CITY OF LANGLEY

CURRENT DEVELOPMENT APPLICATIONS

January 2026
Development Services Department

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

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14 **DP 10-23** **RZ 09-23**	Flat Architecture Inc. 209-6321 King George Blvd. Surrey, BC V3X 1G1 Tel. 604-445-8124	5030-5064 208 Street & 20845 50A Avenue	Application for a **26-unit townhome development**	**DP/RZ** – 3rd Reading (May 27, 2024)
15 **DP 12-23** **RZ 10-23**	Paramorph Architecture Inc. 308-9639 137A Street Surrey, BC V6J 1H4 Tel. 604-608-0161	20256-20272 54A Avenue	Application for a **6-storey, 114-unit apartment development**	**DP** – Approved **RZ** – Adopted (July 21, 2025)
16 **DP 14-23** **RZ 12-23**	Matthew Cheng Architect Inc. 202-670 Evans Avenue Vancouver, BC V6A 2K9 Tel. 604-649-0669	20220-20230 Michaud Crescent	Application for a **6-storey, 64-unit apartment development**	**DP/RZ** – 3rd Reading (September 23, 2024)
17 **RZ 13-23**	Orion Construction 105-19923 80A Avenue Langley, BC V3A 5V3 Tel. 778-874-1681	5501 204 Street & 20300 Douglas Crescent	Application for a **mixed-use residential & commercial master-planned development**	**RZ** – 3rd Reading (February 10, 2025)
18 **DP 15-23** **RZ 14-23**	Paramorph Architecture Inc. 308-9639 137A Street Surrey, BC V3T 0M1 Tel. 604-608-0161	20239-20249 54A Avenue	Application for a **6-storey, 70-unit apartment development**	**DP/RZ** – 3rd Reading (February 10, 2025)
19 **DP 01-24**	[redacted] P.O. Box 45030 RPO Ocean Park Surrey, BC V4A 9L1 Tel. 604-786-2061	4565 200A Street	Application for a **duplex with secondary suites**	**DP/RZ** – Application Received (March 26, 2024)
20 **DP 02-24** **RZ 02-24**	Paramorph Architecture Inc. 308-9639 137A Street Surrey, BC V3T 0M1 Tel. 604-608-0161	5302 200 Street, 20030 53A Avenue, & 20011-20031 53 Avenue	Application for a **6-storey, 95-unit apartment development**	**DP/RZ** – 3rd Reading (July 22, 2024)
21 **DP 07-24** **RZ 06-24**	Leone Homes Inc. PMB #222 145-3675 Westminster Hwy Richmond BC, V3A 6J6 Tel. 604-720-0377	20815 45A Avenue & 4560-4580 208 Street	Application for **a 26-unit townhouse development**	**DP/RZ** – 3rd Reading (February 10, 2025)
22 **DP 08-24** **RZ 07-24**	Leone Homes Inc. PMB #222 145-3675 Westminster Hwy Richmond BC, V3A 6J6 Tel. 604-720-0377	4505-4535 200A Street	Application for **a 27-unit townhouse development**	**DP/RZ** – 3rd Reading (June 23, 2025)
23 **DP 09-24** **RZ 08-24**	Knightridge Development Ltd. 16460 87A Avenue Surrey, BC, V4N 1E7 Tel. 778-320-6607	5080 & 5096 208 Street	Application for **a 10-unit townhome complex**	**DP/RZ** – 3rd Reading (March 10, 2025)
24 **DP 10-24**	Christopher Bozyk Architects 611 Alexander Street Vancouver, BC, V6A 1E1 Tel. 604-251-3440	20622 Langley Bypass	Application for **a 1,510.6 m^2 commercial addition**	**DP** – Approved (January 26, 2025)
25 **DP 12-24**	[redacted] 19994 45A Avenue Langley, BC V3A 5S1 Tel. 778-952-5516	19994 45A Avenue	Application for a **fourplex**	**DP** – Application Received (November 26, 2024)
26 **DP 13-24** **RZ 09-24** **OCP 01-24**	Pacific Nazarene Housing Society, Inc. 9012 160 Street Surrey, BC V4N 3A5 Tel. 604-802-8647	19991 49 Avenue, 19990 50 Avenue, and 4951-4975 & 4991 200 Street	Application for a **6-storey rental apartment building including below-market units, daycare, church & community hall, and commercial space**	**DP/RZ/OCP** – 3rd Reading (April 28, 2025)

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

RZ	**ZONING BYLAW AMENDMENT**	**OCP**	**OFFICIAL COMMUNITY PLAN AMENDMENT**
DP	**DEVELOPMENT PERMIT**	**LUC**	**LAND USE CONTRACT AMENDMENT/DISCHARGE**
DVP	**DEVELOPMENT VARIANCE PERMIT**	**PLA**	**PRELIMINARY LAYOUT APPROVAL (SUBDIVISION)**
SD	**SUBDIVISION**	**ALR**	**AGRICULTURAL LAND RESERVE**

CITY OF LANGLEY

CURRENT DEVELOPMENT APPLICATIONS

February 2026
Development Services Department

NO.	APPLICANT	LOCATION	DESCRIPTION	STATUS
1 **RZ 04-20** **DP 06-20**	Flat Architecture Inc. 209 – 6321 King George Blvd. Surrey, BC V3X 1G1 Tel. 778-891-0167	20172 53A Avenue	Application for a **5-storey, 18-unit apartment development**	**RZ/DP** – 3rd Reading (February 22, 2021)
2 **SD 01-21**	1276035 B.C. Ltd. 216 – 6333 148 Street Surrey, BC V3S 3C3 Tel. 778-388-2100	20732 46 Avenue	Application for a **2-lot subdivision**	**SD** – PLA (October 07, 2025)
3 **DP 15-21** **RZ 12-21**	David Eaton Architect Inc. 1690 West 2nd Avenue Vancouver, BC V6J 1H4 Tel. 604-508-0161	20032 & 20038 56 Avenue	Application for a **6-storey, 49-unit apartment building**	**DP/RZ** – 3rd Reading (March 21, 2022)
4 **SD 06-21** **RZ 14-21** **DP 02-25**	[redacted] 10210 143A Street Surrey, BC V3T 5J2 Tel. 604-849-4299	20280 50 Avenue	Application for a **2-lot subdivision**	**SD** – PLA (August 5, 2025) **DP** – Application Received (July 22, 2025)
5 **SD 01-22**	[redacted] 19901 46 Avenue Langley, BC V3A 3H4 Tel. 604-716-0120	19901 46 Avenue	Application for a **2-lot subdivision**	**SD** – PLA (August 6, 2025)
6 **DP 02-22**	Omicron AEC 595 Burrard Street Vancouver, BC Tel. 604-632-1192	5850 Production Way	Application for **two additions for a total 2,501 m² GFA to an existing warehouse**	**DP** – Advisory Design Panel (April 5, 2022)
7 **DP 10-22**	Hambrook & Gundhra Ltd. 4727 45 Avenue Delta, BC V4K 1J7 Tel. 604-831-7017	20178 56 Avenue	Application for a **5-storey, 47-unit senior's apartment development**	**DP** – Application Received (November 9, 2022)
8 **DP 02-23** **RZ 02-23**	Kumar Architecture Ltd. 206 – 545 Clyde Avenue West Vancouver, BC V7T 1C5 Tel. 604-678-5918	5404-5414 207 Street	Application for an **8-storey, 78-unit apartment development**	**DP/RZ** – 3rd Reading (July 24, 2023)
9 **DP 03-23** **RZ 03-23**	Kingdom Property Investment Ltd. 440-3820 Cessna Drive Richmond, BC V7B 0A2 Tel. 778-855-3507	20659-20679 Eastleigh Crescent	Application for a **6-storey apartment development of two buildings with a total 171 units**	**DP** – Approved **RZ** – Adopted (June 23, 2025)
10 **DP 04-23** **RZ 04-23**	Trio Architecture Inc. B-33623 Wildwood Drive Abbotsford, BC V2S 1S2 Tel. 604-854-3740	20139 53A Avenue	Application for a **4-unit fee-simple rowhouse complex**	**DP/RZ** – 3rd Reading (September 9, 2024)
11 **SD 02-23**	[redacted] 8468 155A Street Surrey, BC V3S 6W3 Tel. 604-443-1030	20270 Grade Crescent	Application for a **2-lot subdivision**	**SD** – PLA (August 7, 2025)
12 **SD 03-23** **DP 07-23**	H.Y. Engineering Ltd. 200-9128 152 Street Surrey, BC V3R 4E7 Tel. 604-583-1616	20900 & 20908 Newlands Drive	Application for a **6-lot subdivision with ESA Development Permit**	**SD/DP** – PLA (September 12, 2025)
13 **DP 09-23**	[redacted] 5135 208A Street Langley, BC V3A 7L9 Tel. 778-927-6886	5135 208A Street	Application for a **triplex**	**DP** – Approved (February 9, 2026)

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

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

RZ	**ZONING BYLAW AMENDMENT**	**OCP**	**OFFICIAL COMMUNITY PLAN AMENDMENT**
DP	**DEVELOPMENT PERMIT**	**LUC**	**LAND USE CONTRACT AMENDMENT/DISCHARGE**
DVP	**DEVELOPMENT VARIANCE PERMIT**	**PLA**	**PRELIMINARY LAYOUT APPROVAL (SUBDIVISION)**
SD	**SUBDIVISION**	**ALR**	**AGRICULTURAL LAND RESERVE**

CITY OF LANGLEY

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March 2026
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2 **SD 01-21**	1276035 B.C. Ltd. 216 – 6333 148 Street Surrey, BC V3S 3C3 Tel. 778-388-2100	20732 46 Avenue	Application for a **2-lot subdivision**	**SD** – PLA (October 07, 2025)
3 **DP 15-21** **RZ 12-21**	David Eaton Architect Inc. 1690 West 2nd Avenue Vancouver, BC V6J 1H4 Tel. 604-508-0161	20032 & 20038 56 Avenue	Application for a **6-storey, 49-unit apartment building**	**DP/RZ** – 3rd Reading (March 21, 2022)
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5 **SD 01-22**	[redacted] 19901 46 Avenue Langley, BC V3A 3H4 Tel. 604-716-0120	19901 46 Avenue	Application for a **2-lot subdivision**	**SD** – Approved (March 2, 2026)
6 **DP 02-22**	Omicron AEC 595 Burrard Street Vancouver, BC Tel. 604-632-1192	5850 Production Way	Application for **two additions for a total 2,501 m² GFA to an existing warehouse**	**DP** – Advisory Design Panel (April 5, 2022)
7 **DP 10-22**	Hambrook & Gundhra Ltd. 4727 45 Avenue Delta, BC V4K 1J7 Tel. 604-831-7017	20178 56 Avenue	Application for a **5-storey, 47-unit senior's apartment development**	**DP** – Application Received (November 9, 2022)
8 **DP 02-23** **RZ 02-23**	Kumar Architecture Ltd. 206 – 545 Clyde Avenue West Vancouver, BC V7T 1C5 Tel. 604-678-5918	5404-5414 207 Street	Application for an **8-storey, 78-unit apartment development**	**DP/RZ** – 3rd Reading (July 24, 2023)
9 **DP 03-23** **RZ 03-23**	Kingdom Property Investment Ltd. 440-3820 Cessna Drive Richmond, BC V7B 0A2 Tel. 778-855-3507	20659-20679 Eastleigh Crescent	Application for a **6-storey apartment development of two buildings with a total 171 units**	**DP** – Issued (March 31, 2026) **RZ** – Adopted (June 23, 2025)
10 **DP 04-23** **RZ 04-23**	Trio Architecture Inc. B-33623 Wildwood Drive Abbotsford, BC V2S 1S2 Tel. 604-854-3740	20139 53A Avenue	Application for a **4-unit fee-simple rowhouse complex**	**DP/RZ** – 3rd Reading (September 9, 2024)
11 **SD 02-23**	[redacted] 8468 155A Street Surrey, BC V3S 6W3 Tel. 604-443-1030	20270 Grade Crescent	Application for a **2-lot subdivision**	**SD** – PLA (August 7, 2025)
12 **SD 03-23** **DP 07-23**	H.Y. Engineering Ltd. 200-9128 152 Street Surrey, BC V3R 4E7 Tel. 604-583-1616	20900 & 20908 Newlands Drive	Application for a **6-lot subdivision with ESA Development Permit**	**SD/DP** – PLA (September 12, 2025)
13 **DP 09-23**	[redacted] 5135 208A Street Langley, BC V3A 7L9 Tel. 778-927-6886	5135 208A Street	Application for a **triplex**	**DP** – Approved (February 9, 2026)

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16 **RZ 13-23**	Orion Construction 105-19923 80A Avenue Langley, BC V3A 5V3 Tel. 778-874-1681	5501 204 Street & 20300 Douglas Crescent	Application for a **mixed-use residential & commercial master-planned development**	**RZ** – 3rd Reading (February 10, 2025)
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18 **DP 01-24**	[redacted] P.O. Box 45030 RPO Ocean Park Surrey, BC V4A 9L1 Tel. 604-786-2061	4565 200A Street	Application for a **duplex with secondary suites**	**DP/RZ** – Application Received (March 26, 2024)
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20 **DP 07-24** **RZ 06-24**	Leone Homes Inc. PMB #222 145-3675 Westminster Hwy Richmond BC, V3A 6J6 Tel. 604-720-0377	20815 45A Avenue & 4560-4580 208 Street	Application for **a 26-unit townhouse development**	**DP** – Issued (March 27, 2026) **RZ** – Adopted (March 9, 2026)
21 **DP 08-24** **RZ 07-24**	Leone Homes Inc. PMB #222 145-3675 Westminster Hwy Richmond BC, V3A 6J6 Tel. 604-720-0377	4505-4535 200A Street	Application for **a 27-unit townhouse development**	**DP/RZ** – 3rd Reading (June 23, 2025)
22 **DP 09-24** **RZ 08-24**	Knightridge Development Ltd. 16460 87A Avenue Surrey, BC, V4N 1E7 Tel. 778-320-6607	5080 & 5096 208 Street	Application for **a 10-unit townhome complex**	**DP/RZ** – 3rd Reading (March 10, 2025)
23 **DP 12-24**	[redacted] 19994 45A Avenue Langley, BC V3A 5S1 Tel. 778-952-5516	19994 45A Avenue	Application for a **fourplex**	**DP** – Application Received (November 26, 2024)
24 **DP 13-24** **RZ 09-24** **OCP 01-24**	Pacific Nazarene Housing Society, Inc. 9012 160 Street Surrey, BC V4N 3A5 Tel. 604-802-8647	19991 49 Avenue, 19990 50 Avenue, and 4951-4975 & 4991 200 Street	Application for a **6-storey rental apartment building including below-market units, daycare, church & community hall, and commercial space**	**DP** – Issued (March 27, 2026) **RZ/OCP** – Adopted (February 9, 2026)
25 **SD 01-24** **DVP 02-24**	[redacted] 14716 71 Avenue Surrey, BC, V3S 4P7 Tel. 604-832-7067	4665 210 Street	Application for **a 3-lot subdivision with lot width and front setback variances**	**SD/DVP** – PLA (October 07, 2025)
26 **DP 03-25**	Langley Lions Housing Society 5464 203 Street Langley, BC, V5N 4A5 Tel. 604-803-5373	5470 203 Street	Application for **a 8-storey, 188-unit seniors apartment development**	**DP** – Advisory Design Panel (September 10, 2025)

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

RZ	**ZONING BYLAW AMENDMENT**	**OCP**	**OFFICIAL COMMUNITY PLAN AMENDMENT**
DP	**DEVELOPMENT PERMIT**	**LUC**	**LAND USE CONTRACT AMENDMENT/DISCHARGE**
DVP	**DEVELOPMENT VARIANCE PERMIT**	**PLA**	**PRELIMINARY LAYOUT APPROVAL (SUBDIVISION)**
SD	**SUBDIVISION**	**ALR**	**AGRICULTURAL LAND RESERVE**

CITY OF LANGLEY

CURRENT DEVELOPMENT APPLICATIONS

April 2026
Development Services Department

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

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

NO.	APPLICANT	LOCATION	DESCRIPTION	STATUS
27 **SD 02-25**	[redacted] 101-403 Sixth Street New Westminster, BC, V3L 3C2 Tel. 604-529-2086	4566 206A Street	Application for a **2-lot subdivision**	**SD** – PLA (December 12, 2025)
28 **DP 07-25** **RZ 03-25**	Paramorph Architecture Inc. 308-9639 137A Street Surrey, BC V3T 0M1 Tel. 604-608-0161	19890 56 Avenue	Application for **a 6-storey, 30-unit apartment development**	**RZ/DP** – Advisory Design Panel (February 18, 2026)
29 **DP 01-26** **RZ 01-26**	F. Adab Architects Inc. 130-1000 Roosevelt Crescent North Vancouver, BC V7P 3R4 Tel. 604-987-3003	20037 & 20049 56 Avenue	Application for **a 6-storey, 90-unit apartment development**	**DP/RZ – Application** received (March 6, 2026)
30 **DP 02-26**	Holy Water Construction Ltd. 12520 52A Avenue Surrey, BC V3X 3K3 Tel. 604-897-4365	20806 48A Avenue	Application for **a duplex with secondary suites**	**DP – Application received** (April 21, 2026)
31 **DVP 01-26**	Gustavson Wylie Architects Inc 280-1040 West Georgia Street Vancouver, BC V6E 4H1 Tel. 604-317-5517	20065 Langley Bypass	Application for **a minor variance to permit a 1.57 m exterior setback from the north property line to accommodate a 19.2 sq m addition to the existing restaurant building**	**DVP – Application** received (April 21, 2026)
32 **SD 01-26**	CitiWest Consulting Ltd. 1690-13450 102 Avenue Surrey, BC V3T 5X3 Tel. 604-591-2213	20525 & 20541 46A Avenue	Application for a **4-lot subdivision**	**SD – Application received** (April 28, 2026)

RZ	**ZONING BYLAW AMENDMENT**	**OCP**	**OFFICIAL COMMUNITY PLAN AMENDMENT**
DP	**DEVELOPMENT PERMIT**	**LUC**	**LAND USE CONTRACT AMENDMENT/DISCHARGE**
DVP	**DEVELOPMENT VARIANCE PERMIT**	**PLA**	**PRELIMINARY LAYOUT APPROVAL (SUBDIVISION)**
SD	**SUBDIVISION**	**ALR**	**AGRICULTURAL LAND RESERVE**

CURRENT DEVELOPMENT APPLICATIONS

May 2026
Development Services Department

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

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

NO.	APPLICANT	LOCATION	DESCRIPTION	STATUS
27 **DP 07-25** **RZ 03-25**	Paramorph Architecture Inc. 308-9639 137A Street Surrey, BC V3T 0M1 Tel. 604-608-0161	19890 56 Avenue	Application for **a 6-storey, 30-unit apartment development**	**RZ/DP** – Advisory Design Panel (February 18, 2026)
28 **DP 01-26** **RZ 01-26**	F. Adab Architects Inc. 130-1000 Roosevelt Crescent North Vancouver, BC V7P 3R4 Tel. 604-987-3003	20037 & 20049 56 Avenue	Application for **a 6-storey, 90-unit apartment development**	**DP/RZ –** Application received (March 6, 2026)
29 **DP 02-26**	Holy Water Construction Ltd. 12520 52A Avenue Surrey, BC V3X 3K3 Tel. 604-897-4365	20806 48A Avenue	Application for **a duplex with secondary suites**	**DP –** Application received (April 21, 2026)
30 **DVP 01-26**	Gustavson Wylie Architects Inc 280-1040 West Georgia Street Vancouver, BC V6E 4H1 Tel. 604-317-5517	20065 Langley Bypass	Application for **a 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**	**DVP –** Issued (May 11, 2026)
31 **SD 01-26**	CitiWest Consulting Ltd. 1690-13450 102 Avenue Surrey, BC V3T 5X3 Tel. 604-591-2213	20525 & 20541 46A Avenue	Application for a **4-lot subdivision**	**SD –** Application received (April 28, 2026)

RZ	**ZONING BYLAW AMENDMENT**	**OCP**	**OFFICIAL COMMUNITY PLAN AMENDMENT**
DP	**DEVELOPMENT PERMIT**	**LUC**	**LAND USE CONTRACT AMENDMENT/DISCHARGE**
DVP	**DEVELOPMENT VARIANCE PERMIT**	**PLA**	**PRELIMINARY LAYOUT APPROVAL (SUBDIVISION)**
SD	**SUBDIVISION**	**ALR**	**AGRICULTURAL LAND RESERVE**

CURRENT DEVELOPMENT APPLICATIONS

June 2026
Development Services Department

NO.	APPLICANT	LOCATION	DESCRIPTION	STATUS
1 **RZ 04-20** **DP 06-20**	Flat Architecture Inc. 209 – 6321 King George Blvd. Surrey, BC V3X 1G1 Tel. 778-891-0167	20172 53A Avenue	Application for a **5-storey, 18-unit apartment development**	**RZ/DP –** 3rd Reading (February 22, 2021)
2 **SD 01-21**	1276035 B.C. Ltd. 216 – 6333 148 Street Surrey, BC V3S 3C3 Tel. 778-388-2100	20732 46 Avenue	Application for a **2-lot subdivision**	**SD –** PLA (October 07, 2025)
3 **DP 15-21** **RZ 12-21**	David Eaton Architect Inc. 1690 West 2nd Avenue Vancouver, BC V6J 1H4 Tel. 604-508-0161	20032 & 20038 56 Avenue	Application for a **6-storey, 49-unit apartment building**	**DP/RZ –** 3rd Reading (March 21, 2022)
4 **SD 06-21** **RZ 14-21** **DP 02-25**	[redacted] 10210 143A Street Surrey, BC V3T 5J2 Tel. 604-849-4299	20280 50 Avenue	Application for a **2-lot subdivision**	**SD –** PLA (August 5, 2025) **DP –** Application Received (July 22, 2025)
5 **DP 02-22**	Omicron AEC 595 Burrard Street Vancouver, BC Tel. 604-632-1192	5850 Production Way	Application for **two additions for a total 2,501 m² GFA to an existing warehouse**	**DP –** Advisory Design Panel (April 5, 2022)
6 **DP 10-22**	Hambrook & Gundhra Ltd. 4727 45 Avenue Delta, BC V4K 1J7 Tel. 604-831-7017	20178 56 Avenue	Application for a **5-storey, 47-unit senior's apartment development**	**DP –** Application Received (November 9, 2022)
7 **DP 02-23** **RZ 02-23**	Kumar Architecture Ltd. 206 – 545 Clyde Avenue West Vancouver, BC V7T 1C5 Tel. 604-678-5918	5404-5414 207 Street	Application for an **8-storey, 78-unit apartment development**	**DP/RZ –** 3rd Reading (July 24, 2023)
8 **DP 04-23** **RZ 04-23**	Trio Architecture Inc. B-33623 Wildwood Drive Abbotsford, BC V2S 1S2 Tel. 604-854-3740	20139 53A Avenue	Application for a **4-unit fee-simple rowhouse complex**	**DP/RZ –** 3rd Reading (September 9, 2024)
9 **SD 02-23**	[redacted] 8468 155A Street Surrey, BC V3S 6W3 Tel. 604-443-1030	20270 Grade Crescent	Application for a **2-lot subdivision**	**SD –** PLA (August 7, 2025)
10 **SD 03-23** **DP 07-23**	H.Y. Engineering Ltd. 200-9128 152 Street Surrey, BC V3R 4E7 Tel. 604-583-1616	20900 & 20908 Newlands Drive	Application for a **6-lot subdivision with ESA Development Permit**	**SD/DP –** PLA (September 12, 2025)
11 **DP 10-23** **RZ 09-23**	Flat Architecture Inc. 209-6321 King George Blvd. Surrey, BC V3X 1G1 Tel. 604-445-8124	5030-5064 208 Street & 20845 50A Avenue	Application for a **26-unit townhome development**	**DP/RZ –** 3rd Reading (May 27, 2024)
12 **DP 14-23** **RZ 12-23**	Matthew Cheng Architect Inc. 202-670 Evans Avenue Vancouver, BC V6A 2K9 Tel. 604-649-0669	20220-20230 Michaud Crescent	Application for a **6-storey, 64-unit apartment development**	**DP/RZ –** 3rd Reading (September 23, 2024)
13 **RZ 13-23**	Orion Construction 105-19923 80A Avenue Langley, BC V3A 5V3 Tel. 778-874-1681	5501 204 Street & 20300 Douglas Crescent	Application for a **mixed-use residential & commercial master-planned development**	**RZ –** 3rd Reading (February 10, 2025)

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

NO.	APPLICANT	LOCATION	DESCRIPTION	STATUS
27 **DP 01-26** **RZ 01-26**	F. Adab Architects Inc. 130-1000 Roosevelt Crescent North Vancouver, BC V7P 3R4 Tel. 604-987-3003	20037 & 20049 56 Avenue	Application for **a 6-storey, 90-unit apartment development**	**DP/RZ –** Application received (March 6, 2026)
28 **DP 02-26**	Holy Water Construction Ltd. 12520 52A Avenue Surrey, BC V3X 3K3 Tel. 604-897-4365	20806 48A Avenue	Application for **a duplex with secondary suites**	**DP –** Application received (April 21, 2026)
29 **SD 01-26**	CitiWest Consulting Ltd. 1690-13450 102 Avenue Surrey, BC V3T 5X3 Tel. 604-591-2213	20525 & 20541 46A Avenue	Application for a **4-lot subdivision**	**SD –** PLA (June 1, 2026)
30 **SD 02-26**	Nexus Engineering 402-3211 152 Street Surrey, BC V3S 3M1 Tel. 778-237-3432	4550 206 Street	Application for a **2-lot subdivision**	**SD –** PLA (June 29, 2026)

RZ	**ZONING BYLAW AMENDMENT**	**OCP**	**OFFICIAL COMMUNITY PLAN AMENDMENT**
DP	**DEVELOPMENT PERMIT**	**LUC**	**LAND USE CONTRACT AMENDMENT/DISCHARGE**
DVP	**DEVELOPMENT VARIANCE PERMIT**	**PLA**	**PRELIMINARY LAYOUT APPROVAL (SUBDIVISION)**
SD	**SUBDIVISION**	**ALR**	**AGRICULTURAL LAND RESERVE**

CITY OF LANGLEY

CURRENT DEVELOPMENT APPLICATIONS

July 2026
Development Services Department

NO.	APPLICANT	LOCATION	DESCRIPTION	STATUS
1 **RZ 04-20** **DP 06-20**	Flat Architecture Inc. 209 – 6321 King George Blvd. Surrey, BC V3X 1G1 Tel. 778-891-0167	20172 53A Avenue	Application for a **5-storey, 18-unit apartment development**	**RZ/DP –** 3rd Reading (February 22, 2021)
2 **SD 01-21**	1276035 B.C. Ltd. 216 – 6333 148 Street Surrey, BC V3S 3C3 Tel. 778-388-2100	20732 46 Avenue	Application for a **2-lot subdivision**	**SD –** PLA (October 07, 2025)
3 **DP 15-21** **RZ 12-21**	David Eaton Architect Inc. 1690 West 2nd Avenue Vancouver, BC V6J 1H4 Tel. 604-508-0161	20032 & 20038 56 Avenue	Application for a **6-storey, 49-unit apartment building**	**DP/RZ –** 3rd Reading (March 21, 2022)
4 **SD 06-21** **RZ 14-21** **DP 02-25**	[redacted] 10210 143A Street Surrey, BC V3T 5J2 Tel. 604-849-4299	20280 50 Avenue	Application for a **2-lot subdivision**	**SD –** PLA (August 5, 2025) **DP –** Application Received (July 22, 2025)
5 **DP 02-22**	Omicron AEC 595 Burrard Street Vancouver, BC Tel. 604-632-1192	5850 Production Way	Application for **two additions for a total 2,501 m² GFA to an existing warehouse**	**DP –** Advisory Design Panel (April 5, 2022)
6 **DP 10-22**	Hambrook & Gundhra Ltd. 4727 45 Avenue Delta, BC V4K 1J7 Tel. 604-831-7017	20178 56 Avenue	Application for a **5-storey, 47-unit senior's apartment development**	**DP –** Application Received (November 9, 2022)
7 **DP 02-23** **RZ 02-23**	Kumar Architecture Ltd. 206 – 545 Clyde Avenue West Vancouver, BC V7T 1C5 Tel. 604-678-5918	5404-5414 207 Street	Application for an **8-storey, 78-unit apartment development**	**DP/RZ –** 3rd Reading (July 24, 2023)
8 **DP 04-23** **RZ 04-23**	Trio Architecture Inc. B-33623 Wildwood Drive Abbotsford, BC V2S 1S2 Tel. 604-854-3740	20139 53A Avenue	Application for a **4-unit fee-simple rowhouse complex**	**DP/RZ –** 3rd Reading (September 9, 2024)
9 **SD 02-23**	[redacted] 8468 155A Street Surrey, BC V3S 6W3 Tel. 604-443-1030	20270 Grade Crescent	Application for a **2-lot subdivision**	**SD –** PLA (August 7, 2025)
10 **SD 03-23** **DP 07-23**	H.Y. Engineering Ltd. 200-9128 152 Street Surrey, BC V3R 4E7 Tel. 604-583-1616	20900 & 20908 Newlands Drive	Application for a **6-lot subdivision with ESA Development Permit**	**SD/DP –** PLA (September 12, 2025)
11 **DP 10-23** **RZ 09-23**	Flat Architecture Inc. 209-6321 King George Blvd. Surrey, BC V3X 1G1 Tel. 604-445-8124	5030-5064 208 Street & 20845 50A Avenue	Application for a **26-unit townhome development**	**DP/RZ –** 3rd Reading (May 27, 2024)
12 **DP 14-23** **RZ 12-23**	Matthew Cheng Architect Inc. 202-670 Evans Avenue Vancouver, BC V6A 2K9 Tel. 604-649-0669	20220-20230 Michaud Crescent	Application for a **6-storey, 64-unit apartment development**	**DP/RZ –** 3rd Reading (September 23, 2024)
13 **RZ 13-23**	Orion Construction 105-19923 80A Avenue Langley, BC V3A 5V3 Tel. 778-874-1681	5501 204 Street & 20300 Douglas Crescent	Application for a **mixed-use residential & commercial master-planned development**	**RZ –** 3rd Reading (February 10, 2025)

NO.	APPLICANT	LOCATION	DESCRIPTION	STATUS
14 **DP 15-23** **RZ 14-23**	Paramorph Architecture Inc. 308-9639 137A Street Surrey, BC V3T 0M1 Tel. 604-608-0161	20239-20249 54A Avenue	Application for a **6-storey, 70-unit apartment development**	**DP/RZ –** 3rd Reading (February 10, 2025)
15 **DP 01-24**	[redacted] P.O. Box 45030 RPO Ocean Park Surrey, BC V4A 9L1 Tel. 604-786-2061	4565 200A Street	Application for a **duplex with secondary suites**	**DP/RZ –** Application Received (March 26, 2024)
16 **DP 02-24** **RZ 02-24**	Paramorph Architecture Inc. 308-9639 137A Street Surrey, BC V3T 0M1 Tel. 604-608-0161	5302 200 Street, 20030 53A Avenue, & 20011-20031 53 Avenue	Application for a **6-storey, 95-unit apartment development**	**DP/RZ –** 3rd Reading (July 22, 2024)
17 **DP 08-24** **RZ 07-24**	Leone Homes Inc. PMB #222 145-3675 Westminster Hwy Richmond BC, V3A 6J6 Tel. 604-720-0377	4505-4535 200A Street	Application for **a 27-unit townhouse development**	**DP –** Issued (July 7, 2026) **RZ –** Adopted (May 25, 2026)
18 **DP 09-24** **RZ 08-24**	Knightridge Development Ltd. 16460 87A Avenue Surrey, BC, V4N 1E7 Tel. 778-320-6607	5080 & 5096 208 Street	Application for **a 10-unit townhome complex**	**DP/RZ** – 3rd Reading (March 10, 2025)
19 **DP 12-24**	[redacted] 19994 45A Avenue Langley, BC V3A 5S1 Tel. 778-952-5516	19994 45A Avenue	Application for a **fourplex**	**DP** – Application Received (November 26, 2024)
20 **SD 01-24** **DVP 02-24**	[redacted] 14716 71 Avenue Surrey, BC, V3S 4P7 Tel. 604-832-7067	4665 210 Street	Application for **a 3-lot subdivision with lot width and front setback variances**	**SD/DVP** – PLA (October 07, 2025)
21 **DP 03-25**	Langley Lions Housing Society 5464 203 Street Langley, BC, V5N 4A5 Tel. 604-803-5373	5470 203 Street	Application for **a 8-storey, 188-unit seniors apartment development**	**DP** – Advisory Design Panel (September 10, 2025)
22 **SD 01-25**	[redacted] 21996 Isaac Crescent Maple Ridge, BC, V2X 8N8 Tel. 778-882-0783	4580 198B Street	Application for a **2-lot subdivision**	**SD** – PLA (September 8, 2025)
23 **DP 04-25**	Christopher Bozyk Architects 611 Alexander Street Vancouver, BC, V6A 1E1 Tel. 604-251-3440	5975 Collection Drive	Application for **a 4,609.65 m^2 commercial development**	**DP** – Advisory Design Panel (November 5, 2025)
24 **DP 06-25** **RZ 02-26**	Joss Design Inc. B500-20020 84 Avenue Langley, BC V2Y 5K9 Tel. 778-323-8873	20294 49 Avenue	Application for **two duplexes with secondary suites (8 units total)**	**DP –** Application received (October 8, 2025) **RZ –** Application received (March 30, 2026)
25 **SD 02-25**	[redacted] 101-403 Sixth Street New Westminster, BC, V3L 3C2 Tel. 604-529-2086	4566 206A Street	Application for a **2-lot subdivision**	**SD** – PLA (December 12, 2025)
26 **DP 07-25** **RZ 03-25**	Paramorph Architecture Inc. 308-9639 137A Street Surrey, BC V3T 0M1 Tel. 604-608-0161	19890 56 Avenue	Application for **a 6-storey, 30-unit apartment development**	**RZ/DP** – Advisory Design Panel (February 18, 2026)

NO.	APPLICANT	LOCATION	DESCRIPTION	STATUS
27 **DP 01-26** **RZ 01-26**	F. Adab Architects Inc. 130-1000 Roosevelt Crescent North Vancouver, BC V7P 3R4 Tel. 604-987-3003	20037 & 20049 56 Avenue	Application for **a 6-storey, 90-unit apartment development**	**DP/RZ –** Application received (March 6, 2026)
28 **DP 02-26**	Holy Water Construction Ltd. 12520 52A Avenue Surrey, BC V3X 3K3 Tel. 604-897-4365	20806 48A Avenue	Application for **a duplex with secondary suites**	**DP –** Application received (April 21, 2026)
29 **SD 01-26**	CitiWest Consulting Ltd. 1690-13450 102 Avenue Surrey, BC V3T 5X3 Tel. 604-591-2213	20525 & 20541 46A Avenue	Application for a **4-lot subdivision**	**SD –** PLA (June 1, 2026)
30 **SD 02-26**	Nexus Engineering 402-3211 152 Street Surrey, BC V3S 3M1 Tel. 778-237-3432	4550 206 Street	Application for a **2-lot subdivision**	**SD –** PLA (June 29, 2026)

RZ	**ZONING BYLAW AMENDMENT**	**OCP**	**OFFICIAL COMMUNITY PLAN AMENDMENT**
DP	**DEVELOPMENT PERMIT**	**LUC**	**LAND USE CONTRACT AMENDMENT/DISCHARGE**
DVP	**DEVELOPMENT VARIANCE PERMIT**	**PLA**	**PRELIMINARY LAYOUT APPROVAL (SUBDIVISION)**
SD	**SUBDIVISION**	**ALR**	**AGRICULTURAL LAND RESERVE**

CITY OF LANGLEY

CURRENT DEVELOPMENT APPLICATIONS

August 2026
Development Services Department

NO.	APPLICANT	LOCATION	DESCRIPTION	STATUS
1 **RZ 04-20** **DP 06-20**	Flat Architecture Inc. 209 – 6321 King George Blvd. Surrey, BC V3X 1G1 Tel. 778-891-0167	20172 53A Avenue	Application for a **5-storey, 18-unit apartment development**	**RZ/DP –** 3rd Reading (February 22, 2021)
2 **SD 01-21**	1276035 B.C. Ltd. 216 – 6333 148 Street Surrey, BC V3S 3C3 Tel. 778-388-2100	20732 46 Avenue	Application for a **2-lot subdivision**	**SD –** PLA (March 31, 2026)
3 **DP 15-21** **RZ 12-21**	David Eaton Architect Inc. 1690 West 2nd Avenue Vancouver, BC V6J 1H4 Tel. 604-508-0161	20032 & 20038 56 Avenue	Application for a **6-storey, 49-unit apartment building**	**DP/RZ –** 3rd Reading (March 21, 2022)
4 **SD 06-21** **RZ 14-21** **DP 02-25**	[redacted] 10210 143A Street Surrey, BC V3T 5J2 Tel. 604-849-4299	20280 50 Avenue	Application for a **2-lot subdivision**	**SD –** PLA (June 22, 2026) **DP –** Application Received (July 22, 2025)
5 **DP 02-22**	Omicron AEC 595 Burrard Street Vancouver, BC Tel. 604-632-1192	5850 Production Way	Application for **two additions for a total 2,501 m² GFA to an existing warehouse**	**DP –** Advisory Design Panel (April 5, 2022)
6 **DP 10-22**	Hambrook & Gundhra Ltd. 4727 45 Avenue Delta, BC V4K 1J7 Tel. 604-831-7017	20178 56 Avenue	Application for a **5-storey, 47-unit senior's apartment development**	**DP –** Application Received (November 9, 2022)
7 **DP 02-23** **RZ 02-23**	Kumar Architecture Ltd. 206 – 545 Clyde Avenue West Vancouver, BC V7T 1C5 Tel. 604-678-5918	5404-5414 207 Street	Application for an **8-storey, 78-unit apartment development**	**DP/RZ –** 3rd Reading (July 24, 2023)
8 **DP 04-23** **RZ 04-23**	Trio Architecture Inc. B-33623 Wildwood Drive Abbotsford, BC V2S 1S2 Tel. 604-854-3740	20139 53A Avenue	Application for a **4-unit fee-simple rowhouse complex**	**DP/RZ –** 3rd Reading (September 9, 2024)
9 **SD 02-23**	[redacted] 8468 155A Street Surrey, BC V3S 6W3 Tel. 604-443-1030	20270 Grade Crescent	Application for a **2-lot subdivision**	**SD –** PLA (March 31, 2026)
10 **SD 03-23** **DP 07-23**	H.Y. Engineering Ltd. 200-9128 152 Street Surrey, BC V3R 4E7 Tel. 604-583-1616	20900 & 20908 Newlands Drive	Application for a **6-lot subdivision with ESA Development Permit**	**SD/DP –** PLA (March 31, 2026)
11 **DP 10-23** **RZ 09-23**	Flat Architecture Inc. 209-6321 King George Blvd. Surrey, BC V3X 1G1 Tel. 604-445-8124	5030-5064 208 Street & 20845 50A Avenue	Application for a **26-unit townhome development**	**DP/RZ –** 3rd Reading (May 27, 2024)
12 **DP 14-23** **RZ 12-23**	Matthew Cheng Architect Inc. 202-670 Evans Avenue Vancouver, BC V6A 2K9 Tel. 604-649-0669	20220-20230 Michaud Crescent	Application for a **6-storey, 64-unit apartment development**	**DP/RZ –** 3rd Reading (September 23, 2024)
13 **RZ 13-23**	Orion Construction 105-19923 80A Avenue Langley, BC V3A 5V3 Tel. 778-874-1681	5501 204 Street & 20300 Douglas Crescent	Application for a **mixed-use residential & commercial master-planned development**	**RZ –** 3rd Reading (February 10, 2025)

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14 **DP 15-23** **RZ 14-23**	Paramorph Architecture Inc. 308-9639 137A Street Surrey, BC V3T 0M1 Tel. 604-608-0161	20239-20249 54A Avenue	Application for a **6-storey, 70-unit apartment development**	**DP/RZ –** 3rd Reading (February 10, 2025)
15 **DP 01-24**	[redacted] P.O. Box 45030 RPO Ocean Park Surrey, BC V4A 9L1 Tel. 604-786-2061	4565 200A Street	Application for a **duplex with secondary suites**	**DP/RZ –** Application Received (March 26, 2024)
16 **DP 02-24** **RZ 02-24**	Paramorph Architecture Inc. 308-9639 137A Street Surrey, BC V3T 0M1 Tel. 604-608-0161	5302 200 Street, 20030 53A Avenue, & 20011-20031 53 Avenue	Application for a **6-storey, 95-unit apartment development**	**DP/RZ –** 3rd Reading (July 22, 2024)
17 **DP 09-24** **RZ 08-24**	Knightridge Development Ltd. 16460 87A Avenue Surrey, BC, V4N 1E7 Tel. 778-320-6607	5080 & 5096 208 Street	Application for **a 10-unit townhome complex**	**DP/RZ** – 3rd Reading (March 10, 2025)
18 **DP 12-24**	[redacted] 19994 45A Avenue Langley, BC V3A 5S1 Tel. 778-952-5516	19994 45A Avenue	Application for a **fourplex**	**DP** – Application Received (November 26, 2024)
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20 **DP 03-25**	Langley Lions Housing Society 5464 203 Street Langley, BC, V5N 4A5 Tel. 604-803-5373	5470 203 Street	Application for **a 8-storey, 188-unit seniors apartment development**	**DP** – Advisory Design Panel (September 10, 2025)
21 **SD 01-25**	[redacted] 21996 Isaac Crescent Maple Ridge, BC, V2X 8N8 Tel. 778-882-0783	4580 198B Street	Application for a **2-lot subdivision**	**SD** – PLA (March 31, 2026)
22 **DP 04-25**	Christopher Bozyk Architects 611 Alexander Street Vancouver, BC, V6A 1E1 Tel. 604-251-3440	5975 Collection Drive	Application for **a 4,609.65 m² auto dealership**	**DP** – Advisory Design Panel (November 5, 2025)
23 **DP 06-25** **RZ 02-26**	Joss Design Inc. B500-20020 84 Avenue Langley, BC V2Y 5K9 Tel. 778-323-8873	20294 49 Avenue	Application for **two duplexes with secondary suites (8 units total)**	**DP –** Application received (October 8, 2025) **RZ –** Application received (March 30, 2026)
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25 **DP 07-25** **RZ 03-25**	Paramorph Architecture Inc. 308-9639 137A Street Surrey, BC V3T 0M1 Tel. 604-608-0161	19890 56 Avenue	Application for **a 6-storey, 30-unit apartment development**	**RZ/DP** – Advisory Design Panel (February 18, 2026)
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RZ	**ZONING BYLAW AMENDMENT**	**OCP**	**OFFICIAL COMMUNITY PLAN AMENDMENT**
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SD	**SUBDIVISION**	**ALR**	**AGRICULTURAL LAND RESERVE**

CURRENT DEVELOPMENT APPLICATIONS

September 2026
Development Services Department

NO.	APPLICANT	LOCATION	DESCRIPTION	STATUS
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3 **DP 15-21** **RZ 12-21**	David Eaton Architect Inc. 1690 West 2nd Avenue Vancouver, BC V6J 1H4 Tel. 604-508-0161	20032 & 20038 56 Avenue	Application for a **6-storey, 49-unit apartment building**	**DP/RZ –** 3rd Reading (March 21, 2022)
4 **SD 06-21** **RZ 14-21** **DP 02-25**	[redacted] 10210 143A Street Surrey, BC V3T 5J2 Tel. 604-849-4299	20280 50 Avenue	Application for a **2-lot subdivision**	**SD –** PLA (June 22, 2026) **DP –** Application Received (July 22, 2025)
5 **DP 02-22**	Omicron AEC 595 Burrard Street Vancouver, BC Tel. 604-632-1192	5850 Production Way	Application for **two additions for a total 2,501 m² GFA to an existing warehouse**	**DP –** Advisory Design Panel (April 5, 2022)
6 **DP 10-22**	Hambrook & Gundhra Ltd. 4727 45 Avenue Delta, BC V4K 1J7 Tel. 604-831-7017	20178 56 Avenue	Application for a **5-storey, 47-unit senior's apartment development**	**DP –** Application Received (November 9, 2022)
7 **DP 02-23** **RZ 02-23**	Kumar Architecture Ltd. 206 – 545 Clyde Avenue West Vancouver, BC V7T 1C5 Tel. 604-678-5918	5404-5414 207 Street	Application for an **8-storey, 78-unit apartment development**	**DP/RZ –** 3rd Reading (July 24, 2023)
8 **DP 04-23** **RZ 04-23**	Trio Architecture Inc. B-33623 Wildwood Drive Abbotsford, BC V2S 1S2 Tel. 604-854-3740	20139 53A Avenue	Application for a **4-unit fee-simple rowhouse complex**	**DP/RZ –** 3rd Reading (September 9, 2024)
9 **SD 02-23**	[redacted] 8468 155A Street Surrey, BC V3S 6W3 Tel. 604-443-1030	20270 Grade Crescent	Application for a **2-lot subdivision**	**SD –** PLA (March 31, 2026)
10 **SD 03-23** **DP 07-23**	H.Y. Engineering Ltd. 200-9128 152 Street Surrey, BC V3R 4E7 Tel. 604-583-1616	20900 & 20908 Newlands Drive	Application for a **6-lot subdivision with ESA Development Permit**	**SD/DP –** PLA (March 31, 2026)
11 **DP 10-23** **RZ 09-23**	Flat Architecture Inc. 209-6321 King George Blvd. Surrey, BC V3X 1G1 Tel. 604-445-8124	5030-5064 208 Street & 20845 50A Avenue	Application for a **26-unit townhome development**	**DP/RZ –** 3rd Reading (May 27, 2024)
12 **DP 14-23** **RZ 12-23**	Matthew Cheng Architect Inc. 202-670 Evans Avenue Vancouver, BC V6A 2K9 Tel. 604-649-0669	20220-20230 Michaud Crescent	Application for a **6-storey, 64-unit apartment development**	**DP/RZ –** 3rd Reading (September 23, 2024)
13 **RZ 13-23**	Orion Construction 105-19923 80A Avenue Langley, BC V3A 5V3 Tel. 778-874-1681	5501 204 Street & 20300 Douglas Crescent	Application for a **mixed-use residential & commercial master-planned development**	**RZ –** 3rd Reading (February 10, 2025)

NO.	APPLICANT	LOCATION	DESCRIPTION	STATUS
14 **DP 15-23** **RZ 14-23**	Paramorph Architecture Inc. 308-9639 137A Street Surrey, BC V3T 0M1 Tel. 604-608-0161	20239-20249 54A Avenue	Application for a **6-storey, 70-unit apartment development**	**DP/RZ –** 3rd Reading (February 10, 2025)
15 **DP 01-24**	[redacted] P.O. Box 45030 RPO Ocean Park Surrey, BC V4A 9L1 Tel. 604-786-2061	4565 200A Street	Application for a **duplex with secondary suites**	**DP/RZ –** Application Received (March 26, 2024)
16 **DP 02-24** **RZ 02-24**	Paramorph Architecture Inc. 308-9639 137A Street Surrey, BC V3T 0M1 Tel. 604-608-0161	5302 200 Street, 20030 53A Avenue, & 20011-20031 53 Avenue	Application for a **6-storey, 95-unit apartment development**	**DP/RZ –** 3rd Reading (July 22, 2024)
17 **DP 09-24** **RZ 08-24**	Knightridge Development Ltd. 16460 87A Avenue Surrey, BC, V4N 1E7 Tel. 778-320-6607	5080 & 5096 208 Street	Application for **a 10-unit townhome complex**	**DP/RZ** – 3rd Reading (March 10, 2025)
18 **DP 12-24**	[redacted] 19994 45A Avenue Langley, BC V3A 5S1 Tel. 778-952-5516	19994 45A Avenue	Application for a **fourplex**	**DP** – Application Received (November 26, 2024)
19 **SD 01-24** **DVP 02-24**	[redacted] 14716 71 Avenue Surrey, BC, V3S 4P7 Tel. 604-832-7067	4665 210 Street	Application for **a 3-lot subdivision with lot width and front setback variances**	**SD/DVP** – PLA (March 31, 2026)
20 **DP 03-25**	Langley Lions Housing Society 5464 203 Street Langley, BC, V5N 4A5 Tel. 604-803-5373	5470 203 Street	Application for **an 8-storey, 188-unit seniors apartment development**	**DP** – Advisory Design Panel (September 10, 2025)
21 **SD 01-25**	[redacted] 21996 Isaac Crescent Maple Ridge, BC, V2X 8N8 Tel. 778-882-0783	4580 198B Street	Application for a **2-lot subdivision**	**SD** – PLA (March 31, 2026)
22 **DP 04-25**	Christopher Bozyk Architects 611 Alexander Street Vancouver, BC, V6A 1E1 Tel. 604-251-3440	5975 Collection Drive	Application for **a 4,609.65 m² auto dealership**	**DP** – Advisory Design Panel (November 5, 2025)
23 **DP 06-25** **RZ 02-26**	Joss Design Inc. B500-20020 84 Avenue Langley, BC V2Y 5K9 Tel. 778-323-8873	20294 49 Avenue	Application for **two duplexes with secondary suites (8 units total)**	**DP –** Application received (October 8, 2025) **RZ –** Application received (March 30, 2026)
24 **SD 02-25**	[redacted] 101-403 Sixth Street New Westminster, BC, V3L 3C2 Tel. 604-529-2086	4566 206A Street	Application for a **2-lot subdivision**	**SD** – PLA (July 3, 2026)
25 **DP 07-25** **RZ 03-25**	Paramorph Architecture Inc. 308-9639 137A Street Surrey, BC V3T 0M1 Tel. 604-608-0161	19890 56 Avenue	Application for **a 6-storey, 30-unit apartment development**	**RZ/DP** – Advisory Design Panel (February 18, 2026)
26 **DP 01-26** **RZ 01-26**	F. Adab Architects Inc. 130-1000 Roosevelt Crescent North Vancouver, BC V7P 3R4 Tel. 604-987-3003	20037 & 20049 56 Avenue	Application for **a 6-storey, 90-unit apartment development**	**DP/RZ –** Application received (March 6, 2026)

NO.	APPLICANT	LOCATION	DESCRIPTION	STATUS
27 **DP 02-26**	Holy Water Construction Ltd. 12520 52A Avenue Surrey, BC V3X 3K3 Tel. 604-897-4365	20806 48 Avenue	Application for **a duplex with secondary suites**	**DP –** Application received (April 21, 2026)
28 **SD 01-26**	CitiWest Consulting Ltd. 1690-13450 102 Avenue Surrey, BC V3T 5X3 Tel. 604-591-2213	20525 & 20541 46A Avenue	Application for a **4-lot subdivision**	**SD –** PLA (June 1, 2026)
29 **SD 02-26**	Nexus Engineering 402-3211 152 Street Surrey, BC V3S 3M1 Tel. 778-237-3432	4550 206 Street	Application for a **2-lot subdivision**	**SD –** PLA (June 29, 2026)
30 **DP 03-26** **RZ 03-26**	Dencity Consultants Ltd. 150-11820 River Road (112) Richmond, BC V6C 1Z7 Tel. 604-849-4299	19943 49 Avenue	Application for **a 6-unit townhome development**	**DP/RZ –** Application received (September 9, 2026)

RZ	**ZONING BYLAW AMENDMENT**	**OCP**	**OFFICIAL COMMUNITY PLAN AMENDMENT**
DP	**DEVELOPMENT PERMIT**	**LUC**	**LAND USE CONTRACT AMENDMENT/DISCHARGE**
DVP	**DEVELOPMENT VARIANCE PERMIT**	**PLA**	**PRELIMINARY LAYOUT APPROVAL (SUBDIVISION)**
SD	**SUBDIVISION**	**ALR**	**AGRICULTURAL LAND RESERVE**

CITY OF LANGLEY

CURRENT DEVELOPMENT APPLICATIONS

October 2026
Development Services Department

NO.	APPLICANT	LOCATION	DESCRIPTION	STATUS
1 **RZ 04-20** **DP 06-20**	Flat Architecture Inc. 209 – 6321 King George Blvd. Surrey, BC V3X 1G1 Tel. 778-891-0167	20172 53A Avenue	Application for a **5-storey, 18-unit apartment development**	**RZ/DP –** 3rd Reading (February 22, 2021)
2 **SD 01-21**	1276035 B.C. Ltd. 216 – 6333 148 Street Surrey, BC V3S 3C3 Tel. 778-388-2100	20732 46 Avenue	Application for a **2-lot subdivision**	**SD –** PLA (March 31, 2026)
3 **DP 15-21** **RZ 12-21**	David Eaton Architect Inc. 1690 West 2nd Avenue Vancouver, BC V6J 1H4 Tel. 604-508-0161	20032 & 20038 56 Avenue	Application for a **6-storey, 49-unit apartment building**	**DP/RZ –** 3rd Reading (March 21, 2022)
4 **SD 06-21** **RZ 14-21** **DP 02-25**	[redacted] 10210 143A Street Surrey, BC V3T 5J2 Tel. 604-849-4299	20280 50 Avenue	Application for a **2-lot subdivision**	**SD –** PLA (June 22, 2026) **DP –** Application Received (July 22, 2025)
5 **DP 02-22**	Omicron AEC 595 Burrard Street Vancouver, BC Tel. 604-632-1192	5850 Production Way	Application for **two additions for a total 2,501 m² GFA to an existing warehouse**	**DP –** Advisory Design Panel (April 5, 2022)
6 **DP 10-22**	Hambrook & Gundhra Ltd. 4727 45 Avenue Delta, BC V4K 1J7 Tel. 604-831-7017	20178 56 Avenue	Application for a **5-storey, 47-unit senior's apartment development**	**DP –** Application Received (November 9, 2022)
7 **DP 02-23** **RZ 02-23**	Kumar Architecture Ltd. 206 – 545 Clyde Avenue West Vancouver, BC V7T 1C5 Tel. 604-678-5918	5404-5414 207 Street	Application for an **8-storey, 78-unit apartment development**	**DP/RZ –** 3rd Reading (July 24, 2023)
8 **DP 04-23** **RZ 04-23**	Trio Architecture Inc. B-33623 Wildwood Drive Abbotsford, BC V2S 1S2 Tel. 604-854-3740	20139 53A Avenue	Application for a **4-unit fee-simple rowhouse complex**	**DP/RZ –** 3rd Reading (September 9, 2024)
9 **SD 02-23**	[redacted] 8468 155A Street Surrey, BC V3S 6W3 Tel. 604-443-1030	20270 Grade Crescent	Application for a **2-lot subdivision**	**SD –** PLA (October 16, 2026)
10 **SD 03-23** **DP 07-23**	H.Y. Engineering Ltd. 200-9128 152 Street Surrey, BC V3R 4E7 Tel. 604-583-1616	20900 & 20908 Newlands Drive	Application for a **6-lot subdivision with ESA Development Permit**	**SD/DP –** PLA (March 31, 2026)
11 **DP 10-23** **RZ 09-23**	Flat Architecture Inc. 209-6321 King George Blvd. Surrey, BC V3X 1G1 Tel. 604-445-8124	5030-5064 208 Street & 20845 50A Avenue	Application for a **26-unit townhome development**	**DP/RZ –** 3rd Reading (May 27, 2024)
12 **DP 14-23** **RZ 12-23**	Matthew Cheng Architect Inc. 202-670 Evans Avenue Vancouver, BC V6A 2K9 Tel. 604-649-0669	20220-20230 Michaud Crescent	Application for a **6-storey, 64-unit apartment development**	**DP/RZ –** 3rd Reading (September 23, 2024)
13 **RZ 13-23**	Orion Construction 105-19923 80A Avenue Langley, BC V3A 5V3 Tel. 778-874-1681	5501 204 Street & 20300 Douglas Crescent	Application for a **mixed-use residential & commercial master-planned development**	**RZ –** 3rd Reading (February 10, 2025)

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14 **DP 15-23** **RZ 14-23**	Paramorph Architecture Inc. 308-9639 137A Street Surrey, BC V3T 0M1 Tel. 604-608-0161	20239-20249 54A Avenue	Application for a **6-storey, 70-unit apartment development**	**DP/RZ –** 3rd Reading (February 10, 2025)
15 **DP 01-24**	[redacted] P.O. Box 45030 RPO Ocean Park Surrey, BC V4A 9L1 Tel. 604-786-2061	4565 200A Street	Application for a **duplex with secondary suites**	**DP/RZ –** Application Received (March 26, 2024)
16 **DP 02-24** **RZ 02-24**	Paramorph Architecture Inc. 308-9639 137A Street Surrey, BC V3T 0M1 Tel. 604-608-0161	5302 200 Street, 20030 53A Avenue, & 20011-20031 53 Avenue	Application for a **6-storey, 95-unit apartment development**	**DP/RZ –** 3rd Reading (July 22, 2024)
17 **DP 09-24** **RZ 08-24**	Knightridge Development Ltd. 16460 87A Avenue Surrey, BC, V4N 1E7 Tel. 778-320-6607	5080 & 5096 208 Street	Application for **a 10-unit townhome complex**	**DP/RZ** – 3rd Reading (March 10, 2025)
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SD	**SUBDIVISION**	**ALR**	**AGRICULTURAL LAND RESERVE**