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SURREY BREAKS GROUND ON NEW SUNNYSIDE PARK BALL DIAMONDS

Surrey, B.C. – The City of Surrey has officially commenced the replacement and comprehensive upgrade of four existing ball diamonds at Sunnyside Park in South Surrey. This significant \$3.7 million redevelopment project aims to enhance recreational infrastructure and meet the needs of a growing and active community. A ground-breaking ceremony was held on June 30 to mark the beginning of construction and to celebrate the City's continued investment in outdoor sport and recreation.

"Our Council recognizes the importance of creating top-quality sports and recreation facilities to support our growing community," said Mayor Brenda Locke. "The four new ball parks will feature foul line and homerun fencing, new team dugouts, and bleacher seating to provide a first-class experience for athletes and spectators alike. These facilities are designed with both function and comfort in mind and reflect our ongoing commitment to making Surrey a premier sports destination." The newly upgraded fields, located in the western portion of the park (Fields 1 to 4), are being redesigned to improve both safety and playability. The project includes the installation of irrigated turfgrass, upgraded pathways that connect



the diamonds to other park amenities, and improved drainage systems. Field lighting will also be added to Field #1, enabling extended hours of play and opening the door to evening games, practices, and tournaments. "This investment in Sunnyside Park is part of our broader commitment to enhancing outdoor sport facilities across Surrey," added Coun-

cillor Gordon Hepner, chair of the Parks, Recreation, and Sport Tourism Committee. "Upgrading these diamonds supports the growing interest in community sports like softball and provides better resources for our local clubs and athletes to train and compete. It's an investment not just in infrastructure, but in the health and well-being of our residents."

The redesigned diamonds will serve multiple age groups and skill levels and are expected to attract regional tournaments, contributing to Surrey's economy through increased tourism and visitor spending. The layout and specifications are being tailored to meet modern standards, and feedback from user groups was taken into account

during the planning phase. This redevelopment was approved as part of Surrey's 2025-2029 five-year capital financial plan, which includes over 36 major infrastructure projects across the city. To learn more about this project and other capital improvements currently underway or planned, residents can visit surrey.ca/capitalprojects.



**Chal Chaliye
SABZI MANDI
Chal Chaliye ...**

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MORE FLEXIBILITY FOR DEVELOPMENT CHARGES WILL UNLOCK MORE HOMES FOR

More affordable homes will be on the way quicker as the Province takes steps to speed up construction timelines and reduce up-front costs for homebuilders.

"We are committed to finding innovative and cost-effective solutions to build housing, so everyone has a fair chance to live in communities where they work and belong," said Ravi Kahlon, Minister of Housing and Municipal Affairs. "These changes are about supporting housing development and easing the financial burden on builders and developers so they can get shovels in the ground faster to help unlock more homes for people in B.C."

The Province is creating more flexible and extended payment timelines for homebuilders, so more homes can continue to be built at a time when construction costs and interest rates are high. This will improve the viability of housing projects as homebuilders can invest in new housing projects sooner. Lower carrying costs will also help unlock more housing developments that need additional capital.

Government will amend the Development Cost Charge and Amenity Cost Charge (Installments) Regulation to expand the use of on-demand surety bonds provincewide. On-demand surety bonds are financial guarantees that homebuilders provide to give assurances that they will fulfil their construction contract. Currently, homebuilders are



able to use on-demand surety bonds in 40 municipalities across Canada, including Burnaby, Surrey, Vancouver and Mission.

Other municipalities rely on a different financial tool, known as irrevocable letters of credit from a bank. Homebuilders prefer on-demand surety bonds because they do not restrict a developer's access to credit, freeing homebuilders to move projects from start to finish and build more housing.

The changes will apply to qualified developers in communities with a

development cost charge, amenity cost charge or a school-site acquisition charge. As well, homebuilders will have four years, rather than two, to pay the charges. They will be able to pay 25% at permit approval and the remaining 75% at occupancy or within four years, whichever comes first.

These new actions to support housing goals are a result of collaboration between the Province, B.C.'s development and homebuilding industry associations and local governments.

The changes are expected to

come into effect on Jan. 1, 2026. This will provide local governments time for system upgrades, staff training and planning.

These regulatory improvements are part of the Province's commitment to increase the supply of homes people can afford in a community they love.

Quick Facts:

- The Development Cost Charge and Amenity Cost Charge (Installments) Regulation, unchanged since 1984, requires developers to pay a

minimum of one-third of the total charge when the subdivision or building-permit is approved and the full amount within two years.

- Qualified developers have been approved by a surety company to use on-demand surety bonds and that have greater than \$50,000 in development cost charges or amenity cost charges payable to a local government.

An on-demand surety bond can be converted to cash within 15 days without court involvement.

HAVE YOUR SAY ON B.C.'S CLIMATE PLAN

People in British Columbia are invited to provide feedback about CleanBC, the Province's plan to improve energy efficiency, reduce emissions and increase the use of clean energy. An independent review of CleanBC's programs and policies is underway and public input will help inform its findings.

The review is assessing how well CleanBC is working, where improvements could be made and how its programs affect people,

communities and the economy.

Feedback can be submitted through a short survey until Aug. 1, 2025. CleanBC includes supports for cleaner transportation, home and building upgrades, and reducing emissions from industry. It aims to help British Columbia transition to a low-carbon economy, while keeping energy affordable and reliable.

The review is being led by independent climate-policy experts Merran Smith and Dan Woynillowicz. The panel

will engage with Indigenous people, local governments, environmental non-government organizations, industry, climate experts, the Climate Solutions Council and other interest holders.

In addition to public feedback, interested parties, including affected industry professionals, labour representatives, environmental NGOs and climate experts, are invited to make written submissions to CleanBCReview@gov.bc.ca until 4

p.m. on July 18, 2025.

First Nations rights and title holders, Indigenous organizations and local governments are invited to make written submissions to CleanBCReview@gov.bc.ca until 4

p.m. on Aug. 1, 2025. Submission should be a maximum of 2,500 words. All submissions will be read and considered as part of the CleanBC review.

City of Surrey launches water meter pilot program to help homeowners save on utility bills

Surrey, B.C. –The City of Surrey is encouraging more households to switch to water meters by offering a \$850 value incentive towards the installation of a water meter. This incentive is for the first 1,000 single-family or duplex homeowners by end of 2026, as part of the City's Water Meter Rebate Pilot Program designed to help residents lower their utility bills while promoting long-term water conservation and system efficiency.

"Water metering is a good investment for both our residents and the City," said Mayor Brenda Locke. "It ensures fair billing based on actual usage, helps detect leaks early, and encourages responsible water consumption. Now is the optimal time for Surrey residents to switch to metered billing and save an estimated \$1,467 per year on the average utility bill. Surrey's non-metered homes incurred an



additional \$293.57 sewer levy this year as a result of Metro Vancouver increasing the regional sewer levy to fund the new North Shore Wastewater Treatment Plant. In all, that's nearly 47% in annual savings—money that stays in families' pockets from the start." Under the pilot program, residents can

access: A free meter and set-up valued at \$450, plus a \$400 rebate toward installation—for a total incentive of \$850 for the first 1,000 eligible single-family or duplex homes. Up to \$1,500 in rebates for multi-family stratas with 15 or more units, available to the first 30 strata properties.

While many homes require an upfront installation investment, the City estimates that most residents will recover these costs within two to four years, with immediate savings beginning from their first metered bill. "If you're not metered, you're not just paying for your own

water—you're helping cover a greater portion of the costs of leaks across the system," said David Matsubara, Director of Utilities. "That's a key reason why flat-rate bills are so much higher. Expanding metering helps us pinpoint and reduce losses, which ultimately lowers costs for everyone."

To support a smooth transition, if the new total metered bill is higher than the previous flat bill, the City will provide a one-time credit to cover the difference for single-family and duplex homes during the first year of installation.

Currently, 78% of single-family homes in Surrey are already metered, one of the highest rates in the region. The pilot program is part of Surrey's commitment to affordability, sustainability, and smart infrastructure as the city continues to grow.

The City will launch a robust communication plan to promote the rebate program, targeting the approximately 16,750 single-family homes that remain unmetered. Staff will report back to Council at the end of 2025 and 2026 with updates on program uptake and any recommended adjustments.

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World-Class Softball returns to Surrey at 2025 Canada Cup

Surrey, B.C. — The 2025 Canada Cup International Softball Championship will take place from July 4-13, 2025, at Softball City in Surrey. The tournament will feature elite female athletes from across the globe, including top national teams, collegiate programs, and high-performance youth teams. The Canada Cup is a world-class event that offers fans thrilling, high-caliber games in a family-friendly environment.

"Surrey is proud to once again host Canada Cup, a premier event that highlights the incredible talent and dedication of female athletes from around the world," said Mayor Brenda Locke. "This tournament not only brings international competition to our city, but it also inspires young people in our community to pursue their sporting dreams."



We look forward to welcoming players, families, and fans from near and far to Softball City for an unforgettable sports experience." Hosted by the Canadian Amateur Sport Society, this tournament

has received a \$5,000 Sport Tourism Grant and serves as a key platform for youth athletes seeking post-secondary sports scholarships. Ticket packages are now on sale, with full tournament passes

ranging from \$45 to \$198, depending on age and division. Children under 12 receive free admission, and daily ticket options are also available. Team registration is currently open through Exposure

Events, and all divisions are expected to reach capacity. The City's Sport Tourism Strategy aims to advance Surrey as a leader in the sport tourism industry, driving economic benefits and

fostering sport development opportunities. For more information about hosting events in Surrey, visit surrey.ca/sportsurrey.

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ਸਟ੍ਰੋਕ ਦੇ ਸੰਕੇਤਾਂ ਨੂੰ ਜਾਣੋ

Face ਚਿਹਰਾ: ਕੀ ਚਿਹਰਾ ਡੇਰਾ ਨੂੰ ਖਿਲਕ ਰਿਹਾ ਹੈ?

Arms ਬਾਹਰਾਂ: ਕੀ ਦੋਨੀਂ ਆਪਣੀਆਂ ਥਾਂਵਾਂ ਉੱਪਰ ਨੂੰ ਚੁੱਕ ਸਕਦੇ ਹੋ?

Speech ਗੱਲ-ਬਾਤ: ਕੀ ਦੋਨੀਂ ਚੰਗੇ-ਬਾਦ ਆਸਾਨਤਾ ਹੋ ਜਾਂਦੀ ਹੈ?

Time ਸਮੇਂ: ਜੇਕਰ ਇਹ ਸੰਕੇਤ ਮਿਲਣ - ਫੁਰਕਾ 9-1-1 'ਤੇ ਫੋਨ ਕਰੋ।

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Local events bring Focus Newton Action Plan to life this summer

Surrey, B.C. – Building on the continued success of the Focus Newton Action Plan, the City of Surrey is launching a wide range of family-friendly summer events and programs aimed at furthering Council's commitment to rejuvenating, beautifying, and enhancing the Newton community. From free outdoor movie nights, lively music concerts, and community picnics to pop-up games and creative activities, residents of all ages will find plenty of opportunities to enjoy their summer close to home. "I am proud to be launching these free community events, which highlight our commitment to bringing residents together and fostering pride in Newton," said Mayor Brenda Locke. "These activities build on the significant investments made by Council to make Newton a thriving, vibrant area. Whether it's the \$7.5 million 148 Street road improvement project recently completed, or the \$310.6 million Newton Community Centre in development, our focus remains on positive change and community-driven growth." The Focus Newton Action Plan is a strategic roadmap developed in collaboration with



local residents, stakeholders, and city staff to elevate Newton into a vibrant, safe, and inclusive community. At its core, the plan emphasizes the value of local input and feedback, with a strong focus on creating spaces and events where people feel welcome, connected, and involved. A major takeaway from community consultations was the need for more family-focused and inclusive programming. In response, the City has curated an exciting calendar of events spread across various local parks and venues, making it easier for families to engage without traveling far. These events are designed not only for entertainment but also to build social connections and foster a deeper sense of belonging. Beyond the fun-filled events, the City is inviting residents to participate in local initiatives that pro-

mote environmental stewardship and civic engagement. This includes organized park clean-ups, community gardening days, and habitat restoration projects. Residents are encouraged to borrow event kits and clean-up kits provided by the City to host their own neighborhood events, block parties, or beautification drives. These kits include tools, signage, and materials to make organizing community events easier and more impactful.

The City of Surrey is also continuing to offer grants for community-led initiatives that align with the goals of the Focus Newton Action Plan. These grants support everything from murals and public art projects to youth engagement and safety programs. "Residents take pride in our parks and public spaces, and we're excited to host so many fun and educational

activities as part of the Focus Newton Action Plan," said Councillor Harry Bains,

Chair of the Focus Newton Task Force. "I encourage everyone to not only come and enjoy these activities this summer, but also contribute in your own way with some of the resources available. Together, we can make a difference in building a vibrant community we all can be proud of." As the summer unfolds, the City of Surrey invites all Newton residents to

participate, connect, and celebrate their community. Whether attending an evening movie under the stars, volunteering in a local clean-up, or joining in a music concert at the park, there's something for everyone in Newton this season. For more information and a schedule of upcoming events, residents are encouraged to visit the City's website.

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South Asian

CHOICE

SURREY CANADA DAY
DRAWS OVER 75,000 TO CELEBRATE
CANADIAN SPIRIT

Surrey, B.C. – Yesterday, Surrey Canada Day drew over 75,000 attendees to Bill Reid Millennium Amphitheatre to celebrate the spirit of our country. Presented by Prospera Credit Union, the free annual event featured Canadian headliners, The Reklaws, alongside Goldie Boutilier and Garret T. Willie. Attendees enjoyed live music and entertainment across four stages, an Indigenous Village and marketplace, over 30 food trucks, amusement rides, and a fireworks finale.

“This year’s Surrey Canada Day was a great reminder of the strength, spirit and diversity that define our city,” said Mayor Brenda Locke. “From performances by top Canadian musicians like The Reklaws to the cultural sharing provided in the Indigenous Village, the day was a vibrant showcase of Canadian unity and pride. Our sovereignty as a nation gives us the power to shape our future and Surrey is a shining example of this spirit—full of life, rich in culture, and bursting with community pride. Thank you to everyone who joined us in celebrating what makes Surrey and Canada truly great, and thank you to our sponsors, partners and performers who help bring this day to life year after year.”

Surrey Canada Day 2025 offered something for everyone. Highlights included DJs, dance battles, and sports in the Community Hub; free kids’ activities and entertainment in the Family Zone; over 30 food trucks throughout the site; and a beer garden. The Indigenous Village provided a space for attendees to learn and connect through cultural education, artisan vendors, and traditional food offerings like bannock and bison.

RUSSIA BECOMES FIRST STATE TO RECOGNISE
AFGHANISTAN’S TALIBAN GOVERNMENT

By Flora Drury and Tabby Wilson

Russia has become the first country to formally recognise the Taliban government in Afghanistan, sparking outrage from opposition figures.

The decision marks a major milestone for the Taliban almost four years after they swept into Kabul and took power.

Foreign Minister Amir Khan Muttaqi said he hoped it would serve as an example to other countries, which have been reluctant to recognise a regime which implements a version of Sharia law along with severe restrictions on women and girls.

Others have decried the move, with former Afghan politician Fawzia Koofi saying “any move by any country to normalise relations with the Taliban will not bring peace it will legitimise impunity”. Koofi went on to warn “such steps risk endangering not just the people of Afghanistan, but global security”.

Meanwhile, the Afghan Women’s Political Participation Network said it legitimised “a regime that is authoritarian, anti-women, and actively dismantling basic civil rights”.

The Taliban government has previously said it respects women’s rights in accordance with their interpretation of Afghan culture and Islamic law.

But since 2021, girls over the age of 12 have been prevented from getting an education, and women from many jobs. There have also been restrictions on how far a woman can travel without a male chaperone, and decrees on them raising their voices in public.

Foreign Minister Muttaqi said Moscow’s recognition, which came on Thursday, was “a new phase of positive relations, mutual respect, and constructive engagement”, describing the decision as “courageous”.



Russia’s foreign ministry said it saw the potential for “commercial and economic” co-operation in “energy, transportation, agriculture and infrastructure”, and that it would continue to help Kabul to fight against the threats of terrorism and drug trafficking.

Russia was one of very few countries that did not close down their embassy in Afghanistan in 2021 - as the Taliban swept across Afghanistan following the withdrawal of US troops.

The country was also the first to sign an international economic deal with the Taliban in 2022, where they agreed to supply oil, gas and wheat to Afghanistan.

The Taliban was removed from Russia’s list of terrorist organisations in April this year.

Russian President Vladimir Putin also referred to the Taliban as an “ally” in fighting terrorism in July last year. Taliban representatives had visited Moscow for talks as early as 2018.

However, the two countries have a complex history. The Soviet Union - which included Russia - invaded Afghanistan in 1979 and fought a nine-year war that cost them 15,000 personnel.

Their decision to install a Soviet-backed government in Kabul turned the Soviets into an international pariah, and eventually led to their withdrawal in February 1989.

In its statement, the Afghan Women’s Political Participation Network noted it had not forgotten “Russia’s role in the destruction of Afghanistan during the Soviet invasion”.

“Today, its political interference and direct support for the Taliban represent a continuation of those same destructive strategies, now under the banner of diplomacy,” it said.

Dr Rangin Dadfar Spanta, a former Afghan national security adviser under the preceding Western-backed government, described Russia’s decision as “regrettable”, adding: “This is just the beginning; in the absence of widespread resistance, others will follow Russia.”

Strict sanctions were placed on Afghanistan in 2021 by the United Nations Security Council, most notably the freezing of approximately \$9bn (£6.6bn) in assets.

The UN has said the rules impacting women amount to “gender apartheid”, while also reporting public floggings and brutal attacks on former government officials.

While the Taliban government is widely not recognised by other countries, Germany’s interior minister wants to work with Afghanistan to resume deportations of convicted Afghan criminals.

Germany initially stopped deportations following the Taliban’s return to power.

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Name: LUTZ-VEINOT, Christopher

Age: 30 Height: 6'1" ft
Weight: 205lbs
Hair: Brown Eyes: Hazel
Wanted: Unlawfully at Large
Warrant in effect: March 8, 2025
Parole Jurisdiction: Vancouver, BC



Name: DUGUAY, Ronald

Age: 56 Height: 6'1" ft
Weight: 186lbs
Hair: Grey Eyes: Hazel
Wanted: Assault
Warrant in effect: March 4, 2025
Parole Jurisdiction: Chilliwack, BC



Name: MCKAY, Trevor Robert

Age: 34 Height: 5'9" ft
Weight: 220lbs
Hair: Blonde Eyes: Blue
Wanted: Unlawfully at Large
Warrant in effect: March 10, 2025
Parole Jurisdiction: Vancouver, BC





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2025 Ford F-150 Lightning Flash: Extended Range Truck Delivers Solidly

Auto review by Veenoo De-
wan

The all-electric Ford F-150 Lightning pickup had beaten everyone else to the punch when it comes to a fully electric full-size pickup. The new Flash package is a new technology-forward trim, which adds: Extended-range battery with an estimated range of 515 kilometres, 15.5-inch LCD touchscreen with swipe capability, premium Bang & Olufsen sound system with HD Radio™ with 8 speakers and a subwoofer. There is also a Wireless smartphone charging pad, Tow Technology Package, and Ford BlueCruise hands-free driving technology. Intelligent Access with Push-button start. Approach detection., SecuriCode™, and a Keyless Entry Keypad on the driver's side door is also added. Exterior extras include: Power Tailgate, Tailgate step, Tailgate work surface, and a Vapor Injection Heat Pump which is designed to optimize electric vehicle (EV) energy especially in cold climates. The ProPower



onboard generator option, as equipped on our tester now powers up when you unlock the truck, no longer requiring the truck to be powered completely on. In terms of motivation, the Lightning; instead of a V-8 or V6 gas engine offers pure electric power and all-wheel drive powered from dual electric motors and a rechargeable battery pack. Trucks with a standard range battery pack (98-kWh) produce a respectable 452 horsepower while ones with the extended range

unit (131 kWh) can offer up to an impressive 580 horsepower. Both options produce a thundering 775 lb-ft of torque. Trucks with the standard range (SR) battery are rated by NRCAN as having approximately 386 kilometres of driving range on a full charge. Upgrading to the extended range (ER) battery amps that to an estimated 515 kilometres a on our Lightning Flash tester. The official maximum towing capacity of the Lightning is around 10,000 pounds, but only trucks

fitted with the optional Extended-Range battery are capable of this. Standard-Range battery models are limited to a 7,700-pound capacity. Payload capacity is 2000 pounds for the Standard-Range model and 1800 pounds for the Extended-Range version. The F-150 Lightning offers a large front trunk (frunk) that can impressively accommodate cargo weighing up to 400 pounds.

The 2025 Ford F-150 Lightning model comes in 5 trim levels. Our Lightning Flash tester arrived very well equipped with options. Price as evaluated - \$86,995 plus options, destination, and Delivery. Closing price, a hefty \$92,590.

On the road - like all EV's the Lightning offers blistering acceleration and, most surprising of all is the Lightning's ride-and-handling which is much smoother than a normal F-150. This is due to the weight of the batteries and the low center of gravity and independent rear suspension in place of a solid rear axle. Power delivery is direct and without

delay. This is a quick comfortable truck, but it can also be worked hard if necessary. The Lightning has proper towing aids such as Pro Trailer Backup Assist and other technology.

Downsides are few - it is expensive and I would not see this as a basic construction site work truck that you can beat up! The driving range drops off considerably under towing, but the new extended range set up should mitigate this. It's a clever move by Ford to increase the range. Still, the Lightning is innovative, well designed and engineered and is a terrific addition to the F-150 Lineup. The Flash Edition ramps up the offerings if you need to have everything. Make this the obvious choice if a large full-size versatile EV pickup is in your future plans!

2025 Ford F-150 Flash - Price as evaluated - \$86,995 plus options. Destination and Delivery. Final price - \$92,590.

More info at www.ford.ca

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GTA home sales down year-over-year in June, listings up: real estate board

Greater Toronto Area-home sales ticked 2.4% lower in June compared with a year earlier as 6,243 properties changed hands, while new listings rose.

The Toronto Regional Real Estate Board said sales were up 8.1% from May on a seasonally adjusted month-over-month basis, as the housing market "continued to show signs of recovery."

The board said 19,839 new properties were listed in the GTA last month, up 7.7% compared with last year.

"With more listings available, buyers are taking advantage of increased choice and negotiating discounts off asking prices," TRREB president Elechia Barry-Sproule said in a news release.

"Combined with lower borrowing costs compared to a year ago, home ownership is becoming a more attainable goal for many households in 2025."

The average selling price fell 5.4% compared with a year earlier to \$1,101,691, and the composite benchmark price, meant to represent the typical home, was down 5.5% year-over-year.

Active listings hit 31,603 last month, up 30.8% from June 2024's inventory of 24,169 homes.

Like other regions, the GTA experienced a sluggish first half of the year for real estate activity as many would-be buyers were spooked by economic uncertainty associated with Canada's trade war with the U.S.

In May, home sales were down about 13% year-over-year after a 23% annual decline in April.

"A firm trade deal with the United States accompanied by an end to cross-border sabre rattling would go a long way to alleviating a weakened economy and improving consumer confidence," TRREB chief information officer Jason Mercer said.

"On top of this, two additional interest rate cuts would make monthly mortgage payments more comfortable for average GTA households. This could strengthen the momentum experienced over the last few months and provide some support for selling prices."

The Bank of Canada has held its key

policy rate steady for two straight decisions at 2.75% after seven consecutive cuts.

In the City of Toronto, there were 2,319 sales last month, a 3.5% increase from June 2024. Throughout the rest of the GTA, home sales fell 5.6% to 3,924.

All property types saw fewer overall sales in June compared with a year ago throughout the region.

The largest decline was in the townhouse segment, where four per cent fewer properties sold, followed by detached houses with a 2.9% decrease. There were 2.5% fewer condos sold and a 0.7% drop of semi-detached homes that changed hands.



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2681 E 41 AVE, VANCOUVER



NEW LISTING

Court order sale, duplex that requires some finishing. 3 level (non-strata) front and back duplex for sale with 4 bed room & 3 bath room with 1749 sqft on each side, big duplex, separate entrance in the basement. Purchaser must be able to have a new home warranty and be a licensed builder. Buyer must do their due diligence from the City of Vancouver regarding permits. Good size lot approx. 4,653.00 sq.ft with detached garage and lane access.

\$2,750,000

COMMERCIAL PLAZA FOR SALE
2638-2640 CEDAR PARK PLACE, ABBOTSFORD



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\$7,500,000

7299 194A STREET



Court Order Sale. Property is sold as is where is. This 5 bedroom 4 bathroom split-level home is very well maintained in a family oriented neighbourhood. Quiet Street with tons of privacy, the generous kitchen boasts granite countertops and spacious island, while large windows flood the space with natural light. Private 2 car garage. Very well maintained. Located in a GREAT LOCATION with easy access to major highways, shopping, and schools. Measurements approx. buyer to verify if important. School Catchment: Maddaugh Elementary & Echelon/Salish Secondary. For more information please call. (308)11618

\$1,429,000

COURT ORDER SALE

#45 12036 66 AVE, SURREY
\$858,000



NEW LISTING

Discover this beautiful, bright and spacious 3-bedroom, 2.5-bathroom townhome in a highly desirable central location. The home features a spacious west-facing sundeck, perfect for soaking in the afternoon sun or enjoying evening relaxation. The double tandem garage offers convenient parking and extra storage. With public transit just steps away on Scott Road, commuting is a breeze. Families will love the proximity to top-rated schools, ensuring excellent education options. You'll also find a variety of shopping, dining, and entertainment options nearby, making this home a perfect blend of convenience and comfort.

45594 MEADOWBROOK DRIVE, CHILLIWACK
1,050,000



NEW LISTING

Court order sale built in 2019 5 bedroom, 4 bathroom perfect home very desirable location across the street from Meadowbrook park to raise your family. Modern 3 story with 1 bedroom basement suite with separate entrance, home has amazing finishing w/top quality kitchen, stone counter tops, large island luxury spa bathroom, central air condition, fenced yard, outside BBQ connections, hi efficiency furnace tank-less water heater, Embrace the fabulous area with amenities within walking distance to Meadowbrook park, middle/high school, shopping, transit close access to HWY 1, BEAUTIFUL PLAYGROUND RTR IN FRONT.

COURT ORDER SALE


11132 PATRICIA DRIVE, DELTA
\$1,340,000



NEW LISTING

Court Order Sale. This 5 bedroom 3 bathroom split-level home is very well maintained in a family oriented neighborhood. Quiet Street with tons of privacy, very easily convert downstairs into a suite (Kitchen and separate entry already downstairs). Home gets tons of natural light and has had a few updates throughout the years: new floors, kitchen cabinets, deck in the backyard. Quick access to Alex Fraser Bridge to get Richmond and New Westminster & Highway 17 to get to Langley & Surrounding areas.

COURT ORDER SALE



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8646 - 115A Street

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\$529,800



#125- 792 Starling Dr.

Gorgeous 1 bdrm + den ground floor in Tsawwassen.


\$785,000



#222 - 7837 - 120A St.

Spacious & bright 1692 sq ft townhouse close to everything!

\$539,000



#207 - 9767 - 140 St.

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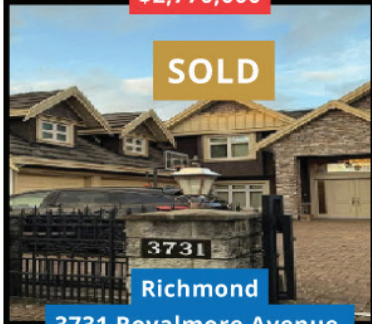
\$2,298,000



CHILLIWACK
44477 Yale Road

\$2,770,000

SOLD



Richmond
3731 Royalmore Avenue

\$2,398,000

SOLD



Richmond
6411 Blundell Rd

\$2,988,000

SOLD



Richmond
8291 Bowcock Road

Introducing Another Award Winning Community by Infinity Living "Richstone Hamilton" nestled in the quiet rapidly growing Richmond Suburb of Hamilton. 25 Farmhouse inspired townhomes with gorgeous finishings estimated for completion in May 2025. These 3 Bedroom townhomes boast designer kitchens, Fisher & Paykel appliance package, authentic imported European tiles, Quartz countertops, custom wood work, Air Con/Heat Pump/HRV and double tandem/side by side garages. These units are very well appointed. Walking distance to Shopping, schools, parks, childcare and transit. Please contact us for more details and information.

Over half an acre of prime development land next to Cap-It and other major anchors. The current use is non-conforming motel and 9 units are rented for great holding income. The property is M2 zoned for business industrial uses and ready for building permit for the development of your choice with very few restrictions. See City of Chilliwack M2 zoning permit guidelines.

Beautiful new home in a great neighborhood on the best street, sparing no expense this home has everything you could want and more. Marble entry, and custom wainscoting throughout the home.

Builders own home! Very Rarely on the Market this Gorgeous 6 Bed 5.5 Bath home with Coach House is not to be missed. Main home consists of 5 Bedrooms and 4.5 Bath Custom designed for the Owner/Builder. High Ceilings in the Living and Dining with beautiful wainscoting and custom woodwork throughout the home, all counter are either European stone & marble, imported tiles, custom cabinetry in the gourmet kitchen. Backyard built for entertaining with a covered patio. Huge Bonus on this home is the legal COACH HOUSE 1 Bedroom Suite with a separate laundry. Location is Key on the west side of Richmond but a very central location. A stones throw from all Levels of Schools, transit, shopping, doctors and the hospital. School Catchment: Blundell Elementary school and Steveston London HS. OPEN HOUSE - Sat Sep 14 - 2-4pm.

A True Show Home that is absolutely stunning and totally remodeled with all high end finishing's to perfection. This home is located in a very desirable and prime family Neighborhood.

\$1,785,000

SOLD



Richmond
3440 Trumond Ave

\$1,450,000



Richmond
10320 Railway Ave

\$2,365,000

SOLD



Richmond
10226 Railway Ave

\$2,365,000

SOLD



Richmond
10220 Railway Ave

\$2,800,000

SOLD



Richmond
8811 Saunders Rd

This property is located at 3440 Trumond Avenue, Richmond, BC, in the neighbourhood of Seafair. The current median list price for similar homes for sale in the vicinity is \$1,910,000.

This property is located at 10320 Railway Avenue, Richmond, BC, in the neighbourhood of Steveston North.

This property is located at 10226 Railway Avenue, Richmond, BC, in the neighborhood of Steveston North.

This property is located at 10220 Railway Avenue, Richmond, BC, in the neighbourhood of Steveston North.

Prime Location! Well kept 2 story house good size nice lot 6,000 sq. ft in a desirable neighborhood in North Delta. This house offers 3 beds and 1.5 baths on main floor.



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rented for Approx. 6000+Utilities, Open house Sat/
Sun 2-4 PM

12846 78 Ave Surrey



NEW LISTING

List Price \$1,349,000
Excellent Opportunity to buy a 4-level Split
House in West Newton, 7 Bed 4 Bath. 4 bed
and 3 full bath upstairs for the main house. The
property contains 2 unauthorized accommodations
(2+1). The whole house rented for \$6500. Walking
Distance to School, Public Transit, Shopping,

101 8655 King George Blvd. Surrey



NEW LISTING

List Price \$829,000
CREEKSIDE VILLAGE. 2 level clean bright
CORNER UNIT with 3 beds & 2.5 baths. Tiled
entry, sliders to patio. priv. yard. BEAR CREEK
PARK nearby,

314-7445 120 Street



Apartment 1 bed 1 bath, 650 sf ,
Asking: 489K

103 13725 72A AVENUE



NEW LISTING

This 2 Bedroom and 2 Bathroom Attractive and Beautiful located
in one of the best neighborhoods in Surrey is a MUST SEE!! With
almost everything required in the closest vicinity, Bear Creek
Elementary, Frank Hurt Secondary. This townhouse is close to
transit, library, parks, theatre, restaurants & shopping, which
makes it the perfect area for your next home. Asking: 699K

6 12711 64 AVENUE



3 bedroom upstairs and 4 bedrooms, over 1500 square feet
of living space, laminate flooring, stainless steel appliances,
granite countertops, hot water tank (2019). Kitchen with
large eating area. Central location. Well maintained "Palace
on the Park" complex. Walking distance to Tamara's
Secondary, Pausanias Ridge, Beaver Creek Transit &
Tamara's Park are steps away!

Asking \$869K

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basement suites (2+1), 12000 Sf lot,
close to both schools

124 13725 72A AVENUE SURREY



NEW LISTING

2 Bedroom and 2 Bathroom Attractive and
Beautiful townhouse located in one of the best
neighborhoods in Surrey is a MUST SEE!! Asking:
749K

314-7445 120 Street



NEW LISTING

Apartment 1 bed 1 bath, 650 sf ,
Asking: 489K



2 bed
**2 bath apartment at Scott
& Nicholson Complex Delta.**
Close to Surrey Sikh temple.

18, 6162 138 St Surrey BC



Renovated townhouse in popular
Sullivan Heights 3 Bed, 3 bath, the 2
car Garage Parking. Master bedroom
has a mountain view.
Asking Price 769K.

#11 16357 15 AVE, SURREY



SOLD

#22 12730 66 AVE SURREY



SOLD

6139 142 ST SURREY



SOLD

#201 13893 74 AVE SURREY



SOLD

14071 59A AVE, SURREY



SOLD

14948 62 AVE SURREY



SOLD

11700 85B AVE DELTA



SOLD

#34 9088 HOLT RD, SURREY



SOLD

11826 87 AVE, DELTA



SOLD

#202 7445 120 ST, DELTA



SOLD

#138 13898 64 AVE SURREY



SOLD

13343 STAMFORD PLACE SURREY



SOLD

10014 120 ST SURREY



SOLD

#100 5888 144 ST SURREY



SOLD

#71 13706 74 AVE SURREY



SOLD



(PG)****

Troubled Waters! Hook, Line and Sinker!

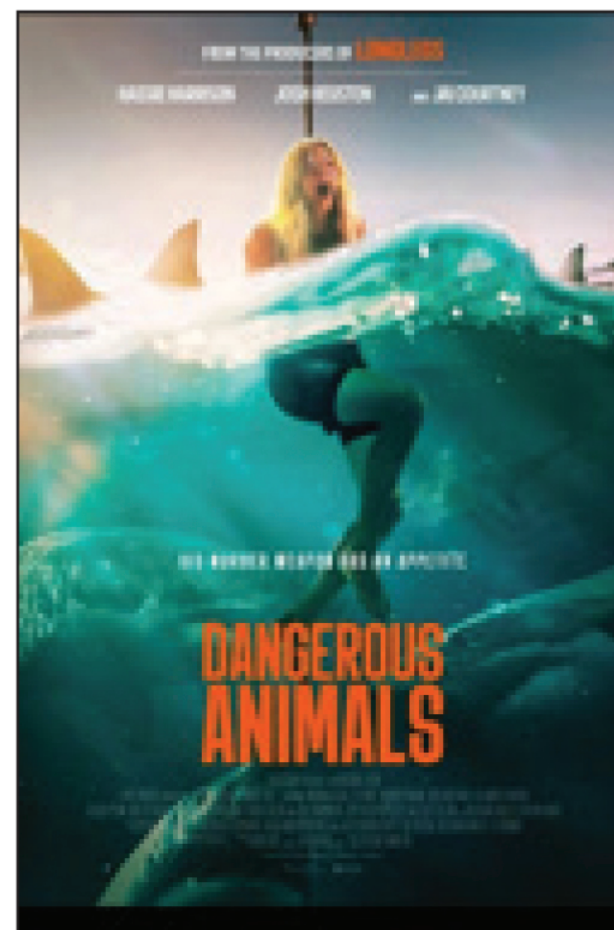
Back in 1975 a little know movie with an unknown director took the world by storm. That film was JAWS and it marked the effective debut of Hollywood wunderkid Steven Spielberg. Credited with ushering in the summer blockbuster Stevie has gone on to have a pretty successful career. Now that fear of the water comes full circle with the Elevation Pictures release of Dangerous Animals. Be prepared to think twice about going in The water if you dare see this thriller now showing at Cineplex Cinemas and Landmark Theatres across land-locked British Columbia.

Well made and precisely acted Dangerous Animals takes place in balmy Australia. Long known as a watery destination that lures both locals and tourists to gorgeous beaches something here may be amiss. Perhaps there's a killer or two on the lose. Oh oh.

Part of the fun of going to any coastal resort is fishing. Typically people hire boats with seasoned skippers to navigate all those troubled water. Loner type Bruce Tucker has a passion for fish - and kidnapping. In just a brilliant performance as a demon of the seas is Jai Courtney. Besides enjoying such mainstream pastimes as fishing our sailer boy also likes the odd abduction or two of innocents .

Never the Twain shall meet. Tucker definitely has a thing for sharks and beautiful young women that he abducts and "stores" on his vessel. Call him a serial killer on the high seas. But just what this maniac does to his captives is so sickening and stomach churning. And when it's feeding time for these predators of the sea well you know exactly what's on the menu. Think SAW on the big wide ocean. Ghastly! And Grisly too. So with Dangerous Animals you have danger everywhere - on land and on/under the ocean. Here we have two predators at the height of their cunning and prowess. So it's game on. But wait. Hold on. One of Tucker's new victims may give him and all those ever hungry sharks a run for their money.

Pretty, young and athletic best describes Zephyr. Born to play this role and set to go toe to toe with these gruesome blood-curdling monsters is Hassie Harrison. Smart, strong and with a will to survive Zephyr uses all her talents and then some to try to stave off an unspeakable death. Along the way there are tons of close encounters with just a brute of a man and some sharks that know all too well when it's feeding time,



DILJIT DOSANJH GETS TEMPORARY RELIEF FROM FWICE BAN AFTER PLEA FROM BORDER 2 PRODUCER BHUSHAN KUMAR

After facing criticism over the casting of Pakistani actress Hania Aamir in Sarदार Ji 3, actor-singer Diljit Dosanjh found himself at the centre of a controversy, with the Federation of Western India Cine Employees (FWICE) initially demanding a ban on him. However, the situation now appears to be de-escalating, as the federation has reportedly lifted the ban, allowing him to resume work on his upcoming film Border 2.

According to a report in India Today, FWICE President B.N. Tiwari confirmed that the decision came after Border 2 producer Bhushan Kumar personally appealed to the federation.

Ashoke Pandit, also commenting on the matter, told the outlet, "Bhushan ji and his team were quite keen on taking

a decision that is pro-country. But he also explained that the film is already 80-85% complete, and most of the work involving Diljit is already done. He requested the federation to allow him to complete this film, and assured us that Diljit will not be cast in future projects. He has agreed to issue a written statement to that effect."

However, Pandit also clarified that the non-cooperation directive against Diljit will remain in effect for upcoming projects. "The non-cooperation against Diljit continues. Anyone who chooses to cast him in the future should be prepared for the consequences. The federation will not be held responsible for any financial losses that may occur," he stated.

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APNI South Asian Community Response Networks Surrey, can help you to file your Income Tax Returns for the year 2024 free of cost, through the community volunteer program of Canada Revenue Agency, from March 15th 2025 to April 30th 2025. If you are living in Surrey / Delta, the eligibility Criteria are as follows 1.Single individual with annual income limit up to \$ 42,000 or less. 2. Couples with annual income up to \$57,000 or less, add \$ 2500 for additional members. Interest income not over \$ 1,000.00 and this income will be included as total eligibility. With no investment income, no rental income , no business income or partnership income, no self-employed income and no capital gain or loss, not for deceased person, not if Bankruptcy filed in the Tax year or the year before and also not for Foreign Property or Foreign income . Sin# card and Govt. issued photo identity, All T4 & T5 Slips, Medical or disability receipts & Last year's Notice of Assessment will be required to prove the documents. Please contact Surendra Handa, Coordinator APNI South Asian Community Response Networks Surrey BC, Tel. 604 - 507 - 9945 for further information.

Trump gets major win now - but it comes with risks down the road

Donald Trump has his first major legislative victory of his second presidential term.

The "big, beautiful bill", as he calls it, is a sprawling package that includes many key pieces of his agenda - delivering on promises he made on the campaign trail.

It also, however, contains the seeds of political peril for the president and his party.

That Trump and his team were able to shepherd the legislation through Congress despite narrow majorities in both the House of Representatives and the Senate is no small achievement.

His success required him and his allies to win over budget hawks within his Republican Party who were intent on slashing government spending, as well as centrists who were wary of cuts to social programmes.

When this congressional session started in January, there were doubts about whether House Republicans could even agree to return Congressman Mike Johnson to the speaker's chair, let alone agree on major



pieces of legislation. Agree they did, however - as did Republicans in the Senate, a notoriously unwieldy chamber.

The spending package approved by lawmakers directs about \$150bn (£110bn) in new spending for border security, detention centres and immigration enforcement officers. Another \$150bn is allocated for military expenditures, including the president's "gold dome" missile defence programme.

The really big numbers, however, are in the tax

cuts in this legislation. They amount to more than \$4.5tn over 10 years.

Some of these are cuts that were first enacted in Trump's first term, and were set to expire before the bill makes them permanent. Others, like ending taxes on tips and overtime, where 2024 campaign promises that are implemented by will end in 2028.

All this adds up to massive new debt for the US. The White House contends that the tax cuts will spur economic growth that will gen-

erate sufficient new revenue, when taken alongside tariff collections.

But outside projections suggest that this legislation will add more than \$3tn in new US debt.

As critics like Republican Senator Rand Paul of Kentucky have pointed out, the legislation raises the amount of new debt the federal government can issue by \$5tn - a step that would not be necessary if the White House truly believed their budget projections.

Paul and others like

tech multibillionaire Elon Musk have warned that this massive amount of debt will be growing burden on the federal government, as interest payments crowd out other spending and drive up interest rates. A fiscal reckoning is coming, they warn.

Another senator who voted against the legislation, Thom Tillis of North Carolina, had a different warning for Trump and his party. In a fiery speech on the floor of the chamber, he accused the president of breaking a promise to those who supported him - citing the bill's cuts worth approximately \$1tn to Medicaid, a government-run health insurance programme for low-income Americans.

"Republicans are about to make a mistake on healthcare and betray a promise," he said, declaring that more than 660,000 people in North Carolina would be "pushed off" Medicaid.

A year after Trump made inroads with working-class Americans, including minority voters who tradi-

tionally have supported opposing Democrats, his legislation will cause nearly 12 million Americans to lose Medicaid coverage in the next 10 years, according to the non-partisan Congressional Budget Office.

Democrats are already preparing an onslaught of attacks against Republicans for what they say is legislation that cuts social service in order to provide tax cuts to wealthier Americans.

Although those cuts won't come into effect until after next year's congressional mid-term elections, Democrats will try to remind American voters of the consequences the decisions Republicans made over the past few weeks.

Trump is preparing what should be a celebratory bill signing ceremony on 4 July - American Independence Day - and will tout his ability to govern not just through executive order, but also through enacting new law.

But the fight to define the benefits - and consequences - of this bill is just beginning.

Elephant kills British and New Zealand tourists in Zambia

Two female tourists, including a British pensioner, have been killed by a charging elephant while on safari in Zambia, police have told the BBC.

Easton Taylor, 68, from the UK and 67-year-old Alison Taylor from New Zealand were attacked by a female elephant that was with a calf at the South Luangwa National Park, said local police chief Robertson Mweemba.

The two tourists were trampled to death by the nursing elephant after efforts by tour guides to stop it by firing shots failed. Both women died at the scene, he said.

The British Foreign Office said it was supporting the family of a British woman who had died in Zambia and was liaising with local authorities.

Mr Mweemba said the two women were part of a guided safari group who were walking in the park on Thursday when the elephant charged towards them at high speed.

The two tourists had stayed for four



days at the Big Lagoon Camp, about 600 km (370 miles) from the capital, Lusaka, where the attack happened.

"They were moving to other camps when the elephant charged from behind. We are really sorry that we have lost our visitors," Mr Mweemba said. "They both died on the spot," he added.

It is not clear whether the pair were related.

Female elephants are very protective of their calves and Zambian authorities have previously called on tourists to exercise extreme caution while observing wildlife around the country.

"It is very difficult to control the animals and tourists like feeding them," Mr Mweemba said.

Last year, two American tourists were killed in separate attacks by elephants in the southern African country. Both cases involved elderly tourists who were in a safari vehicle when they were attacked.

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PETHA
KADDU
ਪੇਠਾ ਕੱਦੂ

99¢
/lb

GREEN
PEPPERS
ਹਰੀਆਂ ਬਿਮਲਾ ਮਿਰਚਾਂ

1.49
/lb

FRESH
GINGER
ਅੰਦਰਕ

1.29
/lb

PILLSBURY CHAKKI
ATTA
ਪਿਲਜ਼ਬੁਰੀ ਆਟਾ
20lb

10.99
ea

PEELED
GARLIC
ਲਸਣ
5lb Jar

11.99
ea

FRESH
GARLIC
ਲਸਣ

1.49
/lb

FRESH
METHI
ਮੋਥੀ
Bunch

1.49
ea

PROUDLY CANADIAN • PROUDLY PUNJABI!

Western Union

Western Union Money Transfers and Calling Cards available
at all locations. 24 hour rate info line: 604-634-2400

ਤਾਜ਼ੇ ਫਲ ਫਰੂਟ, ਤਾਜ਼ੀਆਂ ਸਬਜ਼ੀਆਂ ਅਤੇ ਸਾਫ ਸੁਥਰੀ
ਭਾਰਤੀ ਗਰੋਸਰੀ ਲਈ ਹਮੇਸ਼ਾਂ ਸਬਜ਼ੀ ਮੰਡੀ ਨੂੰ ਯਾਦ ਰੱਖੋ

SALES DATES: Fri. July 04, 2025 - Wed. July 09, 2025



American Express accepted at three locations.
Prices in effect while quantities last and are subject to change
without notice. We reserve the right to limit quantities. Photos are for illustrative
purposes only and may not depict actual sale items.



STORES OPEN 7 DAYS A WEEK

Visit one of our great
locations so we can
serve you today!

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NEWTON STORE: #106 - 12568 72nd Ave., Surrey

604-590-2400

NEWTON 80th AVENUE: 13208 80th Ave., Surrey

778-565-7880

NEWTON EXCHANGE: 101-13753 72 Ave., Surrey

604-581-2400

NEWTON EAST: 15299 68th Ave., Surrey

604-598-8006

ABBOTSFORD: 31831 S. Fraser Way, Abbotsford

604-864-9193

BURNABY: 7565 6th Street, Burnaby

604-553-6603

RICHMOND: 9371 No 5 Rd, Richmond

604-285-2400

NEWTON 64 AVE: 140- 6350 120 st, Surrey

778-565-1266

LANGLEY: #50 - 20150 Langley Bypass, Langley

604-427-3912

ABBOTSFORD: 2777 Gladwin Road, Abbotsford

604-744-2077

Prices in effect at the above listed store locations only.