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Photo by Chung Chow



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Employee or Independent Contractor? An Important Question







In employment law situations, an issue that occasionally arises is whether a worker is an employee or an independent contractor. This is an important question, because an employee is entitled to various rights at common law and under BC's Employment Standards Act. An independent contractor has much less protection.

The greater rights and protections afforded to employees result in greater obligations on the part of employers. For that reason, employers may try to have workers classified as independent contractors. Sometimes an employer/independent contractor relationship (as opposed to employer/employee) is legally valid, but sometimes it is not. Even if a contract states that a worker is an independent contractor, a court may set that aside and determine the parties' rights and responsibilities on the basis that the worker is truly an employee, despite the language of the contract. In other words, it is the overall reality of the situation, and not just the language of the contract, that will determine the issue.

The courts interpret the status of "employee" broadly, in order to safeguard workers. There is no single universal

test to determine whether a person is an employee or an independent contractor. A court will always look at all the facts and circumstances in order to determine the true nature of the relationship.

A key question in determining the status of a worker is whether the worker is performing services as a person in business on his/her own account. In making this determination, the level of control the employer has over the worker's activities will always be an important factor. Other relevant factors include:

- whether the worker provides his or her own equipment.
- whether the worker hires his or her own helpers.
- the degree of financial risk taken by the worker.
- the degree of the worker's responsibility for investment of the company's funds and management of the business.
- the worker's opportunity for profit in the performance of tasks.
- whether the worker performs work for only one company or for multiple businesses.

For any questions on this issue, or other employment law matters, contact PLLR Lawyers.

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Sentinel cameraman **Chung Chow honoured** with national award

By **DON FENNELL** @DFSentinel

n amazing cover photo has earned the Richmond Sentinel And its ace photographer Chung Chow third-place honours in the Canadian Newspaper Association 2019 Awards.

Demonstrating his creativity and skills, Chow focused on a pair of sunglasses to reflect the relaxing time and fun the crowd was having during the 15th annual Steveston Maritime Festival at Britannia Heritage Shipyard last summer. The photo appeared on Page 1 of the Sentinel's August 2018 issue, with several accompanying pictures from the event on Page 9.

Photo category (circulation 12,500 and over).



Photo by Chung Chow

The photo was recognized by the CCNA in the Best Feature This stellar shot by the Richmond Sentinel's ace photographer Chung Chow earned him and the local media outlet third-place honours in the Canadian Community •dfennell@richmondsentinel.ca Newspaper Association 2019 Awards.

Richmond Sentinel: We're all in this together

People define a community.

In Richmond, we are blessed to be part of one of the most diverse cities in the world. Our cultural mosaic, made up of individuals from virtually ever corner of the planet, provides us with a unique opportunity to shape a collective of neighbourhoods that together form a home that is the model for all to emulate.

The Richmond Sentinel's focus. since being established in 2017, is on our people. By helping introduce each other through personal stories, we hope to inspire and to serve as a conduit to a future we can all be proud of.

Though the Sentinel's roots are in traditional newsprint, we also seek to expand our horizons. As a multimedia outlet, our growing platforms are being built to help provide our readers with clarity in an increasingly-complex world where information is flowing non-stop.

Furthering a steadfast belief that community media should be a civic resource, we are also looking to provide analysis of government news, from city hall to the provincial legislature to the national parliament.

The Sentinel also wants to hear from community groups—from arts to sports and everything in between. Let us know what you are doing collectively, and what events are planned.

But, we need your help.

Share your hopes and dreams with us. The stories of where you came from, where you are going, and why you have decided to make Richmond vour home.

Make use of our platforms to share the activities you're passionate about. And don't forget to include your achievements, too.

You can also help support the Sentinel by sharing our stories (facebook. com/TheRichmondSentinel) or Twitter (@RmdSentinel), advertising your local business on any of our platforms, and subscribing to our not-for-profit service.

Together, we can become what we dream. Remember, we're all in this together.

Please, don't hesitate to contact us. Cheers!

> Don Fennell editor Richmond Sentinel

> > BC's Own



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Nicotine addiction rising in youth, doctor warns

By LORRAINE GRAVES

@LGSentinel

Meena Dawar warns we are on the threshold of a new age in nicotine addiction.

In an effort to keep our youth alive and healthy, Dawar spoke in detail at the Vancouver Coastal Health forum June 4 at the Richmond Olympic Oval, of an increasing problem, vap-

ing has now been dressed up to look trendy and is readily available, Dawar said. Some studies seem to indicate that those who start vaping are more likely to go on to cigarette smoking.

After 30 years of accelerating declines in cigarette smoking, vaping has brought an increase in the use of nicotine for the first time in almost half a century. Dawar places the blame clearly on the availability, advertising promotion and popularity of vaping, particularly a trendy brand called Juul.

Originally designed as a smoking cessation device where the damaging effects of inhaling smoke would be lessened with an electronic device that vapourized nicotine, vaping is promoted as trendy, marketed in a variety of "natural" fruit flavours to mask the unpleasant taste of nicotine, and advertised in many subtle ways including vans of youth at events, online sites unaffected by federal regulations and at points-of-

Dawar was clear that vaping may that doesn't mean it is harmless.

In fact, she listed the many ways that it can hurt growing brains and lungs. She also said little is known about what happens to the liquid chemical mix within the vial holding

the multiple doses for vaping.

As the federal government did not regulate this highly addictive com-Dichmond public health officer Dr. pound as they would a drug, sales are allowed in corner stores. While regulations exist to reduce sales to minors, Dawar said more enforcement would help cut down young people's access to this drug delivery system.

> "We have great regulations to prohibit sales to minors but they need to be enforced," Dawar said.

She said there needs to be more What was to be a way to guit smok-restriction on product promotion and we all must continue to advocate to Health Canada to restrict the addition of flavourings and to restrict access so youth can not readily purchase these products as they do today.

> "Everybody has to be involved in how we can do a good job," she said.

> Dawar said the main ingredients, propylene glycol, flavours and nicotine all interact with each other within the container and, once turned into vapour and inhaled, react with airway and lung tissue in ways that are not well-researched.

> Dawar pronounced nicotine"a highly addictive substance." The chemical nicotine, sometimes used as a pesticide, can kill living cells as well as cause cancer. Dawar urged parents to ask their offspring about their attitudes towards vaping. She suggested getting your information from Health Canada or CDC.gov websites, not the ones promoted by the two biggest tobacco producers which are also big producers of vaping chemicals and equipment.

"Be ready to correct misconcepbe less harmful than smoking but tions. It's your job to set a positive example and if you ever smoked, talk about how hard it was to quit that addiction."

> And she urged, "Remember it's a dialogue and not a lecture."

> > •LGraves@richmondsentinel.ca

Tastebuds travel the world at Richmond Night Market

By **DON FENNEL**L and **LORRAINE GRAVES**

Tempt your tastebuds and savour the flavours of the world this summer at the Richmond Night Market.

The diversity of Canada is celebrated each weekend evening at the international food fair.

Serving up a potpourri of delectable delicacies, the samplings not only satisfy one's appetite but are served by friendly, caring individuals. What's more, many of the dishes are of a standard typically reserved for restaurants.

Impressed off the hop by the creatively-prepared and presented fare, our short culinary tour began with Afghani street food and ended with a take on traditional Japanese Matcha tea.

Afghan Yum

In Afghanistan, street food is a staple of the people. We sampled two of the favourites at the Richmond Night Market—mantu, a kind of tortellini filled with beef, and bolani, a flatbread stuffed with potatoes.

"Being a new business, we take the time to explain what we serve and what we use to make it," says owner-operator Maisam Yavari. "People are getting to know our food. We've already had people come back two and three times.

Yavari says the recipes were inspired by street food of his own childhood in Kabul, as well as suggestions from his



Photo by Don Fennell

Fries and Things owner-operator Terrence Au uses his culinary skills to bring Asian fusion to a popular American staple: French fries.

girlfriend Valerie.

Gung Ho BBQ

Expecting to serve 200 visitors to the Richmond Night Market on this Friday evening, Tim Chao is busy grilling skewers of chicken wings for a customer.

"The recipe is just from me," he smiles, explaining that a spicy, honey-flavoured dish (one of four offerings) is easily the most popular.

"It's a little bit sweet," he says.

Chao also proudly serves up his spe-

cial-recipe lamb ribs.

Tita's Torrone

Torrone is a popular Philippine snack made of thinly-sliced bananas and a slice of jackfruit dusted with brown sugar, rolled in a spring roll and deep fried.

Nanette Oba has improved on this tradition.

Also offering a tasty apple pie and cinnamon version of the popular street food, Oba says her recipe yields a flakier shell.

"My (torrone) stay crunchy and fresh from the time I make them to the end of the evening," she says.

WhataFood

Inspired by the Lower Mainland's large Brazilian population, who have come here to study or to make their home, Levi Dahora decided last year to draw on his roots and serve up Brazillian street food.

"This is very traditional." he says. "Every little corner has a pastel (a typical fast-food Brazilian dish)."

Consisting of half-circle or rectangle-shaped thin crust pockets with assorted fillings, Dahora's pastels are fried in vegetable oil (as per tradition) leaving them with the desired crunch but remarkably free of grease.

A vegetarian option is also available featuring sun-dried tomato with arugula.

The cheese balls, gluten free and made with cassava flour, are a must-try.

Dahota hopes to open his first restaurant next year and to franchise over the next decade...

Chicken Karaage

While the dish originates in Japan, the chicken karaage served at the Richmond Night Market features a bit of a twist.

"It's a comfort food everyone likes to come and try," says operator Anthony

See Page 8



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Kids learn about growing and giving

By LORRAINE GRAVES

■ @LGSentinel

It was a joyous sight as students bubbled around the tables of produce, crafts and seedlings created by the children from Terra Nova Nature School and Quilchena elementary.

Kate Dawson is co-leader of the pre-school at Terra Nova. It joined forces with the big buddies from Quilchena for a young citizens' farmers and artisans market over lunch break on June 5 in the plaza outside the main Richmond public library.

Terra Nova Nature School is a licensed pre-school located in Terra Nova Rural Park. It is operated by Thompson Community Association in partnership with the City of Richmond.

"So we grew vegetables. We made things. And all the proceeds will be donated to The Sharing Farm and

also the Fraser River Estuary Project,' Dawson says.

The outdoor school at Terra Nova uses educational principles based on children learning outdoors, amongst growing things, exploring and using nature for the basis of their academic classes and their play.

"We are fortunate to regularly visit with our big buddies, the Grade 5, 6 and 7 students taught by Kevin Vines and Andrew Livingston at Quilchena Elementary School, who are also gardeners exploring similar issues," says Dawson.

The Nature School also offers classes for older children and families where they too can learn about nature, food and cooking with locally-grown produce.

The market featured an opening "parade of partners" (the students designed their own businesses and banners) and a closing parade.



Photo by Lorraine Graves

The students from the Terra Nova Nature School and their big buddies from Quilchena elementary held an exuberant sale of quality greens, crafts and seedlings produced by the kids themselves.

evenly with the Richmond Sharing \$1,000 money raised. Farm and the Raincoast Conser-

The \$1,727.60 raised was shared vation Society, bettering last year's

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NIGHT MARKET

From Page 5

Wu of the family-owned business that has been a market staple for the past five years.

"Spicy mayo is the main ingredient, but we try to improve on the original by implementing some different and unique flavours."

Fries and Things

Opening their first street food stand three years ago, Terrence Au and his partner have used their skills to bring Asian fusion to a popular American staple: French fries. This VCC culinary arts grad offers some of the finest fries, trace of grease.

"We thought Vancouver was missing the opportunity to try something different," he says of their creative offerings, poutine-styled cheese fries to yam fries to Buffalo chicken fries. Wy hopes to expand beyond their five night market options.

Deep Fried Ice Cream

China close the Russian border, Lucia Zhang developed a taste for a com-

fort desert—specifically, deep fried ice cream.

But disappointed with the quality and variety available, she did thorough research before launching her busi-

"I tried a lot of times to figure of out which flavours were better," she says.

"It's been exciting. Most people in Vancouver don't know about deep fried ice cream, so they're often surprised when they try it. But many who have tried it say it tastes good."

Macha and Hojicha

After working many years in the tea industry in Taiwan, Nancy Li started a food truck business three years ago specializing in tea deserts and drinks.

"All our ingredients are imported crispy outside, fluffy inside without a directly from Japan," she says of the macha and hojicha. "The flavours and texture of our macha is supreme. We want to bring the best quality to our customers."

The Richmond Night Market, located at the corner of No. 3 and River roads, is just one block from the Brideport Canada Line Station and next to River Rock Casino. Open through Oct. 14 from 7 p.m. to midnight Fridays Originally from a chilly community in through Sundays with general admission \$4.75 and free for children under the age of eight.



Photo by Don Fennell Afghan Yum is proud to serve up manta and bolani, street food favourites in Afghanistan.

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Hugh Boyd's El Lahham wins big at RichCity Idol

By LORRAINE GRAVES @LGSentinel

In another year, McMath's Charlie Barstow may have walked away with the RichCity Idol vote on May 29. But this was no ordinary year.

With the production values the best I have seen and the hosts Haniya Syed and Kevin Wu of McRoberts setting the bar higher than ever before, the show saved the best for last a standout performance for the ages by the evening's final performer, Mariam El Lahham

The wow factor started when she walked onto the darkened Gateway Theatre stage in a beret, striped Parisian slacks and an outfit reminiscent of a French chanteuse.

This young woman lifted the mic from the stand with the air of a seasoned pro, then she started a cappella. "Birds flying high you know how I feel." The room erupted.

Singing the powerful and sultry Nina Simone classic, "Feeling Good," often known for the lines, "It's a new dawn. It's a new day. It's a new life, For me, And I'm feeling good," El Lahham paused to begin the next verse, then hit it, pitch perfect as the backing track started. The audience roared with joy.

When El Lahham ended with, "Oh freedom is mine. And I know how I feel!" Bricusee and Newley's song was never been more moving.

Judge Trevor Hoffman echoed the audience's impressions, "That was amazing, super professional. That could have been on stage in Madison Square Garden. You really showed me the theatrical nature of the song. Technically, you really nailed all the notes. You should be super proud. Nice an impression on me, even with the

Judge Jennifer Zhang said, "Sis, you are killing it! The outfit, the highlight, the voice. Your vibrato is amazing.

And you just came out and sang a cappella! This girl has the voice. I flipped."



Photo by RichCity Idol Collective

Mariam El Lahham's rich voice knocked the judges' and the audience's socks off with her powerful performance of Nina Simone's "Felling Good."

"You have a beautiful voice. I agree with (the other judges), there are really good singers, there are a lot of them around. But you, you are an artist. You are studio-ready. I would love to hear what you sound like in a studio."

Samson continued, "You did leave few bars you sang originally (in the group opening number). This was a very special performance."

He then said the bar has been set higher at RichCity Idol tonight with El Lahham's performance.

As she left the stage, the roars of

Added third judge Troy Samson: support were loud and long like the screams at a star's stadium concert.

> When the votes were tallied, it was clear, attendees' votes superseded school loyalty, Liam Fetigan's quality performance earned him third place honours while Barstow came in a strong second.

> When El Lahham's win for RichCity Idol 2019 was announced, the audience went wild, obviously a decision all supported.

> As the finalists grouped around El Lahham, we saw how tiny this 14-yearold Grade 9 student is. The prize of professional studio time it was clear,

she was "Feeling Fine."

Reached later for comment, El Lahham said she chose the Nina Simone number for a few reasons.

"First of all, I think Nina Simone is brilliant," she said. "(Simone) sings with so much power and soul. I don't know how to describe her voice or style but she is really, really special and she's really inspiring," El Lahham said.

Another reason was the beauty of the song and the challenge it present-

"And I really do like to challenge myself when it comes to performing on stage," she said.

On the night of her win, El Lahham spoke of her family's support. Canadians by choice, they have worked to establish themselves in their new country. Her father is a physician originally from Palestine and her mother from the Phillippines. Both now work as pharmacists in Surrey.

El Lahham cited another reason for her choice: "I think this song is about loving life and I think its also gives hope. And having hope (Nina Simone) says, 'It's a new day, a new dawn, and a new day for me,' Then she says, 'Freedom is mine."

What does El Lahham hope to do with her future? She hopes to use the recording package she won through RichCity Idol.

In the immediate future, she said, "I hope to come up with idea for the video and then continue to perform for the public and find gigs."

For her life after high school: "I really do hope to pursue a career in music. I would like to hopefully go to university. I will probably do some sort of music or theatre, anything in the arts."

After two months of intensive work on her solo and the shows group numbers, asked how she feels about being named the city's RichCity Idol for 2019 El Lahham said,"I am really, really hap-

I am proud of myself."

•LGraves@richmondsentinel.ca

Gender bending the Bard at Pacific Theatre

By LORRAINE GRAVES @LGSentinel

ichmond's Shelby Wyminga in on Ther way to regal things, literally playing a king on stage.

Wyminga is producing and starring in Shakespeare's Henry V, with a twist.

As in the days of the Shakespeare's own company of actors there is gender-bending in the roles and the script has been adapted. The Bard's original play runs many hours and has a cast of 43. Wyminga's adaptation has a cast of 11, albeit playing many roles, and runs two hours.

This version will be a play within a

Wyminga says, "The short version of the story is my friends are getting together to tell my little sister a story. It's a war story on the surface but they wrestle a lot with the ethics of war and what is a righteous war, that's a big one. We never come out and say exactly what's going on. If you play close attention, you can see the war that's happening within Henry's context becomes a way for these young women coping with the battles within their own life."

While the play may not be commonly known by all English-speakers, the phrases we use in our everyday language resonate when heard from their source. For instance, "Band of brothers," from whence comes Steve Spielberg's Second World War's movie title, and "Once more unto the breach," both originate with Shakespeare's Henry V.

Wyminga says the theme will be relatable for people today. It's not only for Shakespeare-lovers.

"A huge part of it is about watching Henry wrestle with the responsibility of a monarch, the loneliness that comes both actor and producer, Wyminga is with that and how heroism is a choice one has to make. At times it can be a very painful and difficult choice."

After graduating from theatre school at Trinity Western University, Wyminga spent the last year as a formal apprentice at Pacific Theatre where she worked alongside the company's established professionals.

"My apprenticeship has been a very empowering experience, being able to create my own work and develop that," somebody else's choices."

One of things Pacific Theatre is known for is actors playing multiple roles during a play with great veracity. Wyminga is no exception.

but Henry is a man and I'm playing him Festival. as a man."

In Shakespeare's day, male actors 5518 or pacifictheatre.org often played female parts.



Photo by Courtney Brice Shelby Wyminga stars as Henry V in Shakespeare's classic revisited.

In a presentation that echoes Classic Chic Productions' work with all-female casts and crew, this offering from Pacific Theatre has a predominantly female cast. Asked how she feels about this upcoming production, Wyminga answers, "Scared as always but really excited."

"There's always nervousness because this is a very uncertain profession I'm in but there's a lot of possibility on the horizon which makes me excited," she savs.

Taking the lead on this production as looking to the future.

"I identify primarily as an actor, but I don't want my ability to do the work I'm passionate about to always be contingent upon someone giving me the job."

To that end, Wyminga and her sister have started their own theatre companv. Far From The Tree Productions.

If you are up to something a little different yet familiar at the same time, check out Henry V at Pacific Theatre, 1440 W 12th Ave (at Hemlock) in Vanshe says."The ability to not be bound to couver. The play runs from June 25 through June 29. The June 25 is a paywhat-you-can preview performance. Tickets are \$15 other nights, making it affordable live professional theatre.

Check out the other offerings at this "My real world character is a woman venue in the Stone's Throw Theatre

For information and tickets: 604-731-

•LGraves@richmondsentinel.ca



City Board

Asphalt Paving Advisory June 1 to October 31, 2019

The City of Richmond has contracted Lafarge Canada Inc. to grind and pave the following locations in Richmond from June 1 to October 31, 2019:

Proposed 2019 paving location details

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- 11000 Block No 5 Road, Steveston Hwy Rice Mill Road
- 12000 Block No 5 Road, Rice Mill Road Dyke Road
- Sharpe Avenue, Muir Drive Cul-de-Sac
- No 6 Road 91 Hwy, Maycrest Way Commerce PKYW
- Saunders Road, No 3 Road Garden City Road / Francis Road
- Shell Road (East), Williams Road House # 10620
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Traffic will be reduced to single-lane and there may be temporary lane closures. Delays may occur. The use of an alternate route is strongly encouraged.

This work is weather dependent and dates are subject to change without notice.

The scope of the advertised work may be adjusted or cancelled in line with available funding.

Questions may be directed to Wasim Memon, Supervisor, Engineering Inspections, at 604-276-4189, or visit the City's paving program webpage at www.richmond.ca (City Services > Roads, Dykes, Water & Sewers > Construction Projects > 2019 Paving

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'Drive' for local health care nets \$288,000

Community spirit and fundraising came together as donors, sponsors and community champions united for day of golf, fun and philanthropy to improve local health care at Richmond Hospital Foundation's Golf Tournament presented by River Green developer ASPAC June 3.

"The huge success of Rich-Hospital Foundation's mond Golf Tournament speaks to the deep commitment that leaders demonstrated as they embraced and championed the needs of Richmond Hospital," said lain Hunt, Richmond Hospital Foundation golf committee chair and CEO of the Cleantech Service Group. "We are tremendously grateful to our very generous donors, sponsors, golf committee members, board members and the numerous volunteers who helped to make the day inspiring and memorable."

The Fund-A-Need portion of this year's event focused on the Richmond Hospital Intensive Care Unit and the urgent need for new kidney machines, which perform the work of a patient's kidneys when the patient's own kidneys begin to fail. Gifts from generous donors at the tournament will fully fund the purchase of two new state-of-the-art kidney machines.

For the ninth consecutive year with ASPAC as its presenting sponsor and sun-filled spectacular weather, the event united nearly 150 golfers and more than 250 guests, who demonstrated their community spirit, generosity and long-term commitment to improving health care in our community.

For over 30 years, Richmond Hospital Foundation has raised more than \$80 million to help purchase vital medical equipment, improve



Photo courtesy Richmond Hospital Foundation Participants enjoyed a sun-drenched day while raising needed funds in Richmond Hospital foundation's Golf Tournament June 3.

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Photo by Jared Prescott

Richmond's Camryn Rogers won the NCAA women's hammer throw with a record throw Thursday.

Rogers wins NCAA title on eve of 20th birthday

Bv DON FENNELL @DFSentinel

amryn Rogers, NCAA champion. Sounds pretty good to the young Richmond athlete, who won ary, Rogers again rose to the occasion the U.S. universities national women's hammer throw title on the her 20th birthday Thursday in Austin, Texas.

Wearing the blue and gold of the of California-Berkeley Bears, Rogers ended her sophomore season with an exclamation mark. Not only did she place first in the competition with a career-best 71.50 metres on her fourth throw (after opening with a personal-best 69.99 metre throw), but in doing so qualified for the 2019 world track and field championships starting Sept. 28 in Doha, Qatar. One of her teammates at that event will be fellow Richmond Kajaks Track and Field Club alum Evan Dunfee, the renowned Richmond race walker who represented Canada at the 2016 Olympic Sum-

mer Games in Rio de Janeiro. Brazil where he placed fourth in the 50k with a personal-best and Canadian record three hours, 41 minutes, 38 seconds.

A 2017 graduate of McMath secondin Austin, where nine student-athletes set personal or season bests. It has been a pattern throughout her increasingly-impressive athletic career to be able to step up with her best under pressure.

Rogers' 71.50 metre throw was among many records, including the seventh-best throw in NCAA history and sixth-best at a NCAA championship event. She also recorded the best mark in the U.S. this year.

Additionally, the mark was the best by a Canadian this year and the 20thbest in the world.

Rogers becomes the fifth woman in University of California-Berkeley history to win a national championship.

•dfennell@richmondsentinel.ca

The Great Blue Heron lands in Hamilton

By **DON FENNELL**©DFSentinel

An enduring symbol of Richmond has landed in Hamilton.

Reflecting Lulu Island's rich, natural heritage, and a native species of the region, homage is being paid to The *Great Blue Heron* in a new public artwork in the neighbourhood.

Artists Donald Gunn and Bryn Finer will be on hand for an official celebration during Hamilton Night Out on June 21. One of the community centre's biggest events of the year. The celebration, from 6:30 p.m. at McLean Neighbourhood Park, 22500 McLean Ave., also brings families together for an evening of carnival games, activities and food. A movie in the park will cap the celebration.

Based on Salt Spring Island, the artists were inspired by collaborating with residents of all ages at the Hamilton Community Centre and elementary school in a series of workshops, which also served to raise awareness of the region's native wildlife. Project costs were funded equally by the Hamilton Community Association and the City of Richmond's develop-

er-funded Public Art Program Reserve Fund.

The heron's continued presence relies on clean rivers, places where it can hunt undisturbed, plentiful food sources and safe places to nest. This artwork aims to remind us of how we can all do our part to protect the environment for future generations to enjoy.

•dfennell@richmondsentinel.ca

Hamilton Night Out

The summer solstice on June 21 also brings with it a special evening in Richmond's Hamilton neighbourhood.

Traditionally one of the community's biggest events of the year, it's when residents are invited to come together for carnival games, activities and food capped by a movie in McLean Park, 22500 McLean Ave.

The event is free from 6:30 to 9:30 p.m., but an all-access carnival pass to play games is available in advance for \$10 at https://classweb.richmond.ca or for \$12 in person the day of the event.



Photo courtesy City of Richmond
The Great Blue Heron at McLean Park.







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Solutions offered at **Invisible Illness Event**

By LORRAINE GRAVES @LGSentinel

Cometimes you get more sympa-Othy for a broken finger that will life.

The Richmond Centre for Disabilfree Invisible Illness Event on May information clinic.

Dave Thomson, the disability centre's community outreach co-ordi- Thomson says. nator, says there is a wide variety of hidden conditions such as most gamut: from breathing and relaxarthritic conditions, fibromyalgia, lupus, diabetes, mental health, bipolar and post traumatic stress disorder.

"It covers anything you really can't help attendees out the glitches." see outright," Thomson says.

"We had basically four stations aid to independent living. providing different information for people."

At each station, attendees were able to learn basic information about chronic illness and see how it affects each person.

handy aids for independent living that people could actually handle.

"And take for a spin," Thomson savs.

People were able to see if something would help them better live their lives, be it a small tool for maklarger aid to independent living.

drive represent a significant investment and so a test drive made the easier.

A second area that normally functions as the centre's computer area was, for the day of the event, transformed into a calm area where people could learn about breathing and

relaxation techniques.

"Sometimes, part of pain management is doing nothing," says Thom-

A third area showcased apps availmend in six weeks than a destroyed able on cell phones, tablets and joint that hurts with every step for computer for people with chronic illness.

"It was an interactive space. We ity at Lansdowne Centre offered a weren't promoting them, but it was a chance for people to try it out and 25. It was the ninth year hosting the get suggestions. Also, if they were having computer problems, there was someone there to help them,"

> Apps available for trying ran the ation programs to ones that remind you to take your pills or do online banking. There were people there to

Thomson says online banking is an

"It's good for people who can't get out of the house and have chronic fatigue," he says. "They too need to keep up with their banking."

The last room was "chill and chat." where the focus was around remov-One station showed a variety of ing the isolation of chronic illness.

"That's the big thing," Thomson

Thomson says the room had some of disability centre staff known to be good conversationalists. They had listened to what had been discussed in the other three rooms. As well, he ing a key easier to turn in a lock or a says, the centre invited those who had helped out in previous years, Some of the things they could test to hang around for encouragement and as examples of what is possible.

"These people offered the light at decision whether to aguire it or not the end of the tunnel because they have been where you are," he says.

> For more information on the Richmond Centre for Disability and their multitude of programs, go to rcdrichmond.org

> > •LGraves@richmondsentinel.ca

Richmond cement plant aims to be Canada's most carbon efficient

By **DON FENNELL**©DFSentinel

With the environment top of mind, Lafarge Canada is introducing a lower carbon fuel system to reduce greenhouse gas emissions associated with the production of cement.

The aim is to make the Richmond cement plant the most carbon efficient in the country. The initiative will also help minimize landfill waste; specifically, non-recyclable plastics that are creating a backlog for municipalities across Canada.

Lafarge's newly-commissioned fuel handling and delivery system is expected to replace up to half of the plant's fossil fuel use. The rate of substitution could mean a 20 per cent reduction of combustion emissions.

The cost of the project is \$28 million, with Lafarge having received half of the funding from the B.C. Ministry of Environment.

"Lafarge is aligned with Metro Vancouver's sustainability goals for recovering energy from land-fill-bound solid waste, a classic example of the circular economy in action," says plant manager Pascal Bouchard. "This new system allows us to



Photo courtesy
Lafarge Canada
Reaction
was positive
following the
announcement
of a new
lower carbon
fuel system
at Lafarge's
Richmond
cement plant
May 23.

more easily reach our target of substituting 50 per cent of our fossil fuel use with lower carbon options. Data from our pilot suggests we can go higher—even up to 70 per cent is realistic."

Low carbon fuels used by the 60-year-old Richmond plant (the company's first Canadian facility) is comprised of primarily non-recyclable waste by-products; waste that does not have an existing or economically viable recycling outlet and is bound for landfills. This allows Lafarge to divert about 100,000 tonnes per year of waste from lo-

cal landfills, equal to about 8,300 loaded garbage trucks.

Sophie Wu, head of Geocycle North America, LafargeHolcim's waste management subsidiary, says "with an every growing population, using waste as a source of energy is the future of waste management and recycling. It offers superior environmental performance compared to landfill and incineration of waste and significantly reduces greenhouse gas emission from cement production."

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Dear Constituents,

After the conclusion of what was a jam-packed spring Legislative sitting, it's the perfect time to reconnect with and update our constituents on the activities of their four Richmond MLAs.

News out of Victoria was disappointing this past session, with the NDP government failing in its duty to consult on a variety of issues.

One of the most frustrating issues was the NDP government abandoning the principle of equal pay for equal work. Denying wage increases to 17,000 non-unionized social services workers has ongoing ramifications and the potential for devastating impacts to those non-profit organizations, which provide childcare, home support, addiction treatment, social housing and other services in Richmond. Though resolution on this issue has not been forthcoming, your Richmond MLAs continue to push the NDP government to meaningfully address this wage discrimination.

It was also announced that the NDP government plans to move home support services from their current private partners into the health authorities. This move creates uncertainty and confusion among seniors who receive home support. Seniors are looking for

an increase in service and this announcement will only reduce choice, drive up cost and offer no improvement in care for seniors. We are working hard to ensure the NDP government recognizes the risks and major problems with their decision.

While all this was happening, nothing was being done to move forward with plans for the Massey Tunnel replacement. Municipalities and First Nations have now agreed on a plan for replacing the Massey Tunnel – only to be met with inaction from the NDP government. And 80,000 vehicles are stuck idling in gridlock every week, harming the environment and people's health.

Congratulations to the Richmond Caring Place on its recent 25th Anniversary! And thanks to all in Richmond who work so hard to make this city a better place. Looking forward to seeing you all in the community at various events during the next few months.

Sincerely,

Linda Reid, John Yap, Teresa Wat, Jas Johal

Your Richmond MLAs



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Nikkei memorial unveiling June 22

By **DON FENNELL**©DFSentinel

A public art project acknowledging the departure of Japanese Canadians from Steveston, and their subsequent return after the period of internment, will be unveiled June 22.

The official ceremony will be held at 1 p.m. where the memorial will be placed, beside the Steveston Tram Building at the Steveston Community Park, 4010 Moncton St.

The art project was commissioned by the City of Richmond in partnership with the Steveston Japanese Canadian Cultural Centre Advisory Committee. The project was designed by the Hapa Collaborative.

A concept design was created from meetings with stakeholder groups and individuals who shared their experiences from before, during and af-



ter the internment period. The design pays tribute to Issei (first) and Nisei (second) generations and provides a metaphor for resilience. These themes will be expressed through landscaped pathways, plantings and design elements including paving patterns based on hand-made origami mats created by seniors at the Steveston Japanese Canadian Cultural Centre, a plum tree, stone monuments and lanterns.

•dfennell@richmondsentinel.ca



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All of these items and more can be recycled at the Richmond Recycling Depot – 5555 Lynas Lane, open 9 a.m. to 6:15 p.m., Tuesday to Sunday.



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RAPS COMMUNITY REPORT Caring for the animals who care for us



Sweet ending for Cassie the kitten



Lisa Parker

When the news gets a little overwhelming, it's nice to find a story with a happy ending. At the Regional Animal Protection Society, we love happy endings.

For almost 500 cats, the happiest ending is arriving at the RAPS Cat Sanctuary. Most of these cats are unadoptable and lots come from jurisdictions where that would have meant euthanasia.

But, because we are a no-kill organization, these cats - some with feline AIDS, leukemia, other health issues or behavioural problems or who came to RAPS through an estate when the pet-parent passes away – live out their lives surrounded by all the love and affection they crave.

As happy as this life is for the cats, it is also a joy for us when one of our residents find a forever family. Most of our adoptable animals are at the RAPS-run City of Richmond Animal Shelter. That's where people go when they are looking for a new fur-

prefers a cat-free home.

ry (or feathered) family member. But, occasionally, someone comes along and provides a forever family to one of our Sanctuary cats.

When Cassie was a kitten, she was adopted from the RAPS City of Richmond Animal Shelter. Sadly, she was surrendered back to the Shelter when her medical needs, including a possible slipped disk, overwhelmed her adoptive family. (We stress to adoptive guardians that an animal is a lifetime commitment, but we also recognize that situations can change and that forever promise cannot always be kept.) The reality for an older cat like Cassie is that they will probably be passed over by people looking for a kitten or a younger cat. The fact that Cassie has a physical disability, which makes her walk with an unusual gait, made her especially unlikely as a candidate for adoption. So we welcomed her to the Cat Sanctuary, where she settled in and could have enjoyed the rest of her life in this very special

tiny face surrounded by an enormous fluffy body. She took no time at all letting this very special visitor



know that she was available. Once in her new home, Cassie was carefully monitored to ensure she did not jump off anything high, in the event that her orthopedic issues were exacerbated. But, as with many cats, that precaution was largely futile. Not only did she explore her new home at will, she demonstrated no pain and - despite her pigeon-toed back legs and a similarly malformed front leg - proved resilient, as though she had no physical issues at all.

pened because of a few factors. There was, first and foremost, a a special cat. wonderful, devoted human who was willing to take the chance on a cat call the Sanctuary at (604) 275-2036. with challenges. But she would not have had that opportunity were it the RAPS Cat Sanctuary.

not for the thousands of people who support RAPS and our no-kill promise. In so many other jurisdictions, a cat in Cassie's situation would have been euthanized.

At RAPS, we believe that where an animal lives should not determine whether an animal lives. That's why we have welcomed animals from all over British Columbia and beyond, especially from jurisdictions where they faced a very unhappy ending.

As much as Cassie's happy ending was made possible by one special women, she is alive today - and hundreds of other animals who could have been euthanized are alive today – because of you! The support of the Richmond community, and people elsewhere who love animals like we do, made it possible for Cassie to find the loving home where she will luxuriate for the rest of her life.

Of course, taking on a special needs cat is a big responsibility. We understand that. But, if you want to help a cat like Cassie, a great way is to sponsor one of the other residents of our Cat Sanctuary. For \$25 This sort of happy ending hap- a month—far less than a coffee a day-you can cover all the needs of

Find out more at rapsbc.com or

Lisa Parker is senior manager of

But along came a special person who had recently lost a senior cat. She specifically wanted to adopt an older cat with special needs. Cassie has big white paws and a

Rambo is a very handsome German shepherd who was surrendered to RAPS and is currently in a foster home, where he is thriving and enjoying life! He is ready for adoption now and his foster mom has lots of great things to say about him. Rambo is a very intelligent boy who absolutely loves to play and go for big walks but also loves lounging around outside too! He particularly enjoys laying outside in the grass and just hanging out. He is a very gentle boy and absolutely loves to cuddle especially his daily snuggle right before bed time. He's looking for a home and is happy to share with kids or other dogs, but

REGIONAL ANIMAL PROTECTION SOCIETY (RAPS)

rapsbc.com | City Shelter: 604-275-2036 Head Office: 604-285-7724





RAPS ANIMAL HOSPITAL

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The RAPS Animal Hospital and Animal Ambulance are supported by Applewood Nissan



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In their own words...

Let's do The Electric Slide into the Future



Michael Wolfe Councillor

It is time to electrify our way of life. That is, we need to phase out fossil fuel based, noisy, and costly forms of transportation and equipment.

There is a lot of talk about pipelines, plastic, and pollution these days and the City of Richmond has its share of responsibilities to assist our region and residents with the transition to a green future.

Just last month I had the option to buy my first new vehicle, one that will be chauffeuring my soonto-be son or daughter. After considering what the world will look like when my child is born amidst a climate emergency, along with ever-increasing gas prices, we went with a plug-in hybrid electric vehicle (PHEV). With just over 500km of driving in the fully electric mode, I've yet to see the gas gauge move off full.

Likewise, before sitting down to write this article, I finished mulching the grass and trimming along the ditch in front of my Hamilton home, with none other than my new battery-powered lawnmower and trimmer set. This technology has arrived, allowing for use of BC's clean hydroelectricity. I hope to have a solar-powered home that I can report on in a future article.

The City of Richmond has a similar set of goals, but needs the larger scale technology to support the commercial application. We need electric trucks, tractors, and buses. We need large battery-powered landscaping equipment to keep our streets and parks serviced for all ages and accessibility levels.

I am happy to report some of the highlights from the City's leading work to electrify its operations:

- The Green Fleet Action Plan has led to purchases of fully electric, hybrid as well as PHEV vehicles.
- We have and will be installing ever-more charging stations for public use as well as for the City's growing electric vehicle fleet.
- 42 trickle chargers have been installed at the City's operations yard for auxiliary power in service vehicles to avoid idling and to run needed auxiliary equipment.
- Currently we are even piloting a solar panel to power auxiliary batteries, which reduces the need to idle when powering tools and lighting.
- Planning work is underway to install a solar photovoltaic array on top of the new Fire Hall No. 1 that will include battery storage.
- The Brighouse Library and Cultural Centre will be undergoing a major energy system retrofit to reduce greenhouse gas emissions by 90 per cent though the electrification of the heating and cooling system.





Beyond receiving awards for our efforts, the City of Richmond has led North America with enacting a policy that will require 100 per cent of new residential parking spaces to be energized with power outlets supporting Level 2 electrical vehicle charging.

City of Richmond Council Meetings Calendar

Development Permit Panel

3:30 p.m., Wednesday, June 12 Council Chambers, Richmond City Hall

General Purposes Committee

4:00 p.m., Monday, June 17 Anderson Room, Richmond City Hall

Public Hearing

7:00 p.m., Monday, June 17 Council Chambers, Richmond City Hall

Planning Committee

4:00 p.m., Tuesday, June 18 Anderson Room, Richmond City Hall

Public Works & Transportation Committee

4:00 p.m., Wednesday, June 19
Anderson Room, Richmond City Hall

Council Meeting

7:00 p.m., Monday, June 24 Council Chambers, Richmond City Hall

Parks, Recreation and Cultural Services Committee

4:00 p.m., Tuesday, June 25 Anderson Room, Richmond City Hall



Council Meeting Live Streaming







Visit www.richmond.ca to link to live streaming or watch archived video.

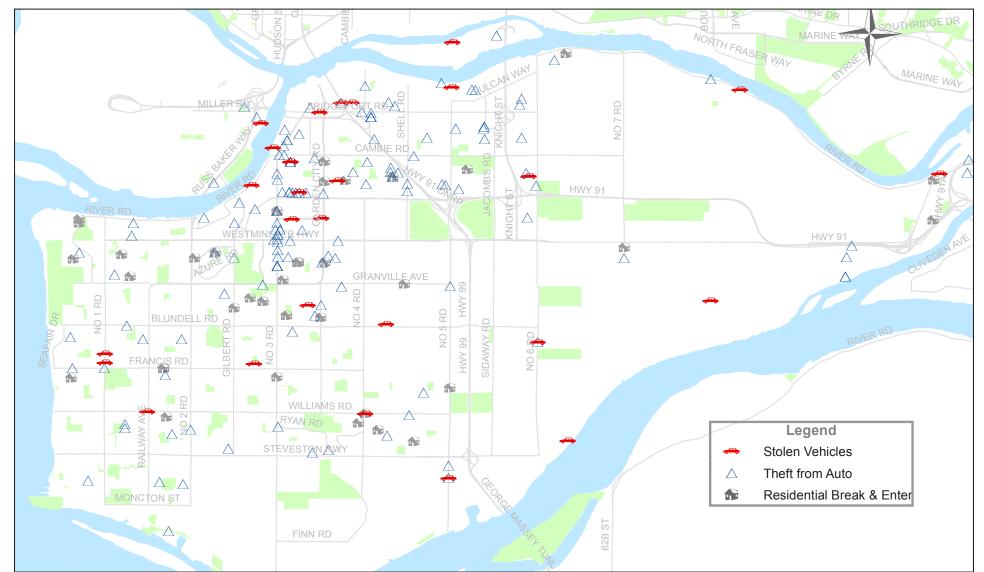
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For meeting agendas and reports visit www.richmond.ca.

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Police plan youth outdoor basketball tournament

spring.

police officers are hoping some 3-on-3 streetball will be just the ticket to help them make positive connections with high school students in Grades 8 through 11.

An outdoor basketball tournament, organized in partnership with ICBC, is set for Sunday, June 16 at the India Cultural Centre at 8600 No. 5 Rd.Co-ed (boys and

Richmond RCMP are looking to girls) teams are welcome, if they hoop it up with local youth this compete in a boys' division.

The free, one-day classic is based Led by Staff Sergeant Jet Sunner, on the successful, annual Team Izzat classic which Sunner started in Richmond in 2004 with a group of fellow police officers and college students, who all volunteer during their time off to connect with youth.

Every player receives a free t-shirt and pizza to fuel the fun. Medals will be awarded to the winning

—by Don Fennell



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Raptors' run inspires Richmond youth to play hoops

By ANDREW HUNG Contributor

s the Toronto Raptors claw their Away through a historic NBA playoff run, Jessy Dhillon's email has been flooded with inquiries from parents asking to register their children for the Richmond Youth Basketball League's fall season.

"Richmond is a pretty big basketball hotbed, but with the Raptors' success, it's just blowing up even more," says Dhillon, who became the RYBL league co-ordinator in 2016.

He is referring to a post-season in which the Raptors reached the NBA Finals for the first time in franchise history, becoming the first Canadian team to ever reach the final round.

"The Raptors' success is making kids want to play basketball," says Dhillon, to the sounds of basketballs pattering in the McRoberts Secondary gym behind him.

Dhillon was in Grade 4 when the Vancouver Grizzlies began playing at General Motors Place (now known as Rogers Arena) in 1995.

"That's when basketball started exploding" he says.

Canadian players in the NBA has inspired countless young people to play the sport.

"It's given kids an opportunity, (since) people from the area are making it," says Dhillon.

Players like Steve Nash have shown



Photo by Don Fennell

The Toronto Raptors' historic NBA playoff run is causing a rush in registrations for the Richmond Youth Basketball League fall season.

young players that everyone has a chance to reach their dreams, even those who might not be the most gifted and talented individual, he says.

"It's more than being the tallest and Since then, the growing number of most athletic kid in the gym. It involves basketball smarts. IQ. and hard work."

> For over 20 years, the Richmond Youth Basketball League has been introducing young people to the sport, and that focus has remained the same until today.

"We're a grassroots program, so

we're inclusive and we want everybody in," says Dhillon, who attended Matthew McNair Secondary and played on the school's senior boys' basketball team.

Starting with Small Ball, a program for Kindergarteners to students in Grade 3, the developmental league introduces participants to the basics of the game, eventually giving players the opportunity to play in the spring and fall leagues or on their rep teams.

While many basketball academies

might focus more exclusively on the players' statistics and potential for stardom, the Richmond Youth Basketball League takes a more holistic approach to youth basketball—to open their doors to anyone who wants to

The league also offers financial support and funding for families who might not have the means to enrol their kids in their programs.

But even if players don't find the success that they were hoping for, Dhillon hopes that they will still continue in the sport.

From his experience in youth basketball, including coaching McNair's senior team for 12 years, Dhillon observes that many teenagers drop out when they get rejected from their high school team.

"Their dreams die, and they don't want to play basketball anymore," he says. "But we still want them to play, so we really want to increase those numbers and let them know that the Richmond Youth Basketball League is an option."

Dhillon would also like to expand the girls' program in the league, which would allow them to create more teams.

Basketball is in Dhillon's blood, and he will be pulling for the Raptors as they take on the Warriors.

"My heart's going with the Raptors, but if I had money on it, I would say Golden State," he laughs.

"I'll go on a limb and say Raptors in 7."

Centaurs stall McMath soccer mission

By **DON FENNELL** @DFSentinel

t took a team of Centaurs to stop the Wildcats from realizing their goal.

Determined to shed the bridesmaid's label and capture their first provincial AAA high school girls' soccer championship, Richmond's

McMath Wildcats headed into the a 4-2 setback, Centennial not only Mandir Punia."Our seniors did a fanrecent tournament in Cloverdale clearly on a mission. And until facing the defending champion Centennial Centaurs in the semifinals, everything was going according to plan.

But the Centaurs were on their own mission trying to capture backto-back titles when the sides locked horns May 30. In handing McMath

handed the Wildcats their only loss of the season but also successfully went on to realize their goal with a 2-1 final-game victory over Fleetwood the following day.

"I am proud of all the girls and how they came together in such a short period of time to achieve the success they have," says McMath coach

tastic job of leading by example."

McMath kicked off the tournament with a 2-0 win over Claremont and then blanked South Delta 1-0 and Handsworth 2-0 before facing Centennial. McMath blanked Panorama 1-0 in the bronze-medal match May

dfennell@richmondsentinel.ca

Musqueam Expression

The City of Richmond Public Art Program and Richmond Public Library are hosting a Celebration of Musqueam Expression to conclude six months of workshops. The free event from 2 to 3:30 p.m. at the Brighouse branch of the library, 7770 Minoru Gate, will showcase four artists creations and feature a performance by the Coast Salish Tstatsu Stalquayu.

Heart and Stroke Foundation Big Bike

The Heart and Stroke Big Bike is set for Thursday, June 20 from 9 a.m. to 7 p.m. at the Steveston Community Centre, 4111 Moncton St. The team event is geared toward companies, community organizations and groups in support of heart disease and stroke research. Enter by emailing elysha.cohen@heartandstroke.ca.

Thursday Night **Challenge Series**

The Coastal Race Club is hosting bike races every Thursday from 6 to 8 p.m. at Ironwood Plaza, 11666 Steveston Hwy. The series, for youth aged 13 and up and adults 18 and over, is free and continues each week through Aug. 29.

Nobody's Perfect **Parenting Program**

A free program for parents, grandparents and your child (up to the age of five), this is a chance to meet with

What's Happening in Richmond

other parents to share questions, concerns and ideas and learn discuss real-life parenting situations. Classes are in Mandarin and held each Monday, except for July 1, from 10 a.m. to noon at Richmond Caring Place, 295-7000 Minoru Blvd.



Tech Buddies

Richmond Public Library staff and volunteers are hosting one-on-learning for those 55 and older on their tablet, computer or smartphone at Minoru Centre for Active Living, 7191 Granville Ave., through June 26. The free drop-in sessions are Wednesdays from 10:30 a.m. to noon.

Art Café

Each Friday from 7:30 to 9:30 p.m. through June 28, City Centre Community Centre (5900 Minoru Blvd.) is hosting a relaxing art café. The free, multimedia arts drop-in is for individuals of all skill levels and for ages 18 and over.

Yoga on the farm

Practice yoga at The Sharing Farm, 2631 Westminster Hwy. through June 25. Breathe in the fresh air and melt the stress of your day away each Tuesday from 6:30 to 7:30 p.m. in a class for all levels.

Community Picnic

Mark 5:45 p.m. Friday, June 21 on vour calendar and prepare to enjoy live entertainment by the Beauty Shop Dolls and Renegades at Thompson Community Centre's (5151 Granville Ave.) summer picnic. There will also be free food and activities for all ages.

Touchstone Family Association AGM

The annual general meeting of Touchstone Family Services will also present the opportunity to recognize volunteers, staff, sponsors and donors. The AGM will be held from 5:30 p.m. at Pacific Gateway Hotel, 3500 Cessna Dr.

Be prepared

The City of Richmond is hosting a resilient communities workshop from 6:30 to 8:30 p.m. June 27 at South Arm Community Centre, 8880 Williams Rd. Register online at www.richmond.ca/ register or call 604-276-4300.

· To list your community event, space permitting, please email iaanab@richmondsentinel.ca

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Published by

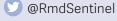
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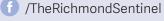
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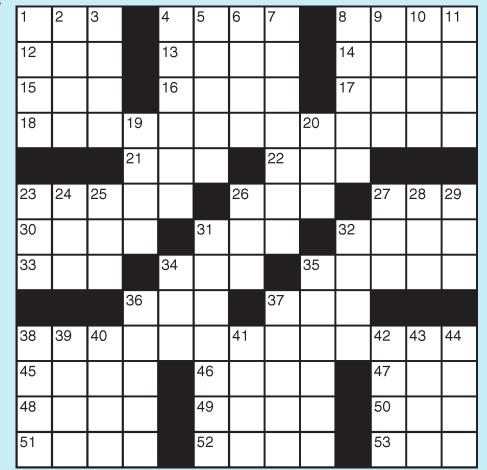
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- Shoe width 21
- Little rascal
- 23 Brilliance
- 26 6 on a phone
- 27 Gaiety
- 30 "Dream on!"
- 31 Ginormous
- Flintstones' pet
- 33 Abolish
- 34 Curse
- Summoned with a 35 beeper
- 36 Frenzied
- 37 Jewel
- Words of empathy
- Made into lumber
- Drescher or 46 Tarkenton
- 47 TV schedule abbr.
- 48 Currier's partner
- Plane-related 49
- Debussy's "La —"
- **Antitoxins** 51
- Lincoln in-law
- Farm pen

DOWN

- Wine region
- Norwegian saint

Eugene Sheffer's crossword



- Hawaiian coast
- Pill variety
- Marble type
- Woody's son
- Taking a siesta
- Precipitous
- Title akin to POTUS 29
- 10 "Garfield" dog 11 Marries
- 19 Piece of lettuce
- "As I see it," via text 35 Anise-flavored

- Hearing thing
- Hit CBS series 24 25 Cover
- 26 Blend
- 27 Pear-shaped fruit
- French article
- Affirmative action? 40 Pitcher
- 31 Adipose tissue
- 32 Slightly wet 34 Chum

- liqueur 36 High-IQ group
- Sentry
- Egyptian deity
- Top choice, for 39 short
- Crunchy cookie
- 42 \$ dispensers
- "Yeah, right"
- 44 Not even one

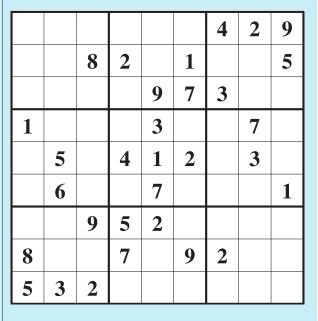
JUNE ANSWERS



X	0	X	X	0	X	0	0	X	C
×	X	0	0	X	X	0	X	0	C
0	0	X	X	0	0	X	X	0	×
0	X	0	X	0	X	X	0	X	C
X	0	X	0	X	0	0	X	0	×
×	0	X	0	0	X	0	0	X	×
0	X	0	X	X	0	X	X	0	C
0	X	0	0	X	X	0	0	X	×
×	0	X	X	0	0	X	X	0	C
0	X	0	0	X	0	X	0	X	×

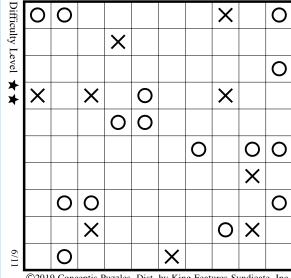
SUDOKU

The goal of Sudoku is to fill a 9x9 grid with numbers so that each row, column and 3x3 section contain all of the digits between 1 and 9.



TIC-TAC-LOGIC

A one player game, the object is to place Xs or Os in the squares grid. There cannot be more than two consecutive Xs or Os in a row or column. Each column/row is unique and has five Xs and Os.



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Answers will be posted in the next issue in July

PLLR



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11500 Blundell Road, Richmond \$2,099,988











12086 Imperial Drive, Richmond \$1,589,900









14260 Westminster Hwy, Richmond \$3,150,000





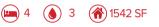




33-22800 Windsor Court Richmond \$715,000





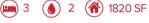




4211 No. 5 Road, Richmond \$1,149,000









15240-15260 Westminster Hwy Richmond, \$6,500,000

2 homes AG-1 20 Acres Established blueberries

10451 Palmberg Road, Richmond

\$2,988,800

Building plans available

2.4 Acres

Lot 126, 127, 128, 129, 130

Granville Ave, Richmond

Each Lot \$279,000 / 0.77 acres

All 5 lots = 3.89 acres

Land only,

No services connected



125-6231 London Road Richmond, \$599,900

Steveston Commercial Retail street level unit 845 SF call for more details!



Potential land assembly

11500 Westminster Hwy, Richmond \$1,329,900

> AG-1 zoning 0.5 acres **Build Your New Home Here**



5751 Francis Road, Richmond \$1,749,000







13951 Blundell Road, Richmond \$2,250,000

> AG-1 zoning 2.5 Acres call for more details!

14400 Burrows Road, Richmond \$2,999,900

AG-1 zoning 5.3 Acres



LAND & FARM LISTINGS

Richmond

22451 Gilley Road	8 acres	\$ 3,999,000		
22280 River Road	8.1 acres	\$ 3,999,000		
14300 Burrows Road SOLD	3.7 acres	\$2,499,000		
14400 Burrows Road	5.7 acres	\$2,999,000		
11500 Westminster Hwy	0.5 acres	\$1,388,000		
14260 Westminster Hwy	5 acres	\$3,288,000		
*8720 No. 5 Road	9.8 acres	\$6,200,000		
*Rarely available zoned AG-1 / possible Public Assembly				

Surrey

16055 60th Ave	25 acres	\$3,299,900	NEW PRICE
16611 20th Ave	3.21 acres	\$8,500,000	NEW PRICE

1308 -1310 Ewen Street New Westminster

"CHURCH FOR SALE" Very Rare Opportunity to Buy an Existing Church with an Additional Lot with all the Zoning in Place. Ideal property for a Smaller Community with an Existing Building and Vacant property next door for Parking and Future Larger Church Building. The property can be used for Day Care during the week and Community Event for the Weekends, Central New Westminster Location. Call for more Details.

Call Dale for more details on any of these properties!

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