



CURRENT DEVELOPMENT APPLICATIONS

January 2025
Development Services Department

NO.	APPLICANT	LOCATION	DESCRIPTION	STATUS
1 SD 03-18	2669 68 Avenue Surrey, BC V3W 2E3 Tel. 604-572-8289	4411 – 207A Street 20681 – 44 Avenue	Application for a 4-lot subdivision	SD - PLA (March 12, 2018)
2 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)
3 SD 03-20 RZ 07-20 DP 11-22	Citiwest Consulting Ltd. 101 – 9030 King George Blvd. Surrey, BC V3V 7Y3 Tel. 604-591-2213	20525 & 20541 46A Avenue	Application for an 8-lot subdivision	SD– PLA (September 18, 2024) RZ/DP– Council (December 9, 2024)
4 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 (June 4, 2021)
5 DP 13-21 RZ 10-21	12686 54 Avenue Surrey, BC V3X 3C2 Tel. 604-729-1264	19701-19729 55A Avenue	Application for a 6-storey, 96-unit apartment building	DP – Approved RZ – Adopted (May 13, 2024)
6 DP 15-21 RZ 12-21	David Eaton Architect Inc. 1690 West 2 nd Avenue Vancouver, BC V6J 1H4 Tel. 604-508-0161	20032 & 20038 56 Avenue	Application for a 6-storey, 49-unit apartment building	DP/RZ – 3rd Reading (March 21, 2022)
7 SD 06-21 RZ 14-21	8306 170 Street Surrey, BC V4N 4V2 Tel. 604-825-0137	20280 50 Avenue	Application for a 2-lot subdivision	SD – PLA (September 4, 2024)
8 SD 01-22	19901 46 Avenue Langley, BC V3A 3H4 Tel. 604-716-0120	19901 46 Avenue	Application for a 2-lot subdivision	SD – PLA (September 4, 2024)
9 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)
10 DP 06-22	Ava International Development Ltd. 620 – 8111 Anderson Road Richmond, BC V6Y 3Z8 Tel. 604-626-2214	20644 Eastleigh Crescent	Application for a 6-storey, 178-unit apartment development	DP – Issued (January 31, 2025)
11 DP 08-22 RZ 05-22	1328986 B.C. Ltd. 1800-13401 108 Avenue Surrey, BC V3T 5T3 Tel. 778-989-5918	4503 & 4513 200 Street	Application for a 14-unit townhouse development	DP/RZ – 3rd Reading (January 22, 2024)
12 SD 02-22	7671 Goodrich Place Surrey, BC V3W 6K6 Tel. 778-903-4347	20260 Grade Crescent	Application for a 2-lot subdivision	SD – PLA (September 6, 2024)
13 DP 09-22 RZ 06-22	QRD (Casino LP) 102 – 5489 Byrne Road Burnaby, BC V5J 3J1 Tel. 604-362-0950	20411 Fraser Highway	Application for a 6-storey, 78-unit & 2,122 m² commercial mixed- use development	DP/RZ – Application Canceled (December 9, 2024)

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14 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)
15 DP 02-23 RZ 02-23	Kumar Architecture Ltd. 206 – 545 Clyde Avenue West Vancouver, BC V7T 1C5 Tel. 604-678-5918	5404-5414 207 Street	Application for an 8-storey, 78-unit apartment development	DP/RZ – 3 rd Reading (July 24, 2023)
16 DP 03-23 RZ 03-23	Admiral Operations Ltd. 120 – 5811 Cedarbridge Way Richmond, BC V6X 2A8 Tel. 604-242-2620	20659-20679 Eastleigh Crescent	Application for a 6-storey apartment development of two buildings with a total 171 units	DP/RZ – 3 rd Reading (September 25, 2023)
17 DP 04-23 RZ 04-23	Trio Architecture Inc. B-33623 Wildwood Drive Abbotsford, BC V2S 1S2 Tel. 604-854-3740	20139 53A Avenue	Application for a 4-unit fee-simple rowhouse complex	DP/RZ – 3 rd Reading (September 9, 2024)
18 SD 02-23	██████████ 8468 155A Street Surrey, BC V3S 6W3 Tel. 604-443-1030	20270 Grade Crescent	Application for a 2-lot subdivision	SD – PLA (September 9, 2024)
19 RZ 06-23	Keystone Architecture & Planning Ltd. 300-33131 South Fraser Way Abbotsford, BC V2S 2B1 Tel. 604-850-0577	20501 Logan Avenue	Application for a mixed-use residential & commercial master-planned development	RZ – 3 rd Reading (October 21, 2024)
20 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 (July 16, 2024)
21 DP 08-23 RZ 07-23	Wesmont Homes Ltd. 111-23189 Francis Avenue Langley, BC V1M 0G4 Tel. 604-371-0250	20619 & 20629 Eastleigh Crescent	Application for a 6-storey, 136-unit apartment development	DP/RZ – 3 rd Reading (January 22, 2024)
22 DP 09-23	██████████ 5135 208A Street Langley, BC V3A 7L9 Tel. 778-927-6886	5135 208A Street	Application for a triplex	DP – Advisory Design Panel (September 11, 2024)
23 DP 10-23 RZ 09-23	Flat Architecture Inc. 209-6321 King George Blvd. Surrey, BC V3X 1G1 Tel. 604-445-8124	5030-5064 208 Street & 20845 50A Avenue	Application for a 26-unit townhome development	DP/RZ – 3 rd Reading (May 27, 2024)
24 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/RZ – 3 rd Reading (May 13, 2024)
25 DP 13-23 RZ 11-23	Whitetail Homes Ltd. 104-3550 Mt. Lehman Road Abbotsford, BC V4X 2M9 Tel. 604-864-0714	20719-20731 Eastleigh Crescent	Application for a 5-storey, 132-unit apartment development	DP/RZ – 3 rd Reading (May 27, 2024)
26 DP 14-23 RZ 12-23	Matthew Cheng Architect Inc. 202-670 Evans Avenue Vancouver, BC V6A 2K9 Tel. 604-649-0669	20220-20230 Michaud Crescent	Application for a 6-storey, 64-unit apartment development	DP/RZ – 3 rd Reading (September 23, 2024)
27 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 – 1 st & 2 nd Readings (January 27, 2025)
28 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 – 1 st & 2 nd Readings (January 27, 2025)

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29 DP 01-24 RZ 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)
30 DP 02-24 RZ 02-24	Paramorph Architecture Inc. 308-9639 137A Street Surrey, BC V3T 0M1 Tel. 604-608-0161	5302 200 Street, 20030 53A Avenue, & 20011-20031 53 Avenue	Application for a 6-storey, 95-unit apartment development	DP/RZ – 3 rd Reading (July 22, 2024)
31 DP 03-24	Kerr Properties 002 Ltd Building A – 5350 272 Street Langley, BC V4W 1S3 Tel. 604-845-8586	20297 Fraser Highway	Application for a 6-storey, 78-unit, 678 m² mixed-use development	DP – Application Received (April 4, 2024)
32 DP 05-24 RZ 04-24	T.M. Crest Homes (2022) Ltd. 16484 High Park Avenue Surrey, BC V3Z 0M1 Tel. 778-881-0564	20130-20150 53 Avenue & 20139-20153 52 Avenue	Application for a 6-storey, 80-unit apartment development	DP/RZ – 3 rd Reading (December 2, 2024)
33 DP 06-24 RZ 05-24	1337204 BC Ltd. 104 – 3550 Mt. Lehman Road Abbotsford, BC V4X 2M9 Tel. 604-626-2214	5360 204 Street	Application for a 6-storey, 283-unit apartment development	DP – Approved RZ – Adopted (December 9, 2024)
34 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 – 1 st & 2 nd Readings (January 27, 2025)
35 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 – Application Received (July 4, 2024)
36 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 – Application Received (July 5, 2024)
37 DP 10-24	Christopher Bozyk Architects 611 Alexander Street Vancouver, BC, V6A 1E1 Tel. 604-251-3440	20622 Langley Bypass	Application for a 3,780m² commercial addition	DP – Application Received (July 5, 2024)
38 DP 11-24	Keystone Architecture & Planning Ltd. 300-33131 South Fraser Way Abbotsford, BC, V2S 2B1 Tel. 604-850-0577	20501 Logan Avenue	Application for a 6-storey, 145-apartment unit & 297 m² commercial mixed-use building as part of a master-planned development	DP – Advisory Design Panel (January 29, 2025)
39 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)
40 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 – Advisory Design Panel (January 29, 2025)
41 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 – Application Received (December 23, 2024)
42 RZ 01-25	Salu Beauty 20556 51a Avenue Langley, BC, V3A 7A5 Tel. 604-360-7818	#41-20821 Fraser Highway	Application for exemption from the 400m Distancing Regulation between Beauty and Wellness Centres	RZ – 1 st & 2 nd Readings (January 27, 2025)

RZ
DP
DVP
SD

ZONING BYLAW AMENDMENT
DEVELOPMENT PERMIT
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OFFICIAL COMMUNITY PLAN AMENDMENT
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16 SD 02-23	██████████ 8468 155A Street Surrey, BC V3S 6W3 Tel. 604-443-1030	20270 Grade Crescent	Application for a 2-lot subdivision	SD – PLA (September 9, 2024)
17 RZ 06-23	Keystone Architecture & Planning Ltd. 300-33131 South Fraser Way Abbotsford, BC V2S 2B1 Tel. 604-850-0577	20501 Logan Avenue	Application for a mixed-use residential & commercial master-planned development	RZ – 3 rd Reading (October 21, 2024)
18 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 (February 11, 2025)
19 DP 08-23 RZ 07-23	Wesmont Homes Ltd. 111-23189 Francis Avenue Langley, BC V1M 0G4 Tel. 604-371-0250	20619 & 20629 Eastleigh Crescent	Application for a 6-storey, 136-unit apartment development	DP – Issued RZ – Adopted (March 18, 2025)
20 DP 09-23	██████████ 5135 208A Street Langley, BC V3A 7L9 Tel. 778-927-6886	5135 208A Street	Application for a triplex	DP – Advisory Design Panel (September 11, 2024)
21 DP 10-23 RZ 09-23	Flat Architecture Inc. 209-6321 King George Blvd. Surrey, BC V3X 1G1 Tel. 604-445-8124	5030-5064 208 Street & 20845 50A Avenue	Application for a 26-unit townhome development	DP/RZ – 3 rd Reading (May 27, 2024)
22 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/RZ – 3 rd Reading (May 13, 2024)
23 DP 14-23 RZ 12-23	Matthew Cheng Architect Inc. 202-670 Evans Avenue Vancouver, BC V6A 2K9 Tel. 604-649-0669	20220-20230 Michaud Crescent	Application for a 6-storey, 64-unit apartment development	DP/RZ – 3 rd Reading (September 23, 2024)
24 RZ 13-23	Orion Construction 105-19923 80A Avenue Langley, BC V3A 5V3 Tel. 778-874-1681	5501 204 Street & 20300 Douglas Crescent	Application for a mixed-use residential & commercial master-planned development	RZ – 3 rd Reading (February 10, 2025)
25 DP 15-23 RZ 14-23	Paramorph Architecture Inc. 308-9639 137A Street Surrey, BC V3T 0M1 Tel. 604-608-0161	20239-20249 54A Avenue	Application for a 6-storey, 70-unit apartment development	DP/RZ – 3 rd Reading (February 10, 2025)
26 DP 01-24 RZ 01-24	██████████ P.O. Box 45030 RPO Ocean Park Surrey, BC V4A 9L1 Tel. 604-786-2061	4565 200A Street	Application for a duplex with secondary suites	DP/RZ – Application Received (March 26, 2024)

NO.	APPLICANT	LOCATION	DESCRIPTION	STATUS
27 DP 02-24 RZ 02-24	Paramorph Architecture Inc. 308-9639 137A Street Surrey, BC V3T 0M1 Tel. 604-608-0161	5302 200 Street, 20030 53A Avenue, & 20011- 20031 53 Avenue	Application for a 6-storey, 95-unit apartment development	DP/RZ – 3 rd Reading (July 22, 2024)
28 DP 03-24	Kerr Properties 002 Ltd Building A – 5350 272 Street Langley, BC V4W 1S3 Tel. 604-845-8586	20297 Fraser Highway	Application for a 6-storey, 78-unit, 678 m² mixed-use development	DP – Application Received (April 4, 2024)
29 DP 05-24 RZ 04-24	T.M. Crest Homes (2022) Ltd. 16484 High Park Avenue Surrey, BC V3Z 0M1 Tel. 778-881-0564	20130-20150 53 Avenue & 20139- 20153 52 Avenue	Application for a 6-storey, 80-unit apartment development	DP/RZ – 3 rd Reading (December 2, 2024)
30 DP 06-24 RZ 05-24	1337204 BC Ltd. 104 – 3550 Mt. Lehman Road Abbotsford, BC V4X 2M9 Tel. 604-626-2214	5360 204 Street	Application for a 6-storey, 283-unit apartment development	DP – Approved RZ – Adopted (December 9, 2024)
31 DP 07-24 RZ 06-24	Leone Homes Inc. PMB #222 145-3675 Westminster Hwy Richmond BC, V3A 6J6 Tel. 604-720-0377	20815 45A Avenue & 4560- 4580 208 Street	Application for a 26-unit townhouse development	DP/RZ – 3 rd Reading (February 10, 2025)
32 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 – Advisory Design Panel (March 12, 2025)
33 DP 09-24 RZ 08-24	Knightridge Development Ltd. 16460 87A Avenue Surrey, BC, V4N 1E7 Tel. 778-320-6607	5080 & 5096 208 Street	Application for a 10-unit townhome complex	DP/RZ – 3 rd Reading (March 10, 2025)
34 DP 10-24	Christopher Bozyk Architects 611 Alexander Street Vancouver, BC, V6A 1E1 Tel. 604-251-3440	20622 Langley Bypass	Application for a 3,780m² commercial addition	DP – Application Received (July 5, 2024)
35 DP 11-24	Keystone Architecture & Planning Ltd. 300-33131 South Fraser Way Abbotsford, BC, V2S 2B1 Tel. 604-850-0577	20501 Logan Avenue	Application for a 6-storey, 145- apartment unit & 297 m² commercial mixed-use building as part of a master-planned development	DP – Advisory Design Panel (January 29, 2025)
36 DP 12-24	19994 45A Avenue Langley, BC V3A 5S1 Tel. 778-952-5516	19994 45A Avenue	Application for a fourplex	DP – Application Received (November 26, 2024)
37 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 – 1 st & 2 nd Readings (March 24, 2025)
38 SD 01-24 DVP 02-24	14716 71 Avenue Surrey, BC, V3S 4P7 Tel. 604-832-7067	4665 210 Street	Application for a 3-lot subdivision with lot width and front setback variances	SD/DVP – PLA (March 31, 2025)
RZ DP DVP SD	ZONING BYLAW AMENDMENT DEVELOPMENT PERMIT DEVELOPMENT VARIANCE PERMIT SUBDIVISION		OCP LUC PLA ALR	OFFICIAL COMMUNITY PLAN AMENDMENT LAND USE CONTRACT AMENDMENT/DISCHARGE PRELIMINARY LAYOUT APPROVAL (SUBDIVISION) AGRICULTURAL LAND RESERVE



CURRENT DEVELOPMENT APPLICATIONS

April 2025

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 03-20 RZ 07-20 DP 11-22	Citiwest Consulting Ltd. 101 – 9030 King George Blvd. Surrey, BC V3V 7Y3 Tel. 604-591-2213	20525 & 20541 46A Avenue	Application for an 8-lot subdivision	SD – PLA (September 18, 2024) RZ/DP – Council (December 9, 2024)
3 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 (June 4, 2021)
4 DP 13-21 RZ 10-21	12686 54 Avenue Surrey, BC V3X 3C2 Tel. 604-729-1264	19701-19729 55A Avenue	Application for a 6-storey, 96-unit apartment building	DP – Approved RZ – Adopted (May 13, 2024)
5 DP 15-21 RZ 12-21	David Eaton Architect Inc. 1690 West 2 nd Avenue Vancouver, BC V6J 1H4 Tel. 604-508-0161	20032 & 20038 56 Avenue	Application for a 6-storey, 49-unit apartment building	DP/RZ – 3 rd Reading (March 21, 2022)
6 SD 06-21 RZ 14-21	8306 170 Street Surrey, BC V4N 4V2 Tel. 604-825-0137	20280 50 Avenue	Application for a 2-lot subdivision	SD – PLA (September 4, 2024)
7 SD 01-22	19901 46 Avenue Langley, BC V3A 3H4 Tel. 604-716-0120	19901 46 Avenue	Application for a 2-lot subdivision	SD – PLA (September 4, 2024)
8 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)
9 DP 08-22 RZ 05-22	1328986 B.C. Ltd. 1800-13401 108 Avenue Surrey, BC V3T 5T3 Tel. 778-989-5918	4503 & 4513 200 Street	Application for a 14-unit townhouse development	DP – Approved RZ – Adopted (February 10, 2025)
10 SD 02-22	7671 Goodrich Place Surrey, BC V3W 6K6 Tel. 778-903-4347	20260 Grade Crescent	Application for a 2-lot subdivision	SD – PLA (September 6, 2024)

NO.	APPLICANT	LOCATION	DESCRIPTION	STATUS
11 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)
12 DP 02-23 RZ 02-23	Kumar Architecture Ltd. 206 – 545 Clyde Avenue West Vancouver, BC V7T 1C5 Tel. 604-678-5918	5404-5414 207 Street	Application for an 8-storey, 78-unit apartment development	DP/RZ – 3 rd Reading (July 24, 2023)
13 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/RZ – 3 rd Reading (September 25, 2023)
14 DP 04-23 RZ 04-23	Trio Architecture Inc. B-33623 Wildwood Drive Abbotsford, BC V2S 1S2 Tel. 604-854-3740	20139 53A Avenue	Application for a 4-unit fee-simple rowhouse complex	DP/RZ – 3 rd Reading (September 9, 2024)
15 SD 02-23	██████████ 8468 155A Street Surrey, BC V3S 6W3 Tel. 604-443-1030	20270 Grade Crescent	Application for a 2-lot subdivision	SD – PLA (September 9, 2024)
16 RZ 06-23	Keystone Architecture & Planning Ltd. 300-33131 South Fraser Way Abbotsford, BC V2S 2B1 Tel. 604-850-0577	20501 Logan Avenue	Application for a mixed-use residential & commercial master-planned development	RZ – 3 rd Reading (October 21, 2024)
17 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 (February 11, 2025)
18 DP 09-23	██████████ 5135 208A Street Langley, BC V3A 7L9 Tel. 778-927-6886	5135 208A Street	Application for a triplex	DP – Advisory Design Panel (September 11, 2024)
19 DP 10-23 RZ 09-23	Flat Architecture Inc. 209-6321 King George Blvd. Surrey, BC V3X 1G1 Tel. 604-445-8124	5030-5064 208 Street & 20845 50A Avenue	Application for a 26-unit townhome development	DP/RZ – 3 rd Reading (May 27, 2024)
20 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/RZ – 3 rd Reading (May 13, 2024)
21 DP 14-23 RZ 12-23	Matthew Cheng Architect Inc. 202-670 Evans Avenue Vancouver, BC V6A 2K9 Tel. 604-649-0669	20220-20230 Michaud Crescent	Application for a 6-storey, 64-unit apartment development	DP/RZ – 3 rd Reading (September 23, 2024)
22 RZ 13-23	Orion Construction 105-19923 80A Avenue Langley, BC V3A 5V3 Tel. 778-874-1681	5501 204 Street & 20300 Douglas Crescent	Application for a mixed-use residential & commercial master-planned development	RZ – 3 rd Reading (February 10, 2025)
23 DP 15-23 RZ 14-23	Paramorph Architecture Inc. 308-9639 137A Street Surrey, BC V3T 0M1 Tel. 604-608-0161	20239-20249 54A Avenue	Application for a 6-storey, 70-unit apartment development	DP/RZ – 3 rd Reading (February 10, 2025)
24 DP 01-24 RZ 01-24	██████████ P.O. Box 45030 RPO Ocean Park Surrey, BC V4A 9L1 Tel. 604-786-2061	4565 200A Street	Application for a duplex with secondary suites	DP/RZ – Application Received (March 26, 2024)
25 DP 02-24 RZ 02-24	Paramorph Architecture Inc. 308-9639 137A Street Surrey, BC V3T 0M1 Tel. 604-608-0161	5302 200 Street, 20030 53A Avenue, & 20011-20031 53 Avenue	Application for a 6-storey, 95-unit apartment development	DP/RZ – 3 rd Reading (July 22, 2024)

NO.	APPLICANT	LOCATION	DESCRIPTION	STATUS
26 DP 03-24	Kerr Properties 002 Ltd Building A – 5350 272 Street Langley, BC V4W 1S3 Tel. 604-845-8586	20297 Fraser Highway	Application for a 6-storey, 78-unit, 678 m² mixed-use development	DP – Advisory Design Panel (April 16, 2025)
27 DP 05-24 RZ 04-24	T.M. Crest Homes (2022) Ltd. 16484 High Park Avenue Surrey, BC V3Z 0M1 Tel. 778-881-0564	20130-20150 53 Avenue & 20139-20153 52 Avenue	Application for a 6-storey, 80-unit apartment development	DP/RZ – 3 rd Reading (December 2, 2024)
28 DP 06-24 RZ 05-24	1337204 BC Ltd. 104 – 3550 Mt. Lehman Road Abbotsford, BC V4X 2M9 Tel. 604-626-2214	5360 204 Street	Application for a 6-storey, 283-unit apartment development	DP – Approved RZ – Adopted (December 9, 2024)
29 DP 07-24 RZ 06-24	Leone Homes Inc. PMB #222 145-3675 Westminster Hwy Richmond BC, V3A 6J6 Tel. 604-720-0377	20815 45A Avenue & 4560-4580 208 Street	Application for a 26-unit townhouse development	DP/RZ – 3 rd Reading (February 10, 2025)
30 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 – Advisory Design Panel (March 12, 2025)
31 DP 09-24 RZ 08-24	Knightridge Development Ltd. 16460 87A Avenue Surrey, BC, V4N 1E7 Tel. 778-320-6607	5080 & 5096 208 Street	Application for a 10-unit townhome complex	DP/RZ – 3 rd Reading (March 10, 2025)
32 DP 10-24	Christopher Bozyk Architects 611 Alexander Street Vancouver, BC, V6A 1E1 Tel. 604-251-3440	20622 Langley Bypass	Application for a 3,780m² commercial addition	DP – Application Received (July 5, 2024)
33 DP 11-24	Keystone Architecture & Planning Ltd. 300-33131 South Fraser Way Abbotsford, BC, V2S 2B1 Tel. 604-850-0577	20501 Logan Avenue	Application for a 6-storey, 145-apartment unit & 297 m² commercial mixed-use building as part of a master-planned development	DP – Advisory Design Panel (January 29, 2025)
34 DP 12-24	19994 45A Avenue Langley, BC V3A 5S1 Tel. 778-952-5516	19994 45A Avenue	Application for a fourplex	DP – Application Received (November 26, 2024)
35 DP 13-24 RZ 09-24 OCP 01-24	Pacific Nazarene Housing Society, Inc. 9012 160 Street Surrey, BC V4N 3A5 Tel. 604-802-8647	19991 49 Avenue, 19990 50 Avenue, and 4951-4975 & 4991 200 Street	Application for a 6-storey rental apartment building including below-market units, daycare, church & community hall, and commercial space	DP/RZ/OCP – 3 rd Reading (April 28, 2025)
36 SD 01-24 DVP 02-24	14716 71 Avenue Surrey, BC, V3S 4P7 Tel. 604-832-7067	4665 210 Street	Application for a 3-lot subdivision with lot width and front setback variances	SD/DVP – PLA (March 31, 2025)
37 DP 01-25	Strata Plan NWS1815 20454 53 Avenue Langley, BC, V3A 7S1 Tel. 778-245-9248	20454 53 Avenue	Application for conversion of apartment amenity space to a strata unit	SD/DP - Application Received (April 4, 2024)
RZ DP DVP SD	ZONING BYLAW AMENDMENT DEVELOPMENT PERMIT DEVELOPMENT VARIANCE PERMIT SUBDIVISION		OCP LUC PLA ALR	OFFICIAL COMMUNITY PLAN AMENDMENT LAND USE CONTRACT AMENDMENT/DISCHARGE PRELIMINARY LAYOUT APPROVAL (SUBDIVISION) AGRICULTURAL LAND RESERVE



CURRENT DEVELOPMENT APPLICATIONS

April 2025

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 03-20 RZ 07-20 DP 11-22	Citiwest Consulting Ltd. 101 – 9030 King George Blvd. Surrey, BC V3V 7Y3 Tel. 604-591-2213	20525 & 20541 46A Avenue	Application for an 8-lot subdivision	SD – PLA (September 18, 2024) RZ/DP – Council (December 9, 2024)
3 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 (June 4, 2021)
4 DP 13-21 RZ 10-21	12686 54 Avenue Surrey, BC V3X 3C2 Tel. 604-729-1264	19701-19729 55A Avenue	Application for a 6-storey, 96-unit apartment building	DP – Approved RZ – Adopted (May 13, 2024)
5 DP 15-21 RZ 12-21	David Eaton Architect Inc. 1690 West 2 nd Avenue Vancouver, BC V6J 1H4 Tel. 604-508-0161	20032 & 20038 56 Avenue	Application for a 6-storey, 49-unit apartment building	DP/RZ – 3 rd Reading (March 21, 2022)
6 SD 06-21 RZ 14-21	8306 170 Street Surrey, BC V4N 4V2 Tel. 604-825-0137	20280 50 Avenue	Application for a 2-lot subdivision	SD – PLA (September 4, 2024)
7 SD 01-22	19901 46 Avenue Langley, BC V3A 3H4 Tel. 604-716-0120	19901 46 Avenue	Application for a 2-lot subdivision	SD – PLA (September 4, 2024)
8 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)
9 DP 08-22 RZ 05-22	1328986 B.C. Ltd. 1800-13401 108 Avenue Surrey, BC V3T 5T3 Tel. 778-989-5918	4503 & 4513 200 Street	Application for a 14-unit townhouse development	DP – Approved RZ – Adopted (February 10, 2025)
10 SD 02-22	7671 Goodrich Place Surrey, BC V3W 6K6 Tel. 778-903-4347	20260 Grade Crescent	Application for a 2-lot subdivision	SD – PLA (September 6, 2024)

NO.	APPLICANT	LOCATION	DESCRIPTION	STATUS
11 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)
12 DP 02-23 RZ 02-23	Kumar Architecture Ltd. 206 – 545 Clyde Avenue West Vancouver, BC V7T 1C5 Tel. 604-678-5918	5404-5414 207 Street	Application for an 8-storey, 78-unit apartment development	DP/RZ – 3 rd Reading (July 24, 2023)
13 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/RZ – 3 rd Reading (September 25, 2023)
14 DP 04-23 RZ 04-23	Trio Architecture Inc. B-33623 Wildwood Drive Abbotsford, BC V2S 1S2 Tel. 604-854-3740	20139 53A Avenue	Application for a 4-unit fee-simple rowhouse complex	DP/RZ – 3 rd Reading (September 9, 2024)
15 SD 02-23	██████████ 8468 155A Street Surrey, BC V3S 6W3 Tel. 604-443-1030	20270 Grade Crescent	Application for a 2-lot subdivision	SD – PLA (September 9, 2024)
16 RZ 06-23	Keystone Architecture & Planning Ltd. 300-33131 South Fraser Way Abbotsford, BC V2S 2B1 Tel. 604-850-0577	20501 Logan Avenue	Application for a mixed-use residential & commercial master-planned development	RZ – 3 rd Reading (October 21, 2024)
17 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 (February 11, 2025)
18 DP 09-23	██████████ 5135 208A Street Langley, BC V3A 7L9 Tel. 778-927-6886	5135 208A Street	Application for a triplex	DP – Advisory Design Panel (September 11, 2024)
19 DP 10-23 RZ 09-23	Flat Architecture Inc. 209-6321 King George Blvd. Surrey, BC V3X 1G1 Tel. 604-445-8124	5030-5064 208 Street & 20845 50A Avenue	Application for a 26-unit townhome development	DP/RZ – 3 rd Reading (May 27, 2024)
20 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/RZ – 3 rd Reading (May 13, 2024)
21 DP 14-23 RZ 12-23	Matthew Cheng Architect Inc. 202-670 Evans Avenue Vancouver, BC V6A 2K9 Tel. 604-649-0669	20220-20230 Michaud Crescent	Application for a 6-storey, 64-unit apartment development	DP/RZ – 3 rd Reading (September 23, 2024)
22 RZ 13-23	Orion Construction 105-19923 80A Avenue Langley, BC V3A 5V3 Tel. 778-874-1681	5501 204 Street & 20300 Douglas Crescent	Application for a mixed-use residential & commercial master-planned development	RZ – 3 rd Reading (February 10, 2025)
23 DP 15-23 RZ 14-23	Paramorph Architecture Inc. 308-9639 137A Street Surrey, BC V3T 0M1 Tel. 604-608-0161	20239-20249 54A Avenue	Application for a 6-storey, 70-unit apartment development	DP/RZ – 3 rd Reading (February 10, 2025)
24 DP 01-24 RZ 01-24	██████████ P.O. Box 45030 RPO Ocean Park Surrey, BC V4A 9L1 Tel. 604-786-2061	4565 200A Street	Application for a duplex with secondary suites	DP/RZ – Application Received (March 26, 2024)
25 DP 02-24 RZ 02-24	Paramorph Architecture Inc. 308-9639 137A Street Surrey, BC V3T 0M1 Tel. 604-608-0161	5302 200 Street, 20030 53A Avenue, & 20011-20031 53 Avenue	Application for a 6-storey, 95-unit apartment development	DP/RZ – 3 rd Reading (July 22, 2024)

NO.	APPLICANT	LOCATION	DESCRIPTION	STATUS
26 DP 03-24	Kerr Properties 002 Ltd Building A – 5350 272 Street Langley, BC V4W 1S3 Tel. 604-845-8586	20297 Fraser Highway	Application for a 6-storey, 78-unit, 678 m² mixed-use development	DP – Advisory Design Panel (April 16, 2025)
27 DP 05-24 RZ 04-24	T.M. Crest Homes (2022) Ltd. 16484 High Park Avenue Surrey, BC V3Z 0M1 Tel. 778-881-0564	20130-20150 53 Avenue & 20139-20153 52 Avenue	Application for a 6-storey, 80-unit apartment development	DP/RZ – 3 rd Reading (December 2, 2024)
28 DP 06-24 RZ 05-24	1337204 BC Ltd. 104 – 3550 Mt. Lehman Road Abbotsford, BC V4X 2M9 Tel. 604-626-2214	5360 204 Street	Application for a 6-storey, 283-unit apartment development	DP – Approved RZ – Adopted (December 9, 2024)
29 DP 07-24 RZ 06-24	Leone Homes Inc. PMB #222 145-3675 Westminster Hwy Richmond BC, V3A 6J6 Tel. 604-720-0377	20815 45A Avenue & 4560-4580 208 Street	Application for a 26-unit townhouse development	DP/RZ – 3 rd Reading (February 10, 2025)
30 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 – Advisory Design Panel (March 12, 2025)
31 DP 09-24 RZ 08-24	Knightridge Development Ltd. 16460 87A Avenue Surrey, BC, V4N 1E7 Tel. 778-320-6607	5080 & 5096 208 Street	Application for a 10-unit townhome complex	DP/RZ – 3 rd Reading (March 10, 2025)
32 DP 10-24	Christopher Bozyk Architects 611 Alexander Street Vancouver, BC, V6A 1E1 Tel. 604-251-3440	20622 Langley Bypass	Application for a 3,780m² commercial addition	DP – Application Received (July 5, 2024)
33 DP 11-24	Keystone Architecture & Planning Ltd. 300-33131 South Fraser Way Abbotsford, BC, V2S 2B1 Tel. 604-850-0577	20501 Logan Avenue	Application for a 6-storey, 145-apartment unit & 297 m² commercial mixed-use building as part of a master-planned development	DP – Advisory Design Panel (January 29, 2025)
34 DP 12-24	19994 45A Avenue Langley, BC V3A 5S1 Tel. 778-952-5516	19994 45A Avenue	Application for a fourplex	DP – Application Received (November 26, 2024)
35 DP 13-24 RZ 09-24 OCP 01-24	Pacific Nazarene Housing Society, Inc. 9012 160 Street Surrey, BC V4N 3A5 Tel. 604-802-8647	19991 49 Avenue, 19990 50 Avenue, and 4951-4975 & 4991 200 Street	Application for a 6-storey rental apartment building including below-market units, daycare, church & community hall, and commercial space	DP/RZ/OCP – 3 rd Reading (April 28, 2025)
36 SD 01-24 DVP 02-24	14716 71 Avenue Surrey, BC, V3S 4P7 Tel. 604-832-7067	4665 210 Street	Application for a 3-lot subdivision with lot width and front setback variances	SD/DVP – PLA (March 31, 2025)
37 DP 01-25	Strata Plan NWS1815 20454 53 Avenue Langley, BC, V3A 7S1 Tel. 778-245-9248	20454 53 Avenue	Application for conversion of apartment amenity space to a strata unit	SD/DP - Application Received (April 4, 2024)
RZ DP DVP SD	ZONING BYLAW AMENDMENT DEVELOPMENT PERMIT DEVELOPMENT VARIANCE PERMIT SUBDIVISION		OCP LUC PLA ALR	OFFICIAL COMMUNITY PLAN AMENDMENT LAND USE CONTRACT AMENDMENT/DISCHARGE PRELIMINARY LAYOUT APPROVAL (SUBDIVISION) AGRICULTURAL LAND RESERVE



CURRENT DEVELOPMENT APPLICATIONS

May 2025

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 03-20 RZ 07-20 DP 11-22	Citiwest Consulting Ltd. 101 – 9030 King George Blvd. Surrey, BC V3V 7Y3 Tel. 604-591-2213	20525 & 20541 46A Avenue	Application for an 8-lot subdivision	SD – PLA (September 18, 2024) RZ/DP – 1 st & 2 nd Readings Denied (May 9, 2025)
3 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 (February 18, 2025)
4 DP 13-21 RZ 10-21	12686 54 Avenue Surrey, BC V3X 3C2 Tel. 604-729-1264	19701-19729 55A Avenue	Application for a 6-storey, 96-unit apartment building	DP – Approved RZ – Adopted (May 13, 2024)
5 DP 15-21 RZ 12-21	David Eaton Architect Inc. 1690 West 2 nd Avenue Vancouver, BC V6J 1H4 Tel. 604-508-0161	20032 & 20038 56 Avenue	Application for a 6-storey, 49-unit apartment building	DP/RZ – 3 rd Reading (March 21, 2022)
6 SD 06-21 RZ 14-21	8306 170 Street Surrey, BC V4N 4V2 Tel. 604-825-0137	20280 50 Avenue	Application for a 2-lot subdivision	SD – PLA (September 4, 2024)
7 SD 01-22	19901 46 Avenue Langley, BC V3A 3H4 Tel. 604-716-0120	19901 46 Avenue	Application for a 2-lot subdivision	SD – PLA (September 4, 2024)
8 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)
9 DP 08-22 RZ 05-22	1328986 B.C. Ltd. 1800-13401 108 Avenue Surrey, BC V3T 5T3 Tel. 778-989-5918	4503 & 4513 200 Street	Application for a 14-unit townhouse development	DP – Approved RZ – Adopted (February 10, 2025)
10 SD 02-22	7671 Goodrich Place Surrey, BC V3W 6K6 Tel. 778-903-4347	20260 Grade Crescent	Application for a 2-lot subdivision	SD – PLA (May 15, 2025)

NO.	APPLICANT	LOCATION	DESCRIPTION	STATUS
11 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)
12 DP 02-23 RZ 02-23	Kumar Architecture Ltd. 206 – 545 Clyde Avenue West Vancouver, BC V7T 1C5 Tel. 604-678-5918	5404-5414 207 Street	Application for an 8-storey, 78-unit apartment development	DP/RZ – 3 rd Reading (July 24, 2023)
13 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/RZ – 3 rd Reading (September 25, 2023)
14 DP 04-23 RZ 04-23	Trio Architecture Inc. B-33623 Wildwood Drive Abbotsford, BC V2S 1S2 Tel. 604-854-3740	20139 53A Avenue	Application for a 4-unit fee-simple rowhouse complex	DP/RZ – 3 rd Reading (September 9, 2024)
15 SD 02-23	██████████ 8468 155A Street Surrey, BC V3S 6W3 Tel. 604-443-1030	20270 Grade Crescent	Application for a 2-lot subdivision	SD – PLA (September 9, 2024)
16 RZ 06-23	Keystone Architecture & Planning Ltd. 300-33131 South Fraser Way Abbotsford, BC V2S 2B1 Tel. 604-850-0577	20501 Logan Avenue	Application for a mixed-use residential & commercial master-planned development	RZ – 3 rd Reading (October 21, 2024)
17 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 (February 11, 2025)
18 DP 09-23	██████████ 5135 208A Street Langley, BC V3A 7L9 Tel. 778-927-6886	5135 208A Street	Application for a triplex	DP – Advisory Design Panel (September 11, 2024)
19 DP 10-23 RZ 09-23	Flat Architecture Inc. 209-6321 King George Blvd. Surrey, BC V3X 1G1 Tel. 604-445-8124	5030-5064 208 Street & 20845 50A Avenue	Application for a 26-unit townhome development	DP/RZ – 3 rd Reading (May 27, 2024)
20 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/RZ – 3 rd Reading (May 13, 2024)
21 DP 14-23 RZ 12-23	Matthew Cheng Architect Inc. 202-670 Evans Avenue Vancouver, BC V6A 2K9 Tel. 604-649-0669	20220-20230 Michaud Crescent	Application for a 6-storey, 64-unit apartment development	DP/RZ – 3 rd Reading (September 23, 2024)
22 RZ 13-23	Orion Construction 105-19923 80A Avenue Langley, BC V3A 5V3 Tel. 778-874-1681	5501 204 Street & 20300 Douglas Crescent	Application for a mixed-use residential & commercial master-planned development	RZ – 3 rd Reading (February 10, 2025)
23 DP 15-23 RZ 14-23	Paramorph Architecture Inc. 308-9639 137A Street Surrey, BC V3T 0M1 Tel. 604-608-0161	20239-20249 54A Avenue	Application for a 6-storey, 70-unit apartment development	DP/RZ – 3 rd Reading (February 10, 2025)
24 DP 01-24 RZ 01-24	██████████ P.O. Box 45030 RPO Ocean Park Surrey, BC V4A 9L1 Tel. 604-786-2061	4565 200A Street	Application for a duplex with secondary suites	DP/RZ – Application Received (March 26, 2024)
25 DP 02-24 RZ 02-24	Paramorph Architecture Inc. 308-9639 137A Street Surrey, BC V3T 0M1 Tel. 604-608-0161	5302 200 Street, 20030 53A Avenue, & 20011-20031 53 Avenue	Application for a 6-storey, 95-unit apartment development	DP/RZ – 3 rd Reading (July 22, 2024)

NO.	APPLICANT	LOCATION	DESCRIPTION	STATUS
26 DP 03-24	Kerr Properties 002 Ltd Building A – 5350 272 Street Langley, BC V4W 1S3 Tel. 604-845-8586	20297 Fraser Highway	Application for a 6-storey, 78-unit, 678 m² mixed-use development	DP – Application Cancelled (May 2, 2025)
27 DP 05-24 RZ 04-24	T.M. Crest Homes (2022) Ltd. 16484 High Park Avenue Surrey, BC V3Z 0M1 Tel. 778-881-0564	20130-20150 53 Avenue & 20139-20153 52 Avenue	Application for a 6-storey, 80-unit apartment development	DP/RZ – 3 rd Reading (December 2, 2024)
28 DP 06-24 RZ 05-24	1337204 BC Ltd. 104 – 3550 Mt. Lehman Road Abbotsford, BC V4X 2M9 Tel. 604-626-2214	5360 204 Street	Application for a 6-storey, 283-unit apartment development	DP – Approved RZ – Adopted (December 9, 2024)
29 DP 07-24 RZ 06-24	Leone Homes Inc. PMB #222 145-3675 Westminster Hwy Richmond BC, V3A 6J6 Tel. 604-720-0377	20815 45A Avenue & 4560-4580 208 Street	Application for a 26-unit townhouse development	DP/RZ – 3 rd Reading (February 10, 2025)
30 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 – Advisory Design Panel (March 12, 2025)
31 DP 09-24 RZ 08-24	Knightridge Development Ltd. 16460 87A Avenue Surrey, BC, V4N 1E7 Tel. 778-320-6607	5080 & 5096 208 Street	Application for a 10-unit townhome complex	DP/RZ – 3 rd Reading (March 10, 2025)
32 DP 10-24	Christopher Bozyk Architects 611 Alexander Street Vancouver, BC, V6A 1E1 Tel. 604-251-3440	20622 Langley Bypass	Application for a 3,780m² commercial addition	DP – Application Received (July 5, 2024)
33 DP 11-24	Keystone Architecture & Planning Ltd. 300-33131 South Fraser Way Abbotsford, BC, V2S 2B1 Tel. 604-850-0577	20501 Logan Avenue	Application for a 6-storey, 145-apartment unit & 297 m² commercial mixed-use building as part of a master-planned development	DP – Advisory Design Panel (January 29, 2025)
34 DP 12-24	19994 45A Avenue Langley, BC V3A 5S1 Tel. 778-952-5516	19994 45A Avenue	Application for a fourplex	DP – Application Received (November 26, 2024)
35 DP 13-24 RZ 09-24 OCP 01-24	Pacific Nazarene Housing Society, Inc. 9012 160 Street Surrey, BC V4N 3A5 Tel. 604-802-8647	19991 49 Avenue, 19990 50 Avenue, and 4951-4975 & 4991 200 Street	Application for a 6-storey rental apartment building including below-market units, daycare, church & community hall, and commercial space	DP/RZ/OCP – 3 rd Reading (April 28, 2025)
36 SD 01-24 DVP 02-24	14716 71 Avenue Surrey, BC, V3S 4P7 Tel. 604-832-7067	4665 210 Street	Application for a 3-lot subdivision with lot width and front setback variances	SD/DVP – PLA (March 31, 2025)
37 DP 01-25	Strata Plan NWS1815 20454 53 Avenue Langley, BC, V3A 7S1 Tel. 778-245-9248	20454 53 Avenue	Application for conversion of apartment amenity space to a strata unit	SD/DP - Approval (May 26, 2025)
RZ DP DVP SD	ZONING BYLAW AMENDMENT DEVELOPMENT PERMIT DEVELOPMENT VARIANCE PERMIT SUBDIVISION		OCP LUC PLA ALR	OFFICIAL COMMUNITY PLAN AMENDMENT LAND USE CONTRACT AMENDMENT/DISCHARGE PRELIMINARY LAYOUT APPROVAL (SUBDIVISION) AGRICULTURAL LAND RESERVE



CURRENT DEVELOPMENT APPLICATIONS

June 2025

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 (February 18, 2025)
3 DP 13-21 RZ 10-21	[REDACTED] 12686 54 Avenue Surrey, BC V3X 3C2 Tel. 604-729-1264	19701-19729 55A Avenue	Application for a 6-storey, 96-unit apartment building	DP – Issued RZ – Adopted (June 27, 2025)
4 DP 15-21 RZ 12-21	David Eaton Architect Inc. 1690 West 2 nd Avenue Vancouver, BC V6J 1H4 Tel. 604-508-0161	20032 & 20038 56 Avenue	Application for a 6-storey, 49-unit apartment building	DP/RZ – 3 rd Reading (March 21, 2022)
5 SD 06-21 RZ 14-21	[REDACTED] 10210 143A Street Surrey, BC V3T 5J2 Tel. 604-849-4299	20280 50 Avenue	Application for a 2-lot subdivision	SD – PLA (September 4, 2024)
6 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 (September 4, 2024)
7 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)
8 DP 08-22 RZ 05-22	1328986 B.C. Ltd. 1800-13401 108 Avenue Surrey, BC V3T 5T3 Tel. 778-989-5918	4503 & 4513 200 Street	Application for a 14-unit townhouse development	DP – Approved RZ – Adopted (February 10, 2025)
9 SD 02-22	[REDACTED] 7671 Goodrich Place Surrey, BC V3W 6K6 Tel. 778-903-4347	20260 Grade Crescent	Application for a 2-lot subdivision	SD – Final Approval (June 23, 2025)
10 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)
11 DP 02-23 RZ 02-23	Kumar Architecture Ltd. 206 – 545 Clyde Avenue West Vancouver, BC V7T 1C5 Tel. 604-678-5918	5404-5414 207 Street	Application for an 8-storey, 78-unit apartment development	DP/RZ – 3 rd Reading (July 24, 2023)
12 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)

NO.	APPLICANT	LOCATION	DESCRIPTION	STATUS
13 DP 04-23 RZ 04-23	Trio Architecture Inc. B-33623 Wildwood Drive Abbotsford, BC V2S 1S2 Tel. 604-854-3740	20139 53A Avenue	Application for a 4-unit fee-simple rowhouse complex	DP/RZ – 3 rd Reading (September 9, 2024)
14 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 (September 9, 2024)
15 RZ 06-23	Keystone Architecture & Planning Ltd. 300-33131 South Fraser Way Abbotsford, BC V2S 2B1 Tel. 604-850-0577	20501 Logan Avenue	Application for a mixed-use residential & commercial master-planned development	RZ – 3 rd Reading (October 21, 2024)
16 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 (February 11, 2025)
17 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)
18 DP 10-23 RZ 09-23	Flat Architecture Inc. 209-6321 King George Blvd. Surrey, BC V3X 1G1 Tel. 604-445-8124	5030-5064 208 Street & 20845 50A Avenue	Application for a 26-unit townhome development	DP/RZ – 3 rd Reading (May 27, 2024)
19 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/RZ – 3 rd Reading (May 13, 2024)
20 DP 14-23 RZ 12-23	Matthew Cheng Architect Inc. 202-670 Evans Avenue Vancouver, BC V6A 2K9 Tel. 604-649-0669	20220-20230 Michaud Crescent	Application for a 6-storey, 64-unit apartment development	DP/RZ – 3 rd Reading (September 23, 2024)
21 RZ 13-23	Orion Construction 105-19923 80A Avenue Langley, BC V3A 5V3 Tel. 778-874-1681	5501 204 Street & 20300 Douglas Crescent	Application for a mixed-use residential & commercial master-planned development	RZ – 3 rd Reading (February 10, 2025)
22 DP 15-23 RZ 14-23	Paramorph Architecture Inc. 308-9639 137A Street Surrey, BC V3T 0M1 Tel. 604-608-0161	20239-20249 54A Avenue	Application for a 6-storey, 70-unit apartment development	DP/RZ – 3 rd Reading (February 10, 2025)
23 DP 01-24 RZ 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)
24 DP 02-24 RZ 02-24	Paramorph Architecture Inc. 308-9639 137A Street Surrey, BC V3T 0M1 Tel. 604-608-0161	5302 200 Street, 20030 53A Avenue, & 20011- 20031 53 Avenue	Application for a 6-storey, 95-unit apartment development	DP/RZ – 3 rd Reading (July 22, 2024)
25 DP 05-24 RZ 04-24	T.M. Crest Homes (2022) Ltd. 16484 High Park Avenue Surrey, BC V3Z 0M1 Tel. 778-881-0564	20130-20150 53 Avenue & 20139- 20153 52 Avenue	Application for a 6-storey, 80-unit apartment development	DP – Approved RZ – Adopted (June 9, 2025)
26 DP 06-24 RZ 05-24	1337204 BC Ltd. 104 – 3550 Mt. Lehman Road Abbotsford, BC V4X 2M9 Tel. 604-626-2214	5360 204 Street	Application for a 6-storey, 283-unit apartment development	DP – Approved RZ – Adopted (December 9, 2024)

NO.	APPLICANT	LOCATION	DESCRIPTION	STATUS
27 DP 07-24 RZ 06-24	Leone Homes Inc. PMB #222 145-3675 Westminster Hwy Richmond BC, V3A 6J6 Tel. 604-720-0377	20815 45A Avenue & 4560- 4580 208 Street	Application for a 26-unit townhouse development	DP/RZ – 3 rd Reading (February 10, 2025)
28 DP 08-24 RZ 07-24	Leone Homes Inc. PMB #222 145-3675 Westminster Hwy Richmond BC, V3A 6J6 Tel. 604-720-0377	4505-4535 200A Street	Application for a 27-unit townhouse development	DP/RZ – 3 rd Reading (June 23, 2025)
29 DP 09-24 RZ 08-24	Knightridge Development Ltd. 16460 87A Avenue Surrey, BC, V4N 1E7 Tel. 778-320-6607	5080 & 5096 208 Street	Application for a 10-unit townhome complex	DP/RZ – 3 rd Reading (March 10, 2025)
30 DP 10-24	Christopher Bozyk Architects 611 Alexander Street Vancouver, BC, V6A 1E1 Tel. 604-251-3440	20622 Langley Bypass	Application for a 1,510.6 m² commercial addition	DP – Application Received (July 5, 2024)
31 DP 11-24	Keystone Architecture & Planning Ltd. 300-33131 South Fraser Way Abbotsford, BC, V2S 2B1 Tel. 604-850-0577	20501 Logan Avenue	Application for a 6-storey, 145- apartment unit & 297 m² commercial mixed-use building as part of a master-planned development	DP – Advisory Design Panel (January 29, 2025)
32 DP 12-24	██████████ 19994 45A Avenue Langley, BC V3A 5S1 Tel. 778-952-5516	19994 45A Avenue	Application for a fourplex	DP – Application Received (November 26, 2024)
33 DP 13-24 RZ 09-24 OCP 01-24	Pacific Nazarene Housing Society, Inc. 9012 160 Street Surrey, BC V4N 3A5 Tel. 604-802-8647	19991 49 Avenue, 19990 50 Avenue, and 4951-4975 & 4991 200 Street	Application for a 6-storey rental apartment building including below-market units, daycare, church & community hall, and commercial space	DP/RZ/OCP – 3 rd Reading (April 28, 2025)
34 SD 01-24 DVP 02-24	██████████ 14716 71 Avenue Surrey, BC, V3S 4P7 Tel. 604-832-7067	4665 210 Street	Application for a 3-lot subdivision with lot width and front setback variances	SD/DVP – PLA (March 31, 2025)
35 DP 01-25	Strata Plan NWS1815 20454 53 Avenue Langley, BC, V3A 7S1 Tel. 778-245-9248	20454 53 Avenue	Application for conversion of apartment amenity space to a strata unit	DP - Issued (June 19, 2025)
RZ DP DVP SD	ZONING BYLAW AMENDMENT DEVELOPMENT PERMIT DEVELOPMENT VARIANCE PERMIT SUBDIVISION	OCP LUC PLA ALR	OFFICIAL COMMUNITY PLAN AMENDMENT LAND USE CONTRACT AMENDMENT/DISCHARGE PRELIMINARY LAYOUT APPROVAL (SUBDIVISION) AGRICULTURAL LAND RESERVE	



CURRENT DEVELOPMENT APPLICATIONS

July 2025

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 (February 18, 2025)
3 DP 15-21 RZ 12-21	David Eaton Architect Inc. 1690 West 2 nd Avenue Vancouver, BC V6J 1H4 Tel. 604-508-0161	20032 & 20038 56 Avenue	Application for a 6-storey, 49-unit apartment building	DP/RZ – 3 rd Reading (March 21, 2022)
4 SD 06-21 RZ 14-21 DP 02-25	10210 143A Street Surrey, BC V3T 5J2 Tel. 604-849-4299	20280 50 Avenue	Application for a 2-lot subdivision	SD – PLA (September 4, 2024) DP – Application Received (July 22, 2025)
5 SD 01-22	19901 46 Avenue Langley, BC V3A 3H4 Tel. 604-716-0120	19901 46 Avenue	Application for a 2-lot subdivision	SD – PLA (September 4, 2024)
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 08-22 RZ 05-22	1328986 B.C. Ltd. 1800-13401 108 Avenue Surrey, BC V3T 5T3 Tel. 778-989-5918	4503 & 4513 200 Street	Application for a 14-unit townhouse development	DP – Issued RZ – Adopted (July 4, 2025)
8 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)
9 DP 02-23 RZ 02-23	Kumar Architecture Ltd. 206 – 545 Clyde Avenue West Vancouver, BC V7T 1C5 Tel. 604-678-5918	5404-5414 207 Street	Application for an 8-storey, 78-unit apartment development	DP/RZ – 3 rd Reading (July 24, 2023)
10 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)
11 DP 04-23 RZ 04-23	Trio Architecture Inc. B-33623 Wildwood Drive Abbotsford, BC V2S 1S2 Tel. 604-854-3740	20139 53A Avenue	Application for a 4-unit fee-simple rowhouse complex	DP/RZ – 3 rd Reading (September 9, 2024)
12 SD 02-23	8468 155A Street Surrey, BC V3S 6W3 Tel. 604-443-1030	20270 Grade Crescent	Application for a 2-lot subdivision	SD – PLA (September 9, 2024)

NO.	APPLICANT	LOCATION	DESCRIPTION	STATUS
13 RZ 06-23	Keystone Architecture & Planning Ltd. 300-33131 South Fraser Way Abbotsford, BC V2S 2B1 Tel. 604-850-0577	20501 Logan Avenue	Application for a mixed-use residential & commercial master-planned development	RZ – 3 rd Reading (October 21, 2024)
14 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 (February 11, 2025)
15 DP 09-23	5135 208A Street Langley, BC V3A 7L9 Tel. 778-927-6886	5135 208A Street	Application for a triplex	DP – Advisory Design Panel (September 11, 2024)
16 DP 10-23 RZ 09-23	Flat Architecture Inc. 209-6321 King George Blvd. Surrey, BC V3X 1G1 Tel. 604-445-8124	5030-5064 208 Street & 20845 50A Avenue	Application for a 26-unit townhome development	DP/RZ – 3 rd Reading (May 27, 2024)
17 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)
18 DP 14-23 RZ 12-23	Matthew Cheng Architect Inc. 202-670 Evans Avenue Vancouver, BC V6A 2K9 Tel. 604-649-0669	20220-20230 Michaud Crescent	Application for a 6-storey, 64-unit apartment development	DP/RZ – 3 rd Reading (September 23, 2024)
19 RZ 13-23	Orion Construction 105-19923 80A Avenue Langley, BC V3A 5V3 Tel. 778-874-1681	5501 204 Street & 20300 Douglas Crescent	Application for a mixed-use residential & commercial master-planned development	RZ – 3 rd Reading (February 10, 2025)
20 DP 15-23 RZ 14-23	Paramorph Architecture Inc. 308-9639 137A Street Surrey, BC V3T 0M1 Tel. 604-608-0161	20239-20249 54A Avenue	Application for a 6-storey, 70-unit apartment development	DP/RZ – 3 rd Reading (February 10, 2025)
21 DP 01-24 RZ 01-24	P.O. Box 45030 RPO Ocean Park Surrey, BC V4A 9L1 Tel. 604-786-2061	4565 200A Street	Application for a duplex with secondary suites	DP/RZ – Application Received (March 26, 2024)
22 DP 02-24 RZ 02-24	Paramorph Architecture Inc. 308-9639 137A Street Surrey, BC V3T 0M1 Tel. 604-608-0161	5302 200 Street, 20030 53A Avenue, & 20011-20031 53 Avenue	Application for a 6-storey, 95-unit apartment development	DP/RZ – 3 rd Reading (July 22, 2024)
23 DP 06-24 RZ 05-24	1337204 BC Ltd. 104 – 3550 Mt. Lehman Road Abbotsford, BC V4X 2M9 Tel. 604-626-2214	5360 204 Street	Application for a 6-storey, 283-unit apartment development	DP – Issued RZ – Adopted (July 4, 2025)
24 DP 07-24 RZ 06-24	Leone Homes Inc. PMB #222 145-3675 Westminster Hwy Richmond BC, V3A 6J6 Tel. 604-720-0377	20815 45A Avenue & 4560-4580 208 Street	Application for a 26-unit townhouse development	DP/RZ – 3 rd Reading (February 10, 2025)
25 DP 08-24 RZ 07-24	Leone Homes Inc. PMB #222 145-3675 Westminster Hwy Richmond BC, V3A 6J6 Tel. 604-720-0377	4505-4535 200A Street	Application for a 27-unit townhouse development	DP/RZ – 3 rd Reading (June 23, 2025)

NO.	APPLICANT	LOCATION	DESCRIPTION	STATUS
26 DP 09-24 RZ 08-24	Knightridge Development Ltd. 16460 87A Avenue Surrey, BC, V4N 1E7 Tel. 778-320-6607	5080 & 5096 208 Street	Application for a 10-unit townhome complex	DP/RZ – 3 rd Reading (March 10, 2025)
27 DP 10-24	Christopher Bozyk Architects 611 Alexander Street Vancouver, BC, V6A 1E1 Tel. 604-251-3440	20622 Langley Bypass	Application for a 1,510.6 m² commercial addition	DP – Advisory Design Panel (July 30, 2025)
28 DP 11-24	Keystone Architecture & Planning Ltd. 300-33131 South Fraser Way Abbotsford, BC, V2S 2B1 Tel. 604-850-0577	20501 Logan Avenue	Application for a 6-storey, 145-apartment unit & 297 m² commercial mixed-use building as part of a master-planned development	DP – Advisory Design Panel (January 29, 2025)
29 DP 12-24	19994 45A Avenue Langley, BC V3A 5S1 Tel. 778-952-5516	19994 45A Avenue	Application for a fourplex	DP – Application Received (November 26, 2024)
30 DP 13-24 RZ 09-24 OCP 01-24	Pacific Nazarene Housing Society, Inc. 9012 160 Street Surrey, BC V4N 3A5 Tel. 604-802-8647	19991 49 Avenue, 19990 50 Avenue, and 4951-4975 & 4991 200 Street	Application for a 6-storey rental apartment building including below-market units, daycare, church & community hall, and commercial space	DP/RZ/OCP – 3 rd Reading (April 28, 2025)
31 SD 01-24 DVP 02-24	14716 71 Avenue Surrey, BC, V3S 4P7 Tel. 604-832-7067	4665 210 Street	Application for a 3-lot subdivision with lot width and front setback variances	SD/DVP – PLA (March 31, 2025)
32 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 - Received (July 31, 2025)
RZ DP DVP SD	ZONING BYLAW AMENDMENT DEVELOPMENT PERMIT DEVELOPMENT VARIANCE PERMIT SUBDIVISION		OCP LUC PLA ALR	OFFICIAL COMMUNITY PLAN AMENDMENT LAND USE CONTRACT AMENDMENT/DISCHARGE PRELIMINARY LAYOUT APPROVAL (SUBDIVISION) AGRICULTURAL LAND RESERVE



CURRENT DEVELOPMENT APPLICATIONS

August 2025
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 (February 18, 2025)
3 DP 15-21 RZ 12-21	David Eaton Architect Inc. 1690 West 2 nd Avenue Vancouver, BC V6J 1H4 Tel. 604-508-0161	20032 & 20038 56 Avenue	Application for a 6-storey, 49-unit apartment building	DP/RZ – 3rd Reading (March 21, 2022)
4 SD 06-21 RZ 14-21 DP 02-25	10210 143A Street Surrey, BC V3T 5J2 Tel. 604-849-4299	20280 50 Avenue	Application for a 2-lot subdivision	SD – PLA (August 5, 2025) DP – Application Received (July 22, 2025)
5 SD 01-22	19901 46 Avenue Langley, BC V3A 3H4 Tel. 604-716-0120	19901 46 Avenue	Application for a 2-lot subdivision	SD – PLA (August 6, 2025)
6 DP 02-22	Omicron AEC 595 Burrard Street Vancouver, BC Tel. 604-632-1192	5850 Production Way	Application for two additions for a total 2,501 m² GFA to an existing warehouse	DP – Advisory Design Panel (April 5, 2022)
7 DP 10-22	Hambrook & Gundhra Ltd. 4727 45 Avenue Delta, BC V4K 1J7 Tel. 604-831-7017	20178 56 Avenue	Application for a 5-storey, 47-unit senior's apartment development	DP – Application Received (November 9, 2022)
8 DP 02-23 RZ 02-23	Kumar Architecture Ltd. 206 – 545 Clyde Avenue West Vancouver, BC V7T 1C5 Tel. 604-678-5918	5404-5414 207 Street	Application for an 8-storey, 78-unit apartment development	DP/RZ – 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	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 RZ 06-23	Keystone Architecture & Planning Ltd. 300-33131 South Fraser Way Abbotsford, BC V2S 2B1 Tel. 604-850-0577	20501 Logan Avenue	Application for a mixed-use residential & commercial master-planned development	RZ – 3rd Reading (October 21, 2024)

NO.	APPLICANT	LOCATION	DESCRIPTION	STATUS
13 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 (February 11, 2025)
14 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)
15 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)
16 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)
17 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)
18 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)
19 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)
20 DP 01-24 RZ 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)
21 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)
22 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)
23 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)
24 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)
25 DP 10-24	Christopher Bozyk Architects 611 Alexander Street Vancouver, BC, V6A 1E1 Tel. 604-251-3440	20622 Langley Bypass	Application for a 1,510.6 m² commercial addition	DP – Advisory Design Panel (July 30, 2025)

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26 DP 11-24	Keystone Architecture & Planning Ltd. 300-33131 South Fraser Way Abbotsford, BC, V2S 2B1 Tel. 604-850-0577	20501 Logan Avenue	Application for a 6-storey, 145-apartment unit & 297 m² commercial mixed-use building as part of a master-planned development	DP – Advisory Design Panel (January 29, 2025)
27 DP 12-24	██████████ 19994 45A Avenue Langley, BC V3A 5S1 Tel. 778-952-5516	19994 45A Avenue	Application for a fourplex	DP – Application Received (November 26, 2024)
28 DP 13-24 RZ 09-24 OCP 01-24	Pacific Nazarene Housing Society, Inc. 9012 160 Street Surrey, BC V4N 3A5 Tel. 604-802-8647	19991 49 Avenue, 19990 50 Avenue, and 4951-4975 & 4991 200 Street	Application for a 6-storey rental apartment building including below-market units, daycare, church & community hall, and commercial space	DP/RZ/OCP – 3 rd Reading (April 28, 2025)
29 SD 01-24 DVP 02-24	██████████ 14/16 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, 2025)
30 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 – Application Received (July 31, 2025)
31 SD 01-25	██████████ 21996 Isaac Crescent Maple Ridge, BC, V2X 8N8 Tel. 778-882-0783	4580 198B Street	Application for a 2-lot subdivision	SD - Application Received (August 6, 2025)
RZ DP DVP SD	ZONING BYLAW AMENDMENT DEVELOPMENT PERMIT DEVELOPMENT VARIANCE PERMIT SUBDIVISION		OCP LUC PLA ALR	OFFICIAL COMMUNITY PLAN AMENDMENT LAND USE CONTRACT AMENDMENT/DISCHARGE PRELIMINARY LAYOUT APPROVAL (SUBDIVISION) AGRICULTURAL LAND RESERVE



CURRENT DEVELOPMENT APPLICATIONS

September 2025
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 (February 18, 2025)
3 DP 15-21 RZ 12-21	David Eaton Architect Inc. 1690 West 2 nd Avenue Vancouver, BC V6J 1H4 Tel. 604-508-0161	20032 & 20038 56 Avenue	Application for a 6-storey, 49-unit apartment building	DP/RZ – 3rd Reading (March 21, 2022)
4 SD 06-21 RZ 14-21 DP 02-25	10210 143A Street Surrey, BC V3T 5J2 Tel. 604-849-4299	20280 50 Avenue	Application for a 2-lot subdivision	SD – PLA (August 5, 2025) DP – Application Received (July 22, 2025)
5 SD 01-22	19901 46 Avenue Langley, BC V3A 3H4 Tel. 604-716-0120	19901 46 Avenue	Application for a 2-lot subdivision	SD – PLA (August 6, 2025)
6 DP 02-22	Omicron AEC 595 Burrard Street Vancouver, BC Tel. 604-632-1192	5850 Production Way	Application for two additions for a total 2,501 m² GFA to an existing warehouse	DP – Advisory Design Panel (April 5, 2022)
7 DP 10-22	Hambrook & Gundhra Ltd. 4727 45 Avenue Delta, BC V4K 1J7 Tel. 604-831-7017	20178 56 Avenue	Application for a 5-storey, 47-unit senior's apartment development	DP – Application Received (November 9, 2022)
8 DP 02-23 RZ 02-23	Kumar Architecture Ltd. 206 – 545 Clyde Avenue West Vancouver, BC V7T 1C5 Tel. 604-678-5918	5404-5414 207 Street	Application for an 8-storey, 78-unit apartment development	DP/RZ – 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	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 RZ 06-23	Keystone Architecture & Planning Ltd. 300-33131 South Fraser Way Abbotsford, BC V2S 2B1 Tel. 604-850-0577	20501 Logan Avenue	Application for a mixed-use residential & commercial master-planned development	RZ – 3rd Reading (October 21, 2024)

NO.	APPLICANT	LOCATION	DESCRIPTION	STATUS
13 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)
14 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)
15 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)
16 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)
17 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)
18 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)
19 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)
20 DP 01-24 RZ 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)
21 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)
22 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)
23 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)
24 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)
25 DP 10-24	Christopher Bozyk Architects 611 Alexander Street Vancouver, BC, V6A 1E1 Tel. 604-251-3440	20622 Langley Bypass	Application for a 1,510.6 m² commercial addition	DP – Advisory Design Panel (July 30, 2025)

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26 DP 11-24	Keystone Architecture & Planning Ltd. 300-33131 South Fraser Way Abbotsford, BC, V2S 2B1 Tel. 604-850-0577	20501 Logan Avenue	Application for a 6-storey, 145-apartment unit & 297 m² commercial mixed-use building as part of a master-planned development	DP – Advisory Design Panel (January 29, 2025)
27 DP 12-24	██████████ 19994 45A Avenue Langley, BC V3A 5S1 Tel. 778-952-5516	19994 45A Avenue	Application for a fourplex	DP – Application Received (November 26, 2024)
28 DP 13-24 RZ 09-24 OCP 01-24	Pacific Nazarene Housing Society, Inc. 9012 160 Street Surrey, BC V4N 3A5 Tel. 604-802-8647	19991 49 Avenue, 19990 50 Avenue, and 4951-4975 & 4991 200 Street	Application for a 6-storey rental apartment building including below-market units, daycare, church & community hall, and commercial space	DP/RZ/OCP – 3 rd Reading (April 28, 2025)
29 SD 01-24 DVP 02-24	██████████ 14/16 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, 2025)
30 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)
31 SD 01-25	██████████ 21996 Isaac Crescent Maple Ridge, BC, V2X 8N8 Tel. 778-882-0783	4580 198B Street	Application for a 2-lot subdivision	SD - PLA (September 8, 2025)
32 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 m² commercial development	DP – Application Received (September 2, 2025)
33 DP 05-25	5721B Production LTD. 1088-550 Burrard Street Vancouver, BC V6C 2B5	5721B Production Way	Application for two warehouse buildings for a total of 19,717 m² GFA	DP – Application received (September 16, 2025)
RZ DP DVP SD	ZONING BYLAW AMENDMENT DEVELOPMENT PERMIT DEVELOPMENT VARIANCE PERMIT SUBDIVISION		OCP LUC PLA ALR	OFFICIAL COMMUNITY PLAN AMENDMENT LAND USE CONTRACT AMENDMENT/DISCHARGE PRELIMINARY LAYOUT APPROVAL (SUBDIVISION) AGRICULTURAL LAND RESERVE



CURRENT DEVELOPMENT APPLICATIONS

October 2025
Development Services Department

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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 (February 18, 2025)
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11 SD 02-23	8468 155A Street Surrey, BC V3S 6W3 Tel. 604-443-1030	20270 Grade Crescent	Application for a 2-lot subdivision	SD – PLA (August 7, 2025)
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21 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)
22 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)
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28 DP 13-24 RZ 09-24 OCP 01-24	Pacific Nazarene Housing Society, Inc. 9012 160 Street Surrey, BC V4N 3A5 Tel. 604-802-8647	19991 49 Avenue, 19990 50 Avenue, and 4951-4975 & 4991 200 Street	Application for a 6-storey rental apartment building including below-market units, daycare, church & community hall, and commercial space	DP/RZ/OCP – 3 rd Reading (April 28, 2025)
29 SD 01-24 DVP 02-24	██████████ 14/16 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)
30 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)
31 SD 01-25	██████████ 21996 Isaac Crescent Maple Ridge, BC, V2X 8N8 Tel. 778-882-0783	4580 198B Street	Application for a 2-lot subdivision	SD – PLA (September 8, 2025)
32 DP 04-25	Christopher Bozyk Architects 611 Alexander Street Vancouver, BC, V6A 1E1 Tel. 604-251-3440	5975 Collection Drive	Application for a 4609.65 m² commercial development	DP – Application Received (September 2, 2025)
33 DP 05-25	5721B Production LTD. 1088-550 Burrard Street Vancouver, BC V6C 2B5	5721B Production Way	Application for two warehouse buildings for a total of 19,717 m² GFA	DP – Application received (September 16, 2025)
34 RZ 02-25	Stellar Care Inc. 5633 177B Street Surrey, BC, V3S 4H9 Tel. 647-285-2136	20334 56 Avenue	Application for a text amendment to exempt the subject property from the 400 m pharmacy separation requirement	RZ – Application received (October 2, 2025)
36 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)
RZ DP DVP SD	ZONING BYLAW AMENDMENT DEVELOPMENT PERMIT DEVELOPMENT VARIANCE PERMIT SUBDIVISION		OCP LUC PLA ALR	OFFICIAL COMMUNITY PLAN AMENDMENT LAND USE CONTRACT AMENDMENT/DISCHARGE PRELIMINARY LAYOUT APPROVAL (SUBDIVISION) AGRICULTURAL LAND RESERVE



CURRENT DEVELOPMENT APPLICATIONS

November 2025
Development Services Department

NO.	APPLICANT	LOCATION	DESCRIPTION	STATUS
1 RZ 04-20 DP 06-20	Flat Architecture Inc. 209 – 6321 King George Blvd. Surrey, BC V3X 1G1 Tel. 778-891-0167	20172 53A Avenue	Application for a 5-storey, 18-unit apartment development	RZ/DP – 3rd Reading (February 22, 2021)
2 SD 01-21	1276035 B.C. Ltd. 216 – 6333 148 Street Surrey, BC V3S 3C3 Tel. 778-388-2100	20732 46 Avenue	Application for a 2-lot subdivision	SD – PLA (October 07, 2025)
3 DP 15-21 RZ 12-21	David Eaton Architect Inc. 1690 West 2 nd Avenue Vancouver, BC V6J 1H4 Tel. 604-508-0161	20032 & 20038 56 Avenue	Application for a 6-storey, 49-unit apartment building	DP/RZ – 3rd Reading (March 21, 2022)
4 SD 06-21 RZ 14-21 DP 02-25	10210 143A Street Surrey, BC V3T 5J2 Tel. 604-849-4299	20280 50 Avenue	Application for a 2-lot subdivision	SD – PLA (August 5, 2025) DP – Application Received (July 22, 2025)
5 SD 01-22	19901 46 Avenue Langley, BC V3A 3H4 Tel. 604-716-0120	19901 46 Avenue	Application for a 2-lot subdivision	SD – PLA (August 6, 2025)
6 DP 02-22	Omicron AEC 595 Burrard Street Vancouver, BC Tel. 604-632-1192	5850 Production Way	Application for two additions for a total 2,501 m² GFA to an existing warehouse	DP – Advisory Design Panel (April 5, 2022)
7 DP 10-22	Hambrook & Gundhra Ltd. 4727 45 Avenue Delta, BC V4K 1J7 Tel. 604-831-7017	20178 56 Avenue	Application for a 5-storey, 47-unit senior's apartment development	DP – Application Received (November 9, 2022)
8 DP 02-23 RZ 02-23	Kumar Architecture Ltd. 206 – 545 Clyde Avenue West Vancouver, BC V7T 1C5 Tel. 604-678-5918	5404-5414 207 Street	Application for an 8-storey, 78-unit apartment development	DP/RZ – 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	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 RZ 06-23	Keystone Architecture & Planning Ltd. 300-33131 South Fraser Way Abbotsford, BC V2S 2B1 Tel. 604-850-0577	20501 Logan Avenue	Application for a mixed-use residential & commercial master-planned development	RZ – 3rd Reading (October 21, 2024)

NO.	APPLICANT	LOCATION	DESCRIPTION	STATUS
13 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)
14 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)
15 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)
16 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)
17 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)
18 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)
19 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)
20 DP 01-24 RZ 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)
21 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)
22 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)
23 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)
24 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)
25 DP 10-24	Christopher Bozyk Architects 611 Alexander Street Vancouver, BC, V6A 1E1 Tel. 604-251-3440	20622 Langley Bypass	Application for a 1,510.6 m² commercial addition	DP – Advisory Design Panel (July 30, 2025)

NO.	APPLICANT	LOCATION	DESCRIPTION	STATUS
26 DP 11-24	Keystone Architecture & Planning Ltd. 300-33131 South Fraser Way Abbotsford, BC, V2S 2B1 Tel. 604-850-0577	20501 Logan Avenue	Application for a 6-storey, 145-apartment unit & 297 m² commercial mixed-use building as part of a master-planned development	DP – Advisory Design Panel (January 29, 2025)
27 DP 12-24	██████████ 19994 45A Avenue Langley, BC V3A 5S1 Tel. 778-952-5516	19994 45A Avenue	Application for a fourplex	DP – Application Received (November 26, 2024)
28 DP 13-24 RZ 09-24 OCP 01-24	Pacific Nazarene Housing Society, Inc. 9012 160 Street Surrey, BC V4N 3A5 Tel. 604-802-8647	19991 49 Avenue, 19990 50 Avenue, and 4951-4975 & 4991 200 Street	Application for a 6-storey rental apartment building including below-market units, daycare, church & community hall, and commercial space	DP/RZ/OCP – 3 rd Reading (April 28, 2025)
29 SD 01-24 DVP 02-24	██████████ 14716 71 Avenue Surrey, BC, V3S 4P7 Tel. 604-832-7067	4665 210 Street	Application for a 3-lot subdivision with lot width and front setback variances	SD/DVP – PLA (October 07, 2025)
30 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)
31 SD 01-25	██████████ 21996 Isaac Crescent Maple Ridge, BC, V2X 8N8 Tel. 778-882-0783	4580 198B Street	Application for a 2-lot subdivision	SD – PLA (September 8, 2025)
32 DP 04-25	Christopher Bozyk Architects 611 Alexander Street Vancouver, BC, V6A 1E1 Tel. 604-251-3440	5975 Collection Drive	Application for a 4609.65 m² commercial development	DP – Advisory Design Panel (November 5, 2025)
33 DP 05-25	5721B Production LTD. 1088-550 Burrard Street Vancouver, BC V6C 2B5	5721B Production Way	Application for two warehouse buildings for a total of 19,717 m² GFA	DP – Application received (September 16, 2025)
34 RZ 02-25	Stellar Care Inc. 5633 177B Street Surrey, BC, V3S 4H9 Tel. 647-285-2136	20334 56 Avenue	Application for a text amendment to exempt the subject property from the 400 m pharmacy separation requirement	RZ – 1 st & 2 nd Readings (November 3, 2025)
35 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)
36 SD 02-25	██████████ 101-403 Sixth Street New Westminster, BC, V3L 3C2 Tel. 604-529-2086	4566 206A Street	Application for a 2-lot subdivision	SD – Application received (November 4, 2025)
37 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)
RZ DP DVP SD	ZONING BYLAW AMENDMENT DEVELOPMENT PERMIT DEVELOPMENT VARIANCE PERMIT SUBDIVISION		OCP LUC PLA ALR	OFFICIAL COMMUNITY PLAN AMENDMENT LAND USE CONTRACT AMENDMENT/DISCHARGE PRELIMINARY LAYOUT APPROVAL (SUBDIVISION) AGRICULTURAL LAND RESERVE



CURRENT DEVELOPMENT APPLICATIONS

December 2025
Development Services Department

NO.	APPLICANT	LOCATION	DESCRIPTION	STATUS
1 RZ 04-20 DP 06-20	Flat Architecture Inc. 209 – 6321 King George Blvd. Surrey, BC V3X 1G1 Tel. 778-891-0167	20172 53A Avenue	Application for a 5-storey, 18-unit apartment development	RZ/DP – 3rd Reading (February 22, 2021)
2 SD 01-21	1276035 B.C. Ltd. 216 – 6333 148 Street Surrey, BC V3S 3C3 Tel. 778-388-2100	20732 46 Avenue	Application for a 2-lot subdivision	SD – PLA (October 07, 2025)
3 DP 15-21 RZ 12-21	David Eaton Architect Inc. 1690 West 2 nd Avenue Vancouver, BC V6J 1H4 Tel. 604-508-0161	20032 & 20038 56 Avenue	Application for a 6-storey, 49-unit apartment building	DP/RZ – 3 rd Reading (March 21, 2022)
4 SD 06-21 RZ 14-21 DP 02-25	10210 143A Street Surrey, BC V3T 5J2 Tel. 604-849-4299	20280 50 Avenue	Application for a 2-lot subdivision	SD – PLA (August 5, 2025) DP – Application Received (July 22, 2025)
5 SD 01-22	19901 46 Avenue Langley, BC V3A 3H4 Tel. 604-716-0120	19901 46 Avenue	Application for a 2-lot subdivision	SD – PLA (August 6, 2025)
6 DP 02-22	Omicron AEC 595 Burrard Street Vancouver, BC Tel. 604-632-1192	5850 Production Way	Application for two additions for a total 2,501 m² GFA to an existing warehouse	DP – Advisory Design Panel (April 5, 2022)
7 DP 10-22	Hambrook & Gundhra Ltd. 4727 45 Avenue Delta, BC V4K 1J7 Tel. 604-831-7017	20178 56 Avenue	Application for a 5-storey, 47-unit senior's apartment development	DP – Application Received (November 9, 2022)
8 DP 02-23 RZ 02-23	Kumar Architecture Ltd. 206 – 545 Clyde Avenue West Vancouver, BC V7T 1C5 Tel. 604-678-5918	5404-5414 207 Street	Application for an 8-storey, 78-unit apartment development	DP/RZ – 3 rd Reading (July 24, 2023)
9 DP 03-23 RZ 03-23	Kingdom Property Investment Ltd. 440-3820 Cessna Drive Richmond, BC V7B 0A2 Tel. 778-855-3507	20659-20679 Eastleigh Crescent	Application for a 6-storey apartment development of two buildings with a total 171 units	DP – Approved RZ – Adopted (June 23, 2025)
10 DP 04-23 RZ 04-23	Trio Architecture Inc. B-33623 Wildwood Drive Abbotsford, BC V2S 1S2 Tel. 604-854-3740	20139 53A Avenue	Application for a 4-unit fee-simple rowhouse complex	DP/RZ – 3 rd Reading (September 9, 2024)
11 SD 02-23	8468 155A Street Surrey, BC V3S 6W3 Tel. 604-443-1030	20270 Grade Crescent	Application for a 2-lot subdivision	SD – PLA (August 7, 2025)
12 RZ 06-23	Keystone Architecture & Planning Ltd. 300-33131 South Fraser Way Abbotsford, BC V2S 2B1 Tel. 604-850-0577	20501 Logan Avenue	Application for a mixed-use residential & commercial master-planned development	RZ – Application Cancelled (December 15, 2025)

NO.	APPLICANT	LOCATION	DESCRIPTION	STATUS
13 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)
14 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)
15 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)
16 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)
17 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)
18 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)
19 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)
20 DP 01-24 RZ 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)
21 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)
22 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)
23 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)
24 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)
25 DP 10-24	Christopher Bozyk Architects 611 Alexander Street Vancouver, BC, V6A 1E1 Tel. 604-251-3440	20622 Langley Bypass	Application for a 1,510.6 m² commercial addition	DP – Advisory Design Panel (July 30, 2025)

NO.	APPLICANT	LOCATION	DESCRIPTION	STATUS
26 DP 11-24	Keystone Architecture & Planning Ltd. 300-33131 South Fraser Way Abbotsford, BC, V2S 2B1 Tel. 604-850-0577	20501 Logan Avenue	Application for a 6-storey, 145-apartment unit & 297 m² commercial mixed-use building as part of a master-planned development	DP – Application Cancelled (December 15, 2025)
27 DP 12-24	██████████ 19994 45A Avenue Langley, BC V3A 5S1 Tel. 778-952-5516	19994 45A Avenue	Application for a fourplex	DP – Application Received (November 26, 2024)
28 DP 13-24 RZ 09-24 OCP 01-24	Pacific Nazarene Housing Society, Inc. 9012 160 Street Surrey, BC V4N 3A5 Tel. 604-802-8647	19991 49 Avenue, 19990 50 Avenue, and 4951-4975 & 4991 200 Street	Application for a 6-storey rental apartment building including below-market units, daycare, church & community hall, and commercial space	DP/RZ/OCP – 3 rd Reading (April 28, 2025)
29 SD 01-24 DVP 02-24	██████████ 14716 71 Avenue Surrey, BC, V3S 4P7 Tel. 604-832-7067	4665 210 Street	Application for a 3-lot subdivision with lot width and front setback variances	SD/DVP – PLA (October 07, 2025)
30 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)
31 SD 01-25	██████████ 21996 Isaac Crescent Maple Ridge, BC, V2X 8N8 Tel. 778-882-0783	4580 198B Street	Application for a 2-lot subdivision	SD – PLA (September 8, 2025)
32 DP 04-25	Christopher Bozyk Architects 611 Alexander Street Vancouver, BC, V6A 1E1 Tel. 604-251-3440	5975 Collection Drive	Application for a 4609.65 m² commercial development	DP – Advisory Design Panel (November 5, 2025)
33 DP 05-25	5721B Production LTD. 1088-550 Burrard Street Vancouver, BC V6C 2B5	5721B Production Way	Application for two warehouse buildings for a total of 19,717 m² GFA	DP – Advisory Design Panel (December 3, 2025)
34 RZ 02-25	Stellar Care Inc. 5633 177B Street Surrey, BC, V3S 4H9 Tel. 647-285-2136	20334 56 Avenue	Application for a text amendment to exempt the subject property from the 400 m pharmacy separation requirement	RZ – Adopted (December 8, 2025)
35 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)
36 SD 02-25	██████████ 101-403 Sixth Street New Westminster, BC, V3L 3C2 Tel. 604-529-2086	4566 206A Street	Application for a 2-lot subdivision	SD – PLA received (December 12, 2025)
37 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)
38 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 – Application received (December 22, 2025)

<i>NO.</i>	<i>APPLICANT</i>	<i>LOCATION</i>	<i>DESCRIPTION</i>	<i>STATUS</i>
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