Heather St. and W 33rd Ave. Village

This Village was included in the Villages Planning Program, and land use and zoning changes are proposed for the area for Council consideration with other Villages in the summer of 2026.

The Cambie Corridor Plan (2018) has enabled rezonings in this area to 6-storeys and townhouses. In 2024, the provincial Transit-Oriented Area (TOA) legislation enabled further change up to 8-storeys in this area. Many of the sites in this Village have already developed or have been rezoned to Comprehensive Development (CD-1) for 6-storey buildings under these policies. The proposed land use changes resulting from the Villages Planning Program therefore focus on adding housing opportunities up to 6-storeys on remaining sites and implementing all low-rise areas through a City-initiated rezoning, as shown in the map below.

Heather St. and W 33rd Ave. Village

