

ISSUE SCHEDULE		
#	DATE	DESCRIPTION
1	2024-02-16	FEASIBILITY STUDY
2	2024-03-05	UNIT PLANS AND MASSING
3	2025-02-27	PRE APPLICATION PLANNING MEETING
3	2025-03-13	DP & REZONING APPLICATION



Author:	JESSE NGUYEN ARCHITECTURE
Designed by:	JN & LG
Drawn by:	LG
Building Name:	HENRY V
Client Name:	HENRY V HOLDINGS LTD.
Project Name:	HENRY V
Project Address:	9989 FIFTH ST, SIDNEY, BC V8L 2X6
Project Status:	REZONING & DP
Sheet Number:	A0.00
Sheet Name:	COVER PAGE
Scale:	1 : 50
Notes:	

PROJECT NAME: HENRY V APARTMENTS
DRAWING SET DESCRIPTION: ISSUED FOR REZONING AND DP APPLICATION
ISSUED DATE: 2025-03-13

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PROJECT CONTACTS

OWNER:
Henry V Holdings Ltd.
4th Floor-1007 Fort St
Victoria, BC V8V 3K5
Henryvholdings@gmail.com
(250) 480-9439

ARCHITECT:
Jesse Nguyen Architecture
107-1771 East 18th Avenue
Vancouver, BC V5N 2H7
jesse@jessenguyen.com
(604) 353-6650

ARBORIST:
Scotty Tree and Arborist
#7-10075 Fifth St
Sidney, BC, V8L 2X8
(250) 220-9298

SURVEYOR:
Summit Land Surveying
#101-630 Goldstream Avenue
Victoria B.C. V9B 2W8
(250) 391-6708

PROPERTY DESCRIPTION

9989 Fifth Street, Sidney BC
Legal Description:
Legal Amended Lot 26 (DD 238979I), Block 2, Section 12
Range 4 East, North Saanich District, Plan 470
That Part of Section 12, Range 4 East, North Saanich District
Parcel Identifier: 004-525-353
in the Town of Sidney

and

9991 Fifth Street, Sidney BC
Legal description:
Section 12, Range 4 East, North Saanich District, Plan 858BC
Parcel Identifier: 009-032-843
in the Town of Sidney

PROJECT DESCRIPTION

Five-storey wood framed apartment building on one level of secured underground parking.

STH & HENRY	EXISTING	PERMITTED/REQ	PROPOSED	VARIANCE (from existing zone)
ZONING	RM7	RM7	TBD	
USE	SFD	APARTMENT	APARTMENT	
LOT AREA	1107 m2	1107 m2	1107 m2	
LOT COVERAGE	0	55%	54.7%	
BUILDING AREA	0	2214 m2	2595 m2	381 m2
DENSITY	0	2.00 FAR	2.34 FAR	0.34 FAR
N SETBACK (FRONT)		6 m	4.6 m	-1.4 m
E SETBACK (INTERIOR SIDE)		4.5 m	4.097 m	0.403 m
S SETBACK (INTERIOR SIDE)		4.5 m	4.288 m	0.212 m
W SETBACK (EXTERIOR SIDE)		4.5 m	4.1525 m	0.3475 m
BUILDING STORIES		4	5	1
BUILDING HEIGHT		16 m	16 m	
PARKING		30 STALLS	25 STALLS 2 ACCESSIBLE 14 SML CAR 9 REGULAR 1 MOTORBIKE	-5 26% vs 10% permitted
BIKE PARKING			39 SECURED IN PARKADE 6 VISITOR AT ENTRY	
5.3.7 ADDITIONAL REGULATIONS				
C. ADAPTIBLE UNITS		20% MIN	26.66%	
E. SPECIAL UNITS		10% MIN	33.33%	

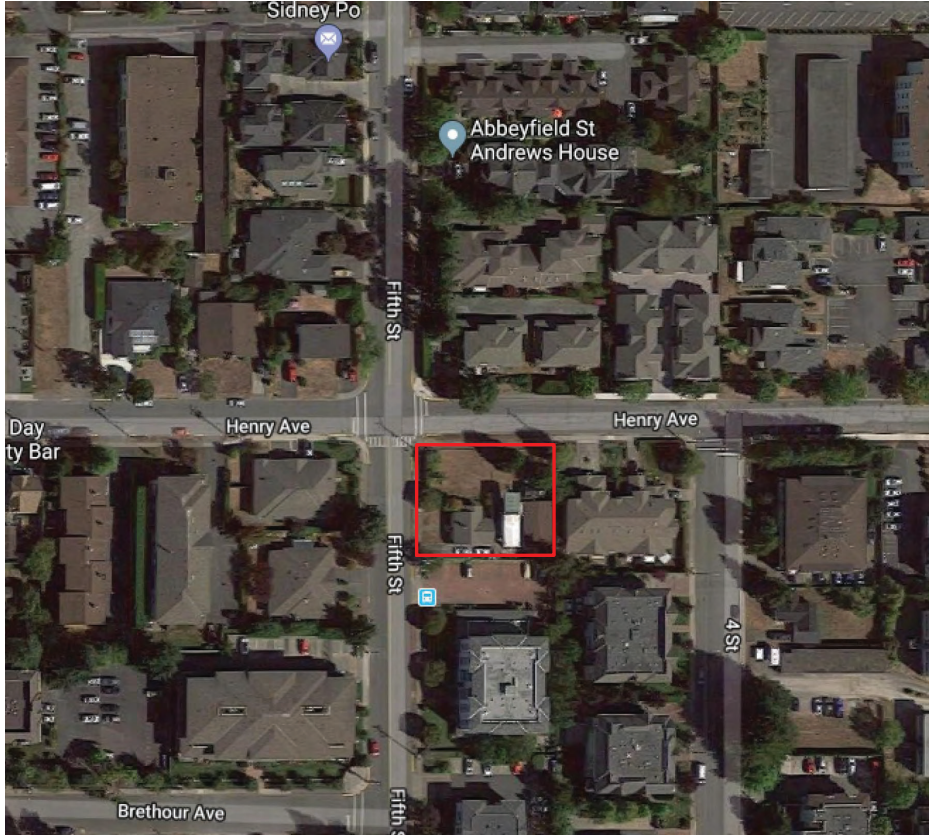
UNIT MIX	STUDIO (ADU)	1 BED + DEN	2BED	2 BED (ADU)	3 BED	3 BED (ADU)
LEVEL 1	1				1	3
LEVEL 2	1	2	2			2
LEVEL 3	1	2	2			2
LEVEL 4	1	2	2			2
LEVEL 5			3			1
SUB TOTAL	4	6	9		1	9
TOTAL UNITS	30					

AVERAGE GRADE CALCULATION

Cantileverd portion of building being extrapolated down to grade point.

GRADE CALCULATION				
	EXISTING	PROPOSED	DISTANCE	
NORTH	7.9	8	28.158 m	
EAST	0.1	0	21.524 m	
SOUTH	8.1	8	28.158 m	
WEST	7.8	8	21.524 m	
AVERAGE GRADE	7.975	8	99.364 m	PERIMETER

PROJECT LOCATION



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Sheet Name:	PROJECT INFORMATION	
Scale:		
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SITE PLAN OF THAT PART OF SECTION 12, PLAN 858BL EXCEPT PART IN PLAN 29840,
AND AMENDED LOT 26 (DD 238979 I), BLOCK 2, PLAN 470,
BOTH IN RANGE 4 EAST, NORTH SAANICH DISTRICT.



The intended plot size of this plan is 432mm in width by 280mm in height (B-size) when plotted at a scale of 1:250.

NOTE:

Lot dimensions and area shown may vary upon completion of a comprehensive legal survey.

Geodetic elevations shown are based upon observations to geodetic control monuments 79H0514 (Elev.= 6.590m) and 79H0462 (Elev.= 7.038m).

This plan is for building design & permit purposes only and is for the exclusive use of our client. This plan shall not be used to define property lines or property corners. Unregistered interests have not been included or considered.

This plan lies within the Capital Regional District.
Field survey dated this 26th day of February, 2025.

PART SECTION 12 PID: 009-032-843
AMENDED LOT 26 PID: 004-525-353

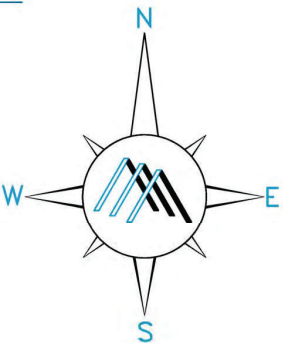
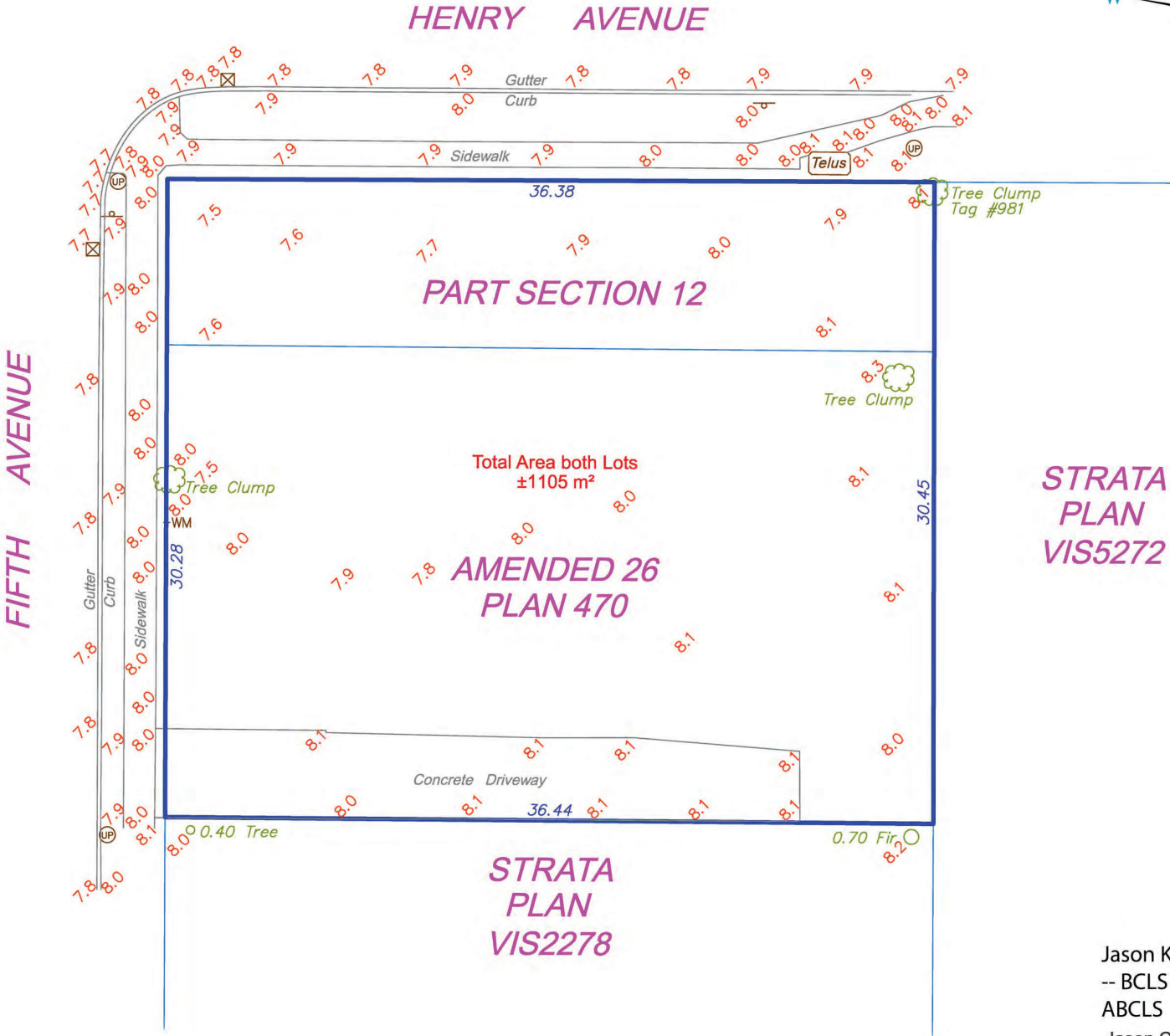
The parcels are subject to Covenant CA8896728.

LEGEND	
	Denotes catch basin
	Denotes water meter
	Denotes approximate tree location, diameter and species
	Denotes ground elevation
	Denotes utility pole
	Denotes sign



Summit Land Surveying
Operated by Apex Land Surveying Ltd.
#101-630 Goldstream Avenue
Victoria B.C. V9B 2W8
Telephone 250.391.6708
www.summitsurveying.ca

File: 88A-Henry V-SP Date: February 27, 2025



STRATA
PLAN
VIS5272

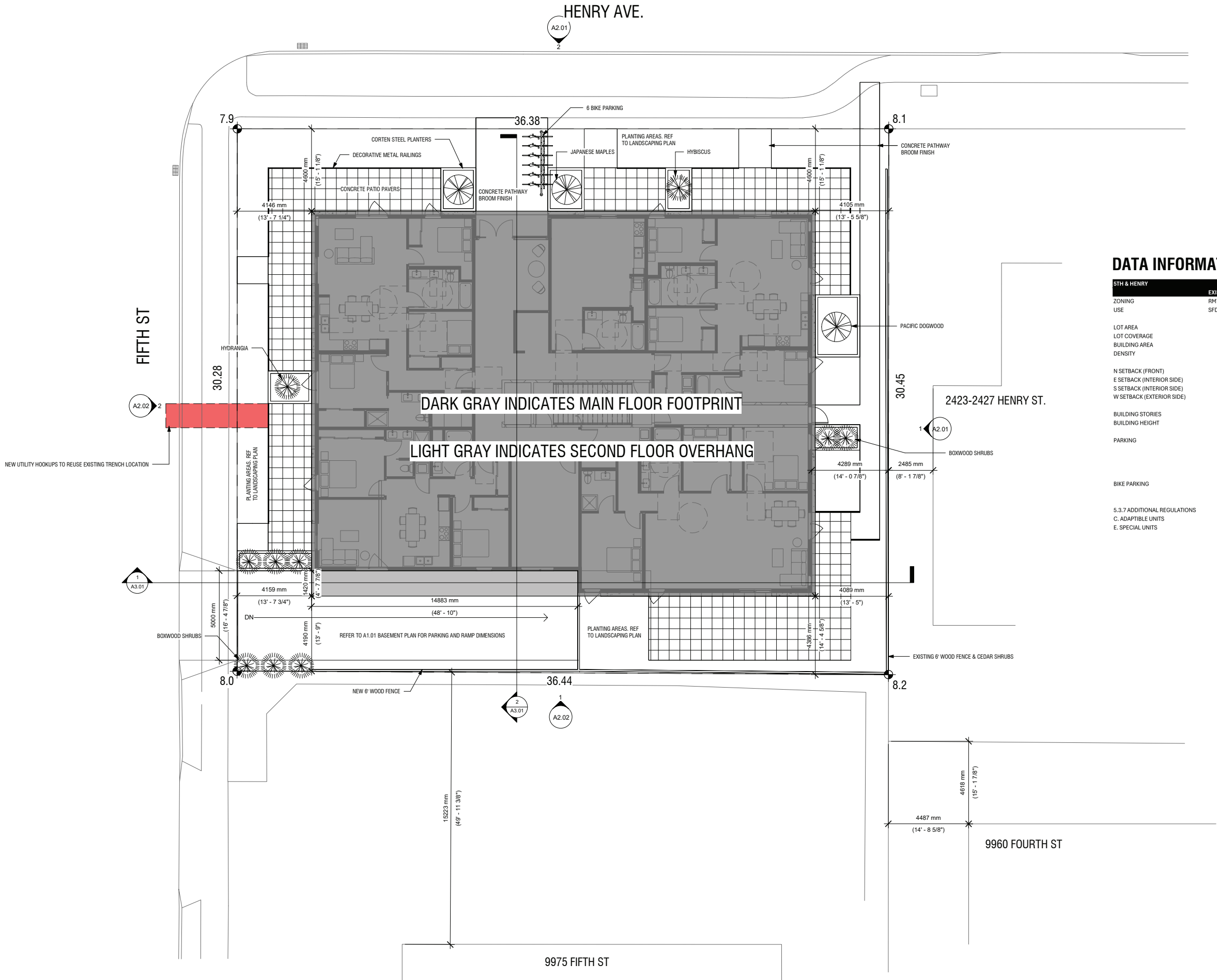
STRATA
PLAN
VIS2278

Jason Kozina
-- BCLS --
ABCLS
Digitally signed by Jason Kozina -- BCLS -- ABCLS
Date: 2025.02.27 14:36:50 -08'00'
Jason C. Kozina, BCLS 787
© 2025 Apex Land Surveying Ltd.



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Sheet Number:	A0.03
Sheet Name:	SITE SURVEY
Scale:	
Notes:	

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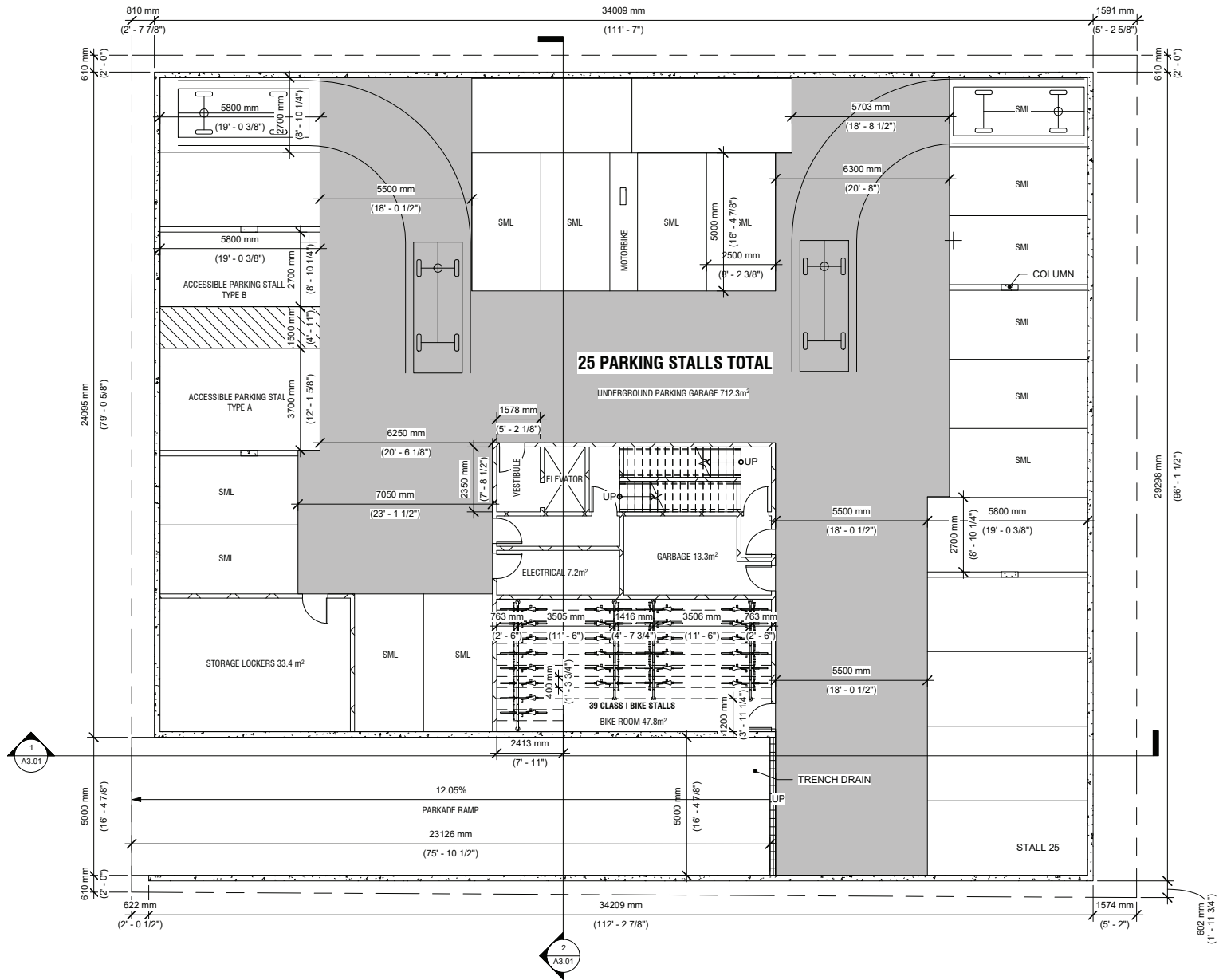
DATA INFORMATION TABLE

5TH & HENRY	EXISTING	PERMITTED/REQ	PROPOSED	VARIANCE (from existing zone)
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BUILDING STORIES		4	5	1
BUILDING HEIGHT		16 m	16 m	
PARKING		30 STALLS	25 STALLS	-5
			2 ACCESSIBLE	
			14 SML CAR	26% vs 10% permitted
			9 REGULAR	
			1 MOTORBIKE	
			39 SECURED IN PARKADE	
			6 VISITOR AT ENTRY	
BIKE PARKING				
5.3.7 ADDITIONAL REGULATIONS				
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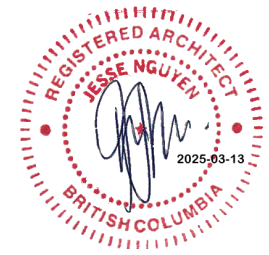


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Project Status:	REZONING & DP
Sheet Number:	A1.00
Sheet Name:	SITE PLAN
Scale:	1 : 100
Notes:	

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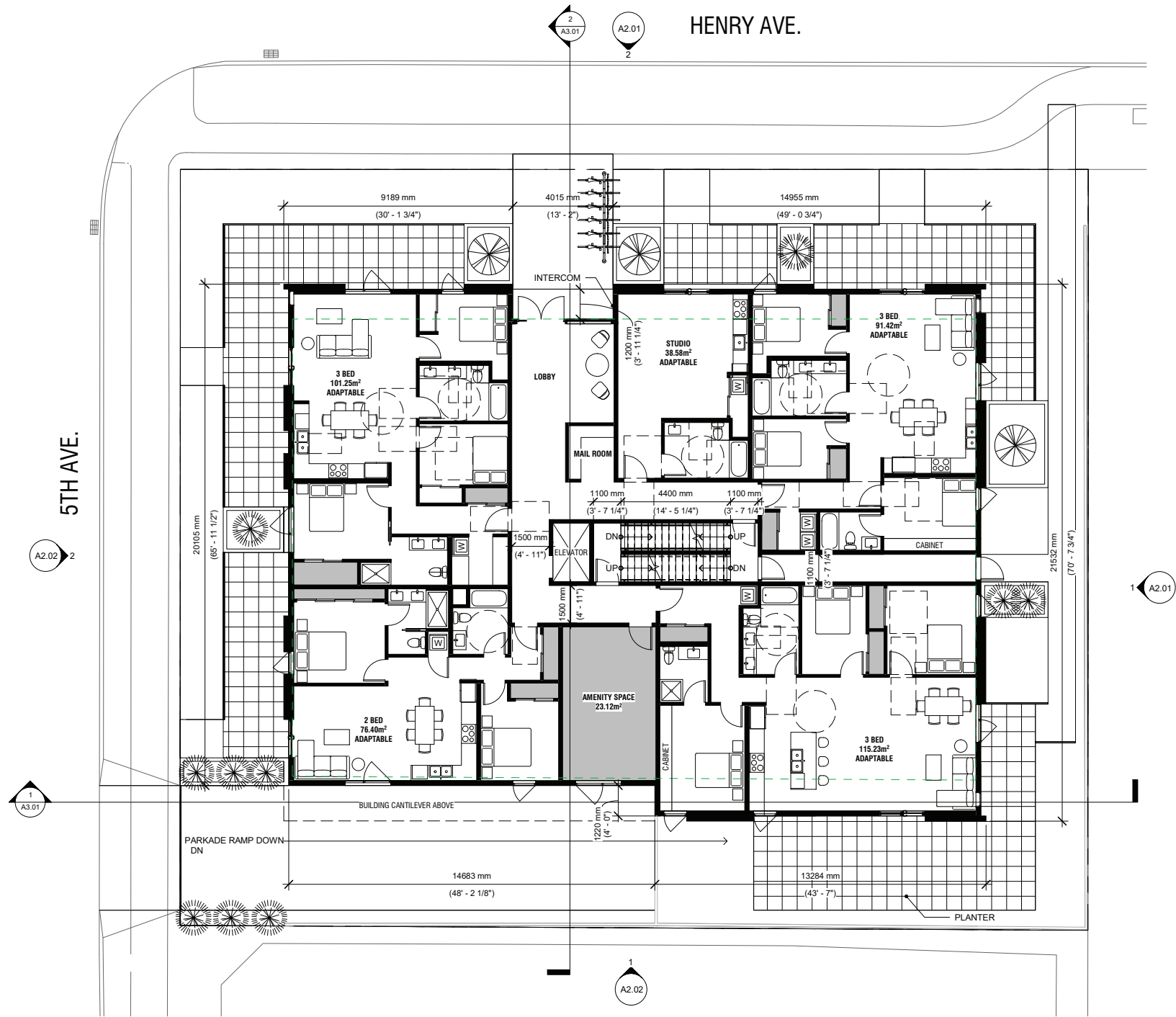


1 BASEMENT FLOOR PLAN
1 : 100



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Sheet Name:	BASEMENT PLAN
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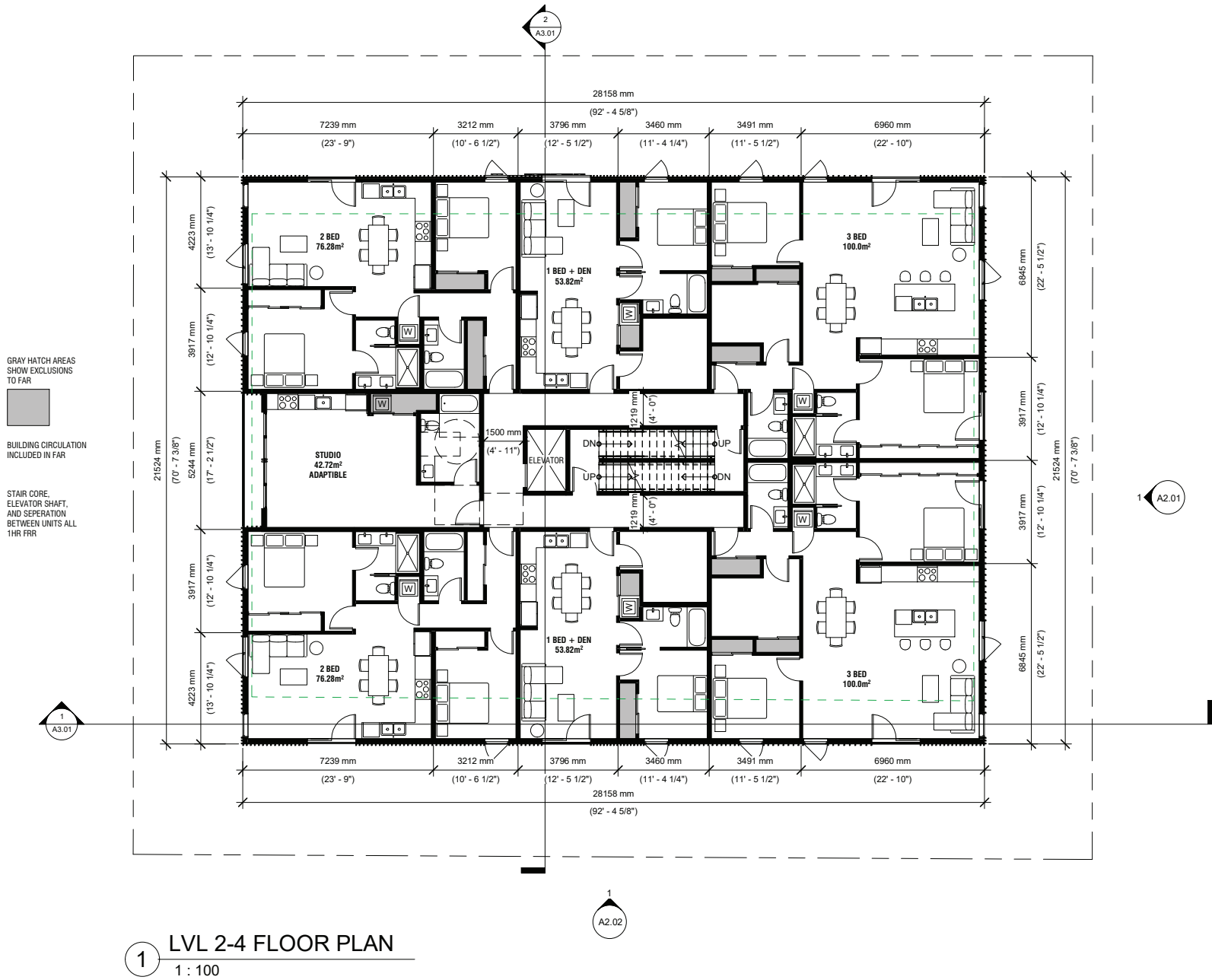


1 LVL 1 FLOOR PLAN
1 : 100



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Project Address:	9989 FIFTH ST, SIDNEY, BC V8L 2X6
Project Status:	REZONING & DP
Sheet Number:	A1.02
Sheet Name:	LEVEL 1 PLAN
Scale:	1 : 100
Notes:	

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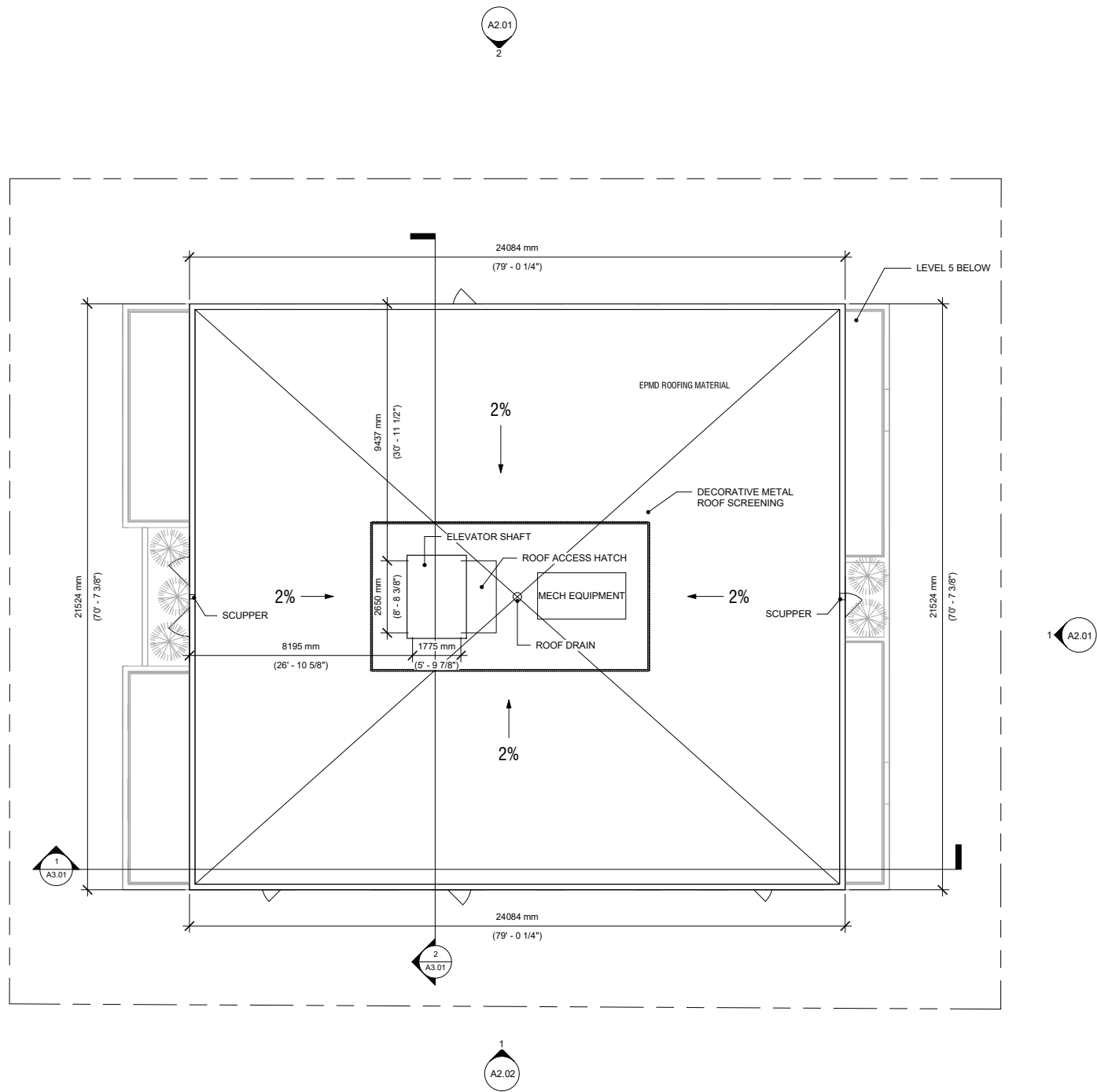


1 LVL 2-4 FLOOR PLAN
1 : 100



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Project Status:	REZONING & DP
Sheet Number:	A1.03
Sheet Name:	LEVEL 2-5 PLAN
Scale:	1 : 100
Notes:	

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1 ROOF PLAN
1 : 100



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Project Status:	REZONING & DP
Sheet Number:	A1.05
Sheet Name:	ROOF PLAN
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2 NORTH ELEVATION
1 : 100



1 EAST ELEVATION
1 : 100

MATERIALS LEGEND

1. FIBRE CEMENT RAINSCREEN SYSTEM: FINISH GRAY PANELS WITH CLOSE SPACED BATTENS
2. FIBRE CEMENT RAINSCREEN SYSTEM: FINISH GRAY PANELS
3. FIBRE CEMENT RAINSCREEN SYSTEM: FINISH WHITE PANELS
4. PRE FINISHED WINDOW & DOOR SYSTEM: FINISH ANODIZED ALUMINUM
5. PRE FINISHED METAL GUARDS: FINISH ANODIZED ALUMINUM
6. STUCCO ON RAINSCREEN SYSTEM: FINISH SMOOTH COAT LIGHT GRAY
7. METAL FLASHING: FINISH ANODIZED ALUMINUM
8. VERTICAL CEDAR BOARDS ON RAINSCREEN SYSTEM: FINISH NATURAL STAIN
9. CORTEN METAL PLANTERS



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Sheet Name:	ELEVATIONS
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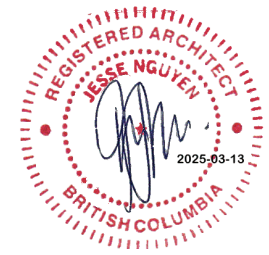
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- 7. METAL FLASHING: FINISH ANNODIZED ALUMINUM
- 8. VERTICAL CEDAR BOARDS ON RAINSCREEN SYSTEM: FINISH NATURAL STAIN
- 9. CORTEN METAL PLANTERS

2 WEST ELEVATION
1 : 100



1 SOUTH ELEVATION
1 : 100



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Sheet Number:	A2.02
Sheet Name:	ELEVATIONS
Scale:	1 : 100
Notes:	

EXTERIOR FINISHES & MATERIALS

MATERIALS LEGEND

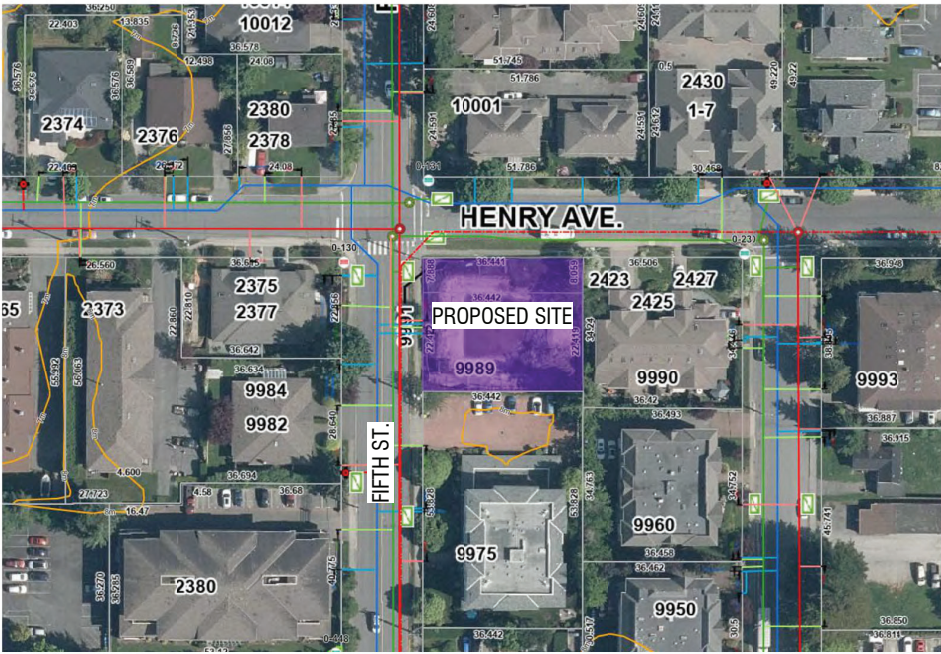
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CONTEXT PLAN: NTS



STREETSCAPE: LOOKING SOUTH

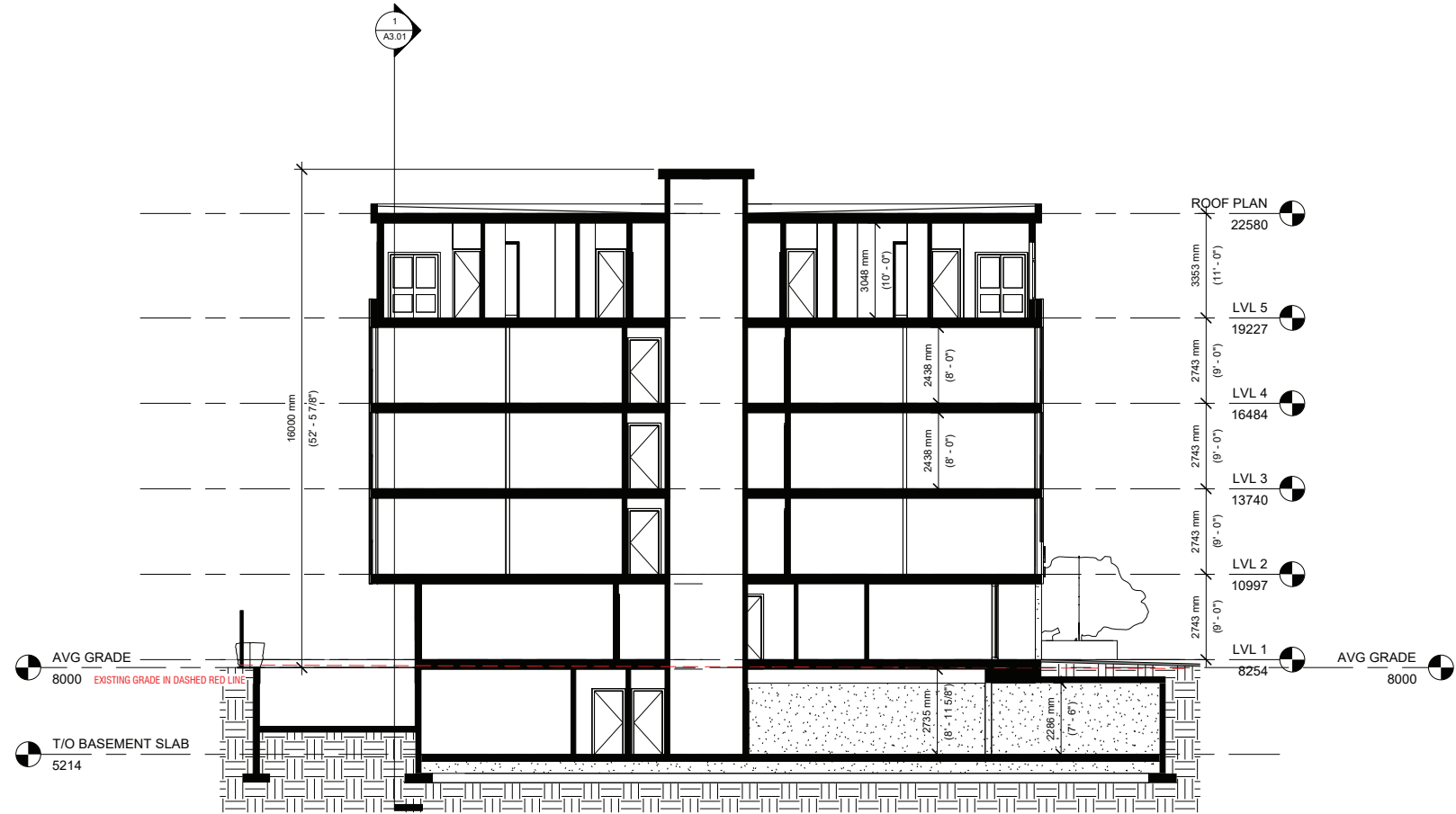


STREETSCAPE: LOOKING EAST

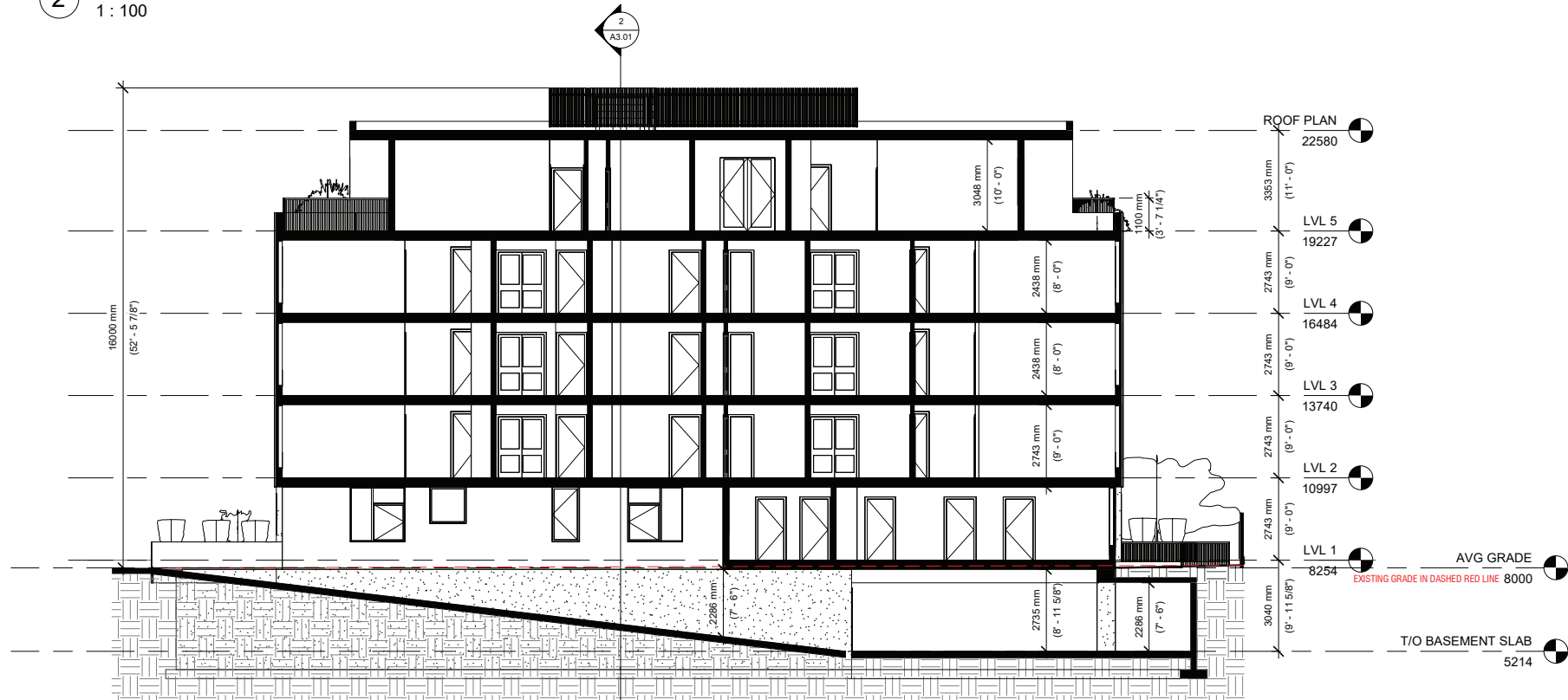


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Sheet Number:	A2.04	
Sheet Name:	STREETSCAPE ELEVATIONS	
Scale:		
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1 NORTH-SOUTH SECTION
1 : 100



2 EAST-WEST SECTION
1 : 100

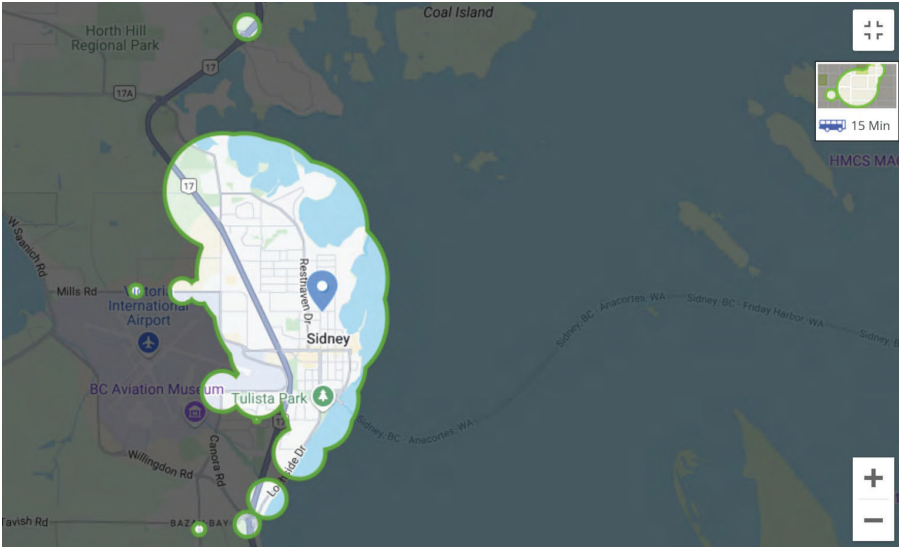


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Project Status:	REZONING & DP
Sheet Number:	A3.01
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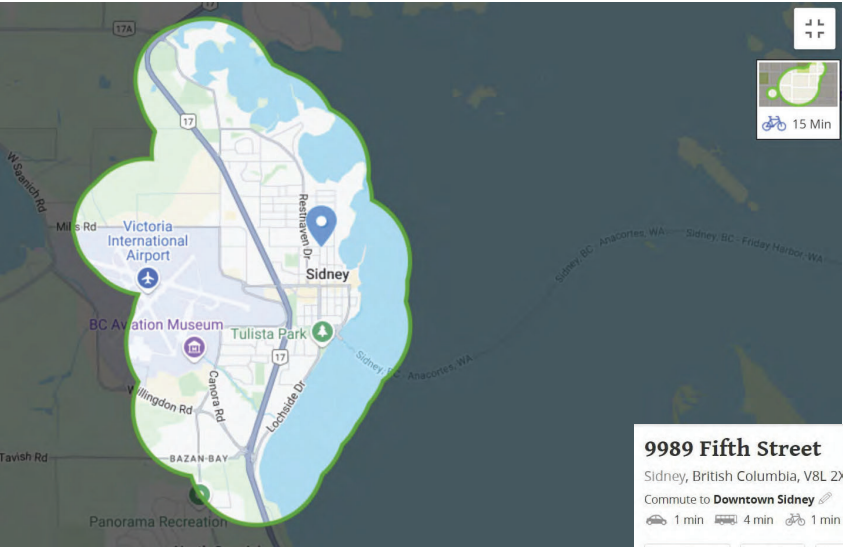
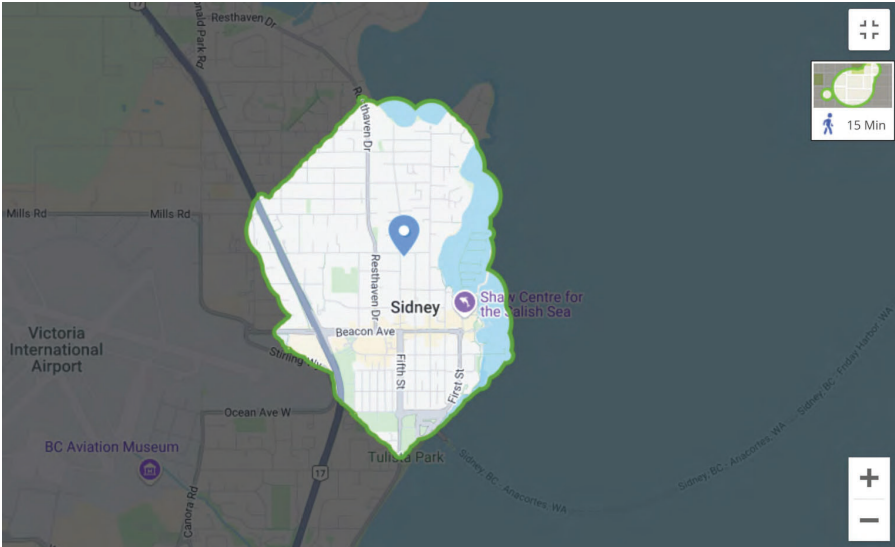
15 MINUTE TRAVEL BY PUBLIC TRANSIT

15 MINUTE TRAVEL BY WALKING

15 MINUTE TRAVEL BY BIKE



COURTESY OF WALKSCORE.COM



9989 Fifth Street

Sidney, British Columbia, V8L 2X6

Commute to Downtown Sidney

1 min 4 min 1 min 5 min View Routes

Favorite Map Nearby Apartments

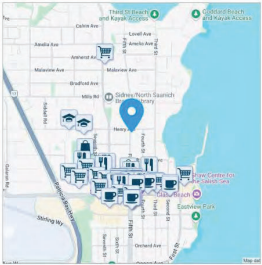
More about 9989 Fifth Street

Walk Score 78 Very Walkable
Most errands can be accomplished on foot.

Transit Score 45 Some Transit
A few nearby public transportation options.

Bike Score 75 Very Bikeable
Biking is convenient for most trips.

About your score



COURTESY OF GOOGLE EARTH

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Sheet Number:	A9.01
Sheet Name:	SITE COMMUNITY CONTEXT
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HENRY AVE.

PLANT & TREE SCHEDULE									
KEY	COMMON NAME	SCIENTIFIC NAME	CONTAINER	SPACING	HEIGHT AT MATURITY (m)	SPREAD AT MATURITY (m)	NATIVE SPECIES	POLLINATOR	QUANTITY
TREE SCHEDULE:									
	Pacific Dogwood	Cornus Nuttallii	Low	As Shown	12 - 20 m	8 m	—		5
PLANT & SHRUB SCHEDULE:									
	Littleleaf Boxwood	Buxus microphylla	2 Gallon	As Shown	1.5 - 2	2	x		8
	Western Sword Fern	Polystichum Munitum	1 Gallon	As Shown	0.5 - 12	0.5 - 12	x		105
	Sedge	Cyperaceae	Moderate	As Shown	0.5 - 1.0	0.9	x		23
	Hellebore	Helleborus	Moderate	As Shown	0.4	0.2	x		48
	Pacific Wax Myrtle	Myrica Californica	1 Gallon	As Shown	3 - 9.1	3 - 9.1		x	2
	Oleander	Nerium oleander	Moderate	As Shown	0.4	0.2	x		6

NOTES:
1. PLANTS IN PLANT LISTS ARE SPECIFIED ACCORDING TO THE CANADIAN NURSERY LANDSCAPE ASSOCIATION CANADIAN STANDARDS FOR NURSERY STOCK AND SECTION 12, CONTAINER GROWN PLANTS FROM THE BC LANDSCAPE STANDARD, CURRENT EDITION.



Pacific Dogwood



Boxwood



Oleander



Sedge



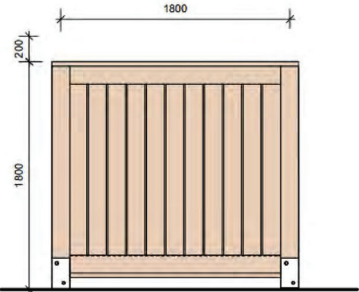
Hellebore



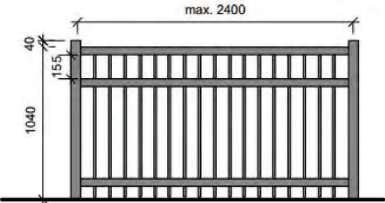
Western Sword Fern



Pacific Wax Myrtle



Proposed Wood Fence



Proposed Decorative Metal Fence

Author:	JESSE NGUYEN ARCHITECTURE
Designed by:	Designer
Drawn by:	Author
Building Name:	HENRY V
Client Name:	HENRY V HOLDINGS LTD.
Project Name:	HENRY V
Project Address:	9989 FIFTH ST, SIDNEY, BC V8L 2X6
Project Status:	REZONING & DP
Sheet Number:	A9.01_1
Sheet Name:	SITE COMMUNITY CONTEXT
Scale:	
Notes:	