

| | Total | Pain Index | | | |
|--------------------|-------|------------|-------------|---------------|-----------|
| | | Happy | Comfortable | Uncomfortable | Miserable |
| Sample size | 719 | 118 | 251 | 189 | 161 |

Q1. First of all, could you please indicate which specific Metro Vancouver municipality you live in?

| | Total | Pain Index | | | |
|-------------------------------------|-------|------------|-------------|---------------|-----------|
| | | Happy | Comfortable | Uncomfortable | Miserable |
| Burnaby | 12% | 11% | 11% | 17% | 11% |
| Coquitlam | 7% | 10% | 6% | 6% | 7% |
| Delta | 6% | 8% | 7% | 5% | 4% |
| Langley (district and city) | 6% | 7% | 6% | 5% | 4% |
| Maple Ridge | 3% | 3% | 2% | 2% | 3% |
| New Westminster | 3% | 3% | 2% | 2% | 4% |
| North Vancouver (district and city) | 3% | 2% | 3% | 5% | 2% |
| Pitt Meadows | 1% | 1% | 1% | 2% | |
| Port Coquitlam | 3% | | 3% | 3% | 8% |
| Port Moody | 1% | 3% | 1% | 0% | 1% |
| Richmond | 8% | 7% | 9% | 8% | 7% |
| Surrey | 16% | 15% | 17% | 14% | 16% |
| Vancouver | 29% | 27% | 28% | 28% | 32% |
| White Rock | 2% | 3% | 2% | 2% | 1% |
| Other smaller municipality | 1% | 1% | 2% | 1% | 2% |

Q2. Thinking of the issues currently facing Metro Vancouver, which one or two would you say are the most important?

| | Total | Pain Index | | | |
|--|-------|------------|-------------|---------------|-----------|
| | | Happy | Comfortable | Uncomfortable | Miserable |
| Housing prices/affordability/real estate | 65% | 43% | 59% | 69% | 86% |
| Transportation/traffic/transit | 33% | 21% | 40% | 36% | 28% |
| Homelessness/poverty | 27% | 27% | 25% | 22% | 35% |
| Environmental issues/pipelines | 17% | 26% | 17% | 16% | 10% |
| The economy/Jobs | 15% | 16% | 14% | 19% | 12% |
| Crime/Safety | 10% | 13% | 11% | 10% | 8% |
| Leadership/Politics | 9% | 16% | 12% | 9% | 2% |
| Other-specify | 3% | 4% | 3% | 2% | 2% |

Q3. How often do you yourself do each of the following: Drive a car

| | Total | Pain Index | | | |
|----------------------------------|-------|------------|-------------|---------------|-----------|
| | | Happy | Comfortable | Uncomfortable | Miserable |
| Everyday/lt's how you get around | 38% | 31% | 41% | 36% | 42% |
| Most days | 20% | 28% | 23% | 18% | 10% |
| 2 - 3 times per week | 16% | 22% | 15% | 20% | 10% |
| Once a week | 5% | 5% | 5% | 2% | 10% |
| 2 - 3 times per month | 3% | 3% | 4% | 2% | 2% |
| Maybe once a month | 3% | 1% | 1% | 5% | 3% |
| Less often than that | 5% | 2% | 3% | 7% | 7% |
| Never | 10% | 7% | 7% | 10% | 16% |

Q3. How often do you yourself do each of the following: Take public transit

| | Total | Pain Index | | | |
|----------------------------------|-------|------------|-------------|---------------|-----------|
| | | Happy | Comfortable | Uncomfortable | Miserable |
| Everyday/lt's how you get around | 13% | 1% | 7% | 17% | 23% |
| Most days | 9% | 2% | 9% | 11% | 13% |
| 2 - 3 times per week | 9% | 4% | 11% | 12% | 8% |
| Once a week | 6% | 7% | 4% | 7% | 6% |
| 2 - 3 times per month | 11% | 10% | 11% | 11% | 9% |
| Maybe once a month | 11% | 11% | 17% | 6% | 9% |
| Less often than that | 25% | 38% | 26% | 22% | 19% |
| Never | 16% | 26% | 15% | 15% | 13% |

Q4. 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 | 28% | 72% | 31% | 16% | 5% |
| Less than 15 minutes | 15% | 13% | 21% | 16% | 4% |
| 15 to less than 30 minutes | 24% | 11% | 30% | 24% | 26% |
| 30 to 45 minutes | 17% | 5% | 11% | 26% | 27% |
| 45 minutes to an hour | 11% | | 7% | 15% | 23% |
| Over an hour | 4% | | 1% | 3% | 14% |

5. [Top2box] Finally, we are interested in how people view the transportation situation overall -- in terms of how easy or hard it is to get around.

| | Total | Pain Index | | | |
|--|-------|------------|-------------|---------------|-----------|
| | | Happy | Comfortable | Uncomfortable | Miserable |
| Your own everyday transportation experience getting where you need to go | 49% | 73% | 58% | 42% | 27% |
| Transportation in general within your own community | 41% | 56% | 47% | 41% | 22% |
| Transportation in general within the Metro Vancouver region | 24% | 27% | 25% | 27% | 17% |

5. [Bottom2box] Finally, we are interested in how people view the transportation situation overall -- in terms of how easy or hard it is to get around.

| | Total | Pain Index | | | |
|--|-------|------------|-------------|---------------|-----------|
| | | Happy | Comfortable | Uncomfortable | Miserable |
| Your own everyday transportation experience getting where you need to go | 17% | 5% | 11% | 19% | 36% |
| Transportation in general within your own community | 24% | 11% | 21% | 25% | 34% |
| Transportation in general within the Metro Vancouver region | 43% | 32% | 43% | 38% | 56% |

Q5. How easy or hard it is to get around-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 | 17% | 31% | 21% | 13% | 3% |
| 4 | 33% | 42% | 37% | 29% | 24% |
| 3 | 33% | 23% | 32% | 39% | 37% |
| 2 | 12% | 3% | 8% | 15% | 20% |
| 1 - Very poor - painful to get around | 6% | 2% | 3% | 4% | 15% |
| Top2box | 49% | 73% | 58% | 42% | 27% |
| Bottom2box | 17% | 5% | 11% | 19% | 36% |

Q5. How easy or hard it is to get around-Transportation in general within your own community

| | Total | Pain Index | | | |
|---------------------------------------|-------|------------|-------------|---------------|-----------|
| | | Happy | Comfortable | Uncomfortable | Miserable |
| 5 - Very good - easy to get around | 14% | 23% | 14% | 14% | 6% |
| 4 | 28% | 33% | 33% | 27% | 16% |
| 3 | 35% | 33% | 32% | 33% | 43% |
| 2 | 15% | 7% | 15% | 18% | 18% |
| 1 - Very poor - painful to get around | 9% | 4% | 6% | 8% | 17% |
| Top2box | 41% | 56% | 47% | 41% | 22% |
| Bottom2box | 24% | 11% | 21% | 25% | 34% |

Q5. How easy or hard it is to get around-Transportation in general within the Metro Vancouver region

| | Total | Pain Index | | | |
|---------------------------------------|-------|------------|-------------|---------------|-----------|
| | | Happy | Comfortable | Uncomfortable | Miserable |
| 5 - Very good - easy to get around | 5% | 8% | 5% | 5% | 2% |
| 4 | 19% | 19% | 20% | 21% | 14% |
| 3 | 33% | 40% | 32% | 35% | 28% |
| 2 | 28% | 23% | 29% | 26% | 31% |
| 1 - Very poor - painful to get around | 15% | 10% | 14% | 13% | 25% |
| Top2box | 24% | 27% | 25% | 27% | 17% |
| Bottom2box | 43% | 32% | 43% | 38% | 56% |

Q6. Which of the following best describes the type of home you currently live in?

| | Total | Pain Index | | | |
|-----------------------|-------|------------|-------------|---------------|-----------|
| | | Happy | Comfortable | Uncomfortable | Miserable |
| Detached house | 44% | 55% | 46% | 39% | 40% |
| Condominium/Townhouse | 32% | 36% | 33% | 31% | 31% |
| Apartment | 20% | 6% | 18% | 25% | 26% |
| Other-specify | 4% | 3% | 3% | 5% | 3% |

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

| | Total | Pain Index | | | |
|--|-------|------------|-------------|---------------|-----------|
| | | Happy | Comfortable | Uncomfortable | Miserable |
| Own your current residence | 62% | 93% | 74% | 52% | 30% |
| Rent your current residence | 30% | 4% | 17% | 38% | 61% |
| Live with your parents or another family member (and don't pay rent) | 7% | 1% | 8% | 9% | 9% |
| Neither own nor rent (some other arrangement) | 1% | 2% | 1% | 2% | 1% |

| | Owners | Pain Index | | | |
|--------------------|--------|------------|-------------|---------------|-----------|
| | | Happy | Comfortable | Uncomfortable | Miserable |
| Sample size | 442 | 109 | 187 | 99 | 48 |

Q8. When did you first buy property in Metro Vancouver?

| | Total | Pain Index | | | |
|---|-------|------------|-------------|---------------|-----------|
| | | Happy | Comfortable | Uncomfortable | Miserable |
| Within the past year | 3% | | 4% | 4% | 10% |
| 2-5 years ago | 15% | 4% | 11% | 27% | 34% |
| 6-10 years ago | 16% | 3% | 19% | 22% | 24% |
| 10-15 years ago | 13% | 12% | 13% | 16% | 10% |
| 15-25 years ago | 22% | 22% | 25% | 18% | 15% |
| More than 25 years ago (i.e. before 1993) | 30% | 58% | 28% | 15% | 7% |

Q9. Does your current residence have a mortgage on it?

| | Total | Pain Index | | | |
|-----------------|-------|------------|-------------|---------------|-----------|
| | | Happy | Comfortable | Uncomfortable | Miserable |
| Yes, mortgage | 53% | 16% | 49% | 80% | 93% |
| No, no mortgage | 47% | 84% | 51% | 20% | 7% |

| | Owners with mortgage | Pain Index | | | |
|--------------------|----------------------|------------|-------------|---------------|-----------|
| | | Happy | Comfortable | Uncomfortable | Miserable |
| Sample size | 232 | 18 | 92 | 79 | 44 |

Q10. 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:

| | Total | Pain Index | | | |
|--|-------|------------|-------------|---------------|-----------|
| | | Happy | Comfortable | Uncomfortable | Miserable |
| You can manage the mortgage payments quite easily and still have money for everything else | 35% | 95% | 37% | 29% | 19% |
| You can manage, but you have to watch spending on "extra's" | 44% | | 48% | 52% | 39% |
| Your mortgage makes things tight and curbs your lifestyle | 17% | 5% | 14% | 17% | 29% |
| It's a real struggle to make ends meet due to your high mortgage payments | 4% | | 1% | 2% | 13% |

Q11. 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?

| | Total | Pain Index | | | |
|--|-------|------------|-------------|---------------|-----------|
| | | Happy | Comfortable | Uncomfortable | Miserable |
| A few hundred dollars more per month | 41% | 30% | 43% | 41% | 40% |
| Roughly \$500 more | 24% | 31% | 28% | 26% | 9% |
| Up to \$1,000 more | 13% | 30% | 16% | 9% | 8% |
| Up to \$2,000 more | 3% | 5% | 1% | 5% | 2% |
| An increase of over \$2,000 per month | 1% | | 1% | 1% | |
| No increase -- already stretched with current mortgage | 18% | 4% | 11% | 17% | 41% |

| | Owners | Pain Index | | | |
|--------------------|--------|------------|-------------|---------------|-----------|
| | | Happy | Comfortable | Uncomfortable | Miserable |
| Sample size | 442 | 109 | 187 | 99 | 48 |

Q12. How would you best describe current real estate market prices for Your own home

| | Total | Pain Index | | | |
|---|-------|------------|-------------|---------------|-----------|
| | | Happy | Comfortable | Uncomfortable | Miserable |
| Unreasonably high | 35% | 27% | 33% | 31% | 66% |
| High, but understandable given the area | 45% | 55% | 47% | 44% | 20% |
| Reasonable overall | 14% | 13% | 14% | 16% | 10% |
| Maybe a bit low | 3% | 1% | 4% | 3% | 4% |
| Don't know | 3% | 3% | 3% | 5% | |
| Net: High | 80% | 82% | 80% | 76% | 86% |

Q12. 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 |
| Unreasonably high | 51% | 41% | 48% | 54% | 78% |
| High, but understandable given the area | 38% | 47% | 38% | 39% | 18% |
| Reasonable overall | 8% | 10% | 10% | 5% | 2% |
| Maybe a bit low | 1% | | 2% | 1% | 2% |
| Don't know | 2% | 2% | 2% | 2% | |
| Net: High | 89% | 88% | 86% | 92% | 96% |

Q12. How would you best describe current real estate market prices for The typical price of a home in Metro Vancouver

| | Total | Pain Index | | | |
|---|-------|------------|-------------|---------------|-----------|
| | | Happy | Comfortable | Uncomfortable | Miserable |
| Unreasonably high | 74% | 71% | 69% | 79% | 94% |
| High, but understandable given the area | 19% | 24% | 22% | 15% | 4% |
| Reasonable overall | 4% | 4% | 5% | 4% | |
| Maybe a bit low | 2% | 1% | 2% | 1% | 2% |
| Don't know | 1% | | 2% | 2% | |
| Net: High | 93% | 96% | 91% | 94% | 98% |

Q13. You've indicated you are renting your residence. How would you best describe The amount of rent you currently pay

| | Total | Pain Index | | | |
|---|-------|------------|-------------|---------------|-----------|
| | | Happy | Comfortable | Uncomfortable | Miserable |
| Unreasonably high | 24% | | 2% | 16% | 41% |
| High, but understandable given the area | 30% | 16% | 9% | 37% | 35% |
| Reasonable overall | 35% | 48% | 63% | 37% | 22% |
| Maybe a bit low | 9% | 37% | 18% | 10% | 3% |
| Don't know | 1% | | 8% | | |
| Net: High | 54% | 16% | 11% | 53% | 76% |

| | Renters | Pain Index | | | |
|--------------------|---------|------------|-------------|---------------|-----------|
| | | Happy | Comfortable | Uncomfortable | Miserable |
| Sample size | 216 | 5 | 43 | 71 | 98 |

Q13. You've indicated you are renting your residence. How would you best describe Typical cost of rent in your community

| | Total | Pain Index | | | |
|---|-------|------------|-------------|---------------|-----------|
| | | Happy | Comfortable | Uncomfortable | Miserable |
| Unreasonably high | 60% | 52% | 38% | 61% | 70% |
| High, but understandable given the area | 25% | 48% | 30% | 30% | 18% |
| Reasonable overall | 8% | | 7% | 6% | 10% |
| Maybe a bit low | 4% | | 15% | 1% | 1% |
| Don't know | 3% | | 10% | 2% | 1% |
| Net: High | 85% | 100% | 68% | 91% | 88% |

Q13. You've indicated you are renting your residence. How would you best describe The typical cost of rent in Metro Vancouver

| | Total | Pain Index | | | |
|---|-------|------------|-------------|---------------|-----------|
| | | Happy | Comfortable | Uncomfortable | Miserable |
| Unreasonably high | 81% | 69% | 65% | 81% | 88% |
| High, but understandable given the area | 12% | 31% | 13% | 17% | 7% |
| Reasonable overall | 2% | | 2% | 2% | 2% |
| Maybe a bit low | 4% | | 13% | | 2% |
| Don't know | 2% | | 7% | | 1% |
| Net: High | 92% | 100% | 77% | 98% | 95% |

| | Non owners | Pain Index | | | |
|--------------------|------------|------------|-------------|---------------|-----------|
| | | Happy | Comfortable | Uncomfortable | Miserable |
| Sample size | 9 | 64 | 91 | 113 | 98 |

Q14. And 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 |
| Unreasonably high | 76% | 64% | 55% | 76% | 88% |
| High, but understandable given the area | 17% | 36% | 27% | 22% | 6% |
| Reasonable overall | 2% | | 7% | | 2% |
| Maybe a bit low | 2% | | 7% | | 1% |
| Don't know | 3% | | 5% | 2% | 2% |

Q14. And how would you describe the current real estate market prices of The typical price of a home in Metro Vancouver

| | Total | Pain Index | | | |
|---|-------|------------|-------------|---------------|-----------|
| | | Happy | Comfortable | Uncomfortable | Miserable |
| Unreasonably high | 85% | 62% | 72% | 89% | 91% |
| High, but understandable given the area | 10% | 27% | 20% | 5% | 6% |
| Reasonable overall | 2% | | 4% | 2% | 1% |
| Maybe a bit low | 0% | | 2% | | |
| Don't know | 3% | 11% | 2% | 4% | 2% |

Q15. 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 | 24% | 51% | 39% | 25% | 11% |
| Would like to buy a home eventually, but not yet | 27% | | 33% | 32% | 21% |
| Would like to buy a home now, but can't afford it | 45% | 30% | 21% | 40% | 65% |
| Are in the market now, looking to purchase a home | 1% | | | 1% | 1% |
| Expect to inherit a home | 3% | 19% | 7% | 2% | 1% |

| | Total | Pain Index | | | |
|--------------------|-------|------------|-------------|---------------|-----------|
| | | Happy | Comfortable | Uncomfortable | Miserable |
| Sample size | 719 | 118 | 251 | 189 | 161 |

Q16. 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 | 6% | 19% | 7% | 2% | 2% |
| Benefitting somewhat | 16% | 24% | 20% | 12% | 6% |
| No real impact either way | 35% | 49% | 47% | 31% | 9% |
| Hurting somewhat | 23% | 7% | 20% | 35% | 23% |
| Hurting a lot | 21% | 1% | 5% | 20% | 60% |
| Net: Benefitting | 22% | 43% | 27% | 14% | 8% |
| Net: Hurting | 43% | 8% | 26% | 55% | 83% |

Q16. Overall, would you say current housing prices here are benefitting or hurting The community where you live

| | Total | Pain Index | | | |
|---------------------------|-------|------------|-------------|---------------|-----------|
| | | Happy | Comfortable | Uncomfortable | Miserable |
| Benefitting a lot | 3% | 8% | 4% | 1% | 2% |
| Benefitting somewhat | 9% | 18% | 10% | 8% | 5% |
| No real impact either way | 19% | 18% | 26% | 18% | 8% |
| Hurting somewhat | 39% | 46% | 39% | 41% | 30% |
| Hurting a lot | 30% | 9% | 21% | 33% | 55% |
| Net: Benefitting | 13% | 27% | 13% | 9% | 6% |
| Net: Hurting | 68% | 55% | 60% | 73% | 86% |

Q16. Overall, would you say current housing prices here are benefitting or hurting The Metro Vancouver region

| | Total | Pain Index | | | |
|---------------------------|-------|------------|-------------|---------------|-----------|
| | | Happy | Comfortable | Uncomfortable | Miserable |
| Benefitting a lot | 2% | 4% | 2% | 1% | 2% |
| Benefitting somewhat | 6% | 9% | 6% | 4% | 3% |
| No real impact either way | 10% | 9% | 14% | 12% | 1% |
| Hurting somewhat | 28% | 40% | 34% | 21% | 21% |
| Hurting a lot | 54% | 37% | 44% | 62% | 74% |
| Net: Benefitting | 8% | 14% | 9% | 6% | 4% |
| Net: Hurting | 83% | 77% | 78% | 83% | 95% |

Q17. What do you hope to see happen to the real estate market here in Metro Vancouver over the next few years?

| | Total | Pain Index | | | |
|---|-------|------------|-------------|---------------|-----------|
| | | Happy | Comfortable | Uncomfortable | Miserable |
| Keep going up | 15% | 18% | 20% | 11% | 12% |
| Stay where they are | 22% | 38% | 23% | 20% | 11% |
| Fall slightly - say around 10% | 26% | 32% | 30% | 23% | 21% |
| Fall significantly - say by 30% or more | 36% | 12% | 27% | 46% | 56% |

Q18. Which of the following factors do you think are the main causes of high housing prices in Vancouver?

| | Total | Pain Index | | | |
|--|-------|------------|-------------|---------------|-----------|
| | | Happy | Comfortable | Uncomfortable | Miserable |
| Foreigners investing in this real estate market | 59% | 62% | 51% | 64% | 63% |
| Wealthy people investing in this real estate market | 43% | 35% | 35% | 48% | 56% |
| People want to live in Metro Vancouver because it's a desirable location | 35% | 54% | 46% | 23% | 18% |
| Condos and houses being left empty by investor-owners | 32% | 29% | 29% | 36% | 34% |
| Lack of government action on housing | 29% | 21% | 20% | 36% | 41% |
| Developers aren't building rental housing | 20% | 18% | 22% | 19% | 18% |
| Low Interest rates | 18% | 24% | 26% | 11% | 6% |
| Lack of housing units/Need to build more | 16% | 14% | 14% | 18% | 19% |
| Lack of available land for new construction | 14% | 16% | 16% | 11% | 11% |
| Other-specify | 8% | 5% | 10% | 6% | 7% |

Q19. Would you say foreign ownership is:

| | Total | Pain Index | | | |
|--|-------|------------|-------------|---------------|-----------|
| | | Happy | Comfortable | Uncomfortable | Miserable |
| Not a factor | 3% | 2% | 4% | 1% | 2% |
| A minor factor | 18% | 18% | 23% | 16% | 13% |
| One of a few major factors | 50% | 55% | 51% | 50% | 45% |
| The biggest factor driving up housing costs here | 29% | 25% | 22% | 34% | 40% |
| Net: Not a factor/ a minor factor | 21% | 20% | 27% | 17% | 15% |
| Net Major factor/ Biggest factor | 79% | 80% | 73% | 83% | 85% |

Q20. [Net Support] Level of support or Oppose

| | Total | Pain Index | | | |
|---|-------|------------|-------------|---------------|-----------|
| | | Happy | Comfortable | Uncomfortable | Miserable |
| Collect data on who property buyers are and where they are from | 85% | 89% | 79% | 88% | 87% |
| A speculation tax aimed at foreign and domestic homeowners who don't pay taxes in B.C. | 88% | 90% | 85% | 87% | 90% |
| A "vacancy tax" on investor-owned places that are not occupied | 83% | 83% | 77% | 82% | 94% |
| An extra property transfer tax on buyers from outside Canada | 85% | 86% | 80% | 88% | 89% |
| An extra property transfer tax on anyone who doesn't pay taxes in British Columbia | 83% | 83% | 77% | 87% | 88% |
| Limit the number and types of properties that can be purchased by buyers from outside Canada | 79% | 78% | 73% | 83% | 87% |
| 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 | 67% | 57% | 60% | 77% | 73% |
| Limit the number and type of properties that can be purchased in British Columbia, by anyone (i.e. no individual or corporation may own more than one home in B.C.) | 39% | 35% | 26% | 49% | 52% |

Q20. [Net Oppose] Level of support or Oppose

| | Total | Pain Index | | | |
|---|-------|------------|-------------|---------------|-----------|
| | | Happy | Comfortable | Uncomfortable | Miserable |
| Collect data on who property buyers are and where they are from | 15% | 11% | 21% | 12% | 13% |
| A speculation tax aimed at foreign and domestic homeowners who don't pay taxes in B.C. | 12% | 10% | 15% | 13% | 10% |
| A "vacancy tax" on investor-owned places that are not occupied | 17% | 17% | 23% | 18% | 6% |
| An extra property transfer tax on buyers from outside Canada | 15% | 14% | 20% | 12% | 11% |
| An extra property transfer tax on anyone who doesn't pay taxes in British Columbia | 17% | 17% | 23% | 13% | 12% |
| Limit the number and types of properties that can be purchased by buyers from outside Canada | 21% | 22% | 27% | 17% | 13% |
| 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 | 33% | 43% | 40% | 23% | 27% |
| Limit the number and type of properties that can be purchased in British Columbia, by anyone (i.e. no individual or corporation may own more than one home in B.C.) | 61% | 65% | 74% | 51% | 48% |

Q20. Support or oppose- Collect data on who property buyers are and where they are from

| | Total | Pain Index | | | |
|------------------|-------|------------|-------------|---------------|-----------|
| | | Happy | Comfortable | Uncomfortable | Miserable |
| Strongly support | 40% | 39% | 31% | 46% | 48% |
| Support | 45% | 51% | 48% | 42% | 39% |
| Oppose | 12% | 8% | 17% | 10% | 10% |
| Strongly oppose | 3% | 3% | 4% | 2% | 3% |
| Net: Support | 85% | 89% | 79% | 88% | 87% |
| Net: Oppose | 15% | 11% | 21% | 12% | 13% |

Q20. Support or oppose- A speculation tax aimed at foreign and domestic homeowners who don't pay taxes in B.C.

| | Total | Pain Index | | | |
|------------------|-------|------------|-------------|---------------|-----------|
| | | Happy | Comfortable | Uncomfortable | Miserable |
| Strongly support | 51% | 53% | 40% | 58% | 58% |
| Support | 37% | 37% | 45% | 30% | 32% |
| Oppose | 7% | 6% | 7% | 8% | 8% |
| Strongly oppose | 5% | 4% | 7% | 5% | 3% |
| Net: Support | 88% | 90% | 85% | 87% | 90% |
| Net: Oppose | 12% | 10% | 15% | 13% | 10% |

Q20. Support or oppose- A "vacancy tax" on investor-owned places that are not occupied

| | Total | Pain Index | | | |
|------------------|-------|------------|-------------|---------------|-----------|
| | | Happy | Comfortable | Uncomfortable | Miserable |
| Strongly support | 48% | 47% | 38% | 52% | 60% |
| Support | 35% | 36% | 39% | 29% | 34% |
| Oppose | 11% | 13% | 11% | 13% | 5% |
| Strongly oppose | 6% | 4% | 12% | 5% | 1% |
| Net: Support | 83% | 83% | 77% | 82% | 94% |
| Net: Oppose | 17% | 17% | 23% | 18% | 6% |

Q20. Support or oppose- An extra property transfer tax on buyers from outside Canada

| | Total | Pain Index | | | |
|------------------|-------|------------|-------------|---------------|-----------|
| | | Happy | Comfortable | Uncomfortable | Miserable |
| Strongly support | 51% | 46% | 42% | 53% | 66% |
| Support | 34% | 40% | 38% | 35% | 23% |
| Oppose | 11% | 10% | 15% | 7% | 9% |
| Strongly oppose | 4% | 3% | 5% | 5% | 2% |
| Net: Support | 85% | 86% | 80% | 88% | 89% |
| Net: Oppose | 15% | 14% | 20% | 12% | 11% |

Q20. Support or oppose- An extra property transfer tax on anyone who doesn't pay taxes in British Columbia

| | Total | Pain Index | | | |
|------------------|-------|------------|-------------|---------------|-----------|
| | | Happy | Comfortable | Uncomfortable | Miserable |
| Strongly support | 47% | 46% | 36% | 51% | 59% |
| Support | 36% | 37% | 40% | 37% | 30% |
| Oppose | 13% | 14% | 17% | 9% | 9% |
| Strongly oppose | 4% | 3% | 6% | 4% | 3% |
| Net: Support | 83% | 83% | 77% | 87% | 88% |
| Net: Oppose | 17% | 17% | 23% | 13% | 12% |

Q20. 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 | 49% | 43% | 39% | 55% | 62% |
| Support | 30% | 35% | 33% | 28% | 25% |
| Oppose | 14% | 13% | 16% | 14% | 13% |
| Strongly oppose | 6% | 9% | 12% | 3% | 0% |
| Net: Support | 79% | 78% | 73% | 83% | 87% |
| Net: Oppose | 21% | 22% | 27% | 17% | 13% |

Q20. 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 | 32% | 22% | 26% | 36% | 46% |
| Support | 34% | 35% | 34% | 41% | 27% |
| Oppose | 20% | 27% | 19% | 15% | 20% |
| Strongly oppose | 14% | 16% | 20% | 8% | 7% |
| Net: Support | 67% | 57% | 60% | 77% | 73% |
| Net: Oppose | 33% | 43% | 40% | 23% | 27% |

Q20. Support or oppose- Limit the number and type of properties that can be purchased in British Columbia, by anyone (i.e. no individual or corporation may own more than one home in B.C.)

| | Total | Pain Index | | | |
|------------------|-------|------------|-------------|---------------|-----------|
| | | Happy | Comfortable | Uncomfortable | Miserable |
| Strongly support | 18% | 14% | 13% | 21% | 28% |
| Support | 21% | 21% | 14% | 28% | 24% |
| Oppose | 37% | 36% | 44% | 33% | 31% |
| Strongly oppose | 24% | 28% | 30% | 19% | 17% |
| Net: Support | 39% | 35% | 26% | 49% | 52% |
| Net: Oppose | 61% | 65% | 74% | 51% | 48% |

Q21. [Net: Agree] Agreement with statements

| | Total | Pain Index | | | |
|---|-------|------------|-------------|---------------|-----------|
| | | Happy | Comfortable | Uncomfortable | Miserable |
| There is too much foreign ownership of real estate here | 78% | 72% | 72% | 82% | 87% |
| Focusing on foreign buyers as a cause of high housing prices has racist undertones | 41% | 40% | 47% | 41% | 30% |
| I'm seriously thinking of leaving Metro Vancouver because of the cost of owning a home here | 46% | 4% | 34% | 57% | 81% |
| I'm worried the next generation won't be able to afford to own a home in my community | 87% | 80% | 82% | 90% | 96% |
| It's just not realistic for young people to expect to own a house and a yard in Metro Vancouver | 86% | 84% | 83% | 87% | 91% |
| I don't care about the price of homes in Vancouver - I don't want to live anywhere else | 37% | 56% | 44% | 33% | 17% |
| The idea of holding a mortgage on a home worth more than a million dollars is terrifying | 88% | 86% | 86% | 87% | 93% |
| No matter what the government does, it won't be able to make housing here affordable | 66% | 75% | 65% | 63% | 65% |
| We have had to make real sacrifices to be able to buy in Metro Vancouver | 73% | 56% | 75% | 79% | 95% |
| I basically "hit the jackpot" by getting into the market at the right time | 71% | 84% | 74% | 67% | 39% |
| If I buy a house someday, it won't be in Metro Vancouver because it's too expensive here | 83% | 54% | 69% | 83% | 93% |

| | | | | | |
|---|------------|------------|------------|------------|------------|
| <p>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</p> | <p>80%</p> | <p>73%</p> | <p>69%</p> | <p>79%</p> | <p>88%</p> |
| <p>People who bought into the market 10 years ago or earlier basically "hit the jackpot."</p> | <p>95%</p> | <p>92%</p> | <p>93%</p> | <p>96%</p> | <p>96%</p> |

Q21. [Net: Disagree] Agreement with statements

| | Total | Pain Index | | | |
|---|-------|------------|-------------|---------------|-----------|
| | | Happy | Comfortable | Uncomfortable | Miserable |
| There is too much foreign ownership of real estate here | 22% | 28% | 28% | 18% | 13% |
| Focusing on foreign buyers as a cause of high housing prices has racist undertones | 59% | 60% | 53% | 59% | 70% |
| I'm seriously thinking of leaving Metro Vancouver because of the cost of owning a home here | 54% | 96% | 66% | 43% | 19% |
| I'm worried the next generation won't be able to afford to own a home in my community | 13% | 20% | 18% | 10% | 4% |
| It's just not realistic for young people to expect to own a house and a yard in Metro Vancouver | 14% | 16% | 17% | 13% | 9% |
| I don't care about the price of homes in Vancouver - I don't want to live anywhere else | 63% | 44% | 56% | 67% | 83% |
| The idea of holding a mortgage on a home worth more than a million dollars is terrifying | 12% | 14% | 14% | 13% | 7% |
| No matter what the government does, it won't be able to make housing here affordable | 34% | 25% | 35% | 37% | 35% |
| We have had to make real sacrifices to be able to buy in Metro Vancouver | 27% | 44% | 25% | 21% | 5% |
| I basically "hit the jackpot" by getting into the market at the right time | 29% | 16% | 26% | 33% | 61% |
| If I buy a house someday, it won't be in Metro Vancouver because it's too expensive here | 17% | 46% | 31% | 17% | 7% |

| | | | | | |
|--|-----|-----|-----|-----|-----|
| 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 | 20% | 27% | 31% | 21% | 12% |
| People who bought into the market 10 years ago or earlier basically "hit the jackpot." | 5% | 8% | 7% | 4% | 4% |

Q21. Agreement with- There is too much foreign ownership of real estate here

| | Total | Pain Index | | | |
|---------------------|-------|------------|-------------|---------------|-----------|
| | | Happy | Comfortable | Uncomfortable | Miserable |
| Strongly agree | 43% | 30% | 33% | 48% | 60% |
| Moderately agree | 35% | 42% | 39% | 34% | 27% |
| Moderately disagree | 15% | 21% | 19% | 13% | 8% |
| Strongly disagree | 7% | 7% | 9% | 5% | 5% |
| Net: Agree | 78% | 72% | 72% | 82% | 87% |
| Net: Disagree | 22% | 28% | 28% | 18% | 13% |

Q21. Agreement with- Focusing on foreign buyers as a cause of high housing prices has racist undertones

| | Total | Pain Index | | | |
|---------------------|-------|------------|-------------|---------------|-----------|
| | | Happy | Comfortable | Uncomfortable | Miserable |
| Strongly agree | 13% | 10% | 13% | 16% | 10% |
| Moderately agree | 28% | 30% | 34% | 25% | 21% |
| Moderately disagree | 26% | 31% | 25% | 25% | 23% |
| Strongly disagree | 34% | 29% | 28% | 34% | 47% |
| Net: Agree | 41% | 40% | 47% | 41% | 30% |
| Net: Disagree | 59% | 60% | 53% | 59% | 70% |

Q21. Agreement with- I'm seriously thinking of leaving Metro Vancouver because of the cost of owning a home here

| | Total | Pain Index | | | |
|---------------------|-------|------------|-------------|---------------|-----------|
| | | Happy | Comfortable | Uncomfortable | Miserable |
| Strongly agree | 21% | 1% | 8% | 29% | 48% |
| Moderately agree | 24% | 3% | 26% | 28% | 33% |
| Moderately disagree | 27% | 27% | 32% | 29% | 17% |
| Strongly disagree | 27% | 69% | 34% | 14% | 3% |
| Net: Agree | 46% | 4% | 34% | 57% | 81% |
| Net: Disagree | 54% | 96% | 66% | 43% | 19% |

Q21. Agreement with- 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 | 59% | 43% | 52% | 64% | 77% |
| Moderately agree | 28% | 38% | 30% | 26% | 19% |
| Moderately disagree | 10% | 15% | 15% | 7% | 3% |
| Strongly disagree | 3% | 5% | 3% | 4% | 2% |
| Net: Agree | 87% | 80% | 82% | 90% | 96% |
| Net: Disagree | 13% | 20% | 18% | 10% | 4% |

Q21. Agreement with- It's just not realistic for young people to expect to own a house and a yard in Metro Vancouver

| | Total | Pain Index | | | |
|---------------------|-------|------------|-------------|---------------|-----------|
| | | Happy | Comfortable | Uncomfortable | Miserable |
| Strongly agree | 55% | 42% | 47% | 58% | 73% |
| Moderately agree | 31% | 42% | 35% | 29% | 19% |
| Moderately disagree | 10% | 12% | 12% | 11% | 3% |
| Strongly disagree | 4% | 4% | 5% | 2% | 5% |
| Net: Agree | 86% | 84% | 83% | 87% | 91% |
| Net: Disagree | 14% | 16% | 17% | 13% | 9% |

Q21. Agreement with- I don't care about the price of homes in Vancouver - I don't want to live anywhere else

| | Total | Pain Index | | | |
|---------------------|-------|------------|-------------|---------------|-----------|
| | | Happy | Comfortable | Uncomfortable | Miserable |
| Strongly agree | 9% | 21% | 8% | 7% | 5% |
| Moderately agree | 28% | 35% | 36% | 26% | 12% |
| Moderately disagree | 34% | 26% | 35% | 37% | 34% |
| Strongly disagree | 29% | 17% | 21% | 29% | 49% |
| Net: Agree | 37% | 56% | 44% | 33% | 17% |
| Net: Disagree | 63% | 44% | 56% | 67% | 83% |

Q21. Agreement with- 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 | 56% | 49% | 47% | 59% | 71% |
| Moderately agree | 32% | 36% | 39% | 28% | 22% |
| Moderately disagree | 9% | 12% | 9% | 12% | 5% |
| Strongly disagree | 3% | 3% | 4% | 2% | 2% |
| Net: Agree | 88% | 86% | 86% | 87% | 93% |
| Net: Disagree | 12% | 14% | 14% | 13% | 7% |

Q21. Agreement with- 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 | 22% | 28% | 20% | 21% | 23% |
| Moderately agree | 44% | 47% | 45% | 42% | 42% |
| Moderately disagree | 23% | 18% | 24% | 28% | 20% |
| Strongly disagree | 11% | 7% | 10% | 9% | 15% |
| Net: Agree | 66% | 75% | 65% | 63% | 65% |
| Net: Disagree | 34% | 25% | 35% | 37% | 35% |

| | Owners | Pain Index | | | |
|-------------|--------|------------|-------------|---------------|-----------|
| | | Happy | Comfortable | Uncomfortable | Miserable |
| Sample size | 442 | 109 | 187 | 99 | 48 |

Q21. Agreement with- We have had to make real sacrifices to be able to buy in Metro Vancouver

| | Total | Pain Index | | | |
|---------------------|-------|------------|-------------|---------------|-----------|
| | | Happy | Comfortable | Uncomfortable | Miserable |
| Strongly agree | 32% | 28% | 29% | 38% | 44% |
| Moderately agree | 41% | 28% | 46% | 41% | 51% |
| Moderately disagree | 18% | 29% | 18% | 13% | 4% |
| Strongly disagree | 8% | 15% | 7% | 7% | 2% |
| Net: Agree | 73% | 56% | 75% | 79% | 95% |
| Net: Disagree | 27% | 44% | 25% | 21% | 5% |

Q21. Agreement with- I basically "hit the jackpot" by getting into the market at the right time

| | Total | Pain Index | | | |
|---------------------|-------|------------|-------------|---------------|-----------|
| | | Happy | Comfortable | Uncomfortable | Miserable |
| Strongly agree | 31% | 54% | 27% | 23% | 8% |
| Moderately agree | 41% | 30% | 48% | 45% | 32% |
| Moderately disagree | 20% | 12% | 17% | 23% | 41% |
| Strongly disagree | 9% | 4% | 9% | 10% | 20% |
| Net: Agree | 71% | 84% | 74% | 67% | 39% |
| Net: Disagree | 29% | 16% | 26% | 33% | 61% |

| | Non owners | Pain Index | | | |
|-------------|------------|------------|-------------|---------------|-----------|
| | | Happy | Comfortable | Uncomfortable | Miserable |
| Sample size | 277 | 9 | 64 | 91 | 113 |

Q21. Agreement with- If I buy a house someday, it won't be in Metro Vancouver because it's too expensive here

| | Total | Pain Index | | | |
|---------------------|-------|------------|-------------|---------------|-----------|
| | | Happy | Comfortable | Uncomfortable | Miserable |
| Strongly agree | 56% | 26% | 36% | 53% | 71% |
| Moderately agree | 28% | 28% | 33% | 30% | 23% |
| Moderately disagree | 12% | | 17% | 16% | 7% |
| Strongly disagree | 5% | 46% | 14% | 1% | |
| Net: Agree | 83% | 54% | 69% | 83% | 93% |
| Net: Disagree | 17% | 46% | 31% | 17% | 7% |

Q21. Agreement with- 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 | 55% | 62% | 32% | 52% | 71% |
| Moderately agree | 25% | 11% | 37% | 27% | 17% |
| Moderately disagree | 13% | 19% | 21% | 16% | 7% |
| Strongly disagree | 7% | 8% | 10% | 5% | 6% |
| Net: Agree | 80% | 73% | 69% | 79% | 88% |
| Net: Disagree | 20% | 27% | 31% | 21% | 12% |

Q21. Agreement with- People who bought into the market 10 years ago or earlier basically "hit the jackpot."

| | Total | Pain Index | | | |
|---------------------|-------|------------|-------------|---------------|-----------|
| | | Happy | Comfortable | Uncomfortable | Miserable |
| Strongly agree | 58% | 47% | 56% | 55% | 63% |
| Moderately agree | 36% | 44% | 37% | 40% | 32% |
| Moderately disagree | 4% | 8% | 6% | 4% | 4% |
| Strongly disagree | 1% | | 1% | 1% | 1% |
| Net: Agree | 95% | 92% | 93% | 96% | 96% |
| Net: Disagree | 5% | 8% | 7% | 4% | 4% |

| | Total | Pain Index | | | |
|-------------|-------|------------|-------------|---------------|-----------|
| | | Happy | Comfortable | Uncomfortable | Miserable |
| Sample size | 719 | 118 | 251 | 189 | 161 |

Q22. 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?

| | Total | Pain Index | | | |
|---|-------|------------|-------------|---------------|-----------|
| | | Happy | Comfortable | Uncomfortable | Miserable |
| Government should be more involved in the housing market in order to improve affordability. | 79% | 68% | 72% | 84% | 91% |
| Government should stay out of the housing market. The free market should determine prices. | 21% | 32% | 28% | 16% | 9% |

Q23. 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 | 69% | 58% | 65% | 76% | 76% |
| Current homeowners wanting to protect the value of their investment | 31% | 42% | 35% | 24% | 24% |

Q24. [Municipal governments in the region] Overall Satisfaction in terms of their overall approach to and handling of issues concerning the housing market

| | Total | Pain Index | | | |
|-------------------------|-------|------------|-------------|---------------|-----------|
| | | Happy | Comfortable | Uncomfortable | Miserable |
| Very satisfied | 3% | 3% | 3% | 4% | 1% |
| Moderately satisfied | 25% | 38% | 29% | 22% | 15% |
| Moderately dissatisfied | 44% | 40% | 46% | 42% | 45% |
| Very dissatisfied | 28% | 19% | 22% | 33% | 39% |
| Net: Satisfied | 28% | 41% | 32% | 26% | 16% |
| Net: Dissatisfied | 72% | 59% | 68% | 74% | 84% |

TQ24. [The B.C. provincial government] Overall Satisfaction in terms of their overall approach to and handling of issues concerning the housing market

| | Total | Pain Index | | | |
|-------------------------|-------|------------|-------------|---------------|-----------|
| | | Happy | Comfortable | Uncomfortable | Miserable |
| Very satisfied | 3% | 3% | 4% | 5% | 2% |
| Moderately satisfied | 26% | 34% | 26% | 28% | 18% |
| Moderately dissatisfied | 41% | 37% | 44% | 39% | 41% |
| Very dissatisfied | 30% | 27% | 27% | 28% | 40% |
| Net: Satisfied | 29% | 36% | 29% | 33% | 20% |
| Net: Dissatisfied | 71% | 64% | 71% | 67% | 80% |