil-Waututh culture and have meaning and stories associated with them. The name in the Squamish language refers to a chief's two daughters who were transformed into rocks, in honour of the peace they brought to the land by encouraging their father to reconcile with warring tribes to the north.*

These two peaks are also known by many as the 'Lions'. This name comes from early settlers who thought the two peaks looked like lion statues located in Trafalgar Square in London, England.

Other prominent peaks include Grouse Mountain, a popular recreation destination which is illuminated at night, Beauty Peak, Crown Mountain, Mount Fromme, Mount Burwell, Lynn Peak, and Mount Seymour.

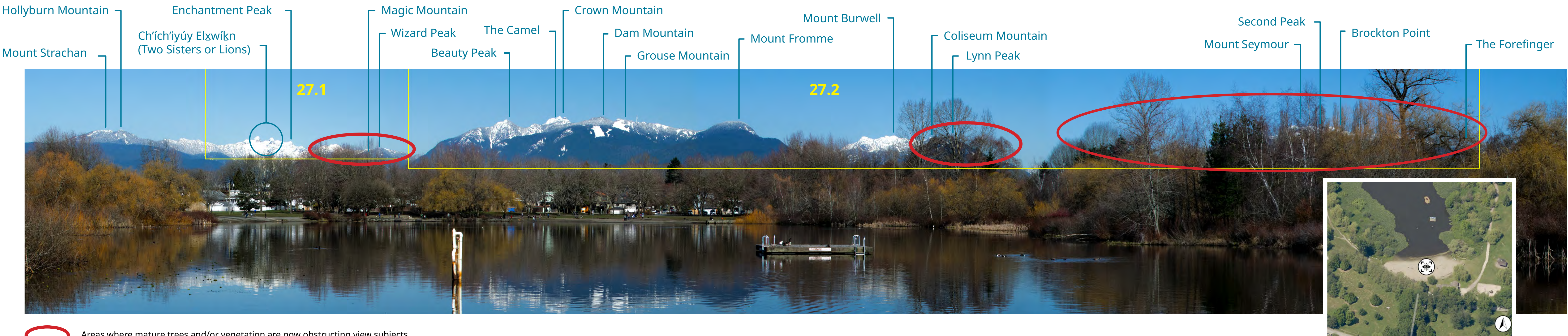
Obstructing the view subjects



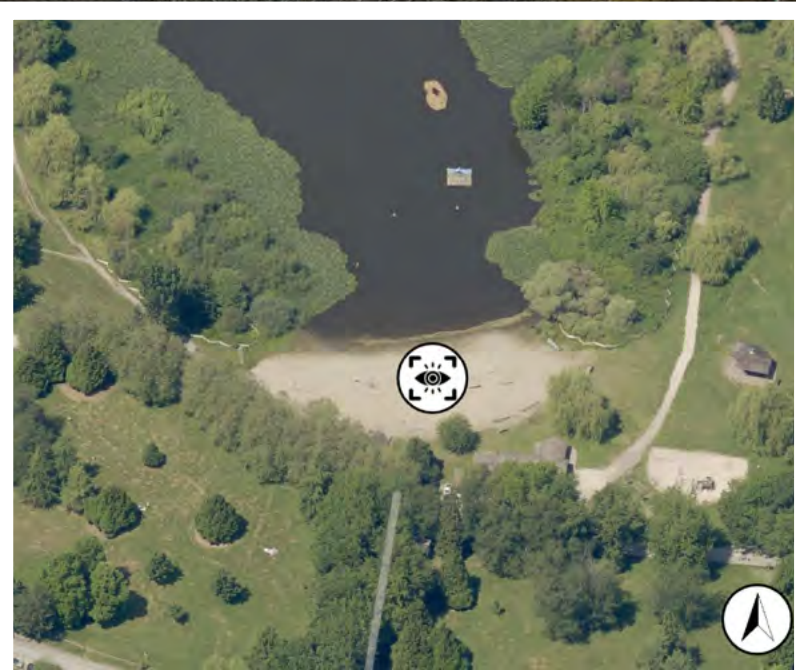
Portions of both Trout Lake public views are now obstructed by mature trees and vegetation in John Hendry Park. Obstructed view subjects include Magic Mountain and Wizard Peak (27.1) and Mount Seymour, Second Peak, Brockton Point and The Forefinger mountain (27.2). These views are limited in the fall and winter by large branches, and in the spring and summer by thick foliage.

* This knowledge was shared by the Musqueam, Squamish, and Tsleil-Waututh Nations, and their representatives, through the **Heather Lands Cultural Interpretive Plan**. This document was created with input from the local Nations and was submitted as part of their rezoning application for the Heather Lands site.

Concurrent to the Trout Lake public consultation process, City staff have reached out to the local Nations through a referral process to seek additional engagement and knowledge sharing opportunities. Any feedback from this process will be incorporated into our final recommendations.



Areas where mature trees and/or vegetation are now obstructing view subjects



Location of origin point at the southern end of Trout Lake

Emerging TOA Policy

Transit-Oriented Areas Legislation and Rezoning Policy

In November 2023, the Province introduced new legislation aimed at increasing housing supply close to rapid transit stations (e.g. SkyTrain and bus exchanges). The legislation required municipalities to designate Transit Oriented Areas (TOAs) and allow minimum heights and densities, within one of three tiers, based on distance from a station.

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.

City Council also approved the TOA Rezoning Policy. This policy includes tenure and affordability requirements to ensure more affordable housing is built close to transit. Under the policy, developments within TOAs must include either 100% rental housing with a minimum 20% below-market rentals (BMR), or strata housing with a minimum 20% social housing.

Tier	Catchment Area (distance from station)	Height (storeys)	Density (floor space ratio)
Tier 1	Less than 200 m	Up to 20 storeys	Up to 5.5 FSR
Tier 2	200 - 400 m	Up to 12 storeys	Up to 4.0 FSR
Tier 3	400 - 800 m	Up to 8 storeys	Up to 3.0 FSR

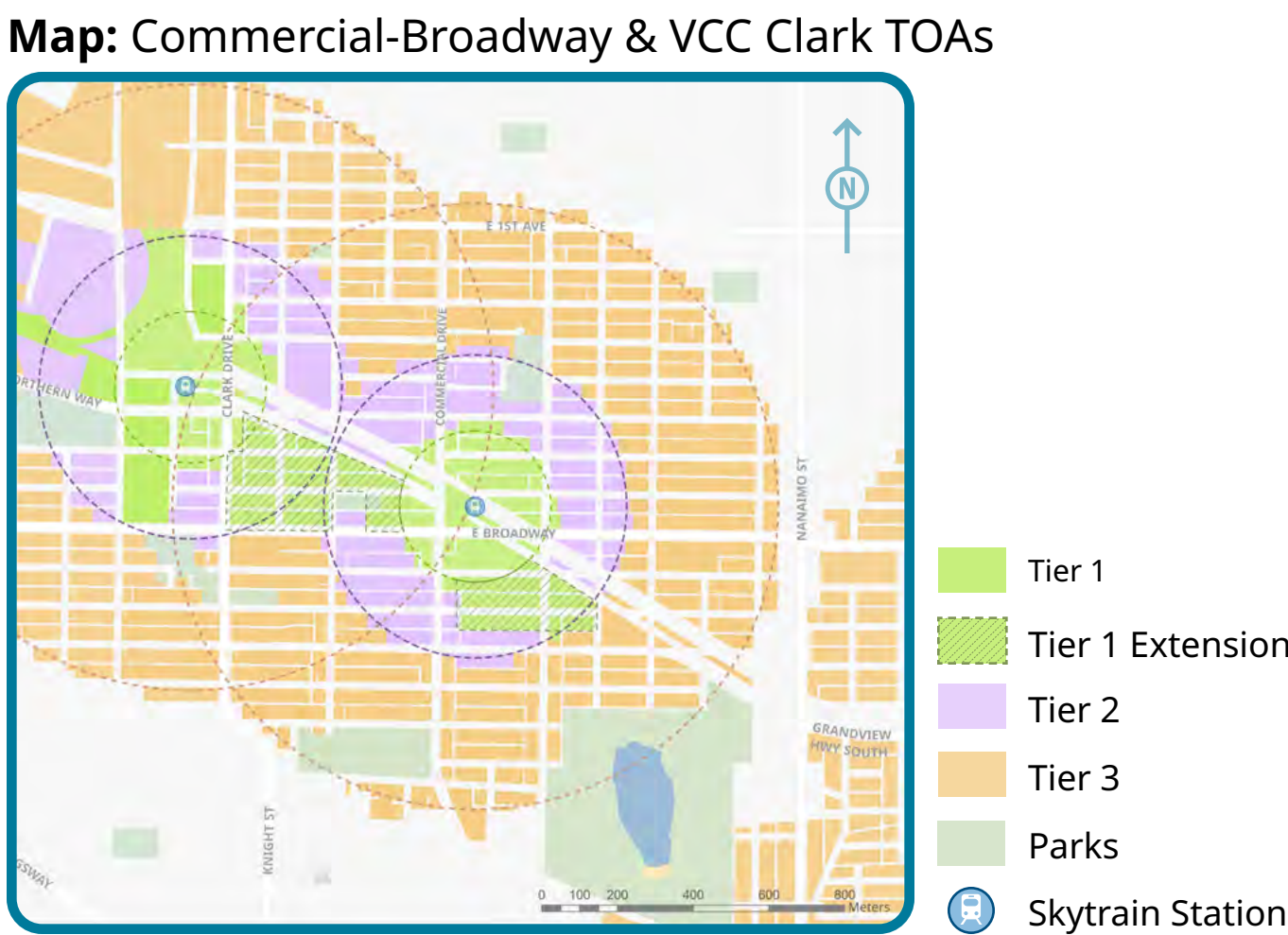
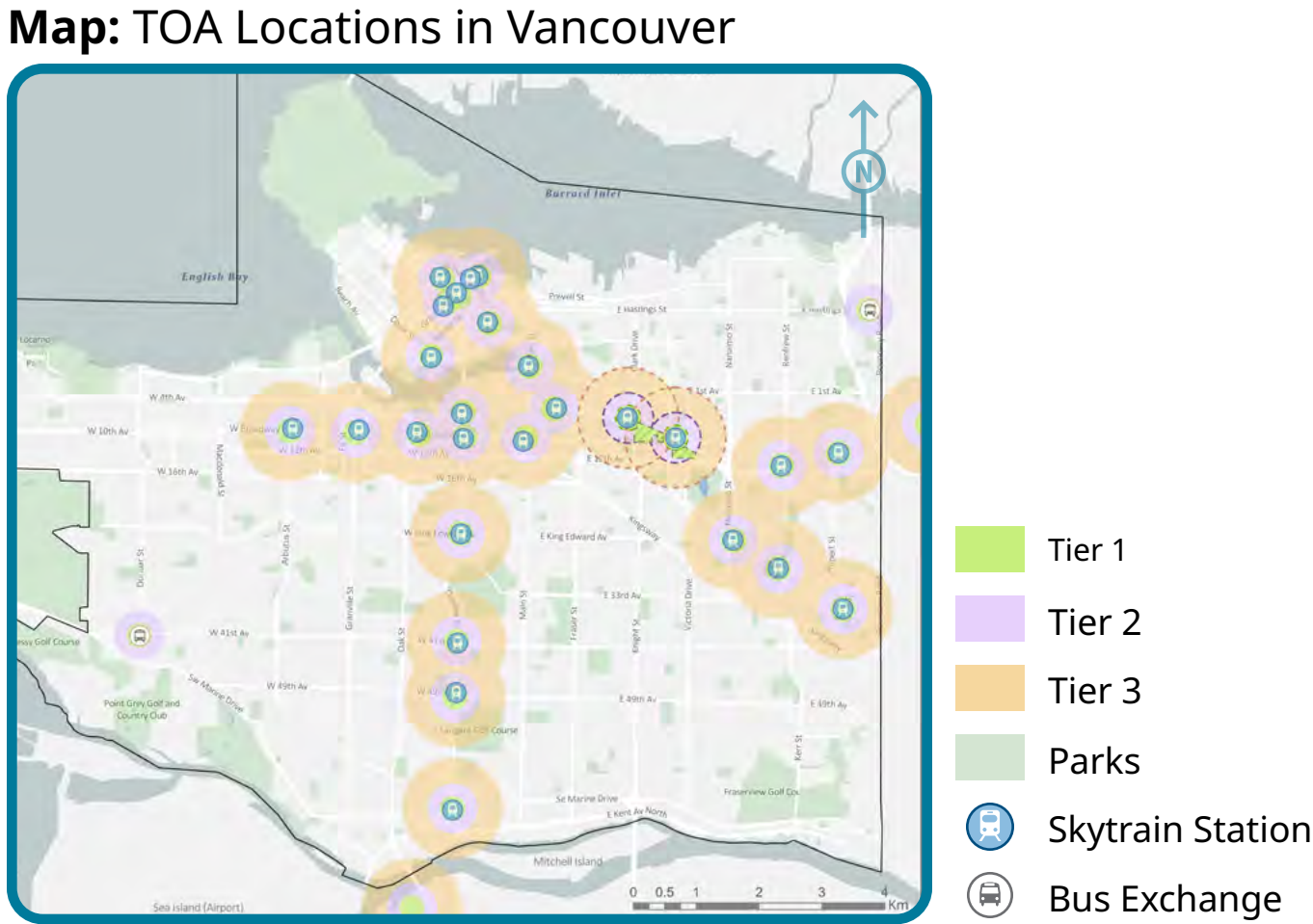
Table: Heights and Densities Enabled by TOA legislation and Rezoning Policy

Council approved additional changes to the Grandview-Woodland Community Plan to enable more housing options in the areas close to the Commercial-Broadway and VCC-Clark SkyTrain Stations. This amendment extended Tier 1 heights and densities into some Tier 2 areas where the plan already enabled taller buildings.

Impacts on the existing public view

Many sites within the Trout Lake view cones are now within a TOA, meaning building heights and density requirements could lead to future developments impacting the public views from Trout Lake Beach.

As a result, City staff are reviewing the Council-approved public views and are seeking feedback on proposed changes that balance TOA requirements with public enjoyment of the views.



Future potential heights enabled by the TOA legislation, TOA Rezoning Policy and extension of some Tier 1 areas



Heights achievable under the TOA Rezoning Policy

Tier 1
(Up to 20 storeys)

Tier 2
(Up to 12 storeys)

Tier 3
(Up to 8 storeys)

Safeway Site (proposed)
Active rezoning application subject to Council approval


Tier outlines are for illustrative purposes only (e.g. where future potential building heights can be achieved under the TOA Rezoning Policy). They are not representative of the anticipated full build out conditions, as the timing and location of developments, as well as building separation requirements, will lead to a more varied skyline profile.

Analysis of Trout Lake Public Views


Staff explored several scenarios for potential updates to the public views at Trout Lake. These included permitting all of the height enabled by the TOA Rezoning Policy; adjusting the view cones to permit some of the height enabled by the TOA Rezoning Policy (two options “Framed” and “Narrowed” shown below); and moving the origin point to other locations on the southern beach at Trout Lake.

Key considerations that guided the analysis included:


Balance the retention of the public views with the delivery of affordable housing:




Maintains public views of key view subjects, such as Ch’ich’iyúy Elxwíkn (the ‘Two Sisters’ or the ‘Lions’) and other significant peaks.



Enables opportunities for additional housing.





View cones are adjusted to accommodate for the growth of mature trees and/or vegetation.





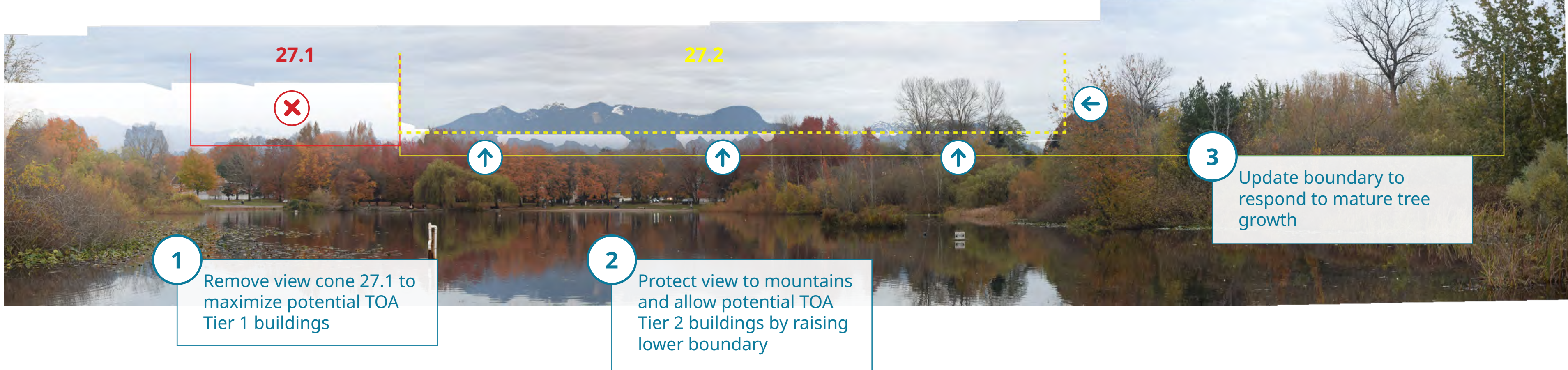
Maintains visual buffer around the key view subjects.

Permit all heights enabled by TOA Rezoning Policy

Performance:









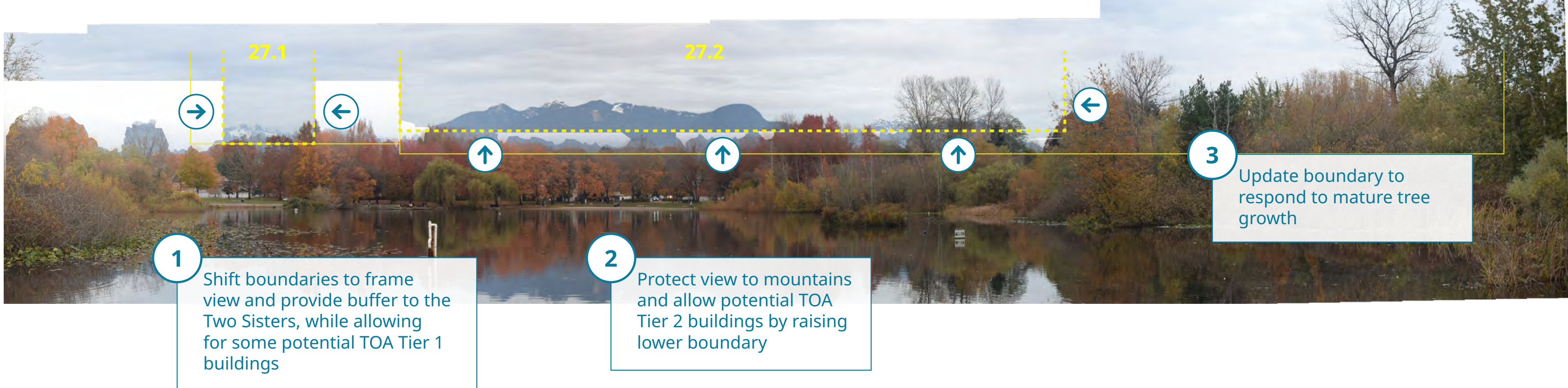


Adjust the view cones - “Framed View” - PROPOSED UPDATE

Performance:

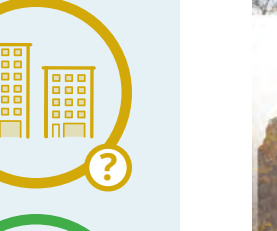







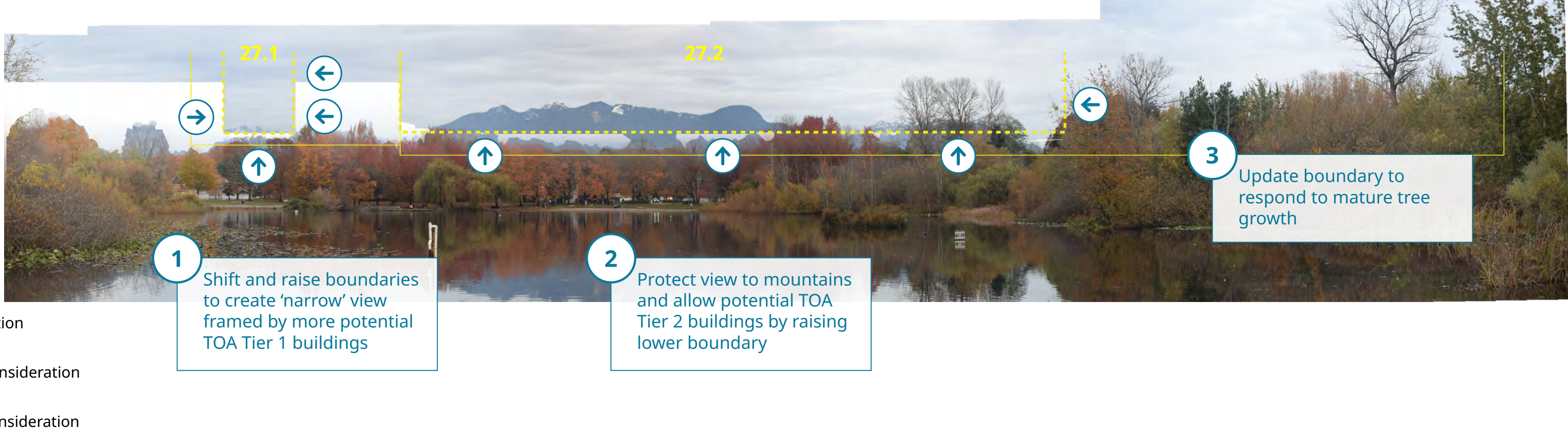





Adjust the view cones - “Narrow View”

Performance:








-  Achieves the consideration
-  Partially achieves the consideration
-  Does not achieve the consideration

Trout Lake Public Views Proposed Updates

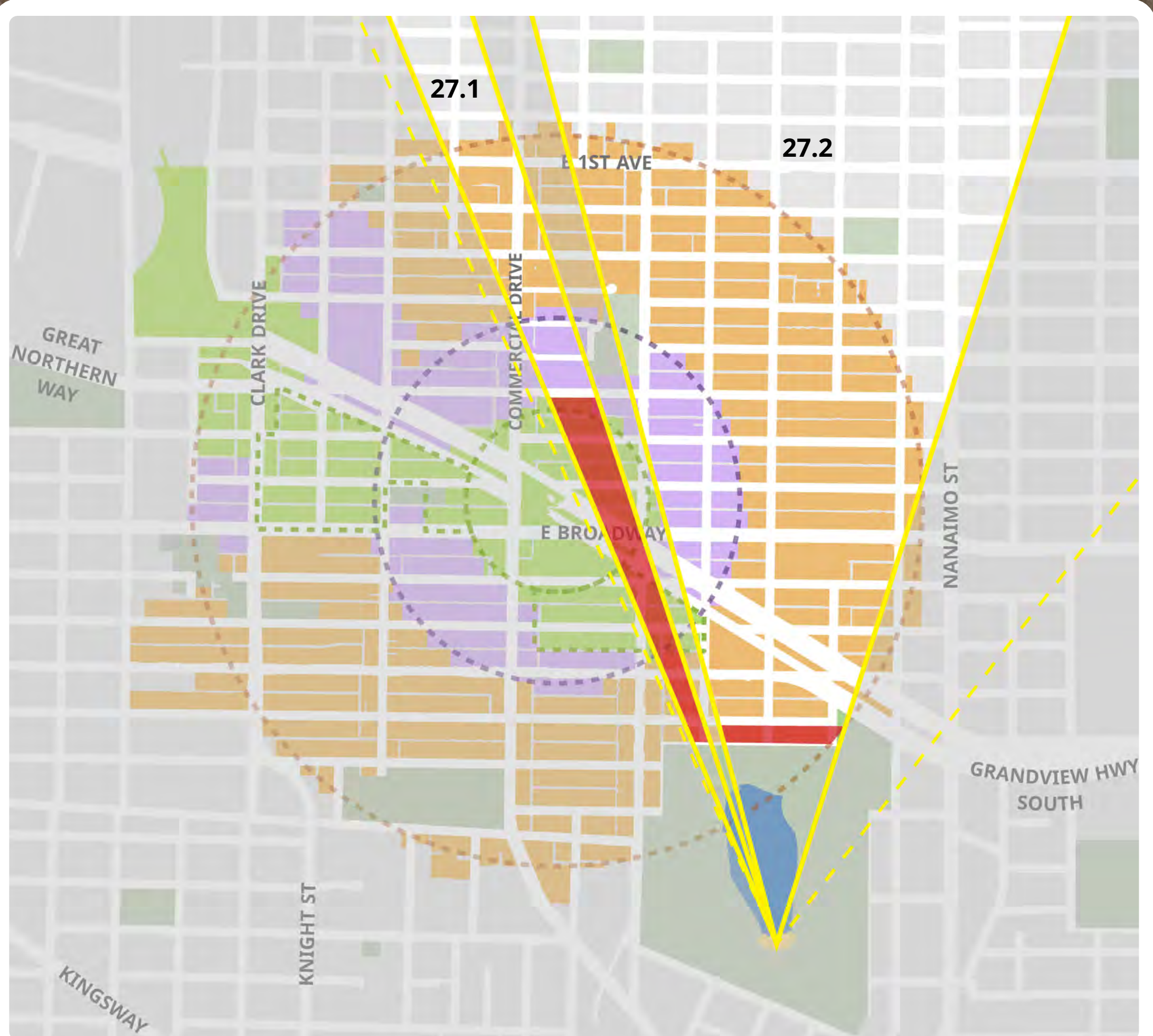


Proposed Updates to Public Views



- 27.1:**
- ➡ Retain the existing origin point and the horizontal (lower) boundary of the view cone.
 - ➡ Realign both vertical boundaries of the view cone to accommodate for mature trees that obstruct view subjects including, Magic Mountain and Wizard Peak, and create a framed view of Ch'ich'iyúy Elxwíkn (the 'Two Sisters' or the 'Lions').

- 27.2:**
- ➡ Retain the existing origin point and increase the height of the lower (horizontal) boundary of the view cone.
 - ➡ Realign the right vertical boundary of the view cone to accommodate for mature trees that obstruct view subjects including, Mount Seymour, Second Peak, Brockton Peak, and The Forefinger.



- Current View Cone Boundaries
- Adjusted View Cone Boundaries
- TOA Tier 1 Development Areas
- TOA Tier 2 Development Areas
- TOA Tier 3 Development Areas
- Areas with height limitations (below TOA heights) to maintain public views
- Parks

Next Steps

Share your thoughts

We would like to know what you think about the proposed updates to the Trout Lake public views.

Visit our project web website and share your thoughts by filling out a short online survey.

The survey will be open until Monday, May 19, 2025

Staff will summarize feedback and use it to prepare a final recommendation. We will share this with the public and expect to present to City Council for a decision in July 2025.

For more information visit the project website:

shapeyourcity.ca/trout-lake-views



Project Timeline

- July 2024**
Council Report: *Citywide Development Guidelines Early Actions – Public Views, Solar Access, and Residential Tower Floorplates*
 - City Council provide direction to staff undertake the review of the Trout Lake public views and report back with recommended updates.
- December 2024 - March 2025**
Staff Review and Analysis
 - Conduct a comprehensive review and analysis of the Trout Lake public views to develop proposed updates.
- April - May 2025 (WE ARE HERE)**
Public Consultation
 - Seek feedback from the public on the proposed updates.
- July 2025**
Council Consideration
 - Draft Council report and present final recommendations to City Council for consideration.

