

## **Vancouver Issues Survey**

Today, we are asking Vancouver 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 Metro Vancouver municipality you live in?

Burnaby  
Coquitlam  
Delta  
Langley (district and city)  
Maple Ridge  
New Westminster  
North Vancouver (district and city)  
Pitt Meadows  
Port Coquitlam  
Port Moody  
Richmond  
Surrey  
Vancouver  
West Vancouver  
White Rock  
Other smaller municipality

Do not live in Metro Vancouver [Thank and Terminate]

2. Thinking of the issues currently facing Metro Vancouver, 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  
Homelessness/poverty  
The economy/Jobs  
Environmental issues/pipelines  
Leadership/Politics  
Other, specify [Anchor]

## **Transportation Referendum**

[Display to all respondents:]

We want to ask people about the Metro Vancouver transportation referendum (or plebiscite).

This referendum is about whether or not to increase the Provincial Sales Tax on goods and services sold in Metro Vancouver from 7% to 7.5% as a way to help fund various regional transportation projects. The vote by mail-in ballot began on March 16th and the last day ballots were accepted was last Friday, May 29th.

3. How closely have you yourself been following this issue? Would you say you:

Are following it in the news, and discussing it with friends and family  
Seeing some media coverage, and having the odd conversation about it  
Just scanning the headlines  
Haven't seen or heard anything about it

4. Did you receive a ballot in the mail when BC Elections **first** mailed out to everybody?

Yes  
No  
Not sure/Can't recall

5. Did you yourself actually vote in this transportation referendum by completing and mailing back your ballot in time for the deadline?

Yes, voted  
No, did not vote

[Ask of those that voted in Q5]

6. The question on the transportation referendum ballot was: "Do you support a new 0.5% Metro Vancouver Congestion Improvement Tax to be dedicated to the Mayors' Transportation and Transit Plan?"

Did you vote "Yes" or "No" in the referendum?

I voted Yes  
I voted No

[Ask those who did not vote: Q's 7 and 8]

7. Suppose you had actually voted in this mail-in transportation referendum. How would you have voted on this question: "Do you support a new 0.5% Metro Vancouver Congestion Improvement Tax to be dedicated to the Mayors' Transportation and Transit Plan?" Would you have voted:

Yes, in favour  
No, against  
Can't say/don't know

8. What are the main reasons you did not vote in this transportation referendum?

(Select the top two from the list below. If one of your top reasons is not here, please write it in.)

[Randomize items:]

Did not receive a ballot

Lost/misplaced my ballot

Forgot to mail my ballot in

Could not make up my mind

Don't care enough about the outcome

This issue (transportation in Metro Vancouver) doesn't affect me

Disagree with having a referendum for this type of issue

[Anchor] I was not eligible to vote

Other reason, specify:

[Ask everyone:]

9. Soon, we will know which side -- the Yes or the No -- won this Metro Vancouver transportation referendum. We'd like to get an idea of people's expectations for each of the possible referendum outcomes in terms of overall future impact on Metro Vancouver -- say, 10 to 15 years from now.

Let's use a scale of 1 to 10 where a "1" means that result is "a huge mistake for Vancouver's future" and a "10" means it is "the smartest choice possible for Vancouver's future". Of course, you can use any number between 1 and 10 that best describes how you feel about each possible outcome.

Yes side wins

No side wins

1 -- A huge mistake for Vancouver's future

2

3

4

5

6

7

8

9

10 - The smartest possible choice for Vancouver's future

10. Overall, not knowing the outcome yet, do you think it was a good idea or a bad idea to have this Vancouver Transportation referendum in the first place?

Good Idea

Bad Idea  
Not sure

Finally, just a few quick questions about the kind of transportation you use to get around the city.

11. 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

12. 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

13. 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  
Transportation in general within the Metro Vancouver 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 Vancouver 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.

14. 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)

15. 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)**

16. When did you first buy property in Metro Vancouver?

- 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 (before 1990)

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

- Yes, mortgage
- No, no mortgage

[if yes, mortgage:]

17b. 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

17c. 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

18. 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 Metro Vancouver

- Maybe a bit low
- Reasonable overall
- High, but understandable given the area
- Unreasonably high
- Don't know

**Non-owner questions:**

[ASK RENTERS ONLY]

19a. 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 Metro Vancouver

- Maybe a bit low
- Reasonable overall
- High, but understandable given the area
- Unreasonably high
- Don't know

[All non-owners:]

19b. 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 Metro Vancouver

Maybe a bit low  
Reasonable overall  
High, but understandable given the area  
Unreasonably high  
Don't know

[ASK ALL NON-OWNERS]

20. 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:]**

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

You (and your household, if applicable)  
The community where you live  
The Metro Vancouver region

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

22. Vancouver real estate prices have been rising sharply over the past several years and are the highest in Canada. Which of the following factors do you think are the **main causes** of high housing prices in Vancouver?

(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 Metro Vancouver because it's a desirable location

Other, specify:

**Foreign Ownership Questions (for everyone):**

23. There has been some discussion about the specific issue of foreign ownership of real estate in Vancouver 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

24. Some suggestions have been made about possible policy measures that could be put in place. Please indicate whether you yourself would support or oppose each of the following ideas:

[Keep in this order:]

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

Impose a "speculation tax" to reduce house "flipping"

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

Impose an extra property transfer tax on buyers from outside Canada

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

Strongly oppose

Oppose

Support

Strongly support

**Agree/Disagree Bank**



25. 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 Metro Vancouver 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 Metro Vancouver

I don't care about the price of homes in Vancouver – 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

[OWNERS] [Randomize items:]

We have had to make real sacrifices to be able to buy in Metro Vancouver

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 Metro Vancouver 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."

Strongly disagree

Moderately disagree

Moderately agree

Strongly agree

**Priorities/Gov't Questions (for everyone:)**

26. Thinking about the whole issue of housing prices here in the Metro Vancouver 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.

27. 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

28. 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 Metro Vancouver region?

[ROTATE ROWS]

Municipal governments in the region

The B.C. provincial government

Very dissatisfied

Moderately dissatisfied

Moderately satisfied

Very satisfied

29. Thinking about the most recent municipal elections for mayors and councilors held last November, and remembering that people are often busy and don't get a chance to vote, did you yourself actually go out and vote in that municipal election?

Yes, I'm sure I voted

I think I voted, but not totally sure

No, didn't vote

30. And thinking about the most recent BC provincial elections held May 2013 (and again remembering that people are often busy and don't get a chance to vote), who did you vote for?

I didn't vote

BC Liberal Party

BC New Democratic Party

BC Conservative Party

Green Party of British Columbia  
Other