



Imagine coming home...
As you drive down that familiar road,
you are comforted by nature's serenity at your doorstep.
Welcome to Augusta, your dream realized.

Isle of
MANN



B C C O N D O S . N E T

info@liveinaugusta.ca



Augusta

NATURE'S SERENITY

[HOME](#)[ABOUT AUGUSTA](#)[FEATURES](#)[AMENITIES](#)[RESIDENCES](#)[GALLERY](#)[NEWS](#)[CONTACT](#)

WELCOME TO AUGUSTA, WHERE NATURE LIVES.

Epitome of quality by Isle of Mann

Isle of
MANN

Augusta is the premier townhome development in the highly-exclusive and sought-after Pacific Douglas Community. Augusta has marked itself to be the epitome of quality construction, modern design and luxury finishing.

With over 18 years of quality building experience, the Isle of Mann Group has created a diverse portfolio of sold out projects. By developing unique and eco-friendly communities, the Isle of Mann Group pride themselves on excellence from inception to conclusion of every project.

As they begin building in the Pacific Douglas area, they strive to provide the people of South Surrey with yet another reason to be proud of their community. The Augusta project represents a new and exciting neighbourhood that has the perfect balance of modern design and sustainable living.



Developer reserves the right to modify plans



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49 DESIGNER TOWNHOMES

Imagine coming home... driving down that winding road, you are welcomed by nature's serenity at your door.

Augusta is the premier townhome development in the highly-exclusive and sought-after Pacific Douglas Community. Backed by the confidence of Georgie Award-winning builder, Isle of Mann Construction Ltd., Augusta has marked itself to be the epitome of quality construction, modern design and luxury finishing.

[REGISTER FOR MORE INFORMATION](#)



Isle of
MANN

Home Warranty
Protection guaranteed by

pacific
Home and Auto Insurance Services Inc.



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B C C O N D O S . N E T





FEATURES

In every Augusta town home, we proudly offer the following features:

Inside:

- GE Profile 22.1-ft3 French Door Fridge with Ice & Water Dispenser
- GE Profile 30-inch Slide-In Convection Gas Range with Warming Drawer
- GE Profile 24-inch Built-In Dishwasher
- GE Profile 30-inch 1.8 ft3 OTR Microwave/Hoodfan
- Expansive 9-foot with Dropped Ceilings
- Real Maple Wood, Triple-Stained Shaker Cabinets
- Clean-Cut Quartz and Granite Countertops Throughout the Home
- Designer Baseboards, Casings, and Headers Throughout the Home
- Elegant Crown Mouldings on the Main and in the Master Bedroom
- Anti-Shrinkage and Anti-Squeakage Engineered Hardwood on the Main Level
- Custom designed wood mantels with 36-inch gas fireplace with stone border accents
- Illuminating recessed lighting throughout the Home
- Whirlpool Duet Front Load Laundry Pair – 4.0-ft3 Washer & 6.7-ft3 Dryer
- Designer Galley-Style Kitchens with Pendent Lighting
- Upgraded Soft-Close Cabinet Drawers

Outside:

- James Hardie Siding Products with ColorPlus Technology including 30-year Limited Product Warranty and 15-year Colorplus finish Warranty
- Fully Architected Landscaping
- Steel-Reinforced and Fibremesh-Laden Exposed Driveways and Patios made with Chilliwack Riverbed Aggregate
- Gas Lines for Outdoor BBQ with Stainless Steel Hookup on Patio
- TELUS Optik High Speed
 - Optik High Speed Internet (up to 15 Mbps)
 - Wireless Gateway
- TELUS Optik TV
 - TTV up to 94 Channels including 16 in HD
 - 45 music channels
 - Choice of two theme packs
 - 1 HD PVR set top box rental for one year
 - Up to 5 additional set top boxes available for a rental fee

Please [contact us](#) for a full feature list.

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AMENITIES

Augusta townhome project is located in the new and highly exclusive Pacific Douglas area of South Surrey. Here communities are built to a higher standard. Surrounded by parks, schools and the necessities of everyday living, Augusta makes a great place to call home.

Footsteps away from the beach and the Peace Portal golf course, Augusta invites you to engage in an active and fulfilling lifestyle.

With equal proximity to the popular Morgan Crossing shopping district as well as the United States border, owning a home in Augusta combines the convenience of modern amenities with the relaxing atmosphere of West Coast living.



SHOPPING



RESTAURANTS



PUBLIC SERVICES



ENTERTAINMENT

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Augusta

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CONTACT

Name

Email*

Phone

Message*

SEND MESSAGE

Direct line: 604.999.9323

info@liveinaugusta.ca

Sales center is open daily from 1-4PM

172nd Street + 3rd Avenue, Surrey BC.



twitter

Join the conversation

JOIN OUR MAILING LIST

Developer reserves the right to modify plans



49 Designer South Surrey Augusta Townhomes for Sale from \$429,900 by Isle of Mann Group Developers > Located in Exclusive South Surrey Pacific Douglas Real Estate Market

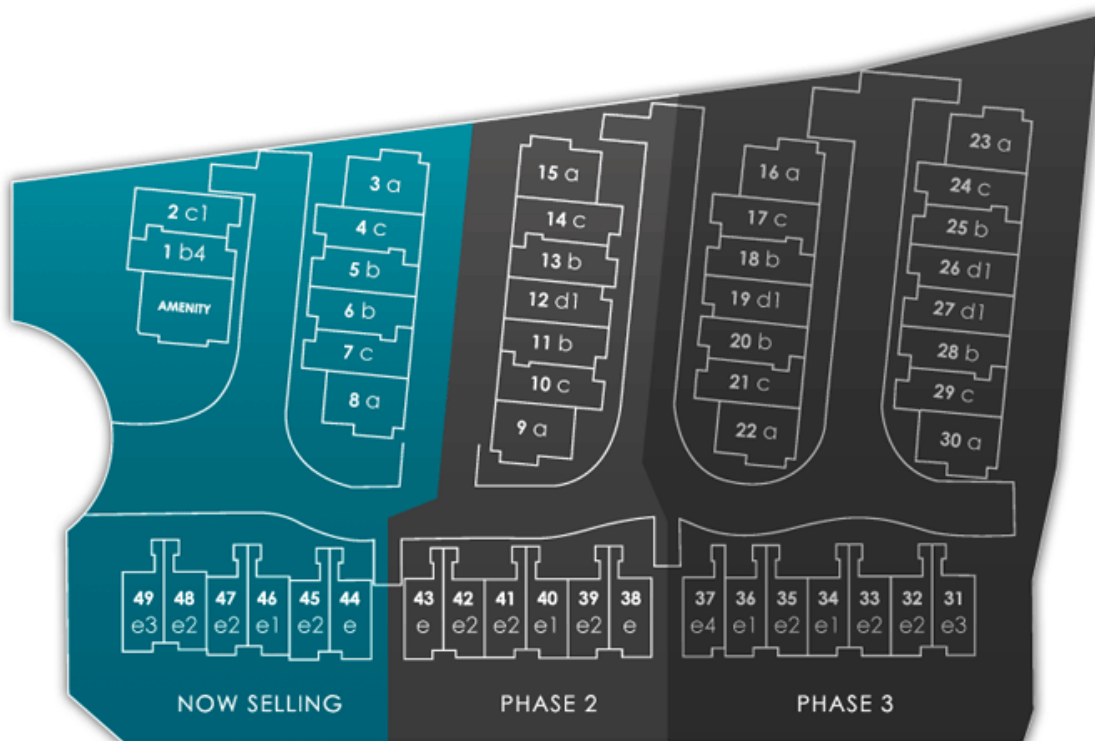


Live in Augusta South Surrey Townhouse Community Today!

Are you in search of the perfect home in the South Surrey real estate market place? We have something new and exciting for you in the Pacific Douglas neighbourhood! Introducing the new South Surrey Augusta townhouses located in this amazing locale close to everything you want. The pre-construction Surrey townhouse pricing at Augusta South Surrey starts from just \$429,900. And guess what? This pricing also includes net HST! There are only 49 homes for sale at the new South Surrey Augusta Townhomes which will be located at 172nd Street and 3A Avenue Surrey. The master planned beautiful neighbourhood will include only 49 homes, so it will be intimate, family friendly and very exclusive. Some of the fine features that homebuyers will note at the pre-construction Surrey Augusta townhomes include solid wood cabinets, crown moulding in most rooms, outdoor gas hookups and living spaces as well as a great location that is close to recreational pursuits and parks. The Augusta Surrey homes will be pre-selling in March 2012 and the first phase of townhouses will be ready



for move-ins this May. For more details regarding the Augusta Surrey real estate development, please refer to www.liveinaugusta.ca today. The Pacific Douglas Augusta townhome project is located in the exclusive Pacific Douglas South Surrey real estate district which is surrounded by beautiful parks, top ranked schools for all ages, the top rated beaches, Peace Portal golf course and of course, Morgan Crossing shopping district which will give you all the modern amenities and services that you look for in a new home community. The project is brought to the market by Isle of Mann Group developers, who have more than 18 years of experience in building high-quality and eco friendly homes in the Lower Mainland. The Pacific Douglas Augusta Surrey townhomes are situated in the premier Pacific Douglas South Surrey community and will have luxurious finishes, beautiful architecture and a family friendly setting. Sustainable living is now here in this exclusive community.

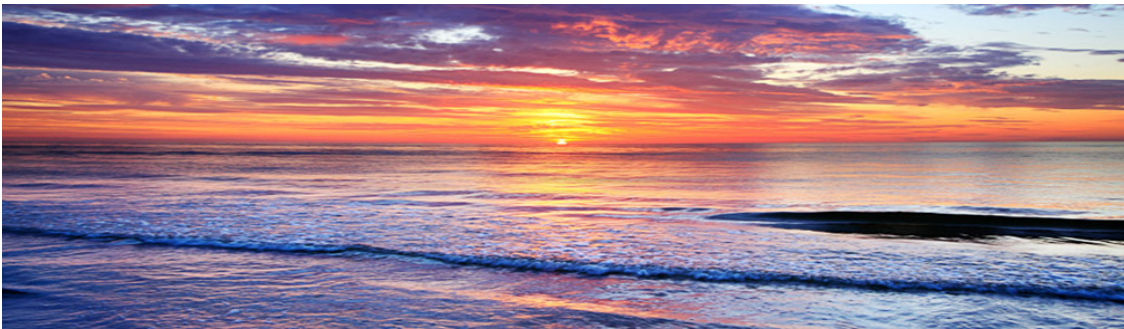


49 Designer Pacific Douglas Surrey Augusta Townhomes Now Selling

The interior features at the new Surrey townhouses of Augusta by Isle of Mann Group developers are superior to other developments in the area. Some of the standard interior finishes include the following: upgraded soft closing cabinet drawers, designer galley style kitchens with custom pendant lights as well as a front loading washer and dryer in every home. The new Pacific Douglas Surrey Augusta townhomes will also have anti shrinkage and anti noise engineered hardwood flooring on the main level



as well as custom designed wood mantels with a thirty six inch gas fireplace with beautiful stone accents and detailing. The new South Surrey townhomes at Augusta Pacific Douglas real estate development will also feature quartz or granite counters in the bathrooms and kitchens as well as recessed lighting throughout all levels to give it a high-end look and feel. The kitchen appliance set is also very high-end and will include GE Profile fridge (with water dispenser)/freezer, thirty inch convection gas range and warming drawer in addition to a built in dishwasher. Other kitchen appliances at the Augusta Pacific Douglas Surrey townhome project includes a microwave/hoodfan combo. There are baseboards and casings as well as crown mouldings in the master bedroom and main level in addition to red maple wood, triple stained shaker cabinetry for the kitchens. The Pacific Douglas Surrey Augusta townhomes will also have over height nine foot ceilings (drop ceilings in certain rooms).

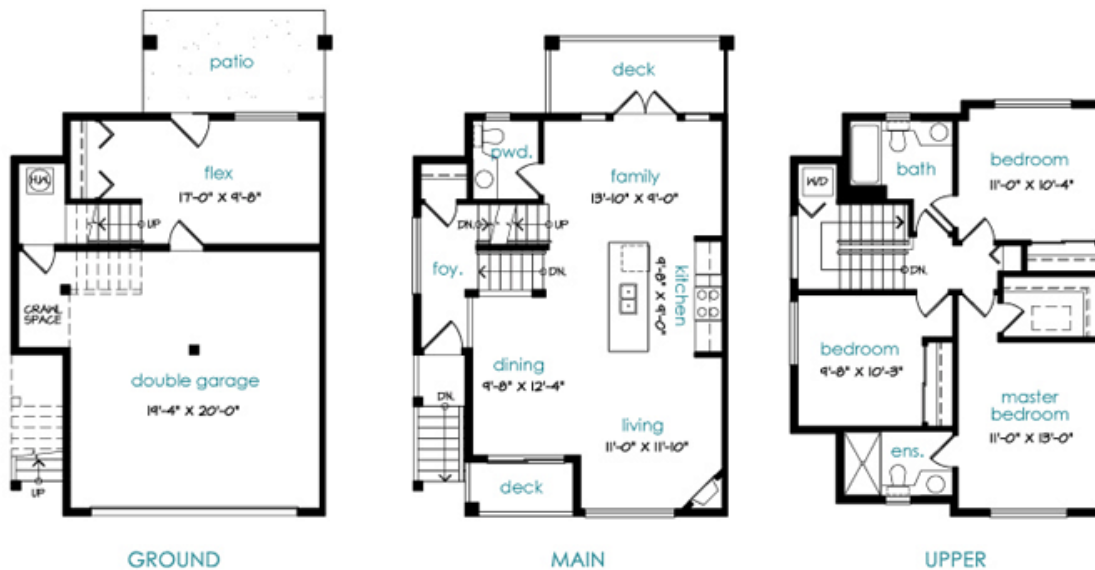


Other Exterior Building Highlights at Augusta Surrey Townhouses

This new Surrey Pacific Douglas real estate project will be well crafted, designed and built by a leading developer. All homes will come with the standard home warranty of course, but in addition to this, many other considerations have been made for future re-sale value, durability and low maintenance living. The Pacific Douglas Surrey Augusta townhomes for sale will include James Hardie plank siding with a thirty year limited warranty in addition to a fifteen year Colorplus finishing warranty for your peace of mind. In addition all outdoor patios/balconies at the Augusta Surrey townhouses will feature gas lines that are great for outdoor heaters or barbeques. Architect landscaping is seen throughout the beautiful community of tree lined trees and green spaces and there is steel reinforced driveways and patios too. As for wiring, the new Augusta Surrey townhouses will have the latest technology that includes TELUS Optik TV which will give you up to ninety four channels including sixteen HD channels, forty five music channels, two theme packs for your choice, an HD PVR and five additional set top boxes for a rental fee. Also, the new Surrey Augusta townhouses will also include pre-wiring for TELUS Optik High Speed internet and a wireless gateway so that you are completely wired prior to move-in!



AZALEA unit 3a 1589 sq.ft. (2036 sq.ft. including garage)



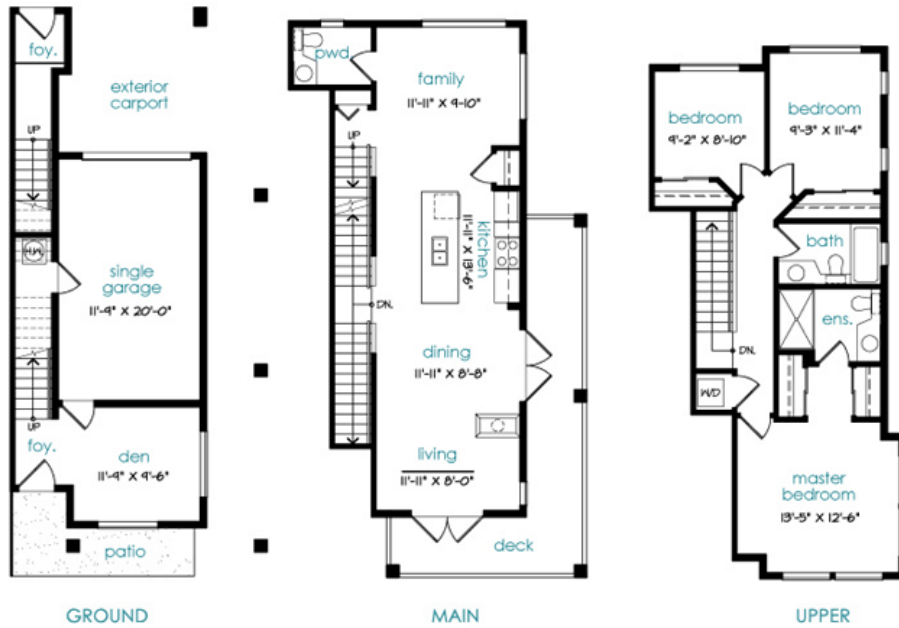
The builder reserves the right to modify existing plans and specifications.

South Surrey Augusta Floor Plans

There are eight different layouts featured by the Isle of Mann Group developers at the new South Surrey townhouse project called Augusta. The first is the Eisenhower floor plan which is 1570 square feet in size (e4 suites) and 1860 sf with the garage while the second is the Edgewood (e3 suite layouts) at 1575 sf or 1865 sqft including the garage. There are two other 'e' plans that include Eastview (1553 sqft) and Elliott (1562 sqft). The new South Surrey Augusta floor plans also includes the Dogwood (d1 suites) at 1394 square feet as well as Carolina at 1384 sqft (c and c1 suites). Lastly, the new Augusta Surrey floor plans include the Bayvale at 1403 sqft (b and b4 suites) and the Azalea at 1589 square footage (a suites). All homes have garages (single and double). In addition, there are powder rooms on the main level as well as all the entertainment and living spaces in the ground and main levels. The upper level includes bedrooms.



EDGEWOOD unit 49e3 1575 sq.ft. (1865 sq.ft. including garage)



The builder reserves the right to modify existing plans and specifications.



City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7911-0212-00

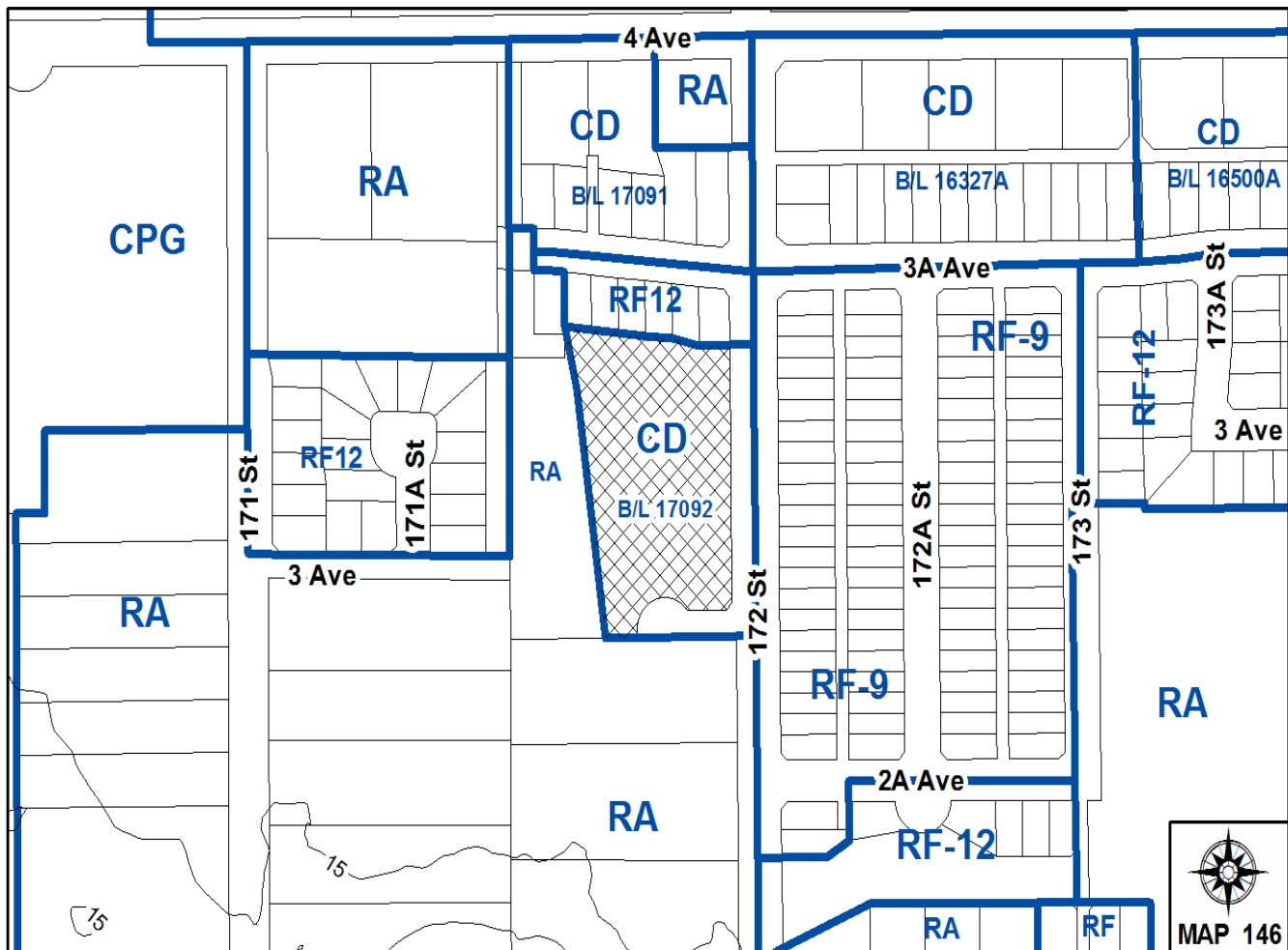
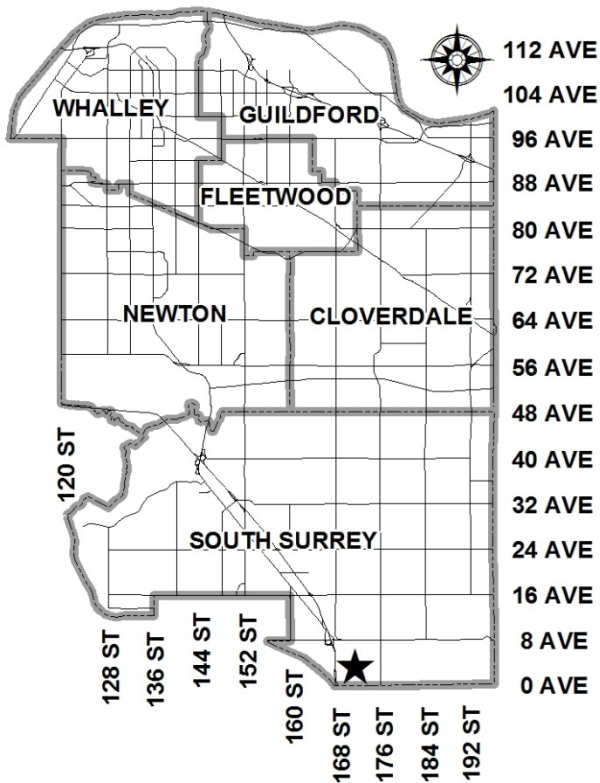
Planning Report Date: September 12, 2011

PROPOSAL:

- **Development Variance Permit**

in order to correct a text error in a Rezoning By-law for an approved townhouse project.

LOCATION: 17171 - 2B Avenue
OWNER: Peace Initiatives Ltd., Inc. No. 0738733
ZONING: CD (By-law 17092)
OCP DESIGNATION: Urban
NCP DESIGNATION: Townhouses 30 upa



RECOMMENDATION SUMMARY

- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The current application will correct a text error that was made in the CD Zone (By-law No. 17092). The Development Variance Permit (DVP) will facilitate the development of a 49-unit townhouse project on the subject site, in accordance with Development Permit No. 7906-0001-01 that was presented to and approved by Council on February 7, 2011.



RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7911-0212-00 (Appendix III) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum west yard setback of the CD Zone (By-law No. 17092) from 4.8 metres (16 ft.) to 1.5 metres (5 ft.).

REFERRALS

Engineering: The Engineering Department advises that there are no engineering requirements associated with this application, as all engineering issues were addressed as part of the original Development Application (No. 7906-0001-00).

SITE CHARACTERISTICS

Existing Land Use: Vacant land.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Single Family Small Lots	Urban/Single Family Residential Flex 6-14.5 upa	RF-12
East (Across 172 Street):	Single Family Small Lots	Urban/Single Family Residential Flex 6-14.5 upa	RF-9
South:	Single Family Acreage	Urban/Townhouses 15 upa & Small Lot Single Family	RA
West:	Riparian Protection Area	Urban/Open Space	RA

DEVELOPMENT CONSIDERATIONS

- The subject site is located on the west side of 172 Street in the Douglas area. The site is designated "Urban" in the Official Community Plan (OCP) and "Townhouses 30 upa" in the Douglas Neighbourhood Concept Plan (NCP).
- The subject site has recently been under Development Application No. 7906-0001-00, which included a Neighbourhood Concept Plan amendment from "Townhouses 15 upa" and "Small Lot Single Family (10 upa)" to "Townhouses 30 upa" and "Open Space", rezoning from RA to CD (based on RM-30), and Development Permit, to permit the development of a 49 unit townhouse project. The proposal received first and second readings by Council on November 30, 2009, a Public Hearing was held on December 14, 2009 and third reading was granted on the same day. The project was granted final approval on February 7, 2011.



- Subsequent to the rezoning being finalized, staff identified a text error in the CD Zone (By-law 17092) whereby the dimensions for the minimum east and west yard setbacks were transposed: the east yard setback requirement was written in as 1.5 metres (5 ft.) whereas it should have been 4.8 metres (16 ft.) and the west yard setback was written in as 4.8 metres (16 ft.) whereas it should have been 1.5 metres (5 ft.).
- A reduced setback of 1.5 metres (5 ft.) was permitted along the west property line to address the constraint of the large riparian area being dedicated to the City. Further, only one (1) of the buildings is setback 1.5 metres (5 ft.); the rest have larger setbacks from the west property line.
- The subject DVP application is required to address the error in CD By-law 17092.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum west yard setback of the CD Zone (By-law 17092) from 4.8 metres (16 ft.) to 1.5 metres (5 ft.).

Staff Comments:

- The Development Variance Permit (DVP) will facilitate the development of a 49-unit townhouse project on the subject site, in accordance with the proposed setbacks shown in Development Permit No. 7906-0001-01, which was presented to and approved by Council on February 7, 2011.
- The DVP will stipulate that the variance to the west side yard setback is permitted subject to an increase to the required east yard setback from 1.5 metres (5 ft.) to 4.8 metres (16 ft.).

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary
Appendix II.	Site Plan
Appendix III.	Development Variance Permit No. 7911-0212-00

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

HK/kms

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APPENDIX IInformation for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent: Name: Rick Mann
 Address: 212 – 8322 130 Street
 Surrey, BC V3W 8E9

 Tel: 604-597-4555
2. Properties involved in the Application
 - (a) Civic Address: 17171 - 2B Avenue
 - (b) Civic Address: 17171 - 2B Avenue
 Owner: Peace Initiatives Ltd., Inc. No. 0738733
 PID: 028-573-871
 Lot 1 Section 6 Township 7 New Westminster District Plan BCP47876
3. Summary of Actions for City Clerk's Office
 - (a) Proceed with Public Notification for Development Variance Permit No. 7911-0212-00



SCALE: 1" = 30'-0"



172nd STREET

ZONING : CD

NET-

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PRC

UNIT BREAK DOWN

TOTAL : (GAR

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SURREY, B.C.
V3W 1H8

EMAIL: mali@darkitex.com

670	AC-1.1
PROJECT NO.	REV. NO.

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7911-0212-00

Issued To: PEACE INITIATIVES LTD., INC. NO. 0738733
 ("the Owner")

Address of Owner: 212 - 8322 130 Street
 Surrey BC
 V3W 8E9

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.
2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 028-573-871
 Lot 1 Section 6 Township 7 New Westminster District Plan BCP47876

17171 - 2B Avenue

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section F of Part 2 of Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 17092 the minimum West Yard setback is varied from 4.8 metres (16 ft.) to 1.5 metres (5 ft.), subject to a minimum setback of 4.8 metres (16 ft.) being provided for the entire East Yard setback.
4. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.



6. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
8. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Dianne L. Watts

City Clerk – Jane Sullivan

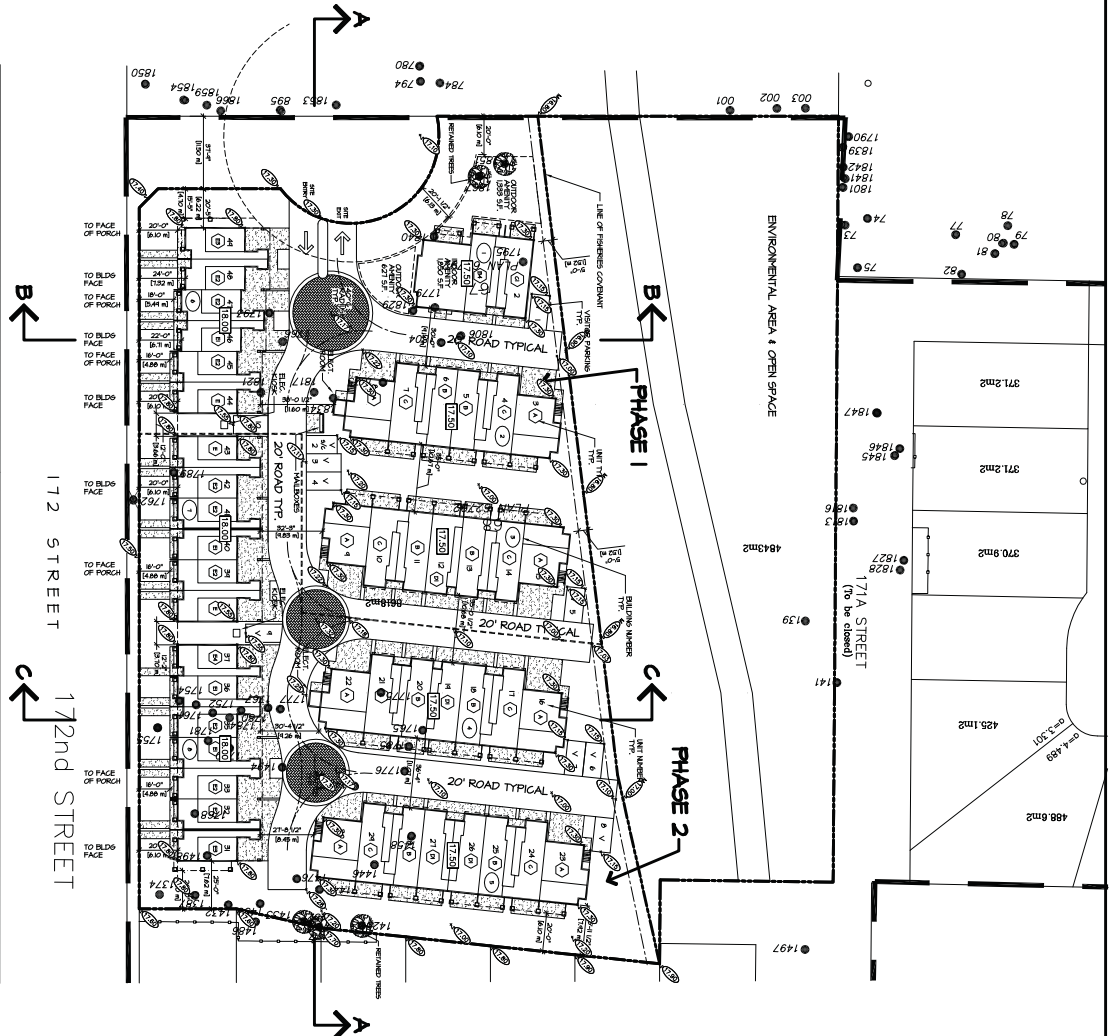
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Schedule A



CONCEPTUAL SITE PLAN

SCALE: 1" = 30'-0"



DEVELOPMENT DATA

ZONING: CD

SITE AREA:

68025, 14,195 SF, 3324 AC, 1346 ha

NET: 42,840 SF, 2128 AC, 0.860 ha

DENSITY:

14.1 UPA, 36.4 UPHd (49 UNITS)

NET: 23.0 UPA, 5710 UPHd (49 UNITS)

SITE COVERAGE:

68025, 21.1% (30463 SF)

NET: 3318 (30463 SF)

F.A.R.:

68025, 0.6571 (45250 SF.)

NET: 1.028 (45250 SF.)

AMENITY SPACE:

INDOOR: 44 X 22.3 SF. = 1283 SF.

OUTDOOR: 1850 SF.

REQUIRED: 44 X 22.3 SF. = 1283 SF.

PROVIDED: 1960 SF.

PARKING:

REQUIRED: 44 X 22 SPACES PER UNIT = 10718 SPACES

PROVIDED: 10 SPACES

TOTAL: 108 SPACES

UNIT BREAK DOWN:

UNIT TYPE: A, 3 BEDROOM, DOUBLE GARAGE, 2228 SF. x 0	UNIT = 14232 SF.
UNIT TYPE: B, 3 BEDROOM, TANDEN GARAGE, 1928 SF. x 8	UNITS = 15504 SF.
UNIT TYPE: C, 3 BEDROOM, TANDEN GARAGE, 1978 SF. x 1	UNITS = 1978 SF.
UNIT TYPE: D, 3 BEDROOM, TANDEN GARAGE, 1942 SF. x 8	UNITS = 15536 SF.
UNIT TYPE: E, 3 BEDROOM, SINGLE GARAGE, 1949 SF. x 4	UNITS = 7796 SF.
UNIT TYPE: F, 3 BEDROOM, SINGLE GARAGE, 1949 SF. x 4	UNITS = 7796 SF.
UNIT TYPE: G, 3 BEDROOM, SINGLE GARAGE, 1944 SF. x 4	UNITS = 7776 SF.
UNIT TYPE: H, 3 BEDROOM, SINGLE GARAGE, 1915 SF. x 2	UNITS = 3830 SF.
UNIT TYPE: I, 2 BEDROOM, SINGLE GARAGE, 1910 SF. x 1	UNIT = 1910 SF.
TOTAL: (GARAGE INCLUDED)	49 UNITS, 45250 SF.

CONCEPTUAL SITE PLAN
THIS PLAN IS A PRELIMINARY DESIGN AND SHOULD NOT BE USED FOR CONSTRUCTION OR FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

REV	DATE	BY	ISSUED FOR

DESIGN: L.F.B.	DATE: Aug 11
DRAWN: L.F.B.	SCALE: 1" = 30'-0"

CLIENT: AUGUSTA VENTURES LTD.	PROJECT: 3A AVENUE & 172 STREET, SURREY
SHEET CONTENTS: CONCEPTUAL SITE PLAN AND DEVELOPMENT DATA	

UNIT 135 7336 135 STREET VANCOUVER, B.C. PHONE: (604) 997-7100 FAX: (604) 997-2039 EMAIL: info@borrett-dembeck.com	borrett dembeck
CLIENT NO. 670 SHEET NO. AC-11 PROJECT NO. 020016	