TORONTO

This bulletin summarizes the findings of the 2016 Living in the City Survey. This information resource presents a picture of the choices and experiences of residents in newly-built dwellings in Toronto's Downtown, Centres and Secondary Plan areas. The survey results have been compared to other data sources such as Canada Mortgage and Housing Corporation, Statistics Canada and the City Planning Land Use and Information System. For more information, please visit us at www.toronto.ca/demographics

profile TORONTO

Oct 2017

Living in the City Survey 2016

A Growing City

Toronto's Downtown, Centres, and Secondary Plan areas are some of the fastest-growing areas of the city. Many of these areas are experiencing rapid intensification. Managing this growth while improving the liveability of these places is a key objective of city building in Toronto.

In Toronto, growth is managed through the Provincial Growth Plan for the Greater Golden Horseshoe and Toronto's Official Plan. The Growth Plan and its subsequent amendments manages growth and development in the Greater Golden Horseshoe region.

The Growth Plan (2017) forecasts 3.4 million people and 1.72 million jobs in the City of Toronto by 2041.

The city's population is on track with, if not slightly ahead of, the population forecasts of the Growth Plan. Statistics Canada estimates the City's 2016 population to be 2,876,095. This is 11,095 people above the population anticipated by the forecast supporting the Growth Plan in 2013.

Toronto's Official Plan, which came into force in June 2006, continues to be the guide for development in the city. Its policies help manage land use change, by directing growth to certain areas, including the Downtown, Centres and Secondary Plan areas while maintaining the existing character of other areas such as Neighbourhoods.

At the time of the survey, the City of Toronto had over 321,000 residential units in the development pipeline.

By concentrating new development in areas intended for intensification, the City also provides a focus for transit and infrastructure investments to support future growth.

Toronto continues to be an exceptionally attractive location for residential development. The city has experienced significant residential intensification in designated growth areas, mainly in the form of high-density condominium apartments.

Between 2012 and 2016, 83% of the 84,343 residential units completed in Toronto were condominium apartments.

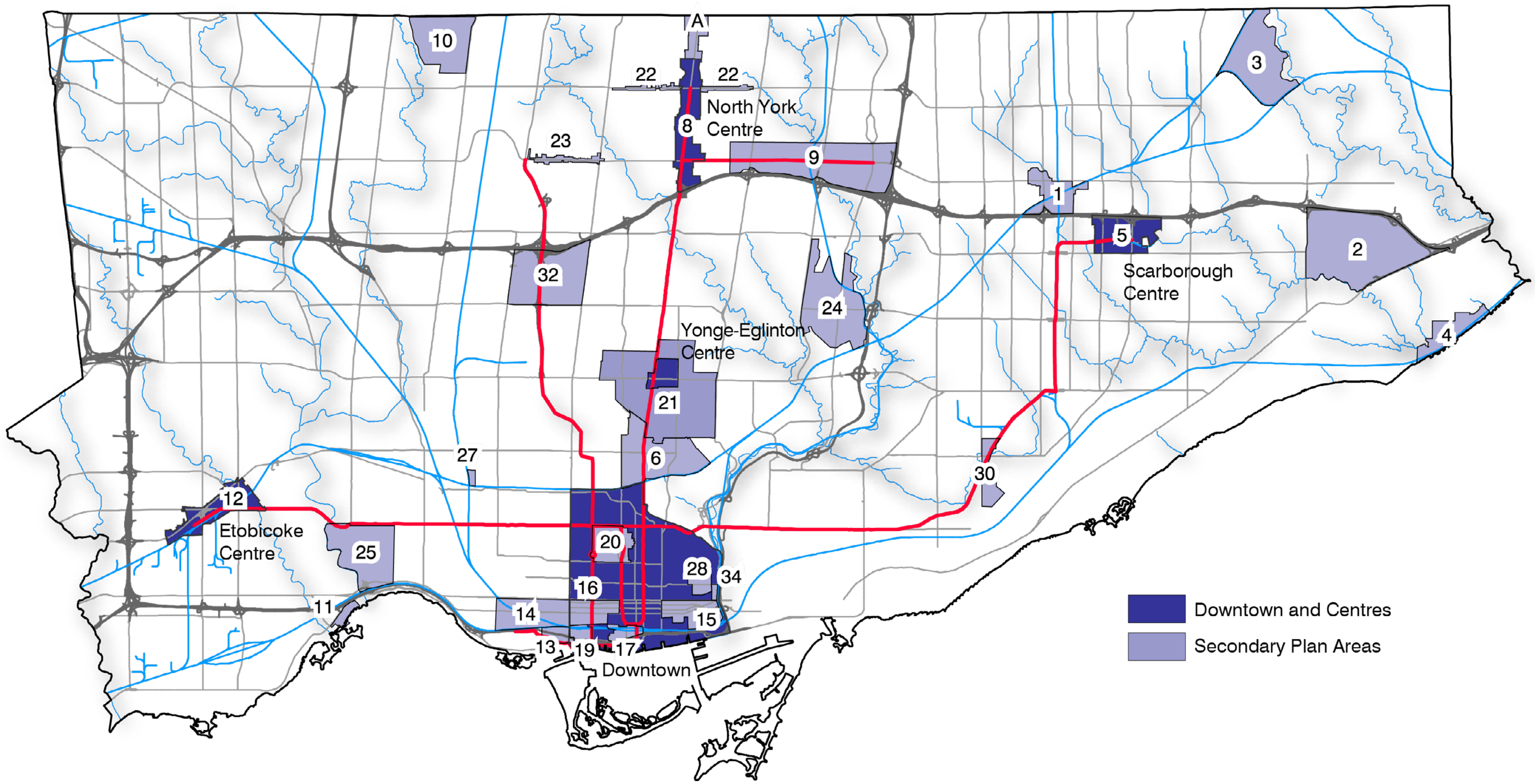
To better understand the demographic outcomes of this intensification, and assess the city's growth policies in these, the city regularly conducts surveys in identified and emerging growth areas.

The 2016 Living in the City Survey captures the choices and experiences of people living in the City's fastest-growing areas: in the Downtown, Centres and the Secondary Plan areas (see Map 1).

Survey Highlights

single person households or couples without children	77%
population aged 18-34 years	41%
population aged 35-54 years	30%
live a building with over 12 storeys	70%
live in one-bedroom (46%) or two-bedroom (41%) dwellings	87%
households with children	16%
population aged 17 years and under	7%
use public transit to commute	41%
residents of Downtown that walk to work or school	57%
percent median household income is above city-wide median (2011)	64%
satisfied with their neighbourhood overall	88%

Map 1: Downtown, Centres and Secondary Plan Areas



1	Agincourt	12	Etobicoke Centre	23	Sheppard West / Dublin
2	Highland Creek	13	Fort York Neighbourhood	24	Central Don Mills
3	Morningside Heights	14	Garrison Common North	25	Swansea
4	Port Union Village Community	15	King-Parliament	27	Davenport Village
5	Scarborough Centre	16	King-Spadina	28	Regent Park
6	Yonge St. Clair	17	Railway Lands East	30	Warden Woods
8	North York Centre	19	Railway Lands West	32	Lawrence-Allen
9	Sheppard East Subway Corridor	20	University of Toronto	34	Queen River
10	York University	21	Yonge Eglinton	A	North Yonge (DRAFT)
11	Motel Strip	22	Central Finch		

Living in the City Survey 2016

Why a Survey Now?

The City regularly conducts surveys to understand the demographic outcomes of residential intensification in designated growth areas of the City. The Living in the City Survey follows previous surveys *Living Downtown* (2006) and *Living in Downtown and the Centres (*2011).[2]

The 2016 survey employed an updated methodology, focusing on households built from 2006 to 2015, in an expanded geography that includes the Downtown, the Centres and most of Toronto's Secondary Plan areas, to better reflect the City's changing patterns of growth in the last decade (see Map 1). This approach will help City Planning to:

- Address current growth patterns and assess the policies in the City's growth areas;
- Understand changing housing needs and quality of life issues in Downtown, the Centres and Secondary Plan areas;
- Build on best-available information on these issues from the Census and National Household Survey.

What Data Was Collected?

Survey questionnaires were mailed to 50,000 households occupying units built between 2006 and 2015 in the survey areas. The survey asked respondents 29 questions about their experience of living in the city, including:

- Who makes up their household, and what kind of dwelling unit do they occupy?
- What guided their choice to live in their current neighbourhood, building and unit?
- Where did they live previously?
- How long do they intend to stay, why they would move and to where?
- Where do they work or go to school, and how do they get there?
- How satisfied are they with neighbourhood services and amenities in their area?

A total of 5,476 questionnaires were returned, representing an 11% response rate, which is accurate to ±1.3% at a confidence interval of 95%.

Survey Geography

Expanded Centres

Since their designation, North York and Yonge Eglinton Centres have experienced significant adjacent growth. In this report, survey results from these Centres have been combined with North York and Yonge Eglinton Secondary Plan areas. Similarly, results from the seven Secondary Plan areas within the Downtown have been aggregated for reporting (see Map 1).

Surveying Secondary Plan Areas

Due to varying response rates, data from the 18 Secondary Plan areas outside Downtown and the Centres were aggregated into **predominantly ground-related Secondary Plan areas** and **predominantly mid-rise and high-rise Secondary Plan areas** (see Map 2, Appendix A).

Note that Secondary Plan areas with little or no residential development between 2006 and 2015 were omitted from the survey.

At the time of the survey, the City of Toronto had over 321,000 residential units in the development pipeline.

Toronto's Development Context

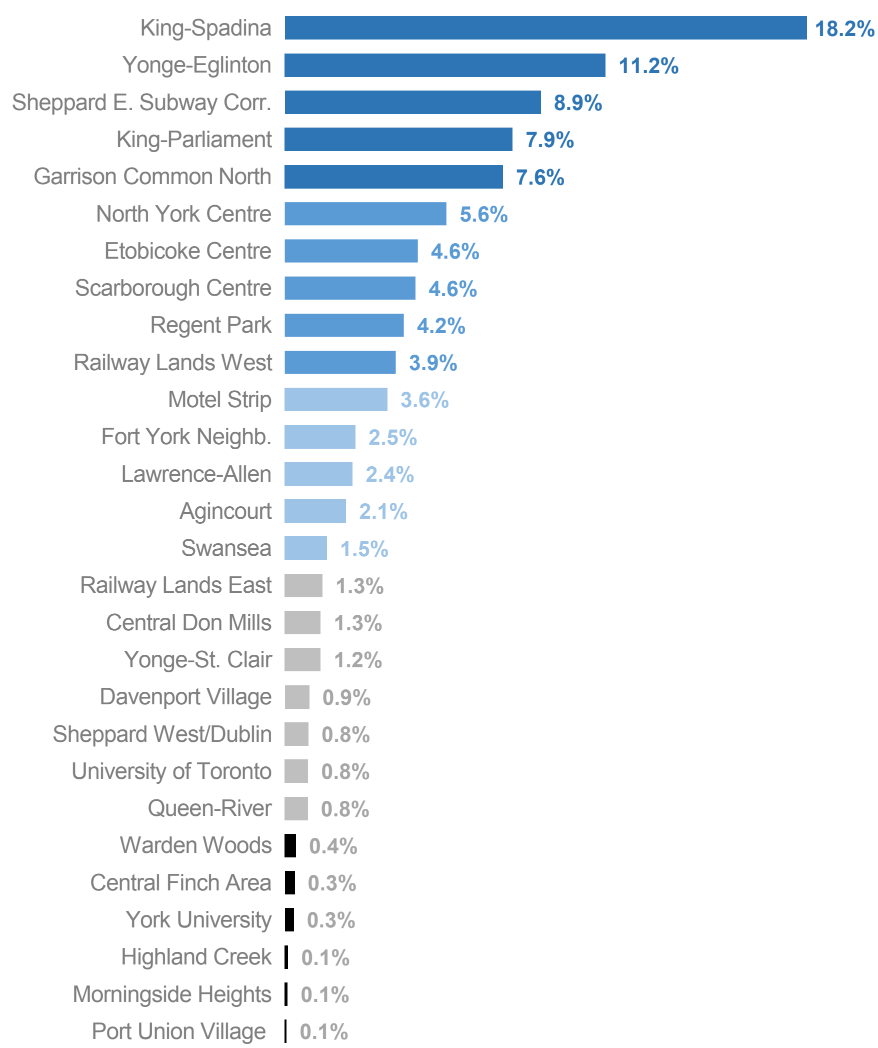
Residential Development Pipeline

The majority of development in the city is occurring in areas that the Official Plan has targeted for growth. The city's current development pipeline includes a broad range of projects that are completed, approved or under construction, or are under review. Not all projects that are under review will be approved, and not all projects that have been approved will be built.

At the time of the survey, the City of Toronto had over 321,000 residential units in the development pipeline.

51.1% of proposed residential units in the development pipeline are located in the Downtown and the Centres, while 47.3% are located in Secondary Plan areas. Some of this growth will also be represented in Downtown and the Centres, as their geographies overlap with certain Secondary Plan areas (see Figure 1).

Figure 1: Proposed Residential Units in Secondary Plan Areas



Note: Base = 47.3%. Only Secondary Plan areas included in the survey are represented on this graph.
Source: City of Toronto, City Planning: Land Use Information System II

High-rise Condominiums

Toronto's housing form, size, and tenure is changing. The city has experienced a high rate of growth in residential construction in recent years, with the majority of new residential development in the form of high-rise apartments (in buildings of five or more storeys). Downtown leads other areas of the city in the construction of these types of buildings, especially between 2001 and 2011 (see Figure 2).

Between 2006 and 2011, there was a substantial shift into high-rise apartment units by households of almost all ages. This shift has been driven partially by the condominium market which has accounted for seven of every 10 net new units added to Toronto's housing stock. With the increase in supply and favourable market conditions such as low interest and lending rates, ownership tenure of these units has increased substantially in high-rises.[3]

Condominium projects built today are trending towards larger buildings with increasing numbers of units, and decreasing unit sizes.

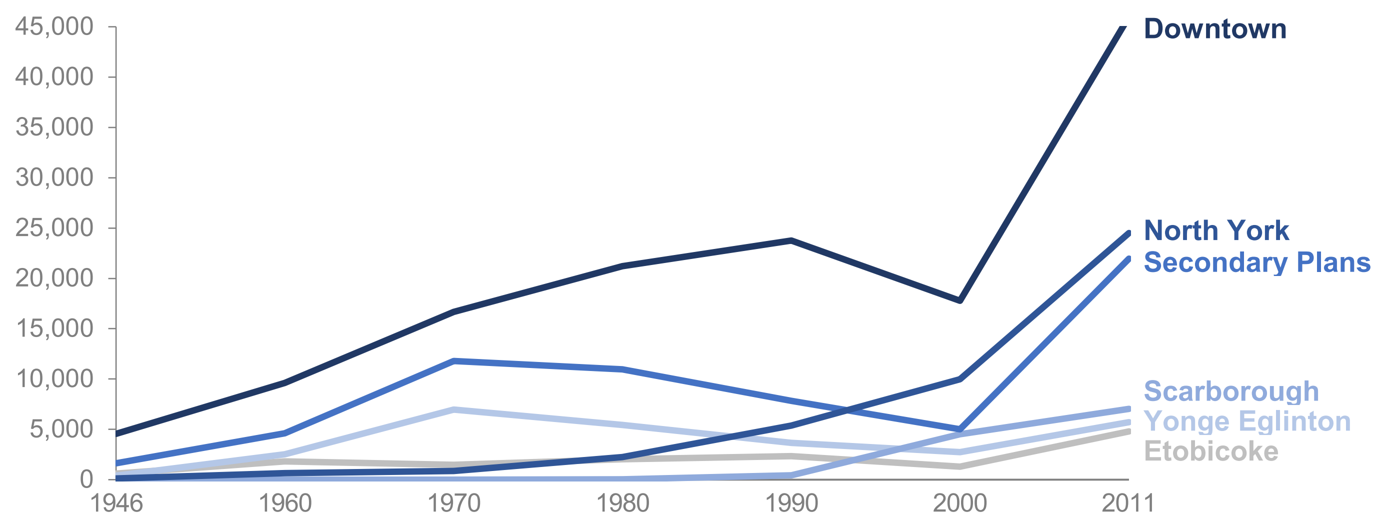
Condominiums may also attract an growing demographic, different than residents living in traditional rental buildings, including single people or couples without children, as well as seniors, empty-nesters and higher-income households. Condominium housing choices are being driven by new consumer preferences, demand for homeownership, desire to be near cultural amenities, or for better transportation option such as public transit.[4]

Toronto's condominiums also serve as rental stock in the absence of substantial numbers of new purpose-built rental units. 34.7% of Toronto's condominium universe is comprised of rental units.[5]

With the rapid growth of high-rise condominium neighbourhoods in Toronto, a clearer picture the emergent communities, and their housing needs and quality of life issues, is needed.

From 2006 to 2011, the condominium market accounted for seven out of every 10 units added to Toronto's housing stock.

Figure 2: Apartment Units in Buildings with 5+ Storeys by Period of Construction



Note: "Secondary Plan Areas" includes the 17 Secondary Plan areas included in the study, net of Downtown, the Centres and the Lawrence-Allen Secondary Plan. *Source: Statistics Canada, Custom Tabulations from 2011 National Household Survey*

41% of surveyed residents in the Downtown, Centres and Secondary Plan areas reported being aged 18-34 years.

Demographic Profile

The Living in the City Survey captured information about residents of the city's fastest-growing areas. Survey responses provided a picture of age distribution, household type, income, education, occupation, dwelling type and tenure. The survey results help profile residents of these areas and how they differ from Toronto as a whole.

Age Structure

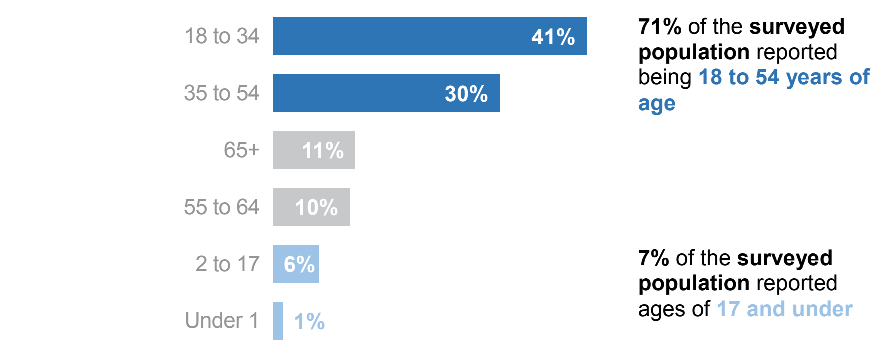
18 to 34-year-olds were the most prevalent age group surveyed, representing 41% of surveyed household residents, followed by 35 to 54-year-olds, at 30%. Children and youth aged 17 and under make up just 7% of surveyed household residents. These demographic trends toward more young adults and less children than the broader city were observed in the 2011 Living in Downtown and the Centres survey, and appear to be continuing (see Figure 3, Appendix B).

Downtown leads this trend, with 49% of 18 to 34-year-olds, followed by predominantly mid-rise and high-rise Secondary Plan areas (40%). Conversely, predominantly ground-related Secondary Plan areas have the highest proportion of children and youth aged 17 and under (20%). Also, respondents from Scarborough Centre respondents reported the highest share (25%) of senior-age (65 and older) residents (see Figure 4, Appendix B).

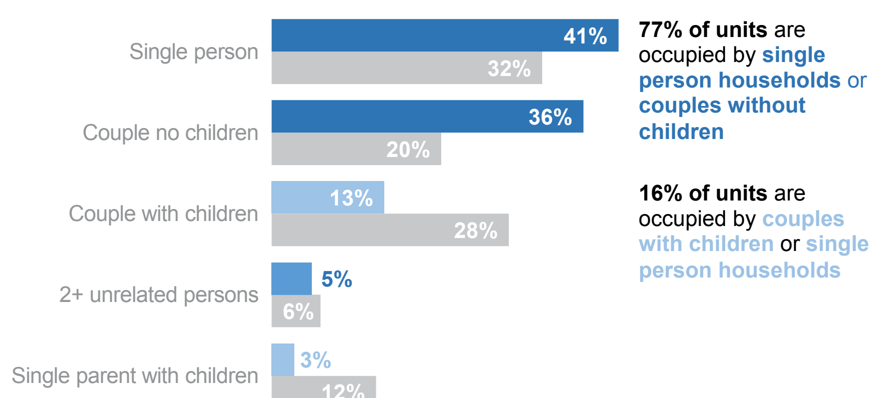
Household Characteristics

Single persons and couples without children make up the majority of

Population Age



Household Structure



households in growth areas, at 77% of households surveyed. Across all areas, households with children comprised only 16% of respondents, much lower than the citywide share of households with children (40%), and lower than citywide share of households with children that reported living in mid- and high-rise buildings (32%) in 2011.

The lower number of reported households with children in the survey areas points to areas of further study. How does the prevalence of small units in these fast growing areas affect occupants' housing choices? Are these communities suitable for households with children? How available are child-oriented community services and facilities, affordable family housing and child care access?

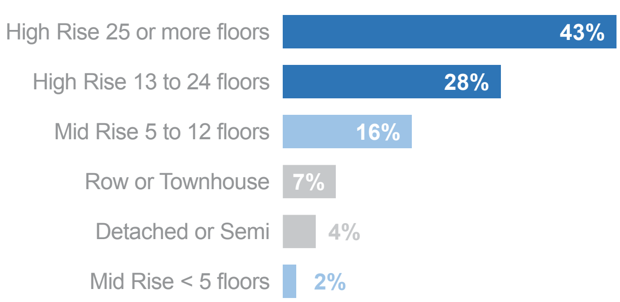
Also of interest were higher reported proportions of households with children in North York Centre (24%) and predominantly ground-related Secondary Plan areas (54%). See Figure 5, Appendix B.

Dwelling Characteristics

Most survey respondents reported living in smaller dwellings in high-rise buildings. 70% reported occupying a unit in a building with 13 floors or more, and 87% reported living in one- or two-bedroom dwellings. This differs from the citywide share of one- and two-bedroom units (44%). Similarly, 10% of respondents reported occupying three- or more bedroom units, compared to the citywide share of 56% (see Figures 6-8, Appendix B).

Downtown, Centres and Secondary Plan areas have a significantly lower share of households with children (16%) than the city average (40%).

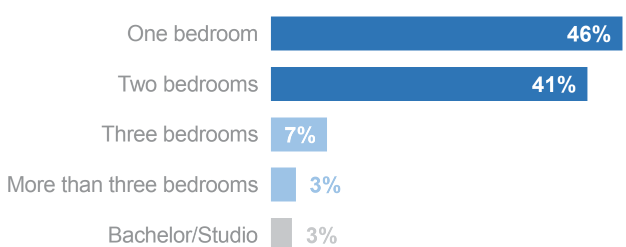
Dwelling Type



70% of the **surveyed population** reported living in a **high rise building**

18% of the **surveyed population** reported living in a **mid rise building**

Dwelling Size



87% of the **surveyed population** reported living in a **one or two bedroom dwelling**

10% of the **surveyed population** reported reported living in a **dwelling with three or more bedrooms**

43% of survey respondents reported a household income of $100,000 or more.

High rates of ownership continue in the city's growth areas, with 68% of respondents owning their home (64% reported owning their home for the 2011 Living in Downtown and the Centres Survey). Despite this, 32% of respondents reported renting their dwelling. This share is typical of condominium units that are rented city-wide (34.7%). See Figure 13, Appendix D.

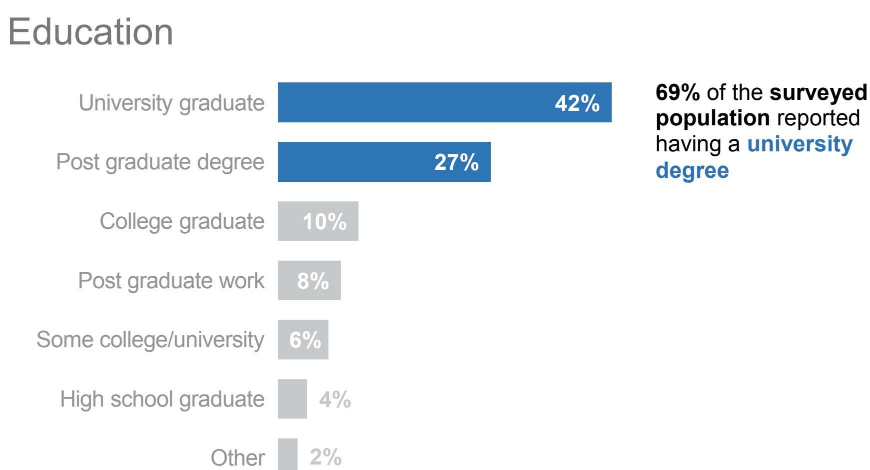
Education, Employment and Income

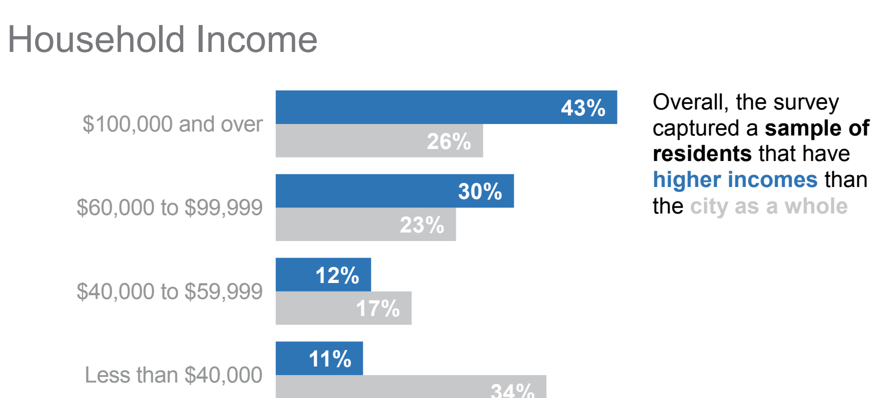
Most survey respondents reported having a bachelor degree or higher, having higher household income, and working in professional service sectors. 69% reported having a bachelor or advanced university degree and 43% of respondents reported a household income of $100,000 or more. These trends were observed in the 2011 survey and appear to be continuing.

85% of respondents in Yonge Eglinton Centre reported having a university education including university and post-graduate degrees. Downtown ranked second at 81% (see Figure 9, Appendix C).

The top three occupations reported by survey respondents were Business, Finance and Administration (28%), Education, Law and Social, Community and Government Services (16%) and Management (16%).

Downtown (32%) and North York Centre (31%) reported the largest share of Business, Finance and Administration occupations. Scarborough (23%) and





the predominantly ground-related Secondary Plan areas (21%) reported the largest share of Education, Law and Social, Community and Government Services occupations.

Yonge Eglinton Centre (21%) and predominantly mid-rise and high-rise Secondary Plan areas (17%) reported the largest share of Management occupations (see Figure 10, Appendix C).

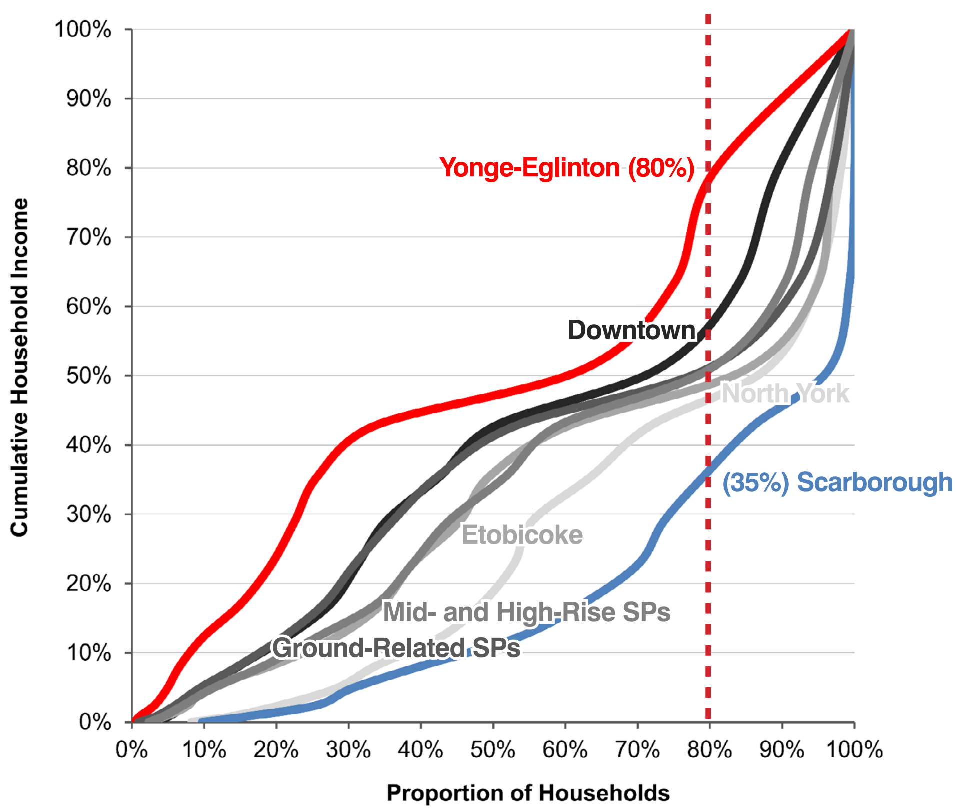
Of the survey areas, Scarborough Centre has the highest proportion of households (38%) with incomes less than $50,000 per year (see Figure 11, Appendix C). A test of income distribution can be applied by measuring the proportion of households that earn the largest share (80%) of cumulative household income.

Figure 3 compares this relationship between the proportion of households, and the proportion of household income. For example, in Scarborough Centre about 80% of households account for about 35% of household income. The remaining 20% of households account for about 65% of cumulative income.

In Yonge Eglinton Centre, about 80% of households account for about 80% of household income. The area is one of the higher income areas of the city, with 60% of households earning income of $100,000 or more annually.

Overall, the survey area found a larger share of middle-high income earners and a lower share of low income earners than the city as a whole (see Figure 12, Appendix C).

Figure 3: Proportion of Households Earning 80% of Income, by Area



In **Yonge-Eglinton Centre**, about **80% of households** account for **80% of household income**

In **Scarborough Centre**, **80% of households** account for **35% of household income**

The remaining **20% of households** account for **65% of cumulative income**

72% of survey respondents reported moving within the City of Toronto to their current residence.

Choosing Where to Live

As the Downtown, Centres and Secondary Plan areas experience increased development, the survey asked residents about their previous residence, what drew them to their current area, and what their future plans might be.

Previous Residence

72% of survey respondents reported moving within the City of Toronto, with 29% moving within the same neighbourhood or area as their current address. 27% respondents reported moving from outside Toronto (see Figure 14, Appendix D). Citywide, more residents reported having moved from outside of the city (37%), while fewer residents reported having moved from within the city (63%) in 2011.

The survey also asked respondents about the type of dwelling they lived in previously. 38% of respondents reported their previous residence to be a detached or semi-detached house. 50% reported moving from a mid-rise or high-rise building.

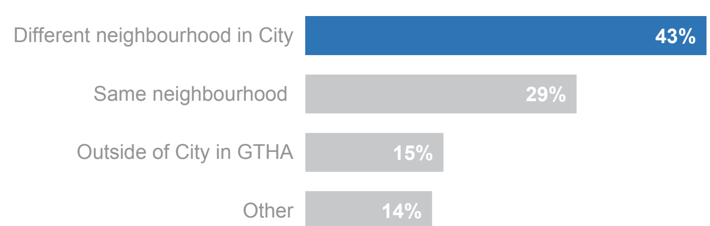
87% of respondents reported moving into an apartment or condominium building with five or more storeys. This result indicates a trend to living in denser housing for survey respondents (see Figure 15, Appendix D).

How Far Did They Move?

On average, survey respondents reported moving 4.9 km to their current residence. Moving distances varied among respondents, with those living in Scarborough Centre, Etobicoke Centre and predominantly ground-related Secondary Plan areas moving the farthest.

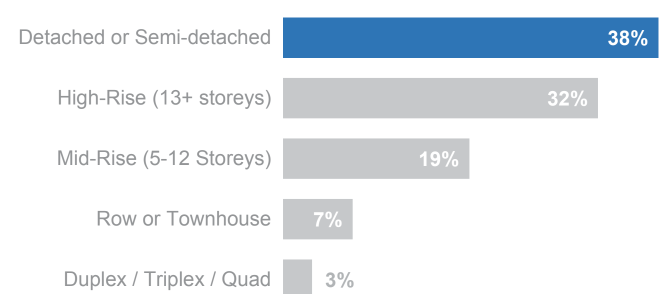
Respondents in Yonge Eglinton Centre and Downtown reported moving the shortest average distance from their previous residences (see Figure 17, Appendix D). Maps 3 to 7 show the location of respondents' previous residences, where provided by the respondent.

Location of Previous Residence



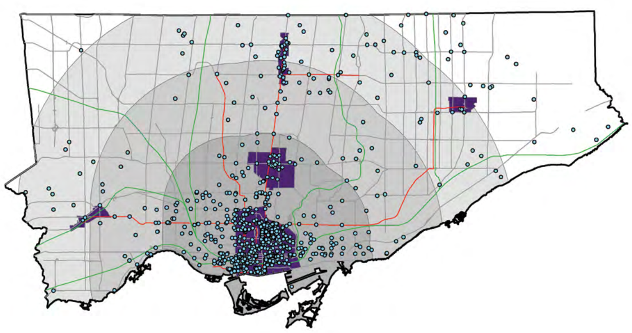
43% of the **surveyed population** reported moving from a **different neighbourhood in the City**

Type of Previous Residence

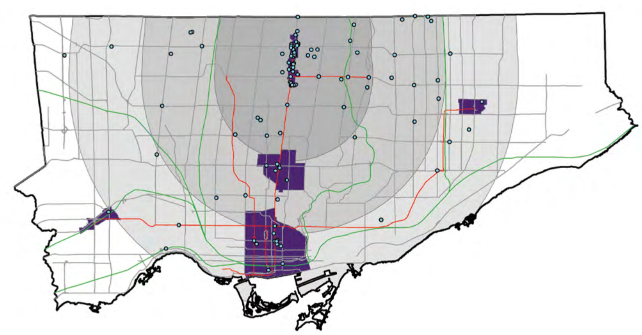


38% of the **surveyed population** reported their previous residence to be a **detached or semi-detached home**

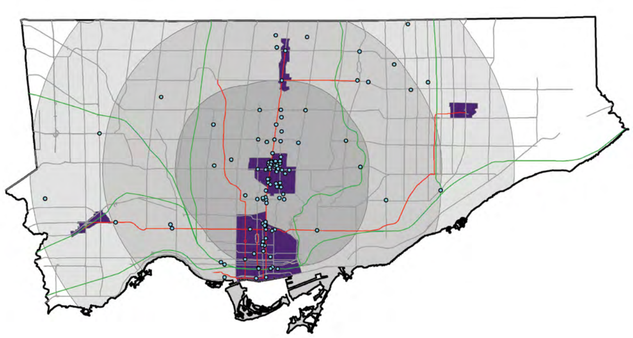
Map 3: Downtown Residents - Previous Home



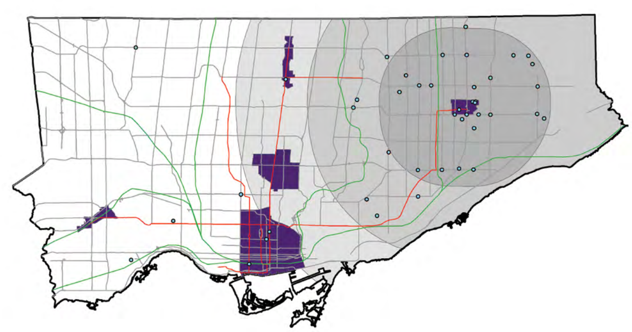
Map 4: North York Residents - Previous Home



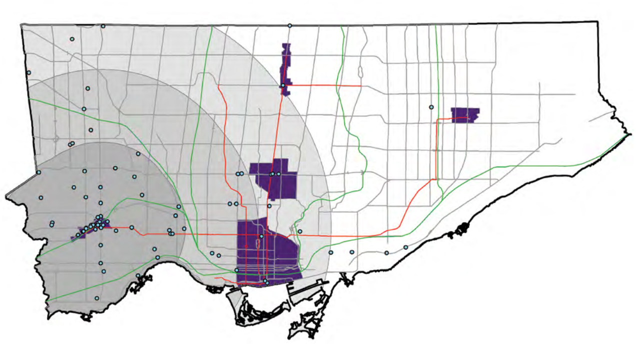
Map 5: Yonge-Eglinton Residents - Previous Home



Map 6: Scarborough Residents - Previous Home



Map 7: Etobicoke Residents - Previous Home



Legend - Maps 3 to 7

- Downtown and Centres
- Previous residence
- TTC Subway
- GO Train

Distance from current home

- 5 km
- 10 km
- 15 km

Note: Previous residence locations mapped by intersection or postal code where provided by respondents.
Source: Living in the City Survey 2016

64% of respondents rated being close to public transit as very important in choosing their neighbourhood.

Neighbourhood Ratings

The survey asked respondents about various factors they considered when selecting their current neighbourhood, building or unit.

Respondents rated these factors in relation to their importance in selecting their neighbourhood. Proximity to public transit was rated as very important, with an average rating of 8.6 out of 10, while being close to schools or daycare services was rated as relatively less important at 3.6 out of 10 (see Table 5, Appendix E).

Across all areas surveyed, the most common reasons rated as "very important" (9 or 10 on a 1-10 scale) in deciding where to live were being close to public transit, the safety of the neighbourhood and being able to walk or cycle everywhere.

To view this data another way, Table 1 shows the share of respondents that rated each factor as "very important" with a 9 or 10 out of 10 on the scale of importance. On this scale, 64% of all respondents rated "close to public transit" as very important in choosing their neighbourhood.

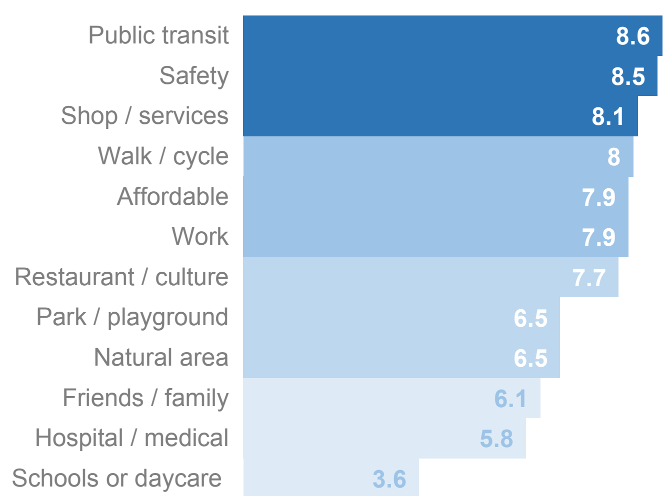
In the Downtown and Centres, areas centred around higher-order transit, more respondents cited this as an very important factor. Other top reasons cited were safety, choice of travel mode, affordability and proximity to work.

Active travel choices, such as walking and bicycling, were less important in Scarborough, North York and Etobicoke Centres, as well as in predominantly ground-related Secondary Plan areas.

Affordability was also rated less important for respondents in Yonge Eglinton Centre and Downtown.

Respondents in predominantly ground-related Secondary Plan areas reported proximity to a public park, playground

Neighbourhood rating factors



or community centre was very important.

Note that respondents were not required to rank the factors, so it is possible that the same respondent could have given a score of very important to several factors.

Table 1: Reasons for Choosing Neighbourhood

	All Areas	Downtown	North York	Yonge Eglinton	Scarborough	Etobicoke	Ground-Related SPs	Mid-Rise and High-Rise SPs
Public transit	64%	65%	75%	71%	65%	78%	63%	59%
Safety	57%	49%	71%	66%	72%	61%	66%	59%
Walk / cycle	52%	64%	36%	55%	37%	28%	28%	46%
Affordable	46%	38%	51%	36%	68%	57%	69%	50%
Work	46%	56%	43%	35%	39%	34%	40%	39%
Shop / services	45%	47%	42%	53%	57%	31%	31%	43%
Restaurant / culture	40%	47%	34%	49%	36%	23%	16%	36%
Natural area	24%	23%	12%	17%	14%	12%	27%	30%
Park / playground	24%	21%	23%	27%	27%	19%	32%	28%
Friends / family	21%	16%	26%	25%	46%	32%	29%	22%
Hospital / medical	19%	18%	19%	22%	36%	20%	20%	19%
Schools or daycare	12%	9%	18%	15%	15%	11%	28%	10%
Other	2%	3%	2%	3%	1%	2%	2%	2%

50% of respondents rated availability of vehicle or bicycle parking as having been very important when choosing their current building.

Factors Influencing Building and Unit Choice

To learn more about housing choices in the survey areas, respondents were also asked to rate factors in the selection of their residence, specifically regarding their building and unit. Below are the average ratings out of 10 for each factor by respondents.

Building choice

The top factors influencing building choice were building security and vehicle or bicycle parking. The number of floors in the building was rated as relatively less important (see Table 6, Appendix E).

Table 2 shows the proportion of respondents who rated each building factor as very important (a 9 or 10 out of 10 on the scale of importance).

50% of respondents rated availability of vehicle or bicycle parking as having been very important when choosing their current building. Building security was also rated as very important for most areas.

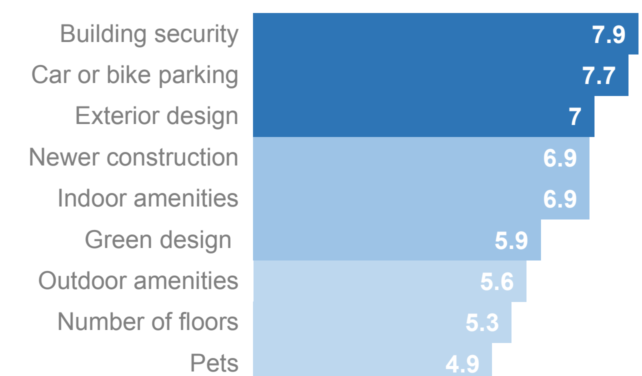
Overall, building factors are less frequently rated as "very important" compared to unit factors. Comparatively fewer respondents rated newer construction, amenities or design as very important.

Unit choice

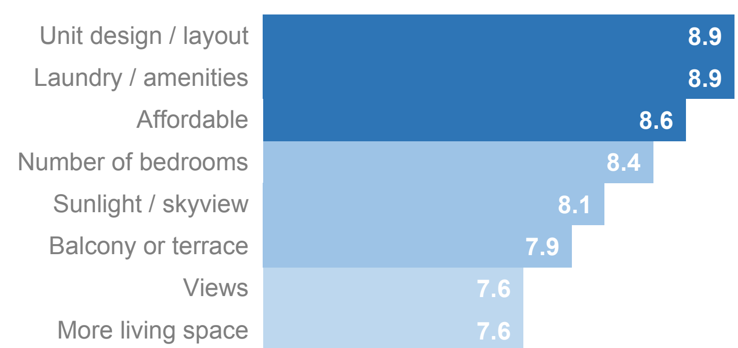
The top factors influencing choice of dwelling unit were unit design and layout, laundry and other amenities, and affordability. Less important were unit views and additional living space (see Table 7, Appendix E).

Most unit factors received both a

Building rating factors



Unit rating factors



higher average rating, and were more frequently rated as “very important” by respondents, indicating the relative importance of the unit, as opposed to the building, when selecting a dwelling.

Table 3 shows the proportion of respondents who rated each unit factor as very important. Respondents rated indoor amenities and unit design as the top categories in most survey areas, with some exceptions.

Number of bedrooms received the most top ratings in Yonge Eglinton and the ground-related Secondary Plan Areas. Also, affordability received the most frequent top ratings in Scarborough and the ground-related Secondary Plan Areas. Conversely, unit affordability was found to be less important for Yonge Eglinton residents.

Respondents gave dwelling unit factors top rating more frequently than building factors when describing their current choice of residence.

Table 2: Reasons for Choosing Building

	Total	Downtown	North York	Yonge Eglinton	Scarborough	Etobicoke	Ground-Related SPs	Mid-Rise and High-Rise SPs
Vehicle / bike parking	50%	45%	51%	57%	51%	58%	50%	56%
Building security	46%	44%	57%	50%	62%	58%	34%	46%
Newer construction	33%	29%	35%	34%	45%	36%	48%	32%
Indoor amenities	27%	28%	32%	29%	39%	24%	10%	28%
Pets allowed	25%	25%	19%	26%	18%	26%	21%	26%
Exterior design	25%	23%	27%	31%	27%	25%	30%	25%
Green design	19%	18%	22%	21%	22%	17%	22%	21%
Number of floors	16%	15%	11%	18%	14%	13%	22%	16%
Outdoor amenities	15%	13%	19%	15%	18%	12%	15%	15%

Table 3: Reasons for Choosing Unit

	Total	Downtown	North York	Yonge Eglinton	Scarborough	Etobicoke	Ground-Related SPs	Mid-Rise and High-Rise SPs
Indoor amenities	67%	69%	63%	68%	64%	71%	54%	67%
Dwelling unit design	65%	67%	58%	68%	67%	62%	54%	66%
Affordable	58%	54%	59%	48%	74%	67%	61%	62%
Number of bedrooms	57%	55%	58%	62%	55%	57%	61%	57%
Sunlight / Skyview	50%	51%	53%	57%	53%	45%	40%	50%
Balcony or terrace	49%	49%	46%	57%	49%	53%	35%	52%
Views from residence	40%	40%	43%	45%	41%	33%	30%	41%
Additional space	38%	37%	38%	40%	34%	35%	43%	38%

61% of survey respondents reported their intention to move within the next five years.

Future Plans

The Downtown, Centres and Secondary Plan areas are growing and changing quickly. They will continue to change with many households planning to move in the near future. 61% of survey respondents reported their intention to move within the next five years.

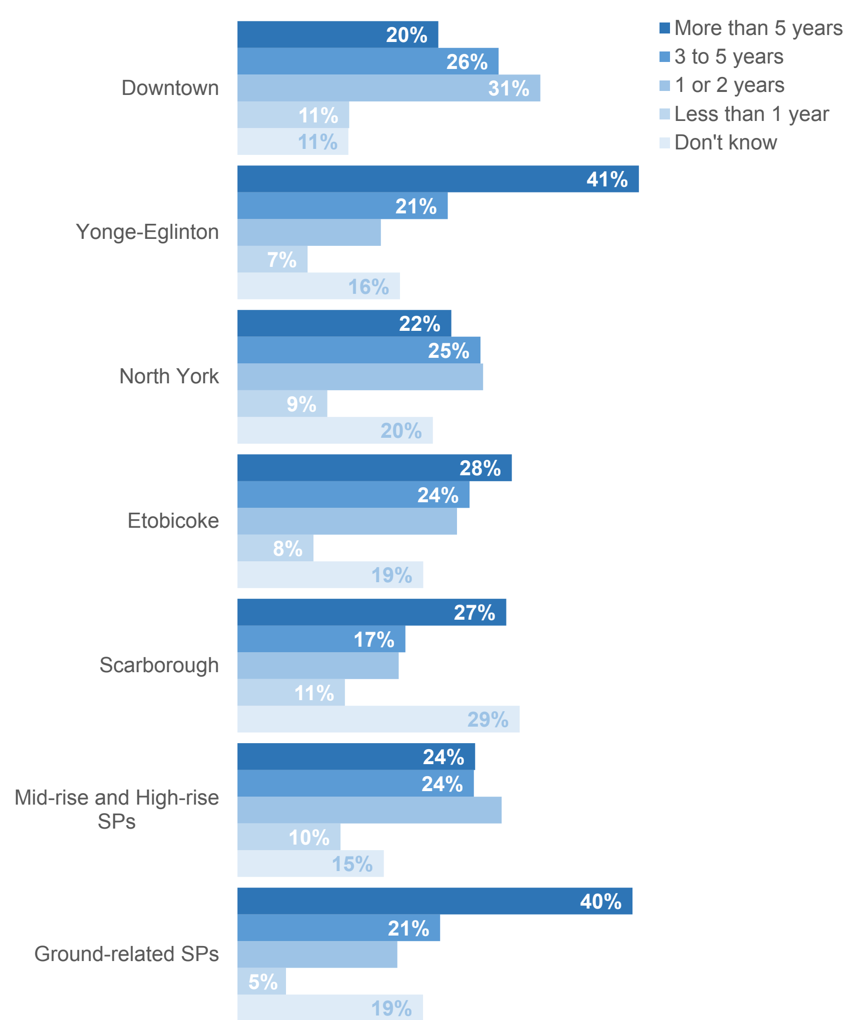
Reviewing 2011 Statistics Canada data for these growth areas, similar movement and migration patterns have occurred in the past. 59% of residents lived in a different residence five years prior to the time of the 2011 National Household Survey. Of those who moved, 55% moved from another residence within Toronto, and 45% moved from outside Toronto.

Plans to move

Top reasons cited by respondents for planning a move within the next five years were to find a larger or smaller dwelling unit, to have more or fewer bedrooms and to purchase their next home.

Yonge-Eglinton Centre has the highest share of residents (41%) who intend to stay for more than five years, followed closely by the share of residents (40%) of predominantly ground-related Secondary Plan areas.

Planned Stay in Current Residence



Decision to move

69% of respondents who reported an intention to move in the next five years see themselves owning their next home. Considerably fewer (16%) see themselves renting, and 13% don't know. 48% of current renters reported a plan to own their next home in the next five years, and 31% see themselves continuing to rent their next home.

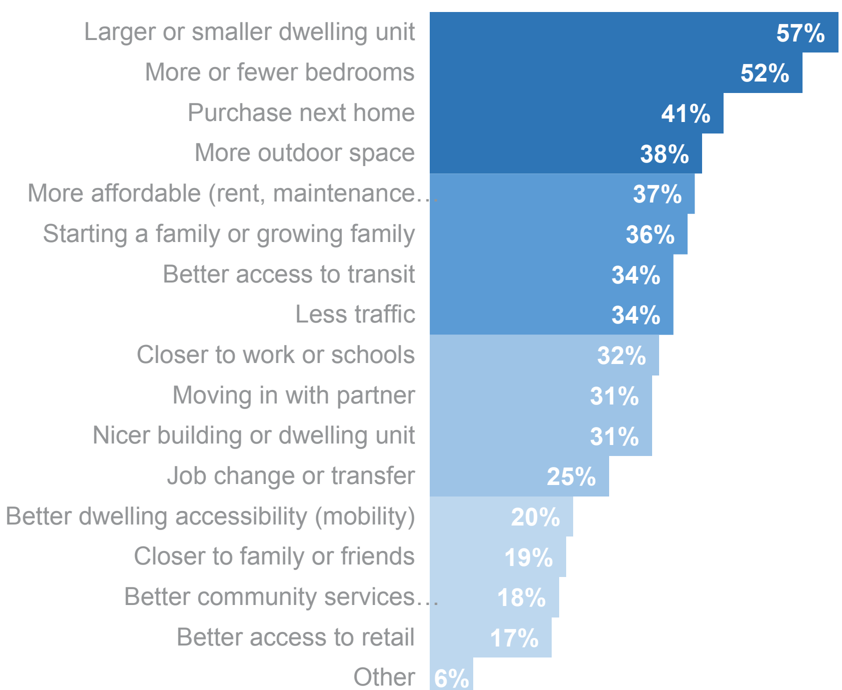
Respondents planning to move rated ownership and dwelling size most highly, followed by affordability. These ratings could be related to the higher household incomes of survey respondents.

Toronto continues to have some of the highest average monthly shelter cost in Canada (the 2011 Toronto Census Metropolitan Area costs were $1,367 monthly).[6] Citywide, over a third of households spent 30% or more of their income on shelter costs.[7]

57% of respondents from Scarborough Centre did cite affordability as a top priority in deciding to move, however. These respondents rated as very important a broader range of factors than those from other survey areas when deciding to move. These factors included better transit access, being closer to work or schools, and better access to retail (see Table 4, page 19).

69% of respondents who reported planned move in the next five years see themselves owning their next home.

Decision to move



Dwelling unit size and **number of bedrooms** were the **top two** reported **reasons to move in next 5 years**

Where to move

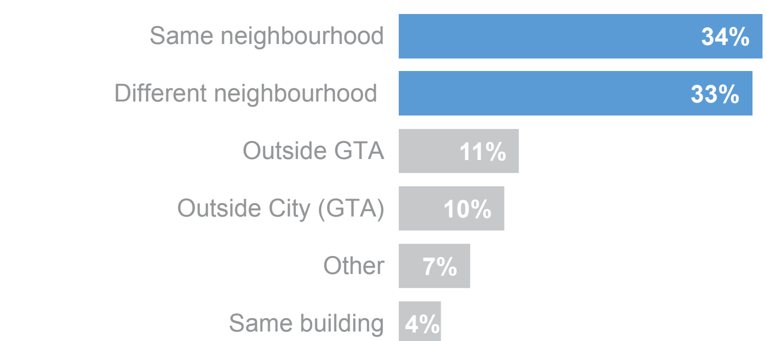
71% of respondents planning a move within five years reported intentions to stay in Toronto. 34% of these movers reported planning to move to another residence in the same neighbourhood, while 33% reported planning to move to a different neighbourhood in the city (see Figure 18, Appendix F).

Movers in the Downtown (45%) and Yonge Eglinton (41%) reported plans to move into an apartment or condominium, while movers in predominantly ground-related Secondary Plan areas (65%) and Etobicoke Centre (46%) reported plans to move into a detached or semi-detached house.

Conversely, movers closest to adjacent municipalities, including Scarborough Centre (32%), North York Centre (28%), and Etobicoke Centre (27%), reported plans to move to another GTA municipality. (see Figure 19, Appendix F).

71% of respondents planning a move within five years intend to stay in Toronto.

Where to move



Next dwelling type

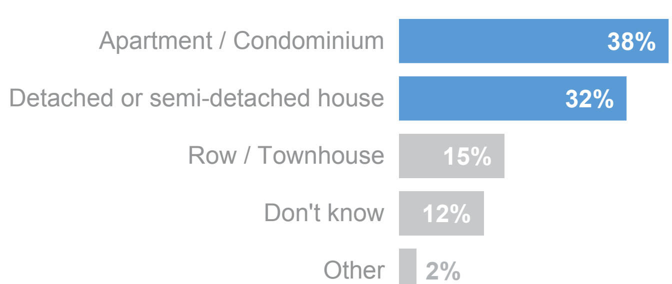


Table 4: Reasons for Moving in Next Five Years

	Total	Downtown	North York	Yonge Eglinton	Scarborough	Etobicoke	Ground-Related SPs	Mid-Rise and High-Rise SPs
Larger / smaller unit	57%	57%	55%	61%	54%	56%	59%	58%
Number of bedrooms	52%	50%	53%	53%	54%	59%	53%	53%
Purchase next home	41%	40%	43%	41%	54%	50%	41%	41%
More outdoor space	38%	35%	36%	41%	43%	47%	45%	41%
More affordable	37%	32%	44%	36%	57%	37%	44%	40%
Starting/growing family	36%	34%	37%	29%	42%	44%	35%	38%
Less traffic	34%	31%	42%	34%	38%	29%	35%	39%
Access to transit	34%	29%	44%	29%	54%	36%	44%	36%
Closer to work/schools	32%	31%	39%	26%	48%	30%	41%	30%
Moving in with partner	31%	31%	32%	24%	35%	34%	26%	33%
Nicer unit	31%	30%	38%	32%	34%	33%	35%	31%
Job change	25%	24%	29%	20%	40%	22%	22%	26%
Better accessibility	20%	16%	26%	18%	35%	23%	33%	22%
Closer to family / friends	19%	16%	23%	20%	35%	19%	29%	19%
Better community services	18%	14%	25%	20%	28%	21%	34%	20%
Better retail access	17%	14%	26%	16%	40%	14%	22%	19%
Other	6%	6%	5%	5%	6%	3%	7%	6%

Travel to Work and School

The Toronto region has a relatively rare combination of long average commute times and a low share of commutes made without a car, but the choice to take transit or active transportation to work or school is on the rise.[8]

64% of survey respondents reported proximity to public transit as very important when choosing their current neighbourhood. 52% also reported access to cycling and walking as very important. 46% rated being close to work as very important.

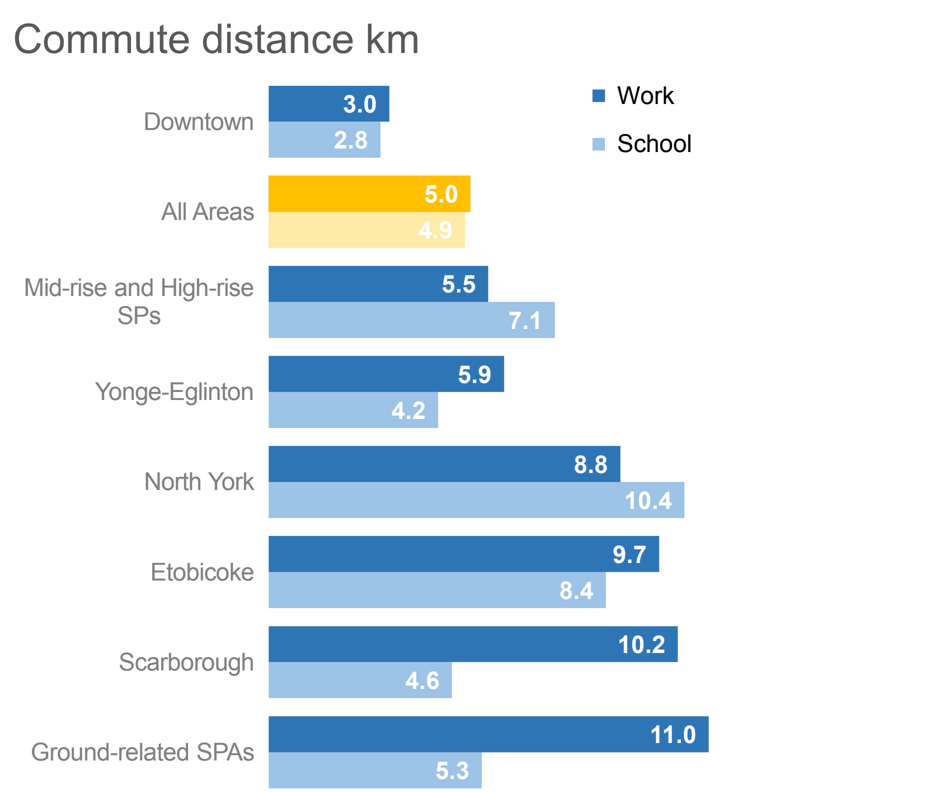
Overall, 41% of respondents reported using public transit as their primary mode of travel to work and school overall. In the Centres, over 50% of respondents reported commuting by transit. In the Downtown, 57% of respondents reported walking to commute; 13% reporting cycling to commute (see Figure 20, Appendix F).

Average reported commute distance was 5.0 kilometres to work and 4.9 kilometres to school, with significant variation between survey areas. Most respondents reported commuting beyond their neighbourhood, but within the city.

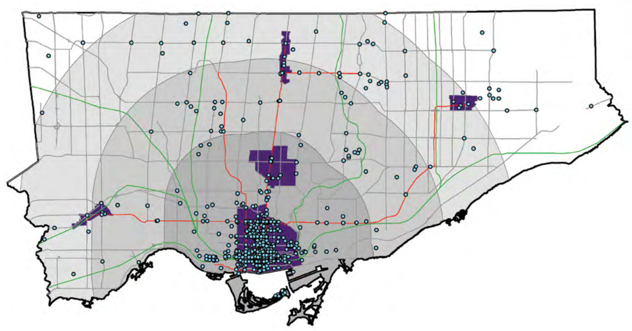
6% of respondents reported working or studying from home (see Figure 21, Appendix F), compared to 9.2% who worked or studied at home in the 2011 survey.

Downtown and predominantly mid-rise and high-rise Secondary Plan areas have the shortest commutes to work, while Scarborough Centre and predominantly ground-related Secondary Plan areas have the longest.

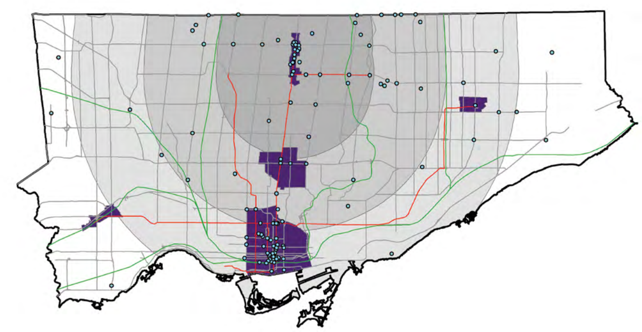
Downtown, Yonge Eglinton and Scarborough and ground-related Secondary Plan areas reported the shortest commutes to school. North York and Etobicoke reported substantially longer school commutes. Maps 8 to 12 show respondents' work and school locations where provided.



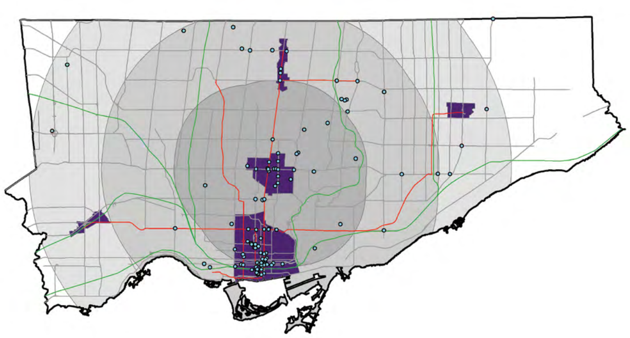
Map 8: Downtown Residents Commute Distance



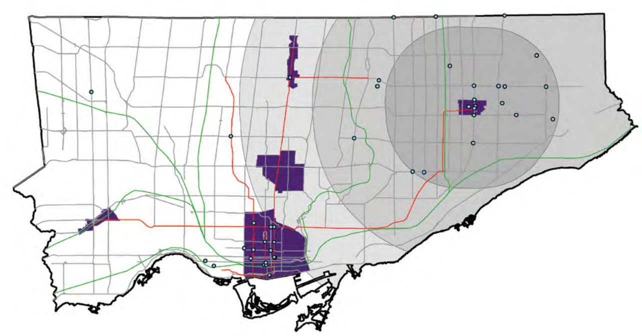
Map 9: North York Residents Commute Distance



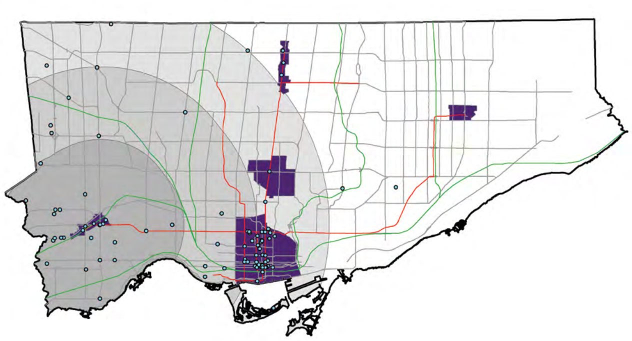
Map 10: Yonge-Eglinton Residents Commute Distance



Map 11: Scarborough Residents Commute Distance



Map 12: Etobicoke Residents Commute Distance



Legend - Maps 8 to 12

Downtown
Work or school locations
TTC Subway
GO Train
Distance from home
5 km
10 km
15 km

Note: Work and school locations mapped by intersection or postal code where provided by respondents.
Source: Living in the City Survey 2016

88% of survey respondents reported being satisfied or very satisfied with their neighbourhood overall.

Respondents rated their satisfaction with public transit access highest among city services and amenities.

Quality of Life

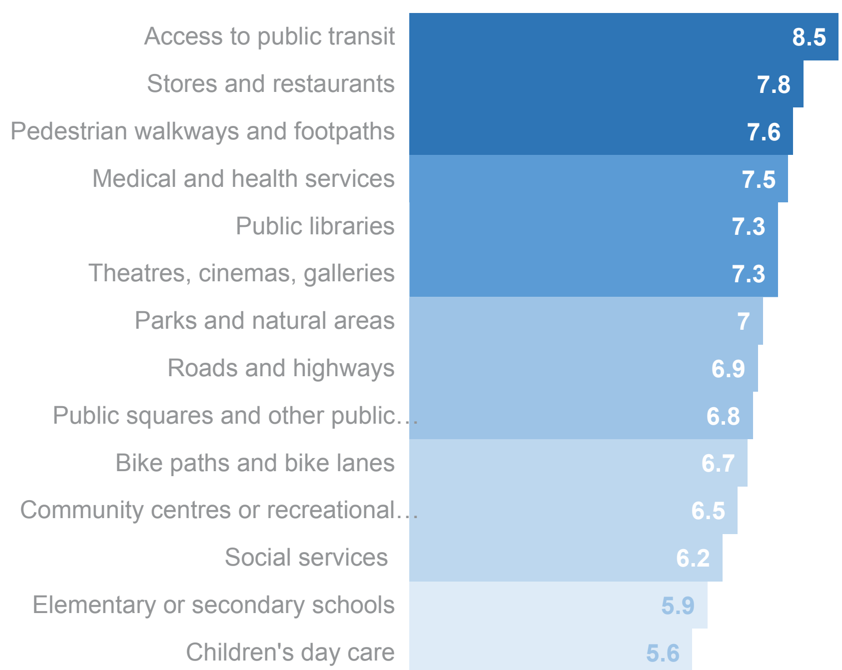
Toronto's Official Plan policies allocate services and amenities to residents at the local level. The survey respondents reported on their overall level of satisfaction with both their neighbourhood and a broad range of city services and amenities.

88% of survey respondents reported being satisfied or very satisfied with their neighbourhood overall. Yonge Eglinton and the Downtown had the highest share of respondents that reported being very satisfied with their neighbourhood. Etobicoke and North York had the highest share of respondents being satisfied with their neighbourhood.

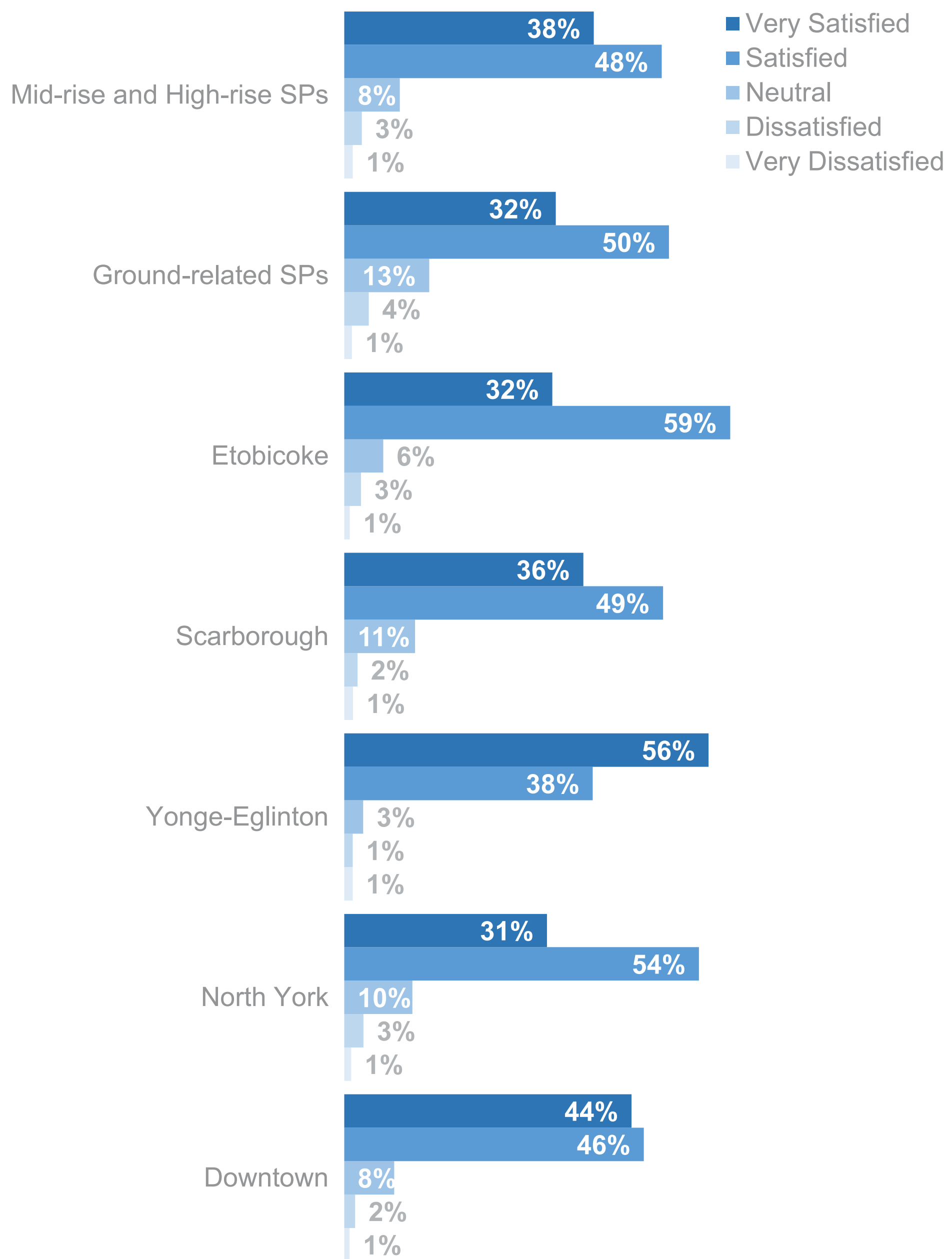
Access to public transit received the highest share of respondent satisfaction of all city services and amenities.

These results offer insights into residents perceptions of the level of service and amenities quality and potential opportunities for improvements.

Services and amenities ratings



Neighbourhood satisfaction



What Do Residents Like About Their Neighbourhood?

The majority of respondents are very satisfied with their access to public transit. 75% of respondents in Etobicoke Centre and 76% of respondents North York Centre reported being very satisfied with their access to public transit, rating it a 9 or 10 on a scale of 1 to 10. In all other areas, at least 50% of respondents reported being very satisfied with transit (see Table 5, page 25).

Respondents across all survey areas rated access to public transit 7 or higher out of 10. Respondents in predominantly mid-rise and high-rise Secondary Plan areas and in predominantly ground-related Secondary Plan areas gave a less favourable rating to public transit access (see Figure 23, Appendix G).

Despite lacking subway service, Scarborough Centre respondents did not report substantially different rating for transit. However, the three Secondary Plan areas in Scarborough that are furthest from Downtown, Highland Creek, Morningside Heights and Port Union Village Community, reported being comparatively less satisfied with their access to public transit (see Figure 24, Appendix G).

Survey respondents as a whole reported being very satisfied with stores and restaurants (42%), pedestrian walkways and footpaths (37%), theatres, cinemas and galleries (35%), medical and health services (31%) and public libraries (31%).

What Do Residents Dislike About Their Neighbourhood?

Overall, fewer respondents indicated dissatisfaction with services and amenities. However, respondents found bike paths and bike lanes to be least satisfactory overall.

14% of Yonge Eglinton respondents reported being very dissatisfied with bike paths and bike lanes in their neighbourhood. Notable groups of residents in other Centres also reported being very dissatisfied, including North York Centre (12%), Etobicoke Centre (11%), and Scarborough Centre (10%).

In the Downtown, respondents reported being dissatisfied with parks and natural areas (8%) and roads and highways (8%). Table 6 (see page 25) shows how the lowest-rated aspects vary by survey area.

Table 5: Top-rated Positive Aspects of Living in Downtown, the Centres and Secondary

	Total	Downtown	North York	Yonge Eglinton	Scar-borough	Etobicoke	Ground-related SPAs	Mid-rise and High-rise SPAs
Access to public transit	60%	62%	76%	66%	68%	75%	50%	50%
Stores and restaurants	42%	48%	42%	53%	55%	23%	24%	36%
Pedestrian walkways and footpaths	37%	42%	33%	35%	37%	23%	37%	34%
Theatres, cinemas, galleries, etc.	35%	44%	37%	50%	50%	23%	20%	21%
Public libraries	31%	27%	42%	34%	58%	24%	32%	33%
Medical and health services	31%	34%	25%	33%	34%	19%	24%	29%
Parks and natural areas	29%	23%	28%	32%	33%	18%	44%	37%
Roads and highways	25%	20%	27%	17%	52%	28%	30%	28%
Public squares and other public spaces	24%	24%	29%	20%	40%	8%	29%	24%
Bike paths and bike lanes	22%	26%	11%	13%	14%	9%	22%	22%
Community centres or recreational facilities	20%	19%	28%	17%	37%	13%	38%	16%
Elementary or secondary schools	8%	4%	16%	15%	8%	6%	24%	8%
Social services	8%	7%	19%	5%	26%	9%	9%	6%
Children's day care	6%	4%	10%	9%	8%	5%	13%	6%

Table 6: Lowest-rated Aspects of Living in Downtown, the Centres and Secondary Plan

	Total	Downtown	North York	Yonge Eglinton	Sca-rborough	Etobicoke	Ground-related SPAs	Mid-rise and High-rise SPAs
Bike paths and bike lanes	7%	5%	12%	14%	10%	11%	5%	8%
Community centres or recreational facilities	7%	7%	3%	6%	5%	9%	4%	7%
Roads and highways	6%	8%	6%	9%	2%	2%	4%	5%
Elementary or secondary schools	6%	7%	5%	3%	7%	4%	5%	6%
Children's day care	6%	6%	4%	4%	7%	4%	7%	7%
Parks and natural areas	6%	8%	3%	7%	5%	7%	2%	4%
Public squares and other public spaces	6%	6%	2%	9%	5%	8%	5%	5%
Theatres, cinemas, galleries, etc.	5%	3%	2%	2%	3%	5%	12%	9%
Public libraries	5%	6%	2%	4%	2%	7%	2%	6%
Social services	5%	4%	3%	5%	3%	5%	6%	6%
Pedestrian walkways and footpaths	4%	2%	3%	5%	4%	10%	4%	4%
Stores and restaurants	3%	2%	2%	2%	3%	6%	7%	4%
Access to public transit	2%	2%	1%	1%	1%	0%	4%	4%
Medical and health services	2%	2%	2%	2%	2%	3%	5%	2%

Downtown 2006 – 2016

Comparing the results of city surveys over the years offers insights into how Toronto's Downtown has changed. Despite updating the design and methodology of the survey since 2006 and 2011, much of the information gathered for Downtown is comparable.

Downtown demographic trends, while accelerating, have not changed substantially since the Central Area Residents' Survey in 1989. Trends continue toward a younger, university-educated population, living in single person households or as couples without children in predominantly one- and two-bedroom dwelling units.

City surveys confirm that the Downtown continues to be highly liveable. Respondents cite high quality jobs, short commutes, travel choices and shops, restaurants or entertainment as top reasons for living Downtown (see Table 9).

Despite these ratings, respondents continue to report intentions move in the near future. Reasons cited include a growing household, a larger dwelling unit, more bedrooms, more outdoor space, or starting a family (see Table 10).

Table 9: Reasons to Live Downtown

2006	2011	2016
Close to work	Close to work	Close to public transit
Access to public transit, no need for car	Access to public transit	Able to walk or cycle everywhere
Access to entertainment, nightlife	Access to shops, stores, market	Close to work
Urban lifestyle, vibrant, lots to do	Ability to walk everywhere	Safety of neighbourhood
Access to shops, stores or market	Convenience and accessibility	Close to restaurants, culture or entertainment

Sources: Living Downtown Survey 2006, Living in Downtown and the Centres Survey 2011, and Living in the City Survey 2016

Table 10: Reasons to Move in the Next Five Years

2006	2011	2016
Larger unit, more bedrooms, larger kitchen	Larger unit / more rooms	Larger or smaller dwelling unit
Closer to work or school	Purchase next home	More or fewer bedrooms
Affordable, fewer maintenance fees and taxes	Affordable / cheaper maintenance fees & taxes	Purchase next home
Access to public service, transportation choices	Start a family / growing family	More outdoor space
Updated building look or design, newer building	More outdoor space / backyard	Starting a family or growing family

Sources: Living Downtown Survey 2006, Living in Downtown and the Centres Survey 2011, and Living in the City Survey 2016

Analysis

Complete communities, as defined in the Growth Plan, meet people's needs for daily life at all stages of life, by providing a mix of jobs, services, a full range of housing, schools, recreation and open space, access to public transit, and safe options for active transportation.

Satisfied, but will move in future

Overall, most survey respondents (88%) were satisfied or very satisfied with their neighbourhood. Despite this high level of satisfaction, 61% intend to leave their current residence in the next five years. With 71% of these movers reporting a preference to remain in the city, the survey results can help identify the longer term plans for current residents in these communities.

At least 30% of respondents cited the following key reasons for a plan to move within five years: a larger or smaller dwelling unit, more or fewer bedrooms, a desire to purchase their next home, more outdoor space, a more affordable home, a desire to start or grow a family, less traffic congestion, better access to transit, to be closer to work or schools, to move in with a partner, or to have a better building or dwelling unit.

Condominium Communities

In the 2012 Condominium Consultation Study, respondents reported a number of shortcomings with living in fast-growing condominium communities: congestion, a lack of appropriate amenities, a dearth of green space, not enough diverse and successful retail, and a shortage of family-friendly buildings, among other issues.[9]

Families in multi-unit housing

In 2016, the Growing Up: Planning for Children in New Vertical Communities Study conducted a survey of families in multi-unit housing.

Respondent families identified a number of issues similar to the present survey. For example, 56% reported an intention to move within the next five years, citing a range of unmet needs: more bedrooms, a larger home, better access to open space and recreation programs and proximity to a school or child care.[10]

Access to affordable housing

By seeking responses from newer households living in housing built between 2006 and 2015, the survey provides insights about a subset of residents within the broader city. In the current economic cycle of rising housing prices, there is a pressing need to address affordability in areas of the city that are targeted for growth, if the Official Plan's objectives of creating complete communities is to be achieved.

Options such as creating an inclusionary zoning policy may help provide better access to housing. By making available a certain percentage of new residential units at a defined level of affordability, households from a range of socio-economic backgrounds and sizes may achieve their housing goals.

Travel choices

The Official Plan seeks to better integrate transportation and land use planning through intensification. Improved choice of travel modes, mixing of uses and increased densities can help create better access to jobs and services and reduce commute times. With 41% of all survey respondents citing public transit as their primary travel mode for commuting, a strong case remains for continuing to build out the city's transit infrastructure to support intensification. Similarly, with more Downtown commuters reporting walking than taking public transit, the city's investments in the public realm appear to be improving quality of life.

What Do the Results Tell Us About the City?

The results of the Living in the City Survey provide information about the housing needs of respondents at the neighbourhood, building, and unit level, as well as the types of households and individuals that are choosing to make these areas home. It also provides insight into the accessibility of these locations to jobs, services, and other places that residents need to go.

The diversity of respondents across Downtown, the Centres and Secondary Plan areas reasserts the need for a range of housing types and sizes in all areas of the City. The intentions of respondents to leave their current home and reasons given for doing so highlight what is missing for certain households in the current new-built stock.

The City's fast-growing areas are attracting more single people and couples without children to live in largely high-rise apartment dwellings. However, there is a trend towards an increasing number of families with children living in high-rise apartments. Toronto saw a 15% increase in this type of living between 1996 and 2011.[11] With family-friendly policies, guidelines, and studies being developed for Downtown, the Centres and Secondary Plan areas, these areas may begin to adapt to the trend of more families with children in Downtown and in other fast-growing areas.

Transit access is a key factor in choosing a neighbourhood regardless of the dwelling type, including predominantly ground-related Secondary Plan areas. Creating places for people to live near transit is something that residents are looking for across the City, and where public transit is accessible, it is a key component of neighbourhood satisfaction. Downtown, the Centres and Secondary Plan areas remain desirable areas to live, and will continue to see substantial residential growth in the coming years.

Methods

Survey geography

The Living in the City Survey involved sending questionnaires to 50,000 households occupying units built between 2006 and 2015 in Downtown, the Secondary Plan areas for North York, Etobicoke, Scarborough, and Yonge-Eglinton Centres, and other Secondary Plan areas of the City of Toronto that have seen residential growth over the past 10 years (see Map 1, page 2). The sample was designed to include 29 Secondary Plan areas, including seven within Downtown, four for the Centres, and 18 not within Downtown or the Centres. For analysis purposes, the seven Secondary Plan areas within Downtown have been grouped into Downtown as a whole.

Survey Sample

The number of questionnaires sent to each area was based on a stratified random sample of households. In areas with a low unit count up to 600 units, a survey was delivered to each household. In areas with high unit counts greater than 600 units, questionnaires were delivered to a sample of all households. Questionnaires were mailed to each household via Canada Post, and respondents were given the choice to return a completed questionnaire via Canada Post in the prepaid envelope provided or through the online response website.

The mailed questionnaire was provided in English, with Mandarin and Korean instructions for how to complete the survey online. In addition to English, Mandarin and Korean were offered for the online survey as they are among the most common languages, other than English, in the City in the areas surveyed. The online questionnaire was also translated into French following the launch of the survey.

Sending the survey by mail to targeted addresses allowed a clear definition of the target population. While it is common to conduct surveys by contacting potential respondents multiple times to encourage a response[12], this survey was sent to a very large sample of households on one occasion. By contacting each of these households once, this survey achieved a large geographic coverage, but may have received fewer responses than typical of other surveys.

Response Rate

The response rate for the survey was 11% or 5,476 respondents which is accurate to ±1.28% at a confidence interval of 95%. A total of 567 questionnaires or 1.1% of total volume mailed were returned as undeliverable mail.

The survey was conducted in late summer 2016. This timing was intended to be close to that of the 2016 Census. This was to enable comparisons between the survey results and the Census results. Those results are scheduled to be released by Statistics Canada during 2017.

While the Living in the City Survey affords a targeted profile of the residents in new housing stock in the growth areas of the city, the return of the long-form portrait will provide a rich backdrop of the city's population as a whole, enabling comparisons of populations and community needs.

Survey risks

Lower response rate

As a result of an expanded geography and scope, the response rate in individual Centres was lower than in the previous version of the survey. This survey also targets a smaller population – those living in newly-built units – which is naturally a smaller group than all residents who live in these areas.

In the 2016 survey, the geographies of the Secondary Plan areas that correspond to the four Centres have been used, which changes the areas being compared most substantially for Yonge Eglinton and North York Centres. Table 12 shows the difference in sample and response size between the 2011 and 2016 surveys. In 2011, the geographies of the Centres are used, and in 2016, the geographies of the corresponding Secondary Plan areas are used.

Aggregated geographies

Aggregating the responses from the Secondary Plan areas was necessary due to the low response rate and high margin of error in each of these areas on their own. Of the 18 Secondary Plans not included in Downtown and the Centres, only Sheppard East Subway Corridor, Fort York Neighbourhood, and Garrison Common North have margins of error less than ±6%. Therefore, to conduct more meaningful analysis, all Secondary Plan areas outside of Downtown and the Centres were aggregated into two groups.

Many Secondary Plans differ significantly from the others in their neighbourhood group, and from the survey response as a whole. These differences were taken into account when grouping Secondary Plans into two groups for analysis: predominantly ground-related Secondary Plan areas, those with more than 50% ground-related housing based on the results of the survey, and predominantly mid-rise and high-rise Secondary Plan areas, those with more than 50% mid-rise and high-rise housing based on the results of the survey.

These groupings were determined by exploring the data and identifying patterns in how variables correlate with other variables. Factors such as age, household type, and number of bedrooms exhibit distinctly different distributions between ground-related housing and mid-rise and high-rise housing according to the survey results. By splitting the Secondary Plan areas into these two groups, the large differences in these factors are not diluted and lost from the analysis, while commonalities within the groups become clearer.

Sampling error

In future versions of this survey, a larger sample and response rate would be required to be able to analyze the data at a finer grain. With the response rate for the 2016 survey, a margin of error below ±5% was not possible for 19 of the 25 Secondary Plan areas, including those within Downtown. Even with a 40% response rate – noted to be at the high range of typical response rates for municipal surveys – it would not be possible to achieve a margin of error below ±5% for 12 of the Secondary Plan areas.

This is because many of the Secondary Plan areas, such as Morningside Heights and Central Finch, have small target populations due to comparatively few residential dwellings that fall into the construction window of 2006 to 2015. To create a larger target population, the period of construction window could be broadened.

Online response

Because of the targeted nature of this survey, focusing on the households in specific recently-constructed dwellings, the mail-out method was used. However, the younger working-age population that lives in these fast-growing areas is potentially more technologically savvy and is accustomed to online methods of civic engagement. The survey provided an online response option in an attempt to garner a greater response, and 37% of respondents took advantage of this option.

Results

Response rate

The survey as a whole garnered a response rate of 11%. This is not unusual among surveys conducted by Ipsos Reid, and is higher than typically seen for unaddressed mail. Among a selection of recent municipal surveys from the United States, our 11% response rate is towards the bottom of the spectrum of response rates. The response rates range from 6% to 41%, with some noting that 20-40% is typical. When response rates are low, non-response bias can be an issue if those who respond to a survey have different characteristics than those who did not respond. However, Ipsos

Reid has noted that for this survey, the distribution of the response and non-response by neighbourhood group is similar, and the distribution of the undeliverable surveys is similar to the universe. This provides confidence in the validity of the results.

While the survey was returned by 5,476 respondents, some of those respondents chose not to answer some questions. The non-response rate varies by question across the survey and is often less than 1%. At its highest, it was 9% in Yonge-Eglinton Centre for the question regarding respondent income.

Confidence level

Ipsos Reid conducted column proportions and column means t-tests for each Secondary Plan area against the other Secondary Plan areas in its neighbourhood group, and against the total survey response. Each Secondary Plan area, for each question in the survey, except where the response was below 30, was tested at the 95% confidence level. Because this testing was conducted on the Secondary Plan level, it is possible to see the large range in Secondary Plan areas in terms of built form and household composition.

Fit with Statistics Canada Data

Chi-square goodness of fit tests were also conducted to compare a custom subset of the 2011 NHS to the survey data on the basis of four variables: age of respondent or primary household maintainer, tenure, household type, and household size. There are statistically significant differences between the 2011 NHS and the Living in the City Survey data. This could be a result of a number of factors, including population change between when the NHS was conducted and when the Living in the City Survey was conducted, or a difference in the populations captured by the NHS and the Living in the City Survey. The intention is to compare the Living in the City Survey data with the 2016 Census data in 2017 and 2018 as it becomes available.

Respondent bias

Despite the potential limitations of the 2011 NHS, the results of the Living in the City Survey have been compared to the subset of the 2011 NHS that is similar to the survey geography and a construction period of 2006 to 2011 to assess any patterns, or potential over- or under-counts. The NHS data omits the Lawrence-Allen Secondary Plan area. Data from the 2016 Census that would allow for a direct comparison of the 2006 to 2015 construction period is not yet available.

In comparing household composition between the NHS and the Living in the City Survey, it appears that the survey may have over-counted couples without children and single-person households, while under-counting single parent households, couples with children and households with two or more unrelated persons (see Figure 29, Appendix H).

Despite these differences, it is possible to see similar patterns in both data sources. A similar pattern in age distribution is visible in the results of the survey respondents and in the NHS primary household maintainers (see Figure 30, Appendix H). The survey slightly under-counts respondents under 35, while over-counting respondents 35 and older.

Glossary

Apartment / Condominium – Respondents were given multiple choice options on the questionnaire to select the typology that best describes their current residence based on the number of storeys in the building, including: Apartment / Condominium with less than 5 floors, Apartment / Condominium with 5 to 12 floors, Apartment / Condominium with 13 to 24 floors, and Apartment / Condominium with 25+ floors. Apartment / Condominium in this case does not refer to tenure, but to structure type. Apartment / Condominium was also provided as an option for a question asking respondents about their future type of housing.

Complete Communities – Complete communities meet people's needs for daily living throughout an entire lifetime by providing convenient access to an appropriate mix of jobs, local services, a full range of housing, and community infrastructure including affordable housing, schools, recreation and open space for their residents. Convenient access to public transportation and options for safe, non-motorized travel is also provided.

Ground-related housing – In this survey, ground-related housing is a category that combines the Detached or Semi-detached house, Row or Townhouse, and Duplex / Triplex / Quadplex Apartment categories from the questionnaire.

Mid-rise and High-rise housing – In this survey, mid-rise and high-rise housing is a category that combines the Apartment / Condominium with less than 5 floors, Apartment / Condominium with 5 to 12 floors, Apartment / Condominium with 13 to 24 floors, and Apartment / Condominium with 25+ floors categories from the questionnaire.

Neighbourhood group – Neighbourhood groups were created by dividing the Downtown, the Centres and Secondary Plan areas into nine groups based on geographic proximity. A map of each neighbourhood group was included in the questionnaire, allowing respondents to identify the neighbourhood (study area) in which they reside, and for ease of mailing logistics and to cut down on costs. There is no other meaning attributed to the neighbourhood groups.

Predominantly ground-related Secondary Plan areas (SPs) – These are Secondary Plan areas included in this survey that have more than 50% ground-related housing based on the results of the survey.

Predominantly mid-rise and high-rise Secondary Plan areas (SPs) – These are Secondary Plan areas included in this survey that have more than 50% mid-rise and high-rise housing based on the results of the survey.

Endnotes

1. Source: City of Toronto, City Planning: Land Use Information System II

2. City of Toronto, City Planning Division, Research and Information. (October 2007) *Living Downtown.* http://www1.toronto.ca/wps/portal/contentonly?vgnextoid=19060621f3161410VgnVCM10000071d60f89RCRD and City of Toronto, City Planning Division, Research and Information. (March 2012) *Living in Downtown and the Centres.* http://www1.toronto.ca/wps/portal/

3. City of Toronto, City Planning Division, Research and Information. (January 2016) *Housing Occupancy Trends 1996-2011.*

4. Rosen, G., & Walks, A. (2015) Castles in Toronto's sky: Condo-ism as urban transformation. *Journal of Urban Affairs,* 37(3), 289-310.

5. Canada Mortgage and Housing Corporation. (2016) *Rental Market Report – Greater Toronto Area, Table 4.3.1*. https://www.cmhc-schl.gc.ca/odpub/esub/64459/64459_2016_A01. pdf?fr=148 4929699529&sid=LcKkNOyhYlWdOIHL0qjltq7lb69Sj2J7lYHnqpAg2UQHbJy29nPi4PPuGw5jnWmG.

6. Statistics Canada. *Homeownership and Shelter Costs in Canada.* https://www12.statcan.gc.ca/nhs-enm/2011/as-sa/99-014-x/99-014-x2011002-eng.cfm

7. Statistics Canada. *NHS Focus on Geography Series - Housing.* https://www12.statcan.gc.ca/nhs-enm/2011/as-sa/fogs-spg/Pages/FOG.cfm?lang=E&level=4&GeoCode=3520005

8. Toronto Foundation. (2016) *Toronto's Vital Signs Report.*

9. City of Toronto, City Planning Division, Research and Information. (November 2013) *City of Toronto Condominium Consultation Comprehensive Report.*

10. City of Toronto, City Planning Division, Strategic Initiatives. (October 2016) *Growing Up: Planning for Children in New Vertical Communities, Phase 1 Summary Report.*

11. City of Toronto, City Planning Division, Research and Information. (January 2016) *Housing Occupancy Trends 1996-2011.*

12. Various municipal surveys:

City of Houston (Alaska). (2015) City of Houston Comprehensive Plan and Community Impact Assessment: Household Survey Results.

City of Laramie (Wyoming). (2015) City of Laramie Community Survey.

City of New York. (2008) NYC Feedback Citywide Customer Survey.

City of Savage (Minnesota). 2016 Community Survey.

City of Wilsonville (Oregon). 2016 Community Survey Results.

City of Boulder (Colorado). (2014) City of Boulder Community Survey.

City of Canton (South Dakota). (2014) Community Survey.

Town of Erie (Colorado). (2015) Citizen Survey.

City of Portland (Oregon). 2015 Community Survey: Booming Construction, Traffic Congestion, and Costly Housing.

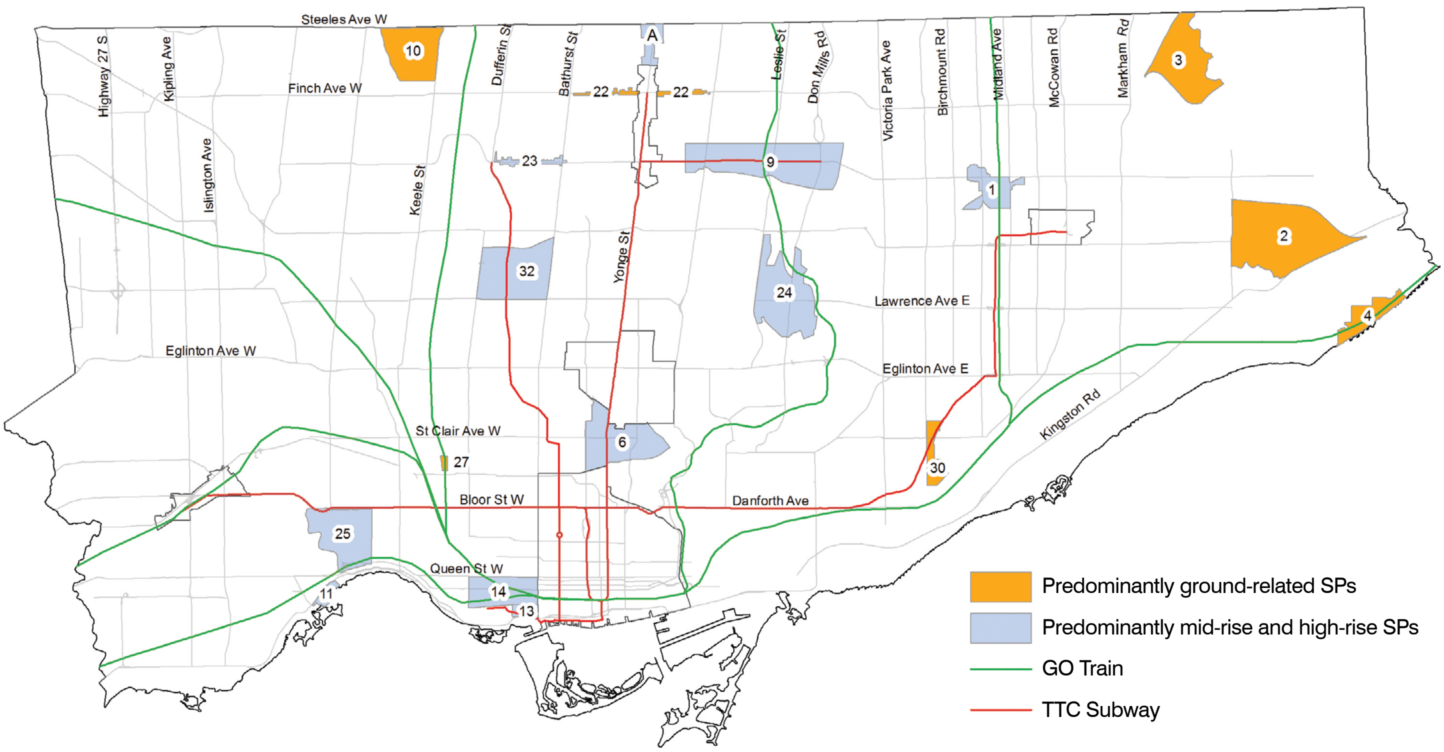
City of Richmond (California). 2013 Community Survey.

City of Rio Rancho (New Mexico). 2015 Citizen Survey.

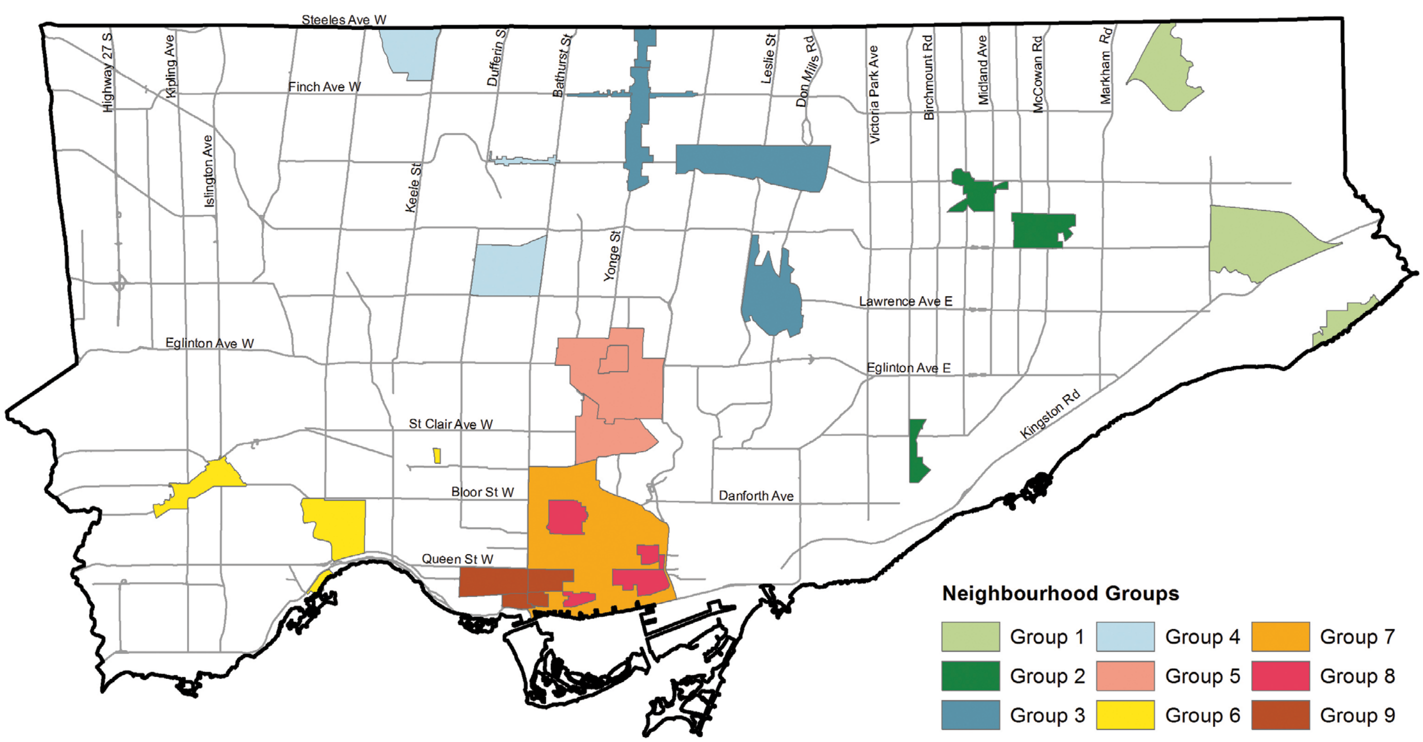
Note: All figures sourced from Living in the Survey 2016 data unless otherwise noted.

Appendices

Map 2: Secondary Plan Areas Outside Downtown and the Centres



Map 13: Neighbourhood Groups for Study Administration



Appendix B - Demographics by Survey Area

Figure 3: City and Survey Age Cohort Comparison

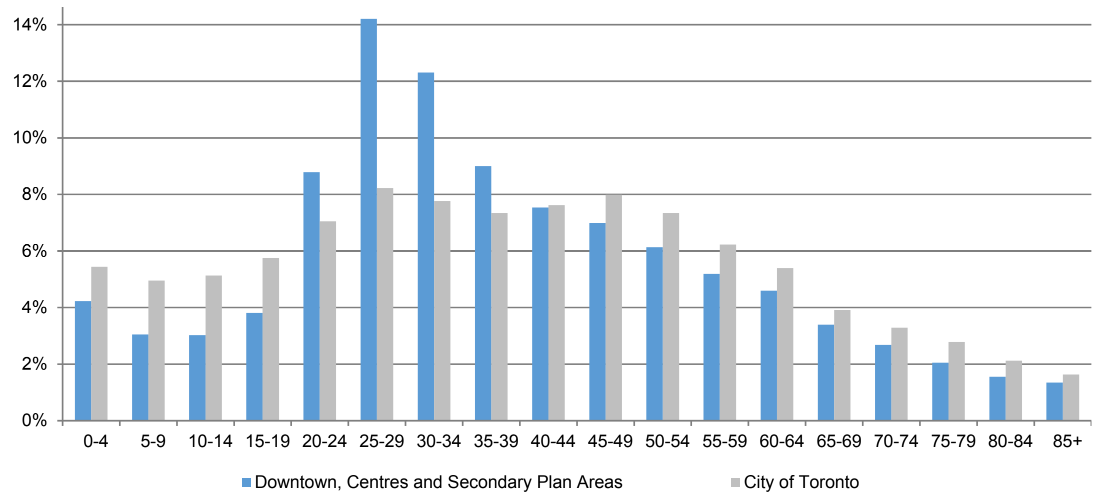


Figure 4: Population by Age

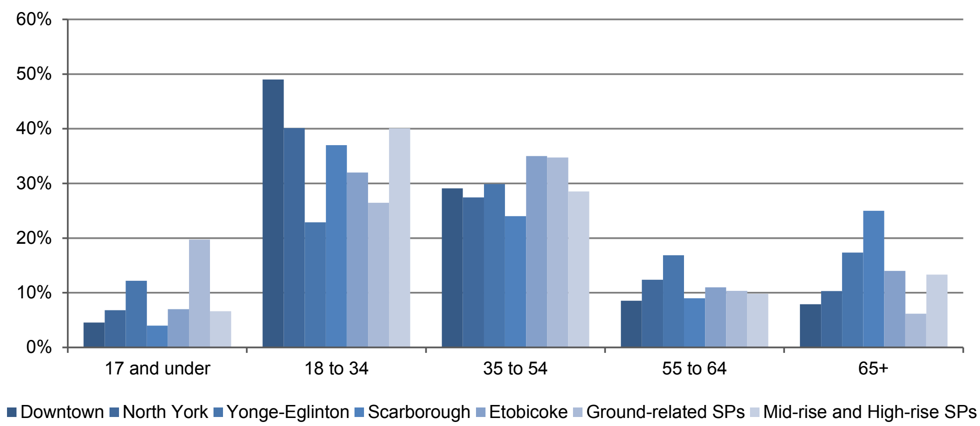


Figure 5: Household Type

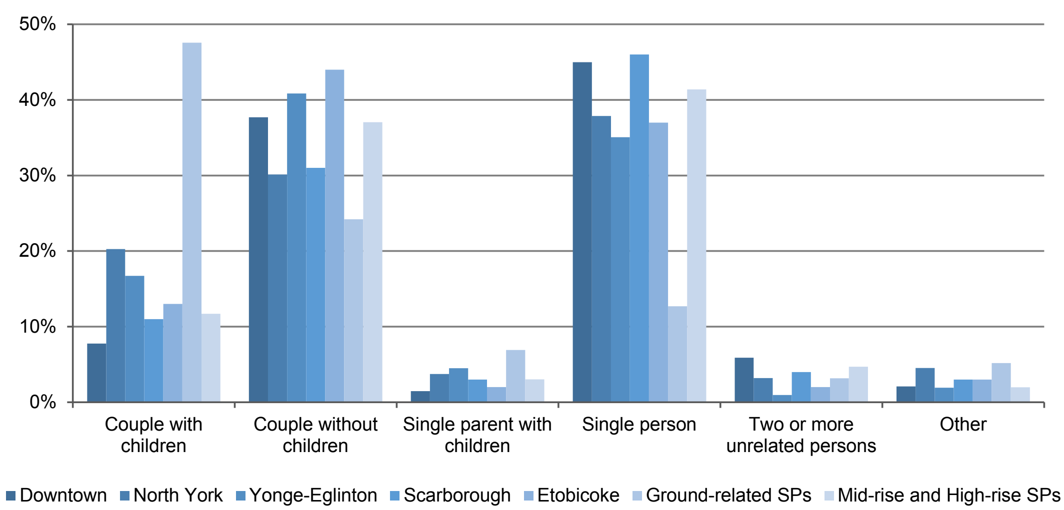


Figure 6: Dwelling Type: Downtown and the Centres

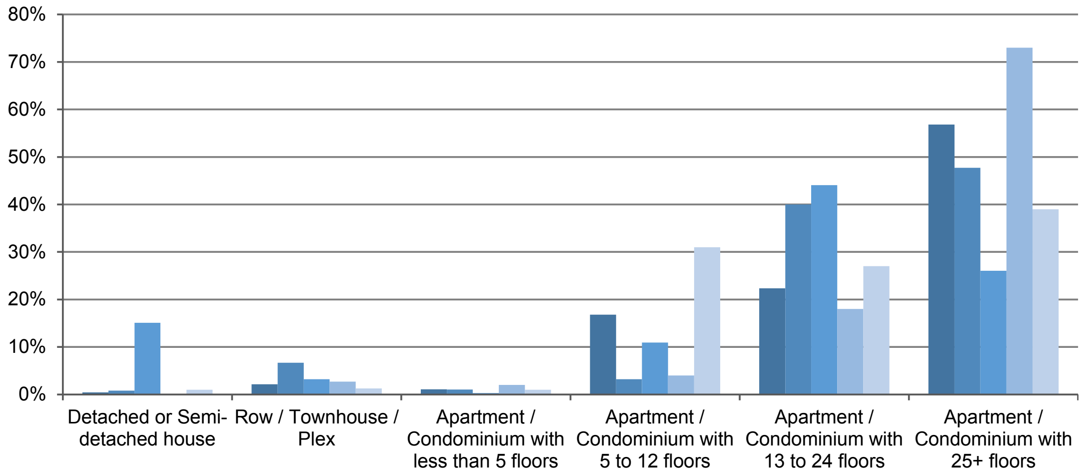


Figure 7: Dwelling Type, Secondary Plan Areas Outside of the Downtown and Centres

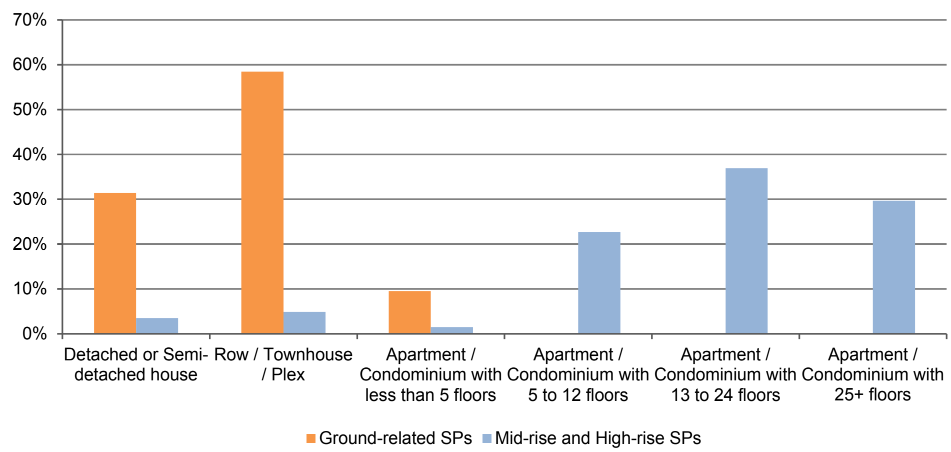
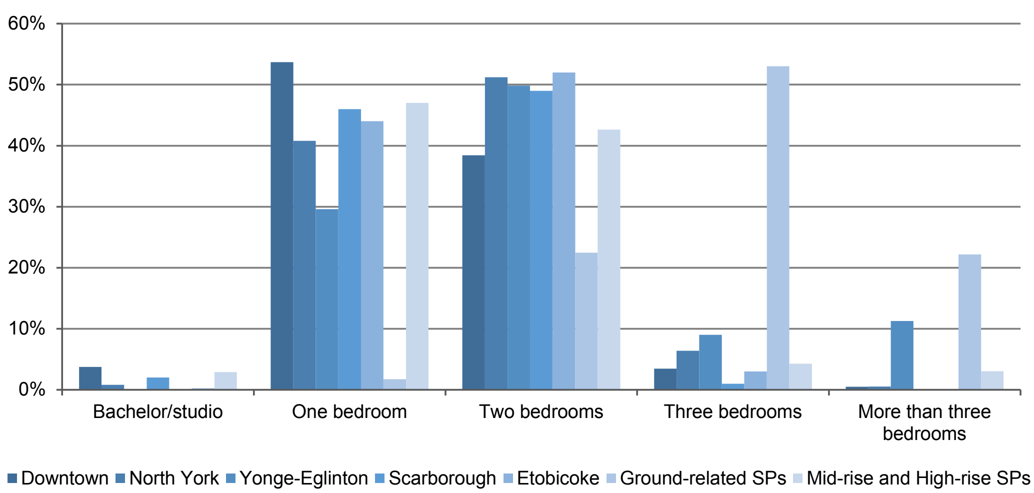


Figure 8: Dwelling Size



Appendix C - Education, Employment and Income Demographics by Survey Areas

Figure 9: Highest Level of Education

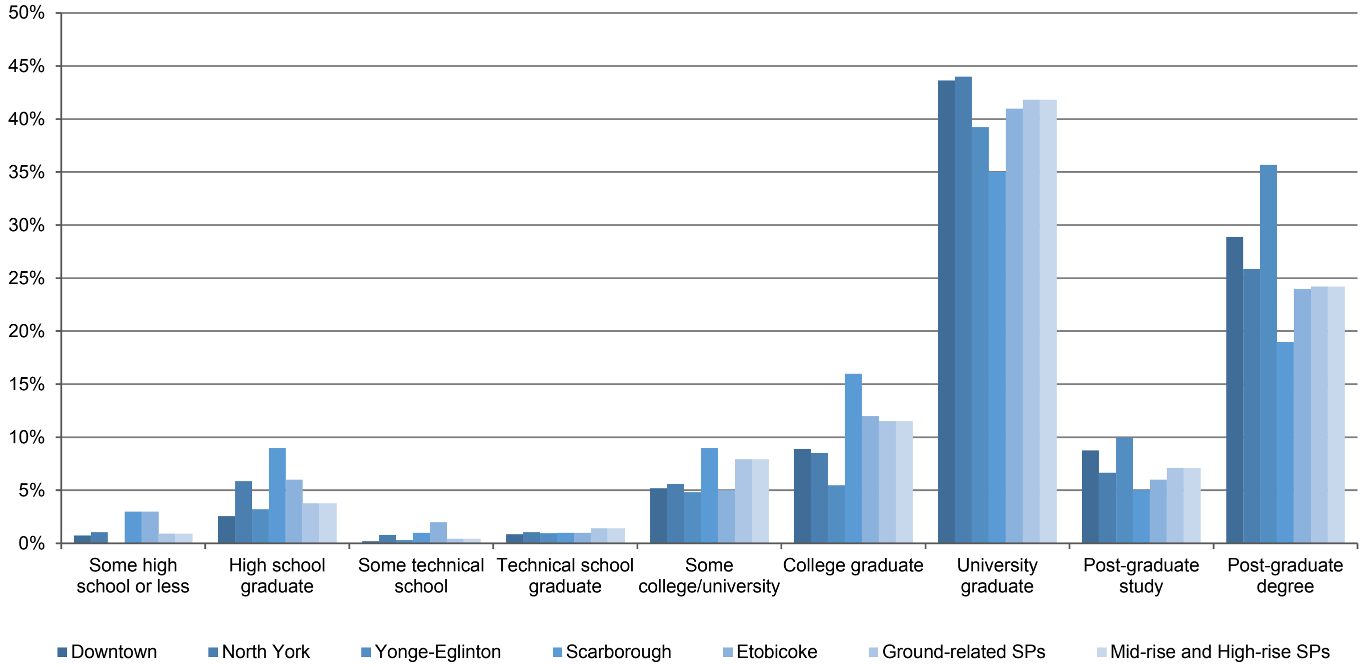
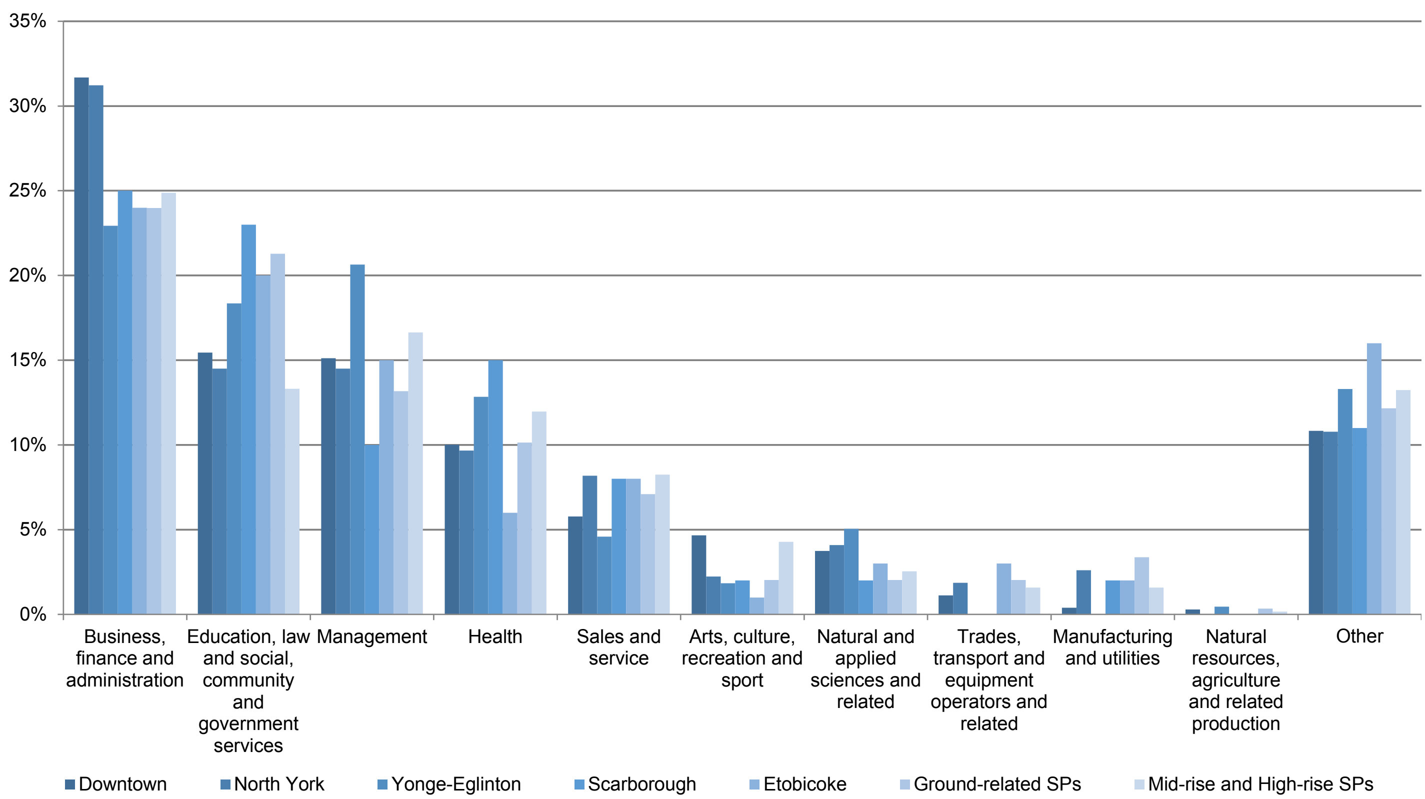


Figure 10: Occupation



Appendix C - Education, Employment and Income Demographics by Survey Areas

Figure 11: Household Income by Survey Area

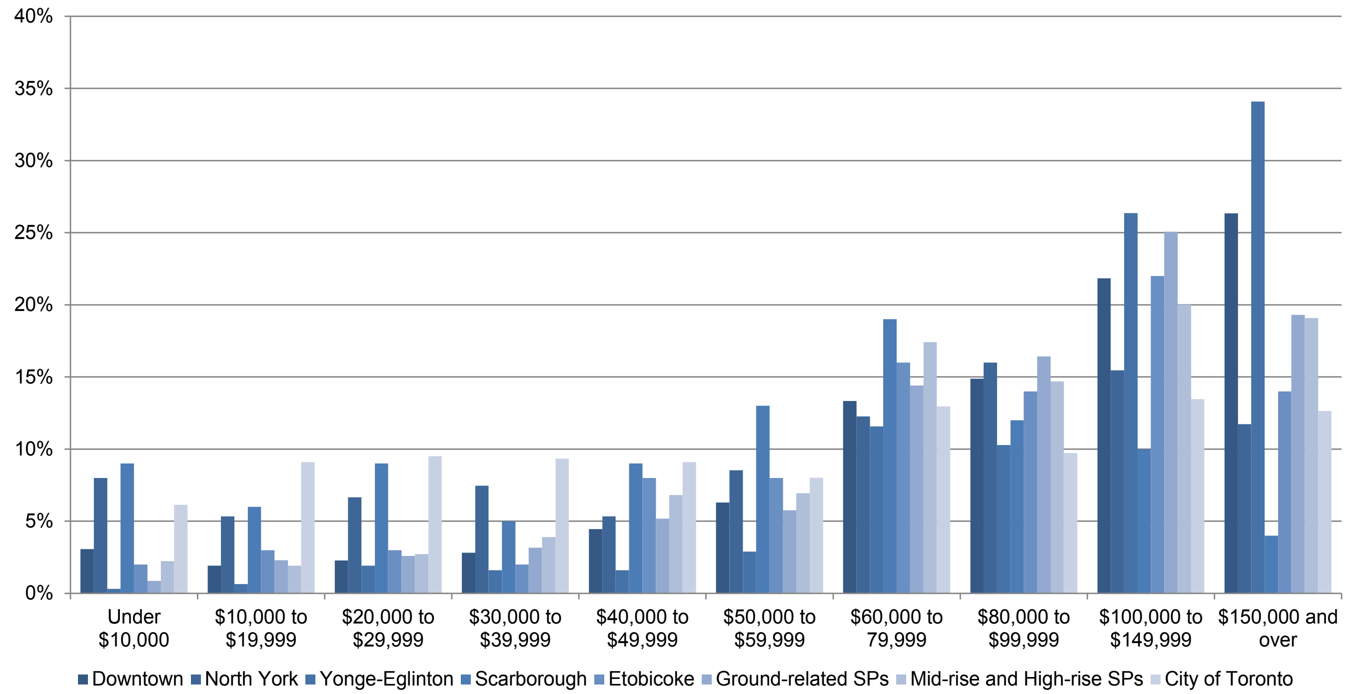
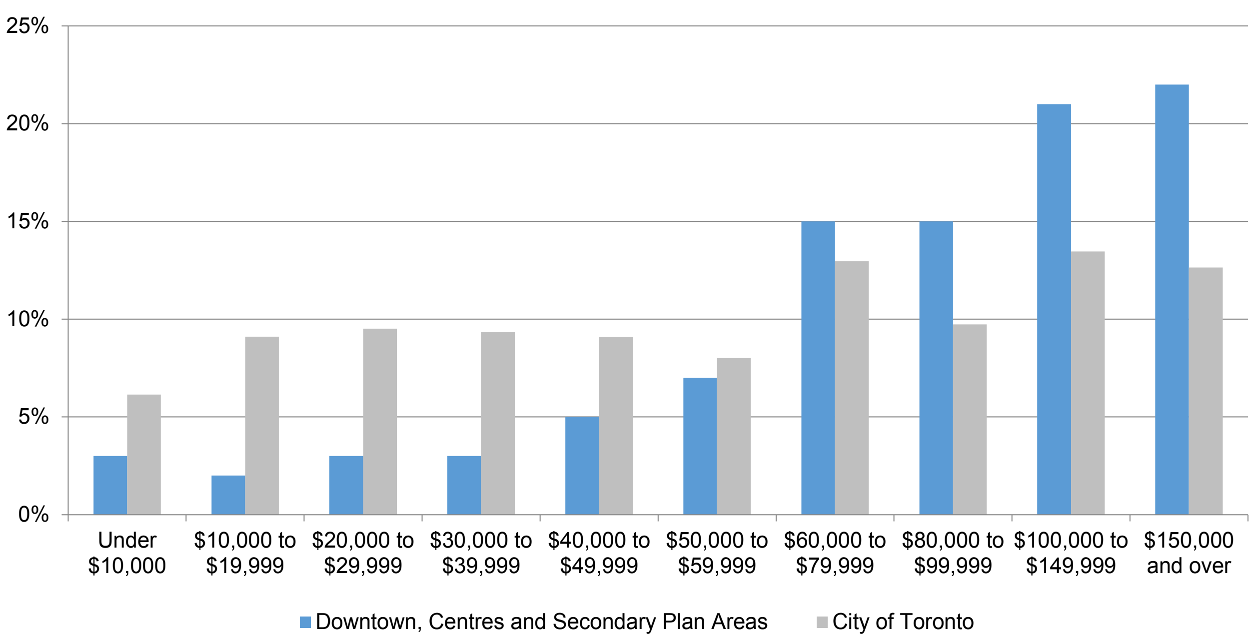
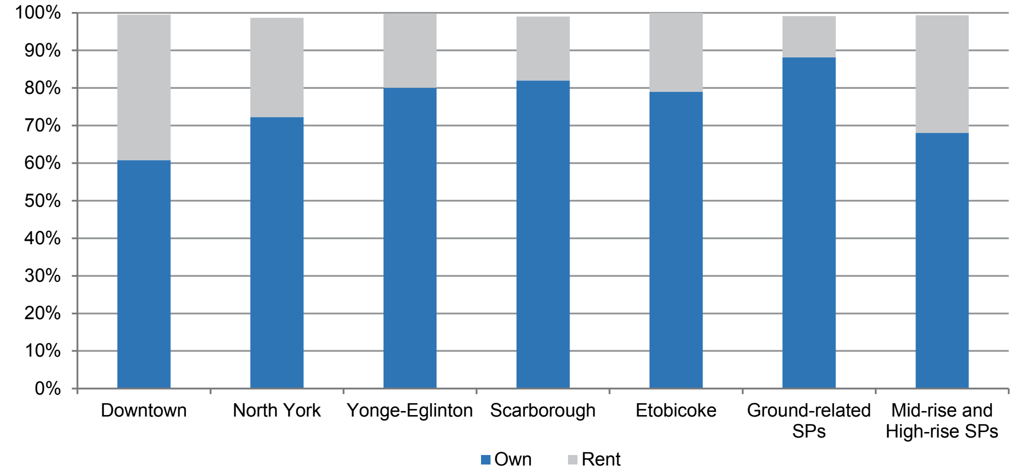


Figure 12: Household Income, City of Toronto and Survey



Appendix D - Previous and Current Home

Figure 13: Dwelling Tenure



Note: Data for the Lawrence-Allen Secondary Plan area is not included. *Source: Statistics Canada, 2011 National Household Survey, and Custom Tabulations from 2011 National Household Survey*

Figure 14: Location of Previous Residence

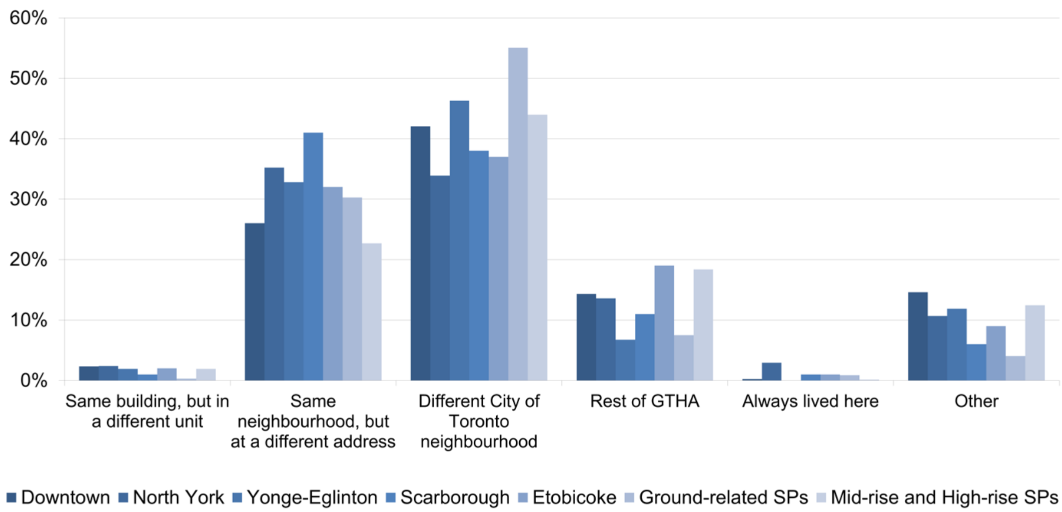
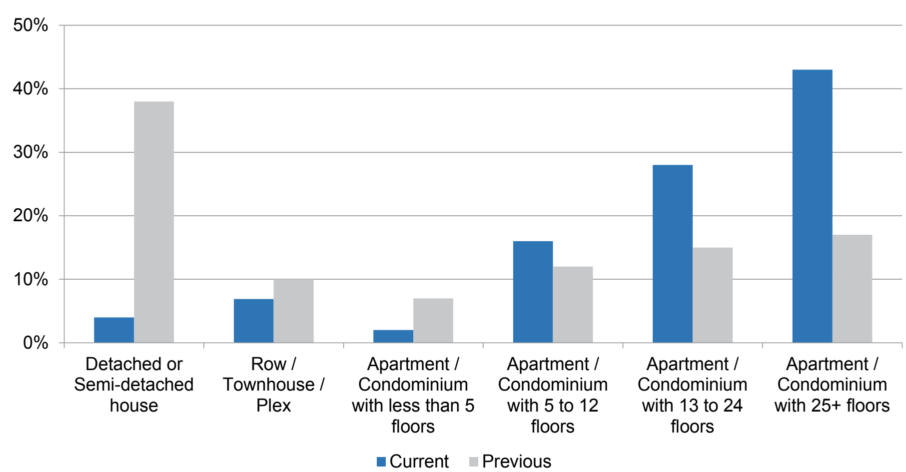


Figure 15: Structure Type: Previous and Current Home



Note: The Row / Townhouse / Plex category is a combination of the Row or Townhouse and Duplex / Triplex / Quadplex Apartment categories from the questionnaire. Source: Living in the City Survey 2016

Figure 16: Average Distance from Previous Residence

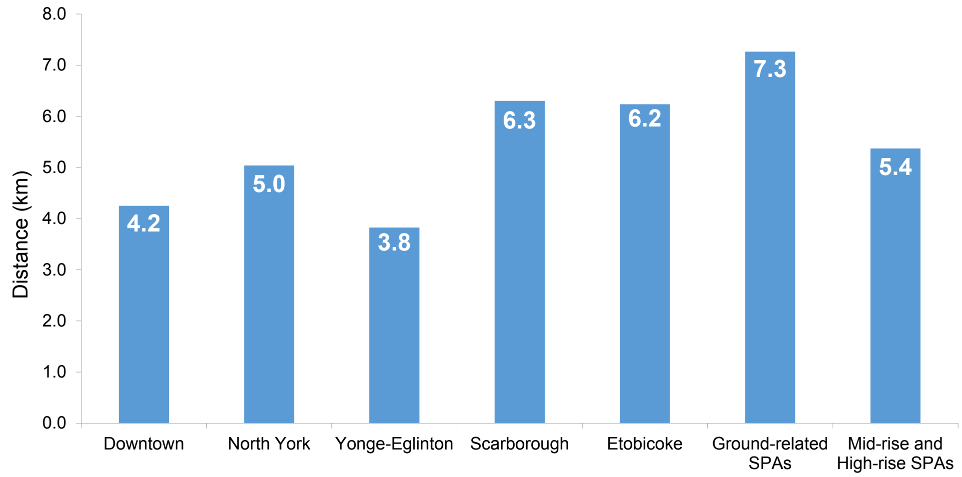
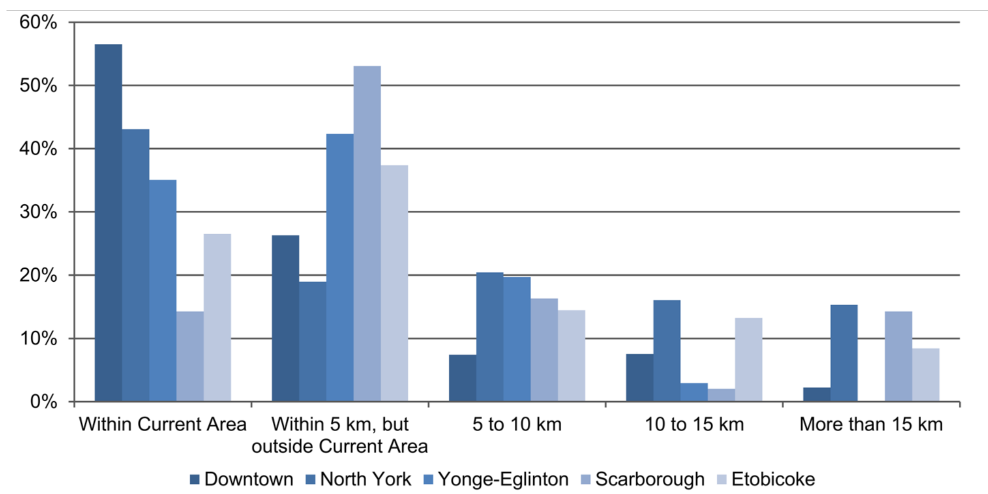


Figure 17: Distance from Previous Residence



Note: "Other" was an option that respondents could select on the questionnaire. They were not asked to specify an alternative tenure, but these other types of tenure may include co-operatives or live-work units.

Appendix E - Factors of Current Housing Choice

Table 5: Rating of Factors in Selecting Current Neighbourhood

Factor	Rating (out of 10)
Close to public transit	8.6
Safety of neighbourhood	8.5
Close to shops and services	8.1
Able to walk or cycle everywhere	8.0
Close to work	7.9
Affordability	7.9
Close to restaurants, culture or entertainment	7.7
Close to natural area (e.g. waterfront, etc.)	6.5
Close to a public park, playground or community centre	6.5
Close to friends or family	6.1
Close to medical facility or hospital	5.8
Close to schools or daycare services	3.6

Table 6: Rating of Factors in Selecting Current Building

Factor	Rating (out of 10)
Building security	7.9
Vehicle or bicycle parking	7.7
Exterior building design (e.g. attractiveness, style, quality)	7.0
Indoor building amenities (e.g. meeting room, gym, pool, storage locker)	6.9
Newer construction than previous residence	6.9
Environmentally friendly design elements (e.g. green roof, landscaping, energy efficient units, solar)	5.9
Outdoor building amenities (e.g. lawn and gardens, tennis court, store or restaurant in building)	5.6
Number of floors in the building	5.3
Pets allowed	4.9

Table 7: Rating of Factors in Selecting Current Unit

Factor	Rating (out of 10)
Laundry or other amenities	8.9
Dwelling unit design and layout	8.9
Affordable (rent, maintenance fees, taxes)	8.6
Number of bedrooms	8.4
Sunlight or absence of shadows from adjacent buildings	8.1
Balcony or terrace	7.9
Additional living space	7.6
Views from residence	7.6

Figure 18: Future Residential Location

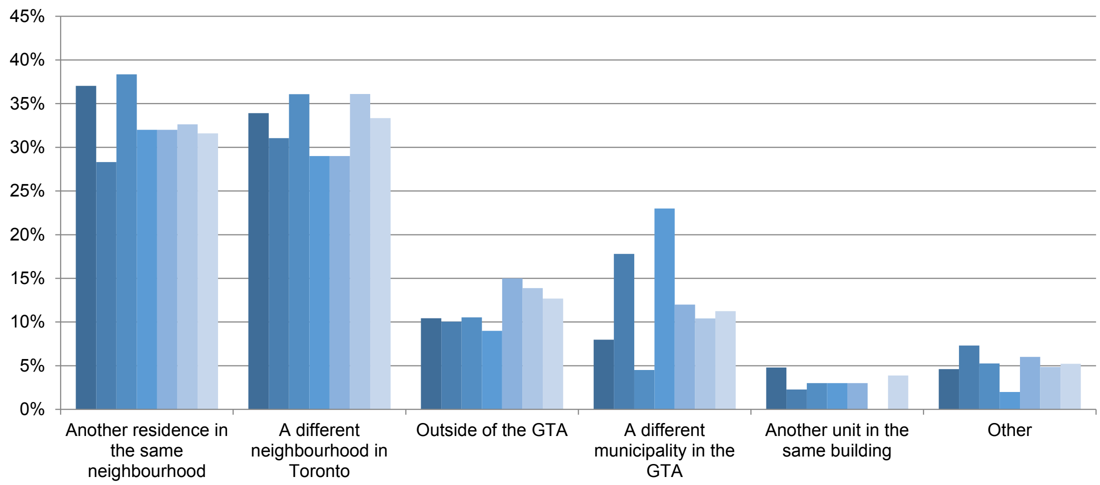


Figure 19: Type of Future Housing

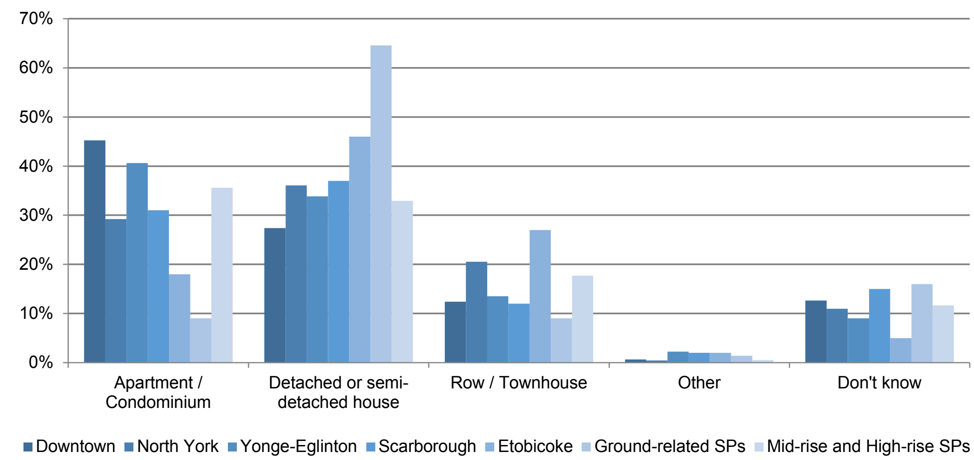
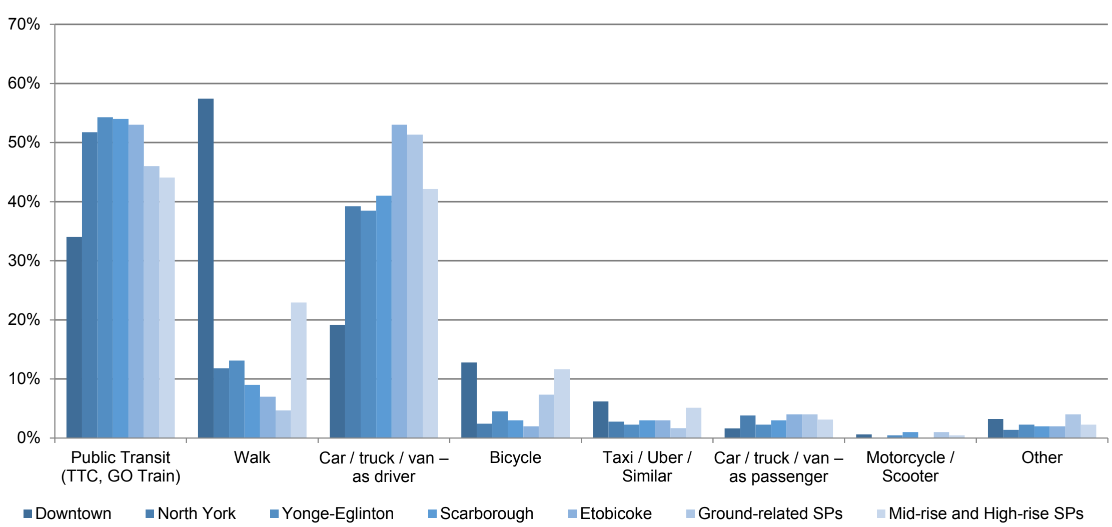


Figure 20: Travel Mode for Commute



Note: Respondents were asked to select all that apply, so totals for areas will be greater than 100%.

Appendix F - Drivers of Housing Choice

Figure 21: Locations of work and school

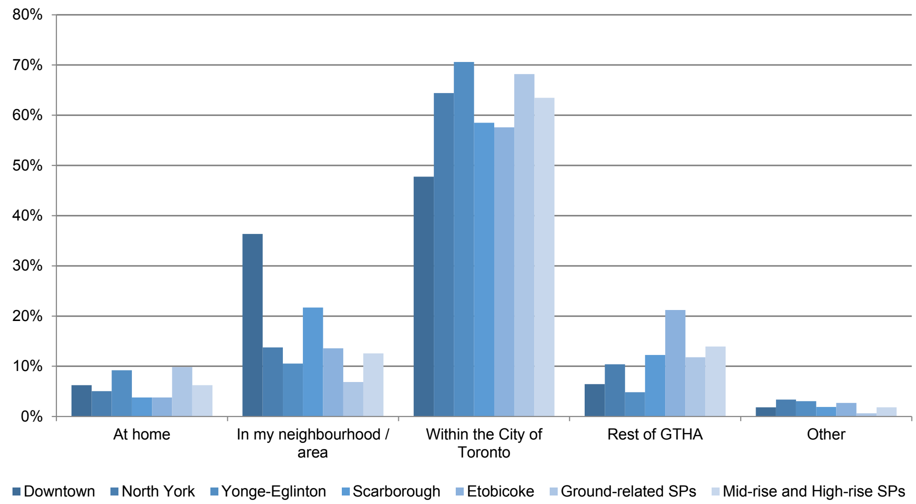


Figure 22: Overall Satisfaction

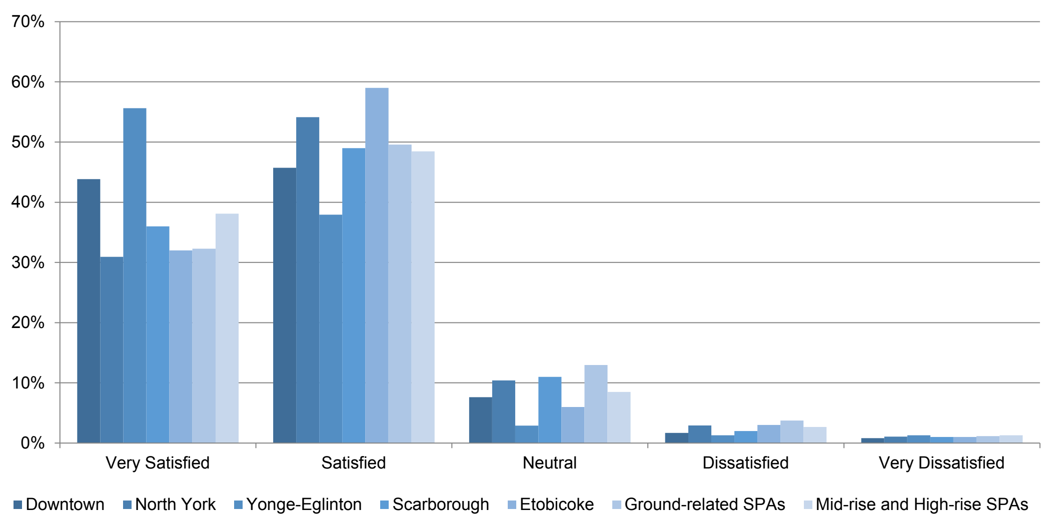
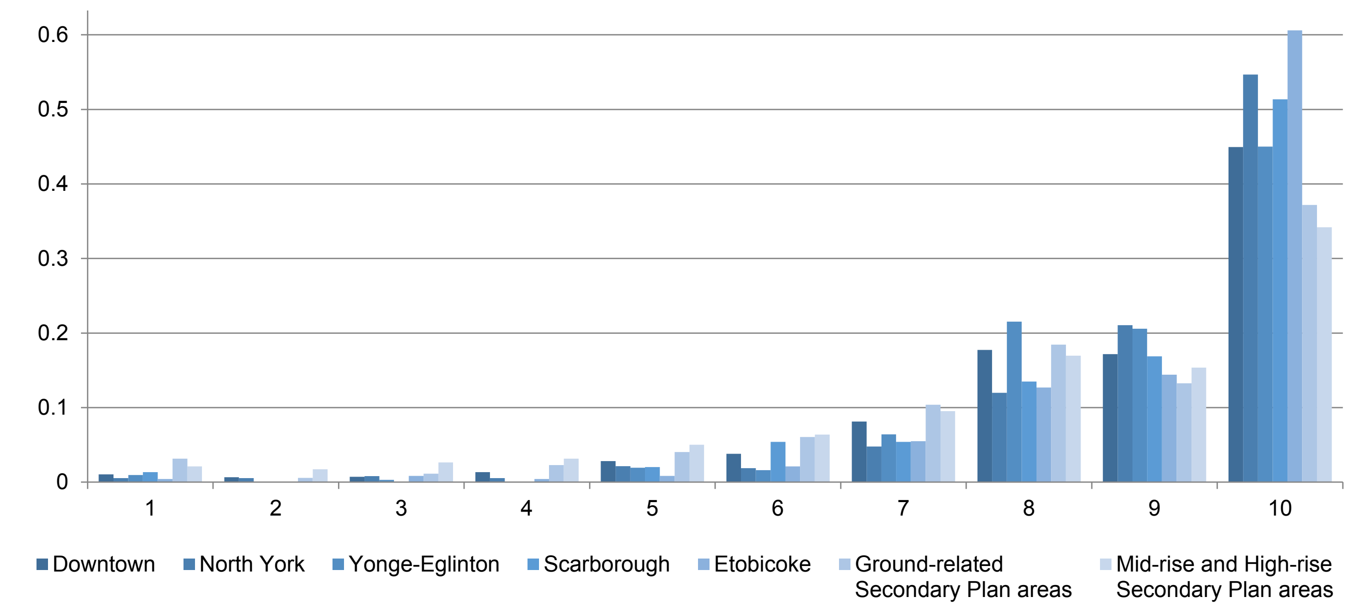
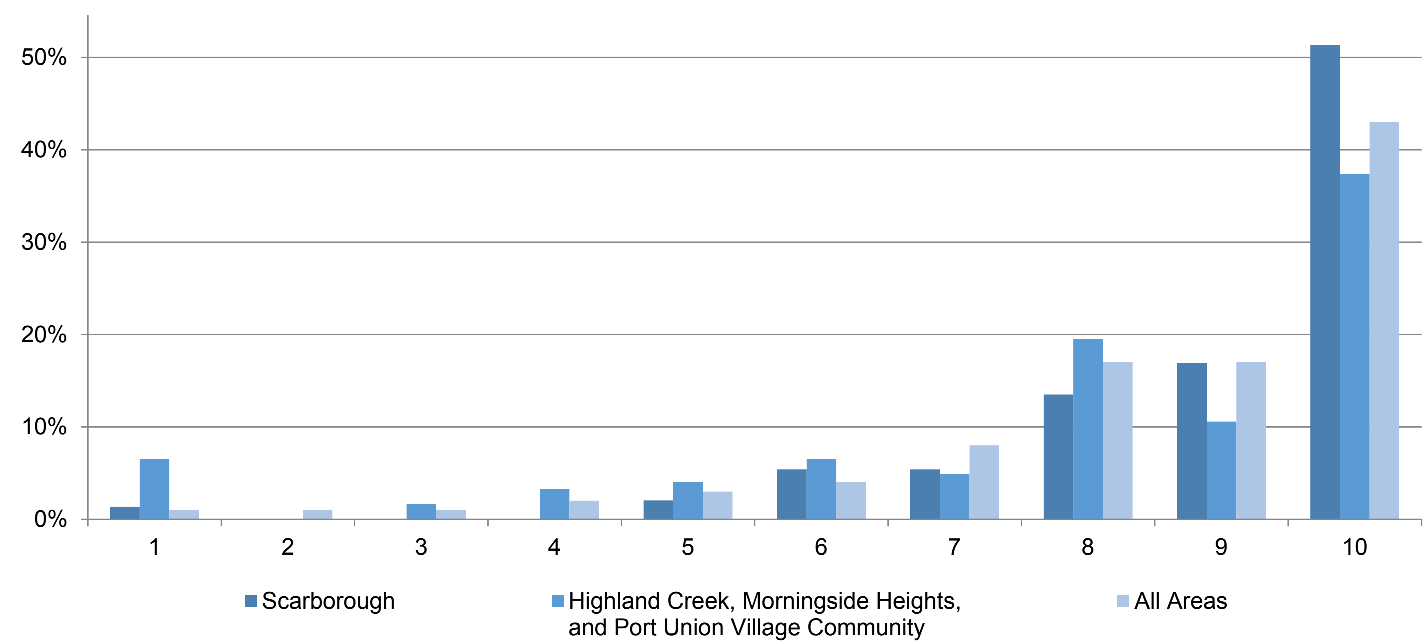


Figure 23: Access to Public Transit Satisfaction Level



Note: On the scale of 1 to 10, 1 is very dissatisfied and 10 is very satisfied.

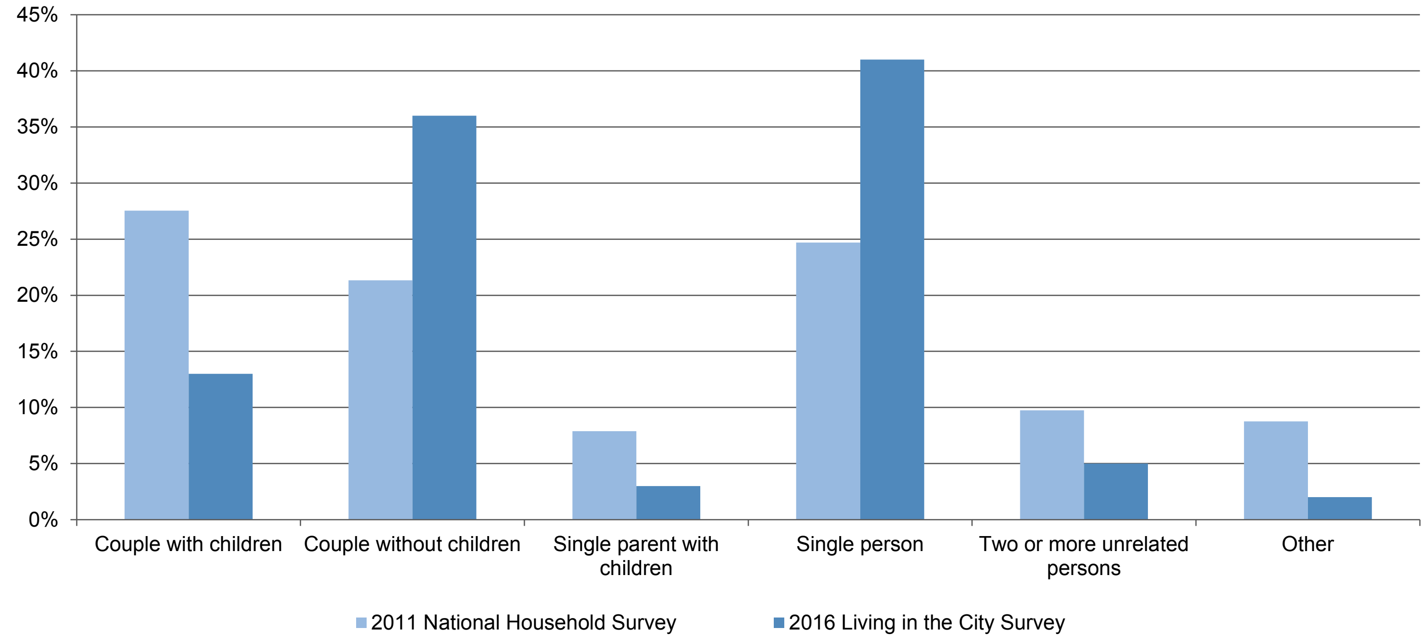
Figure 24: Access to Public Transit Satisfaction Level



Note: On the scale of 1 to 10, 1 is very dissatisfied and 10 is very satisfied.

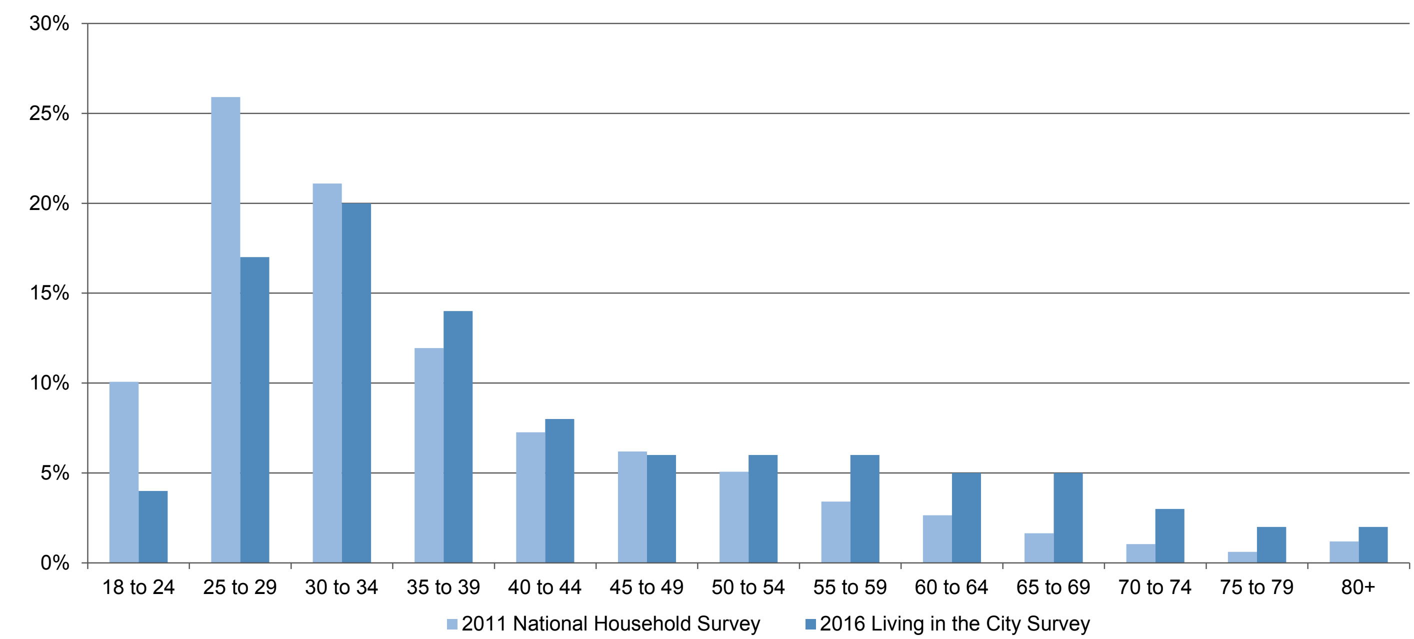
Appendix H - Comparisons to 2011 National Household Survey

Figure 29: Household Type: Comparing the 2016 Living in the City Survey to the 2011 National



Source: Living in the City Survey 2016; Statistics Canada, Custom Tabulations from 2011 National Household Survey

Figure 30: Age of the Respondent or Primary Household Maintainer



Note: The age brackets for Primary Household Maintainers in the 2011 National Household Survey are 15 to 19, and 20 to 24 years old. These groups are compared with the 18 to 24 year old bracket for the respondents of the Living in the City Survey.
Source: Living in the City Survey 2016; Statistics Canada, Custom Tabulations from 2011 National Household Survey

Appendix I - Response statistics

Table 11: Summary of Response Statistics

	Responses	Sample Count	Population	Response Rate	Margin of Error (95% Confidence)
Total	5,476	50,000	89,221	11.0%	±1.28%
Downtown	2,445	22,395	41,251	10.9%	±1.92%
North York	375	4,598	8,387	8.2%	±4.95%
Yonge-Eglinton	311	2,094	3,859	14.9%	±5.33%
Scarborough	148	1,674	3,056	8.8%	±7.86%
Etobicoke	236	1,476	2,745	16.0%	±6.10%
Ground-related SPAs	347	2,817	3,479	12.3%	±4.99%
Mid-rise and High-rise SPAs	1,614	14,946	26,444	10.8%	±2.44%

Souroces: Living in the City Survey 2016, Ipsos Reid, and City Planning Division, Research and Information

Table 12: Comparing Survey Response Statistics 2011 and 2016

	Survey Year	Responses	Sample Count	Population	Response Rate	Margin of Error (95% Confidence)
Scarborough	2011	722	5,956		12.1%	±3.40%
	2016	148	1,674	3,056	8.8%	±7.86%
North York	2011	993	7,215		13.8%	±3.00%
	2016	375	4,598	8,387	8.2%	±4.95%
Yonge-Eglinton	2011	1,090	6,760		16.1%	±2.80%
	2016	311	2,094	3,859	14.9%	±5.33%
Etobicoke	2011	1,093	6,240		17.5%	±2.70%
	2016	236	1,476	2,745	16.0%	±6.10%

Note: This table compares the results of the Living in Downtown and the Centres Survey (2011) and the Living in the City Survey (2016). Population counts were not indicated in the Living in Downtown and the Centres Survey bulletin, and have been omitted from this table. However, the population counts would be larger than in 2016, as the population for the 2011 survey included all dwellings in Downtown and the Centres, not only those recently constructed.
Sources: Living in the City Survey 2016, Living in Downtown and the Centres 2011, Ipsos Reid, and City Planning Division, Research and Information

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