

## Parr calls for 40,000 new units in 25 years

Burnaby must add 40,000 dwelling units to its current housing stock over the next 25 years to accommodate the predicted population growth in the municipality, planner Tony Parr has advised Burnaby council.

In a 15-page review of housing trends, the planner pointed out that Burnaby's "estimated saturation population" of 250,000 — an 85 per cent increase over the present 134,000 — is expected to be reached about the year 2000.

At an estimated average of three persons per housing unit, Burnaby will have a total of 83,500 "households" by that time, compared to 43,750 as of Sept. 1 this year, Mr. Parr said.

Based on trend projections, the 40,000 new dwelling units will include 29,000 high-rise and walk-up apartment units, 5,700 garden apartment, townhouse and cluster-housing units and 5,300 single and two-family dwellings, he calculated.

Burnaby now has an estimated 29,677 single and two-family dwellings and 14,071 apartment units (including condominium and rental in various density categories).

Apartments accounted for only 9.5 per cent of all dwelling units in Burnaby 13 years ago. The proportion has now grown to 32.2 per cent and will rise to 58 per cent by the year 2000, according to the planner's estimates.

By that time, Burnaby will have a total of 35,000 single and two-family dwellings and 48,500 apartment units.

The decline in average number of persons per household, from 3.5 in 1961 to 3.1 this year, "suggests that apartment developments will be required to provide an increasing proportion of the housing accommodation in the future," Mr. Parr commented.

By ANDREW ROSS  
Columbian Staff Reporter

The planner proposed guidelines based on persons per household compared to percentage of total housing units.

The increase in two-person households, from 26 per cent in 1961 to 31 per cent this year, was projected to 35 per cent.

The decline in four-five-person households, from 38 per cent in 1961 to 28 per cent this year, was projected to 25 per cent.

Other household groups: one-person, 16 per cent; three-person, 21 per cent; and six-plus-person, five per cent.

Most of the apartment units should be high and medium den-

sily, with one and two-person households accommodated in high-rise and walk-up apartments, said Mr. Parr.

Development of single and two-family dwellings is expected to continue at about the same rate "for the next few years" (300 units annually), with two-family units comprising an increasing ratio through new construction and conversion.

About 70 per cent of all apartment projects now underway will be condominiums, and most of the rest will be senior citizens rental housing and provincial government developments on a rental or co-operative basis, the planner said.

The recent decline in rental construction has created a need for government-sponsored low-income housing projects, he added.

Burnaby has about 1,900 units for senior citizens and plans are afoot for 2,100 more, indicating that the needs of senior citizens are being adequately met, said Mr. Parr.

The planning department conducted a survey during the summer of 1,369 apartment units in the municipality and found that most apartment dwellers are "in general satisfied" with their present accommodation.

The planner's report has gone to the advisory planning commission for study.

## Drug use ups car thefts

A high amount of drug use and leniency of the courts toward juveniles are two major reasons for a rash of thefts involving automobiles on the Lower Mainland, according to Burnaby RCMP.

But these are not the only reasons, adds Cpl. Pete Grabowski.

"Certainly, there's a drug problem — it's one of the big reasons for a general increase in shoplifting, breaking and entering and thefts from autos," says Cpl. Grabowski.

"Leniency in the courts is another factor, no doubt about it."

"But car owners themselves are partly to blame. People are getting sloppy about leaving valuables in their cars. They're forgetting to lock their car doors. They're becoming careless."

Const. Jim Howie points out the Burnaby detachment has a recovery rate for stolen autos of about 90 per cent but a poor rate of recovery for articles stolen from cars.

"Most of these items aren't identifiable. We're trying to get people to mark their valuables by using engraving pencils or some sharp object to scratch their driver's licence numbers on them and to keep a record of serial numbers," says Const. Howie.

"Most car thefts involve joy rides, and the cars are usually found sometime later. But

there's a lot of movement of the more dispensable items that are almost impossible to trace.

"These things are being stolen for quick cash. They're sold wherever kids gather: schools, pool halls, pubs. When we catch them we're usually unable to prove ownership of the articles."

Identifying and recording of property are two methods of aiding recovery and return of stolen articles that Burnaby RCMP plans to emphasize in the detachment's new "Stop Auto Theft" program.

Motorists will also be advised to keep their cars locked when not in use, to remove valuables and to mount non-detachable valuables in less conspicuous places.

Cpl. Grabowski says Burnaby RCMP has been uncovering "a fair amount" of fraudulent theft claims.

"Someone buys a lemon and tries to get his money back by disposing of it and then pretending it was stolen. Or he decides he wants a free tape deck, so he claims a thief made off with his system and then we find out he didn't have one to begin with."

As for actual thefts, Cpl. Grabowski says the detachment is concerned.

"There are some pretty clever kids around — these days. Some of them can get into a car even if it's locked by

jamming the works.

"Others, of course, don't go to all that trouble. They just smash a window."

"But it's up to car owners to make certain there's nothing visible inside to tempt anyone. In most cases, a thief will pass your car by if there's nothing appealing-looking inside."

"Stripping" of motorcycles is also becoming a problem on the Lower Mainland, according to Const. Howie.

"Some kids are very sophisticated," he says. "They've been taught mechanics in school and they can dismantle almost anything."

"Some kids go roaming around in groups of three or four. There'll be a rash of thefts in one area and we can follow their trail. Sometimes they go up and down a whole block, then over to the next block."

Most thefts involving vehicles are committed by youths in their late-teens, adds Const. Howie.

## SCULPTOR GETS GRANT

West Vancouver sculptor James Miller has received a \$50,000 provincial government grant to create a series of concrete sculptures for the classroom and laboratory block at the B.C. Institute of Technology in Burnaby.

Mr. Miller, who estimates the work will take a year to complete, says he will receive \$10,000 in salary and \$40,000 for materials.

The grant was made possible through the public works department in a program set up earlier this year.

## Deaths

Deaths in The Columbian area include: Anna Zacharias, 80, Quilicum Beach, Vancouver Island; Lottie Charlotte Stevens, 84, 3015 Rochester Ave.; Margaret Samuel Taggart, 85, 4595 Edmonds St., Burnaby; Allen Edgar Murchie McPhail, 22, Mission; Alban C. Ellison, 86, 14189 Triles Rd., Surrey.

## MINOR OFFENDERS GET COUNSELLING PROGRAM

In an effort to control "anti-social, pre-delinquent behavior" in the municipality, Burnaby's youth services division has begun a program of counselling youths apprehended for minor offences.

In a report to Burnaby council, the five-member division reported: "Our records indicate that juveniles apprehended for car theft, illicit sex and drugs and community rowdiness for the most part began their delinquent careers with trunkey and petty theft."

As a result, the division has asked Burnaby RCMP and Burnaby store owners to allow the organization to talk with youths who have committed theft under \$200.

In addition, the RCMP has been asked to turn over the names of offenders in the Beecher and Ron McLean park areas. The two parks are felt to have "a potential for youth problems."

Council plans to meet with the division to examine the role of the organization.

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