

**CITY OF LANGFORD
TEMPORARY USE PERMIT**

TUP21-0006 – 1057 Marwood Avenue

That Temporary Use Permit No. TUP21-0006 be renewed by the Council for the City of Langford to Jordan Owens of RedBlue Heating and Refrigeration on behalf of O and M Enterprises Inc. to allow a temporary light industrial business use of HVAC/R fabrication, installation, and service at 1057 Marwood Avenue, subject to the following terms and conditions:

1. Appendix

The site shall be developed in accordance with the site plan attached (Appendix A).

2. Conditions

The following requirements are imposed under Section 493 of the *Local Government Act*:

- a) That the temporary use permit renewal be issued for a period of three years from time of issuance;
- b) That the unenclosed storage use is completely screened to a height of at least 2.5 m (8.2 ft) by building or a solid decorative fence located within a landscape and screening area not less than 1.5 (4.9 ft) in width or both;
- c) That business operations at the site be restricted to the hours of 7 a.m. to 7 p.m.; AND
- d) That site lighting will be shielded to ensure that light does not shine directly onto or spill onto the neighboring properties.

Notice of Intent

City Hall Council Chambers
Third Floor, 877 Goldstream Avenue

This meeting will be held electronically and in person at the above address.
Information on how to participate in this meeting is listed below.

MEETING DATE:

April 7th, 2025

STARTING AT:

7:00PM

How to Connect:

Teleconference # 1-855-703-8985 (Canada Toll Free)
1-778-907-2071 (long distance charges may apply)

Zoom.us or Zoom app on your mobile device
Meeting ID #897 0956 7061

File No:

TUP21-0006

Location:

1057 Marwood Avenue, as shown shaded on the attached map

Zoning:

Heavy Industrial (M3)

Purpose:

To allow the light industrial business of fabrication, installation, and servicing of HVAC/R systems for a further three-year period.



Langford.ca

2nd Floor, 877 Goldstream Avenue, Langford, BC V9B 2X8 | t 250.478.7882



City of Langford

IMPORTANT – COUNCIL MEETING NOTICE OWNER/OCCUPANT

Read the Report:

The report will be available here [Langford.ca/city-hall/public-notices](https://langford.ca/city-hall/public-notices) once the agenda is posted to the website the Friday before the meeting.

**Ask Questions or
Submit Questions:**

Email: planning@langford.ca

Mail: City of Langford

You must include your first initial, last name, and city of residence. Correspondence may be submitted to the email noted above and will be circulated to Council before the meeting.

Speak at the Meeting:

You may speak during the “Public Participation” section of the meeting. Participation is by phone or via Zoom app, or in person—see the website for more information.

Watch the Meeting:

View in the Zoom app, or watch the recording at [Langford.ca](https://langford.ca).

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City of Langford

Victoria Uber drivers on the road to union certification

Tony Trozzo

Uber drivers across Greater Victoria are now in the midst of a waiting game, following a union vote that ran from March 17 to 19, on whether to unionize with UFCW Local 1518.

More than 500 drivers signed union cards before the vote, which could lead to the first Uber driver union in Canada.

The process of unionization began several months ago when Uber drivers in Victoria reached out to the union. Patrick Johnson, president of United Food and Commercial Workers Union Local 1518, explained that the effort was driver-led from the start.

“We’ve been working with them for six to nine months,” Johnson said. “It came from drivers in Victoria who were wanting a better grasp on the workflow of the company.”

Some of the key issues behind the push for unionization include pay transparency and the ability to advocate for workers’ rights regarding the deactivation of accounts.

Johnson emphasized that Uber drivers have varying work schedules, with some working part time and others full time, which creates different needs.

“There’s the Uber driver that drives for two hours every couple of days, and there’s the Uber driver that drives for 60 hours a week,” Johnson said. “The union’s goal is to support them in advocating for better transparency in how they are paid and how their work is managed.”

While the vote ended at noon Wednesday, the outcome might not be immediately clear. Johnson noted that disputes over worker classifications and eligibility requirements could delay the results.



Beatrice Nahirnick was the first Uber driver in Victoria. (Tony Trozzo/Victoria News)

“We won’t know the results right away,” Johnson said. “We have some hearing dates set at the BC Labour Relations Board over the next 60 days. These hearings will address issues like how many drivers are eligible and how long they must have worked for Uber before being allowed to vote.”

UFCW has been working with Uber drivers across the country since 2022, assisting with issues like account deactivations and advocating for better conditions within the gig economy. Johnson stressed the importance of representing gig workers the same way as traditional workers.

“The Uber driver needs representation as much as the factory worker or someone working in a traditional work site,” Johnson said.

Beatrice Nahirnick, the first-ever Uber driver in Victoria, says driving for Uber has been her favourite job, but she hopes unionization would help improve communication with the company.

“You only ever speak to AI when you’re trying to get through, and AI could be good sometimes, yes, but it’s certainly not the same as having a personal conversation

with somebody,” Nahirnick said. “That’s where the union, I think, is gonna make a difference – they’re gonna put people back into the equation.”

She has also experienced firsthand one of the core issues driving unionization. Her wife, Manuela, has been unable to work since October due to a background check error that has kept her off the streets since October.

“It’s just been an absolute nightmare trying to get her back to being able to drive. And she’s not the only one – there’s lots of people that put up with that, and there’s no recourse.”

Despite these challenges, Nahirnick says she still loves driving for Uber, especially since she gets to work alongside her small service dog.

“I get to work at my own pace and pick my own hours with my little 14-pound service dog, Honey Toes, and she rides with me on every ride,” she said. “But I really am hopeful that this vote will help us all come together on the same page.”

The results of the vote will determine whether Uber drivers in Greater Victoria move forward with unionization, potentially setting a precedent for other gig workers in Canada.



City of Langford

Notice of Intention to Consider Issuance of a Temporary Use Permit

Council for the City of Langford hereby gives Notice of Intention to consider issuance of a Temporary Use Permit at its Regular Meeting scheduled for April 7th, 2025, at 7 pm. This meeting is being held electronically and with in-person attendance.

File Temporary Use Permit No. TUP21-0006
Purpose The purpose of the proposed Temporary Use Permit is to allow the light industrial business of fabrication, installation, and servicing of HVAC/R systems for a further three-year period.
Applicant RedBlue Heating and Refrigeration
Location 1057 Marwood Avenue

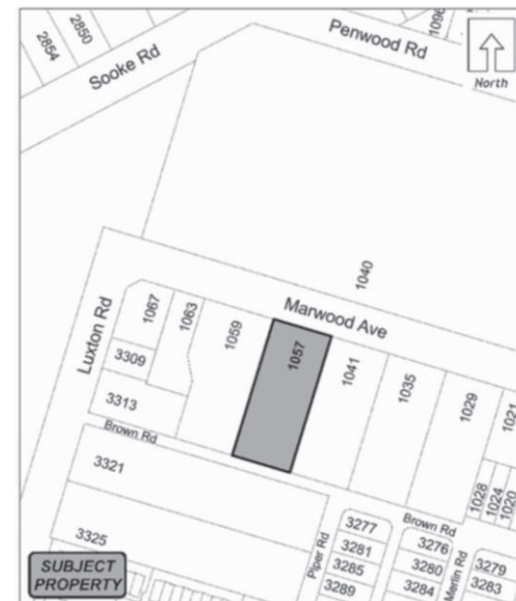
Information about how to connect to this meeting electronically is indicated in the table below

Teleconference # 1-855-703-8985 (Canada Toll Free) OR 1-778-907-2071 (long distance charges may apply)
Meeting ID #897 0956 7061 / Zoom.us or Zoom app on your mobile device

The purpose of this Notice is to acquaint the property owners and residents in the area with the specifics of the proposed temporary use permit. Should you wish to make a submission to the Council in writing we require your name and civic address and that this be received, either electronically or by mail, by noon on the Tuesday prior to the meeting date. You may also speak at the Council Meeting during the **Public Participation** Section of the meeting.

The Agenda, including the material that Council may consider in relation to the temporary use permit, will be uploaded to our website: [Council & Committee Meetings - City of Langford](#) no later than the Friday before the meeting. Correspondence may be submitted by emailing planning@langford.ca or by writing to Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. You may also contact the Planning Department at (250) 478-7882.

Marie Watmough
Corporate Officer



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Construction continues on the new SCIANEW STELITKEL Elementary School in Langford. (Arnold Lim / Goldstream Gazette)

\$1M provincial boost paves way for safe sidewalks at new Langford school

40 new housing units and a daycare centre, with 73 provincial-funded childcare spaces will be created

Ben Fenlon

The countdown is on to construct safe sidewalks for a new Langford elementary school opening in the fall.

Located on Latoria Road, opposite Klahanie Drive, SCIANEW STELITKEL Elementary School will accommodate 480 students when it opens its doors in September.

While building work is well on its ways to completion, construction has yet to start on sidewalks that will connect the school between Triangle Trail to Whimfield Terrace.

The lack of a safe route to school for pedestrians and cyclists has been an ongoing concern in the community.

The route was described as a “terrifying corridor” by Coun. Keith Yacucha in October last year, with worries also raised by Coun. Kimberley Guiry, who said she was “afraid” for children to walk the stretch of road.

But a safer route is on the horizon – hopefully in time for the school’s opening in September.

Funding for phase one of the Latoria Road sidewalk and bike lane project has been approved as part of the city’s 2025 budget. And now the city has received a \$1 million boost from the province’s Active Transportation Infrastructure Grant.

Plans are now moving forward to construct over 600 metres of sidewalk, including protected bike lanes, that connect to the new school, giving students safe, accessible routes to walk, run, or roll to class.

“The Latoria Road Active Transportation Project aligns with the council’s priorities to enhance transportation infrastructure and will provide a safe route to the new elementary school opening in September 2025,” said Mayor Scott Goodmanson. “With many families nearby and ineligible for bus services, this initiative will help reduce congestion during peak hours.”

The news has also been welcomed by Guiry, who urged council last October to approve funding for the project instead of waiting for the 2025 budget discussions – words that fell on deaf ears at the time.

“This is very exciting news and I’m so happy for our community and the future students of SCIANEW STELITKEL,” she said. “This is a great partnership with the province for achieving both of our active transportation goals as well as providing safe routes to school.”

“We can achieve great things when multiple levels of government work together alongside school districts to meet the needs of a growing community.”

Announcing news of the \$1M funding in a social media post Thursday (March 27), Langford-Highlands MLA Ravi Parmar described the sidewalk infill project as the ‘final missing piece of the puzzle’ for the new school.

“My hope is that the City of Langford will do everything in its power to streamline this project and ensure that we can have sidewalks right along Latoria built in time for the new school opening up this September,” he said.

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Marie Watmough
Corporate Officer