



# CURRENT DEVELOPMENT APPLICATIONS

January 2026

Development Services Department

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

| <b>NO.</b>                                     | <b>APPLICANT</b>                                                                                        | <b>LOCATION</b>                                                            | <b>DESCRIPTION</b>                                                                                                                                   | <b>STATUS</b>                                                     |
|------------------------------------------------|---------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------|
| <b>14</b><br>DP 10-23<br>RZ 09-23              | Flat Architecture Inc.<br>209-6321 King George Blvd.<br>Surrey, BC V3X 1G1<br>Tel. 604-445-8124         | 5030-5064 208<br>Street & 20845<br>50A Avenue                              | Application for a <b>26-unit townhome development</b>                                                                                                | <b>DP/RZ</b> – 3 <sup>rd</sup> Reading<br>(May 27, 2024)          |
| <b>15</b><br>DP 12-23<br>RZ 10-23              | Paramorph Architecture Inc.<br>308-9639 137A Street<br>Surrey, BC V6J 1H4<br>Tel. 604-608-0161          | 20256-20272 54A<br>Avenue                                                  | Application for a <b>6-storey, 114-unit apartment development</b>                                                                                    | <b>DP</b> – Approved<br><b>RZ</b> – Adopted<br>(July 21, 2025)    |
| <b>16</b><br>DP 14-23<br>RZ 12-23              | Matthew Cheng Architect Inc.<br>202-670 Evans Avenue<br>Vancouver, BC V6A 2K9<br>Tel. 604-649-0669      | 20220-20230<br>Michaud Crescent                                            | Application for a <b>6-storey, 64-unit apartment development</b>                                                                                     | <b>DP/RZ</b> – 3 <sup>rd</sup> Reading<br>(September 23, 2024)    |
| <b>17</b><br>RZ 13-23                          | Orion Construction<br>105-19923 80A Avenue<br>Langley, BC V3A 5V3<br>Tel. 778-874-1681                  | 5501 204 Street &<br>20300 Douglas<br>Crescent                             | Application for a <b>mixed-use residential &amp; commercial master-planned development</b>                                                           | <b>RZ</b> – 3 <sup>rd</sup> Reading<br>(February 10, 2025)        |
| <b>18</b><br>DP 15-23<br>RZ 14-23              | Paramorph Architecture Inc.<br>308-9639 137A Street<br>Surrey, BC V3T 0M1<br>Tel. 604-608-0161          | 20239-20249 54A<br>Avenue                                                  | Application for a <b>6-storey, 70-unit apartment development</b>                                                                                     | <b>DP/RZ</b> – 3 <sup>rd</sup> Reading<br>(February 10, 2025)     |
| <b>19</b><br>DP 01-24                          | [REDACTED]<br>P.O. Box 45030 RPO Ocean<br>Park<br>Surrey, BC V4A 9L1<br>Tel. 604-786-2061               | 4565 200A Street                                                           | Application for a <b>duplex with secondary suites</b>                                                                                                | <b>DP/RZ</b> – Application<br>Received<br>(March 26, 2024)        |
| <b>20</b><br>DP 02-24<br>RZ 02-24              | Paramorph Architecture Inc.<br>308-9639 137A Street<br>Surrey, BC V3T 0M1<br>Tel. 604-608-0161          | 5302 200 Street,<br>20030 53A<br>Avenue, & 20011-<br>20031 53 Avenue       | Application for a <b>6-storey, 95-unit apartment development</b>                                                                                     | <b>DP/RZ</b> – 3 <sup>rd</sup> Reading<br>(July 22, 2024)         |
| <b>21</b><br>DP 07-24<br>RZ 06-24              | Leone Homes Inc.<br>PMB #222 145-3675<br>Westminster Hwy<br>Richmond BC, V3A 6J6<br>Tel. 604-720-0377   | 20815 45A<br>Avenue & 4560-<br>4580 208 Street                             | Application for a <b>26-unit townhouse development</b>                                                                                               | <b>DP/RZ</b> – 3 <sup>rd</sup> Reading<br>(February 10, 2025)     |
| <b>22</b><br>DP 08-24<br>RZ 07-24              | Leone Homes Inc.<br>PMB #222 145-3675<br>Westminster Hwy<br>Richmond BC, V3A 6J6<br>Tel. 604-720-0377   | 4505-4535 200A<br>Street                                                   | Application for a <b>27-unit townhouse development</b>                                                                                               | <b>DP/RZ</b> – 3 <sup>rd</sup> Reading<br>(June 23, 2025)         |
| <b>23</b><br>DP 09-24<br>RZ 08-24              | Knightridge Development Ltd.<br>16460 87A Avenue<br>Surrey, BC, V4N 1E7<br>Tel. 778-320-6607            | 5080 & 5096 208<br>Street                                                  | Application for a <b>10-unit townhome complex</b>                                                                                                    | <b>DP/RZ</b> – 3 <sup>rd</sup> Reading<br>(March 10, 2025)        |
| <b>24</b><br>DP 10-24                          | Christopher Bozyk Architects<br>611 Alexander Street<br>Vancouver, BC, V6A 1E1<br>Tel. 604-251-3440     | 20622 Langley<br>Bypass                                                    | Application for a <b>1,510.6 m<sup>2</sup> commercial addition</b>                                                                                   | <b>DP</b> – Approved (January<br>26, 2025)                        |
| <b>25</b><br>DP 12-24                          | [REDACTED]<br>19994 45A Avenue<br>Langley, BC V3A 5S1<br>Tel. 778-952-5516                              | 19994 45A<br>Avenue                                                        | Application for a <b>fourplex</b>                                                                                                                    | <b>DP</b> – Application Received<br>(November 26, 2024)           |
| <b>26</b><br>DP 13-24<br>RZ 09-24<br>OCP 01-24 | Pacific Nazarene Housing<br>Society, Inc.<br>9012 160 Street<br>Surrey, BC V4N 3A5<br>Tel. 604-802-8647 | 19991 49 Avenue,<br>19990 50 Avenue,<br>and 4951-4975 &<br>4991 200 Street | Application for a <b>6-storey rental apartment building including below-market units, daycare, church &amp; community hall, and commercial space</b> | <b>DP/RZ/OCP</b> – 3 <sup>rd</sup><br>Reading<br>(April 28, 2025) |



| <b>NO.</b>                         | <b>APPLICANT</b>                                                                                    | <b>LOCATION</b>       | <b>DESCRIPTION</b>                                                                           | <b>STATUS</b>                                                                                                                                        |
|------------------------------------|-----------------------------------------------------------------------------------------------------|-----------------------|----------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>27</b><br>SD 01-24<br>DVP 02-24 | ██████████<br>14716 71 Avenue<br>Surrey, BC, V3S 4P7<br>Tel. 604-832-7067                           | 4665 210 Street       | Application for a <b>3-lot subdivision with lot width and front setback variances</b>        | <b>SD/DVP</b> – PLA<br>(October 07, 2025)                                                                                                            |
| <b>28</b><br>DP 03-25              | Langley Lions Housing Society<br>5464 203 Street<br>Langley, BC, V5N 4A5<br>Tel. 604-803-5373       | 5470 203 Street       | Application for a <b>8-storey, 188-unit seniors apartment development</b>                    | <b>DP</b> – Advisory Design Panel<br>(September 10, 2025)                                                                                            |
| <b>29</b><br>SD 01-25              | ██████████<br>21996 Isaac Crescent<br>Maple Ridge, BC, V2X 8N8<br>Tel. 778-882-0783                 | 4580 198B Street      | Application for a <b>2-lot subdivision</b>                                                   | <b>SD</b> – PLA<br>(September 8, 2025)                                                                                                               |
| <b>30</b><br>DP 04-25              | Christopher Bozyk Architects<br>611 Alexander Street<br>Vancouver, BC, V6A 1E1<br>Tel. 604-251-3440 | 5975 Collection Drive | Application for a <b>4,609.65 m<sup>2</sup> commercial development</b>                       | <b>DP</b> – Advisory Design Panel<br>(November 5, 2025)                                                                                              |
| <b>31</b><br>DP 05-25              | 5721B Production LTD.<br>1088-550 Burrard Street<br>Vancouver, BC V6C 2B5                           | 5721B Production Way  | Application for <b>two warehouse buildings for a total of 19,717 m<sup>2</sup> GFA</b>       | <b>DP</b> – Advisory Design Panel<br>(December 3, 2025)                                                                                              |
| <b>32</b><br>DP 06-25              | Joss Design Inc.<br>B500-20020 84 Avenue<br>Langley, BC V2Y 5K9<br>Tel. 778-323-8873                | 20294 49 Avenue       | Application for <b>two duplexes and two secondary suites (6 units total)</b>                 | <b>DP</b> – Application received<br>(October 8, 2025)                                                                                                |
| <b>33</b><br>SD 02-25              | ██████████<br>101-403 Sixth Street<br>New Westminster, BC,<br>V3L 3C2<br>Tel. 604-529-2086          | 4566 206A Street      | Application for a <b>2-lot subdivision</b>                                                   | <b>SD</b> – PLA<br>(December 12, 2025)                                                                                                               |
| <b>34</b><br>DP 07-25<br>RZ 03-25  | Paramorph Architecture Inc.<br>308-9639 137A Street<br>Surrey, BC V3T 0M1<br>Tel. 604-608-0161      | 19890 56 Avenue       | Application for a <b>6-storey, 30-unit apartment development</b>                             | <b>RZ/DP</b> – Application received<br>(November 17, 2025)                                                                                           |
| <b>35</b><br>RZ 04-25              | Thrive Advisors<br>9046 Queen Street,<br>Langley, BC V1M 2R7<br>Tel. 604 314 0716                   | 20605 51B Avenue      | Application for a <b>text amendment to permit liquor primary use on the subject property</b> | <b>RZ</b> – Public hearing<br>(February 9, 2026)                                                                                                     |
| RZ<br>DP<br>DVP<br>SD              | ZONING BYLAW AMENDMENT<br>DEVELOPMENT PERMIT<br>DEVELOPMENT VARIANCE PERMIT<br>SUBDIVISION          |                       | OCP<br>LUC<br>PLA<br>ALR                                                                     | OFFICIAL COMMUNITY PLAN AMENDMENT<br>LAND USE CONTRACT AMENDMENT/DISCHARGE<br>PRELIMINARY LAYOUT APPROVAL (SUBDIVISION)<br>AGRICULTURAL LAND RESERVE |



# CURRENT DEVELOPMENT APPLICATIONS

**February 2026**  
**Development Services Department**

| NO.                                          | APPLICANT                                                                                                    | LOCATION                       | DESCRIPTION                                                                                       | STATUS                                                                                     |
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| <b>1</b><br>RZ 04-20<br>DP 06-20             | Flat Architecture Inc.<br>209 – 6321 King George Blvd.<br>Surrey, BC V3X 1G1<br>Tel. 778-891-0167            | 20172 53A Avenue               | Application for a <b>5-storey, 18-unit apartment development</b>                                  | <b>RZ/DP – 3rd Reading</b><br>(February 22, 2021)                                          |
| <b>2</b><br>SD 01-21                         | 1276035 B.C. Ltd.<br>216 – 6333 148 Street<br>Surrey, BC V3S 3C3<br>Tel. 778-388-2100                        | 20732 46 Avenue                | Application for a <b>2-lot subdivision</b>                                                        | <b>SD – PLA</b><br>(October 07, 2025)                                                      |
| <b>3</b><br>DP 15-21<br>RZ 12-21             | David Eaton Architect Inc.<br>1690 West 2 <sup>nd</sup> Avenue<br>Vancouver, BC V6J 1H4<br>Tel. 604-508-0161 | 20032 & 20038 56 Avenue        | Application for a <b>6-storey, 49-unit apartment building</b>                                     | <b>DP/RZ – 3<sup>rd</sup> Reading</b><br>(March 21, 2022)                                  |
| <b>4</b><br>SD 06-21<br>RZ 14-21<br>DP 02-25 | [REDACTED]<br>10210 143A Street<br>Surrey, BC V3T 5J2<br>Tel. 604-849-4299                                   | 20280 50 Avenue                | Application for a <b>2-lot subdivision</b>                                                        | <b>SD – PLA</b><br>(August 5, 2025)<br><b>DP – Application Received</b><br>(July 22, 2025) |
| <b>5</b><br>SD 01-22                         | [REDACTED]<br>19901 46 Avenue<br>Langley, BC V3A 3H4<br>Tel. 604-716-0120                                    | 19901 46 Avenue                | Application for a <b>2-lot subdivision</b>                                                        | <b>SD – PLA</b><br>(August 6, 2025)                                                        |
| <b>6</b><br>DP 02-22                         | Omicron AEC<br>595 Burrard Street<br>Vancouver, BC<br>Tel. 604-632-1192                                      | 5850 Production Way            | Application for <b>two additions for a total 2,501 m<sup>2</sup> GFA to an existing warehouse</b> | <b>DP – Advisory Design Panel</b><br>(April 5, 2022)                                       |
| <b>7</b><br>DP 10-22                         | Hambrook & Gundhra Ltd.<br>4727 45 Avenue<br>Delta, BC V4K 1J7<br>Tel. 604-831-7017                          | 20178 56 Avenue                | Application for a <b>5-storey, 47-unit senior's apartment development</b>                         | <b>DP – Application Received</b><br>(November 9, 2022)                                     |
| <b>8</b><br>DP 02-23<br>RZ 02-23             | Kumar Architecture Ltd.<br>206 – 545 Clyde Avenue<br>West Vancouver, BC V7T 1C5<br>Tel. 604-678-5918         | 5404-5414 207 Street           | Application for an <b>8-storey, 78-unit apartment development</b>                                 | <b>DP/RZ – 3<sup>rd</sup> Reading</b><br>(July 24, 2023)                                   |
| <b>9</b><br>DP 03-23<br>RZ 03-23             | Kingdom Property Investment Ltd.<br>440-3820 Cessna Drive<br>Richmond, BC V7B 0A2<br>Tel. 778-855-3507       | 20659-20679 Eastleigh Crescent | Application for a <b>6-storey apartment development of two buildings with a total 171 units</b>   | <b>DP – Approved</b><br><b>RZ – Adopted</b><br>(June 23, 2025)                             |
| <b>10</b><br>DP 04-23<br>RZ 04-23            | Trio Architecture Inc.<br>B-33623 Wildwood Drive<br>Abbotsford, BC V2S 1S2<br>Tel. 604-854-3740              | 20139 53A Avenue               | Application for a <b>4-unit fee-simple rowhouse complex</b>                                       | <b>DP/RZ – 3<sup>rd</sup> Reading</b><br>(September 9, 2024)                               |
| <b>11</b><br>SD 02-23                        | [REDACTED]<br>8468 155A Street<br>Surrey, BC V3S 6W3<br>Tel. 604-443-1030                                    | 20270 Grade Crescent           | Application for a <b>2-lot subdivision</b>                                                        | <b>SD – PLA</b><br>(August 7, 2025)                                                        |
| <b>12</b><br>SD 03-23<br>DP 07-23            | H.Y. Engineering Ltd.<br>200-9128 152 Street<br>Surrey, BC V3R 4E7<br>Tel. 604-583-1616                      | 20900 & 20908 Newlands Drive   | Application for a <b>6-lot subdivision with ESA Development Permit</b>                            | <b>SD/DP – PLA</b><br>(September 12, 2025)                                                 |
| <b>13</b><br>DP 09-23                        | [REDACTED]<br>5135 208A Street<br>Langley, BC V3A 7L9<br>Tel. 778-927-6886                                   | 5135 208A Street               | Application for a <b>triplex</b>                                                                  | <b>DP – Approved</b><br>(February 9, 2026)                                                 |



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| <b>14</b><br>DP 10-23<br>RZ 09-23              | Flat Architecture Inc.<br>209-6321 King George Blvd.<br>Surrey, BC V3X 1G1<br>Tel. 604-445-8124         | 5030-5064 208<br>Street & 20845<br>50A Avenue                              | Application for a <b>26-unit townhome development</b>                                                                                                | <b>DP/RZ</b> – 3 <sup>rd</sup> Reading<br>(May 27, 2024)                            |
| <b>15</b><br>DP 12-23<br>RZ 10-23              | Paramorph Architecture Inc.<br>308-9639 137A Street<br>Surrey, BC V6J 1H4<br>Tel. 604-608-0161          | 20256-20272 54A<br>Avenue                                                  | Application for a <b>6-storey, 114-unit apartment development</b>                                                                                    | <b>DP</b> – Issued<br>(February 11, 2026)<br><b>RZ</b> – Adopted<br>(July 21, 2025) |
| <b>16</b><br>DP 14-23<br>RZ 12-23              | Matthew Cheng Architect Inc.<br>202-670 Evans Avenue<br>Vancouver, BC V6A 2K9<br>Tel. 604-649-0669      | 20220-20230<br>Michaud Crescent                                            | Application for a <b>6-storey, 64-unit apartment development</b>                                                                                     | <b>DP/RZ</b> – 3 <sup>rd</sup> Reading<br>(September 23, 2024)                      |
| <b>17</b><br>RZ 13-23                          | Orion Construction<br>105-19923 80A Avenue<br>Langley, BC V3A 5V3<br>Tel. 778-874-1681                  | 5501 204 Street &<br>20300 Douglas<br>Crescent                             | Application for a <b>mixed-use residential &amp; commercial master-planned development</b>                                                           | <b>RZ</b> – 3 <sup>rd</sup> Reading<br>(February 10, 2025)                          |
| <b>18</b><br>DP 15-23<br>RZ 14-23              | Paramorph Architecture Inc.<br>308-9639 137A Street<br>Surrey, BC V3T 0M1<br>Tel. 604-608-0161          | 20239-20249 54A<br>Avenue                                                  | Application for a <b>6-storey, 70-unit apartment development</b>                                                                                     | <b>DP/RZ</b> – 3 <sup>rd</sup> Reading<br>(February 10, 2025)                       |
| <b>19</b><br>DP 01-24                          | [REDACTED]<br>P.O. Box 45030 RPO Ocean<br>Park<br>Surrey, BC V4A 9L1<br>Tel. 604-786-2061               | 4565 200A Street                                                           | Application for a <b>duplex with secondary suites</b>                                                                                                | <b>DP/RZ</b> – Application<br>Received<br>(March 26, 2024)                          |
| <b>20</b><br>DP 02-24<br>RZ 02-24              | Paramorph Architecture Inc.<br>308-9639 137A Street<br>Surrey, BC V3T 0M1<br>Tel. 604-608-0161          | 5302 200 Street,<br>20030 53A<br>Avenue, & 20011-<br>20031 53 Avenue       | Application for a <b>6-storey, 95-unit apartment development</b>                                                                                     | <b>DP/RZ</b> – 3 <sup>rd</sup> Reading<br>(July 22, 2024)                           |
| <b>21</b><br>DP 07-24<br>RZ 06-24              | Leone Homes Inc.<br>PMB #222 145-3675<br>Westminster Hwy<br>Richmond BC, V3A 6J6<br>Tel. 604-720-0377   | 20815 45A<br>Avenue & 4560-<br>4580 208 Street                             | Application for a <b>26-unit townhouse development</b>                                                                                               | <b>DP/RZ</b> – 3 <sup>rd</sup> Reading<br>(February 10, 2025)                       |
| <b>22</b><br>DP 08-24<br>RZ 07-24              | Leone Homes Inc.<br>PMB #222 145-3675<br>Westminster Hwy<br>Richmond BC, V3A 6J6<br>Tel. 604-720-0377   | 4505-4535 200A<br>Street                                                   | Application for a <b>27-unit townhouse development</b>                                                                                               | <b>DP/RZ</b> – 3 <sup>rd</sup> Reading<br>(June 23, 2025)                           |
| <b>23</b><br>DP 09-24<br>RZ 08-24              | Knightridge Development Ltd.<br>16460 87A Avenue<br>Surrey, BC, V4N 1E7<br>Tel. 778-320-6607            | 5080 & 5096 208<br>Street                                                  | Application for a <b>10-unit townhome complex</b>                                                                                                    | <b>DP/RZ</b> – 3 <sup>rd</sup> Reading<br>(March 10, 2025)                          |
| <b>24</b><br>DP 10-24                          | Christopher Bozyk Architects<br>611 Alexander Street<br>Vancouver, BC, V6A 1E1<br>Tel. 604-251-3440     | 20622 Langley<br>Bypass                                                    | Application for a <b>1,510.6 m<sup>2</sup> commercial addition</b>                                                                                   | <b>DP</b> – Issued (February 10,<br>2026)                                           |
| <b>25</b><br>DP 12-24                          | [REDACTED]<br>19994 45A Avenue<br>Langley, BC V3A 5S1<br>Tel. 778-952-5516                              | 19994 45A<br>Avenue                                                        | Application for a <b>fourplex</b>                                                                                                                    | <b>DP</b> – Application Received<br>(November 26, 2024)                             |
| <b>26</b><br>DP 13-24<br>RZ 09-24<br>OCP 01-24 | Pacific Nazarene Housing<br>Society, Inc.<br>9012 160 Street<br>Surrey, BC V4N 3A5<br>Tel. 604-802-8647 | 19991 49 Avenue,<br>19990 50 Avenue,<br>and 4951-4975 &<br>4991 200 Street | Application for a <b>6-storey rental apartment building including below-market units, daycare, church &amp; community hall, and commercial space</b> | <b>DP</b> – Approved<br><b>RZ/OCP</b> – Adopted<br>(February 9, 2026)               |

| <b>NO.</b>                         | <b>APPLICANT</b>                                                                                    | <b>LOCATION</b>       | <b>DESCRIPTION</b>                                                                           | <b>STATUS</b>                                                                                                                                        |
|------------------------------------|-----------------------------------------------------------------------------------------------------|-----------------------|----------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>27</b><br>SD 01-24<br>DVP 02-24 | ██████████<br>14716 71 Avenue<br>Surrey, BC, V3S 4P7<br>Tel. 604-832-7067                           | 4665 210 Street       | Application for a <b>3-lot subdivision with lot width and front setback variances</b>        | <b>SD/DVP</b> – PLA<br>(October 07, 2025)                                                                                                            |
| <b>28</b><br>DP 03-25              | Langley Lions Housing Society<br>5464 203 Street<br>Langley, BC, V5N 4A5<br>Tel. 604-803-5373       | 5470 203 Street       | Application for a <b>8-storey, 188-unit seniors apartment development</b>                    | <b>DP</b> – Advisory Design Panel<br>(September 10, 2025)                                                                                            |
| <b>29</b><br>SD 01-25              | ██████████<br>21996 Isaac Crescent<br>Maple Ridge, BC, V2X 8N8<br>Tel. 778-882-0783                 | 4580 198B Street      | Application for a <b>2-lot subdivision</b>                                                   | <b>SD</b> – PLA<br>(September 8, 2025)                                                                                                               |
| <b>30</b><br>DP 04-25              | Christopher Bozyk Architects<br>611 Alexander Street<br>Vancouver, BC, V6A 1E1<br>Tel. 604-251-3440 | 5975 Collection Drive | Application for a <b>4,609.65 m<sup>2</sup> commercial development</b>                       | <b>DP</b> – Advisory Design Panel<br>(November 5, 2025)                                                                                              |
| <b>31</b><br>DP 05-25              | 5721B Production LTD.<br>1088-550 Burrard Street<br>Vancouver, BC V6C 2B5                           | 5721B Production Way  | Application for <b>two warehouse buildings for a total of 19,717 m<sup>2</sup> GFA</b>       | <b>DP</b> – Advisory Design Panel<br>(December 3, 2025)                                                                                              |
| <b>32</b><br>DP 06-25              | Joss Design Inc.<br>B500-20020 84 Avenue<br>Langley, BC V2Y 5K9<br>Tel. 778-323-8873                | 20294 49 Avenue       | Application for <b>two duplexes and two secondary suites (6 units total)</b>                 | <b>DP</b> – Application received<br>(October 8, 2025)                                                                                                |
| <b>33</b><br>SD 02-25              | ██████████<br>101-403 Sixth Street<br>New Westminster, BC,<br>V3L 3C2<br>Tel. 604-529-2086          | 4566 206A Street      | Application for a <b>2-lot subdivision</b>                                                   | <b>SD</b> – PLA<br>(December 12, 2025)                                                                                                               |
| <b>34</b><br>DP 07-25<br>RZ 03-25  | Paramorph Architecture Inc.<br>308-9639 137A Street<br>Surrey, BC V3T 0M1<br>Tel. 604-608-0161      | 19890 56 Avenue       | Application for a <b>6-storey, 30-unit apartment development</b>                             | <b>RZ/DP</b> – Advisory Design Panel<br>(February 18, 2026)                                                                                          |
| <b>35</b><br>RZ 04-25              | Thrive Advisors<br>9046 Queen Street,<br>Langley, BC V1M 2R7<br>Tel. 604 314 0716                   | 20605 51B Avenue      | Application for a <b>text amendment to permit liquor primary use on the subject property</b> | <b>RZ</b> – Adopted<br>(February 23, 2026)                                                                                                           |
| RZ<br>DP<br>DVP<br>SD              | ZONING BYLAW AMENDMENT<br>DEVELOPMENT PERMIT<br>DEVELOPMENT VARIANCE PERMIT<br>SUBDIVISION          |                       | OCP<br>LUC<br>PLA<br>ALR                                                                     | OFFICIAL COMMUNITY PLAN AMENDMENT<br>LAND USE CONTRACT AMENDMENT/DISCHARGE<br>PRELIMINARY LAYOUT APPROVAL (SUBDIVISION)<br>AGRICULTURAL LAND RESERVE |





# CURRENT DEVELOPMENT APPLICATIONS

**March 2026**  
**Development Services Department**

| NO.                                          | APPLICANT                                                                                                    | LOCATION                       | DESCRIPTION                                                                                       | STATUS                                                                                     |
|----------------------------------------------|--------------------------------------------------------------------------------------------------------------|--------------------------------|---------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|
| <b>1</b><br>RZ 04-20<br>DP 06-20             | Flat Architecture Inc.<br>209 – 6321 King George Blvd.<br>Surrey, BC V3X 1G1<br>Tel. 778-891-0167            | 20172 53A Avenue               | Application for a <b>5-storey, 18-unit apartment development</b>                                  | <b>RZ/DP</b> – 3rd Reading<br>(February 22, 2021)                                          |
| <b>2</b><br>SD 01-21                         | 1276035 B.C. Ltd.<br>216 – 6333 148 Street<br>Surrey, BC V3S 3C3<br>Tel. 778-388-2100                        | 20732 46 Avenue                | Application for a <b>2-lot subdivision</b>                                                        | <b>SD</b> – PLA<br>(October 07, 2025)                                                      |
| <b>3</b><br>DP 15-21<br>RZ 12-21             | David Eaton Architect Inc.<br>1690 West 2 <sup>nd</sup> Avenue<br>Vancouver, BC V6J 1H4<br>Tel. 604-508-0161 | 20032 & 20038 56 Avenue        | Application for a <b>6-storey, 49-unit apartment building</b>                                     | <b>DP/RZ</b> – 3 <sup>rd</sup> Reading<br>(March 21, 2022)                                 |
| <b>4</b><br>SD 06-21<br>RZ 14-21<br>DP 02-25 | 10210 143A Street<br>Surrey, BC V3T 5J2<br>Tel. 604-849-4299                                                 | 20280 50 Avenue                | Application for a <b>2-lot subdivision</b>                                                        | <b>SD</b> – PLA<br>(August 5, 2025)<br><b>DP</b> – Application Received<br>(July 22, 2025) |
| <b>5</b><br>SD 01-22                         | 19901 46 Avenue<br>Langley, BC V3A 3H4<br>Tel. 604-716-0120                                                  | 19901 46 Avenue                | Application for a <b>2-lot subdivision</b>                                                        | <b>SD</b> – Approved<br>(March 2, 2026)                                                    |
| <b>6</b><br>DP 02-22                         | Omicron AEC<br>595 Burrard Street<br>Vancouver, BC<br>Tel. 604-632-1192                                      | 5850 Production Way            | Application for <b>two additions for a total 2,501 m<sup>2</sup> GFA to an existing warehouse</b> | <b>DP</b> – Advisory Design Panel<br>(April 5, 2022)                                       |
| <b>7</b><br>DP 10-22                         | Hambrook & Gundhra Ltd.<br>4727 45 Avenue<br>Delta, BC V4K 1J7<br>Tel. 604-831-7017                          | 20178 56 Avenue                | Application for a <b>5-storey, 47-unit senior's apartment development</b>                         | <b>DP</b> – Application Received<br>(November 9, 2022)                                     |
| <b>8</b><br>DP 02-23<br>RZ 02-23             | Kumar Architecture Ltd.<br>206 – 545 Clyde Avenue<br>West Vancouver, BC V7T 1C5<br>Tel. 604-678-5918         | 5404-5414 207 Street           | Application for an <b>8-storey, 78-unit apartment development</b>                                 | <b>DP/RZ</b> – 3 <sup>rd</sup> Reading<br>(July 24, 2023)                                  |
| <b>9</b><br>DP 03-23<br>RZ 03-23             | Kingdom Property Investment Ltd.<br>440-3820 Cessna Drive<br>Richmond, BC V7B 0A2<br>Tel. 778-855-3507       | 20659-20679 Eastleigh Crescent | Application for a <b>6-storey apartment development of two buildings with a total 171 units</b>   | <b>DP</b> – Issued<br>(March 31, 2026)<br><b>RZ</b> – Adopted<br>(June 23, 2025)           |
| <b>10</b><br>DP 04-23<br>RZ 04-23            | Trio Architecture Inc.<br>B-33623 Wildwood Drive<br>Abbotsford, BC V2S 1S2<br>Tel. 604-854-3740              | 20139 53A Avenue               | Application for a <b>4-unit fee-simple rowhouse complex</b>                                       | <b>DP/RZ</b> – 3 <sup>rd</sup> Reading<br>(September 9, 2024)                              |
| <b>11</b><br>SD 02-23                        | 8468 155A Street<br>Surrey, BC V3S 6W3<br>Tel. 604-443-1030                                                  | 20270 Grade Crescent           | Application for a <b>2-lot subdivision</b>                                                        | <b>SD</b> – PLA<br>(August 7, 2025)                                                        |
| <b>12</b><br>SD 03-23<br>DP 07-23            | H.Y. Engineering Ltd.<br>200-9128 152 Street<br>Surrey, BC V3R 4E7<br>Tel. 604-583-1616                      | 20900 & 20908 Newlands Drive   | Application for a <b>6-lot subdivision with ESA Development Permit</b>                            | <b>SD/DP</b> – PLA<br>(September 12, 2025)                                                 |
| <b>13</b><br>DP 09-23                        | 5135 208A Street<br>Langley, BC V3A 7L9<br>Tel. 778-927-6886                                                 | 5135 208A Street               | Application for a <b>triplex</b>                                                                  | <b>DP</b> – Approved<br>(February 9, 2026)                                                 |

| <b>NO.</b>                                     | <b>APPLICANT</b>                                                                                        | <b>LOCATION</b>                                                            | <b>DESCRIPTION</b>                                                                                                                                   | <b>STATUS</b>                                                                           |
|------------------------------------------------|---------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|
| <b>14</b><br>DP 10-23<br>RZ 09-23              | Flat Architecture Inc.<br>209-6321 King George Blvd.<br>Surrey, BC V3X 1G1<br>Tel. 604-445-8124         | 5030-5064 208<br>Street & 20845<br>50A Avenue                              | Application for a <b>26-unit townhome development</b>                                                                                                | <b>DP/RZ</b> – 3 <sup>rd</sup> Reading<br>(May 27, 2024)                                |
| <b>15</b><br>DP 14-23<br>RZ 12-23              | Matthew Cheng Architect Inc.<br>202-670 Evans Avenue<br>Vancouver, BC V6A 2K9<br>Tel. 604-649-0669      | 20220-20230<br>Michaud Crescent                                            | Application for a <b>6-storey, 64-unit apartment development</b>                                                                                     | <b>DP/RZ</b> – 3 <sup>rd</sup> Reading<br>(September 23, 2024)                          |
| <b>16</b><br>RZ 13-23                          | Orion Construction<br>105-19923 80A Avenue<br>Langley, BC V3A 5V3<br>Tel. 778-874-1681                  | 5501 204 Street &<br>20300 Douglas<br>Crescent                             | Application for a <b>mixed-use residential &amp; commercial master-planned development</b>                                                           | <b>RZ</b> – 3 <sup>rd</sup> Reading<br>(February 10, 2025)                              |
| <b>17</b><br>DP 15-23<br>RZ 14-23              | Paramorph Architecture Inc.<br>308-9639 137A Street<br>Surrey, BC V3T 0M1<br>Tel. 604-608-0161          | 20239-20249 54A<br>Avenue                                                  | Application for a <b>6-storey, 70-unit apartment development</b>                                                                                     | <b>DP/RZ</b> – 3 <sup>rd</sup> Reading<br>(February 10, 2025)                           |
| <b>18</b><br>DP 01-24                          | [REDACTED]<br>P.O. Box 45030 RPO Ocean<br>Park<br>Surrey, BC V4A 9L1<br>Tel. 604-786-2061               | 4565 200A Street                                                           | Application for a <b>duplex with secondary suites</b>                                                                                                | <b>DP/RZ</b> – Application<br>Received<br>(March 26, 2024)                              |
| <b>19</b><br>DP 02-24<br>RZ 02-24              | Paramorph Architecture Inc.<br>308-9639 137A Street<br>Surrey, BC V3T 0M1<br>Tel. 604-608-0161          | 5302 200 Street,<br>20030 53A<br>Avenue, & 20011-<br>20031 53 Avenue       | Application for a <b>6-storey, 95-unit apartment development</b>                                                                                     | <b>DP/RZ</b> – 3 <sup>rd</sup> Reading<br>(July 22, 2024)                               |
| <b>20</b><br>DP 07-24<br>RZ 06-24              | Leone Homes Inc.<br>PMB #222 145-3675<br>Westminster Hwy<br>Richmond BC, V3A 6J6<br>Tel. 604-720-0377   | 20815 45A<br>Avenue & 4560-<br>4580 208 Street                             | Application for a <b>26-unit townhouse development</b>                                                                                               | <b>DP</b> – Issued<br>(March 27, 2026)<br><b>RZ</b> – Adopted<br>(March 9, 2026)        |
| <b>21</b><br>DP 08-24<br>RZ 07-24              | Leone Homes Inc.<br>PMB #222 145-3675<br>Westminster Hwy<br>Richmond BC, V3A 6J6<br>Tel. 604-720-0377   | 4505-4535 200A<br>Street                                                   | Application for a <b>27-unit townhouse development</b>                                                                                               | <b>DP/RZ</b> – 3 <sup>rd</sup> Reading<br>(June 23, 2025)                               |
| <b>22</b><br>DP 09-24<br>RZ 08-24              | Knightridge Development Ltd.<br>16460 87A Avenue<br>Surrey, BC, V4N 1E7<br>Tel. 778-320-6607            | 5080 & 5096 208<br>Street                                                  | Application for a <b>10-unit townhome complex</b>                                                                                                    | <b>DP/RZ</b> – 3 <sup>rd</sup> Reading<br>(March 10, 2025)                              |
| <b>23</b><br>DP 12-24                          | [REDACTED]<br>19994 45A Avenue<br>Langley, BC V3A 5S1<br>Tel. 778-952-5516                              | 19994 45A<br>Avenue                                                        | Application for a <b>fourplex</b>                                                                                                                    | <b>DP</b> – Application Received<br>(November 26, 2024)                                 |
| <b>24</b><br>DP 13-24<br>RZ 09-24<br>OCP 01-24 | Pacific Nazarene Housing<br>Society, Inc.<br>9012 160 Street<br>Surrey, BC V4N 3A5<br>Tel. 604-802-8647 | 19991 49 Avenue,<br>19990 50 Avenue,<br>and 4951-4975 &<br>4991 200 Street | Application for a <b>6-storey rental apartment building including below-market units, daycare, church &amp; community hall, and commercial space</b> | <b>DP</b> – Issued<br>(March 27, 2026)<br><b>RZ/OCP</b> – Adopted<br>(February 9, 2026) |
| <b>25</b><br>SD 01-24<br>DVP 02-24             | [REDACTED]<br>14716 71 Avenue<br>Surrey, BC, V3S 4P7<br>Tel. 604-832-7067                               | 4665 210 Street                                                            | Application for a <b>3-lot subdivision with lot width and front setback variances</b>                                                                | <b>SD/DVP</b> – PLA<br>(October 07, 2025)                                               |
| <b>26</b><br>DP 03-25                          | Langley Lions Housing Society<br>5464 203 Street<br>Langley, BC, V5N 4A5<br>Tel. 604-803-5373           | 5470 203 Street                                                            | Application for a <b>8-storey, 188-unit seniors apartment development</b>                                                                            | <b>DP</b> – Advisory Design<br>Panel<br>(September 10, 2025)                            |



| <b>NO.</b>                        | <b>APPLICANT</b>                                                                                           | <b>LOCATION</b>         | <b>DESCRIPTION</b>                                                                     | <b>STATUS</b>                                                                                                                                        |
|-----------------------------------|------------------------------------------------------------------------------------------------------------|-------------------------|----------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>27</b><br>SD 01-25             | 21996 Isaac Crescent<br>Maple Ridge, BC, V2X 8N8<br>Tel. 778-882-0783                                      | 4580 198B Street        | Application for a <b>2-lot subdivision</b>                                             | <b>SD</b> – PLA<br>(September 8, 2025)                                                                                                               |
| <b>28</b><br>DP 04-25             | Christopher Bozyk Architects<br>611 Alexander Street<br>Vancouver, BC, V6A 1E1<br>Tel. 604-251-3440        | 5975 Collection Drive   | Application for a <b>4,609.65 m<sup>2</sup> commercial development</b>                 | <b>DP</b> – Advisory Design Panel<br>(November 5, 2025)                                                                                              |
| <b>29</b><br>DP 05-25             | 5721B Production LTD.<br>1088-550 Burrard Street<br>Vancouver, BC V6C 2B5                                  | 5721B Production Way    | Application for <b>two warehouse buildings for a total of 19,717 m<sup>2</sup> GFA</b> | <b>DP</b> – Approved<br>(March 9, 2026)                                                                                                              |
| <b>30</b><br>DP 06-25<br>RZ 02-26 | Joss Design Inc.<br>B500-20020 84 Avenue<br>Langley, BC V2Y 5K9<br>Tel. 778-323-8873                       | 20294 49 Avenue         | Application for <b>two duplexes with secondary suites (8 units total)</b>              | <b>DP</b> – Application received<br>(October 8, 2025)<br><b>RZ</b> – Application received<br>(March 30, 2026)                                        |
| <b>31</b><br>SD 02-25             | 101-403 Sixth Street<br>New Westminster, BC,<br>V3L 3C2<br>Tel. 604-529-2086                               | 4566 206A Street        | Application for a <b>2-lot subdivision</b>                                             | <b>SD</b> – PLA<br>(December 12, 2025)                                                                                                               |
| <b>32</b><br>DP 07-25<br>RZ 03-25 | Paramorph Architecture Inc.<br>308-9639 137A Street<br>Surrey, BC V3T 0M1<br>Tel. 604-608-0161             | 19890 56 Avenue         | Application for a <b>6-storey, 30-unit apartment development</b>                       | <b>RZ/DP</b> – Advisory Design Panel<br>(February 18, 2026)                                                                                          |
| <b>33</b><br>DP 01-26<br>RZ 01-26 | F. Adab Architects Inc.<br>130-1000 Roosevelt Crescent<br>North Vancouver, BC V7P 3R4<br>Tel. 604-987-3003 | 20037 & 20049 56 Avenue | Application for a <b>6-storey, 90-unit apartment development</b>                       | <b>DP/RZ</b> – Application received<br>(March 6, 2026)                                                                                               |
| RZ<br>DP<br>DVP<br>SD             | ZONING BYLAW AMENDMENT<br>DEVELOPMENT PERMIT<br>DEVELOPMENT VARIANCE PERMIT<br>SUBDIVISION                 |                         | OCP<br>LUC<br>PLA<br>ALR                                                               | OFFICIAL COMMUNITY PLAN AMENDMENT<br>LAND USE CONTRACT AMENDMENT/DISCHARGE<br>PRELIMINARY LAYOUT APPROVAL (SUBDIVISION)<br>AGRICULTURAL LAND RESERVE |



# CURRENT DEVELOPMENT APPLICATIONS

April 2026

Development Services Department

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



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

| <b>NO.</b>                        | <b>APPLICANT</b>                                                                                             | <b>LOCATION</b>             | <b>DESCRIPTION</b>                                                                                                                                                               | <b>STATUS</b>                                                                                                                                        |
|-----------------------------------|--------------------------------------------------------------------------------------------------------------|-----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>27</b><br>SD 02-25             | 101-403 Sixth Street<br>New Westminster, BC,<br>V3L 3C2<br>Tel. 604-529-2086                                 | 4566 206A Street            | Application for a <b>2-lot subdivision</b>                                                                                                                                       | <b>SD</b> – PLA<br>(December 12, 2025)                                                                                                               |
| <b>28</b><br>DP 07-25<br>RZ 03-25 | Paramorph Architecture Inc.<br>308-9639 137A Street<br>Surrey, BC V3T 0M1<br>Tel. 604-608-0161               | 19890 56 Avenue             | Application for a <b>6-storey, 30-unit apartment development</b>                                                                                                                 | <b>RZ/DP</b> – Advisory Design<br>Panel<br>(February 18, 2026)                                                                                       |
| <b>29</b><br>DP 01-26<br>RZ 01-26 | F. Adab Architects Inc.<br>130-1000 Roosevelt Crescent<br>North Vancouver, BC V7P 3R4<br>Tel. 604-987-3003   | 20037 & 20049 56<br>Avenue  | Application for a <b>6-storey, 90-unit apartment development</b>                                                                                                                 | <b>DP/RZ</b> – Application<br>received<br>(March 6, 2026)                                                                                            |
| <b>30</b><br>DP 02-26             | Holy Water Construction Ltd.<br>12520 52A Avenue<br>Surrey, BC V3X 3K3<br>Tel. 604-897-4365                  | 20806 48A<br>Avenue         | Application for a <b>duplex with secondary suites</b>                                                                                                                            | <b>DP</b> – Application received<br>(April 21, 2026)                                                                                                 |
| <b>31</b><br>DVP 01-26            | Gustavson Wylie Architects Inc<br>280-1040 West Georgia Street<br>Vancouver, BC V6E 4H1<br>Tel. 604-317-5517 | 20065 Langley<br>Bypass     | Application for a <b>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</b> | <b>DVP</b> – Application<br>received<br>(April 21, 2026)                                                                                             |
| <b>32</b><br>SD 01-26             | CitiWest Consulting Ltd.<br>1690-13450 102 Avenue<br>Surrey, BC V3T 5X3<br>Tel. 604-591-2213                 | 20525 & 20541<br>46A Avenue | Application for a <b>4-lot subdivision</b>                                                                                                                                       | <b>SD</b> – Application received<br>(April 28, 2026)                                                                                                 |
| RZ<br>DP<br>DVP<br>SD             | ZONING BYLAW AMENDMENT<br>DEVELOPMENT PERMIT<br>DEVELOPMENT VARIANCE PERMIT<br>SUBDIVISION                   |                             | OCF<br>LUC<br>PLA<br>ALR                                                                                                                                                         | OFFICIAL COMMUNITY PLAN AMENDMENT<br>LAND USE CONTRACT AMENDMENT/DISCHARGE<br>PRELIMINARY LAYOUT APPROVAL (SUBDIVISION)<br>AGRICULTURAL LAND RESERVE |





# CURRENT DEVELOPMENT APPLICATIONS

May 2026

Development Services Department

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

| <b>NO.</b>                         | <b>APPLICANT</b>                                                                                      | <b>LOCATION</b>                                                      | <b>DESCRIPTION</b>                                                                         | <b>STATUS</b>                                                                                                 |
|------------------------------------|-------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|--------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|
| <b>14</b><br>RZ 13-23              | Orion Construction<br>105-19923 80A Avenue<br>Langley, BC V3A 5V3<br>Tel. 778-874-1681                | 5501 204 Street &<br>20300 Douglas<br>Crescent                       | Application for a <b>mixed-use residential &amp; commercial master-planned development</b> | <b>RZ</b> – 3 <sup>rd</sup> Reading<br>(February 10, 2025)                                                    |
| <b>15</b><br>DP 15-23<br>RZ 14-23  | Paramorph Architecture Inc.<br>308-9639 137A Street<br>Surrey, BC V3T 0M1<br>Tel. 604-608-0161        | 20239-20249 54A<br>Avenue                                            | Application for a <b>6-storey, 70-unit apartment development</b>                           | <b>DP/RZ</b> – 3 <sup>rd</sup> Reading<br>(February 10, 2025)                                                 |
| <b>16</b><br>DP 01-24              | ██████████<br>P.O. Box 45030 RPO Ocean<br>Park<br>Surrey, BC V4A 9L1<br>Tel. 604-786-2061             | 4565 200A Street                                                     | Application for a <b>duplex with secondary suites</b>                                      | <b>DP/RZ</b> – Application<br>Received<br>(March 26, 2024)                                                    |
| <b>17</b><br>DP 02-24<br>RZ 02-24  | Paramorph Architecture Inc.<br>308-9639 137A Street<br>Surrey, BC V3T 0M1<br>Tel. 604-608-0161        | 5302 200 Street,<br>20030 53A<br>Avenue, & 20011-<br>20031 53 Avenue | Application for a <b>6-storey, 95-unit apartment development</b>                           | <b>DP/RZ</b> – 3 <sup>rd</sup> Reading<br>(July 22, 2024)                                                     |
| <b>18</b><br>DP 08-24<br>RZ 07-24  | Leone Homes Inc.<br>PMB #222 145-3675<br>Westminster Hwy<br>Richmond BC, V3A 6J6<br>Tel. 604-720-0377 | 4505-4535 200A<br>Street                                             | Application for a <b>27-unit townhouse development</b>                                     | <b>DP</b> – Approved<br>(May 25, 2026)<br><b>RZ</b> – Adopted<br>(May 25, 2026)                               |
| <b>19</b><br>DP 09-24<br>RZ 08-24  | Knightridge Development Ltd.<br>16460 87A Avenue<br>Surrey, BC, V4N 1E7<br>Tel. 778-320-6607          | 5080 & 5096 208<br>Street                                            | Application for a <b>10-unit townhome complex</b>                                          | <b>DP/RZ</b> – 3 <sup>rd</sup> Reading<br>(March 10, 2025)                                                    |
| <b>20</b><br>DP 12-24              | ██████████<br>19994 45A Avenue<br>Langley, BC V3A 5S1<br>Tel. 778-952-5516                            | 19994 45A<br>Avenue                                                  | Application for a <b>fourplex</b>                                                          | <b>DP</b> – Application Received<br>(November 26, 2024)                                                       |
| <b>21</b><br>SD 01-24<br>DVP 02-24 | ██████████<br>14716 71 Avenue<br>Surrey, BC, V3S 4P7<br>Tel. 604-832-7067                             | 4665 210 Street                                                      | Application for a <b>3-lot subdivision with lot width and front setback variances</b>      | <b>SD/DVP</b> – PLA<br>(October 07, 2025)                                                                     |
| <b>22</b><br>DP 03-25              | Langley Lions Housing Society<br>5464 203 Street<br>Langley, BC, V5N 4A5<br>Tel. 604-803-5373         | 5470 203 Street                                                      | Application for a <b>8-storey, 188-unit seniors apartment development</b>                  | <b>DP</b> – Advisory Design<br>Panel<br>(September 10, 2025)                                                  |
| <b>23</b><br>SD 01-25              | ██████████<br>21996 Isaac Crescent<br>Maple Ridge, BC, V2X 8N8<br>Tel. 778-882-0783                   | 4580 198B Street                                                     | Application for a <b>2-lot subdivision</b>                                                 | <b>SD</b> – PLA<br>(September 8, 2025)                                                                        |
| <b>24</b><br>DP 04-25              | Christopher Bozyk Architects<br>611 Alexander Street<br>Vancouver, BC, V6A 1E1<br>Tel. 604-251-3440   | 5975 Collection<br>Drive                                             | Application for a <b>4,609.65 m<sup>2</sup> commercial development</b>                     | <b>DP</b> – Advisory Design<br>Panel<br>(November 5, 2025)                                                    |
| <b>25</b><br>DP 06-25<br>RZ 02-26  | Joss Design Inc.<br>B500-20020 84 Avenue<br>Langley, BC V2Y 5K9<br>Tel. 778-323-8873                  | 20294 49 Avenue                                                      | Application for <b>two duplexes with secondary suites (8 units total)</b>                  | <b>DP</b> – Application received<br>(October 8, 2025)<br><b>RZ</b> – Application received<br>(March 30, 2026) |
| <b>26</b><br>SD 02-25              | ██████████<br>101-403 Sixth Street<br>New Westminster, BC,<br>V3L 3C2<br>Tel. 604-529-2086            | 4566 206A Street                                                     | Application for a <b>2-lot subdivision</b>                                                 | <b>SD</b> – PLA<br>(December 12, 2025)                                                                        |



| <b>NO.</b>                            | <b>APPLICANT</b>                                                                                             | <b>LOCATION</b>          | <b>DESCRIPTION</b>                                                                                                                                                                                                   | <b>STATUS</b>                                                                                                                                        |
|---------------------------------------|--------------------------------------------------------------------------------------------------------------|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>27</b><br><br>DP 07-25<br>RZ 03-25 | Paramorph Architecture Inc.<br>308-9639 137A Street<br>Surrey, BC V3T 0M1<br>Tel. 604-608-0161               | 19890 56 Avenue          | Application for a <b>6-storey, 30-unit apartment development</b>                                                                                                                                                     | <b>RZ/DP</b> – Advisory Design Panel<br>(February 18, 2026)                                                                                          |
| <b>28</b><br><br>DP 01-26<br>RZ 01-26 | F. Adab Architects Inc.<br>130-1000 Roosevelt Crescent<br>North Vancouver, BC V7P 3R4<br>Tel. 604-987-3003   | 20037 & 20049 56 Avenue  | Application for a <b>6-storey, 90-unit apartment development</b>                                                                                                                                                     | <b>DP/RZ</b> – Application received<br>(March 6, 2026)                                                                                               |
| <b>29</b><br><br>DP 02-26             | Holy Water Construction Ltd.<br>12520 52A Avenue<br>Surrey, BC V3X 3K3<br>Tel. 604-897-4365                  | 20806 48A Avenue         | Application for a <b>duplex with secondary suites</b>                                                                                                                                                                | <b>DP</b> – Application received<br>(April 21, 2026)                                                                                                 |
| <b>30</b><br><br>DVP 01-26            | Gustavson Wylie Architects Inc<br>280-1040 West Georgia Street<br>Vancouver, BC V6E 4H1<br>Tel. 604-317-5517 | 20065 Langley Bypass     | Application for a <b>minor variance to permit a 1.57 m exterior setback (4.5 m required) from the north (62 Avenue) property line to accommodate a 19.2 sq m addition to the existing Browns restaurant building</b> | <b>DVP</b> – Issued<br>(May 11, 2026)                                                                                                                |
| <b>31</b><br><br>SD 01-26             | CitiWest Consulting Ltd.<br>1690-13450 102 Avenue<br>Surrey, BC V3T 5X3<br>Tel. 604-591-2213                 | 20525 & 20541 46A Avenue | Application for a <b>4-lot subdivision</b>                                                                                                                                                                           | <b>SD</b> – Application received<br>(April 28, 2026)                                                                                                 |
| RZ<br>DP<br>DVP<br>SD                 | ZONING BYLAW AMENDMENT<br>DEVELOPMENT PERMIT<br>DEVELOPMENT VARIANCE PERMIT<br>SUBDIVISION                   |                          | OCP<br>LUC<br>PLA<br>ALR                                                                                                                                                                                             | OFFICIAL COMMUNITY PLAN AMENDMENT<br>LAND USE CONTRACT AMENDMENT/DISCHARGE<br>PRELIMINARY LAYOUT APPROVAL (SUBDIVISION)<br>AGRICULTURAL LAND RESERVE |



# CURRENT DEVELOPMENT APPLICATIONS

June 2026

Development Services Department

| NO.                                          | APPLICANT                                                                                                    | LOCATION                                 | DESCRIPTION                                                                                       | STATUS                                                                                     |
|----------------------------------------------|--------------------------------------------------------------------------------------------------------------|------------------------------------------|---------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|
| <b>1</b><br>RZ 04-20<br>DP 06-20             | Flat Architecture Inc.<br>209 – 6321 King George Blvd.<br>Surrey, BC V3X 1G1<br>Tel. 778-891-0167            | 20172 53A Avenue                         | Application for a <b>5-storey, 18-unit apartment development</b>                                  | <b>RZ/DP – 3rd Reading</b><br>(February 22, 2021)                                          |
| <b>2</b><br>SD 01-21                         | 1276035 B.C. Ltd.<br>216 – 6333 148 Street<br>Surrey, BC V3S 3C3<br>Tel. 778-388-2100                        | 20732 46 Avenue                          | Application for a <b>2-lot subdivision</b>                                                        | <b>SD – PLA</b><br>(October 07, 2025)                                                      |
| <b>3</b><br>DP 15-21<br>RZ 12-21             | David Eaton Architect Inc.<br>1690 West 2 <sup>nd</sup> Avenue<br>Vancouver, BC V6J 1H4<br>Tel. 604-508-0161 | 20032 & 20038 56 Avenue                  | Application for a <b>6-storey, 49-unit apartment building</b>                                     | <b>DP/RZ – 3<sup>rd</sup> Reading</b><br>(March 21, 2022)                                  |
| <b>4</b><br>SD 06-21<br>RZ 14-21<br>DP 02-25 | ██████████<br>10210 143A Street<br>Surrey, BC V3T 5J2<br>Tel. 604-849-4299                                   | 20280 50 Avenue                          | Application for a <b>2-lot subdivision</b>                                                        | <b>SD – PLA</b><br>(August 5, 2025)<br><b>DP – Application Received</b><br>(July 22, 2025) |
| <b>5</b><br>DP 02-22                         | Omicron AEC<br>595 Burrard Street<br>Vancouver, BC<br>Tel. 604-632-1192                                      | 5850 Production Way                      | Application for <b>two additions for a total 2,501 m<sup>2</sup> GFA to an existing warehouse</b> | <b>DP – Advisory Design Panel</b><br>(April 5, 2022)                                       |
| <b>6</b><br>DP 10-22                         | Hambrook & Gundhra Ltd.<br>4727 45 Avenue<br>Delta, BC V4K 1J7<br>Tel. 604-831-7017                          | 20178 56 Avenue                          | Application for a <b>5-storey, 47-unit senior's apartment development</b>                         | <b>DP – Application Received</b><br>(November 9, 2022)                                     |
| <b>7</b><br>DP 02-23<br>RZ 02-23             | Kumar Architecture Ltd.<br>206 – 545 Clyde Avenue<br>West Vancouver, BC V7T 1C5<br>Tel. 604-678-5918         | 5404-5414 207 Street                     | Application for an <b>8-storey, 78-unit apartment development</b>                                 | <b>DP/RZ – 3<sup>rd</sup> Reading</b><br>(July 24, 2023)                                   |
| <b>8</b><br>DP 04-23<br>RZ 04-23             | Trio Architecture Inc.<br>B-33623 Wildwood Drive<br>Abbotsford, BC V2S 1S2<br>Tel. 604-854-3740              | 20139 53A Avenue                         | Application for a <b>4-unit fee-simple rowhouse complex</b>                                       | <b>DP/RZ – 3<sup>rd</sup> Reading</b><br>(September 9, 2024)                               |
| <b>9</b><br>SD 02-23                         | ██████████<br>8468 155A Street<br>Surrey, BC V3S 6W3<br>Tel. 604-443-1030                                    | 20270 Grade Crescent                     | Application for a <b>2-lot subdivision</b>                                                        | <b>SD – PLA</b><br>(August 7, 2025)                                                        |
| <b>10</b><br>SD 03-23<br>DP 07-23            | H.Y. Engineering Ltd.<br>200-9128 152 Street<br>Surrey, BC V3R 4E7<br>Tel. 604-583-1616                      | 20900 & 20908 Newlands Drive             | Application for a <b>6-lot subdivision with ESA Development Permit</b>                            | <b>SD/DP – PLA</b><br>(September 12, 2025)                                                 |
| <b>11</b><br>DP 10-23<br>RZ 09-23            | Flat Architecture Inc.<br>209-6321 King George Blvd.<br>Surrey, BC V3X 1G1<br>Tel. 604-445-8124              | 5030-5064 208 Street & 20845 50A Avenue  | Application for a <b>26-unit townhome development</b>                                             | <b>DP/RZ – 3<sup>rd</sup> Reading</b><br>(May 27, 2024)                                    |
| <b>12</b><br>DP 14-23<br>RZ 12-23            | Matthew Cheng Architect Inc.<br>202-670 Evans Avenue<br>Vancouver, BC V6A 2K9<br>Tel. 604-649-0669           | 20220-20230 Michaud Crescent             | Application for a <b>6-storey, 64-unit apartment development</b>                                  | <b>DP/RZ – 3<sup>rd</sup> Reading</b><br>(September 23, 2024)                              |
| <b>13</b><br>RZ 13-23                        | Orion Construction<br>105-19923 80A Avenue<br>Langley, BC V3A 5V3<br>Tel. 778-874-1681                       | 5501 204 Street & 20300 Douglas Crescent | Application for a <b>mixed-use residential &amp; commercial master-planned development</b>        | <b>RZ – 3<sup>rd</sup> Reading</b><br>(February 10, 2025)                                  |

| <b>NO.</b>                             | <b>APPLICANT</b>                                                                                      | <b>LOCATION</b>                                                   | <b>DESCRIPTION</b>                                                                    | <b>STATUS</b>                                                                                                 |
|----------------------------------------|-------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|
| <b>14</b><br><br>DP 15-23<br>RZ 14-23  | Paramorph Architecture Inc.<br>308-9639 137A Street<br>Surrey, BC V3T 0M1<br>Tel. 604-608-0161        | 20239-20249 54A Avenue                                            | Application for a <b>6-storey, 70-unit apartment development</b>                      | <b>DP/RZ</b> – 3 <sup>rd</sup> Reading<br>(February 10, 2025)                                                 |
| <b>15</b><br><br>DP 01-24              | [REDACTED]<br>P.O. Box 45030 RPO Ocean<br>Park<br>Surrey, BC V4A 9L1<br>Tel. 604-786-2061             | 4565 200A Street                                                  | Application for a <b>duplex with secondary suites</b>                                 | <b>DP/RZ</b> – Application<br>Received<br>(March 26, 2024)                                                    |
| <b>16</b><br><br>DP 02-24<br>RZ 02-24  | Paramorph Architecture Inc.<br>308-9639 137A Street<br>Surrey, BC V3T 0M1<br>Tel. 604-608-0161        | 5302 200 Street,<br>20030 53A Avenue, & 20011-<br>20031 53 Avenue | Application for a <b>6-storey, 95-unit apartment development</b>                      | <b>DP/RZ</b> – 3 <sup>rd</sup> Reading<br>(July 22, 2024)                                                     |
| <b>17</b><br><br>DP 08-24<br>RZ 07-24  | Leone Homes Inc.<br>PMB #222 145-3675<br>Westminster Hwy<br>Richmond BC, V3A 6J6<br>Tel. 604-720-0377 | 4505-4535 200A Street                                             | Application for a <b>27-unit townhouse development</b>                                | <b>DP</b> – Approved<br>(May 25, 2026)<br><b>RZ</b> – Adopted<br>(May 25, 2026)                               |
| <b>18</b><br><br>DP 09-24<br>RZ 08-24  | Knightridge Development Ltd.<br>16460 87A Avenue<br>Surrey, BC, V4N 1E7<br>Tel. 778-320-6607          | 5080 & 5096 208 Street                                            | Application for a <b>10-unit townhome complex</b>                                     | <b>DP/RZ</b> – 3 <sup>rd</sup> Reading<br>(March 10, 2025)                                                    |
| <b>19</b><br><br>DP 12-24              | [REDACTED]<br>19994 45A Avenue<br>Langley, BC V3A 5S1<br>Tel. 778-952-5516                            | 19994 45A Avenue                                                  | Application for a <b>fourplex</b>                                                     | <b>DP</b> – Application Received<br>(November 26, 2024)                                                       |
| <b>20</b><br><br>SD 01-24<br>DVP 02-24 | [REDACTED]<br>14716 71 Avenue<br>Surrey, BC, V3S 4P7<br>Tel. 604-832-7067                             | 4665 210 Street                                                   | Application for a <b>3-lot subdivision with lot width and front setback variances</b> | <b>SD/DVP</b> – PLA<br>(October 07, 2025)                                                                     |
| <b>21</b><br><br>DP 03-25              | Langley Lions Housing Society<br>5464 203 Street<br>Langley, BC, V5N 4A5<br>Tel. 604-803-5373         | 5470 203 Street                                                   | Application for a <b>8-storey, 188-unit seniors apartment development</b>             | <b>DP</b> – Advisory Design<br>Panel<br>(September 10, 2025)                                                  |
| <b>22</b><br><br>SD 01-25              | [REDACTED]<br>21996 Isaac Crescent<br>Maple Ridge, BC, V2X 8N8<br>Tel. 778-882-0783                   | 4580 198B Street                                                  | Application for a <b>2-lot subdivision</b>                                            | <b>SD</b> – PLA<br>(September 8, 2025)                                                                        |
| <b>23</b><br><br>DP 04-25              | Christopher Bozyk Architects<br>611 Alexander Street<br>Vancouver, BC, V6A 1E1<br>Tel. 604-251-3440   | 5975 Collection Drive                                             | Application for a <b>4,609.65 m<sup>2</sup> commercial development</b>                | <b>DP</b> – Advisory Design<br>Panel<br>(November 5, 2025)                                                    |
| <b>24</b><br><br>DP 06-25<br>RZ 02-26  | Joss Design Inc.<br>B500-20020 84 Avenue<br>Langley, BC V2Y 5K9<br>Tel. 778-323-8873                  | 20294 49 Avenue                                                   | Application for <b>two duplexes with secondary suites (8 units total)</b>             | <b>DP</b> – Application received<br>(October 8, 2025)<br><b>RZ</b> – Application received<br>(March 30, 2026) |
| <b>25</b><br><br>SD 02-25              | [REDACTED]<br>101-403 Sixth Street<br>New Westminster, BC,<br>V3L 3C2<br>Tel. 604-529-2086            | 4566 206A Street                                                  | Application for a <b>2-lot subdivision</b>                                            | <b>SD</b> – PLA<br>(December 12, 2025)                                                                        |
| <b>26</b><br><br>DP 07-25<br>RZ 03-25  | Paramorph Architecture Inc.<br>308-9639 137A Street<br>Surrey, BC V3T 0M1<br>Tel. 604-608-0161        | 19890 56 Avenue                                                   | Application for a <b>6-storey, 30-unit apartment development</b>                      | <b>RZ/DP</b> – Advisory Design<br>Panel<br>(February 18, 2026)                                                |



| <b>NO.</b>                                                                                                                                                                                                                                                                                                                                                                  | <b>APPLICANT</b>                                                                                           | <b>LOCATION</b>             | <b>DESCRIPTION</b>                                                   | <b>STATUS</b>                                             |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|-----------------------------|----------------------------------------------------------------------|-----------------------------------------------------------|
| <b>27</b><br>DP 01-26<br>RZ 01-26                                                                                                                                                                                                                                                                                                                                           | F. Adab Architects Inc.<br>130-1000 Roosevelt Crescent<br>North Vancouver, BC V7P 3R4<br>Tel. 604-987-3003 | 20037 & 20049 56<br>Avenue  | Application for a <b>6-storey, 90-unit<br/>apartment development</b> | <b>DP/RZ</b> – Application<br>received<br>(March 6, 2026) |
| <b>28</b><br>DP 02-26                                                                                                                                                                                                                                                                                                                                                       | Holy Water Construction Ltd.<br>12520 52A Avenue<br>Surrey, BC V3X 3K3<br>Tel. 604-897-4365                | 20806 48A<br>Avenue         | Application for a <b>duplex with<br/>secondary suites</b>            | <b>DP</b> – Application received<br>(April 21, 2026)      |
| <b>29</b><br>SD 01-26                                                                                                                                                                                                                                                                                                                                                       | CitiWest Consulting Ltd.<br>1690-13450 102 Avenue<br>Surrey, BC V3T 5X3<br>Tel. 604-591-2213               | 20525 & 20541<br>46A Avenue | Application for a <b>4-lot subdivision</b>                           | <b>SD</b> – PLA<br>(June 1, 2026)                         |
| <b>30</b><br>SD 02-26                                                                                                                                                                                                                                                                                                                                                       | Nexus Engineering<br>402-3211 152 Street<br>Surrey, BC V3S 3M1<br>Tel. 778-237-3432                        | 4550 206 Street             | Application for a <b>2-lot subdivision</b>                           | <b>SD</b> – PLA<br>(June 29, 2026)                        |
| <div> <div> RZ<br/>DP<br/>DVP<br/>SD </div> <div> ZONING BYLAW AMENDMENT<br/>DEVELOPMENT PERMIT<br/>DEVELOPMENT VARIANCE PERMIT<br/>SUBDIVISION </div> <div> OCP<br/>LUC<br/>PLA<br/>ALR </div> <div> OFFICIAL COMMUNITY PLAN AMENDMENT<br/>LAND USE CONTRACT AMENDMENT/DISCHARGE<br/>PRELIMINARY LAYOUT APPROVAL (SUBDIVISION)<br/>AGRICULTURAL LAND RESERVE </div> </div> |                                                                                                            |                             |                                                                      |                                                           |