

PROJECT NAME: HENRY V APARTMENTS
DRAWING SET DESCRIPTION: COUNCIL MEETING #2
ISSUED DATE: 2026-05-27

ISSUE SCHEDULE		
#	DATE	DESCRIPTION
1	2024-03-14	FEASIBILITY STUDY
2	2024-03-05	UNIT PLANS AND MASSING
3	2025-02-27	PRE APPLICATION PLANNING MEETING
4	2025-03-13	DP & REZONING APPLICATION
5	2025-01-01	COUNCIL MEETING
6	2026-01-12	DP RESUBMISSION
7	2026-05-27	COUNCIL MEETING #2



Author:	JN
Building Name:	HENRY V APARTMENTS
Client Name:	HENRY V HOLDINGS LTD.
Project Name:	HENRY V
Project Address:	3988 PRINCE
Project Status:	DEVELOPMENT PERMIT
Sheet Number:	A0.00
Sheet Name:	COVER PAGE
Scale:	
Notes:	

PROJECT NAME: HENRY V APARTMENTS
DRAWING SET DESCRIPTION: COUNCIL MEETING #2
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1	2024-03-14	FEASIBILITY STUDY
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3	2025-02-27	PRE APPLICATION PLANNING MEETING
4	2025-03-13	DP & RECORDING APPLICATION
5	2025-01-31	COUNCIL MEETING
6	2026-01-13	DP RESUBMISSION
7	2026-05-27	COUNCIL MEETING #2

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 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 238979), 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 INFORMATION

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

5TH & HENRY	EXISTING	PERMITTED/REQ	PROPOSED	VARIANCE (from existing zone)
ZONING	RH7	RH7	RH7	
USE	SFD	APARTMENT	APARTMENT	
LOT AREA	1108 m ²	1108 m ²	1108 m ²	
LOT COVERAGE	0	55%	51.9%	
BUILDING AREA	0	2216 m ²	2215.8 m ²	
DENSITY	0	2.00 FAR	2.00 FAR	
N SETBACK (FRONT)		6 m	4.5 m	-1.5 m
E SETBACK (INTERIOR SIDE)		4.5 m	4.5 m	
S SETBACK (REAR)		6 m	4.5 m	-1.5 m
W SETBACK (EXTERIOR SIDE)		4.5 m	4.5 m	
BUILDING STORES		4	4	
BUILDING HEIGHT		16 m	15 m	
PARKING		30 STALLS 2 ACCESSIBLE	26 STALLS 2 ACCESSIBLE 11 SHL CAR 13 REGULAR	-4 STALLS
BIKE PARKING		30 CLASS I 6 CLASS II	45 SECURED IN PARKADE (50% ELECTRIFIED) 4 ARE OVERSIZED (100% ELECTRIFIED) 7 VISITOR AT ENTRY	
MOBILITY SCOOTER PARKING			10 SECURED ON LVL 1	
5.3.7 ADDITIONAL REGULATIONS				
C. ADAPTABLE UNITS		20% MIN	20% 6 IN TOTAL	
E. SPECIAL UNITS (3 BED)		10% MIN	6.67% 2 IN TOTAL ON LVL 1	-1 UNIT
6.2 LANDSCAPING & SCREENING				
6.2.1 LARGE TREE PLANTING AREA		24 m ²	0 m ²	-24 m ²
UNIT MIX				
	ADAPTABLE 1 BED	1 BED	2BED	3BED
LEVEL 1	3	0	1	2
LEVEL 2	1	1	6	0
LEVEL 3	1	1	6	0
LEVEL 4	1	1	6	0
SUB TOTAL	6	3	19	2
TOTAL UNITS	30			
FLOOR AREA BREAKDOWN	EXCLUDED FROM GFA			
BASEMENT	50.2 m ²	36.7 m ²	RESIDENTIAL STORAGE LOCKERS	
M.1	561 m ²	54.5 m ²	RESIDENTIAL STORAGE AREA & MOBILITY SCOOTER PARKING	
M.2	584 m ²	25.4 m ²	RESIDENTIAL STORAGE AREA	
M.3	584 m ²	25.4 m ²	RESIDENTIAL STORAGE AREA	
M.4	584 m ²	25.4 m ²	RESIDENTIAL STORAGE AREA	
TOTAL	2363.2 m ²	147.4 m ²		
GROSS FLOOR AREA	2215.8 m ²			
FLOOR AREA RATIO	2.00			

AVERAGE GRADE CALCULATION

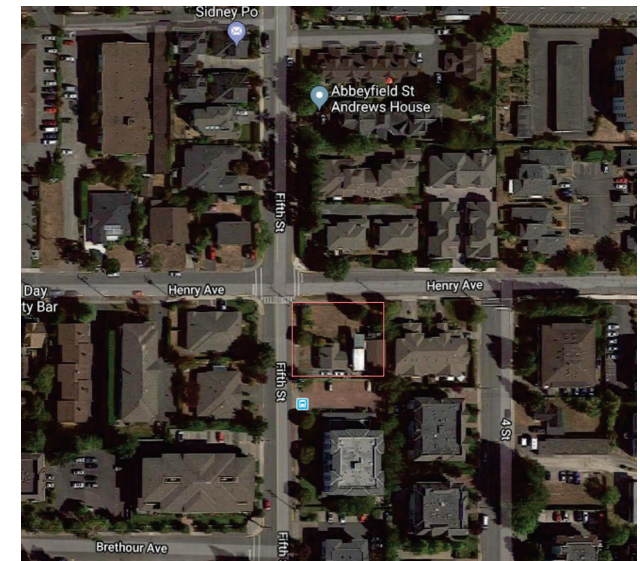
Cantilevered portion of building being extrapolated down to grade point.

GRADE CALCULATION			
	EXISTING	PROPOSED	DISTANCE
NORTH	7.9	8	27.398 m
EAST	0.1	0	21.009 m
SOUTH	8.1	8	27.398 m
WEST	7.8	8	21.339 m
AVERAGE GRADE	7.975	8	97.474 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 FLOOR PLAN
A1.02	LEVEL 1 PLAN
A1.03	LEVELS 2-3 FLOOR PLAN
A1.04	LEVEL 4 PLAN
A1.05	ROOF PLAN
A2.01	ELEVATIONS
A2.02	ELEVATIONS
A2.04	STREETSCAPE ELEVATIONS
A3.01	SECTIONS
A9.01	PERSPECTIVES
A9.02	PERSPECTIVES
A9.03	SITE COMMUNITY CONTEXT
A9.04	LANDSCAPING PLAN

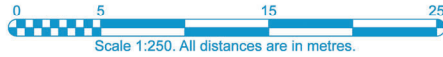
PROJECT LOCATION



Author:	JN
Building Name:	HENRY V APARTMENTS
Client Name:	HENRY V HOLDINGS LTD.
Project Name:	HENRY V
Project Address:	9989 FIFTH ST
Project Status:	DEVELOPMENT PRESENT
Sheet Number:	A0.01
Sheet Name:	PROJECT INFORMATION
Scale:	
Notes:	

ISSUE	SCHEDULE	DATE	DESCRIPTION
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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.

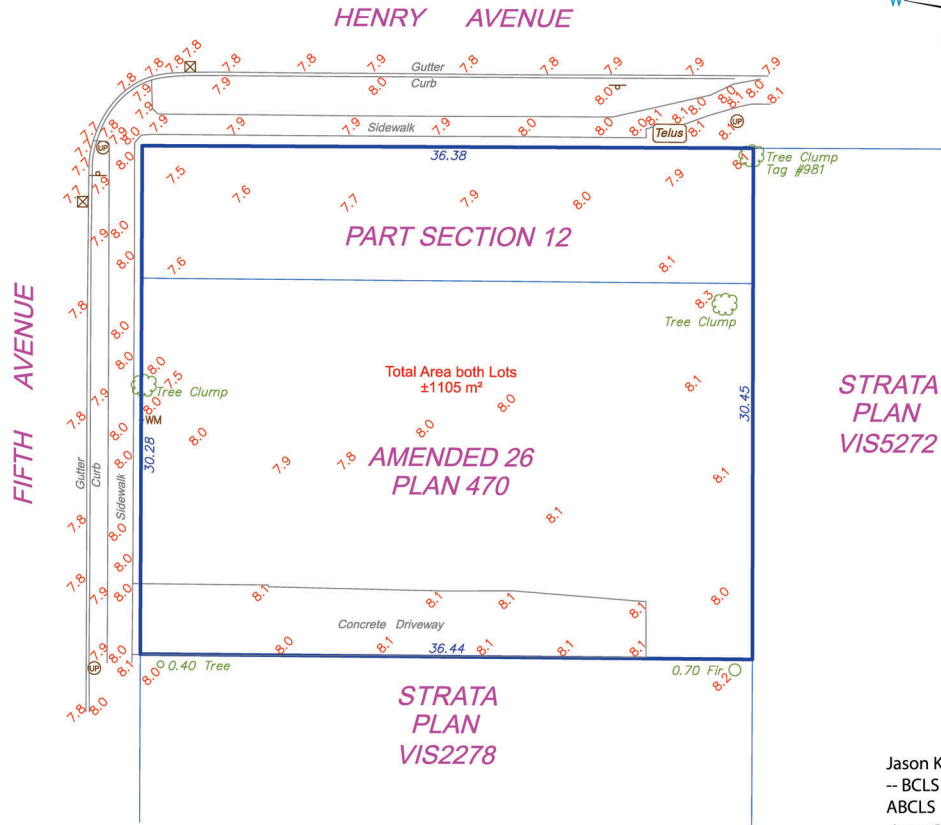
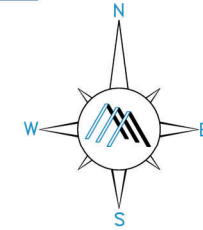
Geodetic elevations shown are based upon observations to geodetic control monuments 79H0514 (Elev.= 6.590m) and 79H0462 (Elev.= 7.038m).

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
+WM	Denotes water meter
○ 0.20 Fir	Denotes approximate tree location, diameter and species
85.2	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

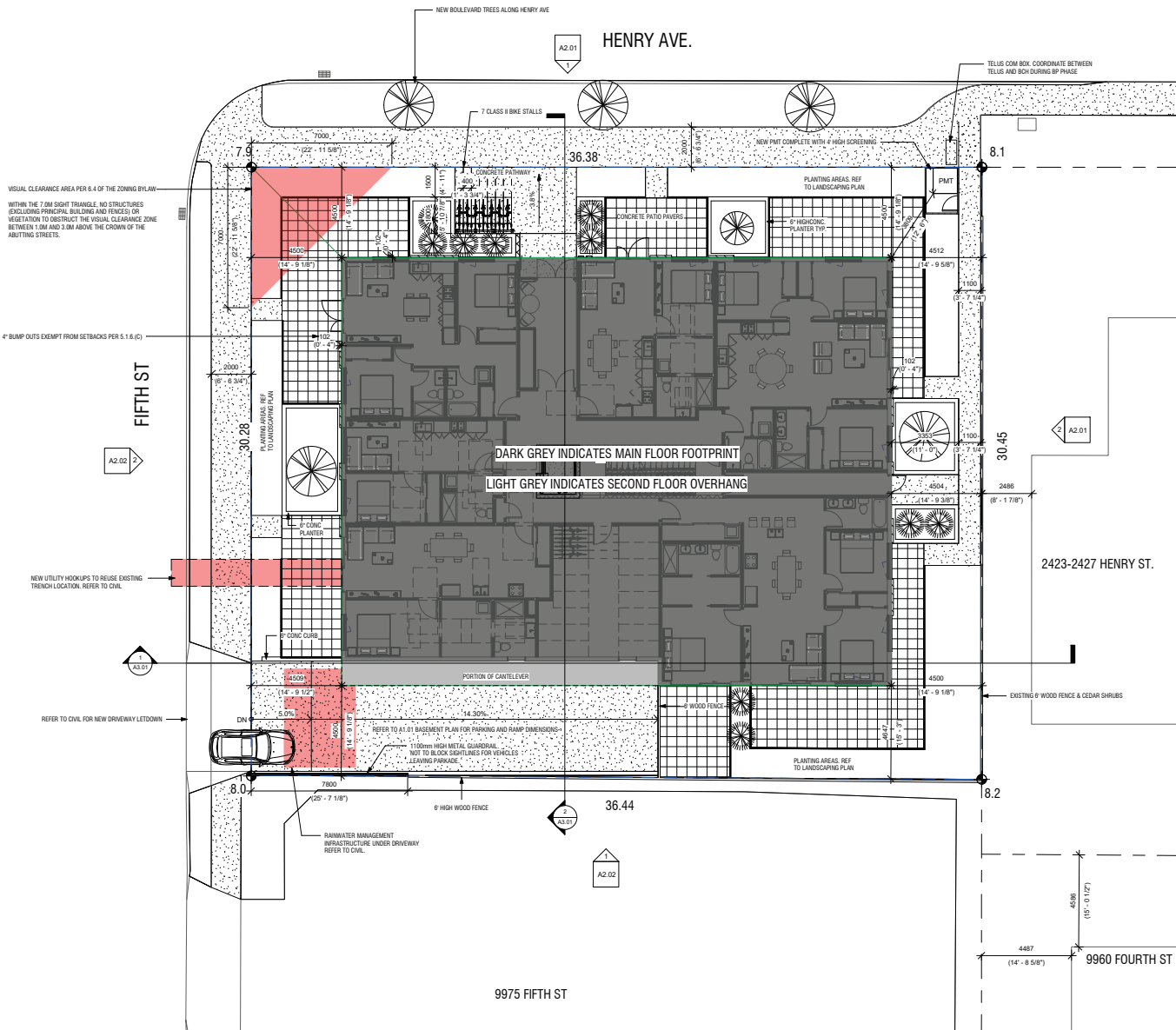
STRATA PLAN VIS5272

STRATA PLAN VIS2278

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

Author:	JN
Building Name:	HENRY V APARTMENTS
Client Name:	HENRY V HOLDINGS LTD.
Project Name:	HENRY V
Project Address:	888 FRENCH
Project Status:	DEVELOPMENT PRELIM
Sheet Number:	A3.03
Sheet Name:	SITE SURVEY
Scale:	
Notes:	

ISSUE SCHEDULE		
#	DATE	DESCRIPTION
1	2024-03-14	FEASIBILITY STUDY
2	2024-03-05	UNIT PLANS AND MASSING
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5	2025-03-31	COUNCIL MEETING
6	2026-01-12	OP RESUBMISSION
7	2026-05-27	COUNCIL MEETING #2

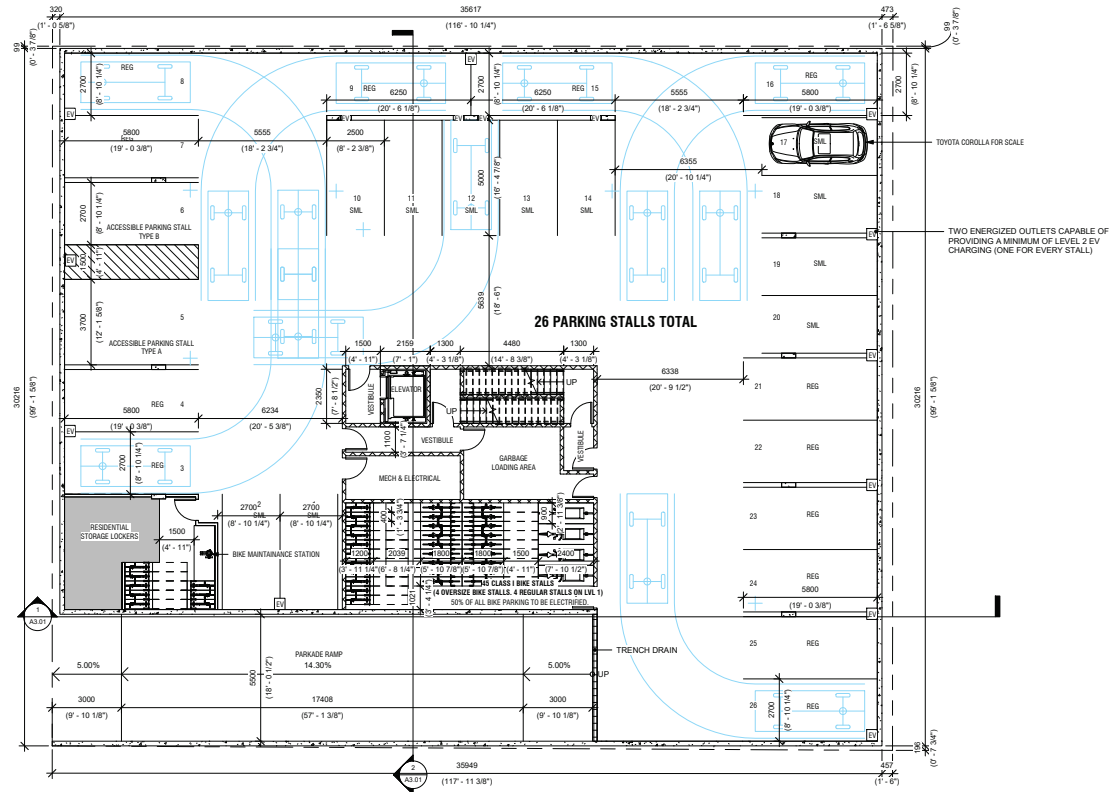


1 SITE PLAN
1 : 100

Author:	JH
Building Name:	HENRY V APARTMENTS
Client Name:	HENRY V HOLDINGS LTD.
Project Name:	HENRY V
Project Address:	9960 FIFTH ST
Project Status:	DEVELOPMENT PRESENT
Sheet Number:	A1.00
Sheet Name:	SITE PLAN
Scale:	1 : 100
Notes:	



ISSUE SCHEDULE		
#	DATE	DESCRIPTION
1	2024-03-14	FEASIBILITY STUDY
2	2024-03-05	UNIT PLANS AND MASSING
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5	2025-03-01	COUNCIL MEETING
6	2026-01-12	OP RESUBMISSION
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GARAGE ROOM, STAIR CORE, ELEVATOR AND VESTIBULES INCLUDED IN GROSS FLOOR AREA OF BUILDING.
 ALL OTHER AREAS IN THE BASEMENT EXCLUDED.
 RESIDENTIAL STORAGE LOCKERS SHOWN IN GRAY ARE ALLOCATED TO UNITS ON LVLS 1 TO 4 AND ARE TO BE EXEMPTED FROM TOTAL GROSS FLOOR AREA OF THE BUILDING.

1 BASEMENT
 1 : 100

Author:	JN
Building Name:	HENRY V APARTMENTS
Client Name:	HENRY V HOLDINGS LTD.
Project Name:	HENRY V
Project Address:	3988 PERSH ST
Project Status:	DEVELOPMENT PRELIM
Sheet Number:	A1.01
Sheet Name:	BASEMENT FLOOR PLAN
Scale:	1 : 100
Notes:	



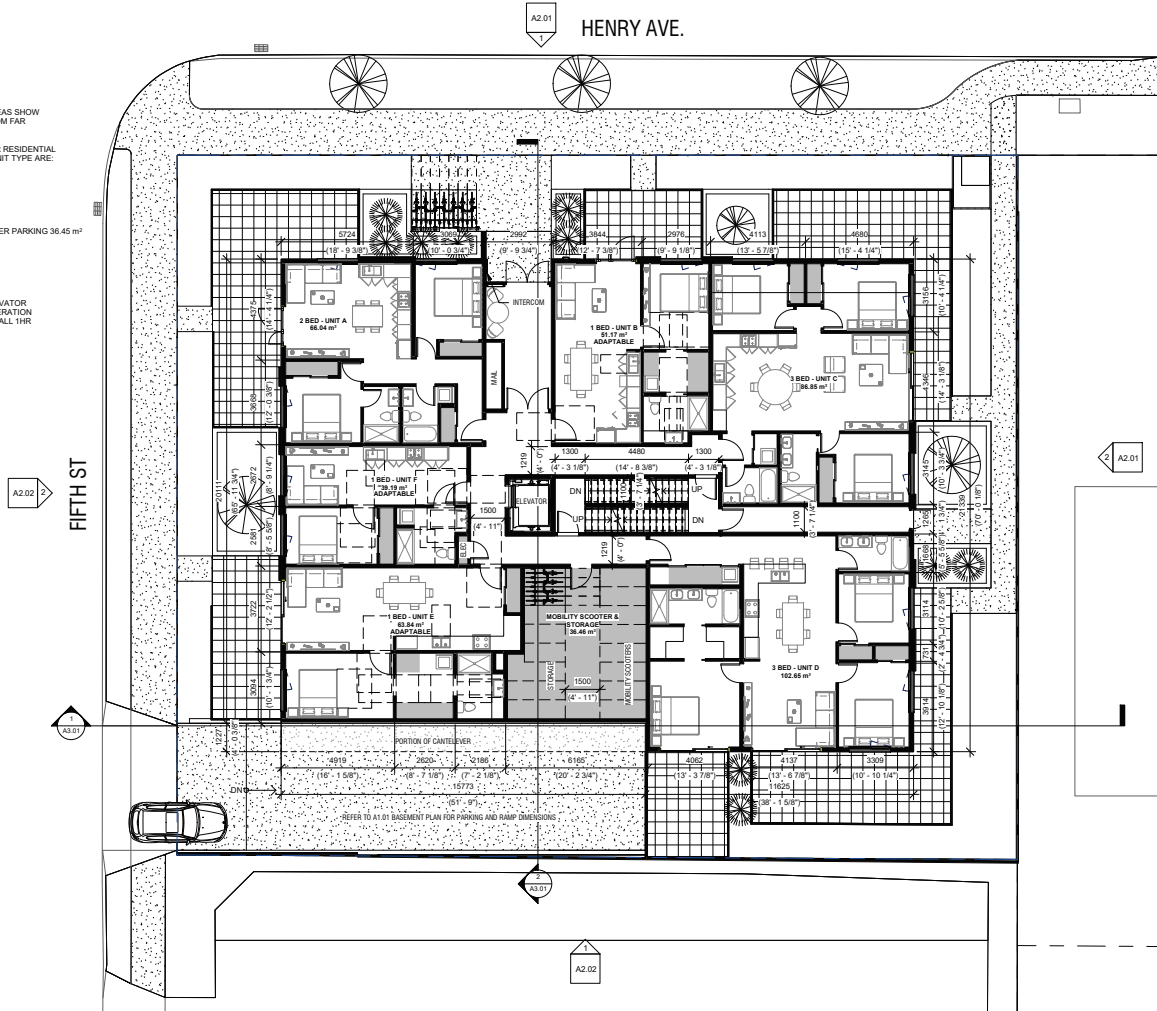
ISSUE SCHEDULE	#	DATE	DESCRIPTION
1	2024-03-14	FEASIBILITY STUDY	
2	2024-03-05	UNIT PLANS AND MASSING	
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GRAY HATCH AREAS SHOW EXCLUSIONS FROM FAR CALCULATION.

EXCLUSIONS FOR RESIDENTIAL STORAGE PER UNIT TYPE ARE:
 A. 3.5 m²
 B. 1.8 m²
 C. 3.7 m²
 D. 3.7 m²
 E. 3.7 m²
 F. 1.5 m²

MOBILITY SCOOTER PARKING 36.45 m²
 TOTAL = 54.5

STAIR CORE, ELEVATOR SHAFT, AND SEPARATION BETWEEN UNITS ALL 1HR FRR



1 LVL 1
 1 : 100

Author:	JN
Building Name:	HENRY V APARTMENTS
Client Name:	HENRY V HOLDINGS LTD.
Project Name:	HENRY V
Project Address:	3908 PERS ST
Project Status:	DEVELOPMENT PRELIM
Sheet Number:	A1.02
Sheet Name:	LEVEL 1 PLAN
Scale:	1 : 100
Notes:	

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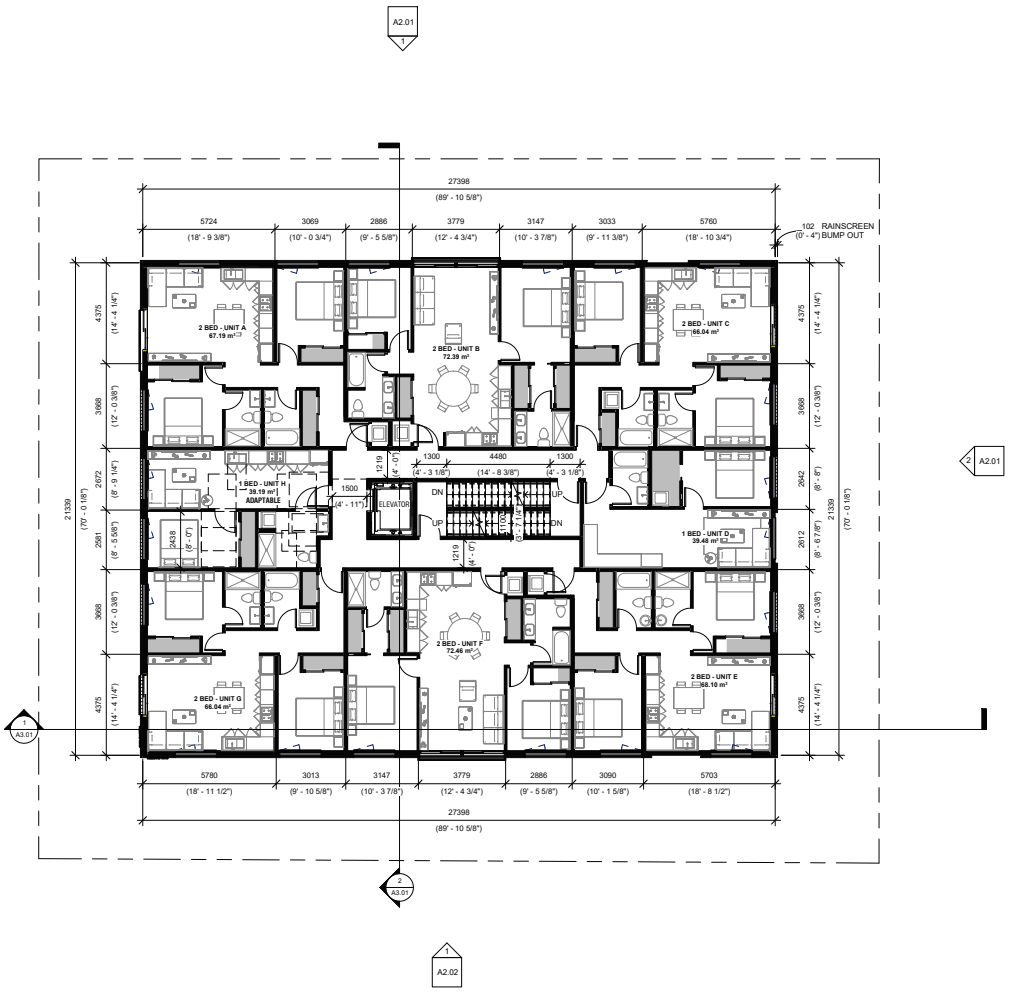
GRAY HATCH AREAS SHOW EXCLUSIONS FROM FAR CALCULATION.

EXCLUSIONS FOR RESIDENTIAL STORAGE PER UNIT TYPE ARE:

A. 3.7 m²
 B. 3.7 m²
 C. 3.2 m²
 D. 2.5 m²
 E. 3.7 m²
 F. 3.7 m²
 G. 3.4 m²
 H. 1.5 m²

TOTAL = 25.4 m²

STAIR CORE, ELEVATOR SHAFT, AND SEPARATION BETWEEN UNITS ALL 1HR FRR



1 LEVELS 2-3 FLOOR PLAN
 1 : 100

Author:	JN
Building Name:	HENRY V APARTMENTS
Client Name:	HENRY V HOLDINGS LTD.
Project Name:	HENRY V
Project Address:	3989 PRINCE
Project Status:	DEVELOPMENT PERMIT
Sheet Number:	A1.03
Sheet Name:	LEVELS 2-3 FLOOR PLAN
Scale:	1 : 100
Notes:	

ISSUE SCHEDULE		
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1	2024-03-14	FEASIBILITY STUDY
2	2024-03-05	UNIT PLANS AND MASSING
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4	2025-03-13	DP & REDLINING APPLICATION
5	2025-03-01	COUNCIL MEETING
6	2026-01-12	DP RESUBMISSION
7	2026-05-27	COUNCIL MEETING #2

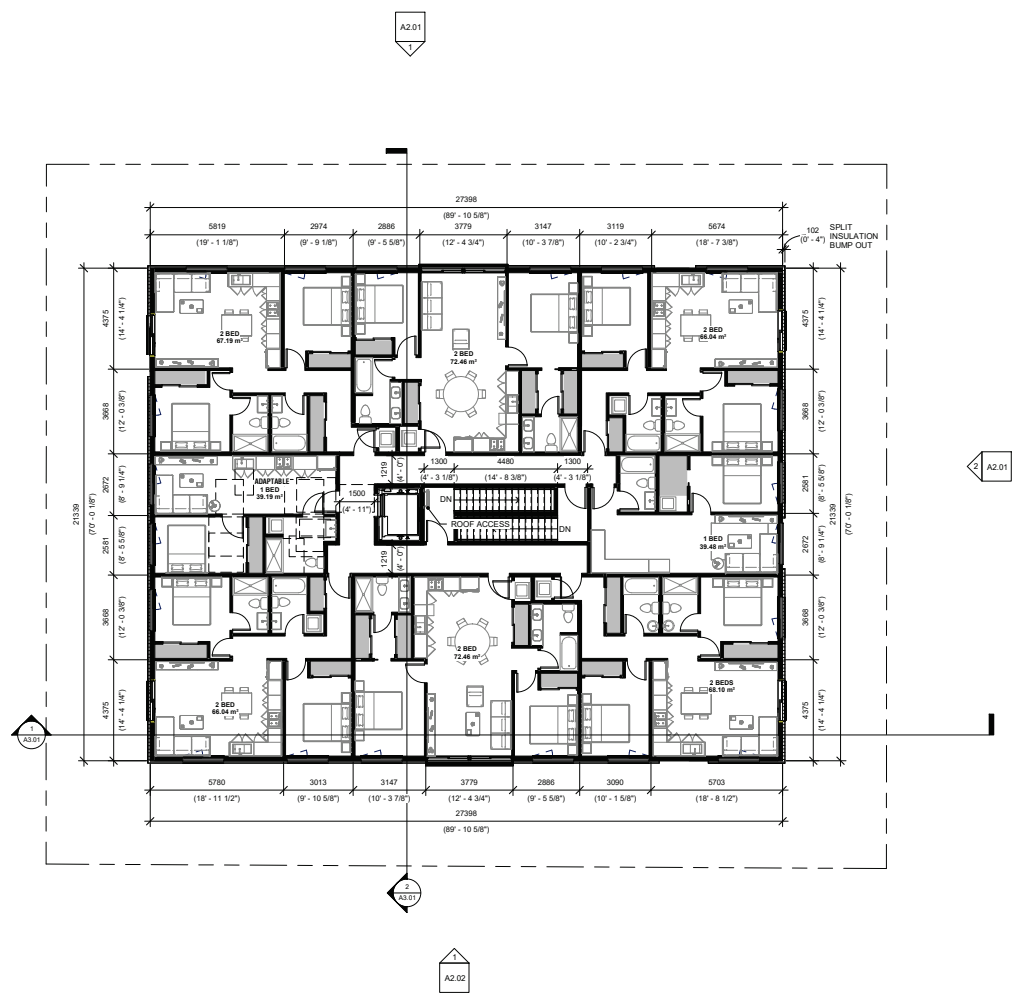
GRAY HATCH AREAS SHOW EXCLUSIONS FROM FAR CALCULATION.

EXCLUSIONS FOR RESIDENTIAL STORAGE PER UNIT TYPE ARE:

- A. 3.7 m²
- B. 3.7 m²
- C. 3.2 m²
- D. 2.5 m²
- E. 3.7 m²
- F. 3.7 m²
- G. 3.4 m²
- H. 1.5 m²

TOTAL = 25.4 m²

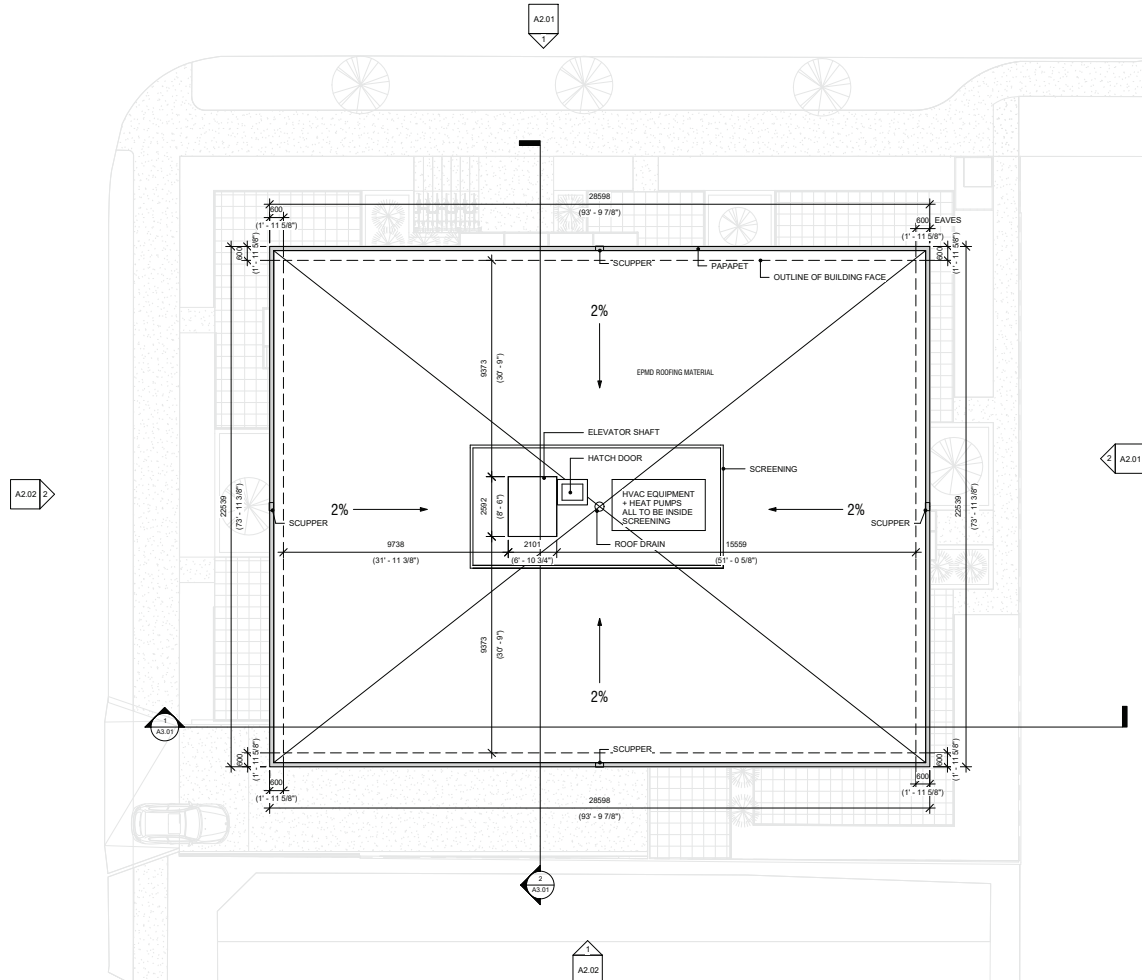
STAIR CORE, ELEVATOR SHAFT, AND SEPERATION BETWEEN UNITS ALL 1HR FRR



1 LEVEL 4 FLOOR PLAN
1 : 100

Author:	JN
Building Name:	HENRY V APARTMENTS
Client Name:	HENRY V HOLDINGS LTD.
Project Name:	HENRY V
Project Address:	9981 PERSH
Project Status:	DEVELOPMENT PRESENT
Sheet Number:	A1.04
Sheet Name:	LEVEL 4 PLAN
Scale:	1 : 100
Notes:	

ISSUE SCHEDULE	#	DATE	DESCRIPTION
	1	2024-03-14	FEASIBILITY STUDY
	2	2024-03-05	UNIT PLANS AND MASSING
	3	2025-02-27	PFE APPLICATION PLANNING MEETING
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	6	2026-01-12	DP RESUBMISSION
	7	2026-05-27	COUNCIL MEETING #2



1 ROOF PLAN
1 : 100

Author:	JN
Building Name:	HENRY V APARTMENTS
Client Name:	HENRY V HOLDINGS LTD.
Project Name:	HENRY V
Project Address:	998 PERSIE
Project Status:	DEVELOPMENT PERMIT
Sheet Number:	A1.05
Sheet Name:	ROOF PLAN
Scale:	1 : 100
Notes:	

ISSUE SCHEDULE		
#	DATE	DESCRIPTION
1	2024-03-14	FEASIBILITY STUDY
2	2024-03-05	UNIT PLANS AND MASSING
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7	2026-05-27	COUNCIL MEETING #2



1 NORTH ELEVATION
1 : 100



2 EAST ELEVATION
1 : 100

MATERIALS LEGEND

1. FIBRE CEMENT RAINSCREEN SYSTEM: HORIZONTAL HARDIEPLANK IN WHITE FINISH
2. FIBRE CEMENT RAINSCREEN SYSTEM: VERTICAL HARDIEPLANK SIDING IN DRIFTWOOD FINISH
3. PRE FINISHED WINDOW & DOOR SYSTEM: BLACK FINISH
4. PRE FINISHED METAL GUARDS: FINISH BLACK
5. AWNING: HARDIE PANEL IN LIGHT GREY
6. SOFFIT: WHITE
7. METAL FLASHING: FINISH ANODIZED ALUMINUM
8. SIDING BRICK ON RAINSCREEN: FINISH MEDIUM GREY IN STACK BOND
9. CONCRETE
10. FENCING: NATURAL STAIN CEDAR
11. ADDRESS: NATURAL BRASS
12. FIBRE CEMENT RAINSCREEN SYSTEM: HARDIEPANEL IN BLACK FINISH

GRADE CALCULATION			
	EXISTING	PROPOSED	DISTANCE
NORTH	7.9	8	27.398 m
EAST	8.1	8	21.339 m
SOUTH	8.1	8	27.398 m
WEST	7.8	8	21.339 m
AVERAGE GRADE	7.975	8	97.474 m PERIMETER

Author:	JN
Building Name:	HENRY V APARTMENTS
Client Name:	HENRY V HOLDINGS LTD.
Project Name:	HENRY V
Project Address:	998 PERSIE
Project Status:	DEVELOPMENT PERMIT
Sheet Number:	A2.01
Sheet Name:	ELEVATIONS
Scale:	As Indicated
Notes:	

ISSUE	SCHEDULE	DESCRIPTION
1	DATE	DESCRIPTION
1	2024-03-14	FEASIBILITY STUDY
2	2024-03-05	UNIT PLANS AND MASSING
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6	2026-01-13	DP RESUBMISSION
7	2026-05-27	COUNCIL MEETING #2



MATERIALS LEGEND

1. FIBRE CEMENT RAINSCREEN SYSTEM: HORIZONTAL HARDIEPLANK IN WHITE FINISH
2. FIBRE CEMENT RAINSCREEN SYSTEM: VERTICAL HARDIEPLANK SIDING IN DRIFTWOOD FINISH
3. PRE FINISHED WINDOW & DOOR SYSTEM: BLACK FINISH
4. PRE FINISHED METAL GUARDS: FINISH BLACK
5. AWNING: HARDIE PANEL IN LIGHT GREY
6. SOFFIT: WHITE
7. METAL FLASHING: FINISH ANODIZED ALUMINUM
8. SIDING BRICK ON RAINSCREEN: FINISH MEDIUM GREY IN STACK BOND
9. CONCRETE
10. FENCING: NATURAL STAIN CEDAR
11. ADDRESS: NATURAL BRASS
12. FIBRE CEMENT RAINSCREEN SYSTEM: HARDIEPANEL IN BLACK FINISH

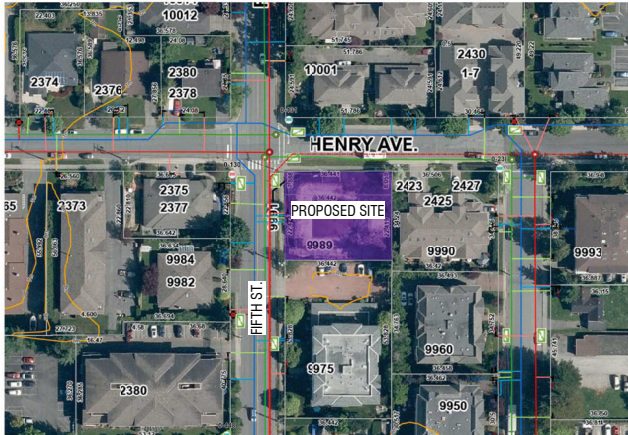
1 SOUTH ELEVATION
1: 100

GRADE CALCULATION			
	EXISTING	PROPOSED	DISTANCE
NORTH	7.9	8	27.398 m
EAST	8.1	8	21.339 m
SOUTH	8.1	8	27.398 m
WEST	7.8	8	21.339 m
AVERAGE GRADE	7.975	8	97.474 m PERIMETER



2 WEST ELEVATION
1: 100

Author:	JN
Building Name:	HENRY V APARTMENTS
Client Name:	HENRY V HOLDINGS LTD.
Project Name:	HENRY V
Project Address:	3988 PERSIE ST
Project Status:	DEVELOPMENT PRESENT
Sheet Number:	A2.02
Sheet Name:	ELEVATIONS
Scale:	As Indicated
Notes:	



CONTEXT PLAN: NTS

ISSUE SCHEDULE		
#	DATE	DESCRIPTION
1	2024-03-14	FEASIBILITY STUDY
2	2024-03-05	UNIT PLANS AND MASSING
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5	2025-01-01	COUNCIL MEETING
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7	2026-05-27	COUNCIL MEETING #2



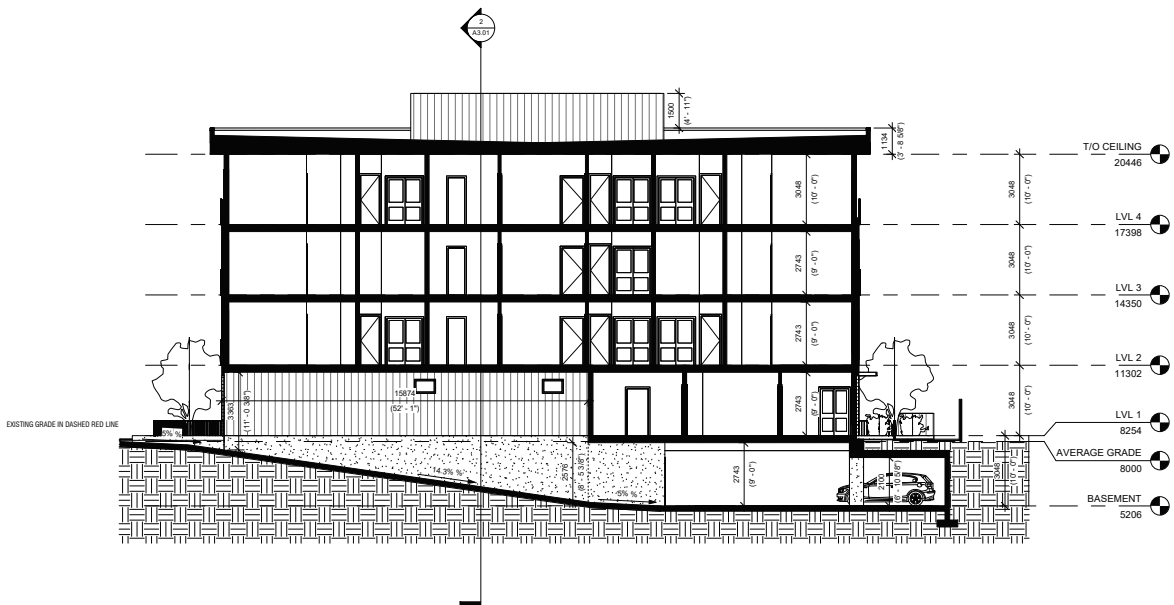
STREETSCAPE: LOOKING SOUTH



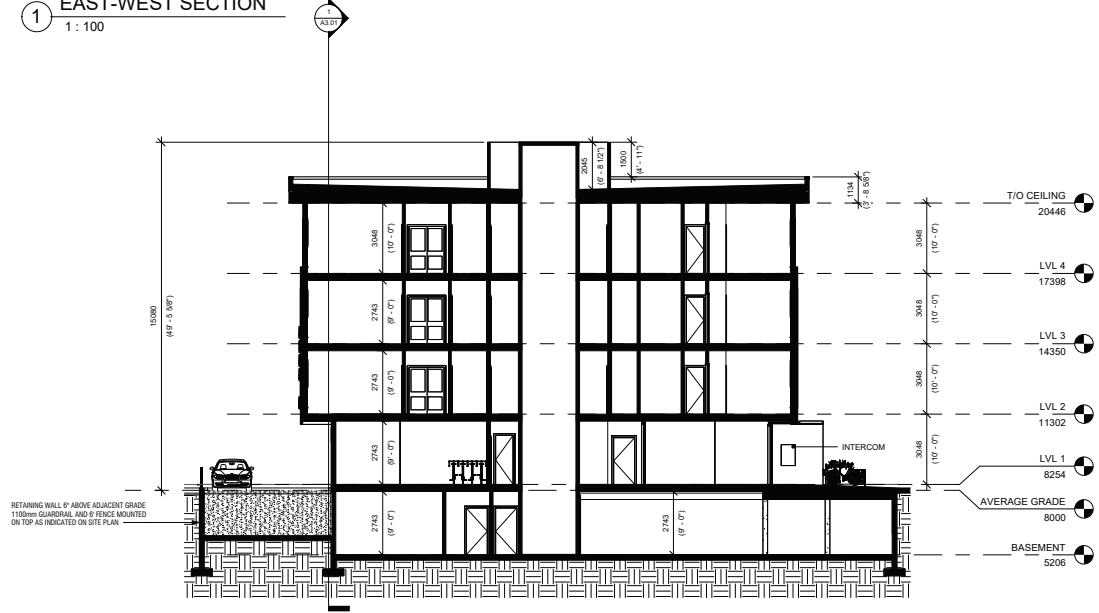
STREETSCAPE: LOOKING EAST

Author:	JN
Building Name:	HENRY V APARTMENTS
Client Name:	HENRY V HOLDINGS LTD.
Project Name:	HENRY V
Project Address:	9989 FIFTH ST
Project Status:	DEVELOPMENT PERMIT
Sheet Number:	A2.04
Sheet Name:	STREETSCAPE ELEVATIONS
Scale:	
Notes:	

ISSUE SCHEDULE		
#	DATE	DESCRIPTION
1	2024-03-14	FEASIBILITY STUDY
2	2024-03-05	UNIT PLANS AND MASSING
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7	2026-05-27	COUNCIL MEETING #2



1 EAST-WEST SECTION
1: 100



2 NORTH-SOUTH SECTION
1: 100

Author:	JN
Building Name:	HENRY V APARTMENTS
Client Name:	HENRY V HOLDINGS LTD.
Project Name:	HENRY V
Project Address:	3988 PERSIE
Project Status:	DEVELOPMENT PRELIM
Sheet Number:	A3.01
Sheet Name:	SECTIONS
Scale:	1: 100
Notes:	

ISSUE SCHEDULE		
#	DATE	DESCRIPTION
1	2024-03-14	FEASIBILITY STUDY
2	2024-03-05	UNIT PLANS AND MASSING
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4	2025-03-13	DP & REZONING APPLICATION
5	2025-07-01	COUNCIL MEETING
6	2026-01-12	DP RESUBMISSION
7	2026-05-27	COUNCIL MEETING #2



① NORTH-WEST ISOMETRIC VIEW



② SOUTH-EAST ISOMETRIC VIEW

Author:	JH
Building Name:	HENRY V APARTMENTS
Client Name:	HENRY V HOLDINGS LTD.
Project Name:	HENRY V
Project Address:	3901 PERSIE ST
Project Status:	DEVELOPMENT PRELIM
Sheet Number:	AR 01
Sheet Name:	PERSPECTIVES
Scale:	
Notes:	

ISSUE SCHEDULE		
#	DATE	DESCRIPTION
1	2024-03-14	FEASIBILITY STUDY
2	2024-03-05	UNIT PLANS AND MASSING
3	2025-02-27	PFE APPLICATION PLANNING MEETING
4	2025-03-13	DP & RESIGNING APPLICATION
5	2025-01-31	COUNCIL MEETING
6	2026-01-12	DP RESUBMISSION
7	2026-05-27	COUNCIL MEETING #2



① 3D EAST ELEV



② 3D NORTH ELEV



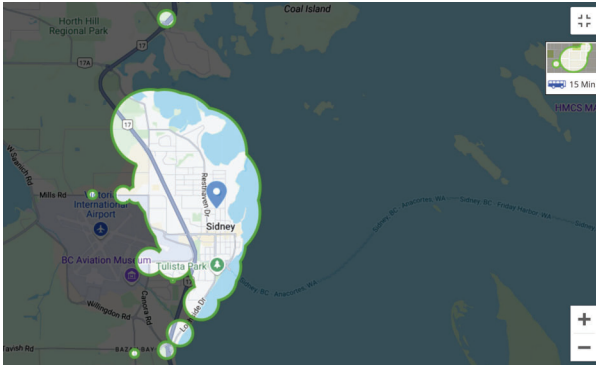
③ 3D SOUTH ELEV



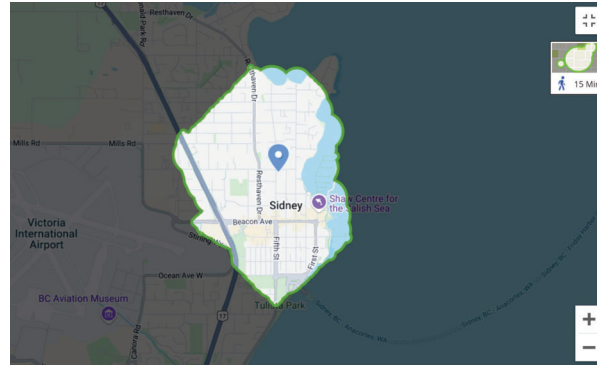
④ 3D WEST ELEV

Author:	JIN
Building Name:	HENRY V APARTMENTS
Client Name:	HENRY V HOLDINGS LTD.
Project Name:	HENRY V
Project Address:	9899 PERS CT
Project Status:	DEVELOPMENT PERMIT
Sheet Number:	AR-02
Sheet Name:	PERSPECTIVES
Scale:	
Notes:	

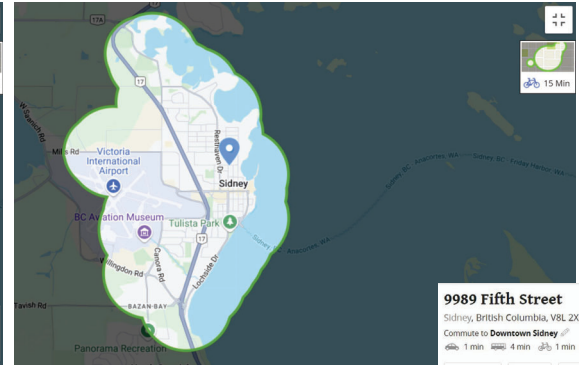
15 MINUTE TRAVEL BY PUBLIC TRANSIT



15 MINUTE TRAVEL BY WALKING



15 MINUTE TRAVEL BY BIKE



ISSUE SCHEDULE		
#	DATE	DESCRIPTION
1	2024-03-14	FEASIBILITY STUDY
2	2024-03-05	UNIT PLANS AND MASSING
3	2025-02-27	PFE APPLICATION PLANNING MEETING
4	2025-03-13	DP & REDLINING APPLICATION
5	2025-01-01	COUNCIL MEETING
6	2026-01-12	DP RESUBMISSION
7	2026-05-27	COUNCIL MEETING #2

9989 Fifth Street

Sidney, British Columbia, V8L 2K6

Commute to **Downtown Sidney**

🚶 1 min 🚗 4 min 🚲 1 min 🚊 5 min View Routes

Favorite Map Nearby Apartments

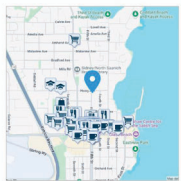
More about 9989 Fifth Street

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



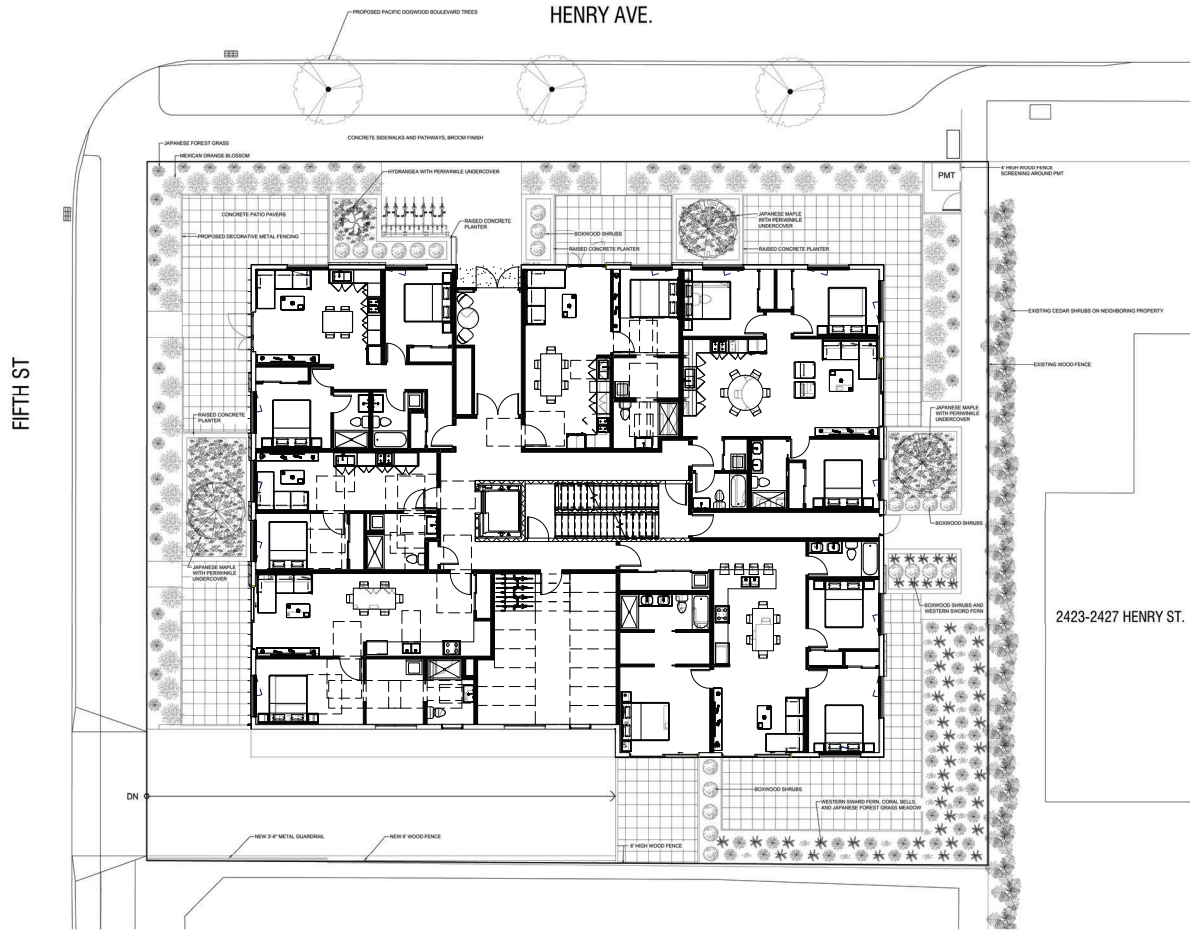
PLEASE REFER TO THE PARKING & TRANSPORTATION DEMAND MANAGEMENT STRATEGY PREPARED BY WATT CONSULTING GROUP FOR A COMPREHENSIVE ANALYSIS.



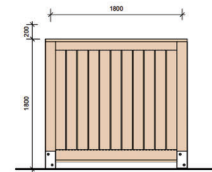
Author:	JN
Building Name:	HENRY V APARTMENTS
Client Name:	HENRY V HOLDINGS LTD.
Project Name:	HENRY V
Project Address:	9989 FIFTH ST
Project Status:	DEVELOPMENT PERMIT
Sheet Number:	A8-03
Sheet Name:	SITE COMMUNITY CONTEXT
Scale:	
Notes:	

COURTESY OF GOOGLE EARTH

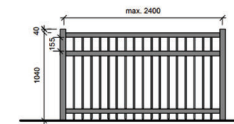
COURTESY OF WALKSCORE.COM



1 LANDSCAPING PLAN
1 : 100



Proposed Wood Fence



Proposed Decorative Metal Fence



PAVING PATTERNS
Aesthetic Concrete Tread Patio Stone Slab
Alternating pattern of 150x150" and 150x100"

PLANT & TREE SCHEDULE								
KEY	COMMON NAME	SCIENTIFIC NAME	SPACING	HEIGHT AT Maturity (m)	SPREAD AT Maturity (m)	WINTER SPICES	POLLINATOR	QUANTITY
TREE SCHEDULE:								
	Pacific Dogwood	Cornus Nuttallii	As Shown	10 - 20	5 - 9	x	x	3
	Weeping Japanese Maple	Acer palmatum var. dissectum	As Shown	1.8 - 2.5	2.5 - 4		x	3
PLANT & SHRUB SCHEDULE:								
	Littleleaf Boxwood	Buxus microphylla	As Shown	0.6 - 1.2	0.9 - 1.2	x		21
	Western Sword Fern	Polystichum Munitum	As Shown	0.6 - 12	0.6 - 12	x		45
	Japanese Forest Grass	Hakonechloa macra	As Shown	0.3 - 0.45	0.45 - 0.6			23
	Mexican Orange Blossom	Choisya ternata	As Shown	1.2 - 2.4	1.2 - 2.4		x	44
	Periwinkle	Vinca minor	As Shown	0.07 - 0.15	0.15 - 0.45		x	75
	Coral Bells	Heuchera	As Shown	0.2 - 0.45	0.3 - 0.6	x	x	20
	Bigleaf Hydrangea	Hydrangea macrophylla	As Shown	1 - 2	1 - 2		x	1

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



Japanese Maple

Author:	LG
Building Name:	HENRY V APARTMENTS
Client Name:	HENRY V HOLDINGS LTD.
Project Name:	HENRY V
Project Address:	3939 FIFTH ST
Project Status:	DEVELOPMENT PERMIT
Sheet Number:	A8-04
Sheet Name:	LANDSCAPING PLAN
Scale:	1 : 100
Notes:	