

	Total	Pain Index			
		Happy	Comfortable	Uncomfortable	Miserable
<b>Sample size</b>	831	129	255	225	222

Q1. First of all, could you please indicate which specific Greater Toronto Area municipality you live in?

	Total	Pain Index			
		Happy	Comfortable	Uncomfortable	Miserable
Ajax	1%	2%	1%	2%	1%
Aurora	1%		1%	1%	1%
Brampton	7%	4%	7%	9%	7%
Burlington	4%	5%	4%	5%	2%
Halton Hills	0%	2%	1%		
Hamilton	1%		0%	5%	0%
King City	0%		1%		
Markham	4%	4%	5%	3%	4%
Milton	1%		1%	4%	1%
Mississauga	13%	13%	14%	12%	14%
Newmarket	2%	3%	3%	1%	1%
North York	6%	2%	6%	6%	8%
Oakville	2%	3%	1%	2%	1%
Oshawa	2%	1%	3%	3%	2%
Pickering	2%	4%	2%	1%	2%
Richmond Hill	3%	2%	4%	2%	4%
Scarborough	6%	7%	5%	4%	9%
Toronto	30%	26%	30%	25%	37%
Uxbridge	0%	1%	0%	1%	
Vaughan	5%	6%	5%	5%	4%
Whitby	3%	4%	4%	3%	2%
Other smaller municipality	5%	10%	4%	6%	2%

GTARegion

	Total	Pain Index			
		Happy	Comfortable	Uncomfortable	Miserable
Toronto	42%	34%	41%	35%	54%
Halton	9%	10%	6%	15%	4%
Peel	20%	18%	21%	21%	20%
York	15%	16%	19%	12%	13%
Durham	10%	12%	10%	11%	7%
Other	5%	10%	4%	6%	2%

GTARegion2

	Total	Pain Index			
		Happy	Comfortable	Uncomfortable	Miserable
Toronto	42%	34%	41%	35%	54%
Other	58%	66%	59%	65%	46%

Q2. Thinking of the issues currently facing the Greater Toronto Area and your city, which one or two would you say are the most important?

	Total	Pain Index			
		Happy	Comfortable	Uncomfortable	Miserable
Housing Prices/Affordability/Real Estate	54%	30%	41%	62%	74%
Transportation/Traffic/Transit	52%	42%	43%	54%	64%
The Economy/Jobs	25%	22%	33%	22%	19%
Crime/Safety/Policing	18%	26%	20%	18%	13%
Homelessness/Poverty	12%	11%	11%	15%	11%
Leadership/Politics	12%	26%	16%	8%	3%
Environmental Issues/Pipelines	4%	8%	5%	4%	2%
Other-specify	3%	6%	4%	3%	1%

Q3. Now turning to transportation more specifically, can you let us know which of the following best describes you?

	Total	Pain Index			
		Happy	Comfortable	Uncomfortable	Miserable
Live and work in the city of Toronto	39%	35%	41%	29%	49%
Live in the city of Toronto but work outside the city	6%	1%	4%	9%	7%
Live outside Toronto but work within it	18%	5%	13%	23%	25%
Live and work outside the city of Toronto	38%	59%	42%	39%	18%

	Live and work in the city of Toronto	Pain Index			
		Happy	Comfortable	Uncomfortable	Miserable
<b>Sample size</b>	323	46	104	65	108

Q4. Do you live on a subway line?

	Total	Pain Index			
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		Happy	Comfortable	Uncomfortable	Miserable
Yes	50%	53%	47%	57%	47%
No	50%	47%	53%	43%	53%

	Total	Pain Index			
		Happy	Comfortable	Uncomfortable	Miserable
Sample size	831	129	255	225	222

Q5. How often do you - Drive a car

	Total	Pain Index			
		Happy	Comfortable	Uncomfortable	Miserable
Everyday/It's how you get around	43%	48%	48%	42%	35%
Most days	18%	19%	21%	20%	12%
2 - 3 times per week	10%	14%	9%	10%	11%
Once a week	5%	3%	5%	5%	7%
2 - 3 times per month	2%		1%	4%	2%
Maybe once a month	2%	1%	1%	1%	3%
Less often than that	4%	2%	2%	4%	7%
Never	16%	12%	14%	14%	22%

Q5. How often do you - Take public transit

	Total	Pain Index			
		Happy	Comfortable	Uncomfortable	Miserable
Everyday/It's how you get around	15%	4%	9%	16%	25%
Most days	11%	3%	8%	11%	20%
2 - 3 times per week	9%	5%	9%	10%	11%
Once a week	6%	5%	8%	8%	2%
2 - 3 times per month	8%	9%	7%	8%	9%
Maybe once a month	8%	9%	8%	7%	8%
Less often than that	27%	40%	31%	26%	15%
Never	16%	26%	19%	13%	10%

Q6. And, approximately how long does your commute (to school or work) typically take on average?

	Total	Pain Index			
		Happy	Comfortable	Uncomfortable	Miserable
Do not commute	23%	69%	25%	12%	5%
Less than 15 minutes	13%	17%	22%	13%	2%
15 to less than 30 minutes	21%	10%	31%	23%	16%
30 to 45 minutes	17%	2%	14%	21%	24%
45 minutes to an hour	14%	1%	7%	21%	22%
Over an hour	12%		2%	10%	31%

Q7. [Agree summary] Agreement with statements

	Total	Pain Index			
		Happy	Comfortable	Uncomfortable	Miserable
I am frustrated with how long it takes me to get to work, but I can't afford to live any closer	44%	8%	29%	52%	74%
I choose to live in my community or city because I prefer the lifestyle here	79%	87%	83%	77%	71%
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	52%	58%	53%	55%	43%

Q7. [Disagree summary] Agreement with statements

	Total	Pain Index			
		Happy	Comfortable	Uncomfortable	Miserable
I am frustrated with how long it takes me to get to work, but I can't afford to live any closer	30%	27%	42%	31%	19%
I choose to live in my community or city because I prefer the lifestyle here	17%	10%	14%	19%	23%
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	18%	11%	20%	19%	20%

Q7. Agreement with - I am frustrated with how long it takes me to get to work, but I can't afford to live any closer

	Total	Pain Index			
		Happy	Comfortable	Uncomfortable	Miserable
Strongly agree	22%	2%	11%	19%	49%
Moderately agree	22%	6%	18%	33%	25%
Moderately disagree	16%	7%	21%	19%	13%
Strongly disagree	14%	20%	21%	12%	6%
N/A	26%	65%	29%	18%	8%
Net: Agree	44%	8%	29%	52%	74%
Net: Disagree	30%	27%	42%	31%	19%

Q7. Agreement with - I choose to live in my community or city because I prefer the lifestyle here

	Total	Pain Index			
		Happy	Comfortable	Uncomfortable	Miserable
Strongly agree	45%	59%	51%	41%	34%
Moderately agree	34%	28%	32%	36%	37%
Moderately disagree	10%	2%	7%	13%	15%
Strongly disagree	7%	8%	7%	6%	8%
N/A	4%	3%	3%	3%	6%
Net: Agree	79%	87%	83%	77%	71%
Net: Disagree	17%	10%	14%	19%	23%

Q7. Agreement - 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

	Total	Pain Index			
		Happy	Comfortable	Uncomfortable	Miserable
Strongly agree	32%	40%	35%	33%	25%
Moderately agree	20%	18%	19%	23%	19%
Moderately disagree	7%	4%	8%	8%	7%
Strongly disagree	11%	7%	12%	11%	13%
N/A	30%	31%	27%	26%	36%
Net: Agree	52%	58%	53%	55%	43%
Net: Disagree	18%	11%	20%	19%	20%

Q8. [Top2box] How easy to get around

	Total	Pain Index			
		Happy	Comfortable	Uncomfortable	Miserable
Your own everyday transportation experience getting where you need to go	43%	74%	51%	44%	16%
Transportation in general within your own community or city	39%	49%	44%	39%	25%
Transportation in general within the GTA region	23%	23%	31%	23%	14%

Q8. [Bottom2box] How easy to get around

	Total	Pain Index			
		Happy	Comfortable	Uncomfortable	Miserable
Your own everyday transportation experience getting where you need to go	25%	6%	14%	23%	50%
Transportation in general within your own community or city	24%	13%	19%	25%	37%
Transportation in general within the GTA region	41%	36%	37%	40%	51%

**Q8. Your own everyday transportation experience getting where you need to go**

	Total	Pain Index			
		Happy	Comfortable	Uncomfortable	Miserable
5 - Very good - easy to get around	14%	35%	17%	10%	3%
4	29%	39%	34%	34%	13%
3	32%	20%	35%	33%	35%
2	16%	5%	11%	16%	28%
1 - Very poor - painful to get around	9%	1%	3%	7%	21%
Top2box	43%	74%	51%	44%	16%
Bottom2box	25%	6%	14%	23%	50%

**Q8. Transportation in general within your own community or city**

	Total	Pain Index			
		Happy	Comfortable	Uncomfortable	Miserable
5 - Very good - easy to get around	8%	12%	11%	7%	5%
4	30%	37%	34%	32%	20%
3	37%	37%	37%	36%	38%
2	16%	9%	13%	17%	22%
1 - Very poor - painful to get around	8%	4%	5%	8%	16%
Top2box	39%	49%	44%	39%	25%
Bottom2box	24%	13%	19%	25%	37%

**Q8. Transportation in general within the GTA region**

	Total	Pain Index			
		Happy	Comfortable	Uncomfortable	Miserable
5 - Very good - easy to get around	5%	5%	8%	2%	3%
4	18%	19%	22%	21%	11%
3	35%	40%	32%	37%	35%
2	27%	23%	24%	28%	31%
1 - Very poor - painful to get around	15%	13%	13%	12%	20%
Top2box	23%	23%	31%	23%	14%
Bottom2box	41%	36%	37%	40%	51%

Q9. Which of the following best describes the type of home you currently live in? Is it a:

	Total	Pain Index			
		Happy	Comfortable	Uncomfortable	Miserable
Detached house	54%	71%	62%	47%	43%
Condominium/Townhouse	23%	18%	25%	27%	21%
Apartment	18%	6%	10%	22%	31%
Other-specify	4%	5%	3%	4%	5%

Q10. And which of the following best describes your current situation?

	Total	Pain Index			
		Happy	Comfortable	Uncomfortable	Miserable
Own your current residence	57%	91%	70%	45%	34%
Rent your current residence	30%	6%	19%	39%	49%
Live with your parents or another family member (and don't pay rent)	12%	3%	9%	15%	16%
Neither own nor rent (some other arrangement)	1%		2%	0%	0%

	Owners	Pain Index			
		Happy	Comfortable	Uncomfortable	Miserable
<b>Sample size</b>	473	117	177	102	76

Q11. When did you first buy property in the Greater Toronto Area?

	Total	Pain Index			
		Happy	Comfortable	Uncomfortable	Miserable
Within the past year	3%	1%	3%	2%	6%
2-5 years ago	11%	3%	6%	18%	25%
6-10 years ago	15%	4%	18%	21%	13%
10-15 years ago	16%	11%	19%	20%	14%
15-25 years ago	22%	19%	24%	20%	26%
More than 25 years ago (i.e. before 1993)	33%	61%	30%	19%	16%



Q12. Does your current residence have a mortgage on it?

	Total	Pain Index			
		Happy	Comfortable	Uncomfortable	Miserable
Yes, mortgage	53%	18%	50%	73%	86%
No, no mortgage	47%	82%	50%	27%	14%

	Owners with mortgages	Pain Index			
		Happy	Comfortable	Uncomfortable	Miserable
Sample size	251	21	89	75	66

Q13. 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?

	Total	Pain Index			
		Happy	Comfortable	Uncomfortable	Miserable
You can manage the mortgage payments quite easily and still have money for everything else	34%	69%	36%	38%	18%
You can manage, but you have to watch spending on "extra's"	45%	23%	45%	48%	49%
Your mortgage makes things tight and curbs your lifestyle	16%	8%	14%	12%	26%
It's a real struggle to make ends meet due to your high mortgage payments	4%		6%	2%	7%

Q14. Roughly speaking, how much of an increase in your own monthly mortgage payments do you think your household could handle before it get too tight?

	Total	Pain Index			
		Happy	Comfortable	Uncomfortable	Miserable
A few hundred dollars more per month	37%	14%	44%	30%	42%
Roughly \$500 more	20%	34%	16%	28%	13%
Up to \$1,000 more	14%	27%	17%	14%	4%
Up to \$2,000 more	2%	9%	1%	2%	2%
An increase of over \$2,000 per month	2%		3%	2%	1%
No increase -- already stretched with current mortgage	25%	16%	19%	25%	38%

Q15. How would you best describe current real estate market prices for Your own home

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	Total	Pain Index			
		Happy	Comfortable	Uncomfortable	Miserable
Maybe a bit low	6%	5%	6%	4%	9%
Reasonable overall	25%	19%	26%	25%	34%
High, but understandable given the area	48%	55%	49%	47%	36%
Unreasonably high	15%	15%	13%	19%	13%
Don't know	6%	7%	6%	5%	7%
Net: Low	31%	24%	32%	29%	43%
Net: High	63%	69%	62%	66%	49%

	Owners	Pain Index			
		Happy	Comfortable	Uncomfortable	Miserable
<b>Sample size</b>	473	117	177	102	76

Q15. How would you best describe current real estate market prices for The typical price of a home in your community

	Total	Pain Index			
		Happy	Comfortable	Uncomfortable	Miserable
Maybe a bit low	4%	3%	3%	2%	9%
Reasonable overall	17%	15%	19%	13%	20%
High, but understandable given the area	43%	48%	44%	44%	30%
Unreasonably high	32%	28%	30%	38%	38%
Don't know	4%	5%	5%	3%	3%
Net: Low	21%	19%	22%	15%	29%
Net: High	75%	77%	73%	81%	68%

Q15. How would you best describe current real estate market prices for The typical price of a home in the Greater Toronto Area

	Total	Pain Index			
		Happy	Comfortable	Uncomfortable	Miserable
Maybe a bit low	2%		2%	1%	6%
Reasonable overall	9%	8%	10%	10%	9%
High, but understandable given the area	27%	31%	31%	21%	18%
Unreasonably high	58%	55%	51%	67%	63%
Don't know	5%	6%	5%	2%	5%
Net: Low	11%	8%	12%	10%	14%
Net: High	84%	86%	82%	88%	81%

	Renters	Pain Index			
		Happy	Comfortable	Uncomfortable	Miserable
<b>Sample size</b>	253	7	49	88	109

Q16. How would you best describe The amount of rent you currently pay

	Total	Pain Index			
		Happy	Comfortable	Uncomfortable	Miserable
Maybe a bit low	9%	65%	11%	11%	2%
Reasonable overall	35%	35%	55%	46%	16%
High, but understandable given the area	33%		25%	31%	41%
Unreasonably high	21%		4%	12%	37%
Don't know	3%		4%	1%	3%
Net: Low	43%	100%	67%	56%	18%
Net: High	54%		29%	43%	79%

Q16. How would you best describe Typical cost of rent in your community

	Total	Pain Index			
		Happy	Comfortable	Uncomfortable	Miserable
Maybe a bit low	1%		2%	2%	
Reasonable overall	13%	29%	25%	13%	6%
High, but understandable given the area	35%	60%	38%	44%	26%
Unreasonably high	46%	12%	36%	37%	61%
Don't know	5%			4%	7%
Net: Low	14%	29%	27%	15%	6%
Net: High	81%	71%	73%	81%	87%

Q16. How would you best describe The typical cost of rent in the Greater Toronto Area

	Total	Pain Index			
		Happy	Comfortable	Uncomfortable	Miserable
Maybe a bit low	1%		3%	1%	
Reasonable overall	7%		13%	9%	3%
High, but understandable given the area	16%	49%	24%	17%	8%
Unreasonably high	72%	51%	55%	66%	86%
Don't know	4%		6%	7%	2%
Net: Low	8%		15%	10%	3%
Net: High	88%	100%	79%	83%	95%

	Non owners	Pain Index			
		Happy	Comfortable	Uncomfortable	Miserable
<b>Sample size</b>	358	12	77	123	146

Q17. how would you describe the current real estate market prices of The typical price of a home in your community

	Total	Pain Index			
		Happy	Comfortable	Uncomfortable	Miserable
Maybe a bit low	2%		6%	3%	
Reasonable overall	6%	18%	7%	7%	4%
High, but understandable given the area	20%	10%	36%	22%	10%
Unreasonably high	67%	52%	45%	64%	83%
Don't know	5%	20%	6%	5%	3%
Net: Low	8%	18%	14%	9%	4%
Net: High	87%	62%	81%	85%	93%

Q17. how would you describe the current real estate market prices of The typical price of a home in the Greater Toronto Area

	Total	Pain Index			
		Happy	Comfortable	Uncomfortable	Miserable
Maybe a bit low	1%		3%		
Reasonable overall	3%		5%	6%	1%
High, but understandable given the area	18%	35%	31%	14%	12%
Unreasonably high	74%	46%	58%	74%	85%
Don't know	4%	20%	3%	5%	2%
Net: Low	4%		8%	6%	1%
Net: High	92%	80%	89%	89%	97%

Q18. Which of the following statements most closely reflects your own situation when it comes to the possibility of home ownership?

	Total	Pain Index			
		Happy	Comfortable	Uncomfortable	Miserable
Are not interested in buying a home, maybe ever	20%	58%	30%	21%	11%
Would like to buy a home eventually, but not yet	39%	22%	49%	42%	33%
Would like to buy a home now, but can't afford it	36%	10%	15%	32%	52%
Are in the market now, looking to purchase a home	4%		6%	3%	3%
Expect to inherit a home	1%	10%		2%	1%

	Non owners	Pain Index			
		Happy	Comfortable	Uncomfortable	Miserable
<b>Sample size</b>	831	129	255	225	222

Q19. Overall, would you say current housing prices here are benefitting or hurting You (and your household, if applicable)

	Total	Pain Index			
		Happy	Comfortable	Uncomfortable	Miserable
Benefitting a lot	10%	27%	14%	4%	2%
Benefitting somewhat	20%	29%	24%	18%	12%
No real impact either way	35%	40%	46%	36%	18%
Hurting somewhat	20%	3%	11%	27%	34%
Hurting a lot	15%	1%	6%	14%	33%
Net: Benefitting	30%	56%	37%	22%	14%
Net: Hurting	35%	4%	17%	42%	67%

Q19. Overall, would you say current housing prices here are benefitting or hurting The community or city where you live

	Total	Pain Index			
		Happy	Comfortable	Uncomfortable	Miserable
Benefitting a lot	5%	10%	6%	1%	3%
Benefitting somewhat	20%	33%	25%	17%	10%
No real impact either way	24%	24%	28%	27%	16%
Hurting somewhat	35%	28%	30%	40%	41%
Hurting a lot	16%	5%	11%	15%	30%
Net: Benefitting	25%	43%	32%	18%	13%
Net: Hurting	52%	33%	41%	55%	71%

Q19. Overall, would you say current housing prices here are benefitting or hurting The Greater Toronto Area as a whole

	Total	Pain Index			
		Happy	Comfortable	Uncomfortable	Miserable
Benefitting a lot	4%	7%	5%	1%	3%
Benefitting somewhat	12%	22%	15%	8%	6%
No real impact either way	21%	21%	25%	25%	12%
Hurting somewhat	33%	30%	31%	37%	34%
Hurting a lot	30%	21%	24%	29%	45%
Net: Benefitting	15%	29%	20%	9%	9%
Net: Hurting	64%	50%	54%	66%	79%

Q20. What do you hope to see happen to the real estate market here in the Greater Toronto Area over the next few years?

	Total	Pain Index			
		Happy	Comfortable	Uncomfortable	Miserable
Keep going up	24%	38%	27%	18%	19%
Stay where they are	24%	25%	33%	25%	13%
Fall slightly - say around 10%	25%	22%	22%	32%	23%
Fall significantly - say by 30% or more	27%	15%	18%	26%	45%

Q21. Which of the following factors do you think are the main causes of high housing prices in the region?

	Total	Pain Index			
		Happy	Comfortable	Uncomfortable	Miserable
People want to live in the Greater Toronto Area because it's a desirable location	47%	57%	51%	43%	41%
Foreigners investing in this real estate market	42%	50%	43%	37%	42%
Wealthy people investing in this real estate market	35%	26%	30%	34%	46%
Low Interest rates	30%	45%	30%	28%	22%
Lack of government action on housing	25%	19%	20%	25%	34%
Developers aren't building rental housing	24%	28%	22%	26%	20%
Condos and houses being left empty by investor-owners	20%	14%	19%	21%	23%
Lack of housing units/Need to build more	19%	19%	16%	20%	22%
Lack of available land for new construction	16%	15%	18%	15%	15%
Other-specify	5%	3%	4%	7%	6%

Q22. Would you say foreign ownership is:

	Total	Pain Index			
		Happy	Comfortable	Uncomfortable	Miserable
Not a factor	6%	6%	6%	5%	6%
A minor factor	28%	30%	29%	31%	23%
One of a few major factors	51%	52%	53%	50%	51%
The biggest factor driving up housing costs here	15%	12%	12%	14%	20%
Net: Not a factor/ minor factor	34%	36%	36%	35%	29%
Net: Major factor/ Biggest factor	66%	64%	64%	65%	71%

Q23. [Net: Support] Level of support

	Total	Pain Index			
		Happy	Comfortable	Uncomfortable	Miserable
Collect data on who property buyers are and where they are from	75%	74%	69%	75%	82%
A speculation tax aimed at foreign and domestic homeowners who don't pay taxes in Ontario	84%	88%	77%	86%	89%
A "vacancy tax" on investor-owned places that are not occupied	81%	90%	75%	81%	82%
An extra property transfer tax on buyers from outside Canada	81%	82%	75%	84%	85%
An extra property transfer tax on anyone who doesn't pay taxes in Ontario	82%	83%	78%	81%	88%
Limit the number and types of properties that can be purchased by buyers from outside Canada	73%	72%	71%	73%	77%
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	72%	75%	68%	73%	74%
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)	42%	44%	36%	42%	49%



Q23. [Net: Oppose] Level of support

	Total	Pain Index			
		Happy	Comfortable	Uncomfortable	Miserable
Collect data on who property buyers are and where they are from	25%	26%	31%	25%	18%
A speculation tax aimed at foreign and domestic homeowners who don't pay taxes in Ontario	16%	12%	23%	14%	11%
A "vacancy tax" on investor-owned places that are not occupied	19%	10%	25%	19%	18%
An extra property transfer tax on buyers from outside Canada	19%	18%	25%	16%	15%
An extra property transfer tax on anyone who doesn't pay taxes in Ontario	18%	17%	22%	19%	12%
Limit the number and types of properties that can be purchased by buyers from outside Canada	27%	28%	29%	27%	23%
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	28%	25%	32%	27%	26%
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)	58%	56%	64%	58%	51%

Q23. Support or oppose- Collect data on who property buyers are and where they are from

	Total	Pain Index			
		Happy	Comfortable	Uncomfortable	Miserable
Strongly support	27%	30%	20%	26%	33%
Support	48%	44%	49%	49%	49%
Oppose	17%	18%	18%	20%	14%
Strongly oppose	7%	8%	12%	5%	4%

Q23. Support or oppose- A speculation tax aimed at foreign and domestic homeowners who don't pay taxes in Ontario

	Total	Pain Index			
		Happy	Comfortable	Uncomfortable	Miserable
Strongly support	46%	54%	36%	44%	56%
Support	38%	34%	41%	43%	33%
Oppose	11%	9%	16%	11%	7%
Strongly oppose	4%	3%	6%	3%	5%

Q23. Support or oppose- A "vacancy tax" on investor-owned places that are not occupied

	Total	Pain Index			
		Happy	Comfortable	Uncomfortable	Miserable
Strongly support	42%	49%	32%	40%	52%
Support	39%	41%	44%	41%	30%
Oppose	13%	6%	17%	15%	13%
Strongly oppose	6%	4%	8%	4%	6%

Q23. Support or oppose- An extra property transfer tax on buyers from outside Canada

	Total	Pain Index			
		Happy	Comfortable	Uncomfortable	Miserable
Strongly support	42%	45%	35%	37%	52%
Support	40%	37%	40%	47%	34%
Oppose	15%	14%	20%	13%	11%
Strongly oppose	4%	4%	6%	3%	3%

Q23. Support or oppose- An extra property transfer tax on anyone who doesn't pay taxes in Ontario

	Total	Pain Index			
		Happy	Comfortable	Uncomfortable	Miserable
Strongly support	41%	49%	31%	36%	51%
Support	42%	34%	47%	45%	37%
Oppose	13%	15%	15%	15%	9%
Strongly oppose	4%	2%	7%	4%	3%

Q23. Support or oppose- Limit the number and types of properties that can be purchased by buyers from outside Canada

	Total	Pain Index			
		Happy	Comfortable	Uncomfortable	Miserable
Strongly support	35%	33%	29%	32%	46%
Support	38%	39%	42%	41%	31%
Oppose	20%	22%	21%	20%	17%
Strongly oppose	7%	6%	8%	7%	7%

Q23. Support or oppose- 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

	Total	Pain Index			
		Happy	Comfortable	Uncomfortable	Miserable
Strongly support	36%	41%	29%	35%	42%
Support	36%	34%	39%	37%	32%
Oppose	20%	18%	25%	18%	19%
Strongly oppose	8%	7%	8%	9%	7%

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)

	Total	Pain Index			
		Happy	Comfortable	Uncomfortable	Miserable
Strongly support	16%	23%	9%	15%	21%
Support	26%	21%	27%	27%	27%
Oppose	38%	34%	44%	37%	35%
Strongly oppose	20%	22%	20%	21%	16%

Q24. [Net Agree] Agreement with statements

	Total	Pain Index			
		Happy	Comfortable	Uncomfortable	Miserable
There is too much foreign ownership of real estate here	69%	63%	64%	67%	78%
Focusing on foreign buyers as a cause of high housing prices has racist undertones	39%	35%	40%	38%	40%
I'm seriously thinking of leaving the GTA because of the cost of owning a home here	47%	13%	31%	57%	76%
I'm worried the next generation won't be able to afford to own a home in my community	84%	81%	79%	81%	94%
It's just not realistic for young people to expect to own a house and a yard in the GTA	81%	82%	76%	81%	87%
I don't care about the price of homes in the GTA - I don't want to live anywhere else	35%	45%	44%	29%	24%
The idea of holding a mortgage on a home worth more than a million dollars is terrifying	85%	81%	81%	84%	94%
No matter what the government does, it won't be able to make housing here affordable	62%	71%	64%	55%	63%
We have had to make real sacrifices to be able to buy in the Greater Toronto Area	61%	55%	57%	58%	80%
I basically "hit the jackpot" by getting into the market at the right time	77%	88%	78%	73%	61%
If I buy a house someday, it won't be in the Greater Toronto Area because it's too expensive here	72%	43%	55%	72%	83%
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	79%	54%	72%	76%	88%
People who bought into the market 10 years ago or earlier basically "hit the jackpot."	86%	83%	76%	85%	93%

Q24. [Net Disagree] Agreement with statements

	Total	Pain Index			
		Happy	Comfortable	Uncomfortable	Miserable
There is too much foreign ownership of real estate here	31%	37%	36%	33%	22%
Focusing on foreign buyers as a cause of high housing prices has racist undertones	61%	65%	60%	62%	60%
I'm seriously thinking of leaving the GTA because of the cost of owning a home here	53%	87%	69%	43%	24%
I'm worried the next generation won't be able to afford to own a home in my community	16%	19%	21%	19%	6%
It's just not realistic for young people to expect to own a house and a yard in the GTA	19%	18%	24%	19%	13%
I don't care about the price of homes in the GTA - I don't want to live anywhere else	65%	55%	56%	71%	76%
The idea of holding a mortgage on a home worth more than a million dollars is terrifying	15%	19%	19%	16%	6%
No matter what the government does, it won't be able to make housing here affordable	38%	29%	36%	45%	37%
We have had to make real sacrifices to be able to buy in the Greater Toronto Area	39%	45%	43%	42%	20%
I basically "hit the jackpot" by getting into the market at the right time	23%	12%	22%	27%	39%
If I buy a house someday, it won't be in the Greater Toronto Area because it's too expensive here	28%	57%	45%	28%	17%
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	21%	46%	28%	24%	12%
People who bought into the market 10 years ago or earlier basically "hit the jackpot."	14%	17%	24%	15%	7%

Q24. Agreement: There is too much foreign ownership of real estate here

	Total	Pain Index			
		Happy	Comfortable	Uncomfortable	Miserable
Strongly agree	30%	31%	24%	29%	38%
Moderately agree	38%	32%	40%	38%	40%
Moderately disagree	25%	29%	31%	27%	14%
Strongly disagree	6%	8%	5%	6%	8%
Net: Agree	69%	63%	64%	67%	78%
Net: Disagree	31%	37%	36%	33%	22%

Q24. Agreement: Focusing on foreign buyers as a cause of high housing prices has racist undertones

	Total	Pain Index			
		Happy	Comfortable	Uncomfortable	Miserable
Strongly agree	11%	13%	7%	10%	15%
Moderately agree	28%	22%	33%	28%	25%
Moderately disagree	29%	30%	29%	33%	24%
Strongly disagree	33%	35%	32%	29%	36%
Net: Agree	39%	35%	40%	38%	40%
Net: Disagree	61%	65%	60%	62%	60%

Q24. Agreement: I'm seriously thinking of leaving the GTA because of the cost of owning a home here

	Total	Pain Index			
		Happy	Comfortable	Uncomfortable	Miserable
Strongly agree	17%	3%	8%	17%	36%
Moderately agree	30%	10%	23%	41%	40%
Moderately disagree	26%	20%	32%	29%	18%
Strongly disagree	27%	67%	38%	13%	6%
Net: Agree	47%	13%	31%	57%	76%
Net: Disagree	53%	87%	69%	43%	24%

Q24. Agreement: I'm worried the next generation won't be able to afford to own a home in my community

	Total	Pain Index			
		Happy	Comfortable	Uncomfortable	Miserable
Strongly agree	55%	53%	44%	53%	71%
Moderately agree	29%	29%	35%	28%	23%
Moderately disagree	12%	13%	14%	15%	4%
Strongly disagree	4%	6%	6%	4%	2%
Net: Agree	84%	81%	79%	81%	94%
Net: Disagree	16%	19%	21%	19%	6%

Q24. Agreement: It's just not realistic for young people to expect to own a house and a yard in the GTA

	Total	Pain Index			
		Happy	Comfortable	Uncomfortable	Miserable
Strongly agree	48%	41%	40%	48%	60%
Moderately agree	34%	41%	37%	33%	27%
Moderately disagree	15%	17%	19%	16%	8%
Strongly disagree	4%	1%	5%	3%	5%
Net: Agree	81%	82%	76%	81%	87%
Net: Disagree	19%	18%	24%	19%	13%

Q24. Agreement: I don't care about the price of homes in the GTA - I don't want to live anywhere else

	Total	Pain Index			
		Happy	Comfortable	Uncomfortable	Miserable
Strongly agree	9%	18%	11%	6%	6%
Moderately agree	25%	27%	34%	23%	18%
Moderately disagree	39%	39%	36%	41%	39%
Strongly disagree	26%	16%	19%	29%	37%
Net: Agree	35%	45%	44%	29%	24%
Net: Disagree	65%	55%	56%	71%	76%

Q24. Agreement: The idea of holding a mortgage on a home worth more than a million dollars is terrifying

	Total	Pain Index			
		Happy	Comfortable	Uncomfortable	Miserable
Strongly agree	59%	62%	50%	55%	71%
Moderately agree	26%	19%	31%	28%	23%
Moderately disagree	10%	13%	12%	12%	3%
Strongly disagree	5%	6%	8%	4%	3%
Net: Agree	85%	81%	81%	84%	94%
Net: Disagree	15%	19%	19%	16%	6%

Q24. Agreement: No matter what the government does, it won't be able to make housing here affordable

	Total	Pain Index			
		Happy	Comfortable	Uncomfortable	Miserable
Strongly agree	18%	23%	19%	12%	20%
Moderately agree	44%	48%	46%	43%	43%
Moderately disagree	27%	21%	24%	36%	26%
Strongly disagree	10%	8%	11%	9%	11%
Net: Agree	62%	71%	64%	55%	63%
Net: Disagree	38%	29%	36%	45%	37%

	Owners	Pain Index			
		Happy	Comfortable	Uncomfortable	Miserable
<b>Sample size</b>	473	117	177	102	76

Q24. Agreement: We have had to make real sacrifices to be able to buy in the Greater Toronto Area

	Total	Pain Index			
		Happy	Comfortable	Uncomfortable	Miserable
Strongly agree	20%	16%	17%	16%	41%
Moderately agree	40%	39%	40%	43%	39%
Moderately disagree	29%	26%	34%	35%	15%
Strongly disagree	10%	20%	8%	6%	6%
Net: Agree	61%	55%	57%	58%	80%
Net: Disagree	39%	45%	43%	42%	20%

Q24. Agreement: I basically "hit the jackpot" by getting into the market at the right time

	Total	Pain Index			
		Happy	Comfortable	Uncomfortable	Miserable
Strongly agree	32%	57%	30%	20%	13%
Moderately agree	45%	32%	48%	53%	47%
Moderately disagree	16%	7%	16%	20%	25%
Strongly disagree	7%	5%	6%	8%	14%
Net: Agree	77%	88%	78%	73%	61%
Net: Disagree	23%	12%	22%	27%	39%

	Non owners	Pain Index			
		Happy	Comfortable	Uncomfortable	Miserable
<b>Sample size</b>	358	12	77	123	146

Q24. Agreement: If I buy a house someday, it won't be in the Greater Toronto Area because it's too expensive here

	Total	Pain Index			
		Happy	Comfortable	Uncomfortable	Miserable
Strongly agree	37%	37%	26%	33%	46%
Moderately agree	35%	6%	30%	40%	37%
Moderately disagree	21%	29%	28%	25%	15%
Strongly disagree	7%	27%	17%	3%	2%
Net: Agree	72%	43%	55%	72%	83%
Net: Disagree	28%	57%	45%	28%	17%



Q24. Agreement: 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

	Total	Pain Index			
		Happy	Comfortable	Uncomfortable	Miserable
Strongly agree	47%	36%	43%	41%	55%
Moderately agree	32%	18%	29%	35%	33%
Moderately disagree	14%	35%	15%	18%	9%
Strongly disagree	6%	10%	13%	5%	3%
Net: Agree	79%	54%	72%	76%	88%
Net: Disagree	21%	46%	28%	24%	12%

Q24. Agreement: People who bought into the market 10 years ago or earlier basically "hit the jackpot."

	Total	Pain Index			
		Happy	Comfortable	Uncomfortable	Miserable
Strongly agree	50%	39%	39%	48%	58%
Moderately agree	37%	44%	37%	37%	35%
Moderately disagree	10%	17%	20%	11%	3%
Strongly disagree	4%		4%	4%	3%
Net: Agree	86%	83%	76%	85%	93%
Net: Disagree	14%	17%	24%	15%	7%

	Total	Pain Index			
		Happy	Comfortable	Uncomfortable	Miserable
<b>Sample size</b>	831	129	255	225	222

Q25. Which of the following two broad statements most closely reflects your opinion?

	Total	Pain Index			
		Happy	Comfortable	Uncomfortable	Miserable
Government should be more involved in the housing market in order to improve affordability.	68%	50%	62%	73%	82%
Government should stay out of the housing market. The free market should determine prices.	32%	50%	38%	27%	18%

Q26. Overall, whose interests would you give the highest priority to?

	Total	Pain Index			
		Happy	Comfortable	Uncomfortable	Miserable
First-time buyers wanting to get into the market	64%	58%	59%	63%	74%
Current homeowners wanting to protect the value of their investment	36%	42%	41%	37%	26%

Q27. Satisfaction with Municipal governments in the region in terms of their overall approach to and handling of issues concerning the housing market here in the Greater Toronto Area region

	Total	Pain Index			
		Happy	Comfortable	Uncomfortable	Miserable
Very satisfied	3%	3%	5%	3%	
Moderately satisfied	32%	39%	35%	30%	27%
Moderately dissatisfied	44%	42%	41%	51%	41%
Very dissatisfied	21%	16%	19%	15%	32%
Top2box	35%	43%	40%	33%	27%
Bottom2box	65%	57%	60%	67%	73%

Q27. Satisfaction with The Ontario provincial government in terms of their overall approach to and handling of issues concerning the housing market here in the Greater Toronto Area region

	Total	Pain Index			
		Happy	Comfortable	Uncomfortable	Miserable
Very satisfied	3%	3%	5%	2%	1%
Moderately satisfied	27%	27%	33%	28%	18%
Moderately dissatisfied	40%	38%	32%	48%	44%
Very dissatisfied	31%	32%	31%	22%	38%
Top2box	29%	30%	37%	30%	18%
Bottom2box	71%	70%	63%	70%	82%