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Kelowna's Indo-Canadian Community Raises Security Concerns After Death of Harmandeep Kaur, The Security Guard Killed on UBC Okanagan Campus

By Surbhi Gogia

Harmandeep Kaur arrived in Canada from Kapurthala, Punjab, in 2015 with an aim to become a paramedic and save lives. But tragically she could not save herself from the fatal attack at the University of British Columbia's Okanagan campus. Kaur was working as a security guard at UBCO. She was attacked by a man on the campus and succumbed to her injuries 2 days after the attack.

Her untimely tragic death has sent shock waves across Kelowna's Indo-Canadian community raising questions about security of young girls working in security companies. The community is also questioning presence of the mentally unstable worker on the university's campus who allegedly attacked Kaur.

Kelowna RCMP said that assault on the security guard at UBCO, was being investigated as a homicide.

On February 26, 2022 the RCMP reported that "a security guard had been assaulted



while working on the campus. The victim, a 24-year-old woman, has succumbed to her injuries sustained as a result of this incident."

"Shortly after the incident occurred, the suspect was identified and he was appre-

hended under the Mental Health Act. He remains in hospital and is possibly facing murder charges," said Cpl. Tammy Lobb, Kelowna RCMP.

Continued on page 09

Canadians Urged To Distinguish Between Sacred Hindu Swastika And Nazi Hakenkreuz

The recent Freedom Convoy created one more controversy along with many others. This time it is related to the sentiments of millions of Hindus living across Canada. Many times, in the Canadian parliament people were urged not to display symbols of hatred during the protests including Nazi symbol which was being referred as "Nazi Swastika".

Chandra Arya, an Indian origin member of the Canadian Parliament recently gave a speech in the Canadian parliament calling upon the members of the house and all Canadians to distinguish between the Hindu religious sacred symbol Swastika and the Nazi symbol Hakenkreuz. He shared a video of the speech on Twitter.

He said, "On behalf of over one million



Canadians of several religious faiths and in particular Hindu-Canadians and as a Hindu-Canadian myself, I call upon members of this house and all Canadians to distinguish between the Hindu religious sacred symbol Swastika and the Nazi symbol of hatred called Hakenkreuz in German or the hooked cross in English."

Explaining the difference between sacred Swastika and the German hooked cross he said, "In the ancient Indian language of Sanskrit, Swastika means that which brings good luck and well-being." He reiterated that Swastika should not be equated with the German symbol of hatred Hakenkreuz.

Continued on page 11

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Indigenous Muslim Files Complaint Against TD Bank For Denying Him Service While Trying To Open Account

SURREY: Sharif Mohammed Bhamji is filing a Canadian Human Rights Commission complaint against TD for being denied service while trying to open a bank account.

Bhamji is a single father and a member of the Heiltsuk First Nation. He is also Muslim, and he lives in Surrey with his nine-year-old daughter. In May 2021, Bhamji tried to open a bank account at a TD branch in Clayton Heights near his home. When he presented his new Indian status card with his name and picture on it, the bank denied him service, claiming the card was fake. They also called the police, who later went to Bhamji's house.

A video of Sharif telling the story about what happened to him has been posted to the Heiltsuk Nation's YouTube channel here: https://youtu.be/raV_9yGibkQ

"I'm Muslim and east-Indian. I have a Muslim name. I'm also Indigenous," said Bhamji. "But I can't be both while banking at TD. I am filing this human rights complaint to seek justice for myself, my community, and everyone with cross-cultural heritage who doesn't fit neatly into a



Complaint by TD customer who is Indigenous, east-Indian and Muslim seeks to hold bank responsible for systemic racism and make positive social change for BIPOC customers.

certain identity checkbox. My daughter is Muslim and Indigenous too. I want her to have a better future."

This is the second complaint in as many years filed against a bank by a Heiltsuk member for human rights discrimination.

Maxwell Johnson and his 12-year-old granddaughter were handcuffed in Vancouver by police when Bank of Montreal reported that Johnson was fraudulently trying to open a bank account for his granddaughter. BMO suspected their ID was fake

as well.

"TD had no reason to deny Sharif service, except that they didn't think a status card with a Muslim name could be legitimate," said Marilyn Slett, elected Chief of the Heiltsuk Nation. "From the Max Johnson case to this one, it's clear that banks like TD still have a lot to learn. 'Banking while brown' can be a dangerous activity for BIPOC customers, and TD must take steps to ensure this never happens again."

"TD Bank must take immediate steps to rectify this gross demonstration of blatant institutional racism," said Grand Chief Stewart Phillip, President of the Union of BC Indian Chiefs (UBCIC). "We stand with Sharif Mohammed Bhamji and his family during this difficult time and applaud them for taking this action. We cannot afford to stay silent in the face of such dangerous, hurtful and deeply traumatizing racist behaviour."

The Canadian Human Rights Commission filing is available for download here:

http://www.heiltsuknation.ca/wp-content/uploads/2022/02/2022-02-28-Bhamji-CHRC-Complaint-FINAL_Redacted.pdf

3 Indo-Canadian Brampton Men Charged For Removing Cash From Donation Boxes At Places Of Worship

Region of Peel – Investigators from the 21 Division Criminal Investigation Bureau have laid a total of 78 charges against three men, after a series of break and enters occurred at places of worship, from multiple faiths, in Brampton and Mississauga.

Between November 2021 and March 2022, the suspects gained access into buildings, proceeded to remove cash from donation

boxes inside of the premises, and subsequently fled the area. Numerous officers have been assigned to the investigation, and on March 3, 2022, the following individuals were arrested and subsequently charged:

Jagdish Pandher, a 39-year-old man from Brampton, has been charged with:

- Disguise with Intent x13
- Break, Enter and Commit an Indictable

Offence x13

Gursharnjeet Dhindsa, a 31-year-old man from Brampton, has been charged with:

- Disguise with Intent x13
- Break, Enter and Commit an Indictable Offence x13

Parminder Gill, a 42-year-old man from Brampton, has been charged with:

- Disguise with Intent x13
- Break, Enter and Commit an Indictable

Offence x13

All three men will appear at the Ontario Court of Justice in Brampton on March 4, 2022 for a bail hearing.

Investigators are continuing to search for a known fourth suspect while a warrant for his arrest is being sought, and are urging him to speak with legal counsel and arrange to speak with officers.

Continued on page 14

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First Collective Agreement for Surrey Police Officers

A first collective agreement has been reached between the Surrey Police Union (SPU), which represents the sworn police officers of Surrey Police Service (SPS), and the Surrey Police Board (Board), which employs all SPS staff. This is a significant milestone and offers SPS police officers and new hires a guiding document for compensation, benefits and working conditions with Canada's newest police service. This collective agreement provides SPS police officers, from the rank of Constable to Staff Sergeant, with an employment package that focuses on employee wellness and competitive compensation. The principles of the agreement are in alignment with the Board's compensation philosophy and SPS's strategic priority of "Employee Development and Wellness".

Under the new agreement, SPS officers' compensation and benefits are competitive within the lower mainland municipal police departments. Please see attached backgrounder for highlights of the collective agreement. "The Surrey Police Union membership are very pleased with this first collective agreement for SPS police officers," says Staff Sergeant Rick Stewart, President of the Surrey Police Union. "This agreement shows that the Surrey Police Board and SPS leadership are committed to supporting the overall well-being of our members who work in a job that involves long hours, stress and trauma." "There is currently an unprecedented demand for experienced and skilled police officers across Canada. As the employer for what will soon be one of the largest police agencies in British



Columbia, it is important to the Surrey Police Board that SPS is positioned as a supportive and desirable place to work," says Cheney Cloke, Vice Chair of the Surrey Police Board. "This first collective agreement with the Surrey Police Union will help us attract and retain exceptional police officers to best serve the citizens of Surrey."

The collective agreement was ratified by SPU members on March 2, 2022 and approved by the Board on March 3, 2022. The agreement is in effect until December 31, 2024. This collective agreement will be posted on the

Surrey Police Board website by mid-April.

"This first collective agreement was achieved through the positive and cooperative relationship that exists between the Surrey Police Board, Surrey Police Union, and Surrey Police Service," says Chief Constable Norm Lipinski. "A well trained, experienced, and motivated workforce that is locally controlled will provide exemplary service to Surrey residents."

BACKGROUNDER 2022-2024 Collective Agreement Between Surrey Police Board and Surrey Police Union

Parties: The collective agreement is between the Surrey Police Board and the Surrey Police Union, which represents Surrey Police Service sworn police officers at the ranks of Constable, Sergeant and Staff Sergeant.

Dates: The collective agreement is in effect from March 3, 2022 until December 31, 2024.

Principles: The collective agreement provides Surrey Police Service police officers with an employment package that focuses on competitive compensation and benefits, while maintaining a flexible workplace in support of the policing transition. The principles of the agreement are in alignment with the Board's compensation philosophy and strategic priority of "Employee Development and Wellness".

Salaries:

- 2022 salaries were increased by 3% on January 1, 2022 (see 2022 salaries)
- 2023 and 2024 salaries will increase by 3% per year (or matched to the settlement reached by Vancouver Police Union, whichever is highest)

Benefit Highlights:

- Competitive benefits package with medical, dental and life insurance coverage.
- Maternity and parental leave top up to 95% of wages.
- Wellness support in the form of paid leave and enhanced psychological services.

Other Elements:

- Addition of Community Safety Officers to maximize policing flexibility.
- Agreed-upon process for internal promotions and lateral job moves.
- Commitment to develop an employee education fund.

Full Collective Agreement: The 2022-2024 collective agreement will be posted on the Surrey Police Board website by mid-April 2022.

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Surrey Residents Asked Not to Cut City Trees along streets or in parks

City uses certified arborists to prune trees on a regular schedule

SURREY: The City of Surrey kicks off a campaign reminding residents not to cut trees along streets or in parks. These trees are pruned and maintained on a schedule by certified arborists. City trees are typically pruned every three years until the age of nine and every five years thereafter. City arborists prune over 1,600 trees each month.

"We are asking residents to leave pruning or cutting of trees to professionals," said Neal Aven, Manager of Parks. "Trees are valuable assets that require investment in proper care. The City of Surrey uses professional, trained arborists

to properly maintain trees for the safety of the public and the health of the trees."

Trees provide many benefits such as energy savings, carbon sequestration, air quality improvements, storm water retention and increases to property values.

The cutting of City trees on City property is regulated by Surrey's Tree Protection Bylaw. It is against City bylaws to cut any tree located on City property. Find out if a tree near your property can be pruned or not by calling 604-501-5050 to speak to a City arborist.

For more information, visit surrey.ca/treep pruning.

31 year old man dies in car from self-inflicted injuries

Surrey RCMP informed about an incident that occurred in the Guildford area on Monday.

On February 28, 2022, at approximately 7:20 p.m., Surrey RCMP responded to the report of a person slumped over in a vehicle bleeding. Police attended and located a man in a vehicle at the intersection of 143 Street and 104 Avenue suffering from an apparent gunshot wound.

The 31-year-old male was taken to hospital and sadly succumbed to his injury.

Surrey RCMP's General Investigation Unit has assumed conduct of the investigation and initial indications are

that it was a self-inflicted injury.

"We would like to express our deepest condolences to the family and friends of this man," says Surrey RCMP Media Relations Officer, Cst. Sarbjit K. Sangha. "Out of respect for his loved ones we will not be releasing any further information about this incident."

Surrey RCMP Victim Services are engaged and available to support anyone who may have been in the area or has been impacted by this event. Should you require support please contact the Surrey RCMP at 604-599-0502.

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Richmond Gurdwara Donates Money To Indian Sikh Temples To Purchase Kidney Dialysis Machines



By Balwant Sanghera

Like many other communities, the South Asian community is also a very generous community. Whenever a natural disaster strikes or there is a calamity or pandemic, our community and our places of worship are there to help. This has been very evident during the COVID-19 Coronavirus Pandemic. Like many other places of worship in Metro Vancouver, India Cultural Centre of Canada Gurdwara Nanak Niwas on Richmond's Highway to Heaven, has also been making a commendable contribution in

this regard. In order to help our brothers and sisters in the Punjab due to the pandemic, Gurdwara Nanak Niwas began a fundraising campaign last year. With the help of some very generous donors, and the congregation, we were able to raise \$100,000. In consultation with the experts / organizations like Dr. Obrai's Sarbat Da Bhala Trust working in the field, we were told that in a number of hospitals they are in dire need of kidney dialysis machines.

Our Gurdwara Management Committee agreed with that recommendation. Consequently, it has purchased and installed three kidney dialysis machines at Guru Nanak Mission Hospital in Jalandhar and five machines in the Raja Sahib Majara/Rehpa-hospital. In both cases, we have been working with the Guru Nanak Mission Hospital and



Members of Gurdwara Nanak Niwas, #5 Road Richmond Executive. From left they are: Balbir Singh Jawanda, Vice President, Mohan Singh Sandhu, Assistant Treasurer, Balwant Singh Sanghera, General Secretary and Ubed Singh Sidhu, President

Raja Sahib organization here in Canada and in India. All of these machines have been bought through the Nargis Dutt Cancer Foundation, a non-profit Charity organization. Every dollar raised by us has been used to pay for these machines. There was no middleman or commission paid to anyone. Gurdwara Nanak Niwas has just received letters of thanks from Balbir Singh Saini, President of Guru Nanak Mission Hospital Trust, Jalandhar and Bobby Dhinsa, Vice President of Shri Nabh Kanwal Raja Sahib - Avdhoot Maharaj Memorial Charitable Hospital, Rehpa, District SBS Nagar (Nawanshahar) profusely thanking Gurdwara

Nanak Niwas Management Committee, the Sangat and the donors for donation of these machines. They have stated that these machines will go a long way in treating poor and needy people at both of these facilities. All of them appreciate these efforts by us to help our needy brothers and sisters in the Punjab. Initiatives like these go a long way in creating more pride in our community. Gurdwara Nanak Niwas is pleased to engage in such activities of public welfare.

Balwant Sanghera
General Secretary
India Cultural Centre of Canada Gurdwara Nanak Niwas, Richmond, BC

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Man Wanted On Canada Wide Warrant For Human Trafficking Arrested, Handgun Seized In Surrey

Surrey RCMP is advising the public of seizure of a loaded handgun and the arrest of two men, one who was wanted on a Canada wide warrant for human trafficking.

On February 25, 2022, at 11:18 pm, the Surrey RCMP Gang Enforcement Team conducted a traffic stop in the area of 13200-block of old Yale Road. The driver and passenger attempted to flee on foot but didn't make it far before they were arrested.

As the driver attempted to flee, he dropped a loaded handgun as he

was running away from police. SGET officers took possession of the suspected firearm. The passenger was arrested a short distance away with assistance from the Metro Vancouver Transit Police.

The alleged driver, 27-year old Loukman Abdullah of Montreal, has been charged with several firearms offences including possession of a loaded prohibited or restricted firearm and willfully obstruct police. Loukman Abdullah has been remanded in custody.

The alleged passenger, 33-year-old Mali Jean of Burnaby, was arrested and further investigation into his identity lead to the discovery that he was wanted on a Canada wide warrant for human trafficking. He has been held in custody until his next appearance in court.

This is just one example of how proactive police work can help disrupt criminal activity, and in this case, take two suspects and a loaded firearm off our streets, says CstSarbjit K. Sangha, Media Relations Officer. We know



criminal activity is not confined to any city or provincial borders, and greatly appreciate the assistance of our policing partners, including the Metro Vancouver Transit Police, who assisted SGET with these arrests.

Anyone with information about this incident is asked to contact the Surrey RCMP at 604-599-0502, or Crime Stoppers, if they wish to remain anonymous, at 1-800-222-8477 or www.solve-crime.ca.

Burnaby's Tattoo studio operating as drug dispensary shut down after allegedly selling to youth

BURNABY: An illegal dispensary selling cannabis and other drugs has been shut down after an investigation by Burnaby RCMP. Officers were contacted by a concerned community member in mid-February, after a teenager allegedly bought cannabis from inside a business near Hastings Street and Beta Avenue. The store had exterior signage indicating it was a tattoo studio, but was operating without a business license, and was set up as a drug dispensary inside. On Feb. 18, members of Burnaby RCMP's Community Response Team (CRT), with assistance from Burnaby bylaw officers, executed a search warrant at the location.

Continued on page 12



Explosion destroys Nanaimo home

At approximately 8:20 PM on Sunday February 27, 2022, a home was destroyed by a massive explosion that was heard throughout Nanaimo. The home which was reduced to rubble, was located in the 300 block of Pine St.

Police and Fire were on scene within minutes. Upon arrival, attending officers detected a strong odor natural gas coming from the debris. The explosion knocked down a nearby power line and interrupted phone service for approximately 20 minutes to the local RCMP detachment.

No one was located in the debris field. A neighbouring home sustained significant damage from the blast, and two of its occupants were taken to the Nanaimo hospital for treatment after being

struck by shards of broken glass.

Investigators believed the home was vacant at the time of the explosion and that the last tenants had been evicted at the end of January.

Emergency crews, which included Police, Fire, EHS, BC Hydro and Fortis were on scene for most of the evening. The debris field was secured for the remainder of the evening to await investigators who will re-examine the scene in the morning in an attempt to determine what caused the explosion.

At this time, in consultation with partnering agencies, the investigation has been turned over to the Nanaimo RCMP to determine if foul play was involved in the explosion, said Constable Gary O'Brien of the Nanaimo RCMP.



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Next Day Appointment At BLS Surrey

Vancouver's Consulate General of India has been receiving requests for out-of-turn appointments for submission of visa applications from those who need to travel to India in emergency situations like critical illness of relatives, medical treatment, etc.

CGI Vancouver said in a statement, "It is reiterated that all such applications also have to be submitted to BLS Services International Ltd. (BLS) by taking prior appointment on their website www.blsindia-canada.com."

CGI informed that in order to cater to these requests from applicants, BLS has started opening a limited number of appointment slots for the next business day at their Surrey location. These slots are available from around 7 p.m.-7:30 p.m. on every business day and can be booked online on the abovementioned website of BLS.

Applicants are encouraged to avail these appointment slots to submit visa applications for urgent travel to India.

"It is also brought to the notice of the applicants that there are many travel agents who make false promises of ensuring confirmed appointments with BLS. These agents also use the abovementioned booking system to obtain appointments with BLS. They do not have any other arrangements with BLS or this Consulate."

Canada Announces Latest Changes To Border Measures

Last month, the Government of Canada announced a series of adjustments to the current border measures, representing the beginning of a phased easing of travel restrictions.

As of February 28, 2022, some of the adjustments include changes to:

Pre-entry testing

Unless otherwise exempt, all travellers 5 years of age or older, whether entering by air, land, rail or marine vessel, regardless of how long they were away from Canada, must provide proof of an accepted type of pre-entry COVID-19 test result:

- a valid, professionally administered or observed negative antigen test taken outside of Canada no more than one calendar day before their scheduled departure flight or their arrival at the land border or marine port of entry (Positive antigen tests will not be accepted as proof of a prior positive infection);
- a valid negative molecular test taken no more than 72 hours before their scheduled departure flight or their arrival at the land border or marine port of entry; or
- a previous positive molecular test taken at least 10 calendar days and no more

than 180 calendar days before their scheduled departure flight or their arrival at the land border or marine port of entry.

Travellers are reminded that to be valid for the purpose of travel, a COVID-19 antigen test must:

- be authorized for sale or distribution in Canada or in the jurisdiction in which it was obtained
- be taken outside of Canada, regardless of the length of the trip out of country
- be administered by an accredited laboratory or testing provider, or, if self-administered, must be observed in person or via audio-visual connection by the accredited laboratory or testing provider that supplied the test.

On-arrival testing

Fully vaccinated travellers arriving to Canada from any country will not need to take a COVID-19 molecular test on arrival, unless randomly selected. If selected, they no longer have to quarantine while awaiting their test result.

Unless otherwise exempt, all travellers eligible to enter Canada who do not qualify as fully vaccinated will continue to be tested with COVID-19 molecular tests on arrival and on



Day-8 while they quarantine for 14 days.

On-arrival testing is the cornerstone of identifying new and emerging variants, including the threat of possible vaccine escape variants entering Canada. By being tested, travellers are helping to protect themselves and the people in Canada from the spread of COVID-19.

All unvaccinated travellers arriving by air are highly encouraged to pre-register with the testing provider that will do the testing at their airport of arrival. By doing their part, travellers can help to expedite the process at the airport.

ArriveCAN

All travellers, regardless of how long they were away from Canada or their vaccination status, continue to be required to submit their mandatory information via ArriveCAN (free mobile app or website) within 72 hours before arriving in Canada, which includes:

- contact information and travel details;

- vaccination information and proof of vaccination in English or French - if required;
- pre-entry COVID-19 test results, and,
- a quarantine plan prior to arriving in Canada.

If you are a foreign national travelling for discretionary purposes and do not submit your information through ArriveCAN, you may be denied entry into Canada.

Canadian citizens, permanent residents or persons registered under the Indian Act who do not submit their information through ArriveCAN will not be denied entry, but they:

- won't be eligible for the fully vaccinated traveller exemption (i.e. you may have to quarantine);
- may face additional delays at the border for public health questioning; and,
- may be subject to fines or enforcement action.

For additional information, please visit: travel.gc.ca/travel-covid



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Continued from Page 01

Kelowna's Indo-Canadian Community Raises...

Although Kelowna RCMP has not officially released the identity of the victim of the attack, the Kelowna's Indo-Canadian community including city's Sikh Temple and Kaur's friends and family have stepped out to speak and demand justice for her.

A GoFundMe campaign has been started by Kaur's cousin, Kuljit Pabla, for Kaur's parents, who arrived in Canada from Punjab after hearing the tragic loss of their daughter on March 2. The donations are pouring in generously for Kaur and her family from across Canada. Within few days campaign has been able to collect more than \$50,000 dollars for the cause. "The money raised will be essential in helping her family with travel and funeral costs as well as potential legal costs to pursue justice for her," wrote Pabla.

Pabla informed that Kaur came to Canada in 2015 with a dream of attending a university and becoming a paramedic. She first studied at Columbia

College in Vancouver and moved to Kelowna in 2018.

Kaur had received her PR this January and was incredibly excited to have her parents come visit her this April.

"She risked and lost her young life while patrolling the very grounds that she had hoped to one day walk as a student. There are no words to describe how much Harmandeep will be missed by her mother, father, and brother, as well as all of her extended family and friends," said Pabla.

He also wrote that the community wants justice for Harmandeep and "her senseless, unprovoked, and devastating death. Her life was taken far too soon."

Not only Kaur's friends and family, but the community too has also stepped up to demand justice for her. There are many unanswered questions Kelowna's community leaders are asking.

Paramjit Singh Patara, Vice President of the Okanagan Sikh Temple said that the temple's community was shocked when they heard about Kaur's death from the students who regularly come to the Gurdwara.

He also said that as community they will appeal to the security companies to offer extra training and security to girls working during night duties.

He was also concerned about the presence of a mentally unstable worker on a university campus. "The lawyer is saying he was mentally unstable. We as community want to know why a mentally unstable person was working in there? It is a big security issue because there are many more students there."

Kelowna City Councillor Mohini Singh also said she wanted answers to some tough questions.

"Why was a 24-year-old young woman working the night shift alone at the university. It doesn't matter her cul-



Harmandeep Kaur

tural background, why was she alone. Even a young male shouldn't be alone," Singh told Castanet News. "If this person, the alleged attacker, had a mental health issue, or whatever issue he had, why was he working at the university where we have so many young people. How did he get clearance to work

there."

Although both RCMP and university itself have assured there was no risk to students' security. "I want to stress that this was an isolated incident that did not involve students and that does not pose an ongoing risk to campus safety," wrote Lesley Cormack, Deputy Vice-Chancellor and Principal. "We are devastated that something like this would happen on our campus. My heart and my thoughts, and those of everyone at UBCO, go to the family. I understand that there will be many questions around this incident and we are working very closely with the RCMP and our partners to provide any assistance required in the investigation. There will be plenty of opportunity to try to understand the circumstances of this tragedy over the coming weeks but our immediate priority is to support the family and individuals affected," she said.

Kaur's parents have already arrived in



Kelowna City Councillor Mohini Singh said she wanted answers to some tough questions

Canada. They are set to begin journey to demand justice for their daughter. And we as community hope that no more Indian parents set their foot on this land to deal with such tragedy but always to celebrate their children's achievements as Kaur's parents deserved.

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By Troy McLelan
Associate
Email: tmclelan@simpsonthomas.com
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There is a lot at stake in an ICBC claim, particularly if you have been seriously injured. After a major accident, you may suffer lost wages or be unable to work altogether. You may no longer be able to go about your daily life without pain. You only have one chance to make your claim. It is essential that you have the best personal injury lawyer on your side—someone who will protect your legal interests and ensure you re-



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do not think that you have the best lawyer for your case. It can take months or years to resolve a complex ICBC claim, and in that time, problems may arise in

the lawyer-client relationship. A lawyer who seemed zealous at the outset may not actively pursue your case. Progress in your claim may stall. Communication with your lawyer may become difficult (or non-existent). You may lose faith in your lawyer's abilities or feel that the lawyer lacks the resources to handle your ICBC claim. If you are not happy with your current legal representation, consider reaching out to another lawyer. Most personal injury firms—including ours—offer a free, confidential consultation to review your case. It is in your best interests to get a second opinion. **What Happens If You Change Lawyers During Your ICBC Claim?**
If after careful consideration you decide to switch lawyers during your ICBC claim, there are several issues to be addressed. If you signed a contingency fee agreement, the usual practice is for your former lawyer and your new lawyer to agree to split the contingency fee once your ICBC claim is concluded.

In that situation, you will not be required to settle the former lawyer's account before the new lawyer takes your case. However, timing can have a great impact on a lawyer's willingness to take over your case. The more time and work your former lawyer put in, the less the new lawyer will be entitled to. For that reason, it is recommended that you not delay if you suspect you may not have the best personal injury lawyer handling your claim. Another issue is the orderly transfer of your file. An experienced lawyer will ensure that the transition is done smoothly and handle the details for you so you can focus on recovery. **Contact Us for a Free Consultation**
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Continued from Page 01

Canadians urged to distinguish between sacred Hindu Swastika and Nazi...

The confusion between Hitler's Hakenkreuz and holy Swastika has been a matter of concern for the Lower Mainland's community too. Dr Ajay Garg, president of Bhartiya Kala Evam Sahitya Parishad (BKSP) based in Vancouver, further explained the history of Swastika. "Swastika originated in India even before Lord Rama was born. Swastika was and in current time too is used as the symbol of prosperity and considered auspicious in all Hindu ceremonies. The West became aware of this symbol much later. Even very popular German scholar Max Muller strongly opposed to Swastika being loosely applied generally to a variety of similar symbols as it was a word of Indian origin with a definite and scared meaning in India." He reiterated and requested Canadians not to conflate peaceful sacred Swastika with Nazi symbol of hate. Arya in his speech too appealed, "Please stop calling the Nazi symbol of hatred as Swastika. We support the ban of the Nazi symbol of hatred Hakenkreuz or the hooked cross. Calling it Swastika is to deny us Hindu-Canadians our religious right and freedom to use our sacred symbol Swastika in our daily life."

ICBC: New survey reveals 42% of drivers admit to still using their phone behind the wheel

A new Ipsos survey reveals that 42% of drivers admit they still use their phone at least one out of every 10 trips. Yet of those B.C. drivers surveyed, 93% believe it's highly risky to text while driving and 84% believe it's highly risky to talk while holding a cell phone and driving. Using electronic devices, like smart phones, is one of the most common and riskiest forms of distracted driving and increases the possibility of a crash by five times. In fact, any activity that reduces a driver's ability to focus on the road or control their vehicle puts the safety of other road users at risk. ICBC and police have launched a month-long campaign urging drivers to leave their phone alone while driving. Police are ramping up enforcement of distracted driving across B.C., and community volunteers are conducting Cell Watch deployments to remind drivers to keep their eyes on the road when they're behind the wheel. "It only takes a split second for lives to be impacted forever. That's why police across the province share a common goal - our dedication to preventing crashes, injuries and fatalities caused by distracted driving. More than one-quarter of all traffic deaths in B.C. involve distracted driving, but together



we have the ability to change that. Police are reminding drivers to avoid distractions, keep their eyes on the road, and encourage others to do the same. The split-second choices we all make while driving can change lives forever, so please leave your phones alone when driving," said Chief Constable Neil Dubord, Chair of the BC Association of Chiefs of Police Traffic Safety Committee. Distracted driving accounts for more than one in four fatal crashes each year. It's the second leading contributing factor in traffic fatalities in B.C., behind speeding and ahead of impaired driving, and on average factors in 76 deaths annually.

Drivers can do their part by avoiding distractions and encouraging others to do the same. Plan ahead and make sure you have everything you need before hitting the road, avoid looking at or interacting with screens and stay focused on the road when you drive. Lindsay Matthews, ICBC's Vice-President Customer Experience & Public Affairs, said, "When you're distracted behind the wheel, you're risking the safety of yourself and other road users. Even short glances away from the road increase your risk of crashing. Stay focused when you drive and use it as an opportunity to take a break from your phone - turn it to silent or 'do not disturb' mode

and keep it out of reach and out of sight. Let's all do our part to create a safer driving culture in B.C." Regional statistics*:
• Every year, on average, 25 people are killed in distracted driving-related crashes in the Lower Mainland.
• Every year, on average, nine people are killed in distracted driving-related crashes on Vancouver Island.
• Every year, on average, 29 people are killed in distracted driving-related crashes in the Southern Interior.
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Trapped in bunker without food in Ukraine's Kharkiv, four girls from Punjab, Chandigarh send out SOS

Trapped in Kharkiv due to the unavailability of transport, four girl students, namely Diksha Vij of Abohar, Harpreet Kaur and Sargundeep Kaur of Amritsar and ShellwinKutlehria of Chandigarh, in a video message, said two urgent advisories to leave the city on Wednesday forced them to cover 8 km on foot to board a train, which they couldn't due to heavy rush.

"No special trains have so far been arranged for stranded Indians students."

"We had to return from the station. Then an agent advised us to move to a safe settlement following which we again covered 12 km on foot to a bunker, where we are staying without food. The only way out is



to provide us transport to the nearest the border. We seek immediate help from the Indian

Embassy," the girls added. MBBS student Rijul, Anoopgarh native, today informed her mother Pri-

yanka and father Ajay Saraswat that she along with a group of students entered Slovakia from Rubizhne in Ukraine late last

night after 24-hour cab travel that was followed by a 25-km walk. People in Slovakia, who had arranged food, greeted them. They have been issued a 20-day visa to facilitate easy evacuation to India. While leaving Rubizhne, we had to crawl on the road to keep ourselves safe from shelling, she added.

Another MBBS student, Himanshu Khandelwal, informed his parents that he along with a group of students had entered Romania. Indian officials had assured to arrange a flight for them soon, he added.

So far, 11 students from Jalore, Jhunjhunu, Kota, Dausa, Rawatbhata, Hanumangarh, Churu, Barmer and Chittorgarh in Rajasthan have returned from Ukraine.

Continued from Page 07

Burnaby's Tattoo studio operating as drug dispensary..

Officers seized cannabis products, magic mushrooms (psilocybin), and suspected MDMA.

The dispensary has now been shut down. "It is of particular concern to our officers and to the community that an underage teenager was allegedly able to purchase drugs from this location," said Cpl. Mike Kalanj with Burnaby RCMP. "The purchase and use of illegal and unregulated

drugs creates serious health and safety risks. This is particularly worrisome when youth are involved."

While cannabis is legal to purchase and consume in Canada, there are strict regulations in place, including where products can be purchased. You must also be 19-years or older to buy, use, or possess non-medical cannabis in B.C.

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Jassi Sidhu Murder Case: HC Grants Bail To Uncle

It was about 9.30 pm on June 8, 2000. Sukhwinder Singh and his Indo-Canadian wife Jaswinder Kaur, aka Jassi, were coming on a scooter when a car accosted them near a bridge. Four armed persons attacked the two after alighting from the vehicle. Jaswinder Kaur became the alleged victim of "honour killing", while Sukhwinder Singh was hospitalised. Among others, allegations were levelled against Jassi's mother and maternal uncle.

Two decades and several flicks later, the Punjab and Haryana High Court has granted bail to Jassi's maternal uncle Surjeet Singh. The order by Justice Arvind Singh Sangwan came after the petitioner-uncle had undergone "long custody" of over three years in India and about seven years in Canada, reported The Tribune. According to The Tribune, "The uncle had moved the HC seeking regular bail in the FIR registered on June 9, 2000, for murder, abduction and other offences under Sections 302, 307, 364, 148, 149 and 120-B of the IPC and the provisions of the Arms Act in Sangrur. The complainant-husband,



Sukhwinder Singh, had claimed that he entered into love marriage with Jassi on April 15, 1999, against her parents' wishes. Residents of Canada, they had come to India on a vacation. He alleged that the mother, perturbed over the solemnisation of marriage, hatched a conspiracy to eliminate the couple and paid Rs 5,00,000 to the contract killers.

His counsel PS Brar contended that the petitioner was aged about 75. He was extradited on January 22, 2019, though he was arrested on January 9, 2012, by the Canadian authorities. Brar also relied upon the order dated December 16, 2020, vide which his sister/co-accused and the victim's mother Malkiat Kaur Sidhu

was granted the concession of regular bail by the HC. After hearing the counsel for the parties, Justice Sangwan asserted: "Considering the submissions and the fact that the petitioner is an elderly person; he is in long custody of three years and 21 days in India and about seven years in Canada and is not involved in any other case, this petition is allowed and the petitioner is directed to be released on regular bail, subject to furnishing his bail/surety bonds and subject to the conditions that his passport will not be released; he will not leave the country without prior permission of the court and will regularly appear before the trial court on each and every day...."

Indo-Canadian Suresh Ratnani of Brampton charged with Criminal Harassment

REGION OF PEEL – Investigators from the 22 Division Criminal Investigation Bureau are looking for assistance in identifying any witnesses or locating potential victims involving a man in an SUV engaging in similar type harassment incidents in the City of Brampton.

On Monday, February 14, 2022, at approximately 7:35 a.m., a 15-year-old female was walking to her school bus pick up area near Chinguacousy Road and Mayfield Road when a man in a vehicle approached her. It is alleged that the man asked the female if she wanted to get into his SUV for a ride. The vehicle involved was a 2013 navy blue Land Rover Freelander SUV. Investigators identified and arrested the suspect, 54-year-old Suresh Ratnani of Brampton. He has been charged with



Suresh Ratnani

Criminal Harassment and Failing to Comply with an Undertaking.

He was held for a bail hearing and appeared before the Ontario Court of Justice on Saturday, February 26, 2022.

Investigators believe there may be additional victims that may not have yet contacted police and are encouraging them to contact investigators at 905-453-2121, extension 2233. It is important to note that the location of this particular incident may or may not be the only area this has occurred in. Anyone with information on this incident, or anyone who may have witnessed or has video footage, is also asked to contact the 22 Division Criminal Investigation Bureau at 905-453-2121, extension 2233.

Continued on page 14

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AWARD WINNING PHOTOGRAPHY BY Kulbir Mahi

21-Year-Old Indian Student From Karnataka Killed in Ukraine during shelling

The student has been identified as Naveen Shekharappa Gyanagoudar, 21, from Karnataka. He was a fourth-year medical student at the Kharkiv National Medical University in Kharkiv



More than a week into Russia's invasion of Ukraine, India's worst fears came true when a 21-year-old Indian medical student in the eastern Ukrainian city of Kharkiv near the Russian border was killed on Tuesday, marking the country's first casualty in the war.

Indian officials identified the victim as Naveen S G, a fourth-year MBBS student at Kharkiv Na-

tional Medical University who hailed from Chalageri village in Karnataka's Haveri district. They said he was killed in shelling. But a former hostel mate of Naveen in Kharkiv cited other members of the student community there

as saying that he was hit in firing by the Russian army outside a grocery store.

It is said Naveen, who stepped out from Arkhitektora Beketova Metro station bunker to bring groceries, died in a shell attack

on the street of Kharkiv. One of his friends from Ranebennur Praveen who is also studying first-year medicine informed this to the deceased family member. The incident took place around 7 am of local Ukraine time.

Ministry of External Affairs spokesperson Arindam Bagchi confirmed the death and tweeted "With profound sorrow, we confirm that an Indian student lost his life in shelling in Kharkiv this morning. The Ministry is in touch with his family."

Deceased Naveen's friends confirmed to his family members that the body has been shifted to a mortuary in Kharkiv city. Family members in Chalageri are very depressed, villagers, friends and

relatives gathered in front of his house in the village.

Speaking to a cousin of Naveen MEA officials confirmed the death and said when Naveen stepped out to buy groceries, there was shelling and unfortunately he was killed. "As it is a war zone they are not able to bring the body now. They will make all efforts to preserve the body and bring it back to India as early as possible", said the MEA office.

Continued from Page 13

Indo-Canadian Suresh...

Anonymous information may also be submitted by calling Peel Crime Stoppers at 1-800-222-TIPS (8477), by visiting peelcrimestoppers.ca.

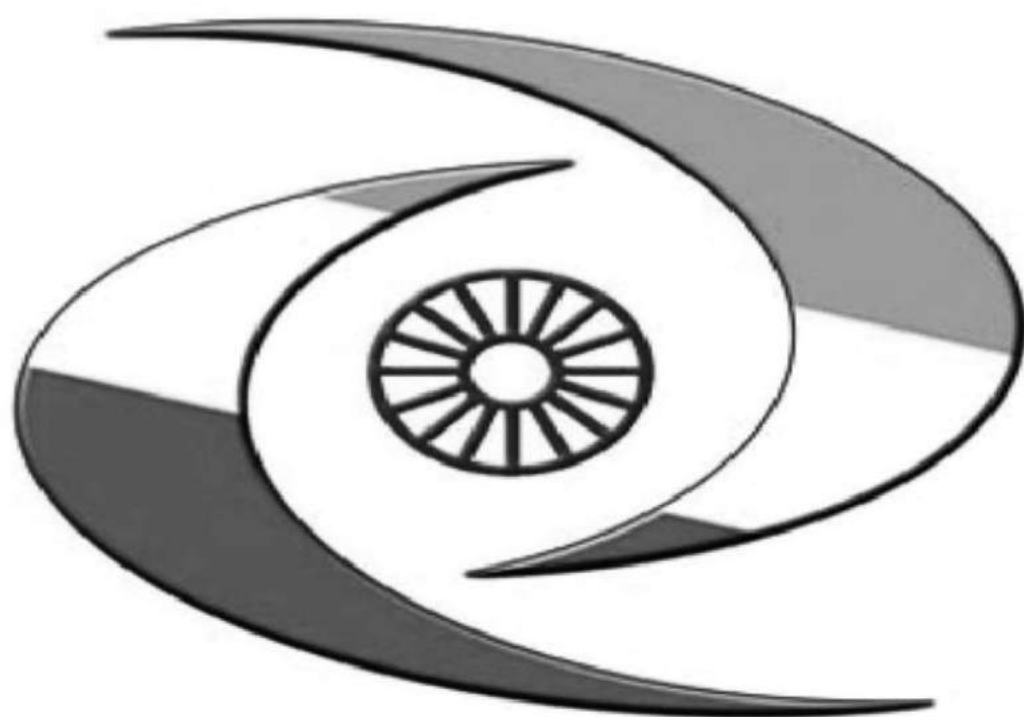
Learn how to recognize and manage potential high risk environments and behaviours and what you can do in those situations to greatly improve your safety and that of your friends and family:

- Always be aware of your surroundings
- Always stick to main routes and consider using a buddy system, especially in the evening
- Always be cautious and create distance if a stranger approaches and/or asks you for something
- Ensure youth know their parent/guardian contact information
- Ensure youth know how to contact and tell a trusted adult if they feel unsafe
- Know when and how to dial 9-1-1 on your electronic device when needed
- It is important to prepare yourself and youths in your household to be aware of various personal safety scenarios that may present themselves. Learn more at PeelPolice.ca.

Continued from Page 03

3 Indo-Canadian...

At this time, the investigation is still ongoing and there is no indication that these crimes are hate-motivated. However, all possible motives will continue to be considered as this investigation progresses. Members from our Diversity, Equity and Inclusion Bureau and our Crime Prevention Services, have continued to provide proactive prevention support to reduce further break-ins and financial loss. Anyone with information on these incidents is asked to contact investigators at the 21 Division Criminal Investigation Bureau at 905-453-2121, extension 2133. Anonymous information may also be submitted by calling Peel Crime Stoppers at 1-800-222-TIPS (8477) or visiting peelcrimestoppers.ca.




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FVREB Posts Record Volume Of New Listings In February

SURREY: Buyers of Fraser Valley real estate had significantly more inventory to choose from last month due to a record-breaking volume of new listings received for the month of February.

The Fraser Valley Real Estate Board (FVREB) received 3,742 new listings in February, an increase of 75.3 per cent compared to January, and an increase of 14.6 per cent compared to February of last year. The previous

highest February for new listings was 3,283 in 2016. The FVREB processed a total of 1,824 sales of all property types on its Multiple Listing Service in February 2022, a decrease of 35.2 per cent compared to February 2021, and 39.2 per cent higher compared to January 2022. Sales remain strong at 18 per cent above the 10-year average. By month end, February's total active listings available for purchase were 3,790, a decrease of 8.0 per cent compared to the



same month last year, however 62.5 per cent higher than what was available at the end of January. It's the highest month-over-month increase in active listings in the Fraser Valley in 20 years. "Although the market is still far from balanced, it is encouraging to see new listings increase again for the second month in a row," said Fraser Valley Real Estate Board President, Larry Anderson.

Continued on page 30

Kristina Eng

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From Condos to Castles...



#15 - 15432 16A Avenue, South Surrey
3 BR, 3 BATH 1,764 SQFT.
\$838,000
End Unit Townhouse



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Call your Realtor to make an appt.



Beautiful and bright end unit townhouse in respected Carlton Court. Family sized 1,764 sq ft with 3 large bedrooms and 3 baths. Large south facing patio with room to relax and bbq. Spacious, open eat-in kitchen with lots of counter and storage space. King sized master bedroom with full ensuite. Charming 2nd bedroom on the same level. 3rd bedroom or office with vaulted ceiling has its own covered balcony. Brand new hot water on demand and radiant heat boiler for efficient heating. Gas fireplace. Finished multi-functional basement with laundry goes to 2 secure underground parking spaces next to your townhouse. Walk to beach, Semiahmoo Mall, Five Corners, Earl Marriott Sec. Well maintained, family-friendly, pet-friendly complex in quiet and central location. Floorplan, photos, video: cotala.com/62249

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OVER ASKING PRICE
#405 - 15164 Prospect Ave
White Rock



SOLD
OVER ASKING PRICE
14855 Marine Drive
Surrey



SOLD
24555 44 Ave
Langley



SOLD
Ph2002 2959 Glen Drive
Coquitlam



SOLD
308 5377 201A Street
Langley



SOLD
309 12890 17 Ave
Surrey



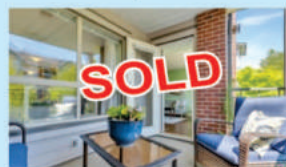
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325 - 1952 152A St.,
Surrey



SOLD
Ph2003 2959 Glen Drive
Coquitlam



SOLD
Lot 10 Foxglove Ln,
Bowen Island



SOLD
206-15288 22 Ave
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South Surrey



SOLD
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New Life Sciences Investment Helps Build Stronger B.C.

VICTORIA - More British Columbians and people around the world will benefit from the life-changing work of B.C.'s world-renowned life sciences sector thanks to a significant investment in health research. As announced in Budget 2022 and aligned with the StrongerBC Economic Plan commitment to position the province as a hub for life sciences and biomanufacturing, the Province is providing nearly \$195 million in grant funding to Michael Smith Health Research BC (Health Research BC) and Genome BC.

"B.C. has so much to be proud of as we come through the last two years of the pandemic as a global leader in new health technologies, treatments and vaccines," said Ravi Kahlon, Minister of Jobs, Economic Recovery and Innovation. "This new funding is a significant step to establishing a life sciences hub to support the sector's growth and diversification and to anchor B.C. as a worldwide leader and developer of new talent, research capacity and life-changing innovation. Life sciences is a powerful sector that touches every part of our lives - from health to the environment to food security, natural resources and more. This is what our economic plan is all about - it's about building a strong, sustainable province that works for everyone."

The Province is investing \$116.6 million in funding to Health Research BC and another \$78 million to Genome BC. These grants will support research in health, agriculture, clean technology and climate change, while also strengthening B.C.'s pandemic and emergency preparedness. The grants will also help attract, develop and retain research talent and support job creation and health research employment and training in B.C.

Throughout the pandemic, B.C.'s life sciences research sector and businesses earned international recognition for their roles in developing new technologies, treatments and vaccines now used around the world. Virtually every COVID-19 vaccine candidate that reached late-stage development in 2020 used components developed or manufactured by a B.C. scientist or company.

"B.C. is in a stronger position to realize improved health through research thanks to a provincial budget that includes support for life sciences," said Dr. Bev Holmes, president and CEO, Health Research BC. "We thank the provincial government for its continued support of Michael Smith Health Research BC and for recognizing that a healthy society and a healthy economy go hand in hand. This funding will help grow the knowledge economy and health research recovery as it will be used to attract, develop, support and retain people whose research improves the health of British Columbians, addresses health system priorities and creates jobs."

As outlined as a key new action in the StrongerBC Economic Plan, B.C. will launch a Life Sciences and Biomanufacturing Strategy to position the province as a worldwide life sciences hub by nurturing new talent, developing new lab space, leveraging the research capacities of B.C.'s post-secondary sector and supporting employment across the sector.

"Thanks to the support of the provincial government, genomics will continue to support the rapid growth of B.C.'s life sciences sector," said Dr. Pascal Spothelfer, president and CEO, Genome BC. "This investment will help impact change in healthcare, climate change, food security and beyond. With these funds, we will continue to support cutting-edge research and innovation, support future researchers, and demonstrate the relevance and value of genomics in delivering significant societal, environmental and economic benefits for the province."

The StrongerBC Economic Plan moves British Columbia forward by tackling the challenges of today while growing an economy that works for everyone. The long-term plan builds off B.C.'s strong economic recovery and works to address two long-standing challenges - inequality and climate change - by closing the skills gap, building resilient communities, and helping businesses and people transition to clean-energy solutions. The plan sets two main goals for the province - inclusive growth and clean growth - and puts forward six missions to keep B.C. on track.

Quick Facts:

- * B.C. is home to the fastest-growing life sciences sector in Canada with more than 2,000 companies employing 18,000 British Columbians working on innovations and research to improve health-care delivery around the world.
- * Made-in-B.C. life sciences products include rapid diagnostic tests for diseases such as HIV/AIDS, hepatitis C and Ebola; protein therapeutics for treating cancer, autoimmune and inflammatory diseases; and the first



FDA-approved oral medication for treating adult patients with active lupus nephritis.

* B.C. is home to Canada's largest biotech company, STEMCELL Technologies; Canada's largest medical device company, Starfish Medical; and Canada's three largest biotech companies, AbCellera Biologics, Aurinia Pharmaceuticals, and Zymeworks Inc.

For more information on the StrongerBC Economic Plan, visit: <https://strongerbc.gov.bc.ca/plan>

For more information on B.C.'s Budget 2022, visit: <https://www.bcbudget.gov.bc.ca/2022/default.htm>

For more information on Genome BC, visit: <https://www.genomebc.ca/>

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14317 31A AVENUE



NEW LISTING

\$4,488,000

Architectural elegance at its finest; this West Vancouver-inspired property is located within the prestigious Elgin Park Estates neighborhood in South Surrey. This extravagant home portrays the unique blend of timeless sophistication and secluded park-style living. Sitting on approximately 14,000 sqft of land, this property offers 6488 sqft of luxurious living space; meticulous by design, it features four opulent bedrooms upstairs and similarly one spacious bedroom on the main floor. The kitchen is equipped with Miele appliances throughout and features a beautiful transparent wine cabinet. Furthermore, the property possesses an abundance of outdoor entertainment space in conjunction with a designated theatre room, gymnasium, games room, and bar. Call us now to book your private showing!

9858 HUCKLEBERRY DRIVE



FRONT (NORTH WEST) ELEVATION - HUCKLEBERRY DRIVE

Welcome to Fraser Height's newest sub-division. This 3684 sqft lot is ready to build, the plans should be ready to pick up from the city in a few weeks. The home will include 7 bedrooms 6 bathrooms with a media room and a bar area for your own use downstairs. The total square footage for the home will be 3922 plus a garage. Call now to get more info.



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16900 30A Ave., Surrey**\$3,499,000**

FOR SALE

Gorgeous acre property in a luxurious neighbourhood with Views of North Shore Mountains, situated on a quiet, no through street in the heart of a highly desirable area of South Surrey. This custom built rancher has been lovingly maintained. Updates include laminate flooring, new kitchen counters, high end appliances, paint and more. This PARKLIKE acre has towering majestic trees and backs on to 5 acres of grazing horse land affording the ultimate in privacy. Perfect location minutes to major shopping, schools, U.S. border and freeway access to Vancouver. Great holding property with excellent future development opportunity in North Grandview Heights, Subdividable property. Must See!

23101 40 Ave., Langley**\$3,698,000**

FOR SALE

RENOVATED! New Flooring, New Furnace, New Paint, New Appliances, New Blinds and much more done on this 5 Acre flat Parcel. The cute rancher is 1,663 sq. ft and features 4-bedrooms and 3-bathrooms. Rancher is located at the corner of 232 Street and 40 Avenue. Two road frontage zoned RU-1 within ALR. There are various outbuildings including a carport, chicken coop & barn. The property is fully fenced, cleared, and no creek. RU-1 Zoning permits one single-family dwelling plus mobile home (please verify with Township of Langley). There are equestrian centers, riding stables, mushroom farms, commercial greenhouses and more nearby. The subject property is only 2 blocks south of Fraser Hwy, close to all amenities & Trans-Canada Hwy. Great building site, ideal for Farming & Horse operation.

13744 112 Ave., Surrey**\$2,099,000**

FOR SALE

SUB-DIVIDABLE POTENTIAL View, View, View!! 5 Bedrooms and 3 Bathrooms with a suite! An amazing panorama spans the North Shore Mountains & Fraser River and then magically transforms into a million points of light as evening fades to night and the cities of New Westminster & Coquitlam begin to glow - it never gets tired! Bolivar Heights is an important part in the spectacular growth of the trending Central City hub. Just minutes to Skytrain - gets you to Vancouver in under 40 minutes. Insightful vision at City Hall shows potential for denser 'Brownstone' style development (check with City for nearby applications). Regardless, your investment is protected with the 2 bedroom suite, million dollar view and keen interest to densify the area. A rare opportunity to own a view and an investment!

18791 72 Avenue**\$2,100,000**

FOR SALE

Investor Alert!! Live, rent or hold for future development. Adjacent property consists of retail, condominiums and townhomes! This property is just steps from shops and services, brand new Community Centre, secondary and future elementary school. This corner lot is designed to be a major commercial retail / business Hub in West Clayton NCP. Easy access to both 72 and 188 Street, great rental protection for holding property.



FOR SALE

INDIA BAZAR GROCERY BUSINESS
FOR SALE WITH PROPERTY

Listing include units #107 & #108. Great investment property on Scott Road. Good exposure to busy traffic with plenty of parking. The property consist of 3,957 square feet of retail space plus a small office. Lots of continual development around this area and opposite Delta side buildings coming in near future. Strata fee \$805 per month for both units.

15466 Kilmore Pl., Surrey**\$4,199,999**

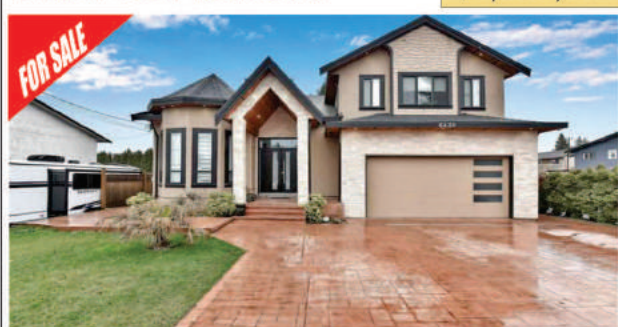
FOR SALE

SULLIVAN STATION MANSION! 10 Bed 9 bath MEGA HOUSE with an ELEVATOR. OVER 10,000 SQ.FT LIVING SPACE! Luxury at it's finest. You are welcomed into this fully custom home with high 21 ft ceilings, open concept. On the Main floor there is a bedroom with an ensuite, large great room with a beautiful kitchen and high end s/s appliances + additional wok kitchen. Upstairs there are 4 master bedrooms all with their own private ensuites and walk in closets. On the top floor you have a rec room and a massive private theatre room and 3 balconies plus an additional guest room with full washroom. This floor is all about entertaining with 3 balconies you can enjoy those summer nights. Dual high velocity A/C/HVAC Units. Built in Vacuum security system, radiant in floor heating, 2 bedroom suite as well.

#211 13623 81A Avenue**\$689,900**

FOR SALE

Welcome to KINGS LANDING II built by Dawson + Sawyer! This BRAND NEW 2 bedroom + 2 bathroom, OPEN concept, unit features a spacious kitchen with s/s appliances, laminate flooring. From the BRIGHT living room you have ultimate privacy as there are no neighbours looking directly into the unit! The master bedroom features his & her closets and a spa like ensuite bathroom w/ double sinks & bay window. Additional features include spacious coat closet with IN SUITE LAUNDRY, 1 parking stall, storage locker, rentals & pets allowed, great amenities in the building. Transit is just steps away & only 11 minute bus ride to King George Skytrain station.

6430 130 Street**\$2,850,000**

FOR SALE

WEST NEWTON CUSTOM BUILT MEGA HOME WITH SIDE LANE ACCESS! *2 DRIVEWAYS* You have parking for days! This home features 10 bedrooms and 9 baths as well as two mortgage helper suites (2+2) - Great mortgage help. Main floor features a welcoming living room with + dining room with high end custom finishes and high ceilings. Huge family room for entertaining, chefs kitchen + spice kitchen and separate eating area. Covered Patio to enjoy those summer bbq's. Loads of windows to soak all that aural light. Upstairs hosts 4 bedrooms ALL with their own private ensuites. In the basement you have a massive Media Room with a bar, perfect for your parties! There is also a den/bedroom along with a full washroom. This home truly has it all - perfect for the growing family! Close to schools/transportation.

7231 116 Street**\$1,599,000**

SOLD

WELCOME TO DELTA! This Centrally located home features 5 bedrooms and 4 baths! Radiant in floor heating, open layout, loads of windows are just a few features to name. Large 6000+ Sq.Ft Lot! Loads of parking, double car garage. This home is perfect for the growing family. 5 minute drive to Sungod rec centre and both levels of schools and stores. Easy access to 72 avenue - Richmond, Vancouver, Burnaby. Very well maintained and clean home.

79 20487 65 Avenue**\$1,099,000**

TOWNSHIP COMMONS END UNIT! Welcome to your brand-new dream home! This stunning modern style townhouse features 1700 SF living space+360 SF double garage and holds 3 spacious bedrooms and 3 bathrooms, den and large sundeck to enjoy the summer days. It offers a bright and spacious open concept floor plan with amazing attention to detail and quality finishing and loads of natural light. The contemporary kitchen offers a large island, quartz countertops, and premium stainless-steel appliances with wide laminate flooring. Loads of windows! There is also side by side double garage and has space for two cars and tons of extra space for storage. The large master bedroom offers an ensuite washroom with double sinks, and a contemporary shower. Walking distance to Costco/Shopping/ Restaurants/Transit.

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DOWNTOWN SURREY

Exclusively listed in the middle of a high density zone. 12400 sqft + land with 6 units. Building on it is fully leased

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EAST RICHMOND OFFICE

Beautiful office space for sale. 985 Sq Ft with great amenities, lots of natural light and great views. Includes a built-in reception area and a closed off office.

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FARM LANGLEY

20 acres with multi-building over 10,000 shop, with huge house on it. Call or details.

SURREY DOWNTOWN

Zoned CHI (Highway Commercial) with almost 4500 SqFt. Includes a warehouse with a showroom style building. 12 foot overhead doors, designated for medium to high-rise building. Freestanding and sitting on a 7200 SqFt lot.

WAREHOUSE FOR SALE

2817 Sqft in Surrey, Newton for sale. Great for auto etc. 16 foot ceiling.

FARM 20 ACRES

20 acre blueberry farm with shop, call for details.

HALF ACRE LOT

East Newton with 3 bedroom rancher and multi shops

Only \$2.0 Million

FARM 33 ACRES

33 Acres with high exposure and multiple buildings.

HOUSE WITH BIG LOT.

8811 SqFt Lot with beautiful view and also potential to subdivide.

Only \$1,775,000

SURREY DOWNTOWN

12432 SqFt Lot in the heart of downtown Surrey. Designated as medium to high-rise. Presently has a 6 unit building on it.

CABINET BUSINESS

Surrey Cabinet - manufactured business for sale with lots of parking and a huge warehouse. Call for details.

COMMERCIAL KITCHEN WITH BUILDING

Huge opportunity to buy this warehouse with 20' exhaust system. 16'x11' cooler, 16'x12' freezer. There are 4 stoves with cooking kettles. Upstairs there is are offices and storage. This is a perfect CFIA & BRC (SGS) certified building to get import & export license and food packaging business. Total building is 3967 SqFt.

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12556 62A AVENUE



Excellent 3 bed 2 bath home sits on 7900SF rectangular lot. Demanding Panorama Ridge area of Surrey. Vintage 60's House has total 4 bedrooms, 2 bath, spacious living room, dining room & kitchen with new 24'x12' Patio, 24'x19' detached garage. Lots of parking. Easy access to all major routes. Live, rent or build your dream home. Check with City of Surrey for future potential. Easy to show. A must see.

\$1,295,000

15837 WILLS BROOK WAY



Welcome home! Situated in the area of Grandview Heights in South Surrey. This 3 bedroom home features a main floor with 2 bedrooms and a full bathroom. The house has high ceilings, an open concept layout, off mountain views. Custom built kitchen, air conditioning, pantry. Upstairs has 3 generously sized bedrooms that include a Master ensuite with mountain views, walk in closet. Fenced yard, double garage and extra parking space. Excellent location on a quiet street, easily walkable to shopping, recreation, parks, schools and quick HWY access. Down the street, Sunnyside Elementary, New Grandview Heights Secondary school catchment.

\$1,570,000

7583 150A STREET



A TRUE STUNNER! This spectacularly landscaped home offers a true luxury lifestyle. Located in the coveted subdivision of this 3 bed / 2.5 bath home is located on a 1/2 acre lot. Highlights include NEWLY painted interior, hardwood floor & carpet on main, lots of NATURAL light, traditional layout with sunken living & family room, renovated kitchen with granite countertops & a nook overlooking the backyard, ONE YEAR OLD FURNACE & A/C plus Hotwater On Demand! Upstairs offers 3 bedrooms including a large master with a WI closet & ensuite fitted with a soaker tub. The beauty of this home is ac

\$1,475,000

14103 110 AVE., N. SURREY



Truly delightful home sits on a large 11000 sq ft lot. This 3 bedroom home features a main floor with 2 bedrooms and a full bathroom. The house has high ceilings, an open concept layout, off mountain views. Custom built kitchen, air conditioning, pantry. Upstairs has 3 generously sized bedrooms that include a Master ensuite with mountain views, walk in closet. Fenced yard, double garage and extra parking space. Excellent location on a quiet street, easily walkable to shopping, recreation, parks, schools and quick HWY access. Down the street, Sunnyside Elementary, New Grandview Heights Secondary school catchment.

\$1,779,000

26964 28 AVE., LANGLEY



Truly delightful home sits on a large 11000 sq ft lot. This 3 bedroom home features a main floor with 2 bedrooms and a full bathroom. The house has high ceilings, an open concept layout, off mountain views. Custom built kitchen, air conditioning, pantry. Upstairs has 3 generously sized bedrooms that include a Master ensuite with mountain views, walk in closet. Fenced yard, double garage and extra parking space. Excellent location on a quiet street, easily walkable to shopping, recreation, parks, schools and quick HWY access. Down the street, Sunnyside Elementary, New Grandview Heights Secondary school catchment.

\$920,000

5235 UPLAND DRIVE



This 4 bed / 4 bath home sits on a large 11000 sq ft lot. This 4 bedroom home features a main floor with 2 bedrooms and a full bathroom. The house has high ceilings, an open concept layout, off mountain views. Custom built kitchen, air conditioning, pantry. Upstairs has 3 generously sized bedrooms that include a Master ensuite with mountain views, walk in closet. Fenced yard, double garage and extra parking space. Excellent location on a quiet street, easily walkable to shopping, recreation, parks, schools and quick HWY access. Down the street, Sunnyside Elementary, New Grandview Heights Secondary school catchment.

\$1,635,000

5843 180 STREET, CLOVERDALE



Solid family home on almost 10,000 square foot rectangular lot in Cloverdale with loads of potential. Large open lot offers plenty of space for a pool, vegetable & berry patch, or use the extra space to build a new addition. Call central location - close to schools, shopping, transit, and more. This home has been fully renovated since 1987. The main floor features a large living room, dining room, kitchen, and a full bathroom. The house has high ceilings, an open concept layout, off mountain views. Custom built kitchen, air conditioning, pantry. Upstairs has 3 generously sized bedrooms that include a Master ensuite with mountain views, walk in closet. Fenced yard, double garage and extra parking space. Excellent location on a quiet street, easily walkable to shopping, recreation, parks, schools and quick HWY access. Down the street, Sunnyside Elementary, New Grandview Heights Secondary school catchment.

\$912,500

14030 GROSVENOR RD., NORTH SURREY



This well-maintained family home sits on a large 11000 sq ft lot. This 4 bedroom home features a main floor with 2 bedrooms and a full bathroom. The house has high ceilings, an open concept layout, off mountain views. Custom built kitchen, air conditioning, pantry. Upstairs has 3 generously sized bedrooms that include a Master ensuite with mountain views, walk in closet. Fenced yard, double garage and extra parking space. Excellent location on a quiet street, easily walkable to shopping, recreation, parks, schools and quick HWY access. Down the street, Sunnyside Elementary, New Grandview Heights Secondary school catchment.

\$955,000

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107 33568 GEORGE FERGUSON WAY, ABBOTSFORD



Two Bed + Two Bath Apartment unit boasting 766 Sq Ft. The Edge offers a pedestrian lifestyle located in the heart of Abbotsford, walking distance to Parks, Shopping and Restaurants. Easy access to the unit with walk out concrete patio and open yard space. Kitchen features stainless steel appliances, white shaker-style soft-close cabinets and quartz counter tops.

\$549,000

19917 72 AVE LANGLEY



House with legal basement and coach home. All rented total rent approx \$5000 per month. Open house Sunday 1-4

\$1,599,998

#9 13636 81A AVE., SURREY



KINGSLANDING 2 by reputable developer DAWSON AND SAWYER, single style Architecture on King George Highway. Conveniently located close to Surrey Central and all other amenities. This 4 bed and 3.5 bath makes it exciting for big family to stay and enjoy the spacious "sunken" living room, kitchen features huge quartz island countertop, stainless steel appliances, 9 feet ceiling. Hall bath on main floor. Side by side Garage for 2 cars, and 1 parking on the driveway as well. 1 Bed and 1 full bath on 1st floor can be perfect parents room/ in law suite. Bear Creek trail behind the complex is a Bonus for those who love to go hiking or long walks with family and lots for exercise, the trail leads you to Bear Creek Park, close to all major route and Transit. Open on weekend 1-4 pm

\$939,000

9926 159 ST., SURREY



Welcome to this CUSTOM BUILT home in the most desirable area of Surrey. This property sits on a 9500 sqft lot with a LARGE BACKYARD which includes a large patio area and a great sized swimming pool. The house comes with 6 car garage and ample street parking. This home has a spacious master bedroom mortgage helper with the option to convert to 2 bedroom mortgage helper. Main floor layout holds a theatre room for entertainment, office

\$1,690,000

#403 - 7505 138 STREET, SURREY



Welcome to one of the best locations in Surrey. Penthouse unit almost 900 sq ft in Midtown Villages. Very convenient location close to public transit, Costco, restaurants, shopping, and more. This unit comes with a large balcony, a full kitchen, a full bathroom, and a full laundry room. The house has high ceilings, an open concept layout, off mountain views. Custom built kitchen, air conditioning, pantry. Upstairs has 3 generously sized bedrooms that include a Master ensuite with mountain views, walk in closet. Fenced yard, double garage and extra parking space. Excellent location on a quiet street, easily walkable to shopping, recreation, parks, schools and quick HWY access. Down the street, Sunnyside Elementary, New Grandview Heights Secondary school catchment.

\$405,000

#35 - 12711 64 AVE., SURREY



Welcome to Pinnacle on the park on 125th & 64th. One of the best locations in Surrey. This 3 level townhouse is a must see. Two car Tandem Garage with lots of space for extra storage. Lots of views from the main floor. The house has high ceilings, an open concept layout, off mountain views. Custom built kitchen, air conditioning, pantry. Upstairs has 3 generously sized bedrooms that include a Master ensuite with mountain views, walk in closet. Fenced yard, double garage and extra parking space. Excellent location on a quiet street, easily walkable to shopping, recreation, parks, schools and quick HWY access. Down the street, Sunnyside Elementary, New Grandview Heights Secondary school catchment.

\$619,000

12555-12557 96 AVE, SURREY



SIDE BY SIDE Non Conforming DUPLEX WITH BASEMENT AND BACK-LANE ACCESS AS WELL. TOTAL 4 RENTAL UNITS. Each unit has 1 bedroom and 1 bathroom. The house has high ceilings, an open concept layout, off mountain views. Custom built kitchen, air conditioning, pantry. Upstairs has 3 generously sized bedrooms that include a Master ensuite with mountain views, walk in closet. Fenced yard, double garage and extra parking space. Excellent location on a quiet street, easily walkable to shopping, recreation, parks, schools and quick HWY access. Down the street, Sunnyside Elementary, New Grandview Heights Secondary school catchment.

\$1,475,000

5105 ABERDEEN ST., VAN



Beautiful Corner House in the most desired area of Collingwood. Upstairs features three bedrooms and two bathrooms. The house has high ceilings, an open concept layout, off mountain views. Custom built kitchen, air conditioning, pantry. Upstairs has 3 generously sized bedrooms that include a Master ensuite with mountain views, walk in closet. Fenced yard, double garage and extra parking space. Excellent location on a quiet street, easily walkable to shopping, recreation, parks, schools and quick HWY access. Down the street, Sunnyside Elementary, New Grandview Heights Secondary school catchment.

\$1,495,000

#37-8358 121A ST., SURREY



Welcome to Kennedy Trails. This house checks all the boxes. Cost effective & environmentally friendly. GEOTHERMAL Heating & Cooling system. E-star windows. Three levels of living space. So heart of Surrey. Main floor features a large living room, dining room, kitchen, and a full bathroom. The house has high ceilings, an open concept layout, off mountain views. Custom built kitchen, air conditioning, pantry. Upstairs has 3 generously sized bedrooms that include a Master ensuite with mountain views, walk in closet. Fenced yard, double garage and extra parking space. Excellent location on a quiet street, easily walkable to shopping, recreation, parks, schools and quick HWY access. Down the street, Sunnyside Elementary, New Grandview Heights Secondary school catchment.

\$699,000

9750 128 ST., SURREY



Solid 6 bed and 2 bath home in the heart of Surrey. A perfect home for buyers, investors, or those looking for a rental property. The house has high ceilings, an open concept layout, off mountain views. Custom built kitchen, air conditioning, pantry. Upstairs has 3 generously sized bedrooms that include a Master ensuite with mountain views, walk in closet. Fenced yard, double garage and extra parking space. Excellent location on a quiet street, easily walkable to shopping, recreation, parks, schools and quick HWY access. Down the street, Sunnyside Elementary, New Grandview Heights Secondary school catchment.

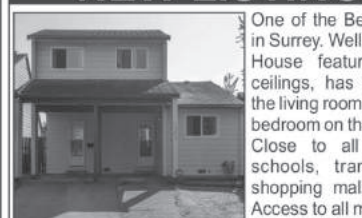
\$999,900

#51-7090 180 ST., SURREY



Sold in 7 days \$185,000 over asking

NEW LISTING



One of the Best locations in Surrey. Well kept 2 story House features vaulted ceilings, has fireplace in the living room plus master bedroom on the main floor. Close to all amenities, schools, transportation, shopping mall and Easy Access to all major routes. Good for first time Buyers. The value of this home Resides in its spectacular location.

\$1,100,000

NEW LISTING IN SURREY



STUNNING HOME WITH VIEW OF MOUNTAIN/WATER Welcome to this beautiful 3 storey house sitting on rectangular lot (151X70) 7350+ sf living space and double car garage. walking distance to bus stop, schools and close to Guildford shopping center. This home features 8 massive bedrooms, an office/den with 8 full washrooms (one steamer & 2 free standings) and 4 half washrooms. Upstairs has separate family room, one master bedroom with huge walk-in closet and one master bedroom on Main floor with built-in his & her closets. Huge Separate high ceiling living and family areas. Main kitchen has huge Island, spice kitchen with built-in pantry, stainless steel appliances, granite countertops throughout the house. It has 2 storage rooms, massive theater room with bar & mudroom

Asking only \$2,949,999

NEW LISTING

Well kept Meticulously Built home Boasts a 4 level floorplan with contemporary interior design. Key features: a alarm system, full range camera unit, hardwood floor, granite counter tops, stainless steel appliances, high efficiency Boiler, patio and 2 car garage. This 4 level home include a master bedroom on the third floor another on the fourth floor. Located walking distance to a park with a playground and large field. Easy access to all major Routes.

\$1,499,000

NEW LISTING



Wellcome to this beautiful 3 story home, located in a great neighborhood. Very spacious open floor plan with a huge kitchen with spice kitchen and family room area that is perfect for entertaining. The main floor also has a large bedroom/den with an adjoining full bathroom that would be perfect for a grandparent. Large patio that is covered, perfect for BBQs. Fully finished basements. Home with a nice use of laminate floor, crown moldings all throughout and a beautiful color scheme. Close to all amenities, Close to Gurudwara. Easy to access all major routes.

\$1,899,000

NEW LISTING IN CHILLIWACK

Well kept 3 bedroom rancher on big lot. Lot size is 65X122 SF. Close to all amenities (School, Transportation, Shopping Mall). Easy access to all major roads and a back lane access. Perfect for builder, investor or first time buyer. Call me for more information

Asking only \$739,000

NEW LISTING IN NORTH DELTA

High rise with one of unobstructed views. Well kept bedroom and 2 washroom in North Delta. Covered balcony to extend your living space. Featuring a master top in the kitchen, the line stainless steel kitchen appliances, outdoor fitness centre, BBQ, playground, community garden and much more.

Asking only \$579,900







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4879 DUCHESS STREET, VANCOUVER



Well-kept 1,563 sqft corner townhouse unit in the rarely available, highly sought-after Duchess Place! This east facing unit sits on the quiet road close to Kingsway. It features a functional layout, 4 spacious bedrooms/3.5 baths, a grand kitchen with eating area, and a side-by-side garage with lots of storage. Consistent upgrades done over the years include painting, flooring. Roof, balcony, exterior painting, stairway upgraded / ongoing in the complex. Enjoy all the nearby conveniences this central location has to offer, with schools, shopping, restaurants and transit at your doorstep!

4 BED • 4 BATHS • 1,563 SQ.FT.





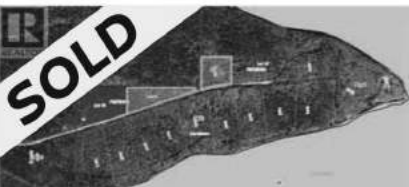





ASKING
\$1,100,000



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For more information call : 604-724-6000



<p>45468 WELLINGTON AVE, CHILLIWACK</p>  <p>ASKING \$1,250,000</p>	<p>1698 SLATER AVENUE, KAMLOOPS</p>  <p>ASKING \$750,000</p>	<p>#34 15030 28 AVENUE, SURREY</p>  <p>ASKING \$1,159,900</p>	<p>259 HOLLY AVENUE, KAMLOOPS</p>  <p>ASKING \$675,000</p>
<p>LOT 11 CHIEF LAKE ROAD PRINCE GEORGE</p>  <p>Beautiful 5.48 acre property. \$28,776</p>	<p>LOT 12 CHIEF LAKE ROAD PRINCE GEORGE</p>  <p>Beautiful 4.94 acre property \$45,540</p>	<p>LOT 10 CHIEF LAKE ROAD PRINCE GEORGE</p>  <p>Beautiful 4.95 acre property. \$45,540</p>	<p>8134 112A STREET DELTA</p>  <p>Great investment property</p>
<p>56-8168 136A ST, SURREY</p>  <p>ASKING \$795,000</p>	<p>5533 CHESTNUT CRE, LADNER</p>  <p>ASKING \$1,325,000</p>	<p>16669 31B, SOUTH SURREY</p>  <p>ASKING \$2,640,000</p>	<p>5192 MANOR ST, BURNABY</p>  <p>ASKING \$1,567,000</p>

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FORECLOSURE

Prince George BC 2.48 acres land, 25 years old trailer sits on a concrete pillars with 3 bedroom, 1 bathroom, no strata fee, property taxes \$1299.92 (2021). Nice mobile home.

\$198,000

FORECLOSURE

Prince George BC 53 years old home 3 bedrooms, 2 bathrooms, 23,552 sqft lot (0.54 acre) concrete foundation, taxes \$1295.76, very close to lake.

\$229,000

FORECLOSURE

Abbotsford 1200 sqft lot, 105 years old home 2 bedrooms, 1 bathroom, just a land value!

\$799,000

FORECLOSURE

Port Coquitlam! 55 years old home, 3 beds, 2 baths taxes \$5810.79 city services, 9570 sqft lot, lane access.

\$1,650,000

FORECLOSURE

Coquitlam! Only 7 years old, 3 storey, 4 bedrooms, 3 bathrooms, lot size is 5,093 sqft, taxes \$6285, suite potential.

\$1,898,900

FORECLOSURE

Richmond! 64 years old home, big lot, 8711 sqft, 3 bedrooms, 2 bathrooms, taxes \$4,693.41, close to all school and shopping.

\$1,900,000

FORECLOSURE

Vancouver W! Older home 84 years old, 6 bedrooms, 2 bathrooms, 4638 sqft. lot, lane access, taxes \$8483, 3 storey 2040 sqft home.

\$2,630,000

FORECLOSURE

North Surrey! 3 acres with older home, 155 feet frontage, 252 feet deep, creek through the property. A-1 Zoning.

\$2,280,000

FORECLOSURE

South Surrey! 16 years old, 6 bedrooms, 5 bathrooms, 13,986 sqft lot, triple garage, total 8 parkings, "Morgan Creek" neighbourhood.

\$3,150,000

FORECLOSURE

Vancouver W! Only 11 years old, 4 bedrooms, 6 bathrooms, double garage, lane access, 4083 sqft lot, 3 story, 2931 sqft home, marpole area, taxes \$8,119.

\$2,680,000

8 UNITS TOWNHOUSES

Prince George two storey, 2 bedrooms, fully rented, all renovated brings \$90,000 per annually, close to downtown, victoria medical building.

\$1,400,000

THORNBURY MANOR

Right across from "SFU" campus, 2 bedroom, bath 855 sqft best investment, rented \$1650 per month.

\$415,000

FORECLOSURE

Prince George BC, 60 years old, 3 bedrooms, 2 bathrooms, 6000 sqft lot size, house with one bedroom suite

\$339,000

FORECLOSURE

Pitt Meadows, 26 years old house being rebuilt by fire insurance claim, 4 bedrooms, 4 bathrooms, 4386 sqft lot size, it will be just like new house.

\$1,199,000

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15611 ROPER AVENUE, WHITE ROCK

\$1,649,000 Listing ID: R2577672

NEW LISTING



Well cared 4 bed/2 bath 2185sf House. Large FLAT LOT, Great Location to walk to Uptown or Beach. Open floor plan is perfect for family living. New Paint Bright Kitchen & dining with walk-out to oversized side deck. Hardwood floors throughout. Living upstairs boasts a feature Fireplace. Spacious Kitchen Lower level has 2-Bedroom Suite with separate entry. Large Double garage with storage. Earl Marriot French Immersion Sec & WR Elementary +(Peace Arch) French Immersion Catchment. Large deck 578sqft nice patio 105sqft with double garage. Buyer agent to verify with city for duplex option. VIEWING SATURDAY 6:00pm to 8:00pm AND SUNDAY 1:00PM TO 5:00PM.

2880 169 ST., SURREY

\$3,599,000 Listing ID: R2584077

NEW LISTING



Welcome to North Grandview Estate! Immaculate Mansion on quiet serene street on very private one acre lot. All custom designed and extremely high quality construction. Lots of updates made recently inside the house. Garage and in backyard landscaping. Breathtaking garden of Eden. Enter through the 8' high double solid oak doors into the grand foyer, 4 tier "Wiltshire" Gold plated chandelier. 8 zone radiant hot water in all three floor heating. 2 by 6 construction with Truss Joist "silent floor" 12 on centre. The formal living room offers a 20' double trayed ceiling featuring intricate mouldings and woodwork. There is a butler's pantry. Two staircases. Fully finished basement triple garage, plus much more! South ridge School nearby. Showing Saturday and Sunday 2:00pm to 4:00pm.

THREE TOWNHOUSE SITE AVAILABLE
IN LANGLEY FOR MORE DETAIL
CALL VIPAN SHARMA.

6922 202B ST., LANGLEY

\$3,678,400 Listing ID: \$3,678,400



This offering represents an opportunity to secure 1.6 acres of prime townhome development land in the Central Fraser Valley and in the Township of Langley. The land is zoned for 12-40 units. Investment Potential. Close to all shopping and amenities. An exclusive opportunity to invest in one of Canada's fastest developing communities. *

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20662 76B AVENUE

\$1,599,000



Come check out this brand-new custom home in Willoughby Heights. The home features 6 bedrooms with open concept living. Main floor provides 10' ceilings, large living room, kitchen + spice kitchen with marble custom vanity, quartz countertops with Kitchen Aid appliances. SPECIAL FEATURES - Big designer folding door; 9ft grand stair. The master suite boasts a spa like washroom, an en-suite closet with a LARGE window for natural sunlight. Provision for additional washroom on top floor. The basement provides a rec room, 2 piece washroom and a legal private 2-bed Suite (Mortgage Helper) fully finished with appliances, in suite laundry, separate entry with patio. AC included. New Home 2-5-10 warranty. (26023953)

SOLD

#11-7115-134 St., Surrey



SOLD

#34-2445 Kelly Ave. Port Coquitlam



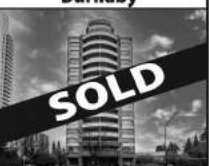
SOLD

#207-9763-140 Street Surrey



SOLD

#403-4830 Bennett St., Burnaby



SOLD

2.5 Acres Development Land



SOLD

2.5 Acres Development Land



SOLD

2.5 Acres Development Land



SOLD

3437 264 St, Aldergrove



SOLD

5 Acres Development Land



SOLD

14512 90 AVE



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#28-6971-122 A ST



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SOLD



SOLD

15847 Russell Ave, White Rock



SOLD

#211 9202 Horne St., Burnaby



SOLD

COMMERCIAL LAND ON BUSY HIGHWAY IN MISSION

5 Acres Commercial land (flat) on the Busy Highway in Mission. CVD zoned. You can Build anything like shopping mall, banquet hall or shop cum flats. No information released without Confidentiality Agreement.

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\$20 mil

INDUSTRIAL WAREHOUSE FOR SALE IN RICHMOND

Need space for your small business? Check this out!! Industrial warehouse 1500 SF for sale. Central location, Near No. 6 Road and River Road, Richmond. Potential to add 2nd floor.

ASKING ONLY
\$778,000

BUILDINGS LOTS

Now, assignment of 2-building lots 3800 sf, side by side available for sale near 131/236 Street in Maple Ridge. Try offer.

ASKING ONLY
\$799,000 each

EXCELLENT OPPORTUNITY

Two upcoming 3 bedrooms unit in Hightower on 14th and 15th floor, ready by early 2025 you can Buy this with 20% deposit over 2 years period

6340 BUSWELL ST, RICHMOND



Top floor, Corner unit, 2 Bedroom 2 Bathroom, Prime Location, Short walk to Richmond Sky Train, Rental OK

PUB FOR SALE

Interested to run your own Pub!! Good monthly return, now available for Sale with or without Pub-licence. Call for more details.

DUPLEX LOT RT2 ZONE FOR SALE IN VANCOUVER

6422 Beatrice St, Vancouver
 Available for assignment Duplex Lot RT2 zone
 ASKING **\$1.6 million**

Bank Of Canada Increases Policy Interest Rate

The Bank of Canada has increased its target for the overnight rate to ½ %, with the Bank Rate at ¾ % and the deposit rate at ½ %. The Bank is continuing its reinvestment phase, keeping its overall holdings of Government of Canada bonds on its balance sheet roughly constant until such time as it becomes appropriate to allow the size of its balance sheet to decline.

The unprovoked invasion of Ukraine by Russia is a major new source of uncertainty. Prices for oil and other commodities have risen sharply. This will add to inflation around the world, and negative impacts on confidence and new supply disruptions could weigh on global growth. Financial market volatility has increased. The situation remains fluid and we are following events closely.

Global economic data has come in broadly in line with projections in the Bank's January Monetary Policy Report (MPR). Economies are emerging from the impact of the Omicron variant of COVID-19 more quickly than expected,



although the virus continues to circulate and the possibility of new variants remains a concern. Demand is robust, particularly in the United States. Global supply bottlenecks remain challenging,

although there are indications that some constraints have eased.

Economic growth in Canada was very strong in the fourth quarter of last year at 6.7%. This is stronger than the Bank's

projection and confirms its view that economic slack has been absorbed. Both exports and imports have picked up, consistent with solid global demand. In January, the recovery in Canada's labour market suffered a setback due to the Omicron variant, with temporary layoffs in service sectors and elevated employee absenteeism. However, the rebound from Omicron now appears to be well in train: household spending is proving resilient and should strengthen further with the lifting of public health restrictions. Housing market activity is more elevated, adding further pressure to house prices. Overall, first-quarter growth is now looking more solid than previously projected.

CPI inflation is currently at 5.1%, as expected in January, and remains well above the Bank's target range. Price increases have become more pervasive, and measures of core inflation have all risen. Poor harvests and higher transportation costs have pushed up food prices. The invasion of Ukraine is putting further upward pressure

on prices for both energy and food-related commodities. All told, inflation is now expected to be higher in the near term than projected in January. Persistently elevated inflation is increasing the risk that longer-run inflation expectations could drift upwards. The Bank will use its monetary policy tools to return inflation to the 2% target and keep inflation expectations well-anchored.

The policy rate is the Bank's primary monetary policy instrument. As the economy continues to expand and inflation pressures remain elevated, the Governing Council expects interest rates will need to rise further. The Governing Council will also be considering when to end the reinvestment phase and allow its holdings of Government of Canada bonds to begin to shrink. The resulting quantitative tightening (QT) would complement increases in the policy interest rate. The timing and pace of further increases in the policy rate, and the start of QT, will be guided by the Bank's ongoing assessment of the economy and its commitment to achieving the 2% inflation target.

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Welcome to YOUR DREAM HOME! Brand New Town Home at Fraser Hill, featuring many custom upgrades, décor, and mountain view. Proudly developed by Park Ridge Homes, this exclusive collection of 77 MODERN FARMHOUSE style townhomes nested amongst mature trees in Fraser Heights- one of Surrey's most coveted and established neighbourhoods. This Amazing Fully Air Conditioned 4 bed, 3.5 bath home features an open layout with side by side garage, gas range/BBQ hookup, tankless H/W, high efficiency furnace. finishes include Beautiful Kitchen cabinets & quartz countertop, large decks, spacious master with vaulted ceilings & spa-like ensuite plus many more specials touches! Walking distance to Pacific Academy and public schools nearby.

\$999,888

7512 SUSSEX AVE BURNABY



6 BED • 6 BATHS • 8,329 SF

INVESTOR'S ALERT! Great CORNER DUPLEX LOT in METROTOWN with Back lane access zoned R4. Rectangular Lot with Dimensions 70' x 119'. Italian built 2-storey home. This house features with 3 bedrooms plus Den, Kitchen & Living room upstairs. 3 bedrooms, Kitchen, Living with Separate entrance on the Ground floor. 3 bedrooms have In suite bathrooms. Very close to Metrotown Shopping Centre, Bonsor Community Centre, Burnaby Library, Skytrain, Crystal Mall. School Catchments, K-7 South Slope Elementary and Burnaby Secondary. Build your dream home or a Side by Side Duplex. Plans submitted to City

\$2,398,000

107 3670 TOWNLINE ROAD, ABBOTSFORD



Well established Produce & Grocery Store in a prime area with no competition! Great opportunity to become a proud owner of SunFarm Franchise. Great potential to enhance the profitability of already running successful business. Final Approval of the franchisor is required before purchase. Please contact for more info.

\$399,000

BRAND NEW TOWNHOUSE FOR SALE IN PANORAMA



Completing December 2021
The 3 & 4 bedroom family-inspired town homes in Panorama are intentionally designed for today's modern families. Close to parks, schools and other shops and services.

INVESTORS & DEVELOPERS ALERT !!

13793 108 AVE, SURREY

Location, Location, Location! Very rare and hard to come by investment opportunity. Area designated as Multi family in the Official Community Plan (OCP) Currently zoned for 2.5 FAR. Great holding property. 2000sq.ft house on 12889 Sq Ft. lot at a prime location. Great Site for condominium project.

\$2,499,000

15165 83A AVE, SURREY



\$1,650,000

9332 MONKLAND PL, SURREY



\$1,249,000

12206 99 AVE, N. SURREY



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114 7341 140 ST, SURREY



\$599,900

6336 186A ST, CLOVERDALE



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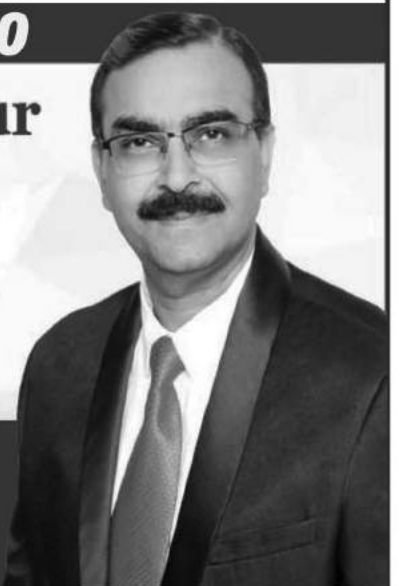
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Lord Shiva Is An Invitation To Consciousness And Responsibility



By Zile Singh

Mythically, over 15,000 years ago, a Being, 9 - feet tall appeared in the upper peaks of the Himalayas. It was a Full Moon Day after the Summer solstice. This Being was Lord Shiva, the Adi-Yogi at Mount Kailash. Kailash is considered the laboratory of human consciousness. Shiva was the first to experiment at Kailash. The others who experimented at Kailash were the first Jain Tirthankara, Rish-

abha, the two great personalities of Buddhism, Manjushree and Avalokiteshwara and some other great figures of Tibetan Bon tradition.

MahaShivratri, the festival of Lord Shiva falls on the New Moonday in the month of Maagha according to the Hindu calendar. In the Christian calendar, the date falls between the third week of February to the first week of March each year. This year the day fell on February 28.

MahaShivratri is a Hindu festival. People fast on the day of Shivratri and sing hymns and praises in the name of Lord Shiva in the well-decorated temples all over the globe. Wood apple leaves, cold water and milk are offered to the Shiva Lingam as these are be-



lieved to be Shiva's favourites. MahaShivratri literally means "great night of Shiva". Lord Shiva is one the Hindu Trini-

ty Godheads - Brahma, Vishnu and Shiva. The Trinity has been attributed as the Creator, Preserver and Destroyer re-

spectively. The destroyer here carries different meanings. If Shiva were the destroyer, the world would have been no more today. Its inherent meaning, which most of his devotees are unable to perceive and comprehend, is that Shiva does not believe in a stereotypical, boring and monotonous creation. He always believes in change. Lord Shiva is an epitome of newness, coolness as well as a vibrant motion to break the monotony. His above attributes can be substantiated with the fact that Lord Shiva has several forms. He is a pensive thinker, an ascetic, most of the time in deep meditation, a lover, a householder, a veetrangi and a thundering dancer known as Natraj (the King of Dancers). He wears

the Moon on his head and a Trident in his hand. Both these symbols reflect calm and constructive energy in peacetime and fearful and destructive energy during turbulent times. The snake around Shiva's neck shows that he was beyond fear. The physical environment in which he lived suggests that his life was of an Adi-Vasi.

In the present day context, Lord Shiva is a symbol of love and feminism. In a unique mystical symbol, he is 'Ardhanareeshwara'. According to a story, Bhringi Rishi was an ardent devotee of Shiva. Every morning he used to come for Shiva's circumambulation as a mark of respect. Shiva's wife Parvati was envious why Bhringiwasi was not respecting her also. Shiva asked her to come closer. Bhringi turned into a mouse and encircled only Shiva. Parvati was fuming. Shiva took her on his lap. Then Bhringi became a bird and flew around Shiva only. This was a height of frustration for Parvati. Ultimately Shiva pulled her close and made her a part of him. Thus on the left side Shiva became a female and on the right half he remained as male. He turned into Ardhanareeswara - a composite form of a male and a female. Bhringi finally had to pay obeisance to both, Shiva and Parvati as One.

Hardly anybody would have noticed that the Day falls at a time in the Indian sub-continent when nature is at its best. It is the blooming season, time of 'Basant', a much-awaited Summer! From the Indian point of view, this is the most salubrious and enjoyable time of the year. In the North American hemisphere,

Continued on page 25

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The Making Of A Ukrainian Hero



By Michael Taube

Zelenskyy's refusal to give in to Putin's demands and dreams of rebuilding the Soviet Union is awe-inspiring

During times of war and conflict, many memorable lines have been delivered by political and military leaders. The newest addition to the list occurred during Russia's invasion of Ukraine. It's one of the shortest and one of the most memorable. On Feb. 26, the United States offered to help evacuate Ukrainian President Volodymyr Zelenskyy and others from the capital city of Kyiv. According to Ukraine's Embassy to the UK Twitter account, Zelenskyy's response was reportedly conveyed to the Americans in the following fashion: "The fight is here; I need ammunition, not a ride." What a brilliant and powerful line. It perfectly encapsulated Ukraine's fighting spirit. We've seen it in the form of average citizens, including grandparents and young people, taking up arms to defend their country at all costs. Equally inspiring was a 40-second video that Zelenskyy put out to dispel several rumours that he had departed Ukraine. "Do not believe the fakes," he said in a translated version, "I am here. We are not putting down arms. We will be defending our country, because our weapon is truth, and our truth is that this is our land, our country, our children, and we will defend all of this. That is it. That's all I wanted to tell you. Glory to Ukraine." Who would ever have believed Zelenskyy – a 44-year-old anti-populist, anti-establishment politician with a law degree who worked for years as an actor and comedian – would suddenly transform into a national hero? That's exactly what has happened. This is also a fine example of Thomas

Carlyle's great man theory. It was first introduced during a series of lectures on heroism the Scottish philosopher gave in 1840 and published in *On Heroes, Hero-Worship, and The Heroic in History* a year later. "Universal History, the history of what man has accomplished in this world," Carlyle said, "is at bottom the History of the Great Men who have worked here. They were the leaders of men, these great ones; the modellers, patterns, and in a wide sense creators, of whatsoever the general mass of men contrived to do or to attain; all things that we see standing accomplished in the world are properly the outer material result, the practical realization and embodiment, of Thoughts that dwelt in the Great Men sent into the world: the soul of the whole world's history, it may justly be considered, were the history of these." Whether or not you subscribe to the great man theory, it does seem that tumultuous periods of human history often give rise to great men and women. This includes individuals you would expect to take command, as well as individuals who rise to the challenge to take up the mantle with confidence and proper execution. Zelenskyy seems to be a good fit in the latter category. His ability to stay positive and focused in the midst of Russia's invasion of his country is nothing short of remarkable. His refusal to give an inch to Russian President Vladimir Putin's grotesque demands, and the latter's terrifying dream of rebuilding the old Soviet Union piece by piece, is admirable. It helps explain why Ukrainians have held their own against the enormous Russian army. They've made Putin blink several times. They took back the country's second-largest city, Kharkiv, and kept them at bay in Kyiv. They've gained the support of many Western democracies. It could also lead to a ceasefire between these two countries in the coming days. That would be a huge victory for Zelenskyy's Ukraine and a massive defeat for Putin's Russia. The power of words, indeed. *Michael Taube, a Troy Media syndicated columnist and Washington Times contributor, was a speechwriter for former prime minister Stephen Harper. He holds a master's degree in comparative politics from the London School of Economics.* Credit: Troy Media

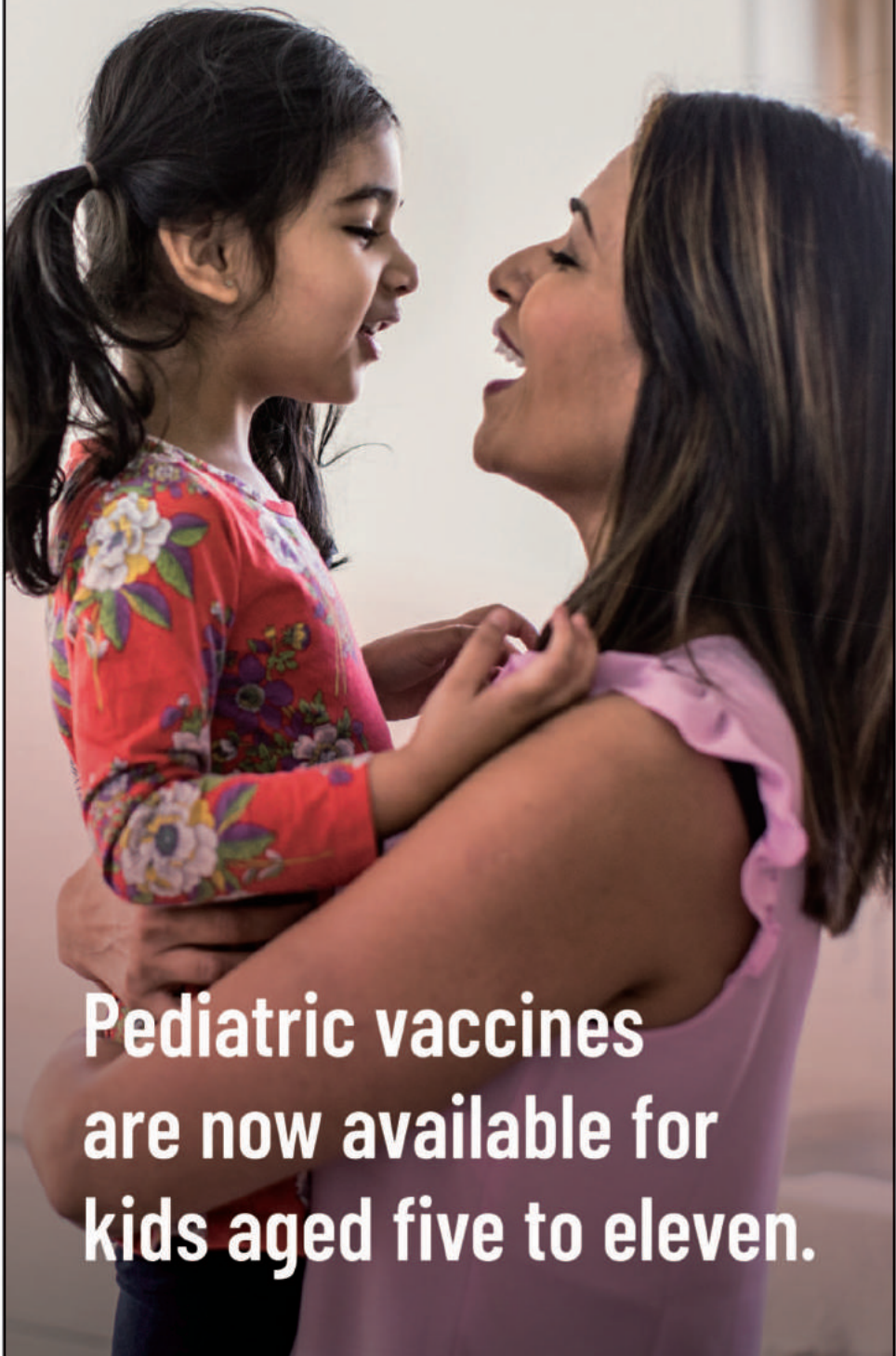
Continued from Page 24

Load Shiva Is An Invitation To Consciousness And Responsibility

it is the start of the summer season with fragrance and blossoms all around and love-making Valentine and Family Days. There are many mythological legends associated with this day. According to one legend, when one hunter could not find anything to kill for his family food in a forest, he climbed a wood apple tree and started throwing the leaves of the tree to attract the deer. The leaves fell on the Shiva Lingam down. He waited for a long time. Pleased with his patience in hunger, Lord Shiva appeared and blessed him with wisdom. From that day onwards, the hunter stopped eating meat and became Shiva's devotee. Another legend is that once the Earth was faced with an imminent danger. Goddess Parvati pleaded with Lord

Shiva to save the world. Pleased with her prayers he saved the world from destruction and from then onwards people started worshipping Shiva as a saviour. Lord Shiva did not offer his devotees a belief system. His insistence was to be a seeker rather than a believer. He did not exhort his disciples to worship or pray passively. He invited them to explore and participate in purposeful dialogue. Shiva is an invitation to consciousness and responsibility. He was interested in good actions rather than rigidity of rites, rituals and superstitions. As Natraj, Shiva's dance is a roaring ecstasy of life instead of a brooding mood. He is both - a temporal and a spiritual incarnation. *Zile Singh can be contacted at zsnirwal@yahoo.ca*

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Telangana HC Slaps Rs 10 Lakh Cost On Filmmaker Seeking Stay On 'Jhund'



Hyderabad: The Telangana High Court on Friday slapped a cost of Rs 10 lakh on Hyderabad-based filmmaker Nandi Chinni Kumar who had filed a petition seeking stay on the release of the Amitabh Bachchan-starrer "Jhund".

The court directed Kumar to pay the amount to the PM's Covid-19 Relief Fund within a month. In the event of the petitioner failing to pay the amount, the District Collector would recover it under the Revenue Recovery Act within 30 days and remit it to the PM Fund.

The bench of Chief Justice Satish Chandra Sharma and Justice Abhinand Kumar Shavili, which had already declined to stall the release of the movie, asked counsel for the petitioner as to why he suppressed information pertaining to the case he had filed at a lower court on the same subject.

The court was told that a settlement agreement was already arrived between the makers of the movie and Kumar. As part of this, Kumar was paid Rs 5 crore.

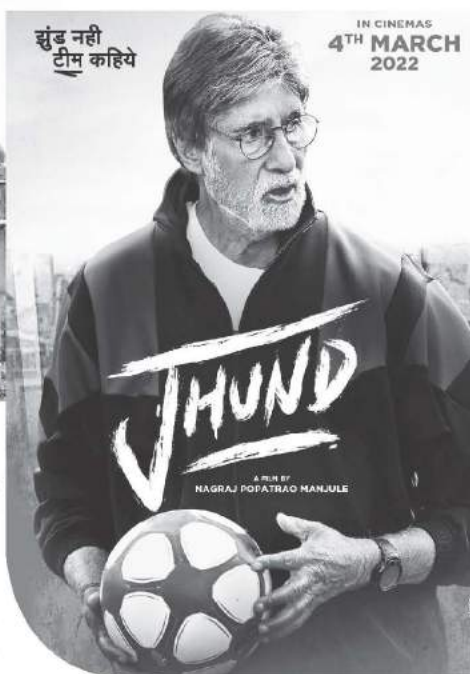
"Jhund", a biographical sports film based on the life of Vijay Barse, the founder of NGO 'Slum Soccer', was released in theatres on Friday.

Meanwhile, Kumar's counsel Ritesh Tomar told media that they will challenge the high court order in the Supreme Court.

Kumar said he approached the trial court last week to recall the decree issued last year and stay the release of the movie citing violation of the settlement agreement by movie makers. The court had reserved the orders on his plea but as the movie was all set to be released, the petitioner approached the high court seeking the stay.

"Under the settlement agreement, all the cases should have been withdrawn but a case filed by Akhilesh Paul in Nagpur court was not withdrawn," Kumar told media.

Paul has challenged an agreement reached with Kumar in 2017 selling him exclusive rights to make a



movie titled "Slum Soccer" on his life.

Barse, on whose life "Jhund" is based, is the coach of Paul.

Kumar had approached a city court in 2020 alleging copyright violation by makers of "Jhund". He had submitted that though director Nagraj Manjule and producers bought rights to make a movie on the life of Barse, "Jhund" also showcases Paul's story in a major role, thus allegedly violating the copyright.

He claimed he won the case in trial court, high court and also in the Supreme Court. Though this finally led to settlement agreement, he said the movie makers failed to ensure withdrawal of all cases, thus mentally torturing him.

Kriti Sanon Explains How She Essayed Her Complex Character In 'Bachchan Paandey'

Mumbai: Bollywood actress Kriti Sanon, who will be seen essaying the role of a filmmaker Myra Devekar in the upcoming masala entertainer, 'Bachchan Paandey', recently opened up about her approach to her character in the film. Sharing her thoughts on her understanding of a filmmaker's character, Kriti said, "As an actor, once you have gone through a certain number of films, you soak in more than you think, just by observing and looking around, you start understanding how the directors make their vision come alive, their process and mannerisms."

The 'Mimi' star added that the sense of control was her anchor point for her character, "And I have seen so many talented directors at work, it feels like it was sort of easier for me to pick from them. A director's in con-

trol of everything on the set as he/she is the captain of the ship."

"So my main pick point on Myra was that this girl is very much in control and she is stuck in a place where situations get out of control", she concluded as she drew the contrast between her character's key trait and the situations that get better out of her.

Meanwhile, Kriti has multiple big releases lined up including 'Shehzada', 'Adipurush', 'Bhediya' and 'Ganapath'.



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Sahher Bambba to Team-up with B-Praak, Dhvani Bhanushali for music videos

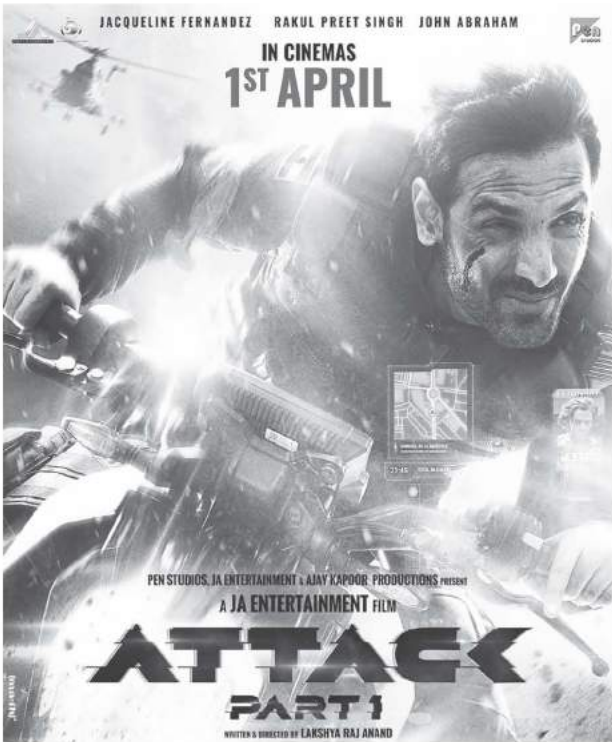
Mumbai: Actress Sahher Bambba has signed on two major music videos this year, One being a B-Praak song with Emraan Hashmi, and the other one being a collaboration with the playback singer Dhvani Bhanushali. The titles of the two songs are still under wraps. Commenting on the two projects Sahher said, 'I am beyond thrilled for both of these amazing opportunities in the music space this year. Being associated with such noted

and respectable names like B-Praak and Dhvani Bhanushali is a huge achievement for any newcomer and I consider myself to be extremely lucky to have gotten these wonderful opportunities." She additionally said that it's a dream come true for her to perform alongside Emraan, who is known for his hit musical streak, "Not to forget, starring opposite the undisputed king of Bollywood's music universe, Emraan Hashmi in one of them is like a dream come true

as I have been a huge fan of all his songs growing up and I can't recall even one song that featured him which wasn't a chart-buster. Look forward to maintaining this streak with both my songs!" Sahher was last seen in rom-com series 'Dil Bekaraar' which was based on Anuja Chauhan's novel 'Those Pricey Thakur Girls'.



John Abraham's 'Attack - Part 1' Trailer To Hit With Full Force On March 7



Mumbai: The trailer of the John Abraham-starrer 'Attack - Part 1' will hit the airwaves on Monday with the film booking April 1 for worldwide theatrical release. The film, directed by Lakshya Raj Anand, also stars Jacqueline Fernandez and Rakul Preet Singh in lead roles. It tells the story of a daring rescue mission led by India's first Super Soldier played by John Abraham. John's character in the film undergoes radical cybernetic modifications to enhance his biomechanisms in order to ward off terrorist threats on Indian soil. The film, which has been produced by Dr Jayantilal Gada of Pen Studios, John Abraham's JA Entertainment and Ajay Kapoor Productions, has suffered multiple delays over the last two years owing to the pandemic. Originally scheduled to release on August 14, 2020, the film's shoot was suspended because of the pandemic. As it prepared to hit the screens on January 28, 2022, the omicron variant played spoilsport thereby pushing its release further. Meanwhile, John also has 'Ek Villain Returns' up his sleeve along with 'Pathaan' the first look video of which was released recently.

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Ranveer Singh-Starrer 'Jayeshbhai Jordaar' to Release on May 13

Mumbai: Bollywood livewire star Ranveer Singh's next film 'Jayeshbhai Jordaar' is all set to hit the screens on May 13. The film was earlier scheduled to release in February. However, the release got

pushed due to the Omicron outbreak. Ranveer describes what people can expect Jayeshbhai, the character to be. He says, "Jayesh is not your typical larger than life hero but what he does in the course

of the story is heroic. And that is something I was attracted to. He evolves into a hero and what he pulls off is remarkable and truly super. He is a superhero of a very unconventional type."

The star is all praise for Jayeshbhai Jordaar director Divyang Thakkar, who he feels has made one of the most endearing films in the history of Indian cinema.

Ranveer says, "My mentor Adi Chopra called me one day and he said 'I have found a miracle script and I would like for you to hear it' and I went for the narration. Divyang Thakkar who's never directed anything before, gave me a narration in which I was laughing through my tears and guffawing, laughing and crying at the same time. I had a tissue box kept on the table which got over by the end of the narration. I was entertained, moved."

He says, "I agreed then and there on the spot to be a part of this film. The heart of this film is the writer-director Divyang



Thakkar and he is a bundle of pure love and joy and the goodness of his heart, the kind, humble and loving soul that he is, reflects in his work, his writing in his film and in my character."

He added: "Jayesh is a character that I have never attempted before and so it was something completely fresh and new for me to embody which was a very exciting prospect for me. I had to really create something because this type of characterisation and these types of emotional beats, I have not played before."

Continued from Page 15

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Russet Potatoes
10 lbs
ਆਲੂ ਰਸਟ ਸਨੋਬੁਆਏ



\$2.99
bag

Product images may differ from the actual product.

Thur Mar 03, 2022 - Wed Mar 09, 2022

22 LOCATIONS TO SERVE YOU

We reserve the right to limit the quantities while they last
Specials valid for Lower Mainland only

Head Office: 7676 Anvil Way, Surrey
604-502-0005
www.fruiticana.com

fruiticana
SINCE 1994

BUSINESS HOURS
9 AM - 8 PM
7 DAYS A WEEK

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Newton ----- 13174 64th Ave. Surrey ----- 604-598-9220
Scott Road ----- 12047 80th Ave. Surrey ----- 604-591-5032
Scott Road ----- 104-7028 120th St. ----- 604-590-8864
Cedar Hills ----- 12867 96th Ave. Surrey ----- 604-588-6620
Fleetwood ----- 101-15933 Fraser Hwy ----- 604-593-5163

Fleetwood ----- 15230 84 Ave. ----- 236-317-6272
Surrey ----- 12990 72nd Ave. ----- 604-503-5510
Surrey ----- 12788 76A Ave. Surrey ----- 604-597-1676
Surrey ----- 16788 64 Ave. ----- 604-372-2023
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Abbotsford ----- 2785 Bourquin Crescent W. ----- 604-744-0328
Abbotsford ----- 31205 Maclure Rd. ----- 604-504-5877
Port Coquitlam ----- 2807 Shaughnessy St. ----- 604-464-0822
Vancouver ----- 6257 Fraser St. ----- 604-321-9931
Richmond ----- 4101 No.5 Rd. ----- 604-244-9520