

Toronto Issues Survey

Today, we are asking Greater Toronto Area residents for their views on some different issues that have been in the news lately. Remember, there are no wrong or right answers -- we just want to get people's honest opinions about things.

1. First of all, could you please indicate which specific Greater Toronto Area municipality you live in?

- 1 Ajax = 5
- 2 Aurora = 4
- 3 Brampton = 3
- 4 Burlington = 2
- 5 Halton Hills = 2
- 6 Hamilton = 2
- 7 King City = 4
- 8 Markham = 4
- 9 Milton = 2
- 10 Mississauga = 3
- 11 Newmarket = 4
- 12 North York = 1
- 13 Oakville = 2
- 14 Oshawa = 5
- 15 Pickering = 5
- 16 Richmond Hill = 4
- 17 Scarborough = 1
- 18 Toronto = 1
- 19 Uxbridge = 5
- 20 Vaughan = 4
- 21 Whitby = 5
- 22 Other smaller municipality

Do not live in GTA [Thank and Terminate]

- 1 = Toronto
- 2 = Halton
- 3 = Peel
- 4 = York
- 5 = Durham

2. Thinking of the issues currently facing the Greater Toronto Area and your city, which one or two would you say are the most important? (Please choose your top two from the list below -- or you can type in a different issue if yours is not on this list.)

[Randomize items:]

Transportation/Traffic/Transit
Housing Prices/Affordability/Real Estate

Crime/Safety/Policing
Homelessness/Poverty
The Economy/Jobs
Environmental Issues/Pipelines
Leadership/Politics
Other, specify [Anchor]

3. Now turning to transportation more specifically, can you let us know which of the following best describes you

Live and work in the city of Toronto
Live in the city of Toronto but work outside the city
Live outside Toronto but work within it
Live and work outside the city of Toronto

[Ask only if you live and work in the city of Toronto]

4. Do you live on a subway line?

Yes
No

5. How often do you yourself do each of the following:

Drive a car
Take public transit

Everyday/It's how you get around
Most days
2 – 3 times per week
Once a week
2 – 3 times per month
Maybe once a month
Less often than that
Never

6. And, approximately how long does your commute (to school or work) typically take on average? (If you both work and go to school, please answer for the one you do most frequently.)

Do not commute
Less than 15 minutes
15 to less than 30 minutes
30 to 45 minutes
45 minutes to an hour
Over an hour

7. Do you agree or disagree with each of the following statements?

I am frustrated with how long it takes me to get to work, but I can't afford to live any closer

I choose to live in my community or city because I prefer the lifestyle here

I don't live in Toronto because I have access to more space for the same or a lower price in my community or city

Strongly disagree
Moderately disagree
Moderately agree
Strongly agree
N/A

8. Finally, we are interested in how people view the transportation situation overall -- in terms of how easy or hard it is to get around. Please provide your own rating for each of the following:

[Keep this order:]

Your own everyday transportation experience getting where you need to go

Transportation in general within your own community or city

Transportation in general within the GTA region

1 - Very poor - painful to get around

2

3

4

5 - Very good - easy to get around

Housing Prices/Affordability

Now, let's change the subject to another issue that's received some attention lately here in the Greater Toronto Area -- namely, real estate and housing. For the purposes of this survey when we refer to "housing" or "homes" we are including detached houses, condos/townhouses and apartments.

9. Which of the following best describes the type of home you currently live in? Is it a:

Detached house
Condominium/Townhouse
Apartment
Other (please specify)

10. And which of the following best describes your current situation? Do you (and your spouse, if applicable):

Own your current residence

Rent your current residence

Live with your parents or another family member (and don't pay rent)

Neither own nor rent (some other arrangement)

Owning Questions (asked of owners only)

11. When did you first buy property in the Greater Toronto Area?

Within the past year

2-5 years ago

6-10 years ago

10-15 years ago

15-25 years ago

More than 25 years ago (i.e. before 1993)

12. Does your current residence have a mortgage on it?

Yes, mortgage

No, no mortgage

[if yes, mortgage:]

13. Thinking about your current experience with your mortgage in terms of how easy or difficult it is to make the payments and have enough money left over for everything else -- overall, would you say:

You can manage the mortgage payments quite easily and still have money for everything else

You can manage, but you have to watch spending on "extra's"

Your mortgage makes things tight and curbs your lifestyle

It's a real struggle to make ends meet due to your high mortgage payments

14. As you probably know, interest rates have been at historic lows these past few years. Suppose interest rates start rising again. Roughly speaking, how much of an increase in your own monthly mortgage payments do you think your household could handle before it started to get too tight? Would you say your household could fairly comfortably handle a monthly mortgage increase of:

A few hundred dollars more per month

Roughly \$500 more

Up to \$1,000 more

Up to \$2,000 more

An increase of over \$2,000 per month

No increase -- already stretched with current mortgage

15. How would you best describe current real estate market prices for each of the following:

Your own home

The typical price of a home in your community

The typical price of a home in the Greater Toronto Area

Maybe a bit low

Reasonable overall

High, but understandable given the area

Unreasonably high

Don't know

Non-owner questions:

[ASK RENTERS ONLY]

16. You've indicated you are renting your residence. How would you best describe each of the following:

The amount of rent you currently pay

Typical cost of rent in your community

The typical cost of rent in the Greater Toronto Area

Maybe a bit low

Reasonable overall

High, but understandable given the area

Unreasonably high

Don't know

[All non-owners:]

17. And how would you describe the current real estate market prices of the following:

The typical price of a home in your community

The typical price of a home in the Greater Toronto Area

Maybe a bit low

Reasonable overall

High, but understandable given the area

Unreasonably high

Don't know

[ASK ALL NON-OWNERS]

18. Which of the following statements most closely reflects your own situation when it comes to the possibility of home ownership? (Again, by "home" we're referring to a house or condo -- any residence type one would own.) Would you say you:

Are not interested in buying a home, maybe ever

Would like to buy a home eventually, but not yet
Would like to buy a home now, but can't afford it
Are in the market now, looking to purchase a home
Expect to inherit a home

Winners/Losers and Causes [Ask everyone:]

19. Overall, would you say current housing prices here are benefitting or hurting each of the following?

You (and your household, if applicable)
The community or city where you live
The Greater Toronto Area as a whole

Benefitting a lot
Benefitting somewhat
No real impact either way
Hurting somewhat
Hurting a lot

20. What do you hope to see happen to the real estate market here in the Greater Toronto Area over the next few years? Would you say you personally hope housing prices ...

Keep going up
Stay where they are
Fall slightly – say around 10%
Fall significantly – say by 30% or more

21. Greater Toronto Area real estate prices have been rising sharply over the past several years and are among the highest in Canada. Which of the following factors do you think are the **main causes** of high housing prices in the region?

(Choose up to 3 reasons from the list below, or type one in if yours is not on the list.)

[Randomize items:]

Lack of housing units/Need to build more
Wealthy people investing in this real estate market
Foreigners investing in this real estate market
Condos and houses being left empty by investor-owners
Lack of government action on housing
Developers aren't building rental housing
Lack of available land for new construction

Low Interest rates

People want to live in the Greater Toronto Area because it's a desirable location

Other, specify:

Foreign Ownership Questions (for everyone):

22. There has been some discussion about the specific issue of foreign ownership of real estate in the GTA and to what extent that is a factor in high housing costs here. What is your view on this? Would you say foreign ownership is:

Not a factor

A minor factor

One of a few major factors

The biggest factor driving up housing costs here

23. A variety of policies have been suggested or implemented to deal with this issue of high housing costs in the Greater Toronto Area. For each one listed below, regardless of whether it has been implemented or not, please indicate whether you support or oppose it.

[Keep in this order:]

Collect data on who property buyers are and where they are from

A speculation tax aimed at foreign and domestic homeowners who don't pay taxes in Ontario

A "vacancy tax" on investor-owned places that are not occupied

An extra property transfer tax on buyers from outside Canada

An extra property transfer tax on anyone who doesn't pay taxes in Ontario

Limit the number and types of properties that can be purchased by buyers from outside Canada

A property tax increase of 0.2 per cent on homes assessed at more than \$3 million, rising to a

0.4 per cent increase on homes assessed at more than \$4 million

Limit the number and type of properties that can be purchased in Ontario, by anyone (i.e. no individual or corporation may own more than one home in Ontario)

Strongly oppose

Oppose

Support

Strongly support

Agree/Disagree Bank

24. A number of different statements and arguments have been made about housing prices and related issues. Do you agree or disagree with each of the following statements.

[Everyone] [Randomize items:]

There is too much foreign ownership of real estate here

Focusing on foreign buyers as a cause of high housing prices has racist undertones

I'm seriously thinking of leaving the GTA because of the cost of owning a home here

I'm worried the next generation won't be able to afford to own a home in my community

It's just not realistic for young people to expect to own a house and a yard in the GTA

I don't care about the price of homes in the GTA – I don't want to live anywhere else

The idea of holding a mortgage on a home worth more than a million dollars is terrifying

No matter what the government does, it won't be able to make housing here affordable

[OWNERS] [Randomize items:]

We have had to make real sacrifices to be able to buy in the Greater Toronto Area

I basically "hit the jackpot" by getting into the market at the right time

[NON-OWNERS] [Randomize items:]

If I buy a house someday, it won't be in the Greater Toronto Area because it's too expensive here

I'm not interested in paying the same price for a small one-bedroom condo here that would get me a house with a yard in other cities

People who bought into the market 10 years ago or earlier basically "hit the jackpot."

Priorities/Gov't Questions (for everyone:)

25. Thinking about the whole issue of housing prices here in the Greater Toronto Area region, which of the following two broad statements most closely reflects your opinion?

[rotate options:]

Government should be more involved in the housing market in order to improve affordability.

Government should stay out of the housing market. The free market should determine prices.

26. Suppose you were completely in charge of deciding whether government should be more involved and what kinds of policies, if any, should be put in place. Overall, whose interests would you give the highest priority to?

[Rotate options:]

First-time buyers wanting to get into the market

Current homeowners wanting to protect the value of their investment

27. Overall, how satisfied are you with each of the following in terms of their overall approach to and handling of issues concerning the housing market here in the Greater Toronto Area region?

[ROTATE ROWS]

Municipal governments in the region

The Ontario provincial government

Very dissatisfied

Moderately dissatisfied

Moderately satisfied

Very satisfied

28. Which party's candidate do you intend to vote for in the upcoming Ontario provincial election on June 7?

[RANDOMIZE PARTIES]

Ontario Liberal Party

Ontario New Democratic Party

Ontario Progressive Conservative Party

[ANCHOR]Green Party of Ontario

[ANCHOR]Other/Independent

[ANCHOR]Undecided

[ANCHOR]Rather not say

[ANCHOR]Will not vote

~~[ASK THOSE CHOOSING "UNDECIDED" OR "RATHER NOT SAY"]~~

~~29. We've noticed you didn't select a party. Is there a party you're currently leaning towards?~~

~~[SAME RANDOMIZATION]~~

~~Ontario Liberal Party~~

~~Ontario New Democratic Party~~

~~Ontario Progressive Conservative Party~~

~~[ANCHOR]Green Party of Ontario~~

[ANCHOR]Other/Independent

[ANCHOR]Undecided

[ANCHOR]Rather not say

[ANCHOR]Will not vote

30. And thinking about the most recent Ontario provincial elections held in June 2014 (and remembering that people are often busy and don't get a chance to vote), who did you vote for?

[SAME RANDOMIZATION]

[ANCHOR]I didn't vote

Ontario Liberal Party

Ontario New Democratic Party

Ontario Progressive Conservative Party

[ANCHOR]Green Party of Ontario

[ANCHOR]Other/Independent