



CURRENT DEVELOPMENT APPLICATIONS

January 2026

Development Services Department

NO.	APPLICANT	LOCATION	DESCRIPTION	STATUS
1 RZ 04-20 DP 06-20	Flat Architecture Inc. 209 – 6321 King George Blvd. Surrey, BC V3X 1G1 Tel. 778-891-0167	20172 53A Avenue	Application for a 5-storey, 18-unit apartment development	RZ/DP – 3rd Reading (February 22, 2021)
2 SD 01-21	1276035 B.C. Ltd. 216 – 6333 148 Street Surrey, BC V3S 3C3 Tel. 778-388-2100	20732 46 Avenue	Application for a 2-lot subdivision	SD – PLA (October 07, 2025)
3 DP 15-21 RZ 12-21	David Eaton Architect Inc. 1690 West 2 nd Avenue Vancouver, BC V6J 1H4 Tel. 604-508-0161	20032 & 20038 56 Avenue	Application for a 6-storey, 49-unit apartment building	DP/RZ – 3 rd Reading (March 21, 2022)
4 SD 06-21 RZ 14-21 DP 02-25	██████████ 10210 143A Street Surrey, BC V3T 5J2 Tel. 604-849-4299	20280 50 Avenue	Application for a 2-lot subdivision	SD – PLA (August 5, 2025) DP – Application Received (July 22, 2025)
5 SD 01-22	██████████ 19901 46 Avenue Langley, BC V3A 3H4 Tel. 604-716-0120	19901 46 Avenue	Application for a 2-lot subdivision	SD – PLA (August 6, 2025)
6 DP 02-22	Omicron AEC 595 Burrard Street Vancouver, BC Tel. 604-632-1192	5850 Production Way	Application for two additions for a total 2,501 m² GFA to an existing warehouse	DP – Advisory Design Panel (April 5, 2022)
7 DP 10-22	Hambrook & Gundhra Ltd. 4727 45 Avenue Delta, BC V4K 1J7 Tel. 604-831-7017	20178 56 Avenue	Application for a 5-storey, 47-unit senior's apartment development	DP – Application Received (November 9, 2022)
8 DP 02-23 RZ 02-23	Kumar Architecture Ltd. 206 – 545 Clyde Avenue West Vancouver, BC V7T 1C5 Tel. 604-678-5918	5404-5414 207 Street	Application for an 8-storey, 78-unit apartment development	DP/RZ – 3 rd Reading (July 24, 2023)
9 DP 03-23 RZ 03-23	Kingdom Property Investment Ltd. 440-3820 Cessna Drive Richmond, BC V7B 0A2 Tel. 778-855-3507	20659-20679 Eastleigh Crescent	Application for a 6-storey apartment development of two buildings with a total 171 units	DP – Approved RZ – Adopted (June 23, 2025)
10 DP 04-23 RZ 04-23	Trio Architecture Inc. B-33623 Wildwood Drive Abbotsford, BC V2S 1S2 Tel. 604-854-3740	20139 53A Avenue	Application for a 4-unit fee-simple rowhouse complex	DP/RZ – 3 rd Reading (September 9, 2024)
11 SD 02-23	██████████ 8468 155A Street Surrey, BC V3S 6W3 Tel. 604-443-1030	20270 Grade Crescent	Application for a 2-lot subdivision	SD – PLA (August 7, 2025)
12 SD 03-23 DP 07-23	H.Y. Engineering Ltd. 200-9128 152 Street Surrey, BC V3R 4E7 Tel. 604-583-1616	20900 & 20908 Newlands Drive	Application for a 6-lot subdivision with ESA Development Permit	SD/DP – PLA (September 12, 2025)
13 DP 09-23	██████████ 5135 208A Street Langley, BC V3A 7L9 Tel. 778-927-6886	5135 208A Street	Application for a triplex	DP – Advisory Design Panel (September 11, 2024)

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15 DP 12-23 RZ 10-23	Paramorph Architecture Inc. 308-9639 137A Street Surrey, BC V6J 1H4 Tel. 604-608-0161	20256-20272 54A Avenue	Application for a 6-storey, 114-unit apartment development	DP – Approved RZ – Adopted (July 21, 2025)
16 DP 14-23 RZ 12-23	Matthew Cheng Architect Inc. 202-670 Evans Avenue Vancouver, BC V6A 2K9 Tel. 604-649-0669	20220-20230 Michaud Crescent	Application for a 6-storey, 64-unit apartment development	DP/RZ – 3 rd Reading (September 23, 2024)
17 RZ 13-23	Orion Construction 105-19923 80A Avenue Langley, BC V3A 5V3 Tel. 778-874-1681	5501 204 Street & 20300 Douglas Crescent	Application for a mixed-use residential & commercial master-planned development	RZ – 3 rd Reading (February 10, 2025)
18 DP 15-23 RZ 14-23	Paramorph Architecture Inc. 308-9639 137A Street Surrey, BC V3T 0M1 Tel. 604-608-0161	20239-20249 54A Avenue	Application for a 6-storey, 70-unit apartment development	DP/RZ – 3 rd Reading (February 10, 2025)
19 DP 01-24	[REDACTED] P.O. Box 45030 RPO Ocean Park Surrey, BC V4A 9L1 Tel. 604-786-2061	4565 200A Street	Application for a duplex with secondary suites	DP/RZ – Application Received (March 26, 2024)
20 DP 02-24 RZ 02-24	Paramorph Architecture Inc. 308-9639 137A Street Surrey, BC V3T 0M1 Tel. 604-608-0161	5302 200 Street, 20030 53A Avenue, & 20011- 20031 53 Avenue	Application for a 6-storey, 95-unit apartment development	DP/RZ – 3 rd Reading (July 22, 2024)
21 DP 07-24 RZ 06-24	Leone Homes Inc. PMB #222 145-3675 Westminster Hwy Richmond BC, V3A 6J6 Tel. 604-720-0377	20815 45A Avenue & 4560- 4580 208 Street	Application for a 26-unit townhouse development	DP/RZ – 3 rd Reading (February 10, 2025)
22 DP 08-24 RZ 07-24	Leone Homes Inc. PMB #222 145-3675 Westminster Hwy Richmond BC, V3A 6J6 Tel. 604-720-0377	4505-4535 200A Street	Application for a 27-unit townhouse development	DP/RZ – 3 rd Reading (June 23, 2025)
23 DP 09-24 RZ 08-24	Knightridge Development Ltd. 16460 87A Avenue Surrey, BC, V4N 1E7 Tel. 778-320-6607	5080 & 5096 208 Street	Application for a 10-unit townhome complex	DP/RZ – 3 rd Reading (March 10, 2025)
24 DP 10-24	Christopher Bozyk Architects 611 Alexander Street Vancouver, BC, V6A 1E1 Tel. 604-251-3440	20622 Langley Bypass	Application for a 1,510.6 m² commercial addition	DP – Approved (January 26, 2025)
25 DP 12-24	[REDACTED] 19994 45A Avenue Langley, BC V3A 5S1 Tel. 778-952-5516	19994 45A Avenue	Application for a fourplex	DP – Application Received (November 26, 2024)
26 DP 13-24 RZ 09-24 OCP 01-24	Pacific Nazarene Housing Society, Inc. 9012 160 Street Surrey, BC V4N 3A5 Tel. 604-802-8647	19991 49 Avenue, 19990 50 Avenue, and 4951-4975 & 4991 200 Street	Application for a 6-storey rental apartment building including below-market units, daycare, church & community hall, and commercial space	DP/RZ/OCP – 3 rd Reading (April 28, 2025)

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28 DP 03-25	Langley Lions Housing Society 5464 203 Street Langley, BC, V5N 4A5 Tel. 604-803-5373	5470 203 Street	Application for a 8-storey, 188-unit seniors apartment development	DP – Advisory Design Panel (September 10, 2025)
29 SD 01-25	[REDACTED] 21996 Isaac Crescent Maple Ridge, BC, V2X 8N8 Tel. 778-882-0783	4580 198B Street	Application for a 2-lot subdivision	SD – PLA (September 8, 2025)
30 DP 04-25	Christopher Bozyk Architects 611 Alexander Street Vancouver, BC, V6A 1E1 Tel. 604-251-3440	5975 Collection Drive	Application for a 4,609.65 m² commercial development	DP – Advisory Design Panel (November 5, 2025)
31 DP 05-25	5721B Production LTD. 1088-550 Burrard Street Vancouver, BC V6C 2B5	5721B Production Way	Application for two warehouse buildings for a total of 19,717 m² GFA	DP – Advisory Design Panel (December 3, 2025)
32 DP 06-25	Joss Design Inc. B500-20020 84 Avenue Langley, BC V2Y 5K9 Tel. 778-323-8873	20294 49 Avenue	Application for two duplexes and two secondary suites (6 units total)	DP – Application received (October 8, 2025)
33 SD 02-25	[REDACTED] 101-403 Sixth Street New Westminster, BC, V3L 3C2 Tel. 604-529-2086	4566 206A Street	Application for a 2-lot subdivision	SD – PLA (December 12, 2025)
34 DP 07-25 RZ 03-25	Paramorph Architecture Inc. 308-9639 137A Street Surrey, BC V3T 0M1 Tel. 604-608-0161	19890 56 Avenue	Application for a 6-storey, 30-unit apartment development	RZ/DP – Application received (November 17, 2025)
35 RZ 04-25	Thrive Advisors 9046 Queen Street, Langley, BC V1M 2R7 Tel. 604 314 0716	20605 51B Avenue	Application for a text amendment to permit liquor primary use on the subject property	RZ – Public hearing (February 9, 2026)
RZ DP DVP SD	ZONING BYLAW AMENDMENT DEVELOPMENT PERMIT DEVELOPMENT VARIANCE PERMIT SUBDIVISION	OCP LUC PLA ALR	OFFICIAL COMMUNITY PLAN AMENDMENT LAND USE CONTRACT AMENDMENT/DISCHARGE PRELIMINARY LAYOUT APPROVAL (SUBDIVISION) AGRICULTURAL LAND RESERVE	



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30 DP 06-25 RZ 02-26	Joss Design Inc. B500-20020 84 Avenue Langley, BC V2Y 5K9 Tel. 778-323-8873	20294 49 Avenue	Application for two duplexes with secondary suites (8 units total)	DP – Application received (October 8, 2025) RZ – Application received (March 30, 2026)
31 SD 02-25	██████████ 101-403 Sixth Street New Westminster, BC, V3L 3C2 Tel. 604-529-2086	4566 206A Street	Application for a 2-lot subdivision	SD – PLA (December 12, 2025)
32 DP 07-25 RZ 03-25	Paramorph Architecture Inc. 308-9639 137A Street Surrey, BC V3T 0M1 Tel. 604-608-0161	19890 56 Avenue	Application for a 6-storey, 30-unit apartment development	RZ/DP – Advisory Design Panel (February 18, 2026)
33 DP 01-26 RZ 01-26	F. Adab Architects Inc. 130-1000 Roosevelt Crescent North Vancouver, BC V7P 3R4 Tel. 604-987-3003	20037 & 20049 56 Avenue	Application for a 6-storey, 90-unit apartment development	DP/RZ – Application received (March 6, 2026)
RZ DP DVP SD	ZONING BYLAW AMENDMENT DEVELOPMENT PERMIT DEVELOPMENT VARIANCE PERMIT SUBDIVISION		OCP LUC PLA ALR	OFFICIAL COMMUNITY PLAN AMENDMENT LAND USE CONTRACT AMENDMENT/DISCHARGE PRELIMINARY LAYOUT APPROVAL (SUBDIVISION) AGRICULTURAL LAND RESERVE



CURRENT DEVELOPMENT APPLICATIONS

April 2026

Development Services Department

NO.	APPLICANT	LOCATION	DESCRIPTION	STATUS
1 RZ 04-20 DP 06-20	Flat Architecture Inc. 209 – 6321 King George Blvd. Surrey, BC V3X 1G1 Tel. 778-891-0167	20172 53A Avenue	Application for a 5-storey, 18-unit apartment development	RZ/DP – 3rd Reading (February 22, 2021)
2 SD 01-21	1276035 B.C. Ltd. 216 – 6333 148 Street Surrey, BC V3S 3C3 Tel. 778-388-2100	20732 46 Avenue	Application for a 2-lot subdivision	SD – PLA (October 07, 2025)
3 DP 15-21 RZ 12-21	David Eaton Architect Inc. 1690 West 2 nd Avenue Vancouver, BC V6J 1H4 Tel. 604-508-0161	20032 & 20038 56 Avenue	Application for a 6-storey, 49-unit apartment building	DP/RZ – 3 rd Reading (March 21, 2022)
4 SD 06-21 RZ 14-21 DP 02-25	[REDACTED] 10210 143A Street Surrey, BC V3T 5J2 Tel. 604-849-4299	20280 50 Avenue	Application for a 2-lot subdivision	SD – PLA (August 5, 2025) DP – Application Received (July 22, 2025)
5 DP 02-22	Omicron AEC 595 Burrard Street Vancouver, BC Tel. 604-632-1192	5850 Production Way	Application for two additions for a total 2,501 m² GFA to an existing warehouse	DP – Advisory Design Panel (April 5, 2022)
6 DP 10-22	Hambrook & Gundhra Ltd. 4727 45 Avenue Delta, BC V4K 1J7 Tel. 604-831-7017	20178 56 Avenue	Application for a 5-storey, 47-unit senior's apartment development	DP – Application Received (November 9, 2022)
7 DP 02-23 RZ 02-23	Kumar Architecture Ltd. 206 – 545 Clyde Avenue West Vancouver, BC V7T 1C5 Tel. 604-678-5918	5404-5414 207 Street	Application for an 8-storey, 78-unit apartment development	DP/RZ – 3 rd Reading (July 24, 2023)
8 DP 04-23 RZ 04-23	Trio Architecture Inc. B-33623 Wildwood Drive Abbotsford, BC V2S 1S2 Tel. 604-854-3740	20139 53A Avenue	Application for a 4-unit fee-simple rowhouse complex	DP/RZ – 3 rd Reading (September 9, 2024)
9 SD 02-23	[REDACTED] 8468 155A Street Surrey, BC V3S 6W3 Tel. 604-443-1030	20270 Grade Crescent	Application for a 2-lot subdivision	SD – PLA (August 7, 2025)
10 SD 03-23 DP 07-23	H.Y. Engineering Ltd. 200-9128 152 Street Surrey, BC V3R 4E7 Tel. 604-583-1616	20900 & 20908 Newlands Drive	Application for a 6-lot subdivision with ESA Development Permit	SD/DP – PLA (September 12, 2025)
11 DP 09-23	[REDACTED] 5135 208A Street Langley, BC V3A 7L9 Tel. 778-927-6886	5135 208A Street	Application for a triplex	DP – Approved (February 9, 2026)
12 DP 10-23 RZ 09-23	Flat Architecture Inc. 209-6321 King George Blvd. Surrey, BC V3X 1G1 Tel. 604-445-8124	5030-5064 208 Street & 20845 50A Avenue	Application for a 26-unit townhome development	DP/RZ – 3 rd Reading (May 27, 2024)
13 DP 14-23 RZ 12-23	Matthew Cheng Architect Inc. 202-670 Evans Avenue Vancouver, BC V6A 2K9 Tel. 604-649-0669	20220-20230 Michaud Crescent	Application for a 6-storey, 64-unit apartment development	DP/RZ – 3 rd Reading (September 23, 2024)

NO.	APPLICANT	LOCATION	DESCRIPTION	STATUS
14 RZ 13-23	Orion Construction 105-19923 80A Avenue Langley, BC V3A 5V3 Tel. 778-874-1681	5501 204 Street & 20300 Douglas Crescent	Application for a mixed-use residential & commercial master-planned development	RZ – 3 rd Reading (February 10, 2025)
15 DP 15-23 RZ 14-23	Paramorph Architecture Inc. 308-9639 137A Street Surrey, BC V3T 0M1 Tel. 604-608-0161	20239-20249 54A Avenue	Application for a 6-storey, 70-unit apartment development	DP/RZ – 3 rd Reading (February 10, 2025)
16 DP 01-24	██████████ P.O. Box 45030 RPO Ocean Park Surrey, BC V4A 9L1 Tel. 604-786-2061	4565 200A Street	Application for a duplex with secondary suites	DP/RZ – Application Received (March 26, 2024)
17 DP 02-24 RZ 02-24	Paramorph Architecture Inc. 308-9639 137A Street Surrey, BC V3T 0M1 Tel. 604-608-0161	5302 200 Street, 20030 53A Avenue, & 20011- 20031 53 Avenue	Application for a 6-storey, 95-unit apartment development	DP/RZ – 3 rd Reading (July 22, 2024)
18 DP 08-24 RZ 07-24	Leone Homes Inc. PMB #222 145-3675 Westminster Hwy Richmond BC, V3A 6J6 Tel. 604-720-0377	4505-4535 200A Street	Application for a 27-unit townhouse development	DP/RZ – 3 rd Reading (June 23, 2025)
19 DP 09-24 RZ 08-24	Knightridge Development Ltd. 16460 87A Avenue Surrey, BC, V4N 1E7 Tel. 778-320-6607	5080 & 5096 208 Street	Application for a 10-unit townhome complex	DP/RZ – 3 rd Reading (March 10, 2025)
20 DP 12-24	██████████ 19994 45A Avenue Langley, BC V3A 5S1 Tel. 778-952-5516	19994 45A Avenue	Application for a fourplex	DP – Application Received (November 26, 2024)
21 SD 01-24 DVP 02-24	██████████ 14716 71 Avenue Surrey, BC, V3S 4P7 Tel. 604-832-7067	4665 210 Street	Application for a 3-lot subdivision with lot width and front setback variances	SD/DVP – PLA (October 07, 2025)
22 DP 03-25	Langley Lions Housing Society 5464 203 Street Langley, BC, V5N 4A5 Tel. 604-803-5373	5470 203 Street	Application for a 8-storey, 188-unit seniors apartment development	DP – Advisory Design Panel (September 10, 2025)
23 SD 01-25	██████████ 21996 Isaac Crescent Maple Ridge, BC, V2X 8N8 Tel. 778-882-0783	4580 198B Street	Application for a 2-lot subdivision	SD – PLA (September 8, 2025)
24 DP 04-25	Christopher Bozyk Architects 611 Alexander Street Vancouver, BC, V6A 1E1 Tel. 604-251-3440	5975 Collection Drive	Application for a 4,609.65 m² commercial development	DP – Advisory Design Panel (November 5, 2025)
25 DP 05-25	5721B Production LTD. 1088-550 Burrard Street Vancouver, BC V6C 2B5	5721B Production Way	Application for two warehouse buildings for a total of 19,717 m² GFA	DP – Issued (April 28, 2026)
26 DP 06-25 RZ 02-26	Joss Design Inc. B500-20020 84 Avenue Langley, BC V2Y 5K9 Tel. 778-323-8873	20294 49 Avenue	Application for two duplexes with secondary suites (8 units total)	DP – Application received (October 8, 2025) RZ – Application received (March 30, 2026)

NO.	APPLICANT	LOCATION	DESCRIPTION	STATUS
27 SD 02-25	██████████ 101-403 Sixth Street New Westminster, BC, V3L 3C2 Tel. 604-529-2086	4566 206A Street	Application for a 2-lot subdivision	SD – PLA (December 12, 2025)
28 DP 07-25 RZ 03-25	Paramorph Architecture Inc. 308-9639 137A Street Surrey, BC V3T 0M1 Tel. 604-608-0161	19890 56 Avenue	Application for a 6-storey, 30-unit apartment development	RZ/DP – Advisory Design Panel (February 18, 2026)
29 DP 01-26 RZ 01-26	F. Adab Architects Inc. 130-1000 Roosevelt Crescent North Vancouver, BC V7P 3R4 Tel. 604-987-3003	20037 & 20049 56 Avenue	Application for a 6-storey, 90-unit apartment development	DP/RZ – Application received (March 6, 2026)
30 DP 02-26	Holy Water Construction Ltd. 12520 52A Avenue Surrey, BC V3X 3K3	20806 48A Avenue	Application for a duplex with secondary suites	DP – Application received (April 21, 2026)
31 DVP 01-26	Gustavson Wylie Architects Inc 280-1040 West Georgia Street Vancouver, BC V6E 4H1	20065 Langley Bypass	Application for a minor variance to permit a 1.57 m exterior setback from the north property line to accommodate a 19.2 sq m addition to the existing restaurant building	DVP – Application received (April 21, 2026)
RZ DP DVP SD	ZONING BYLAW AMENDMENT DEVELOPMENT PERMIT DEVELOPMENT VARIANCE PERMIT SUBDIVISION	OCP LUC PLA ALR	OFFICIAL COMMUNITY PLAN AMENDMENT LAND USE CONTRACT AMENDMENT/DISCHARGE PRELIMINARY LAYOUT APPROVAL (SUBDIVISION) AGRICULTURAL LAND RESERVE	