


TITLE: <p style="text-align: center;">VARIANCE 754 FRANKLIN STREET OWNER: WINNIPEG HABITAT FOR HUMANITY INC. APPLICANT: HABITAT FOR HUMANITY – BRANDON CHAPTER (KEVIN HIEBERT)</p>		
MEETING DATE: June 17, 2026		Page 1 of 3
DEPARTMENT: Planning & Buildings	ATTACHMENTS: A. Application related documents B. Map, air photo & drawings	
PRESENTER: Emmanuel Owusu Ansah, Community Planner	MANAGER: Sonikile Tembo, Principal Planner	

RECOMMENDATIONS:

That Variance Application V-05-26 to vary Table 10 of the Zoning By-law to decrease the required corner side yard from 3.0m to 1.2m in the RMD Residential Moderate Density Zone be approved at 754 Franklin Street (Lot 13, Plan 68813 BLTO) in accordance with the attached letter of intent “Attachment A” and site plan “Attachment B-3”.

BACKGROUND:

Request

The applicant, Kevin Hiebert of Habitat for Humanity – Brandon Chapter, on behalf of the property owner, Winnipeg Habitat for Humanity Inc., is applying to vary Table 10 of the Zoning By-law to decrease the required corner side yard from 3.0m to 1.2m for property located at 754 Franklin Street in the RMD Residential Moderate Density Zone. Approval of this application will allow for the construction of a single detached dwelling.

Development Context

The subject site is currently vacant and is located at the northwest corner of the Franklin Street/College Avenue East intersection. Uses surrounding the site include low-residential development to the north and east, and vacant sites to the south and west. The public lane to the west provides vehicular access to the site.

History

The site is one of the lots created through a subdivision approved in 2021, which resulted in the creation of 13 lots from an existing parcel. The site subsequently received approval for a variance in 2021 to reduce the minimum site width and minimum site area requirements to enable semi-detached dwelling construction.

ANALYSIS:

The applicant is proposing to develop a single dwelling on the site.

Consistency with Part 6, Section 97(1)(b) of The Planning Act and Demonstration that the Variance:***1. Will be compatible with the general nature of the surrounding area;***

The proposed dwelling is compatible with the general character of the surrounding area, which consists predominantly of low-density residential development. The corner sites in the surrounding area have varying setbacks from the local streets. The proposed corner side yard reduction will be compatible with the general nature of the surrounding area.

2. Will not be detrimental to the health or general welfare of people living or working in the surrounding area, or negatively affect other properties or potential development in the surrounding area;

The proposed development is not expected to generate adverse impacts such as traffic, noise, and odour. The variance relates solely to the placement of the building on the site and does not increase the intensity of the use. The intent of the minimum 3.0m corner side yard setback is to accommodate utility easements. In this case, however, utility providers did not identify any concerns with the proposed variance or any potential impacts on shallow utilities serving surrounding properties. The proposed corner side yard reduction will still have sufficient setback for traffic visibility around the corner at the intersection of Franklin Street and College Avenue and therefore should not have any detrimental effects to the surrounding area.

3. Is the minimum modification of a zoning by-law required to relieve the injurious effect of the zoning by-law on the applicant's property; and

The reduced dimensions and subdivision of the lot limit the developable area of the corner lot. The requested setback reduction is the minimum variance required to accommodate the proposed dwelling on the site.

4. Is generally consistent with the applicable provisions of the development plan by-law, the zoning by-law and any secondary plan by-law***City Plan***

- The site is located within the “General Urban Area” under Map 3: Urban Structure
- 7.1(3)(Residential General Policies)(a)(b)(c) – proposal provides a mix of housing options and types that supports residential development in an area with sufficient water and wastewater capacity

Zoning By-law

- Apart from the variance request, the proposal complies with all other provisions in the Zoning By-law

Commenting Agencies

The Planning & Buildings Department did not receive any comments of significant concern.

LEGISLATIVE REQUIREMENTS:

Notification

In accordance with and exceeding minimum requirements under Subsection 169(3) of The Planning Act, notice was sent to owners of property within 100 metres (328 feet) of the subject property, and posted on the subject property.

Public Outreach

In accordance with Section 13 of the Zoning By-law, no additional public outreach effort is required, as the variance to the Zoning By-law is not resulting in the increase of intensity or density of use on the site. As of the writing of this report, the Planning & Buildings Department has not received representation in favour of or in opposition to this application.