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# PH15.6 Attachment 3



A REPORT TO  
THE CITY OF TORONTO

## CITY PLANNING NEIGHBOURHOOD SURVEY

June 2020

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# 1

## ABOUT THE RESEARCH

## OBJECTIVES

The purpose of this research is to identify key community association priorities and issues in the development of a City Planning work program related to increasing housing options and planning permissions in Toronto's Official-Plan designated *Neighbourhoods*.

Findings from this survey will help to inform a proposed work plan and future public consultation on this topic. Findings will be included in a report to the City of Toronto's Planning and Housing Committee.

This survey is intended to be one initial input into a broader community consultation process on housing options in *Neighbourhoods*.

## METHODOLOGY

- A survey invitation was administered via e-mail to a list of **241 registered community associations** within the City of Toronto, provided by City Planning.
- In total, **101 community associations** completed the survey online in English, achieving an overall response rate of **42%**.
- The survey was in field from **February 26<sup>th</sup> to April 19<sup>th</sup>, 2020**. A few associations, who contacted the City Planning department with technical issues, were provided an extension until **May 4<sup>th</sup>** to complete the survey.
- A slim majority (57%) completed the survey individually. Meanwhile, others completed it in pairs (14%), in groups of 3-5 members (13%), or in groups of 6 or more (16%).

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Throughout this report, significant differences are reported between the Citywide and Community Planning District results, as well as between the Citywide and various demographic segments.

↑ Means significantly **higher** at 95% CL

↓ Means significantly **lower** at 95% CL

# 2

## KEY FINDINGS



# Key Findings

## CURRENT HOUSING CONDITIONS

**Housing types in Toronto vary across Community Planning Districts, but overall the most common housing types observed by community associations in their neighbourhoods are detached (83%) and semi-detached homes (56%).**

- Over the past five years, demolition and reconstruction (67%) and large scale development (56%) have been the most prevalent projects observed by community association respondents in their residential neighbourhoods.

## CITY GROWTH STRATEGY

**Four-in-five associations are familiar with the City of Toronto growth strategy.**

- However, the majority (61%) do not agree that the right types of homes are being developed in the right places to meet the needs of the growing city.



# Key Findings

## AFFORDABILITY AND ACCESS

**Housing affordability is considered important to the vast majority (83%) of community associations, with half (50%) citing it as 'very' important. Most (80%) are of the view that affordability is 'getting worse' in their neighbourhoods.**

- Just over half (54%) of associations surveyed believe that increasing housing options and planning permissions will help improve affordability either 'somewhat' or 'a great deal'. However, another third (36%) have the opposing view and do not believe that this will affect affordability.
- The availability, or diversity and number of homes in neighbourhoods, is seen as an issue by almost two-thirds (64%) of associations, but perhaps of less of a concern compared to affordability.
- Affordability and availability are of higher importance to associations in Toronto and East York compared to other Community Planning Districts.



# Key Findings

## NEIGHBOURHOOD CHARACTER

**Eight-in-ten (79%) associations believe that increasing housing options and planning permissions will have an impact on the physical character of their neighbourhoods.**

- This could be a result of what associations are already experiencing, as 83% say that new residential projects are already changing the physical character of their neighbourhoods.
- All physical characteristics of Neighbourhoods included in Toronto's Official Plan are considered important to associations, with *'streets, blocks and lanes, parks and public building sites'* (92%) and *'prevailing heights, massing, scale, density and dwelling type of nearby residential properties'* (92%) rising to the top of the list. Overall, 85% of associations consider *'prevailing building type'* to be important.

## NEIGHBOURHOOD SERVICES, AMENITIES AND INFRASTRUCTURE

**Six-in-ten (61%) associations expect that increased housing would put pressure on local services and amenities.**

- Few associations (8%) believe this population increase could be managed by local services.





# Key Findings

## OPENNESS TO CHANGE

**There are mixed views about increasing housing options and planning permissions in neighbourhoods. While the plurality (48%) of community associations support the idea, almost as many (40%) are opposed. And, overall, only about one half (55%) are open to discussing the topic.**

- Toronto and East York associations are generally more supportive (65%), while in North York opposition increases (62%). Results were split in Scarborough and Etobicoke York, where almost as many were supportive (38% and 30%) as they were opposed (31% and 30% respectively).
- The perceived benefits of allowing additional housing types in the neighbourhoods are improved affordability (23%) and availability (20%). However, the main perceived drawbacks include losing the physical character of the neighbourhood (31%) and inadequate infrastructure and/or services (21%) to support the additions.
- Associations believe that additional housing should be located near transit (70%), on major streets (58%), or near shops and other services (50%).
- Overall, there are no clear preferences as to what additional types of homes should be allowed in neighbourhoods.

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## DETAILED FINDINGS

- Current Conditions
- City Growth Strategy
- Housing Affordability and Access
- Neighbourhood Character
- Neighbourhood Services, Amenities and Infrastructure
- Openness to Change

## MOST COMMON HOUSING TYPES

Detached (83%) and semi-detached houses (56%) are the most common housing types observed by community associations in their neighbourhoods.

- Detached housing types are observed less by community associations (67%) in Toronto and East York than the other Community Planning Districts.
- Detached housing types are also less likely to be observed by community associations in neighbourhoods with a growing population (73%) relative to those that are declining (100%) or remain unchanged (100%).
- Community associations in Etobicoke York (50%) identify a higher percentage of high-rise apartments in their communities.
- Stacked townhouses and apartments are more likely to be observed in communities who report growing populations than those where the population has remained unchanged.

		Community Planning Districts			
		Etobicoke York	North York	Toronto and East York	Scarborough
	<b>CITYWIDE</b>				
	<b>n=101</b>	16	26	49	10
	<b>%</b>	%	%	%	%
Detached house	<b>83</b>	94	100↑	67↓	100↑
Semi-detached house	<b>56</b>	50	46	67↑	40
Duplex	<b>13</b>	13	15	14	-
Multiplex (Triplex, Fourplex, etc.)	<b>18</b>	38	12	18	-
Townhouse	<b>30</b>	25	23	35	30
Stacked townhouse	<b>11</b>	13	8	14	-
Low-rise apartments	<b>38</b>	38	35	45	10↓
Mid-rise apartments	<b>32</b>	31	27	37	20
High-rise apartments	<b>31</b>	50	12↓	35	30

Q4. Many different residential building types are found across the City of Toronto. What are the most common types of housing located in your community?

Base: Total sample (n=101)

## TYPES OF RESIDENTIAL DEVELOPMENT PROJECTS IN THE PAST FIVE YEARS

Two-thirds (67%) of community associations have observed demolition and reconstruction, while just over half (56%) have seen large scale development projects on a major street or in an apartment area.

- With the exception of adaptive reuse or residential conversion, at least a third of associations have observed the other types of residential development projects.
- Toronto and East York community associations are more likely (73%) to report larger scale development in their neighbourhood than those in other Community Planning Districts.
- In neighbourhoods where housing affordability is a perceived issue, larger scale development (68%) and lot assembly (45%) have been observed to a greater extent compared to neighbourhoods where housing affordability is not considered an issue (41% and 19%, respectively).

	CITYWIDE n=101	Community Planning Districts			
		Etobicoke York	North York	Toronto and East York	Scarborough
	%	%	%	%	%
Demolition and reconstruction *	67	63	77	63	70
Larger scale development on a major street or in an apartment area	56	38↓	46	73↑	30
Small-scale intensification (new units added, e.g., adding a secondary suite)	43	50	19↓	51	50
Residential intensification (multiple units added to a property)	37	50	35	37	20
Large site redevelopment (e.g., townhouse development on former school)	37	50	38	37	10
Lot assembly (multiple lots turned into one lot for purpose of development)	35	25	31	45↑	10↓
Lot severance (one lot turned into multiple lots)	34	56↑	27	31	30
Adaptive reuse or residential conversion **	18	25	8	24	-
None of these	2	6	4	-	-

Q5. As the City grows, different types of residential development projects are happening at different scales and in different areas. In the past 5 years, what types of residential development projects have you seen in your neighbourhood?

Base: Total sample (n=101)

Full text: \*Demolition and reconstruction (no new units added, e.g., a home is torn down and a new one built in its place)

\*\* Adaptive reuse (non-residential building re-used for residences) or residential conversion (non-residential property converted into residences)

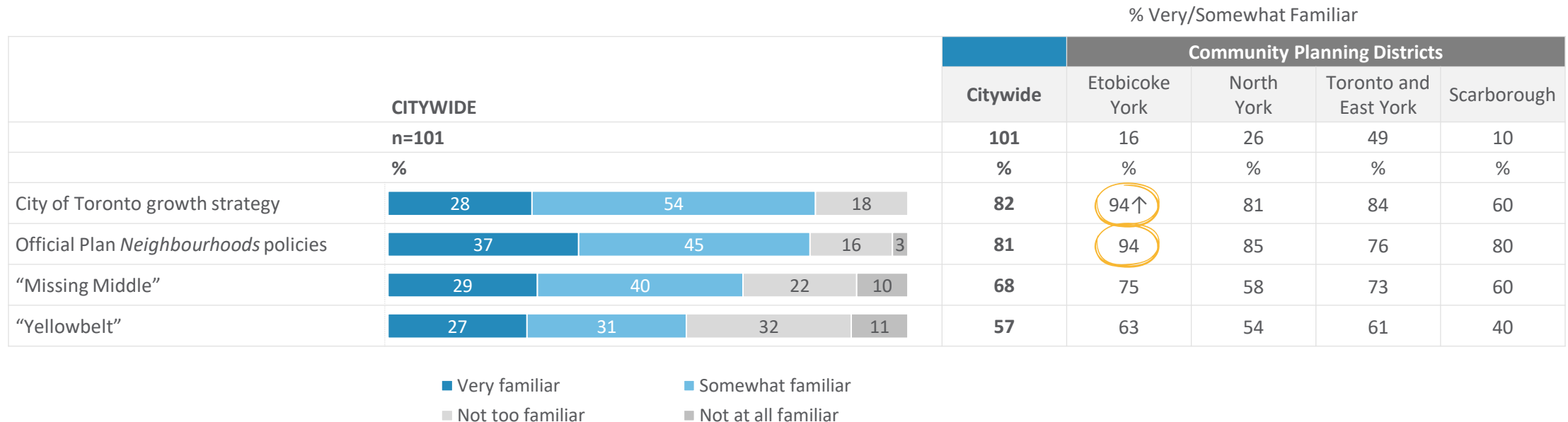
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## DETAILED FINDINGS

- Current Conditions
- City Growth Strategy
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More than eight-in-ten community associations are familiar with the City of Toronto growth strategy and Official Plan *Neighbourhoods* policies. Familiarity is lower for unofficial terms such as “Missing Middle” and “Yellowbelt.”

- Community associations from Etobicoke York are more familiar (94%) with the City of Toronto growth strategy than those in Scarborough (60%).
- Familiarity with Toronto’s Official Plan *Neighborhoods* policies is also higher for Etobicoke York associations (94%) compared to other Community Planning Districts.
- Associations reporting declining populations in their areas express the highest level of familiarity (100%) with both City of Toronto growth strategy and Official Plan *Neighbourhoods* policies, relative to areas that where populations are reported to be growing or unchanged.





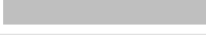




Q3. How familiar are you/is your organization with the following terms and topics?  
 Base: Total sample (n=101)

Only one-in-five (20%) associations agree that the right types of homes are being developed to meet the needs of their growing city. The majority (61%) disagree with this statement.

- Associations in Scarborough are more split in their view, with two-in-five (40%) stating they at least ‘somewhat agree’ with the statement. By contrast, about one-in five associations in the other three Community Planning Districts expressed some level of indifference to this statement (‘neither agree nor disagree’).

**“In Toronto, the right types of homes are being developed in the right places to meet the needs of our growing city.”**

		Community Planning Districts			
		Etobicoke York	North York	Toronto and East York	Scarborough
	<b>CITYWIDE</b>				
	n=101	16	26	49	10
	%	%	%	%	%
<b>TOTAL AGREE</b>	 <b>20</b>	13	19	18	40
Strongly agree	 <b>1</b>	6	-	-	-
Somewhat agree	 <b>19</b>	6↓	19	18	<b>40</b>
Neither agree nor disagree	 <b>19</b>	25	19	20	-
Somewhat disagree	 <b>29</b>	25	38	20	50
Strongly disagree	 <b>33</b>	38	23	41	10↓
<b>TOTAL DISAGREE</b>	 <b>61</b>	63	62	61	60

Q6. How much do you agree or disagree with the statement: “In Toronto, the right types of homes are being developed in the right places to meet the needs of our growing city”?  
 Base: Total sample (n=101)

# 3

## DETAILED FINDINGS








- Current Conditions
- City Growth Strategy
- Housing Affordability and Access
- Neighbourhood Character
- Neighbourhood Services, Amenities and Infrastructure
- Openness to Change



## IMPORTANCE OF HOUSING AFFORDABILITY

The vast majority (83%) of community associations believe that housing affordability is important, with half (50%) declaring it is ‘very’ important to their association.

- Associations in Toronto and East York are more likely (63%) to state that housing affordability is ‘very’ important, while fewer hold this view in North York (27%).
- Associations reporting a growing local population are more likely to rate housing affordability as ‘somewhat/very important’ (90%) compared to associations that expect the local population to remain unchanged (67%).
- Fully one-third (33%) of associations that expect their local populations to remain unchanged state that housing affordability is ‘not too/not at all’ important.

	CITYWIDE n=101	Community Planning Districts			
		Etobicoke York	North York	Toronto and East York	Scarborough
	%	%	%	%	%
<b>TOTAL IMPORTANT</b>	 <b>83</b>	81	73	88	90
Very important	 <b>50</b>	56	27↓	63↑	40
Somewhat important	 <b>33</b>	25	46	24	50
Not too important	 <b>12</b>	6	23	8	10
Not at all important	 <b>4</b>	6	4	4	-
<b>TOTAL NOT IMPORTANT</b>	 <b>16</b>	13	27	12	10
Don't know/not sure	 <b>1</b>	6	-	-	-

## TRENDS IN HOUSING AFFORDABILITY








Overwhelmingly, most associations believe that housing affordability is getting worse (80%). This view is held by a majority in each Community Planning District, ranging from 69% to 90%.

- Associations in Toronto and East York are most likely (90%) to report that housing affordability is getting worse.
- In North York, a very small percentage (4%) of associations believe affordability is improving.

	CITYWIDE n=101	Community Planning Districts			
		Etobicoke York	North York	Toronto and East York	Scarborough
	%	%	%	%	%
Getting better	1	-	4	-	-
Getting worse	80	75	69	90↑	70
Staying the same	16	19	23	8↓	30
Don't know/not sure	3	6	4	2	-

Over half (54%) of community associations believe that increasing housing options and planning permissions in Toronto’s *Neighbourhoods* would help improve housing affordability. However, there are clear differences across Community Planning Districts.

- Associations in Toronto and East York are twice as likely (63%) to say that housing options and planning permissions will help housing affordability than those from Etobicoke York (31%).
- Associations reporting growing local populations, or those that perceive housing affordability to be an issue, are more likely to say these measures would help to improve affordability ‘a great deal’ (32%).





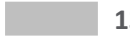


		Community Planning Districts			
		Etobicoke York	North York	Toronto and East York	Scarborough
	<b>CITYWIDE</b>				
	<b>n=101</b>	16	26	49	10
	<b>%</b>	%	%	%	%
<b>TOTAL SOMEWHAT/GREAT DEAL</b>	 <b>54</b>	31↓	54	<b>63</b>	50
A great deal	 <b>24</b>	13	23	29	20
Somewhat	 <b>31</b>	19	31	35	30
Not too much	 <b>17</b>	13	23	14	20
Not at all	 <b>19</b>	31	19	12	30
<b>TOTAL NOT TOO MUCH/NOT AT ALL</b>	 <b>36</b>	<b>44</b>	42	27	50
Don't know/not sure	 <b>10</b>	25	4	10	-

Q10. How much, if at all, would increasing housing options and planning permissions in Toronto’s *Neighbourhoods* help to improve housing affordability?  
 Base: Total sample (n=101)

## HOUSING AVAILABILITY

Almost two-thirds (64%) of associations surveyed classify housing availability as an issue, with a relatively small spread between those who identify it as a ‘major’ issue (37%) or ‘somewhat of an issue’ (28%).

- Associations in Toronto and East York are more likely to indicate that availability is an issue (80%), with over half (53%) classifying it as a ‘major’ issue.
- Similarly, community associations that report growing populations are also more likely to cite housing availability is an issue (78%), with just under half (46%) believing it to be a ‘major’ issue.

		Community Planning Districts			
		Etobicoke York	North York	Toronto and East York	Scarborough
	<b>CITYWIDE</b>				
	<b>n=101</b>	16	26	49	10
	<b>%</b>	%	%	%	%
<b>TOTAL ISSUE</b>	 <b>64</b>	56	50	<b>80↑</b>	40
A major issue	 <b>37</b>	31	19↓	53↑	10↓
Somewhat of an issue	 <b>28</b>	25	31	27	30
Not too much of an issue	 <b>19</b>	13	31	14	20
Not an issue at all	 <b>13</b>	25	12	6↓	30
<b>TOTAL NOT AN ISSUE</b>	 <b>32</b>	38	42	20↓	50
Don't know/not sure	 <b>4</b>	6	8	-	10

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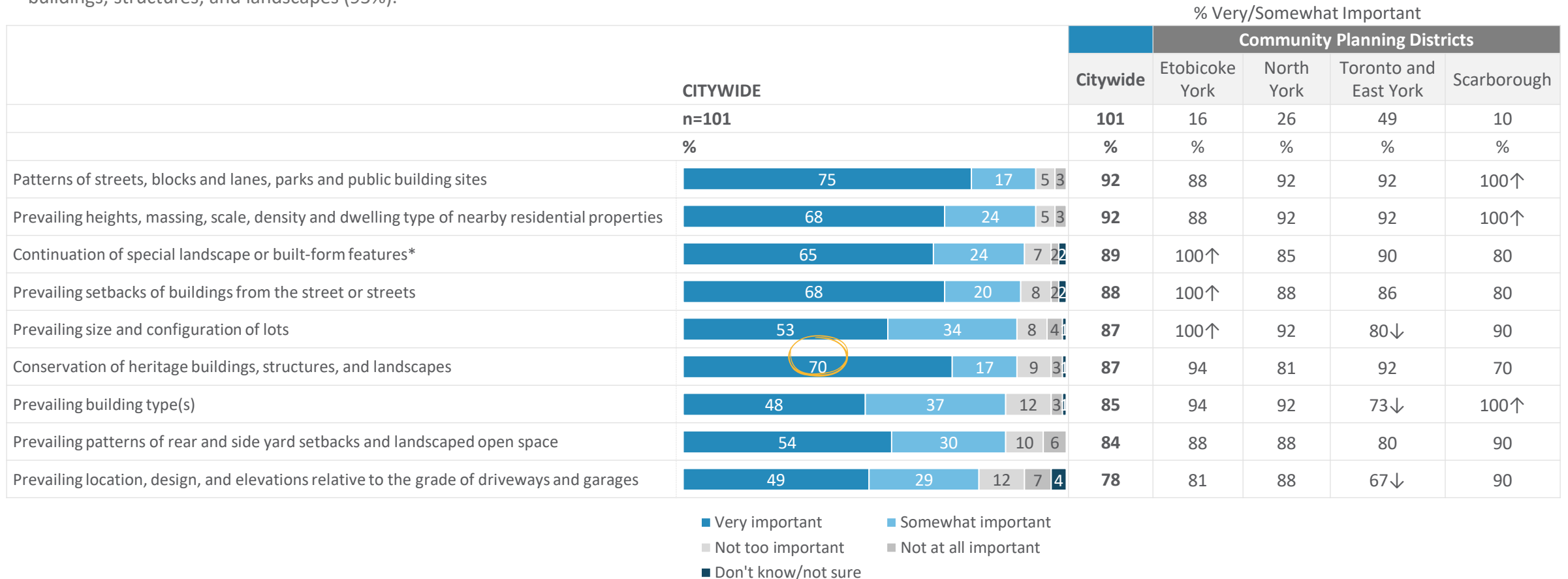
## DETAILED FINDINGS

- Current Conditions
- City Growth Strategy
- Housing Affordability and Access
- Neighbourhood Character
- Neighbourhood Services, Amenities and Infrastructure
- Openness to Change

## IMPORTANCE OF CHARACTERISTICS TO THE PHYSICAL CHARACTER OF NEIGHBOURHOODS

All physical characteristics of Neighbourhoods included in Toronto’s Official Plan are considered important to associations surveyed, with a range from 78% to 92%. However, there are varying levels of importance placed on the characteristics across the City.

- Seven-in-ten (70%) associations consider the conservation of heritage buildings, structures, and landscapes to be ‘very’ important.
- Associations reporting growing local populations place significantly more importance on the continuation of special landscape/built-in forms (97%) and conservation of heritage buildings, structures, and landscapes (95%).



Q11. Toronto’s Official Plan describes a number of characteristics that contribute to the physical character of neighbourhoods. For each of the following options, please indicated how important each is to your association?








Base: Total sample (n=101)

Full text: \* Continuation of special landscape or built-form features that contribute to the unique physical character of the geographic neighbourhood

Overall, eight-in-ten (83%) community associations surveyed agree that new residential projects are changing the physical character of their neighbourhoods, with fully half (51%) ‘strongly’ agreeing.

- Agreement with this view increases to nine-in-ten in all Community Planning Districts with the exception of Toronto and East York (76%).
- Associations reporting growing local populations and/or worsening affordability tend to more ‘strongly’ agree with this statement (63% and 57%, respectively).

**“New residential projects are changing the physical character of our neighbourhood.”**





		Community Planning Districts			
		Etobicoke York	North York	Toronto and East York	Scarborough
<b>CITYWIDE</b>					
n=101		16	26	49	10
%		%	%	%	%
<b>TOTAL AGREE</b>	 <b>83</b>	88	92	76↓	90
Strongly agree	 <b>51</b>	63	54	47	50
Somewhat agree	 <b>32</b>	25	38	29	40
Neither agree nor disagree	 <b>11</b>	13	8	14	-
Somewhat disagree	 <b>5</b>	-	-	8	10
Strongly disagree	 <b>1</b>	-	-	2	-
<b>TOTAL DISAGREE</b>	 <b>6</b>	-	-	10	10

Q12. How much do you agree or disagree with the statement: “New residential projects are changing the physical character of our neighbourhood”?  
 Base: Total sample (n=101)

## IMPACT OF INCREASING HOUSING OPTIONS/PLANNING PERMISSIONS

Most agree (79%) that increasing housing options and planning permissions in areas of Toronto designated *Neighbourhoods* would have more impact on the physical character than is currently occurring.

- Similar numbers believe this change will not have an impact (11%) or are just not sure (8%).
- Associations in Etobicoke York are the most likely to agree this change would have more impact on their neighbourhoods (88%).
- 91% of associations reporting that housing availability is not an issue hold the view that the impact would be more than is currently occurring.

		Community Planning Districts			
		Etobicoke York	North York	Toronto and East York	Scarborough
CITYWIDE					
n=101		16	26	49	10
%		%	%	%	%
More impact than is currently occurring	 79	88	81	76	80
No more nor less impact than is currently occurring	 11	-	15	12	10
Less impact than is currently occurring	 2	-	-	4	-
Don't know/not sure	 8	13	4	8	10



# 3





## DETAILED FINDINGS

- Current Conditions
- City Growth Strategy
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- Openness to Change

## CHANGE IN NEIGHBOURHOOD POPULATION

Over the past five years, the majority (62%) of community associations report experiencing population growth, while most of the remaining associations indicate their population has remained unchanged (33%). However, there are differences in experienced population growth among the Community Planning Districts.

- Associations in Etobicoke York (75%) and Toronto/East York (71%) are more likely to report they experienced growth, while associations in North York are significantly more likely to indicate that populations have remained unchanged (54%) during this time period.
- Where associations indicate that housing availability is an issue and/or housing affordability is getting worse, the population is more likely to be growing (75% and 70%, respectively).

		Community Planning Districts			
		Etobicoke York	North York	Toronto and East York	Scarborough
	<b>CITYWIDE</b>				
	<b>n=101</b>	16	26	49	10
	<b>%</b>	%	%	%	%
Growing	 <b>62</b>	75	42↓	71	50
Unchanged	 <b>33</b>	19	54↑	24	40
Declining	 <b>2</b>	6	4	-	-
Don't know/not sure	 <b>3</b>	-	-	4	10




Q14. To the best of your knowledge, over the past five years, is the population growing or declining in your neighbourhood?

Base: Total sample (n=101)

## IMPACT ON SERVICES, AMENITIES AND INFRASTRUCTURE

There is the expectation that housing more people in neighbourhoods would either put increased pressure on local services, amenities and infrastructure (61%) or that the impact will vary depending on the service/nature of change (31%).

- Few associations (8%) believe this population increase could be managed by local services.
- Of note, no associations in Etobicoke York and Scarborough agree that an increased population could be managed in their neighbourhoods.

		Community Planning Districts			
		Etobicoke York	North York	Toronto and East York	Scarborough
	<b>CITYWIDE</b>				
	n=101	16	26	49	10
	%	%	%	%	%
An increased population could <b>be managed</b> by local services	 8	-	12	10	-
An increased population could <b>put pressure</b> on local services	 61	63	69	57	60
Impacts <b>will vary</b> depending on the service and nature of change	 31	38	19	33	40

# 3








## DETAILED FINDINGS

- Current Conditions
- City Growth Strategy
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## SUPPORT FOR INCREASING HOUSING OPTIONS/PLANNING PERMISSIONS








Associations surveyed are split on their views on increasing housing options and planning permissions in areas of designated *Neighbourhoods*, with 48% indicating support and 40% opposition. The level of intensity is similar, with 18% ‘very’ supportive and 17% ‘very’ opposed.

- There is significantly more support among associations in Toronto and East York, with 31% being ‘strongly’ supportive. Opposition tends to be strongest among North York associations.
- Associations reporting housing availability and affordability issues are more supportive of increasing housing options/planning permissions (63% and 54% supportive, respectively). However, where availability is not a perceived issue, opposition increases (63% oppose).

		Community Planning Districts			
		Etobicoke York	North York	Toronto and East York	Scarborough
CITYWIDE					
n=101		16	26	49	10
%		%	%	%	%
<b>TOTAL SUPPORTIVE</b>	 48	38	27	65↑	30
Strongly supportive	 18	6	8	31↑	-
Somewhat supportive	 30	31	19	35	30
Neither	 13	6	12	16	10
Somewhat opposed	 23	25	38↑	12↓	30
Strongly opposed	 17	31	23	6↓	30
<b>TOTAL OPPOSED</b>	 40	56	62↑	18↓	60

Just over half (55%) of associations surveyed support discussing increasing housing options and planning permissions for their neighbourhood.

- However, there are significant differences by Community Planning District. Associations in Toronto/East York (69%) are over three times more supportive than those from Scarborough (20%), including differing levels in the intensity of being ‘strongly’ supportive.
- Again, where housing availability and affordability issues are reported, there is more support for discussions (71% and 63%, respectively). And, where availability is not a perceived issue, there is less interest (59% opposed).

		Community Planning Districts			
		Etobicoke York	North York	Toronto and East York	Scarborough
	<b>CITYWIDE</b>				
	<b>n=101</b>	16	26	49	10
	<b>%</b>	%	%	%	%
<b>TOTAL SUPPORTIVE</b>	 <b>55</b>	56	42	69↑	20↓
Strongly supportive	 <b>32</b>	31	23	43↑	- ↓
Somewhat supportive	 <b>24</b>	25	19	27	20
Neither	 <b>12</b>	19	12	8	20
Somewhat opposed	 <b>16</b>	-	15	14	50↑
Strongly opposed	 <b>17</b>	25	31	8↓	10
<b>TOTAL OPPOSED</b>	 <b>33</b>	25	46	22	60↑

Q17. How supportive or opposed would your association be to discussing increasing housing options and planning permissions in your neighbourhood?  
 Base: Total sample (n=101)

## BENEFITS OF ALLOWING ADDITIONAL HOUSING TYPES IN NEIGHBOURHOOD

Affordability and an increase in availability are main benefits that associations surveyed anticipate in allowing additional housing types in their neighbourhoods.

- A significant proportion of associations cite that they don't anticipate any benefits to come from this (21%), particularly associations in North York (38%).
- Associations in Toronto and East York are more likely to suggest there will be a positive impact on businesses in their neighbourhoods (24%).
- Where housing availability is a perceived issue, associations in these neighbourhoods are more likely to see benefits with affordability (31%), variety of housing types (23%), and improvement to business (20%).

	CITYWIDE	Community Planning Districts			
		Etobicoke York	North York	Toronto and East York	Scarborough
	101	16	26	49	10
	%	%	%	%	%
Affordability	23	19	12	31	20
Availability (increase in houses, units, etc.)	20	19	35	14	10
<i>Depends on the new builds/Not all new builds add value to the community</i>	17	31	19	12	10
Variety of housing types (e.g., high rise, single home, semi-detached, townhouse)	16	-	15	22	10
Improvements to businesses (e.g. improved quality, better local economics, help for failing businesses)	15	13	-	24↑	10
Increased diversity	11	-	8	16	10
Support for seniors (e.g., aging in place, generational diversity)	10	13	4	12	10
More family accommodations (e.g., 3 bedroom units)	5	-	-	10	-
Schools remain viable/operational (e.g. empty schools could be resolved)	3	6	-	2	10
Safety	3	-	-	6	-
Other	5	6	4	4	10
None	21	13	38↑	10↓	40
Don't know	2	6	-	2	-

Q18. What benefits might you anticipate due to allowing additional housing types in your neighbourhood? [OPEN-END]  
 Base: Total sample (n=101)

## CONCERNS WITH ALLOWING ADDITIONAL HOUSING TYPES IN NEIGHBOURHOOD

Losing the character of the neighbourhood and an inadequate level of infrastructure and/or services are the top concerns cited by community associations.

- There are few significant differences across Community Planning Districts in terms of association concerns around additional housing types.
- Among associations reporting availability issues, there is increased concern about inadequate infrastructure and unchecked development (both 25%). Where housing availability is not a perceived issue, almost half of the associations (47%) indicate a concern about losing the character of the neighbourhood.

	CITYWIDE	Community Planning Districts			
		Etobicoke York	North York	Toronto and East York	Scarborough
	<b>101</b>	16	26	49	10
	<b>%</b>	%	%	%	%
Losing the character of the neighbourhood (e.g., decreased sense of community, exclusivity)	<b>31</b>	38	42	24	20
Inadequate infrastructure/services (e.g., schools, parks, transit, hospitals)	<b>21</b>	6↓	31	16	40
Unchecked development/overdevelopment	<b>19</b>	19	19	22	-
Increased traffic/congestion	<b>16</b>	6	15	16	30
Overcrowding	<b>16</b>	13	4↓	20	30
Loss of greenspace (e.g., trees, canopy) /increase in greenhouse effects	<b>16</b>	13	15	18	10
Increased crime	<b>9</b>	13	8	6	20
Pressure on transit systems	<b>6</b>	6	4	8	-
Affordability	<b>6</b>	-	4	10	-
Parking	<b>5</b>	13	-	4	10
Decrease in property value	<b>2</b>	-	4	2	-
Other	<b>5</b>	13	4	4	-
None	<b>4</b>	6	-	6	-

Q19. What concerns might you have with allowing additional housing types in your neighbourhood? [OPEN-END]







Base: Total sample (n=101)



## APPROPRIATE LOCATIONS FOR ADDITIONAL HOUSING OPTIONS

Overall, there is the most support for additional housing options to be built near transit (70%) or on major streets (58%). Fully half (50%) of associations support additional housing options to be developed near shops and other services.

- Associations in Toronto and East York are more supportive of additional housing options to be ‘near shops and other services’ (61%) as well as ‘near schools, parks and other public assets’ (49%). Notably, ‘near shops and other services’ is considered the second most appropriate location in this Community Planning District.
- Among associations where availability is a perceived issue, there is stronger support for the housing options to be near transit (78%), shops/other services (65%) and schools/parks (51%). Where the issue is considered affordability, associations indicate that the most appropriate locations for additional housing options are near shops (57%) and schools (44%).
- Community associations reporting a growing local population are more likely to view additional housing being built near schools, parks and other public assets as appropriate (44%).

		Community Planning Districts			
		Etobicoke York	North York	Toronto and East York	Scarborough
	<b>CITYWIDE</b>				
	<b>n=101</b>	16	26	49	10
	<b>%</b>	%	%	%	%
Near transit	 <b>70</b>	56	73	71	80
On major streets	 <b>58</b>	44	65	57	70
Near shops and other services	 <b>50</b>	38	46	61↑	30
Near schools, parks and other public assets	 <b>37</b>	19	27	49↑	30
None of the above	 <b>11</b>	19	15	8	-
Don't know/not sure	 <b>10</b>	6	8	12	10











Q20. Which of the following locations would be appropriate for additional housing options?

Base: Total sample (n=101)

## ADDITIONAL HOUSING TYPES THAT SHOULD BE ALLOWED

Among community associations surveyed, there is no clear preference for any specific type of housing that should be allowed in their neighbourhoods.

- Associations in Toronto and East York tend to be generally more supportive overall of the range of options.
- Where affordability is considered an issue, associations indicate more support for all types of housing, with the exception of semi-detached houses. Where the issue is availability, there is more support for options that provide more units: low-rise apartments (62%), multiplex (49%), duplex (48%), and stacked townhouse (46%).

	CITYWIDE n=101	Community Planning Districts			
		Etobicoke York	North York	Toronto and East York	Scarborough
	%	%	%	%	%
Accessory dwelling unit *	 43	31	38	53↑	20
Semi-detached house	 42	19↓	46	45	50
Duplex	 41	25	42	49	20
Multiplex (Triplex, Fourplex, etc.)	 38	19↓	35	51↑	10
Townhouse	 39	13↓	42	47	30
Stacked townhouse	 37	13↓	31	49↑	30
Low-rise apartments	 48	31	46	63↑	-
None of the above	 23	38	31	8↓	50
No preference	 4	19	-	2	-
Don't know/not sure	 3	-	-	6	-

Q21. If additional housing types were permitted in your neighbourhood, what types of homes should be allowed?

Base: Total sample (n=101)

\* Full text: Accessory dwelling unit (“coach house”, “granny flat”, “backyard cottage”, “tiny home”, etc.)