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January 9, 2018

The City of Victoria
Sustainable Planning and Community Development
1 Centennial Square
Victoria, BC
V8W 1P6

Mayor and Councillors,

RE: 2534 Mayfair Shopping Centre Expansion, DP #000476 – Victoria, BC

The Mayfair Expansion project has received a development permit thru collaborative discussions with the planning department in an effort to expand the public realm of the project along Douglas Street. The design includes a number of canopies along this storefront elevation from Finlayson to the north end of the expansion area.

In order to provide a generous canopy width and protection to the public there are two locations which will require a minor encroachment beyond the required setback lines and consequently overstep the allowable boundaries for development; however, we hope that the beneficial factors of this improvement can grant us a variance.

- Douglas Street is a main arterial road that guides a large volume of both vehicular and pedestrian traffic. The additional canopies will enable better coverage and overhead protection for pedestrians, making the storefronts more approachable and welcoming.
- The extension of these canopies will provide a cohesiveness that connects the other canopies along the building storefront in a consistent fashion.

The applicable drawings and elevations to show the extent of the minor encroachment over the setback line and are attached for reference.

We are optimistic that these enhancements to the building façade will generate a richer experience for the public and hope that you will consider these improvements to the design and approve the minor variance request over the building setbacks.

Yours truly,

ABBARCH Architecture Inc.

Michael Burton-Brown, Principal
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