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Artist's rendering of Leeward, a three-storey, four-unit condominium and live-work complex approved for 2471 Bevan Avenue at Third Street in downtown Sidney. The project is the first high density residential development on the Saanich Peninsula to waive an on-site parking requirement. [📷 Aryze Developments](#)

CONDOS, WESTSHORE

## Sidney approves Peninsula's first 'zero parking' residential development

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The Town of Sidney has approved the the Saanich Peninsula's first zero parking high density residential development.

Dubbed **Leeward**, the four-unit, three-storey lowrise at 2471 Bevan Avenue at Third Street will offer one and two-bedroom layouts sized at 690 square feet (with an interior configuration suitable for residential or a live-work arrangement) and a duo of three level, 1,598 square foot suites that also include 54 square foot rooftop patios.

Described by developer Luke Mari as an "extremely challenging" property measuring just under 1,800 square feet – albeit within a walkable urban location – the decision was made by Aryze Developments to maximize Leeward's residential spaces by not sacrificing land for surface parking stalls or garages.

"The small size of the development, its close proximity to amenities within [Sidney's] downtown core and good access to public transportation all support [this concept]," Mari said.

To assist with the car-free concept, Aryze plans to include a Modo car-shar membership with each residence. The vehicle will be situated at a nearby designated on-street parking space or on a private parking lot.

Speaking to the building exterior's "interlocking forms that intersect and weave together," Mari says the colours and choice of materials represent Sidney's coastal lifestyle. "The material palette takes inspiration from nearby beaches, with the aged silver wood siding reminiscent of driftwood. The glass balcony guards, white panels, exposed concrete planters and natural clear stained wood screens reflect colours and textures commonly found at the beach."

With approvals received earlier this month, construction is set to begin this September. Occupancy is expected by the fall of next year. **C**

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