

PROJECT NAME: HENRY V APARTMENTS
DRAWING SET DESCRIPTION: ISSUED FOR COUNCIL MEETING
ISSUED DATE: 2025-07-31

DATE SCHEDULE	
#	DATE DESCRIPTION
1	2024-04-16 PRELIMINARY DESIGN
2	2024-04-05 PRELIMINARY DESIGN
3	2024-02-27 PRELIMINARY DESIGN
4	2024-02-15 PRELIMINARY DESIGN
5	2024-02-15 PRELIMINARY DESIGN
6	2024-07-31 COUNCIL MEETING



Author	JOSE MONTEIRO ARCHITECTURE
Designed by	J.M. & L.D.
Drawn by	L.D.
Building Name	Henry V
Client Name	Henry V Real Estate Ltd.
Project Name	Henry V
Project Address	9589 Fifth St, Henry, BC V8L 2S6
Project Status	Preliminary Design & DP
Sheet Number	0000
Sheet Name	COVER PAGE
Scale	1:50
Notes	

PROJECT NAME: HENRY V APARTMENTS
DRAWING SET DESCRIPTION: ISSUED FOR COUNCIL MEETING
ISSUED DATE: 2025-07-31

PROJECT CONTACTS

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

ARCHITECT:
Jesse Nguyen Architecture
107-1771 East 18th Ave
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 Ave
Victoria B.C. V9B 2W8
(250) 391-6708

CIVIL ENGINEER:
Westbrook Consulting Ltd.
#115-866 Goldstream Ave
Victoria B.C. V9B 0J3
bcrawshaw@wbrook.ca
(250) 391-8592 ext 223

TRANSPORTATION ENGINEER:
Watt Consulting Group,
302-740 Hillside Ave
Victoria B.C. V8T 1Z4
kmachina@wattconsultinggroup.com
(236) 464-5265

PROPERTY DESCRIPTION

9989 Fifth Street, Sidney BC
Legal Description:
Legal Amended Lot 26 (DD 238979J), 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.

5TH & HENRY	EXISTING	PERMITTED/REQ	PROPOSED	VARIANCE (from existing land)
CONTRIBUTOR	PROV	PROV	PROV	
USE	SFD	APARTMENT	APARTMENT	
LOT AREA	1107 m ²	1107 m ²	1107 m ²	
LOT COVERAGE	0	55%	54.7%	
BUILDING AREA	0	2214 m ²	2095 m ²	385 m ²
DENSITY	0	2.00 FAR	2.55 FAR	0.55 FAR
N SETBACK (FRONT)	0 m	4.5 m	4.5 m	1.4 m
E SETBACK (INTERIOR SIDE)	0 m	4.5 m	4.081 m	0.419 m
S SETBACK (INTERIOR SIDE)	0 m	4.5 m	4.18 m	0.32 m
W SETBACK (EXTERIOR SIDE)	0 m	4.5 m	4.55 m	0.05 m
BUILDING STOREYS	4	5	5	
BUILDING HEIGHT	16 m	16 m	16 m	
PARKING	30 STALLS	25 STALLS	25 STALLS	-4
	30% MAX	9.5% CAR	9.5% CAR	6% OVER
		14 REGULAR	14 REGULAR	
		1 MOTORBIKE	1 MOTORBIKE	
BIKE PARKING	30 CLASS 1	30 SECURED IN PARKADE	30 SECURED IN PARKADE	
		6 VEHICLE ENTRY	6 VEHICLE ENTRY	
MOBILITY SCOOTER PARKING	6 CLASS 2	10 SECURED ON LOT 1	10 SECURED ON LOT 1	
S.3.7 ADDITIONAL REGULATIONS				
C. ADAPTIVE UNITS	20% MAX	25.55%	25.55%	
E. SPECIAL UNITS	10% MAX	33.55%	33.55%	

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

AVERAGE GRADE CALCULATION

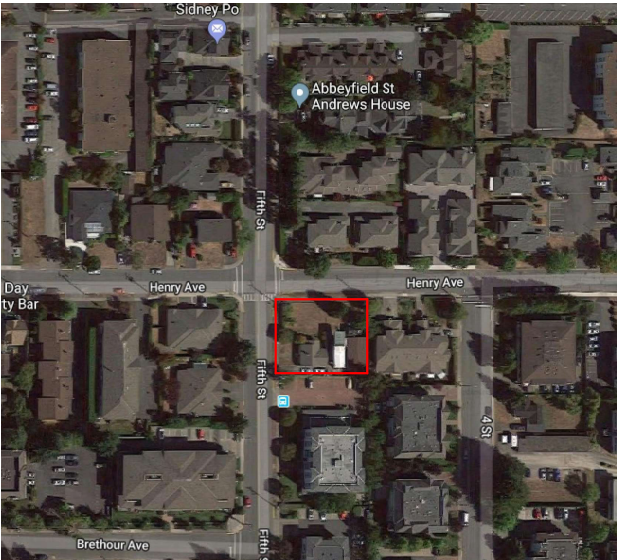
Canileverd portion of building being extrapolated down to grade point.

GRADE CALCULATION	EXISTING	PROPOSED	DISTANCE
NORTH	7.9	8	28.158 m
EAST	8.1	8	21.524 m
SOUTH	8.1	8	28.158 m
WEST	7.8	8	21.524 m
AVERAGE GRADE	7.775	8	89.364 m PERIMETER

SHEET LIST

SHEET NUMBER	SHEET NAME
A0.00	COVER PAGE
A0.01	PROJECT INFORMATION
A0.03	SITE SURVEY
A1.00	SITE PLAN
A1.01	BASEMENT PLAN
A1.02	LEVEL 1 PLAN
A1.03	LEVEL 2-5 PLAN
A1.04	LVL 5 PLAN
A1.05	ROOF PLAN
A2.01	ELEVATIONS
A2.02	ELEVATIONS
A2.03	EXTERIOR FINISHES & MATERIALS
A2.04	STREETSCAPE ELEVATIONS
A3.01	SECTIONS
A8.01	LANDSCAPING PLANTING PLAN
A8.02	SITE COMMUNITY CONTEXT

PROJECT LOCATION



Author	JESSE NGUYEN ARCHITECTURE
Designed by	JESSE NGUYEN
Drawn by	JESSE NGUYEN
Building Name	HENRY V
Client Name	HENRY V HOLDINGS LTD.
Project Name	HENRY V
Project Address	9989 FIFTH STREET, SIDNEY, BC V8L 2X8
Project Status	PENDING & DP
Sheet Number	A0.01
Sheet Name	PROJECT INFORMATION
Scale	
Notes	

0 5 15 25

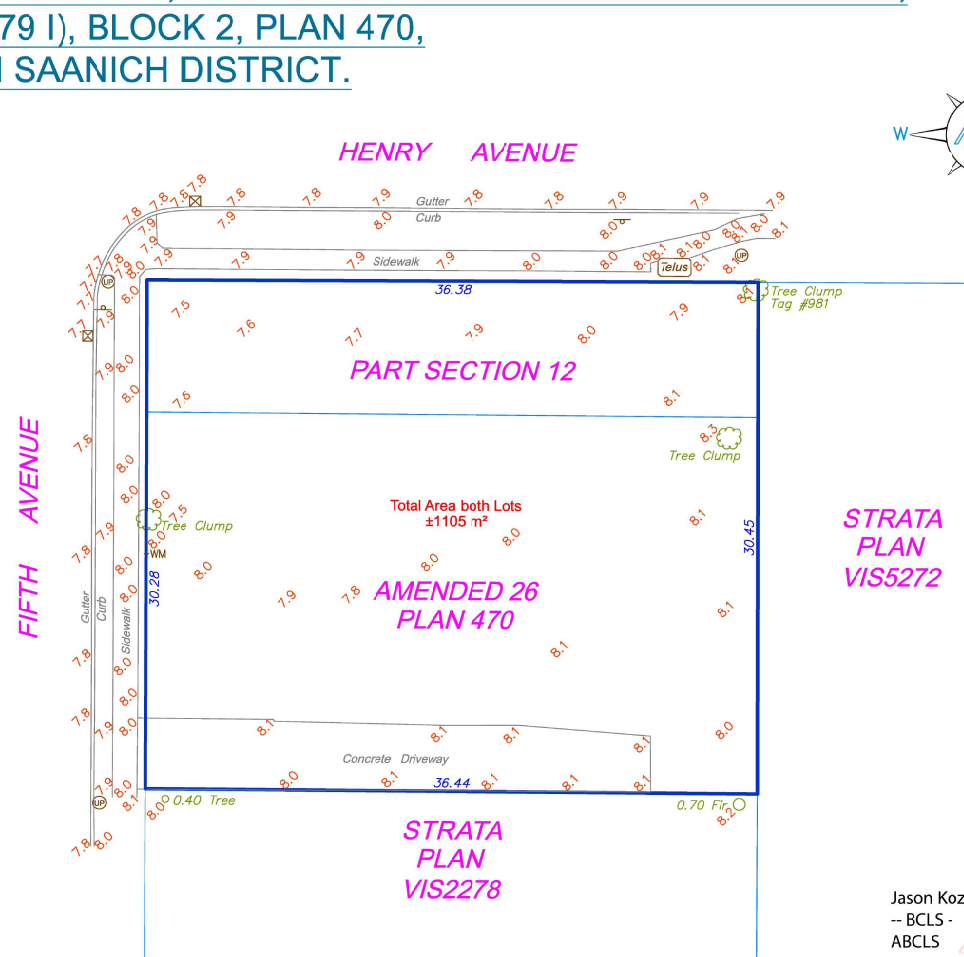
Scale 1:250. All distances are in metres.

LEGEND

- ☒ Denotes catch basin
- +WM Denotes water meter
- 0.20' Fir Denotes approximate tree location, diameter and species
- 56'± Denotes ground elevation
- UP Denotes utility pole
- 9 Denotes sign



File: 88A-Henry V-SP	Date: February 27, 2025
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STRATA
PLAN
VIS5272

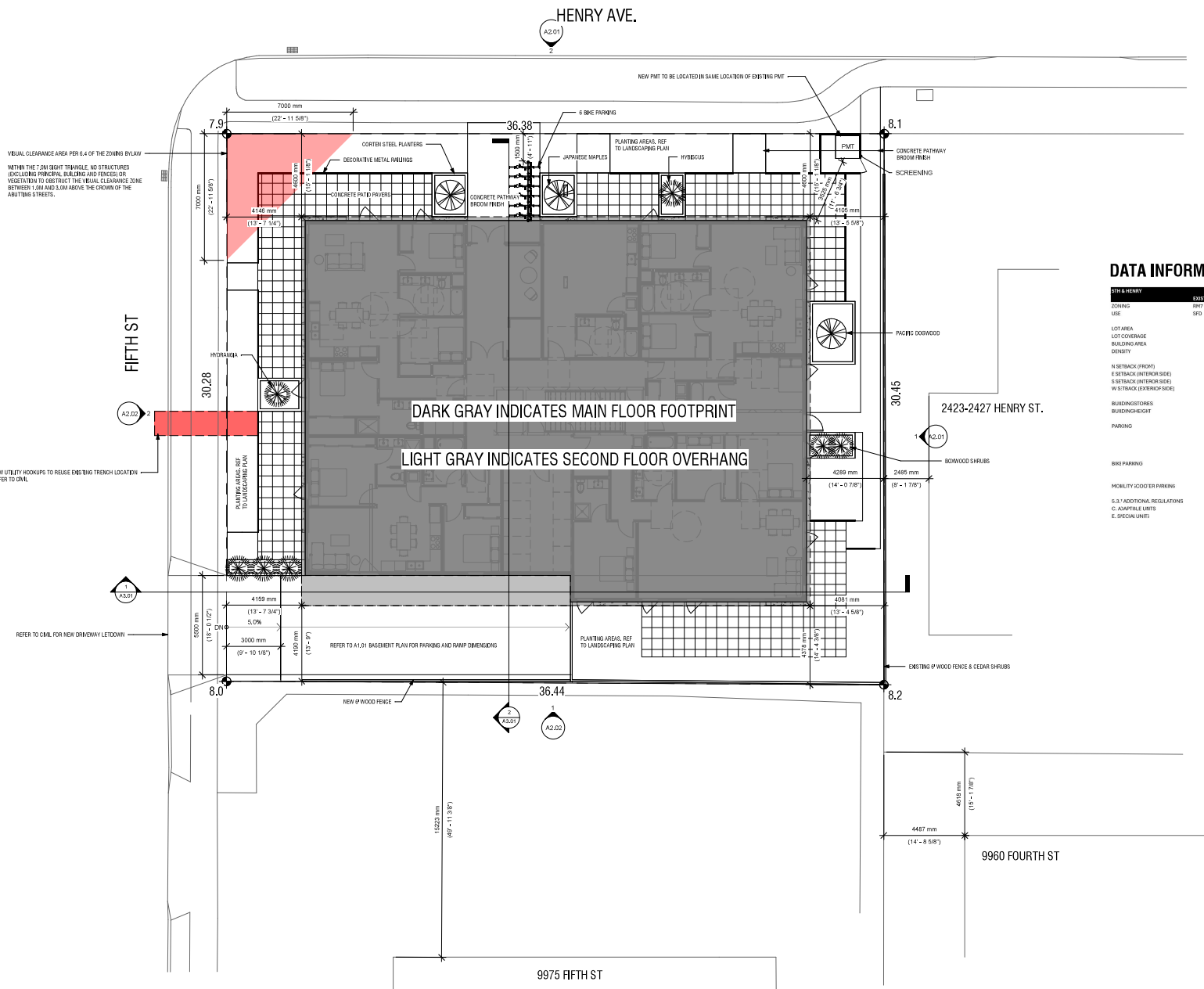
Jason Kozina
-- BCLS -
ABCLS
Jason C. Kozina, BCLS 787
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ISSUE SCHEDULE		
#	DATE	DESCRIPTION
1	2024-02-16	FEASIBILITY STUDY
2	2024-03-05	UNIT PLANS AND MAPPING
3	2025-02-07	PRE APPLICATION PLANNING MEETING
4	2025-03-13	DP & REDIGN APPLICATION
5	2025-07-31	COUNCIL MEETING

Author:	JESSE MOYEN ARCHITECTURE
Designed by:	JRM LG
Drawn by:	LG
Building Name:	HEURY V
Client Name:	HEURY V HOLDINGS LTD.
Project Name:	HEURY V
Project Address:	9907 17TH ST. MONTECITO, BC V8L 2K6
Project Status:	REDRAWING & DP
Sheet Number:	A025
Sheet Name:	SITE SURVEY
Scale:	
Notes:	

DATE SCHEDULE		
#	DATE	DESCRIPTION
1	2024-04-10	PRELIMINARY DESIGN
2	2024-04-25	PRELIMINARY DESIGN
3	2024-05-07	PRELIMINARY DESIGN MEETING
4	2024-05-15	PRELIMINARY DESIGN MEETING
5	2024-05-21	CONSTRUCTION

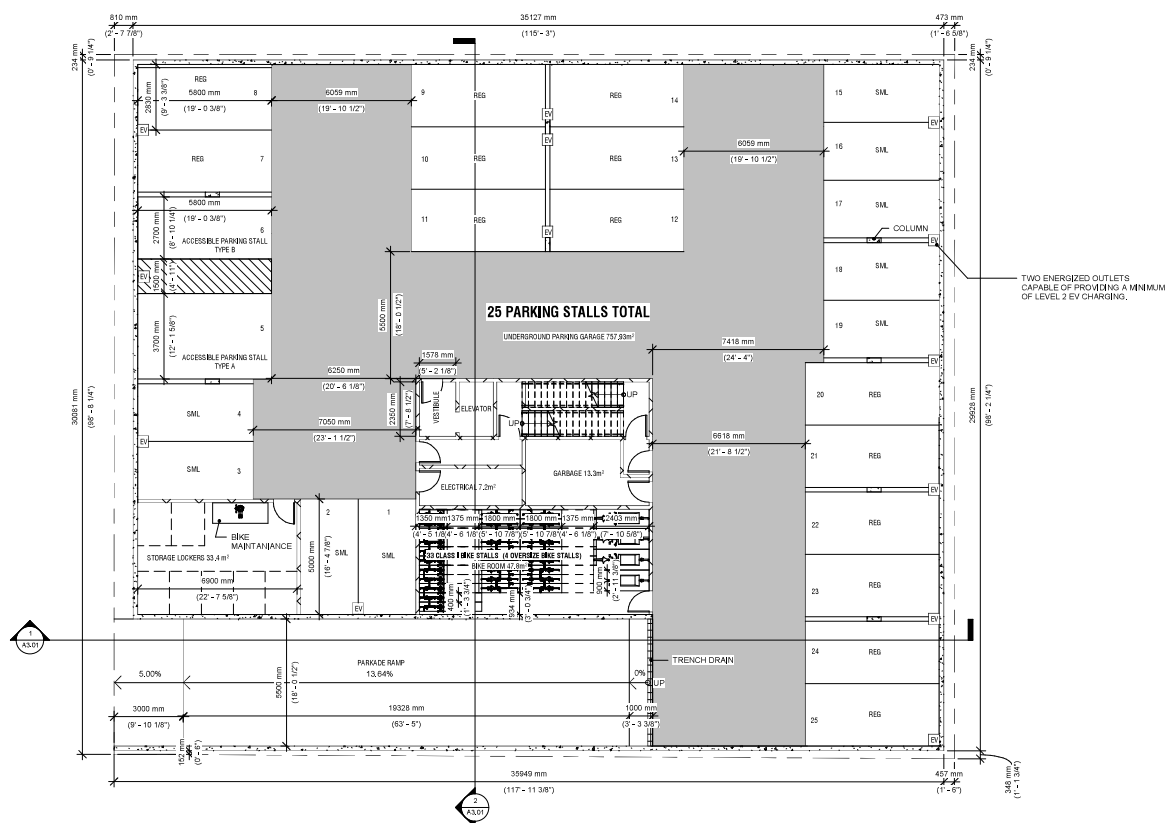


SITE PLAN
1 : 100



Author	JOSE NGUYEN ARCHITECTURE
Designed by	JOSE NGUYEN
Drawn by	JOSE NGUYEN
Building Name	HEALTHY V
Client Name	HEALTHY V HOLDINGS LTD.
Project Name	HEALTHY V
Project Address	2423-2427 HENRY ST. VANCOUVER, BC V6K 2S6
Project Status	PENDING & CP
Sheet Number	A1.00
Sheet Name	SITE PLAN
Scale	1 : 100
Notes	

Author:	JOSSE NEWBYEN ARCHITECTURE
Designed by:	JAN & LG
Drawn by:	LG
Building Name:	HENRY V
Client Name:	HENRY V HOLDINGS LTD.
Project Name:	HENRY V
Project Address:	9889 HENRY ST. DUNEDIN, BC V8L 2G6
Project Status:	RECORDING & DP
Sheet Number:	AJ.01
Sheet Name:	BASIS/MEET PLAN 1
Scale:	1 : 100
Notes:	



1 BASEMENT FLOOR PLAN
1 : 100



DATE SCHEDULE		
#	DATE	DESCRIPTION
1	2024-04-16	PRELIMINARY DESIGN
2	2024-04-05	PRELIMINARY DESIGN
3	2024-02-07	PRELIMINARY DESIGN
4	2024-04-15	PRELIMINARY DESIGN
5	2024-04-15	CONSTRUCTION

STAR CORE
ELEVATOR SHAFT,
AND SEPARATION
BETWEEN UNITS ALL
TYPICAL

BUILDING CIRCULATION
INCLUDED BY FAR

GRAY HATCH AREAS
SHOW CIRCULATIONS
TO FAR

A2.02 2

A3.01

A2.01
2

A3.01
2

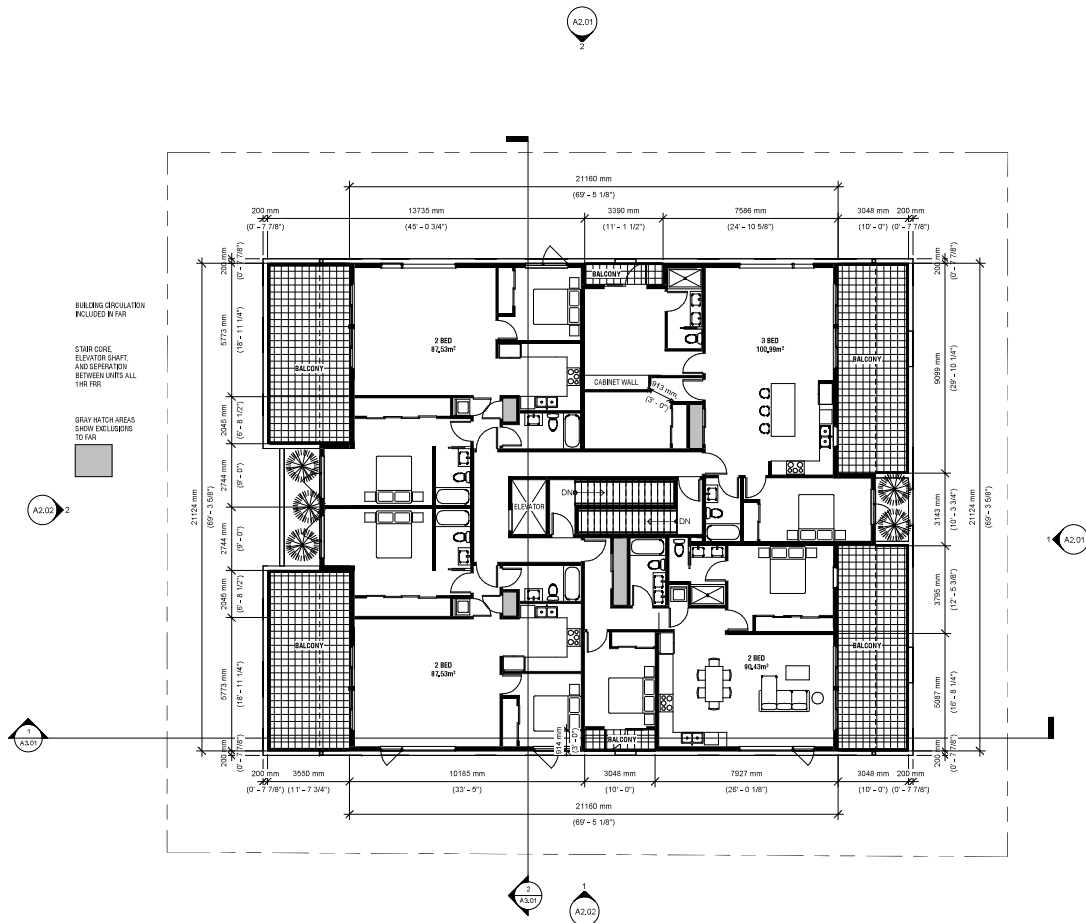
A2.02

1 LVL 2-4 FLOOR PLAN
1:100



Author	NGUYEN NGUYEN ARCHITECTURE
Designed by	NGUYEN NGUYEN
Drawn by	NGUYEN NGUYEN
Building Name	NGUYEN NGUYEN ARCHITECTURE
Client Name	NGUYEN NGUYEN ARCHITECTURE
Project Name	NGUYEN NGUYEN ARCHITECTURE
Project Address	NGUYEN NGUYEN ARCHITECTURE
Project Status	NGUYEN NGUYEN ARCHITECTURE
Sheet Number	A1.05
Sheet Name	LEVEL 2-4 FLOOR
Scale	1:100
Notes	

DATE SCHEDULE	
#	DATE
1	2024-04-16
2	2024-04-05
3	2024-02-27
4	2024-04-15
5	2024-04-15



BUILDING CIRCULATION
INCLUDED IN FIBR

GRAY HATCH AREAS
SHOW EXCLUDING
TO FAR

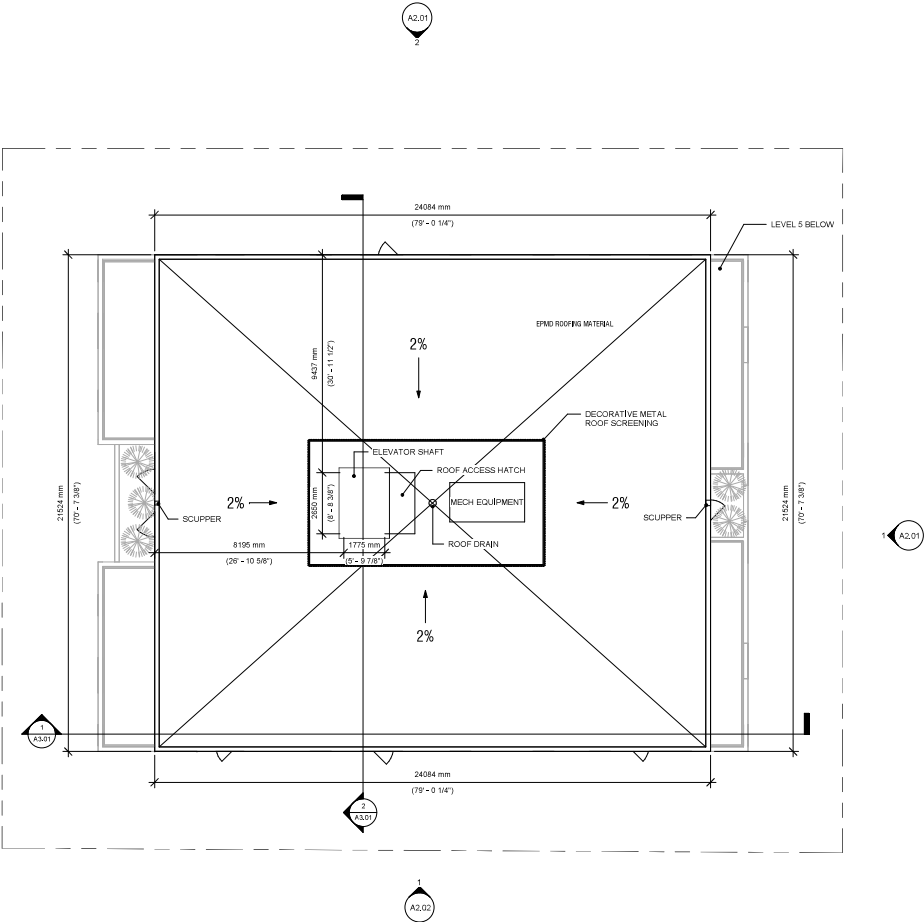
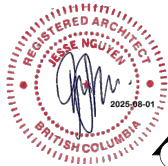
1 LVL 5 FLOOR PLAN
1 : 100



Author	NGUYEN NGUYEN ARCHITECTURE
Designed by	PHILIP
Drawn by	LO
Building Name	HEALTHY V
Client Name	HEALTHY V (REG) LTD.
Project Name	HEALTHY V
Project Address	5555 BRITISH COLUMBIA ST. V8C 2S6
Project Status	REGD. #101 & CP
Sheet Number	A1.01
Sheet Name	LVL 5 PLAN
Scale	1 : 100
Notes	

DATE SCHEDULE	
#	DATE
1	2024-04-16
2	2024-04-05
3	2024-02-27
4	2024-04-15
5	2024-04-15

Author	JOSE NGUYEN ARCHITECTURE
Designed by	JOSE NGUYEN
Drawn by	JOSE
Building Name	HEALTH V
Client Name	HEALTH V HOLDING LTD.
Project Name	HEALTH V
Project Address	9999 RIVINGTON RD, SCHEM 250
Project Status	PRELIMINARY & DP
Sheet Number	A1.05
Sheet Name	ROOF PLAN
Scale	1 : 100
Notes	



1 ROOF PLAN
1 : 100

REVISIONS	
#	DESCRIPTION
1	2024-04-10 PRELIMINARY DESIGN
2	2024-04-10 PRELIMINARY DESIGN
3	2024-04-10 PRELIMINARY DESIGN
4	2024-04-10 PRELIMINARY DESIGN
5	2024-04-10 PRELIMINARY DESIGN



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. FIBRE CEMENT RAINSCREEN SYSTEM: HARDIPANEL VERTICAL SIDING DRIFTWOOD FINISH
9. CORTEN METAL PLANTERS



Author	JOSE NGUYEN ARCHITECTURE
Designed by	JOSE NGUYEN
Drawn by	JOSE NGUYEN
Building Name	Henry V
Client Name	Henry V Real Estate Ltd.
Project Name	Henry V
Project Address	1000 West 10th Ave, Vancouver, BC V6H 2G6
Project Status	Pending Approval
Sheet Number	ADD
Sheet Name	ELEVATION
Scale	1 : 100
Date	

DATE	DESCRIPTION
1. 2024-04-10	PRELIMINARY DESIGN
2. 2024-04-10	PRELIMINARY DESIGN
3. 2024-04-10	PRELIMINARY DESIGN
4. 2024-04-10	PRELIMINARY DESIGN
5. 2024-04-10	PRELIMINARY DESIGN



2 WEST ELEVATION
1:100



1 SOUTH 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 ANNOXIDIZED ALUMINUM
5. PRE FINISHED METAL GUARDS: FINISH ANNOXIDIZED ALUMINUM
6. STUCCO ON RAINSCREEN SYSTEM: FINISH SMOOTH COAT LIGHT GRAY
7. METAL FLASHING: FINISH ANNOXIDIZED ALUMINUM
8. FIBRE CEMENT RAINSCREEN SYSTEM: HARDIEPANEL VERTICAL SIDING DRIFTWOOD FINISH
9. CORTEN METAL PLANTERS



Author	JOSE NGUYEN ARCHITECTURE
Designed by	JOSE NGUYEN
Drawn by	JOSE NGUYEN
Building Name	HEALTHY V
Client Name	HEALTHY V (REG. LTD.)
Project Name	HEALTHY V
Project Address	1000 W. 10TH AVE, VANCOUVER, BC V6H 2G6
Project Status	PENDING & CP
Sheet Number	A202
Sheet Name	ELEVATIONS
Scale	1:100
Date	

EXTERIOR FINISHES & MATERIALS

MATERIALS LEGEND

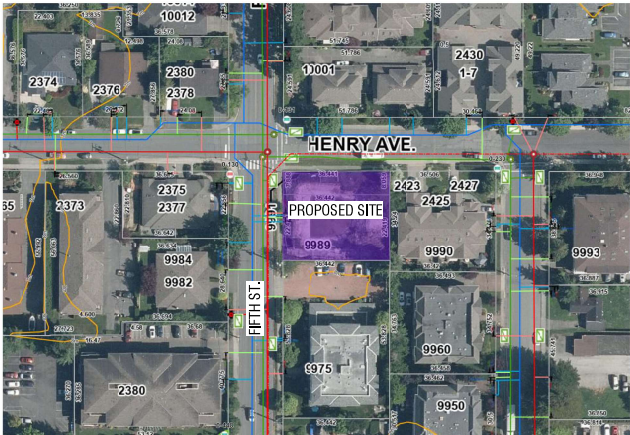
- 1. FIBRE CEMENT RAINSCREEN SYSTEM: FINISH GRAY PANELS WITH CLOSE SPACED BATTENS
- 2. FIBRE CEMENT RAINSCREEN SYSTEM: FINISH GRAY PANELS
- 3. FIBRE CEMENT RAINSCREEN SYSTEM: FINISH WHITE PANELS
- 4. PRE FINISHED WINDOW & DOOR SYSTEM: FINISH ANNOIDIZED ALUMINUM
- 5. PRE FINISHED METAL GUARDS: FINISH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



DATE		DESCRIPTION
1	DATE	DESCRIPTION
2	DATE	DESCRIPTION
3	DATE	DESCRIPTION
4	DATE	DESCRIPTION
5	DATE	DESCRIPTION
6	DATE	DESCRIPTION
7	DATE	DESCRIPTION
8	DATE	DESCRIPTION
9	DATE	DESCRIPTION



Author	JESSE NGUYEN ARCHITECTURE
Designed by	JESSE NGUYEN
Drawn by	JESSE NGUYEN
Building Name	REDAUX VILLAGE
Client Name	REDAUX VILLAGE
Project Name	REDAUX VILLAGE
Project Address	1000 10th Avenue, Victoria, BC V8W 2G6
Project Status	PRELIMINARY DESIGN
Sheet Number	001
Sheet Name	EXTERIOR FINISHES & MATERIALS
Scale	
Notes	



CONTEXT PLAN: NTS

DATE SCHEDULE	
#	DATE
1	2024-04-10
2	2024-04-15
3	2024-05-07
4	2024-05-13
5	2024-05-19



STREETSCAPE: LOOKING SOUTH



STREETSCAPE: LOOKING EAST



Author	JOSE NGUYEN ARCHITECTURE
Designed by	JOSE NGUYEN
Drawn by	JOSE NGUYEN
Building Name	HENRY V
Client Name	HENRY V HOLDINGS LTD.
Project Name	HENRY V
Project Address	10001 HENRY ST. VANCOUVER, BC V6P 1G6
Project Status	PEDICULE & DP
Sheet Number	ADD
Sheet Name	STREETSCAPE ELEVATIONS
Scale	
Notes	

Author:	JGSE ARCHITECTURE
Designed by:	J.G. & J.G.
Drawn by:	J.G.
Building Name:	HENRY V
Client Name:	HENRY V HOLDINGS LTD.
Project Name:	HENRY V
Project Address:	999 HIRST STREET, DENNEY, BC V8L 2V6
Project Status:	REGULATING & DP
Sheet Number:	A301
Sheet Name:	SECTION 5
Scale:	1:100
Notes:	



HENRY AVE.

FIFTH ST



PLANT & TREE SCHEDULE									
KEY	COMMON NAME	SCIENTIFIC NAME	CONTAINER (SPACING)	HEIGHT (M)	TRUNK CM	WIDE (M)	WIDE (M)	POLLINATOR	QUANTITY
TREE SCHEDULE:									
	Pacific Dogwood	Cornus Nuttallii	Low	As Shown	12 - 25m	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	0.6 - 12	0.6 - 12	x	---	105
	Sedge	Cyperaceae	Moderate	As Shown	0.5 - 1.0	0.8	x	---	23
	Hellebore	Helleborus	Moderate	As Shown	0.4	0.2	x	---	40
	Pacific Wax Myrtle	Myrica Californica	1 Gallon	As Shown	3 - 4.1	3 - 5.1	---	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



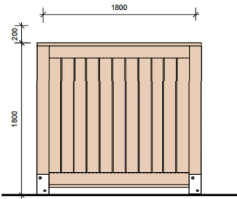
Hellebore



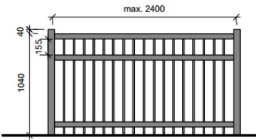
Western Sword Fern



Pacific Wax Myrtle



Proposed Wood Fence

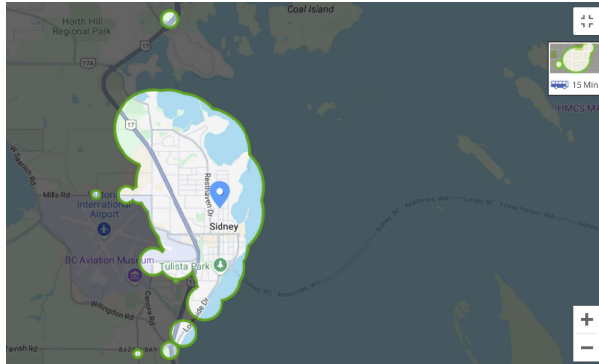


Proposed Decorative Metal Fence



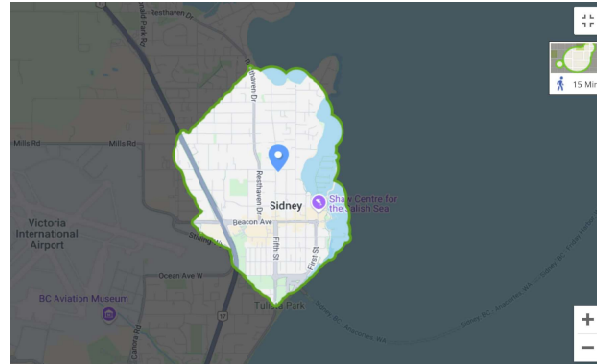
Author	JESE NGUYEN ARCHITECTURE
Designed by	Designer
Drawn by	Author
Building Name	Henry V
Client Name	Henry V Hotel & Spa Ltd.
Project Name	Henry V
Project Address	2423-2427 Henry St, Vancouver, BC V6L 2S6
Project Status	PEDC, RING & CP
Sheet Number	1/01
Sheet Name	LANDSCAPING PLANTING PLAN
Scale	
Notes	

15 MINUTE TRAVEL BY PUBLIC TRANSIT

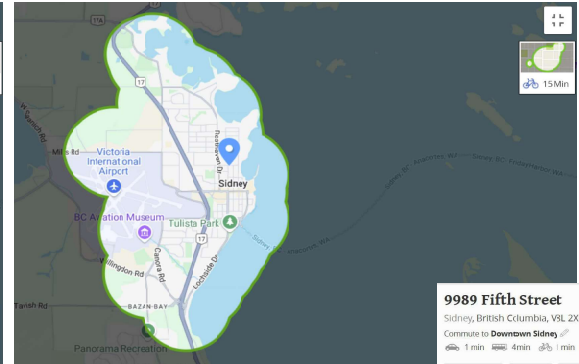


COURTESY OF WALSGORE.COM

15 MINUTE TRAVEL BY WALKING



15 MINUTE TRAVEL BY BIKE



9989 Fifth Street
Sidney, British Columbia, V8L 2K6
Commute to **Downtown Sidney** 10 min
1 min 4 min 10 min 15 min View Routes

[Favorite](#) [Map](#) [Nearby Apartments](#)

More about 9989 Fifth Street

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

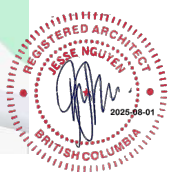
Transit Score 45
Some Transit
A few nearby public transportation options.

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

About your score



COURTESY OF GOOGLE EARTH



Author	JESSE NGUYEN ARCHITECTURE
Designed by	Designer
Drawn by	Author
Building Name	Henry V Hotel & Casino
Client Name	HENRY V HOTEL & CASINO LTD.
Project Name	Hotel V
Project Address	9989 Fifth Street, Sidney, BC V8L 2K6
Project Status	PEDICING & DP
Sheet Number	JAP02
Sheet Name	THE COMMUNITY CONTEXT
Scale	
Notes	