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To: "Direct to Mayor and Council"

Date: 4/29/2025 8:42:22 AM

Subject: Council Prep Package: Trout Lake Public Views Engagement Update (PDS)

Dear Mayor & Council,

In preparation for the launch of public engagement on proposed changes to the Trout Lake public views on Tuesday, April 29, City staff have prepared a brief package with key messages and facts that may be helpful to you in media interviews or conversations with stakeholders and constituents.

Given the external environment and everything our community is processing, the team discussed postponing the launch. As postcards have already gone out advertising a Saturday open house, the engagement will launch as planned, but the staff team has postponed the social campaign and promotion until later this week.

Item in brief

On July 10, 2024, City Council directed staff to initiate a comprehensive review of protected public views at Trout Lake and undertake a public consultation process.

City staff have since undertaken an in-depth review and analysis of potential options and are now seeking public input on proposed updates to the public views at Trout Lake. The proposed changes balances housing goals outlined in the Transit-Oriented Areas Rezoning Policy (2024), while continuing to secure clear public views to Ch'ích'iyúy Elx̱w̱ṉ (the 'Two Sisters' or the 'Lions') and the North Shore Mountains. The proposed changes would support the delivery of more housing, including purpose-built rentals and affordable housing, near one of the city's busiest transit exchanges at Broadway and Commercial.

As per Council direction, City staff will report back with recommended updates to the public views at Trout Lake and any consequential amendments to the Public Views Guidelines in 2025.

Communications approach in brief

Communications and outreach will primarily focus on park users and those living around Trout Lake, including the Grandview-Woodland and Rupert-Renfrew neighbourhoods.

To engage members of the public, the PDS team will host two in-person information events. Members of the public will be able to review the information boards online and complete the survey on Shape Your City with translations in Simplified and Traditional Chinese, open from April 29 to May 19, 2025. These will be promoted through organic and paid social media campaigns as well as posters at the park and community centre.

Engagement event details:

- Saturday, May 3, 2025: 10:00am to 2:00pm
 - South beach of Trout Lake (view origin point) - John Hendry Park (3300 Victoria Drive)
- Tuesday, May 6, 2025: 4:00pm to 7:00pm
 - Grandview Room - Trout Lake Community Centre (3360 Victoria Drive)

Key messages

- The City of Vancouver is inviting those who frequent John Hendry Park (Trout Lake) to share their feedback on proposed changes to the two public views originating from the beach on the south shore of Trout Lake. These amendments balance public enjoyment of these views with opportunities for new

- affordable housing around the Commercial-Broadway Skytrain station.
- The TOA legislation allows building heights ranging from up to 8- to 20-storeys depending on distance from transit stations. 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. The proposed changes aim to meet the intent of the TOA legislation while balancing the community benefits derived from public views such as livability and connection to nature and treasured local surroundings.
- This follows July 2024 Council direction, and new opportunities unlocked through the Province's Transit-Oriented Areas (TOA) legislation, which sets minimum heights and densities around transit stations.
- The proposed changes continue to secure clear public views to Ch'íh'iyúy Elx̱wíkn (the 'Two Sisters' or the 'Lions') and the North Shore Mountains, while supporting delivery of new housing units and unlocking opportunities for diverse housing types including purpose-built rentals and affordable housing near one of the city's busiest transit exchanges.
- Providing clarity on these public views will improve certainty and predictability for future projects, speeding up the development process to get more homes built faster.

Key Facts

- While views are dynamic, certain views of important landmarks from specific points of origin are protected under the City's Public Views Policy. Proposed adjustments would modestly modify the boundaries of the views of Ch'íh'iyúy Elx̱wíkn (the 'Two Sisters' or the 'Lions') (27.1) and the North Shore Mountains (27.2), when looking out from Trout Lake Beach.
 - Adjustments to the two public views (27.1 and 27.2) include narrowing the boundaries of the western view cone (27.1) and realigning the east boundary and adjusting the lower boundary of the eastern view cone (27.2).
- The Trout Lake view cone is within the 800m range of the Commercial-Broadway Station TOA and intersects with all three tiers of the TOA.
- The TOA By-law indicates that the City cannot reject an application in a TOA based on height and/or density alone, the City can still reject a rezoning application based on other planning and city building principles included in other Council-approved policies. View cones and solar access could be used as criteria for limiting height and density in TOAs, as indicated by conversations with the Province and previous direction to Rupert Renfrew Plan. City staff are seeking further clarity on this.

Related links

- [Public Views Guidelines](#)
- [Trout Lake Public Views Shape Your City page](#)

If you have any questions about the foregoing, please reach out to Maria at maria.pontikis@vancouver.ca.

Best,
Paul

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The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish), and səlilwətał (Tsleil-Waututh) Nations.