

# Community Voices 2023: What Matters to London and St. Thomas Residents.

Survey | Summary

Conducted by Nanos for LSTAR and OREA, September 2023

Submission 2023-2405



# Key Findings



## CONVERTING COMMERCIAL BUILDINGS TO RENTAL UNITS

A majority of residents from both London and St. Thomas support converting vacant building downtown into rental housing (London: [67%](#); St. Thomas [71%](#)) and creating an incentive program to encourage developers to convert vacant building into rental housing (London [62%](#); St. Thomas [66%](#)).



## VOLKSWAGEN PLANT IN ST. THOMAS

Nine in ten residents of St. Thomas agree that the new Volkswagen plant will have a somewhat positive ([21%](#)) or positive ([69%](#)) impact on the local economy. However, only [30%](#) of residents say it will have a positive impact on housing availability. Those aged 18 to 34 are less likely to say that the new plant will have a positive impact on housing availability than those 55 plus ([24%](#) and [58%](#), respectively).



## PERFORMANCE OF MUNICIPAL LEADERS

In St. Thomas, [67%](#) of residents say that municipal leaders do a good or very good job helping attract jobs to St. Thomas ([34%](#) very good or [33%](#) good) compared to [42%](#) in 2021 ([9%](#) very good or [33%](#) good). Just under six in ten would say municipal leaders do a good or very good job investing in roads to improve traffic ([18%](#) very good or [41%](#) good). Almost one in three residents of the City of London would rate municipal leaders of doing a good or very good job of helping to attract jobs to London ([4%](#) very good or [27%](#) good).



## RENT-TO-OWN HOUSING

Most residents of London and St. Thomas have positive impressions of rent-to-own housing (London: [50%](#) positive and [19%](#) somewhat positive; St. Thomas: [52%](#) positive and [20%](#) somewhat positive) and would consider or somewhat consider a rent-to-own agreement (London [60%](#) consider and [19%](#) somewhat consider; St. Thomas [57%](#) consider and [17%](#) somewhat consider).

# Key Findings



### RATING LONDON AND ST. THOMAS

Residents of both London and St. Thomas gave top rating to their community as a place to raise a family ([44%](#) in London and [64%](#) in St. Thomas), and the quality of healthcare ([42%](#) in London, and [59%](#) in St. Thomas). In St. Thomas, residents who rate the job market as very good has increased with now over one in three residents [36%](#) who say the job market is very good, compared to [18%](#) in 2021.



### REAL ESTATE VALUE

Fewer residents from London and St. Thomas believe the value of real estate in their neighbourhood will increase in the next six months compared to when this question was asked in 2021 (London 2023: [44%](#) vs. London 2021: [65%](#) ;St. Thomas 2023: [43%](#) vs. St. Thomas: [66%](#))



### COMMUNITY ISSUES OF CONCERN

London and St. Thomas residents most often rank homelessness first as their biggest community issue of concern (London: [46%](#); St. Thomas: [48%](#)), followed by housing affordability (London: [36%](#); St. Thomas: [31%](#)), replacing jobs for local residents (London 2023 vs. London 2021: [26%](#); [12%](#) and St. Thomas 2023 vs. St. Thomas 2021: [25%](#)) as the second biggest issue of concern in 2023.



### INCREASING CONCERN FOR HOMELESS

In 2023, just under one in four residents of London ([21%](#)) and St. Thomas ([22%](#)) have rated solutions for homelessness/ support for low-income persons as their piece of advice to improve their city.



# The quality of life in London and St. Thomas

# Making London and St. Thomas a better place

Q – If you had one piece of advice to make the City of London/City of St. Thomas a better place, what would that advice be? [OPEN]

## TOP RESPONSES

	London (n=400)	St. Thomas (n=291)
Solutions for homelessness/supporting low-income persons	21.6%	22.9%
Improved infrastructure/roadways	19.1%	9.6%
Improved public transit	10.6%	8.5%
Improved housing/more affordable housing	9.4%	7.1%
A better construction schedule/better construction management	5.4%	0.9%
More green space/parks/recreational activities	3.9%	7.1%
Improvements to downtown area	3.8%	6.4%
Unsure	3.5%	7.9%
For people to be kinder/more inclusive/welcoming/more accessible	2.8%	1.0%
Increased law enforcement	2.7%	1.0%
Ensure the City grows at a manageable rate/manage immigration	2.5%	4.0%
Support for those with mental health/addiction issues	2.2%	3.4%

Source: Nanos Research, RDD dual frame random telephone survey, August 2<sup>nd</sup> to 5<sup>th</sup>, 2023, n=400 residents of London, accurate 4.9 percentage points plus or minus, 19 times out of 20 and n=291 residents of St. Thomas, accurate 5.7 percentage points plus or minus, 19 times out of 20.

# Making the City of London a better place - Tracking

Q – If you had one piece of advice to make the City of London a better place, what would that advice be? [OPEN]

## TOP RESPONSES

	2023 (n=400)	2021 (n=403)	2019 (n=501)
Solutions for homelessness/supporting low income persons	21.6%	6.7%	8.7%
Improved infrastructure/roadways	19.1%	14.8%	25.1%
Improved public transit	10.6%	8.0%	16.6%
Improved housing/more affordable housing	9.4%	6.2%	1.8%
Better construction schedule/better construction management	5.4%	-	-
More green space/parks/recreational activities	3.9%	5.8%	4.0%
Improvements to downtown area	3.8%	8.5%	6.2%
Unsure	3.5%	25.7%	16.1%
Improved local government	3.1%	2.7%	7.4%
Be kinder/more inclusive/welcoming/more accessible	2.8%	1.3%	-
Increased law enforcement	2.7%	2.6%	2.4%

Source: Nanos Research, RDD dual frame random telephone survey, August 2<sup>nd</sup> to 5<sup>th</sup>, 2023, n=400 residents of London, accurate 4.9 percentage points plus or minus, 19 times out of 20..

# Making the City of St. Thomas a better place - Tracking

Q – If you had one piece of advice to make the City of St. Thomas a better place, what would that advice be? [OPEN]

## TOP RESPONSES

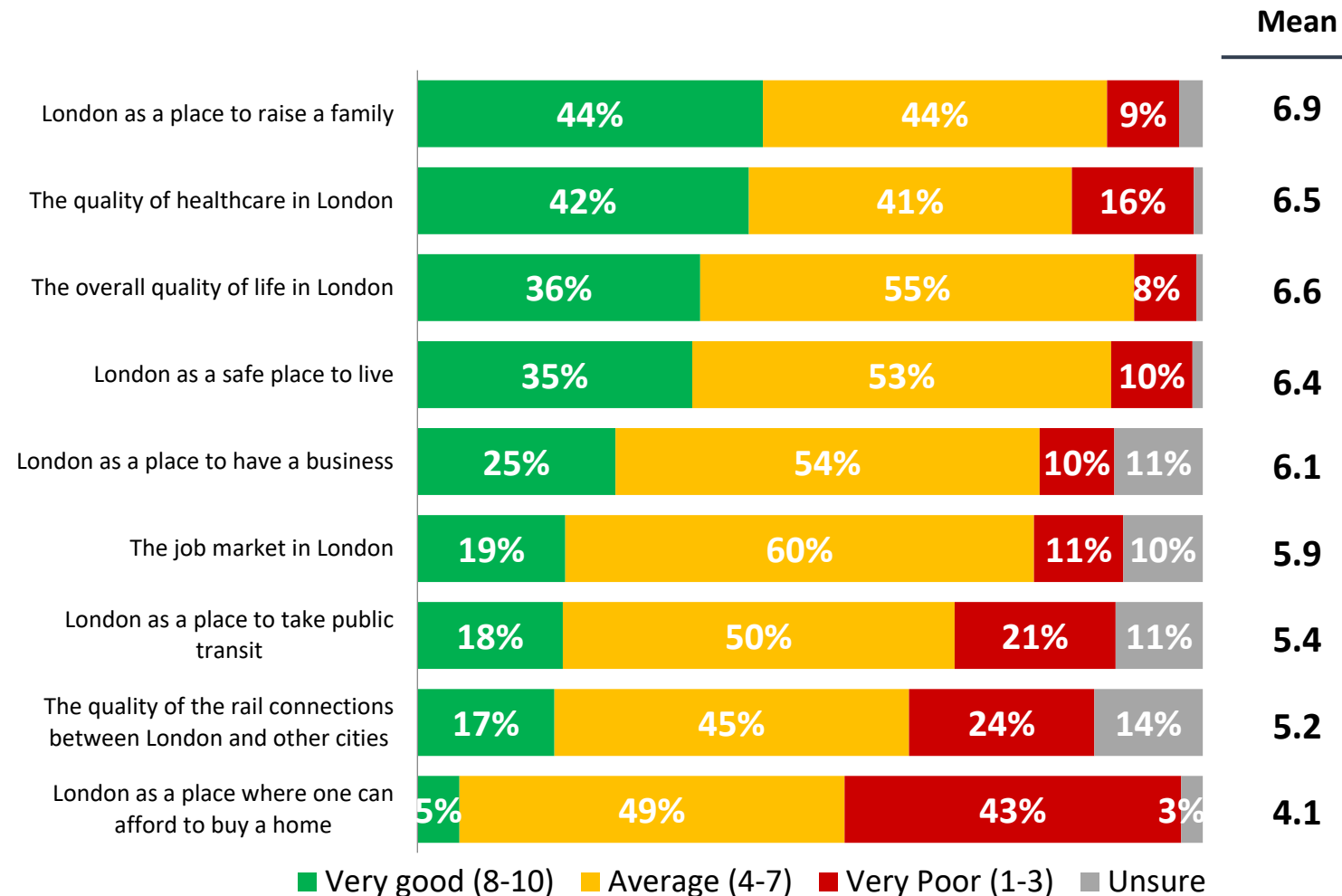
	2023 (n=291)	2021 (n=300)
Solutions for homelessness/supporting low-income persons	22.9%	16.2%
Improved infrastructure/roadways	9.6%	6.3%
Improved public transit	8.5%	3.8%
Unsure	7.9%	29.0%
More green space/parks/recreational activities	7.1%	5.9%
Improved housing/more affordable housing	7.1%	3.1%
Improvements to downtown area	6.4%	6.2%
None/ don't have any/ currently satisfied	6.1%	-
Ensure the City grows at a manageable rate/ manage immigration	4.0%	2.4%
Support for those with mental health/addiction issues	3.4%	4.6%
Better access to public services/shops	3.0%	3.8%

Source: Nanos Research, RDD dual frame random telephone survey, August 2<sup>nd</sup> to 5<sup>th</sup>, 2023, n=291 residents of St. Thomas, accurate 5.7 percentage points plus or minus, 19 times out of 20.

**Over four in ten** residents of the City of London rate it as a very good place to raise a family and rate the quality of healthcare as very good.

**Over one in three** residents say that London has a very good quality of life and is a very safe place to live.

## Rating aspects of the City of London



\*Weighted to the true population proportion.

\*Charts may not add up to 100 due to rounding.

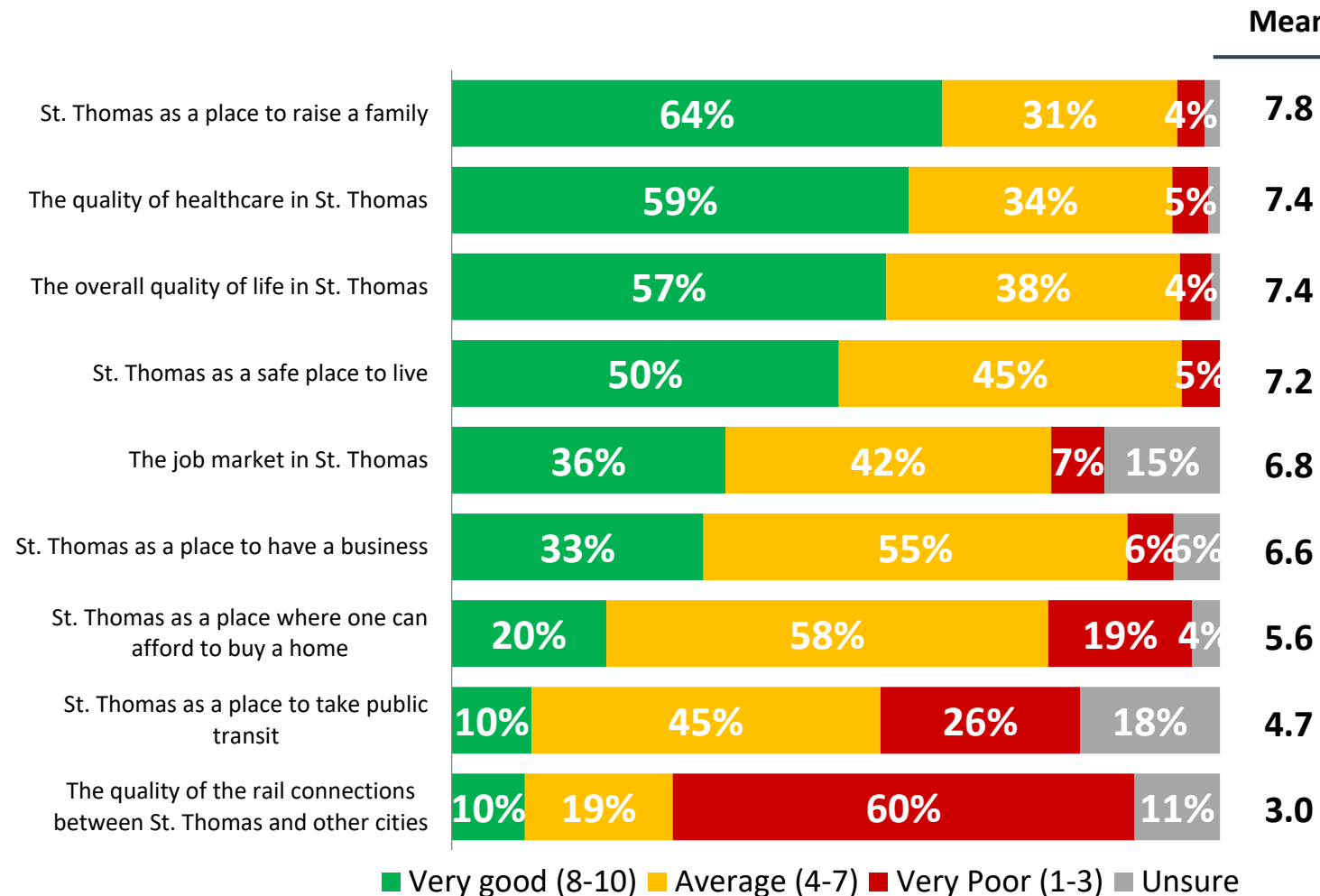
Source: Nanos Research, RDD dual frame random telephone survey, August 2<sup>nd</sup> to 5<sup>th</sup>, 2023, n=411 residents of London, accurate 4.9 percentage points plus or minus, 19 times out of 20.

Q - How would you rate the City of London on the following where 1 is a very poor rating and 10 is a very good rating.  
[RANDOMIZE]



**Over six in ten** residents of St. Thomas rate the city as a very good place to raise a family. Over half of residents would also rate St. Thomas somewhere with very good quality of healthcare services, quality of life, and a safe place to live.

## Rating aspects of the City of St. Thomas



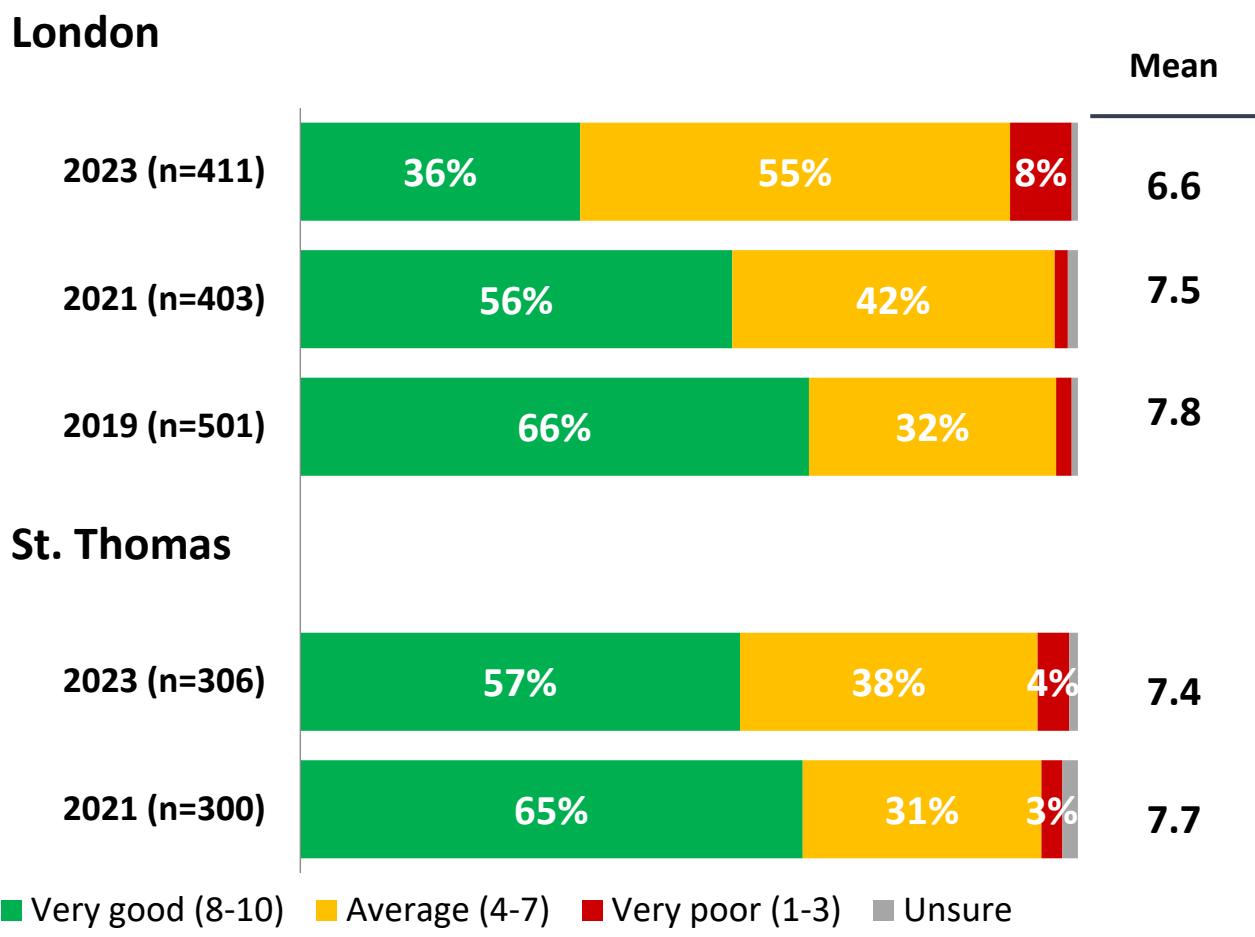
\*Weighted to the true population proportion.

\*Charts may not add up to 100 due to rounding.

Source: Nanos Research, RDD dual frame random telephone survey, August 2<sup>nd</sup> to 5<sup>th</sup>, 2023, n=306 residents of St. Thomas, accurate 5.6 percentage points plus or minus, 19 times out of 20.

Q - How would you rate the City of St. Thomas on the following where 1 is a very poor rating and 10 is a very good rating. [RANDOMIZE]

# Rating quality of life in London and St. Thomas



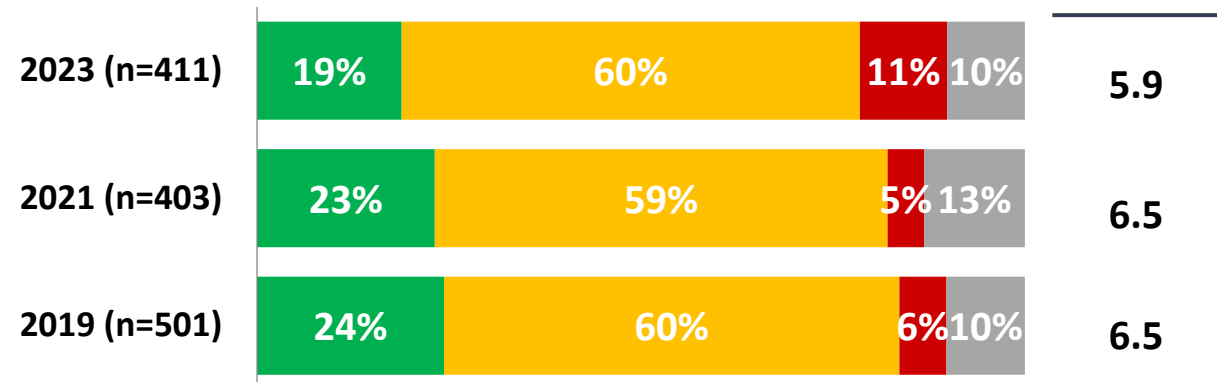
\*Weighted to the true population proportion.  
 \*Charts may not add up to 100 due to rounding.

Q - How would you rate the City of London on the following where 1 is a very poor rating and 10 is a very good rating.  
 [RANDOMIZE] **The overall quality of life in London**

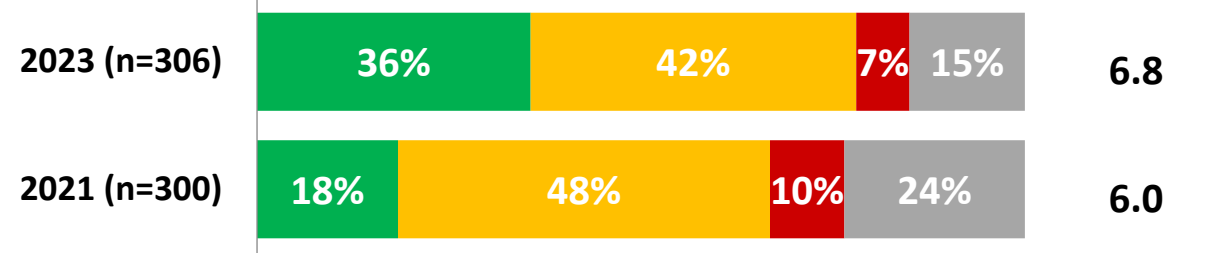
Source: Nanos Research, RDD dual frame random telephone survey, August 2<sup>nd</sup> to 5<sup>th</sup>, 2023, n=411 residents of London, accurate 4.8 percentage points plus or minus, 19 times out of 20 and n=306 residents of St. Thomas, accurate 5.6 percentage points plus or minus, 19 times out of 20.



### London



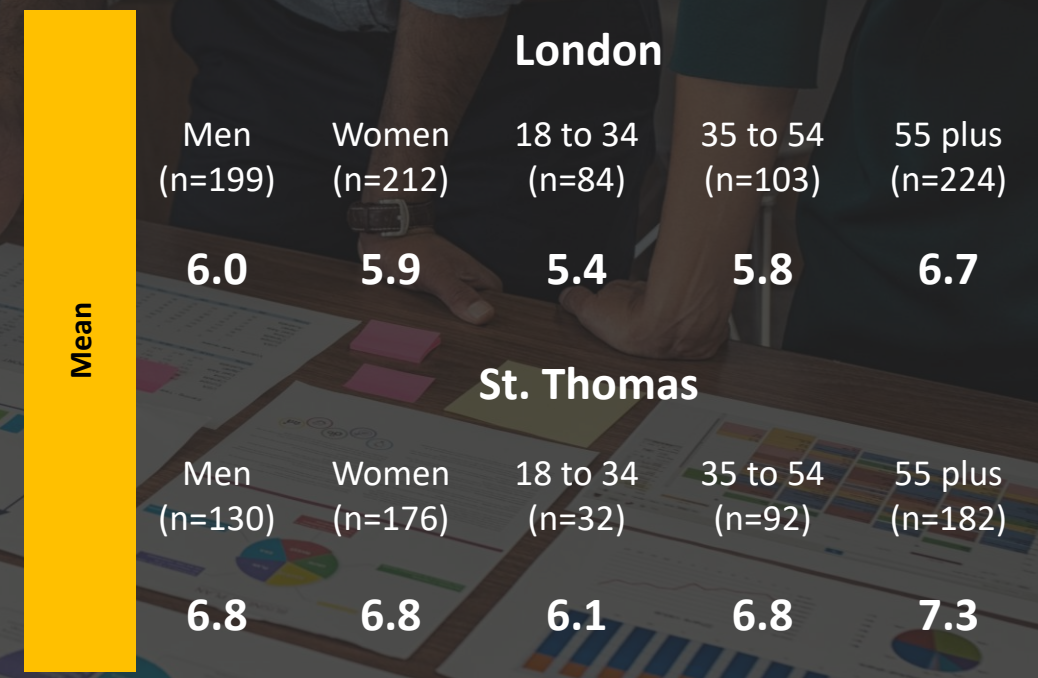
### St. Thomas



■ Very good (8-10) 
 ■ Average (4-7) 
 ■ Very poor (1-3) 
 ■ Unsure

\*Weighted to the true population proportion.  
 \*Charts may not add up to 100 due to rounding.

## Rating the job market in London and St. Thomas

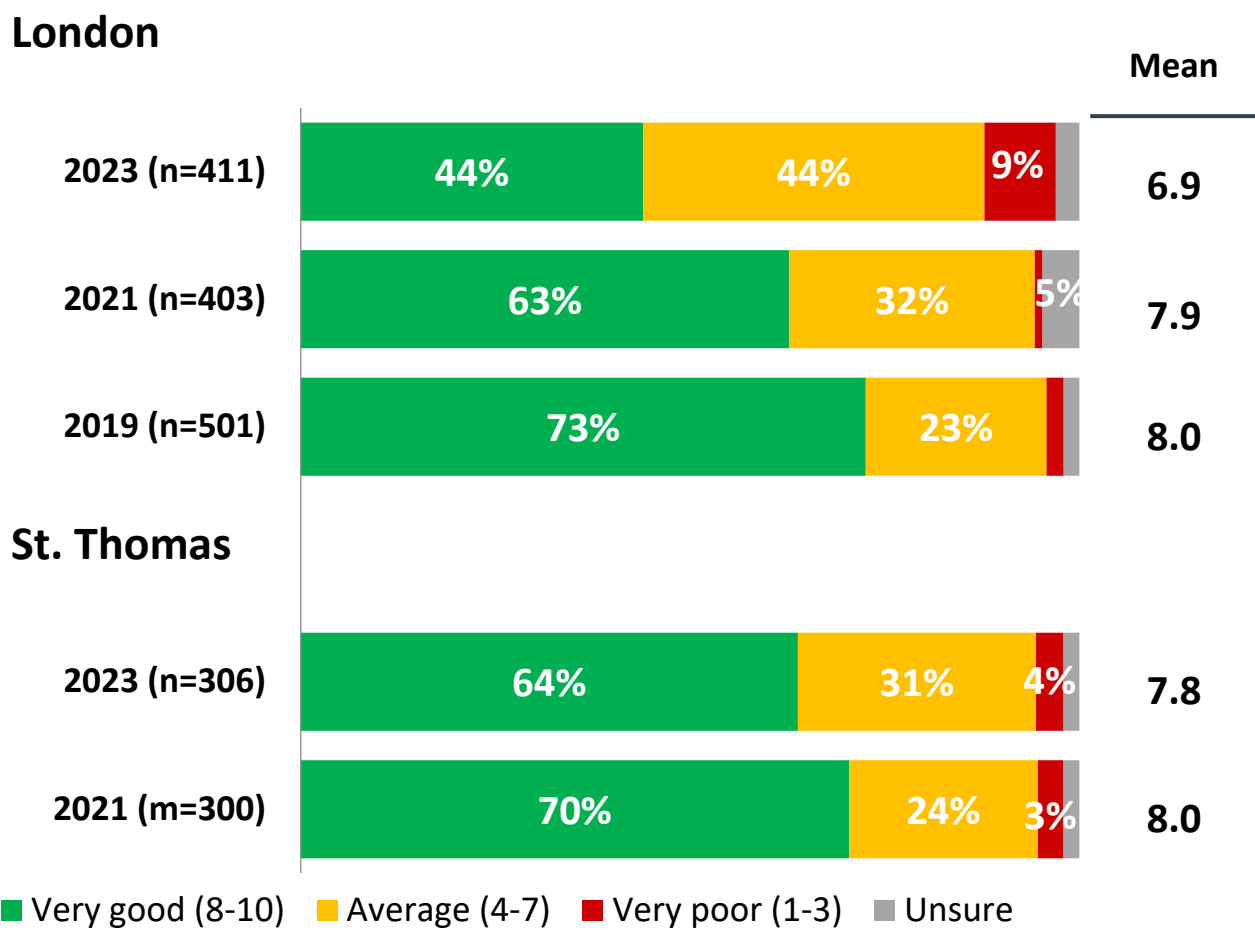


Q - How would you rate the City of London on the following where 1 is a very poor rating and 10 is a very good rating.  
 [RANDOMIZE] **The job market in London/St. Thomas**

Source: Nanos Research, RDD dual frame random telephone survey, August 2<sup>nd</sup> to 5<sup>th</sup>, 2023, n=411 residents of London, accurate 4.8 percentage points plus or minus, 19 times out of 20 and n=306 residents of St. Thomas, accurate 5.6 percentage points plus or minus, 19 times out of 20.



# Rating London and St. Thomas as a place to raise a family



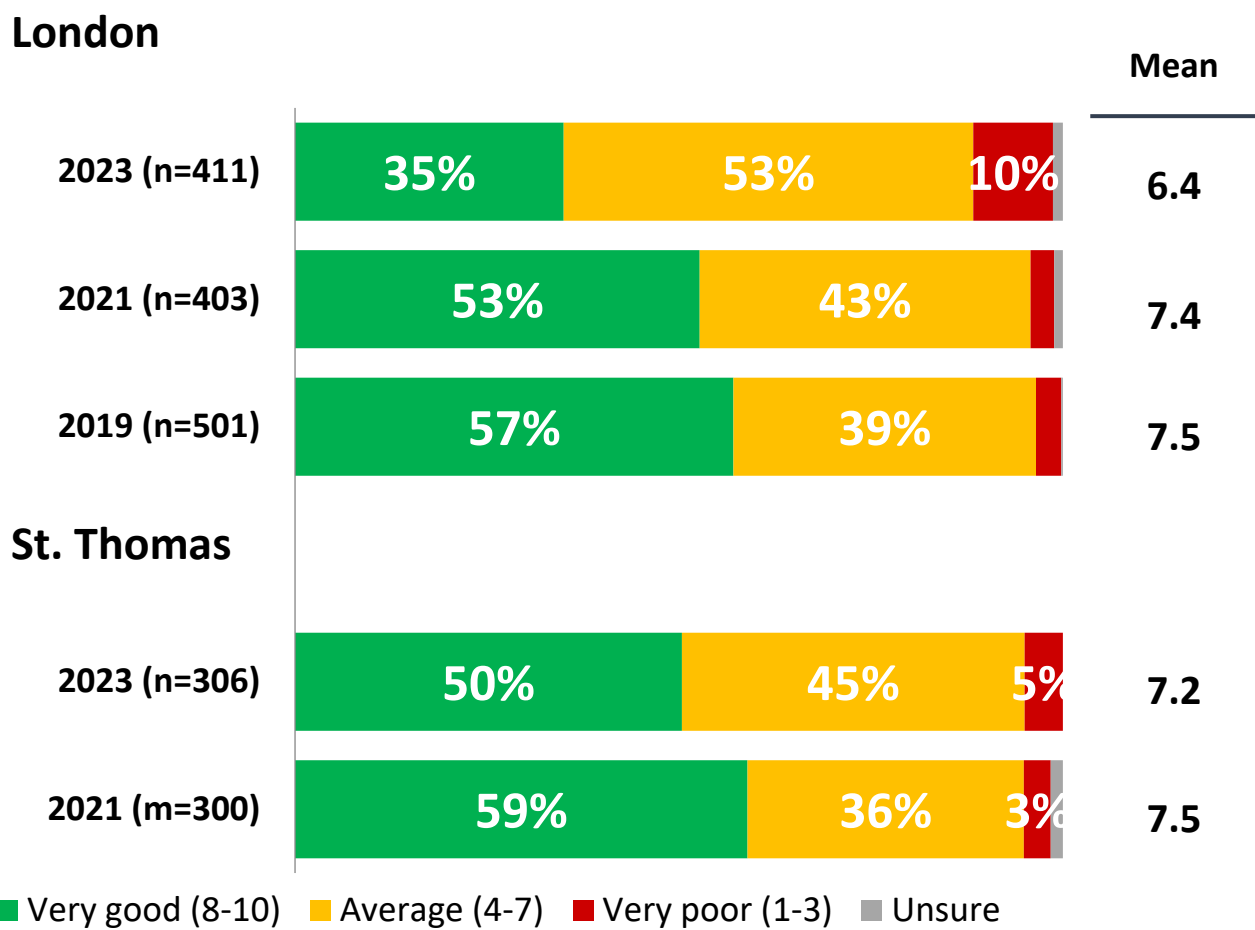
	London				
	Men (n=199)	Women (n=212)	18 to 34 (n=84)	35 to 54 (n=103)	55 plus (n=224)
Mean	6.9	6.9	6.6	6.5	7.4
	St. Thomas				
	Men (n=130)	Women (n=176)	18 to 34 (n=32)	35 to 54 (n=92)	55 plus (n=182)
Mean	7.7	7.8	7.0	7.8	8.1

\*Weighted to the true population proportion.  
 \*Charts may not add up to 100 due to rounding.

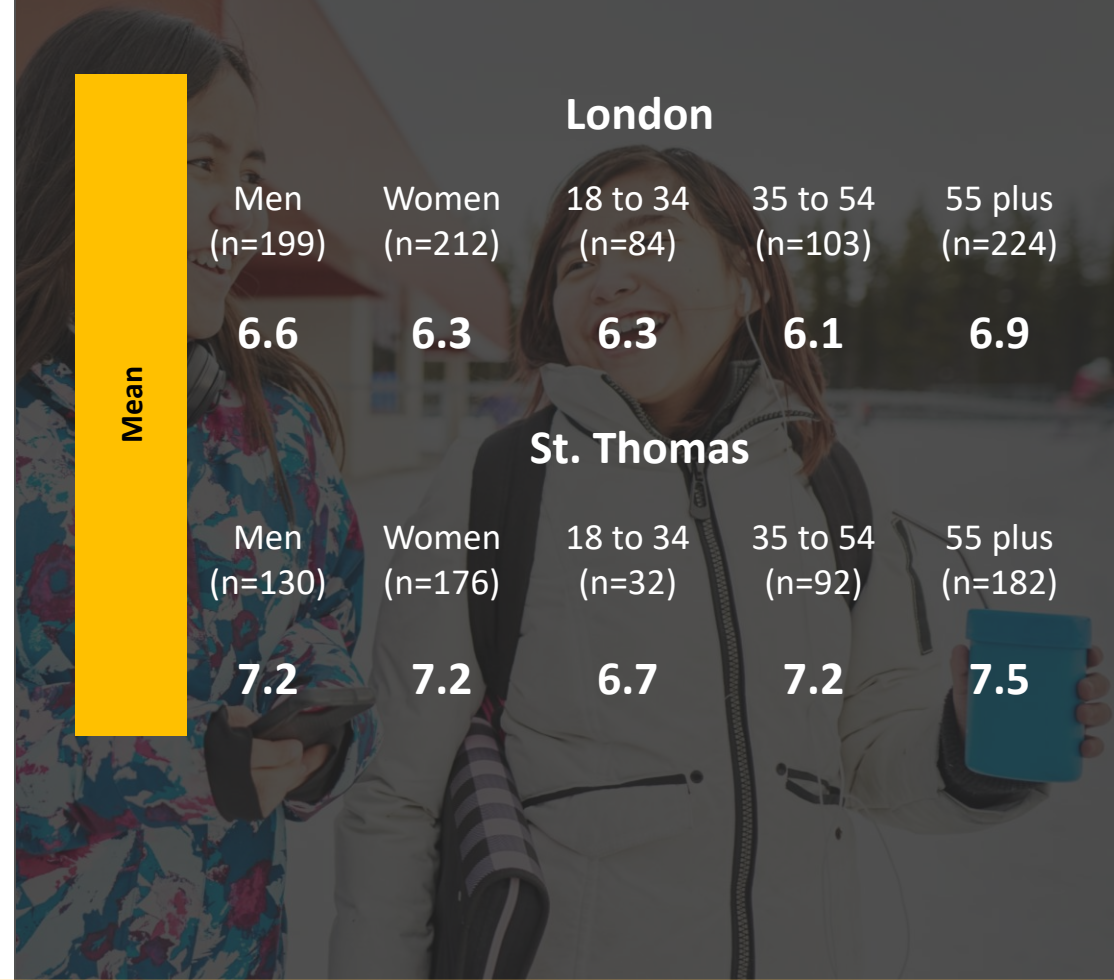
Q - How would you rate the City of London on the following where 1 is a very poor rating and 10 is a very good rating.  
 [RANDOMIZE] **London/St. Thomas as a place to raise a family**

Source: Nanos Research, RDD dual frame random telephone survey, August 2<sup>nd</sup> to 5<sup>th</sup>, 2023, n=411 residents of London, accurate 4.8 percentage points plus or minus, 19 times out of 20 and n=306 residents of St. Thomas, accurate 5.6 percentage points plus or minus, 19 times out of 20.





# Rating London and St. Thomas as a safe place to live



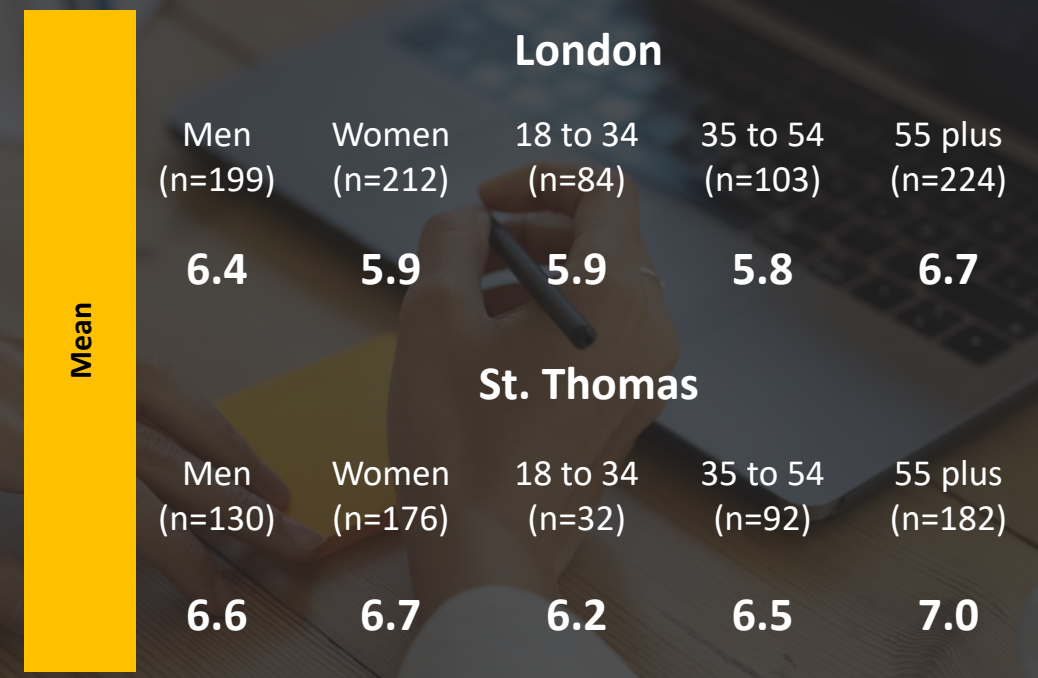
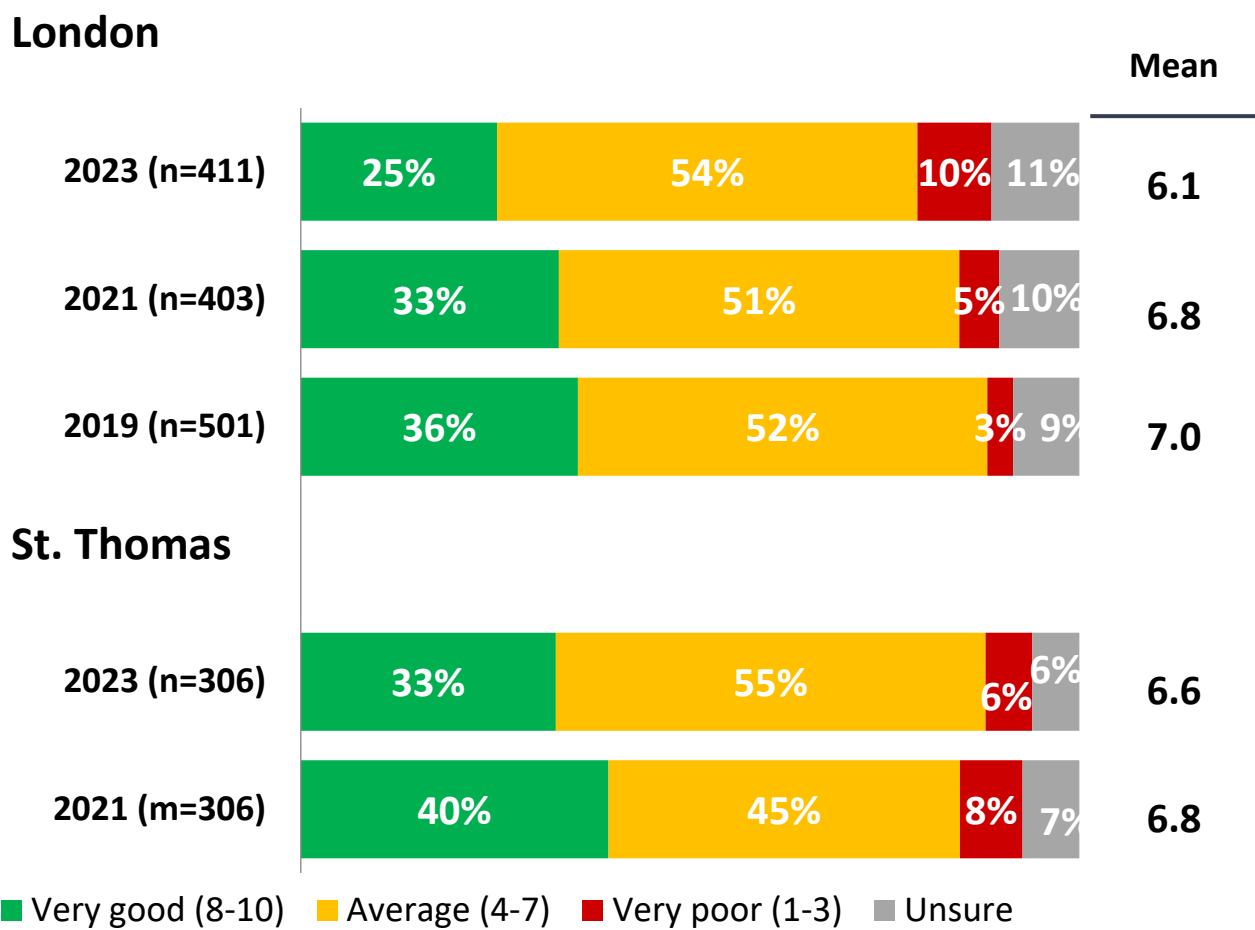
\*Weighted to the true population proportion.  
 \*Charts may not add up to 100 due to rounding.

Q - How would you rate the City of London on the following where 1 is a very poor rating and 10 is a very good rating.  
 [RANDOMIZE] **London/St. Thomas as a safe place to live**

Source: Nanos Research, RDD dual frame random telephone survey, August 2<sup>nd</sup> to 5<sup>th</sup>, 2023, n=411 residents of London, accurate 4.8 percentage points plus or minus, 19 times out of 20 and n=306 residents of St. Thomas, accurate 5.6 percentage points plus or minus, 19 times out of 20.



# Rating London and St. Thomas as a place to have a business



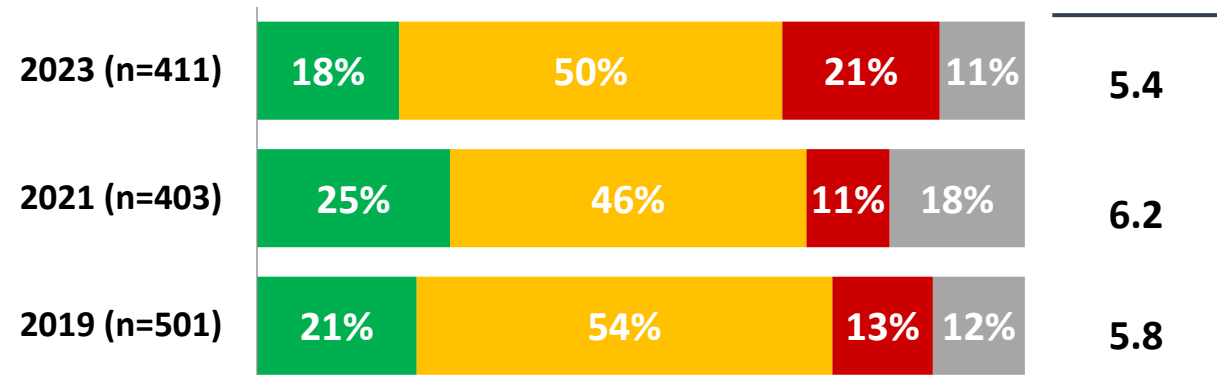
\*Weighted to the true population proportion.  
 \*Charts may not add up to 100 due to rounding.

Q - How would you rate the City of London on the following where 1 is a very poor rating and 10 is a very good rating.  
 [RANDOMIZE] **London/St. Thomas as a place to have a business**

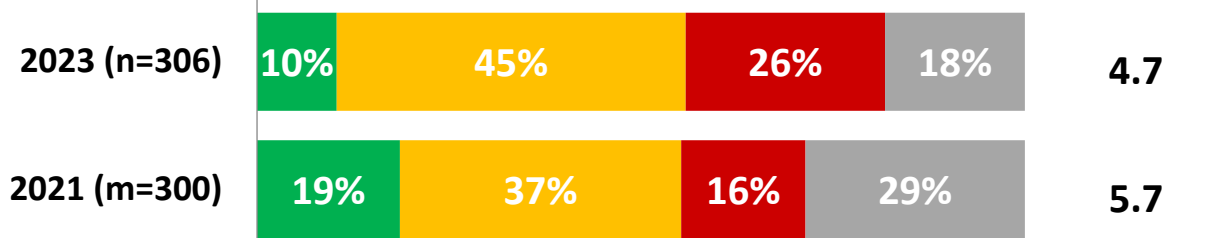
Source: Nanos Research, RDD dual frame random telephone survey, August 2<sup>nd</sup> to 5<sup>th</sup>, 2023, n=411 residents of London, accurate 4.8 percentage points plus or minus, 19 times out of 20 and n=306 residents of St. Thomas, accurate 5.6 percentage points plus or minus, 19 times out of 20.



### London



### St. Thomas



■ Very good (8-10) 
 ■ Average (4-7) 
 ■ Very poor (1-3) 
 ■ Unsure

\*Weighted to the true population proportion.  
 \*Charts may not add up to 100 due to rounding.

# Rating London and St. Thomas as a place to take public transit

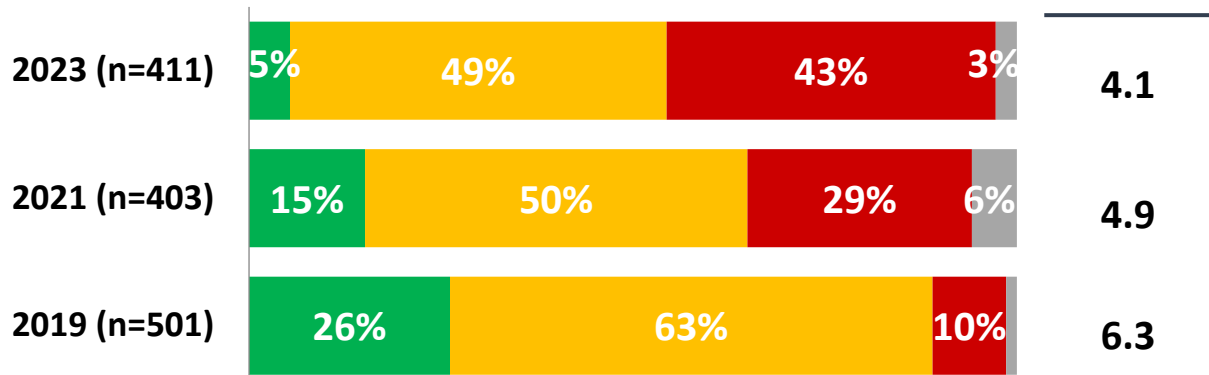


Q - How would you rate the City of London on the following where 1 is a very poor rating and 10 is a very good rating.  
 [RANDOMIZE] **London/St. Thomas as a place to take public transit**

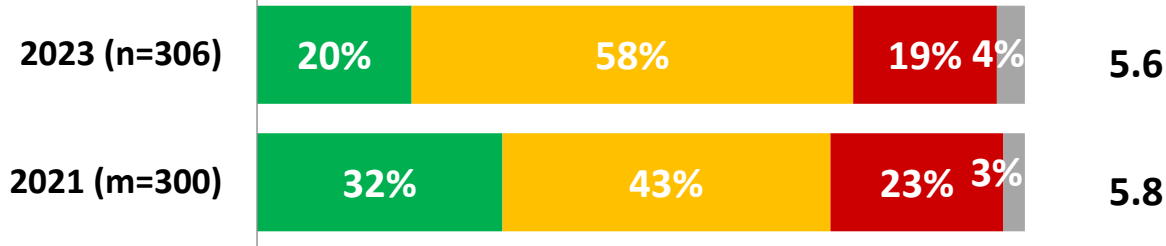
Source: Nanos Research, RDD dual frame random telephone survey, August 2<sup>nd</sup> to 5<sup>th</sup>, 2023, n=411 residents of London, accurate 4.8 percentage points plus or minus, 19 times out of 20 and n=306 residents of St. Thomas, accurate 5.6 percentage points plus or minus, 19 times out of 20.



### London

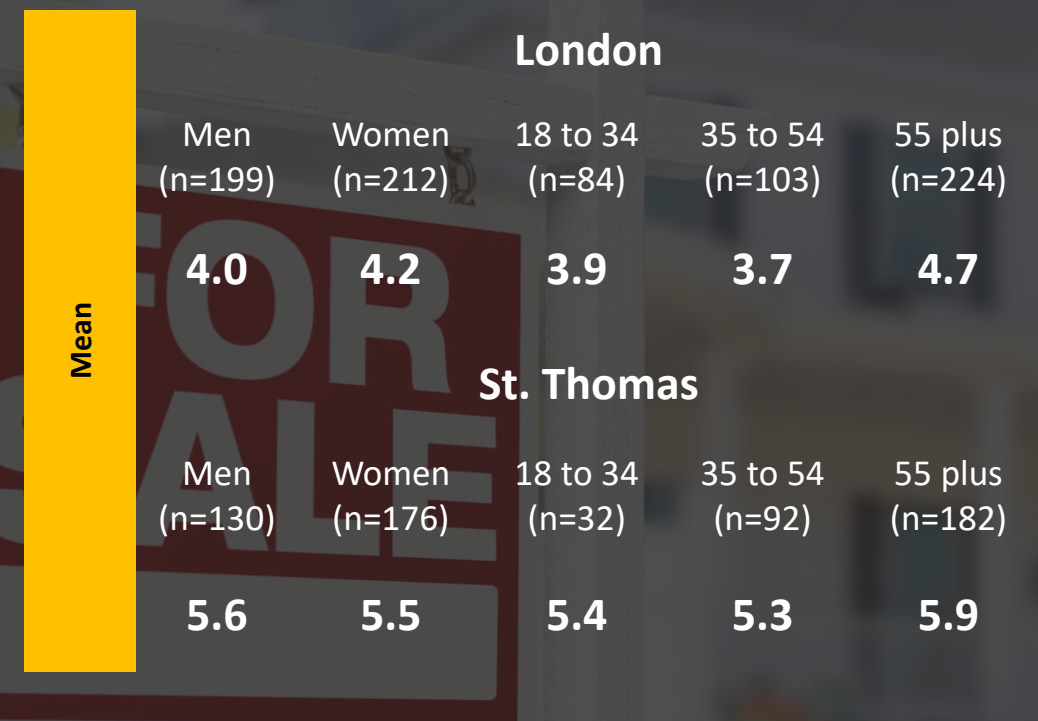


### St. Thomas



■ Very good (8-10) ■ Average (4-7) ■ Very poor (1-3) ■ Unsure

# Rating London and St. Thomas as a place where one can afford to buy a home



\*Weighted to the true population proportion.  
\*Charts may not add up to 100 due to rounding.

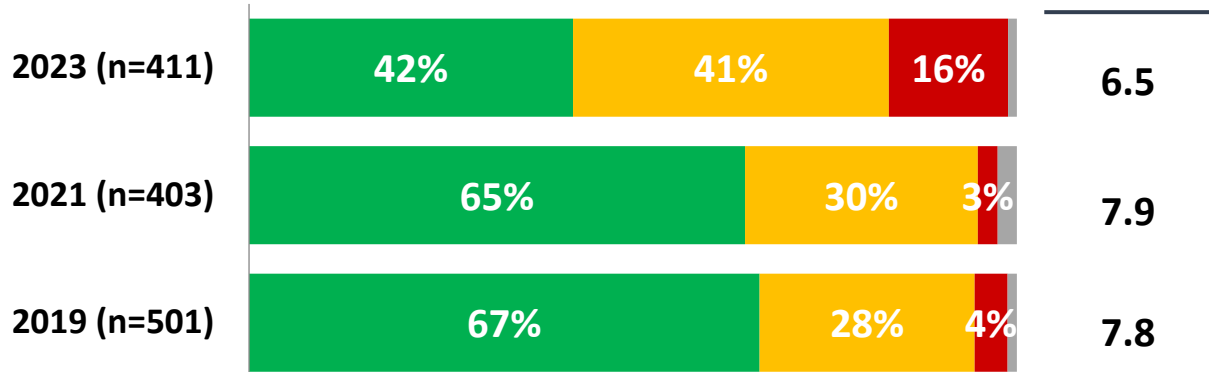
Q - How would you rate the City of London on the following where 1 is a very poor rating and 10 is a very good rating.  
[RANDOMIZE] **London/St. Thomas as a place where one can afford to buy a home**

Source: Nanos Research, RDD dual frame random telephone survey, August 2<sup>nd</sup> to 5<sup>th</sup>, 2023, n=411 residents of London, accurate 4.8 percentage points plus or minus, 19 times out of 20 and n=306 residents of St. Thomas, accurate 5.6 percentage points plus or minus, 19 times out of 20.

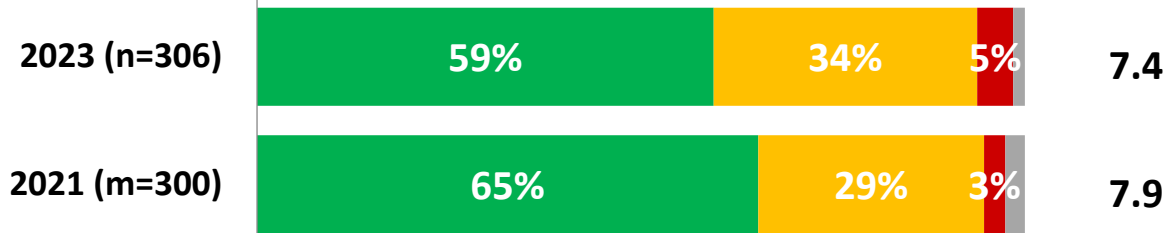




### London

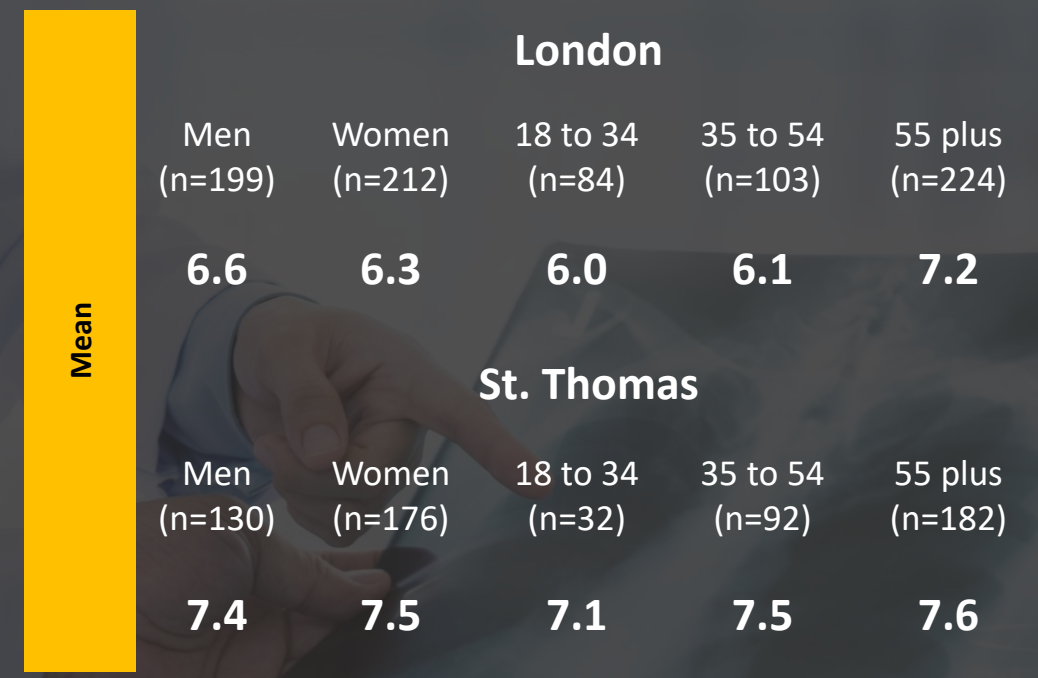


### St. Thomas



■ Very good (8-10) ■ Average (4-7) ■ Very poor (1-3) ■ Unsure

## Rating the quality of healthcare in London and St. Thomas



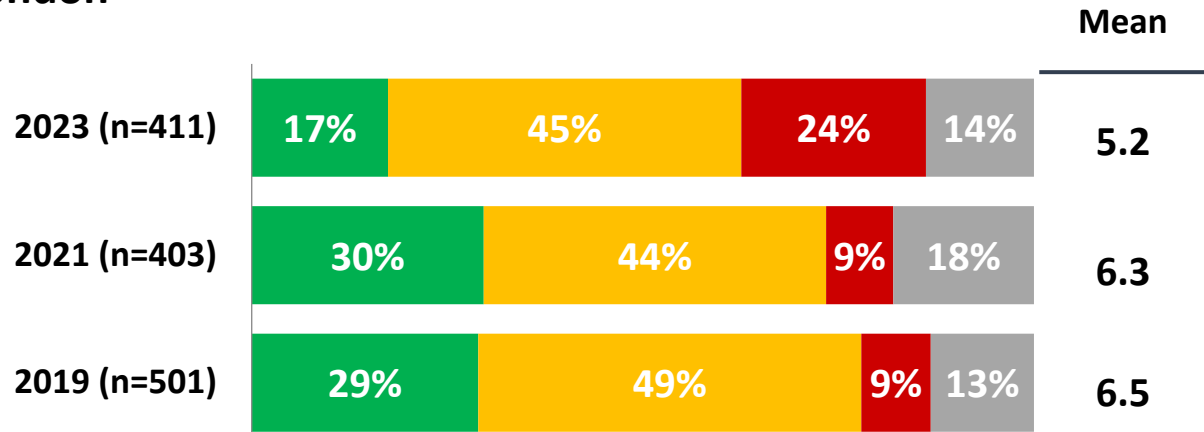
\*Weighted to the true population proportion.  
\*Charts may not add up to 100 due to rounding.

Q - How would you rate the City of London on the following where 1 is a very poor rating and 10 is a very good rating. [RANDOMIZE] **The quality of healthcare in London/St. Thomas**

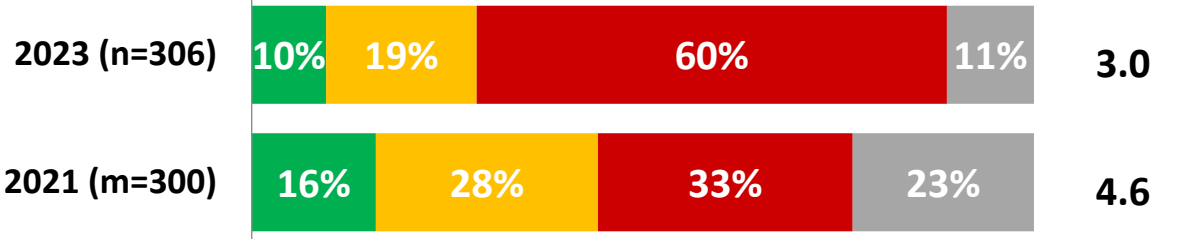
Source: Nanos Research, RDD dual frame random telephone survey, August 2<sup>nd</sup> to 5<sup>th</sup>, 2023, n=411 residents of London, accurate 4.8 percentage points plus or minus, 19 times out of 20 and n=306 residents of St. Thomas, accurate 5.6 percentage points plus or minus, 19 times out of 20.



### London



### St. Thomas



■ Very good (8-10) 
 ■ Average (4-7) 
 ■ Very poor (1-3) 
 ■ Unsure

\*Weighted to the true population proportion.  
 \*Charts may not add up to 100 due to rounding.

# Rating the quality of rail connections between London and St. Thomas and other cities

	London				
	Men (n=199)	Women (n=212)	18 to 34 (n=84)	35 to 54 (n=103)	55 plus (n=224)
<b>Mean</b>	<b>5.3</b>	<b>5.2</b>	<b>5.5</b>	<b>4.9</b>	<b>5.3</b>
	St. Thomas				
	Men (n=130)	Women (n=176)	18 to 34 (n=32)	35 to 54 (n=92)	55 plus (n=182)
<b>Mean</b>	<b>2.9</b>	<b>3.2</b>	<b>2.9</b>	<b>3.1</b>	<b>3.0</b>

Q - How would you rate the City of London on the following where 1 is a very poor rating and 10 is a very good rating. [RANDOMIZE]  
**The quality of rail connections between London/St. Thomas and other cities**

Source: Nanos Research, RDD dual frame random telephone survey, August 2<sup>nd</sup> to 5<sup>th</sup>, 2023, n=411 residents of London, accurate 4.8 percentage points plus or minus, 19 times out of 20 and n=306 residents of St. Thomas, accurate 5.6 percentage points plus or minus, 19 times out of 20.

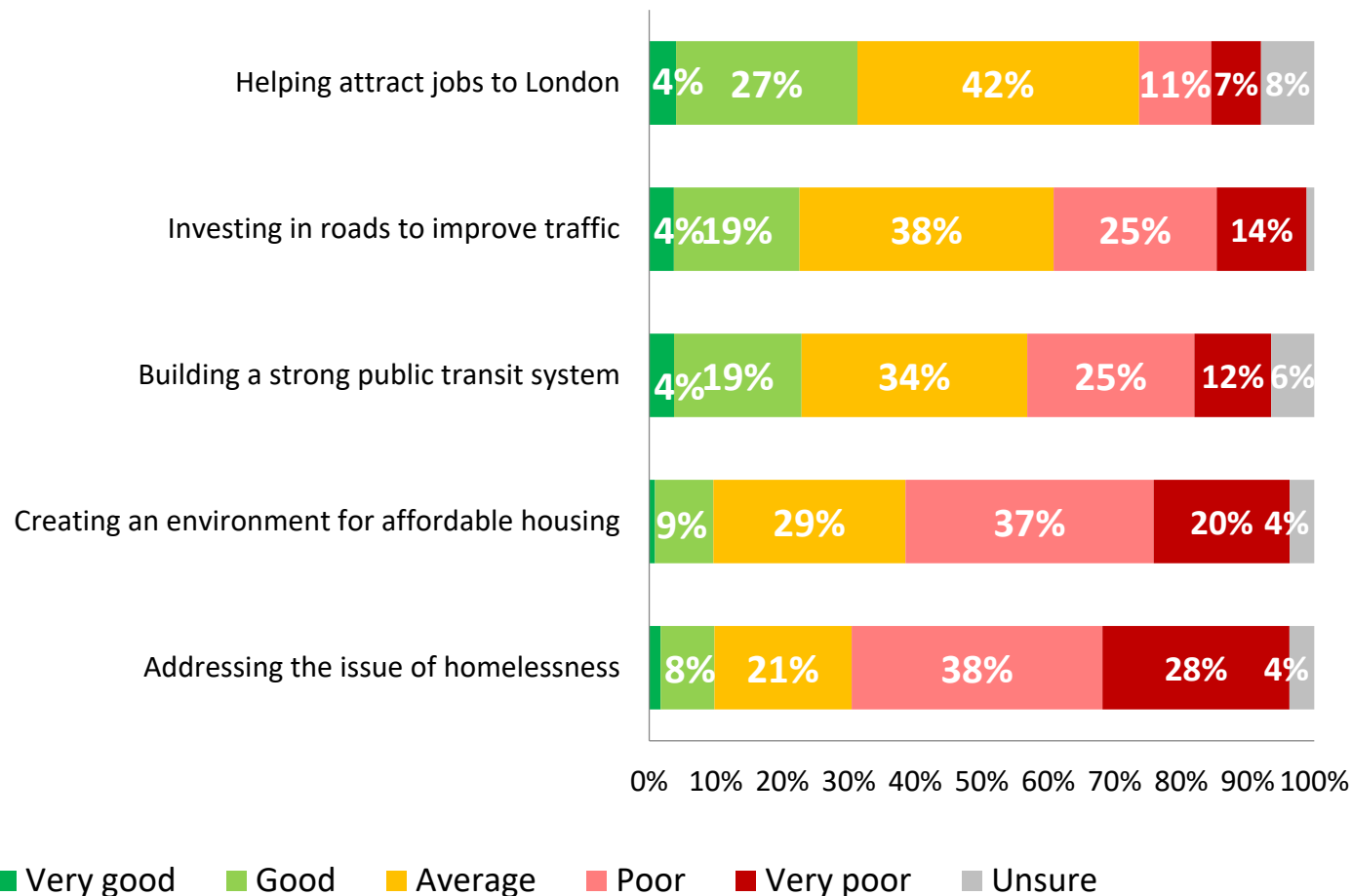


# Performance of municipal leaders

The background image shows a cityscape. In the foreground, there is a bridge with a metal truss structure crossing over a body of water. To the left, there are several green trees and a paved area. In the middle ground, there are more trees and a building with a dark roof. In the background, two tall, multi-story apartment buildings with many windows and balconies are visible against a clear sky.

**Almost one in three** residents of the City of London would rate municipal leaders of doing a good or very good job of helping to attract jobs to London.

## Rating the performance of municipal leaders in London



\*Weighted to the true population proportion.

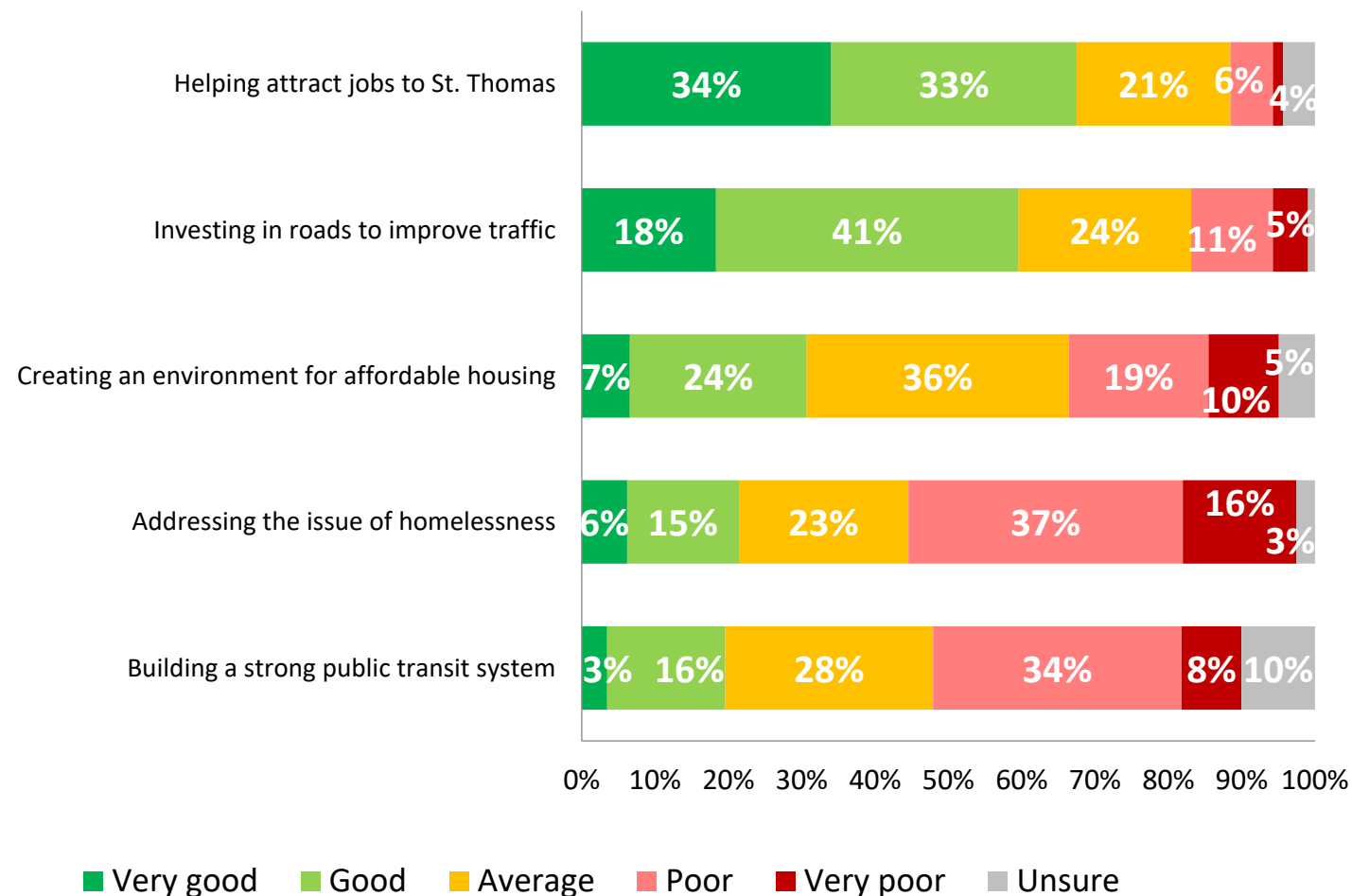
\*Charts may not add up to 100 due to rounding.

Q – Would you say that municipal leaders do a very good, good, average, poor or very poor job at supporting the following. [RANDOMIZE]

Source: Nanos Research, RDD dual frame random telephone survey, August 2<sup>nd</sup> to 5<sup>th</sup>, 2023, n=411 residents of London, accurate 4.8 percentage points plus or minus, 19 times out of 20.

**Almost seven in ten** residents of St. Thomas say that municipal leaders do a good or very good job helping attract jobs to St. Thomas. **Almost six in ten** would say municipal leaders do a good or very good job investing in roads to improve traffic.

## Rating the performance of municipal leaders in St. Thomas



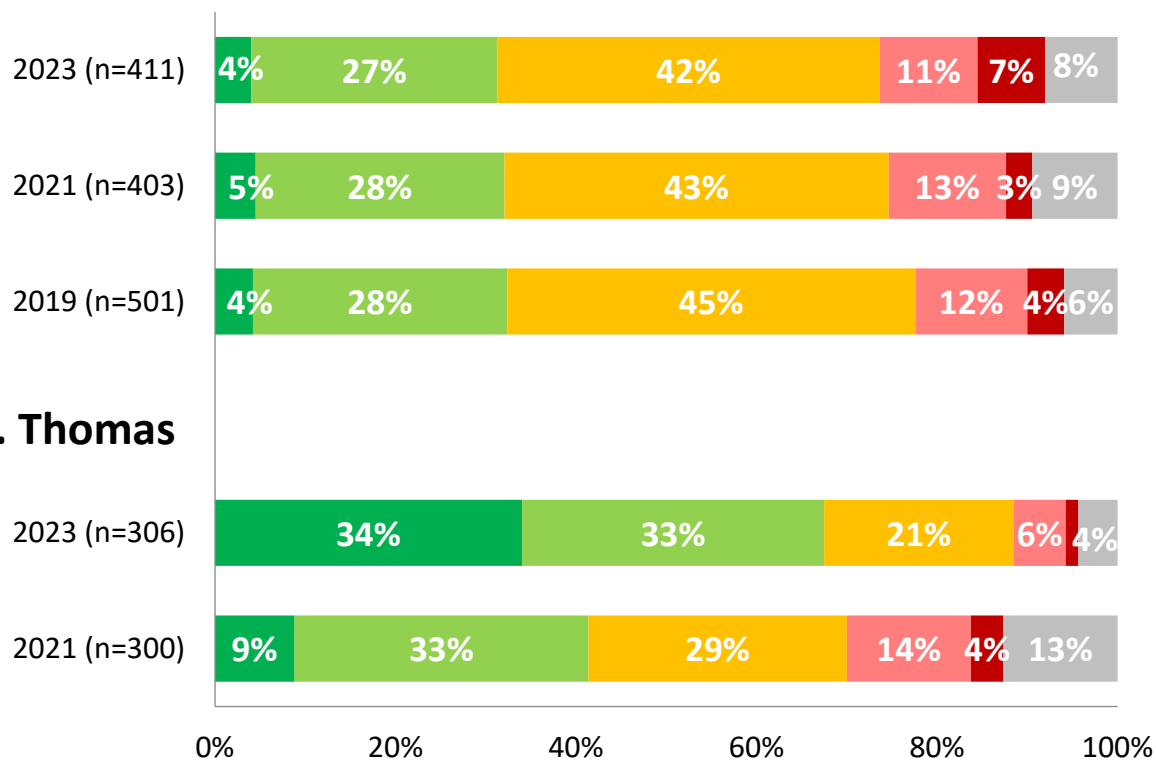
\*Weighted to the true population proportion.

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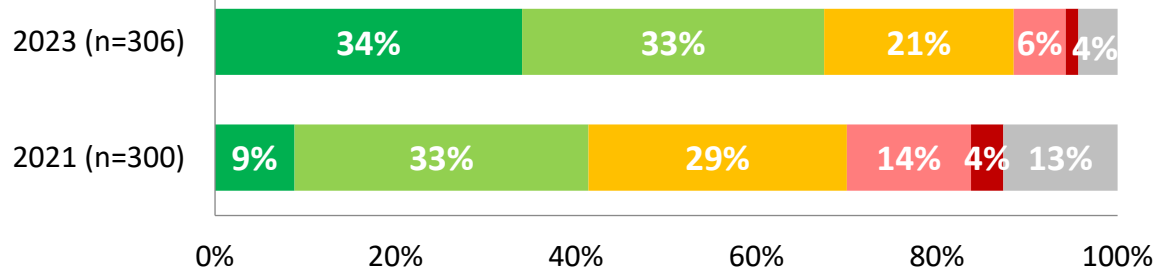
Q – Would you say that municipal leaders do a very good, good, average, poor or very poor job at supporting the following. [RANDOMIZE]

Source: Nanos Research, RDD dual frame random telephone survey, August 2<sup>nd</sup> to 5<sup>th</sup>, 2023, n=306 residents of St. Thomas, accurate 5.6 percentage points plus or minus, 19 times out of 20.

### London



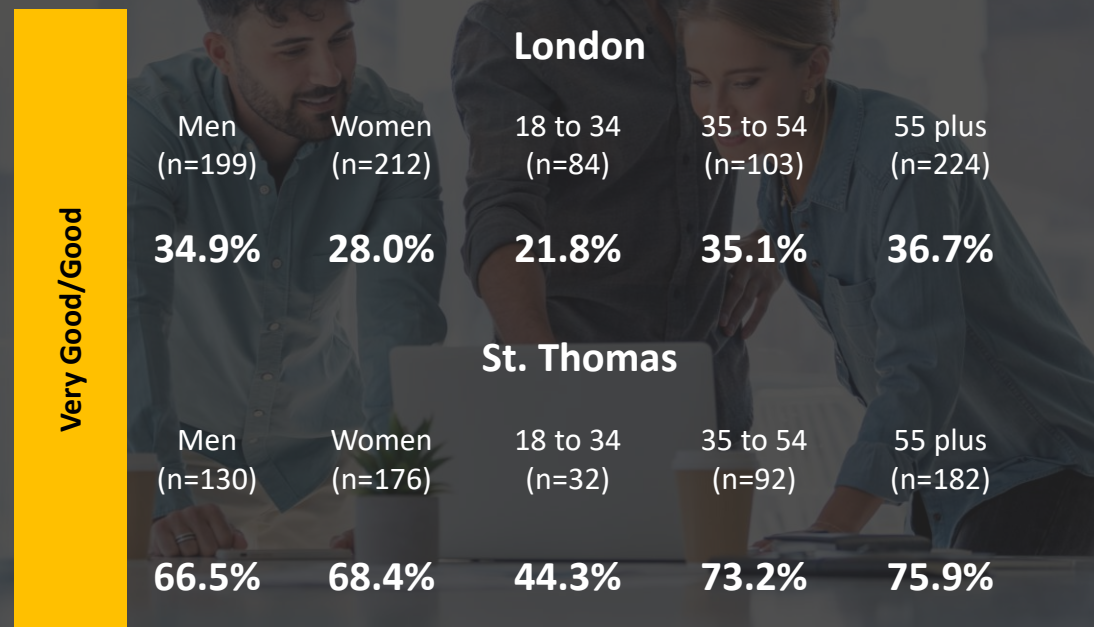
### St. Thomas



■ Very good  
 ■ Good  
 ■ Average  
 ■ Poor  
 ■ Very poor  
 ■ Unsure

\*Weighted to the true population proportion.  
 \*Charts may not add up to 100 due to rounding.

# Municipal leaders helping attract jobs to London and St. Thomas

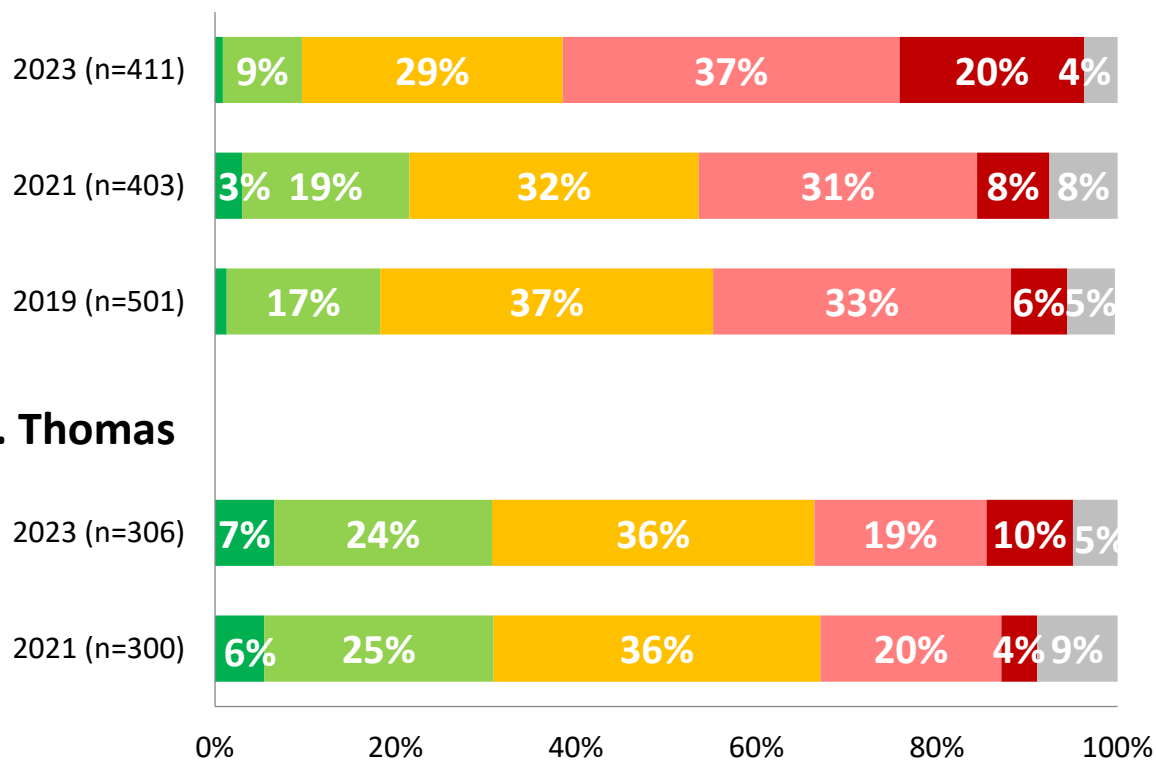


Q – Would you say that municipal leaders do a very good, good, average, poor or very poor job at supporting the following. [RANDOMIZE] **Helping attract jobs to London/St. Thomas**

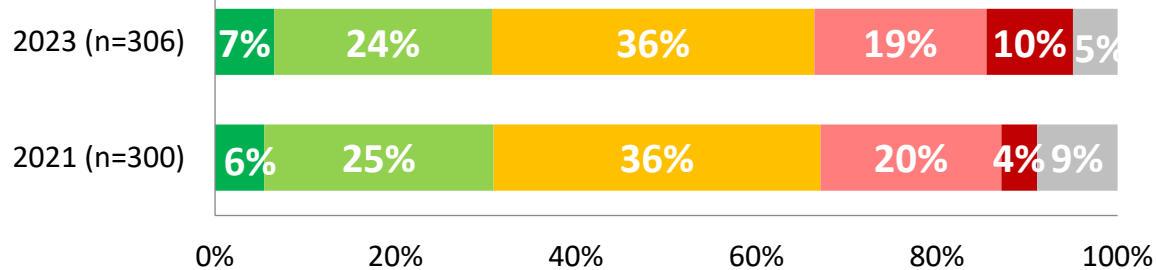
Source: Nanos Research, RDD dual frame random telephone survey, August 2<sup>nd</sup> to 5<sup>th</sup>, 2023, n=411 residents of London, accurate 4.9 percentage points plus or minus, 19 times out of 20 and n=306 residents of St. Thomas, accurate 5.7 percentage points plus or minus, 19 times out of 20.



### London



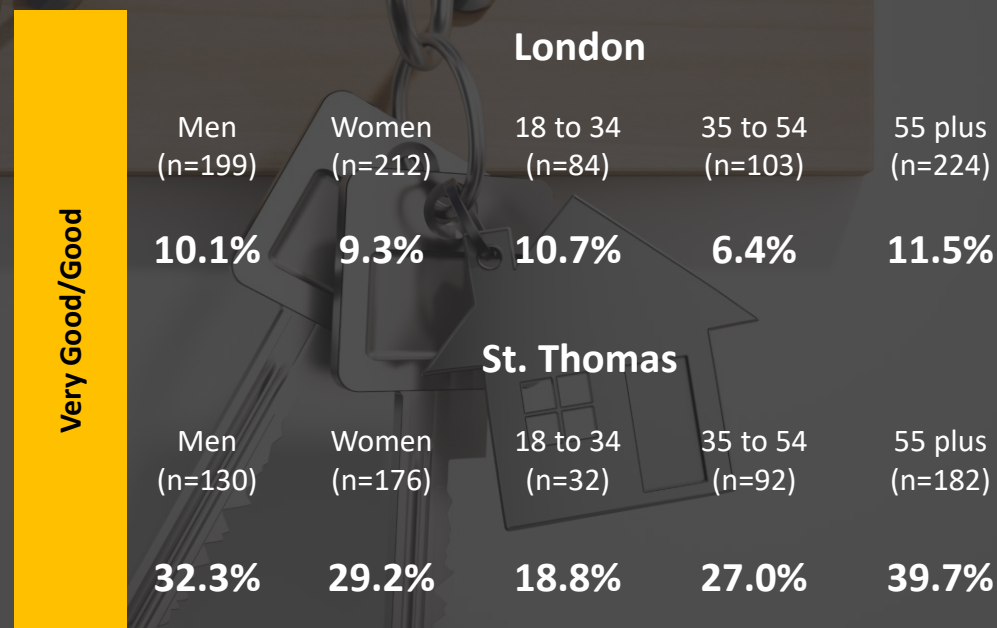
### St. Thomas



■ Very good  
 ■ Good  
 ■ Average  
 ■ Poor  
 ■ Very poor  
 ■ Unsure

\*Weighted to the true population proportion.  
 \*Charts may not add up to 100 due to rounding.

# Municipal leaders creating an environment for affordable housing in London and St. Thomas



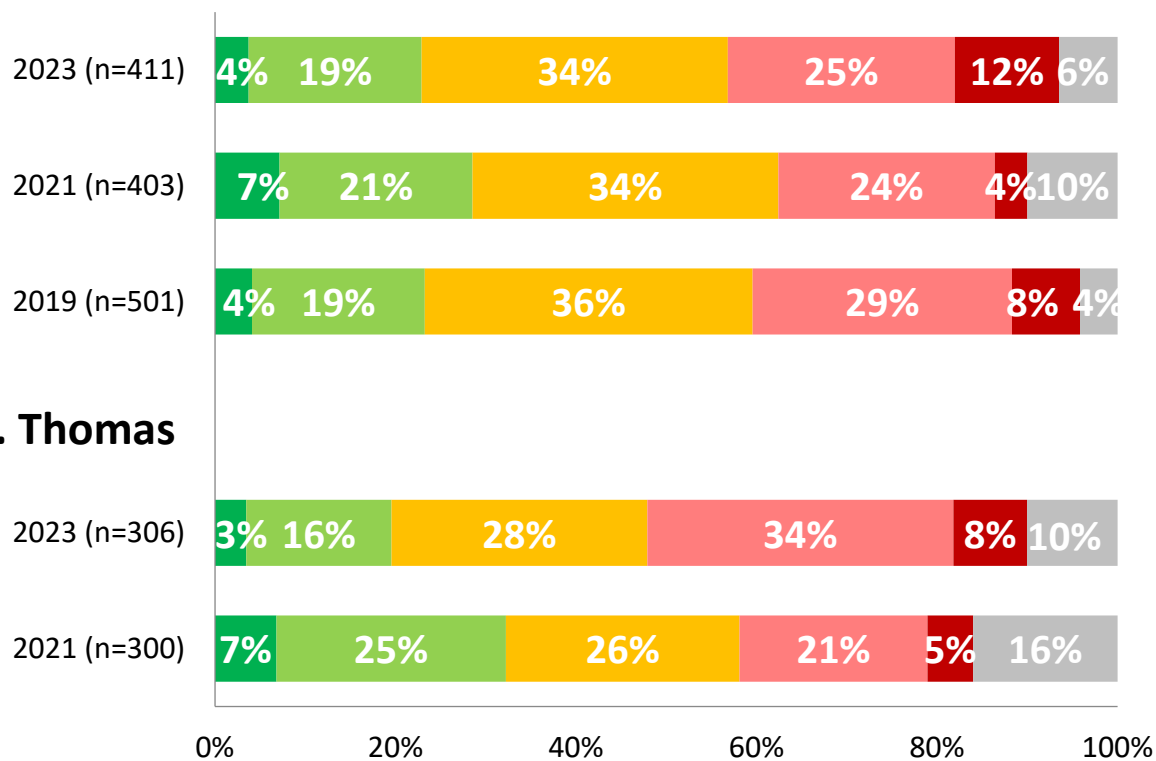
Q – Would you say that municipal leaders do a very good, good, average, poor or very poor job at supporting the following. [RANDOMIZE]

**Creating an environment for affordable housing**

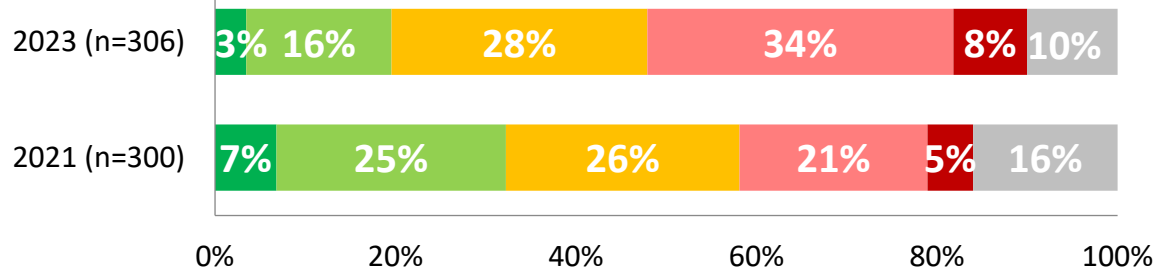
Source: Nanos Research, RDD dual frame random telephone survey, August 2<sup>nd</sup> to 5<sup>th</sup>, 2023, n=411 residents of London, accurate 4.9 percentage points plus or minus, 19 times out of 20 and n=306 residents of St. Thomas, accurate 5.7 percentage points plus or minus, 19 times out of 20.



### London



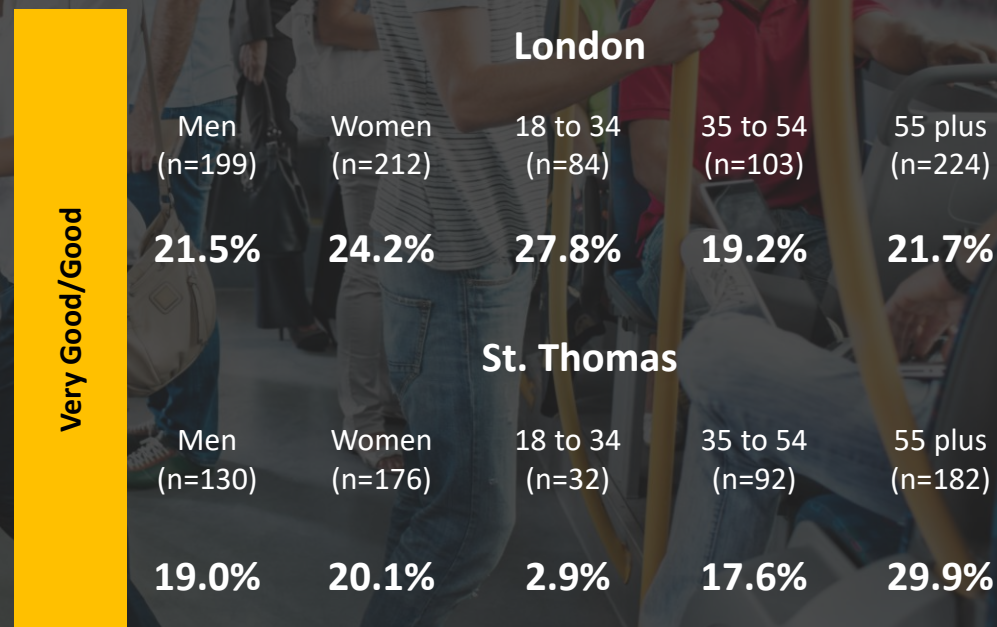
### St. Thomas



■ Very good  
 ■ Good  
 ■ Average  
 ■ Poor  
 ■ Very poor  
 ■ Unsure

\*Weighted to the true population proportion.  
 \*Charts may not add up to 100 due to rounding.

# Municipal leaders building a strong public transit system in London and St. Thomas



Q – Would you say that municipal leaders do a very good, good, average, poor or very poor job at supporting the following. [RANDOMIZE]

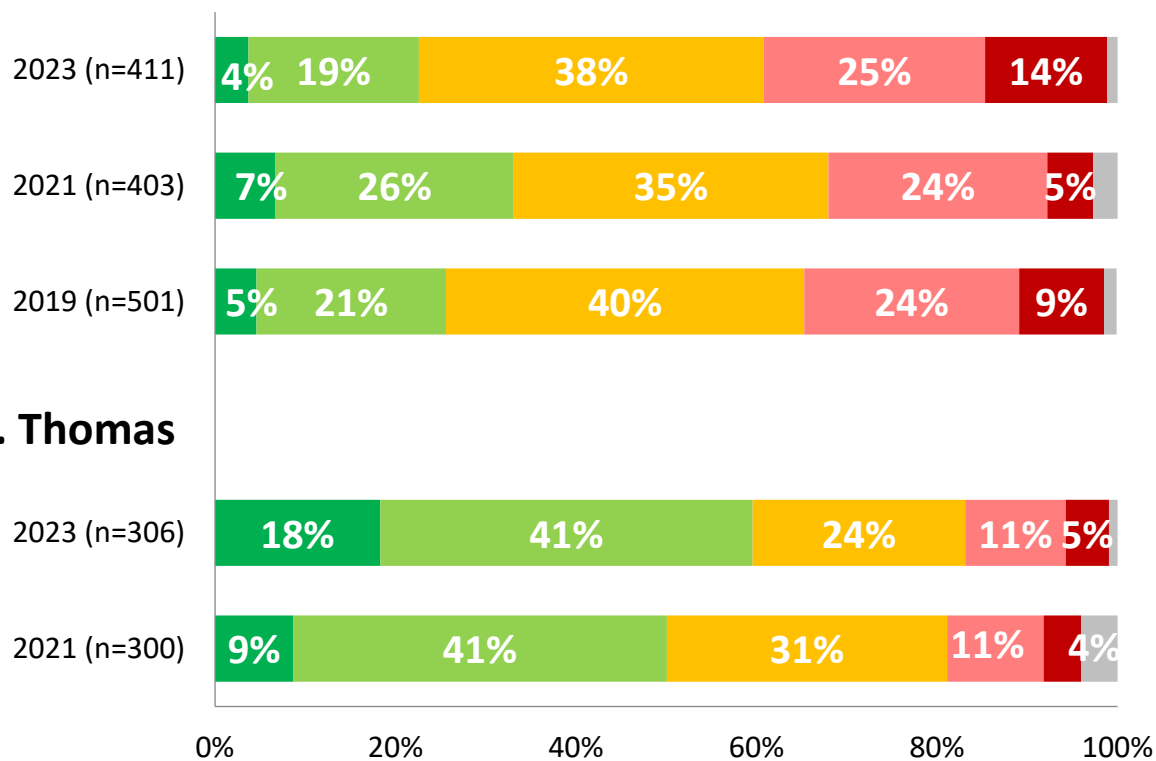
**Building a strong public transit system**

Source: Nanos Research, RDD dual frame random telephone survey, August 2<sup>nd</sup> to 5<sup>th</sup>, 2023, n=411 residents of London, accurate 4.9 percentage points plus or minus, 19 times out of 20 and n=306 residents of St. Thomas, accurate 5.7 percentage points plus or minus, 19 times out of 20.

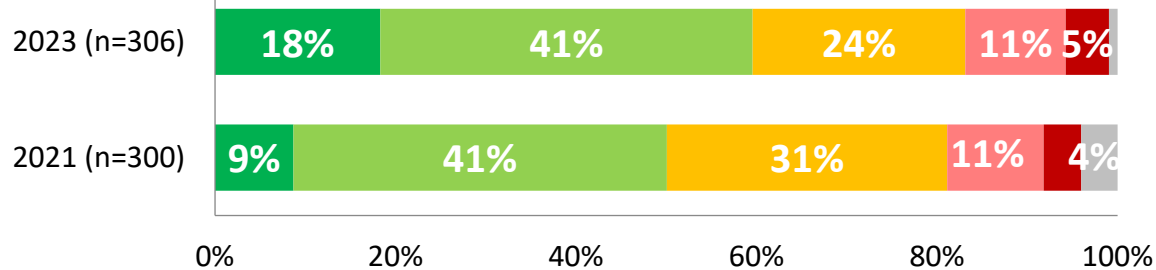




### London



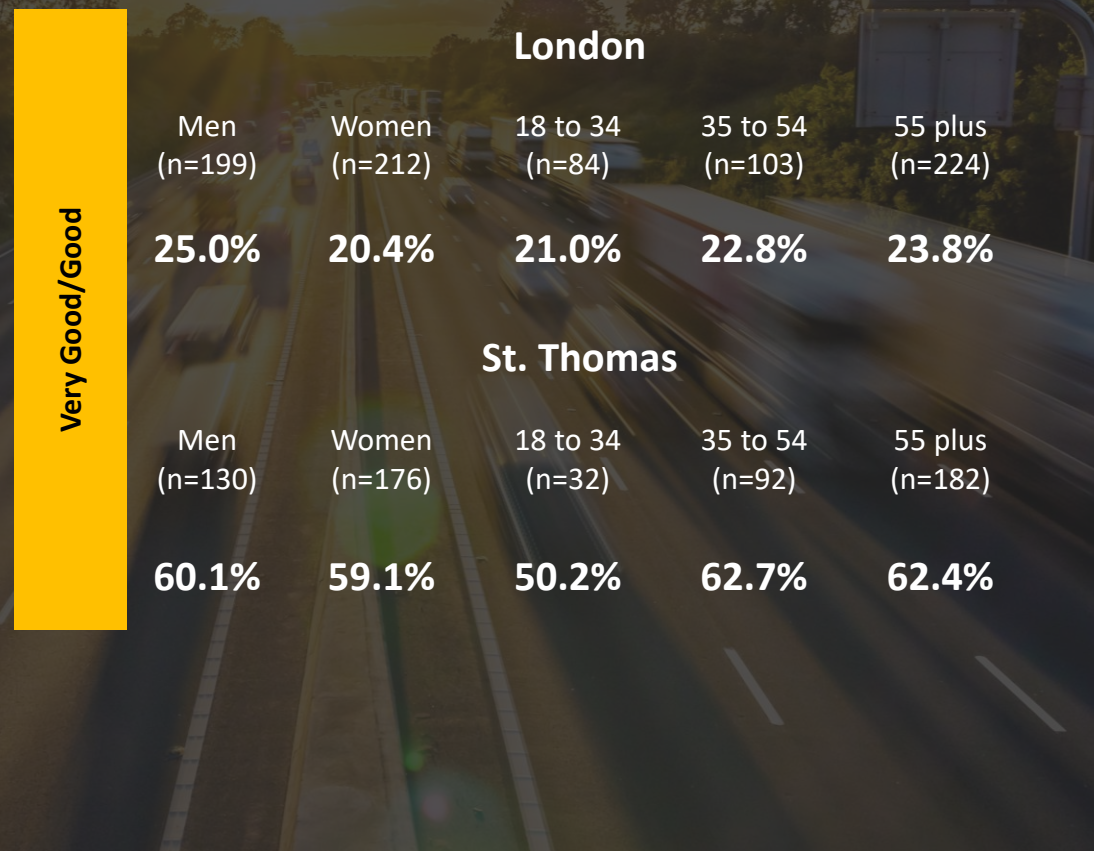
### St. Thomas



■ Very good  
 ■ Good  
 ■ Average  
 ■ Poor  
 ■ Very poor  
 ■ Unsure

\*Weighted to the true population proportion.  
 \*Charts may not add up to 100 due to rounding.

# Municipal leaders improving traffic by investing in roads in London and St. Thomas



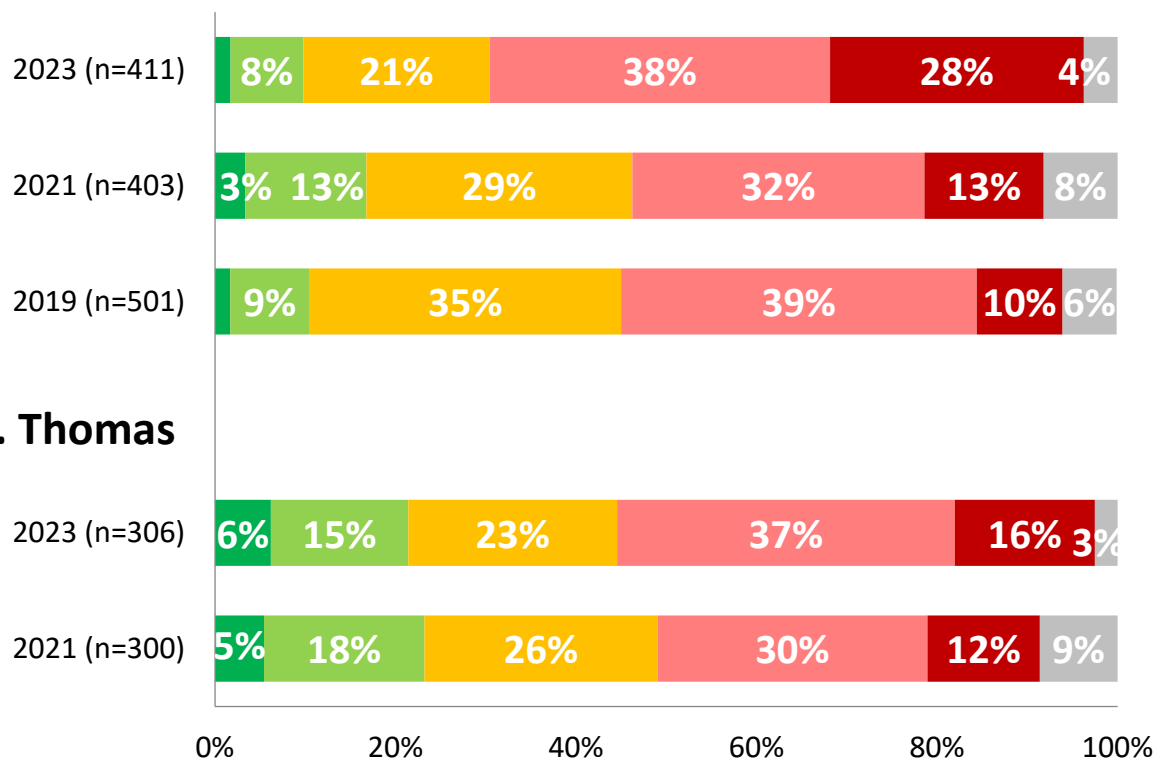
Q – Would you say that municipal leaders do a very good, good, average, poor or very poor job at supporting the following. [RANDOMIZE]

### Improving traffic by investing in roads

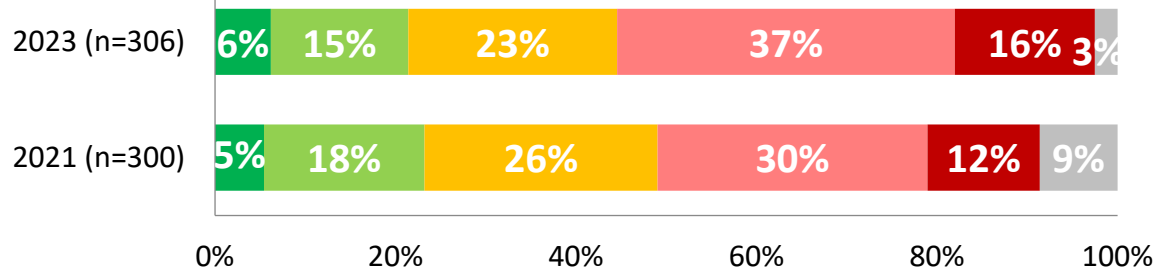
Source: Nanos Research, RDD dual frame random telephone survey, August 2<sup>nd</sup> to 5<sup>th</sup>, 2023, n=411 residents of London, accurate 4.9 percentage points plus or minus, 19 times out of 20 and n=306 residents of St. Thomas, accurate 5.7 percentage points plus or minus, 19 times out of 20.



### London



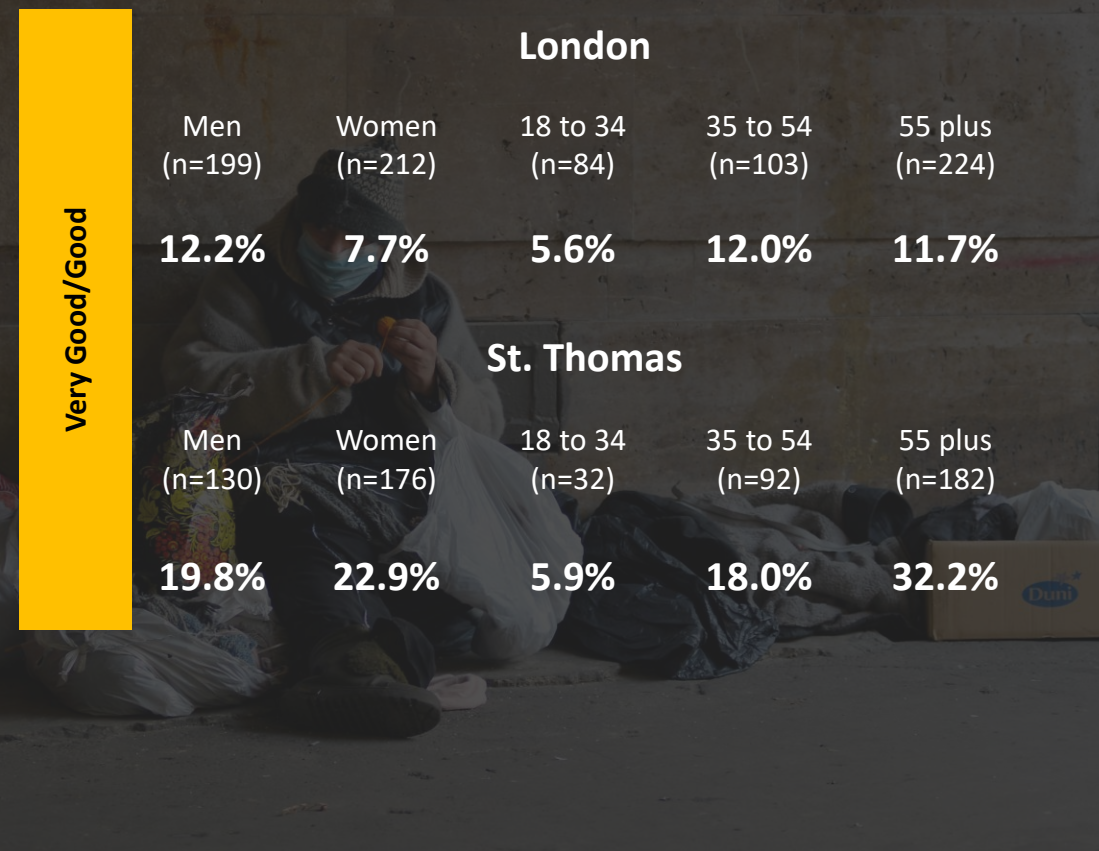
### St. Thomas



■ Very good  
 ■ Good  
 ■ Average  
 ■ Poor  
 ■ Very poor  
 ■ Unsure

\*Weighted to the true population proportion.  
 \*Charts may not add up to 100 due to rounding.

# Municipal leaders addressing homelessness in London and St. Thomas



Q – Would you say that municipal leaders do a very good, good, average, poor or very poor job at supporting the following. [RANDOMIZE]  
**Addressing homelessness**

Source: Nanos Research, RDD dual frame random telephone survey, August 2<sup>nd</sup> to 5<sup>th</sup>, 2023, n=411 residents of London, accurate 4.9 percentage points plus or minus, 19 times out of 20 and n=306 residents of St. Thomas, accurate 5.7 percentage points plus or minus, 19 times out of 20.

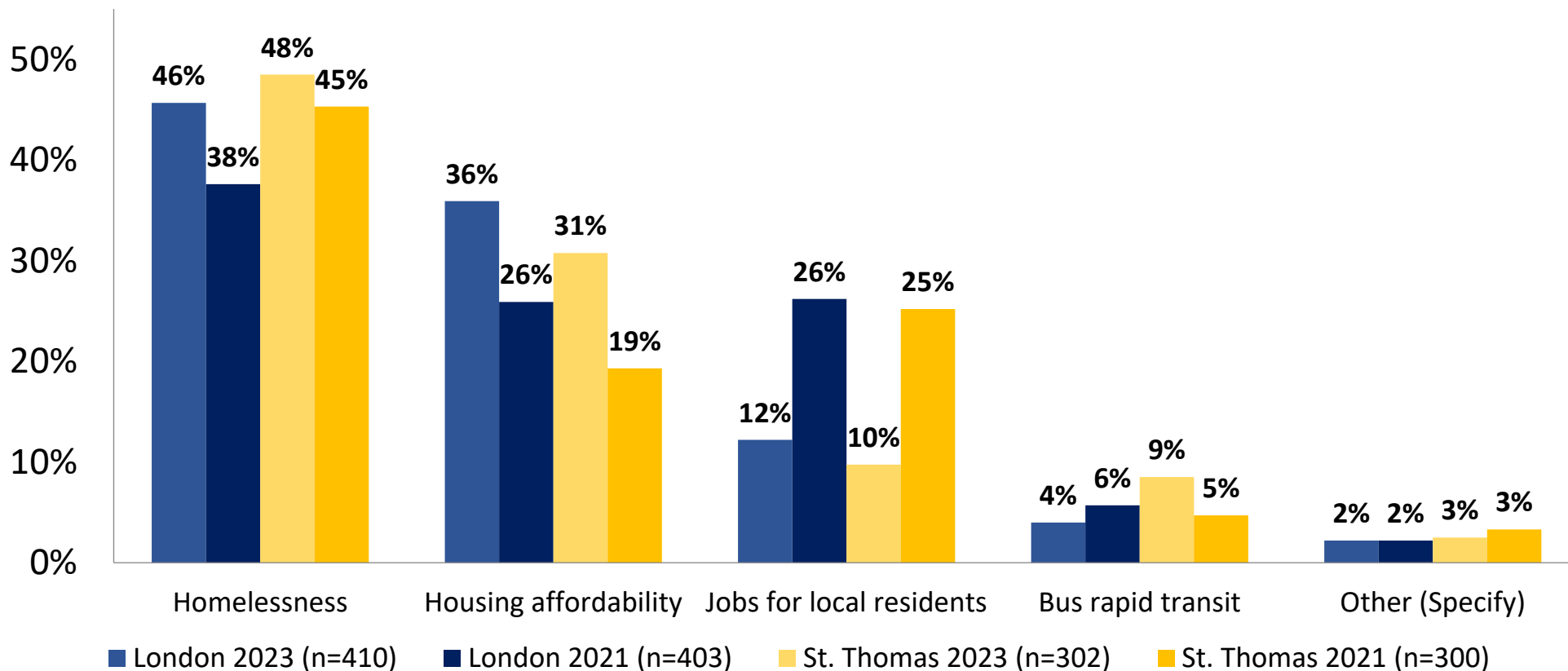


The background image shows a cityscape with several tall, multi-story apartment buildings. In the foreground, there is a bridge with a metal truss structure crossing over a body of water. The scene is overlaid with a semi-transparent dark grey filter. The text 'Community issues of concern and housing affordability' is written in a bold, yellow, sans-serif font across the middle of the image. A solid yellow vertical bar is located on the right side of the image.

# Community issues of concern and housing affordability

## Community issues of concern – First ranked

Q – Please rank the following community issues in terms of how concerned you are personally, where 1 is your biggest concern, 2 is your second biggest concern, 3 is your third biggest concern and so on. [RANDOMIZE]



Source: Nanos Research, RDD dual frame random telephone survey, August 2<sup>nd</sup> to 5<sup>th</sup>, 2023, n=410 residents of London, accurate 4.8 percentage points plus or minus, 19 times out of 20 and n=302 residents of St. Thomas, accurate 5.6 percentage points plus or minus, 19 times out of 20.

## Community issues of concern – London

Q – Please rank the following community issues in terms of how concerned you are personally, where 1 is your biggest concern, 2 is your second biggest concern, 3 is your third biggest concern and so on. [RANDOMIZE]

### Top Responses

	First Ranked (n=410)	Second Ranked (n=396)	Third Ranked (n=384)	Fourth Ranked (n=341)
Homelessness	45.7%	27.2%	17.6%	9.6%
Housing affordability	35.9%	38.0%	18.0%	6.7%
Jobs for local residents	12.2%	18.8%	38.4%	28.4%
Bus rapid transit	4.0%	15.0%	25.0%	54.6%
Unsure	0.8%	-	-	-
Other responses	1.1%	1.0%	0.8%	0.6%
Healthcare	0.3%	-	0.4%	-

Source: Nanos Research, RDD dual frame random telephone survey, August 2<sup>nd</sup> to 5<sup>th</sup>, 2023, n=410 residents of London, accurate 4.8 percentage points plus or minus, 19 times out of 20.

## Community issues of concern – St. Thomas

Q – Please rank the following community issues in terms of how concerned you are personally, where 1 is your biggest concern, 2 is your second biggest concern, 3 is your third biggest concern and so on. [RANDOMIZE]

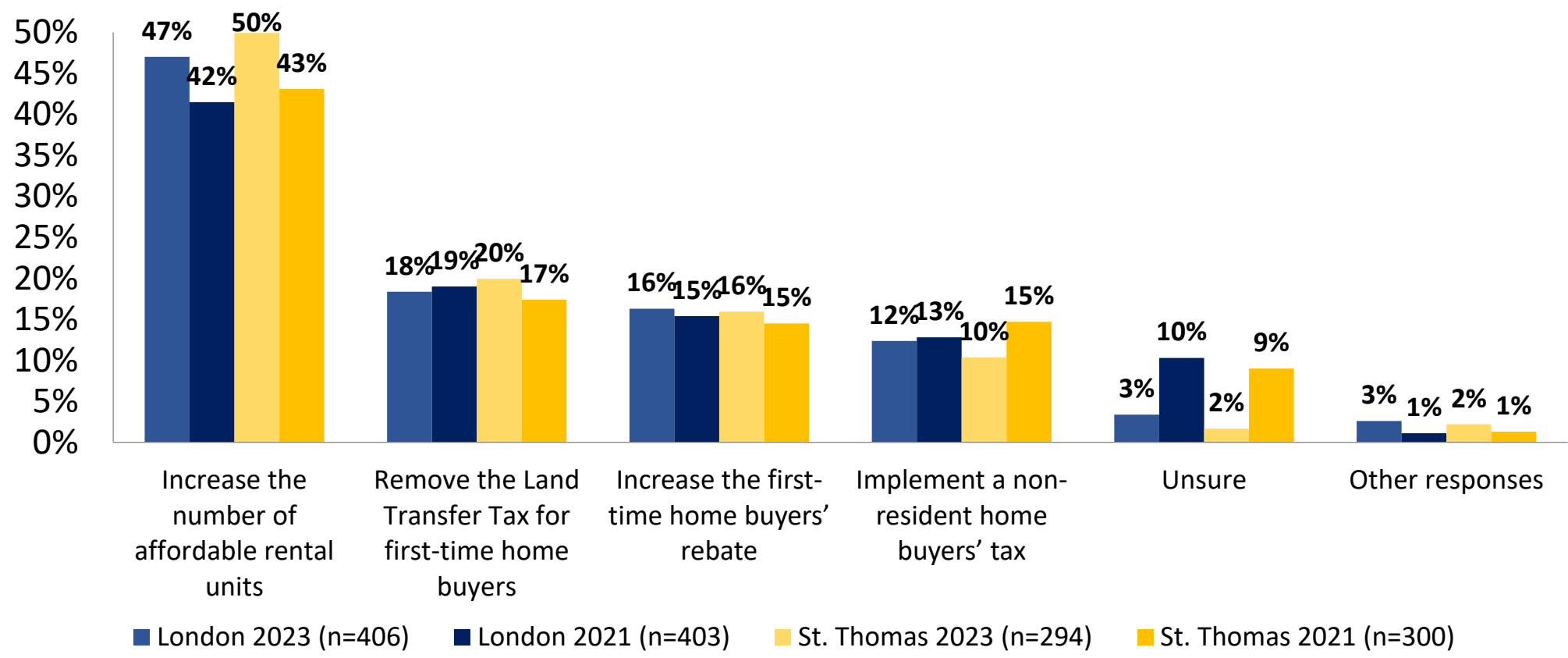
### Top Responses

	First Ranked (n=302)	Second Ranked (n=294)	Third Ranked (n=272)	Fourth Ranked (n=244)
Homelessness	48.5%	25.2%	17.3%	7.5%
Housing affordability	30.8%	35.6%	23.8%	7.1%
Jobs for local residents	9.7%	24.3%	34.1%	32.1%
Bus rapid transit	8.5%	12.9%	23.3%	51.0%
Other responses	1.7%	1.6%	0.7%	0.9%
Unsure	0.5%	-	-	-
Drugs/addiction	0.4%	0.4%	0.8%	1.4%

Source: Nanos Research, RDD dual frame random telephone survey, August 2<sup>nd</sup> to 5<sup>th</sup>, 2023, n=302 residents of St. Thomas, accurate 5.6 percentage points plus or minus, 19 times out of 20.

# Effectiveness of housing affordability policies in London and St. Thomas – First ranked

Q – Thinking of housing affordability, please rank the effectiveness of the following policies as potential solutions where 1 would be the most effective, 2 the second most effective, 3 the third most effective and so on. [RANDOMIZE]



Source: Nanos Research, RDD dual frame random telephone survey, August 2<sup>nd</sup> to 5<sup>th</sup>, 2023, n=406 residents of London, accurate 4.9 percentage points plus or minus, 19 times out of 20 and n=294 residents of St. Thomas, accurate 5.7 percentage points plus or minus, 19 times out of 20.



# Effectiveness of housing affordability policies – London

Q – Thinking of housing affordability, please rank the effectiveness of the following policies as potential solutions where 1 would be the most effective, 2 the second most effective, 3 the third most effective and so on. [RANDOMIZE]

## Top Responses

	First Ranked (n=406)	Second Ranked (n=357)	Third Ranked (n=338)	Fourth Ranked (n=308)
Increase the number of affordable rental units	47.0%	17.5%	19.5%	14.7%
Remove the Land Transfer Tax for first-time home buyers	18.4%	34.7%	27.7%	19.5%
Increase the first-time home buyers' rebate	16.3%	27.9%	30.5%	22.5%
Implement a non-resident home buyers' tax	12.4%	18.5%	20.8%	43.0%
Unsure	3.4%	0.2%	-	-
Other responses	2.6%	1.2%	1.5%	0.3%

Source: Nanos Research, RDD dual frame random telephone survey, August 2<sup>nd</sup> to 5<sup>th</sup>, 2023, n=406 residents of London, accurate 4.9 percentage points plus or minus, 19 times out of 20.



# Effectiveness of housing affordability policies – St. Thomas

Q – Thinking of housing affordability, please rank the effectiveness of the following policies as potential solutions where 1 would be the most effective, 2 the second most effective, 3 the third most effective and so on. [RANDOMIZE]

## Top Responses

	First Ranked (n=294)	Second Ranked (n=264)	Third Ranked (n=242)	Fourth Ranked (n=215)
Increase the number of affordable rental units	49.9%	16.2%	19.0%	13.4%
Remove the Land Transfer Tax for first-time home buyers	19.9%	28.1%	31.1%	18.8%
Increase the first-time home buyers' rebate	16.0%	32.7%	27.5%	20.6%
Implement a non-resident home buyers' tax	10.4%	21.4%	21.8%	45.7%
Unsure	1.7%	-	-	-
Other responses	1.5%	1.5%	0.6%	1.6%

Source: Nanos Research, RDD dual frame random telephone survey, August 2<sup>nd</sup> to 5<sup>th</sup>, 2023, n=294 residents of St. Thomas, accurate 5.7 percentage points plus or minus, 19 times out of 20.

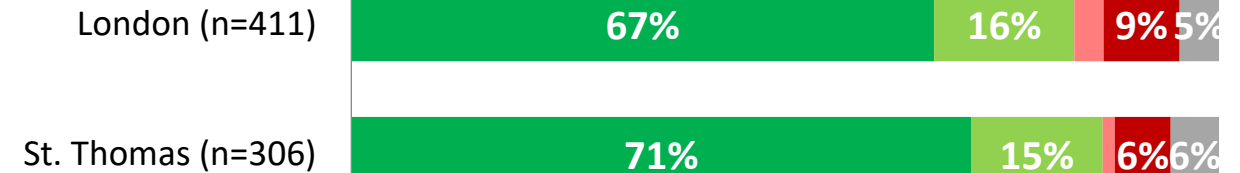
The background image shows a cityscape with several tall, multi-story apartment buildings. In the foreground, there are green trees, a paved walkway, and a bridge with a metal railing. The overall scene is a mix of urban architecture and greenery.

# Views on local and housing issues

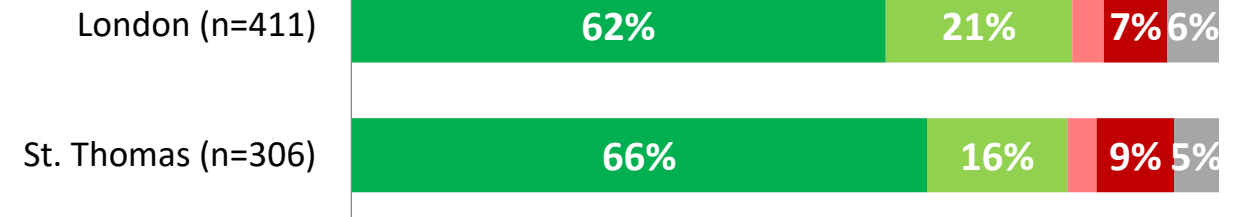
# Converting commercial buildings to residential buildings

A majority of residents from London and St. Thomas support converting vacant building downtown into rental housing and creating an incentive program to encourage developers to convert vacant building into rental housing.

Converting vacant commercial or office buildings in downtown London/St. Thomas into rental housing



The London/St. Thomas municipal government creating an incentive program to encourage developers to convert vacant commercial or office buildings into rental housing



0% 10% 20% 30% 40% 50% 60% 70% 80% 90% 100%

■ Support ■ Somewhat support ■ Somewhat oppose ■ Oppose ■ Unsure

\*Weighted to the true population proportion.

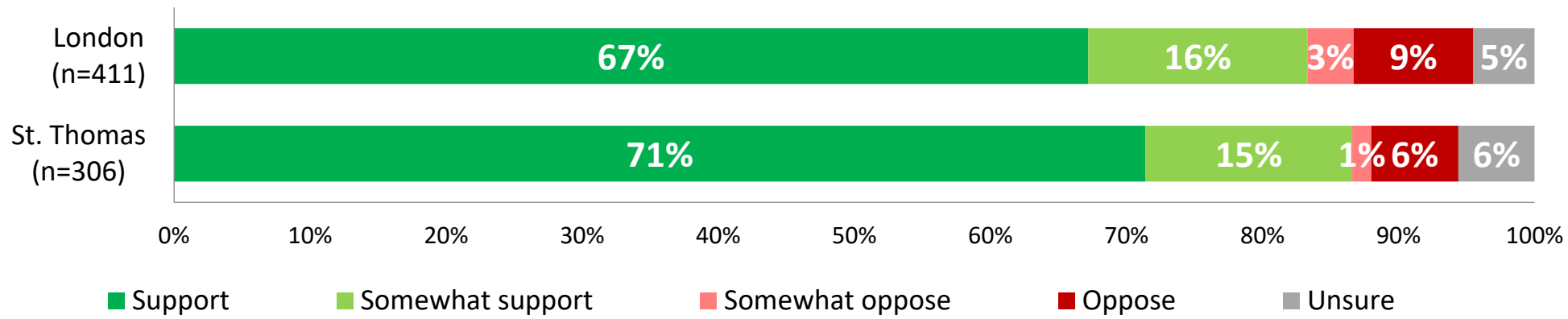
\*Charts may not add up to 100 due to rounding.

Q – Do you support, somewhat support, somewhat oppose or oppose the following? [ROTATE]

Source: Nanos Research, RDD dual frame random telephone survey, August 2<sup>nd</sup> to 5<sup>th</sup>, 2023, n=411 residents of London, accurate 4.8 percentage points plus or minus, 19 times out of 20 and n=306 residents of St. Thomas, accurate 5.6 percentage points plus or minus, 19 times out of 20.

# Support for converting vacant commercial or office buildings into rental housing

Q – Do you support, somewhat support, somewhat oppose or oppose the following? [ROTATE]  
**Converting vacant commercial or office buildings in downtown London/St. Thomas into rental housing**



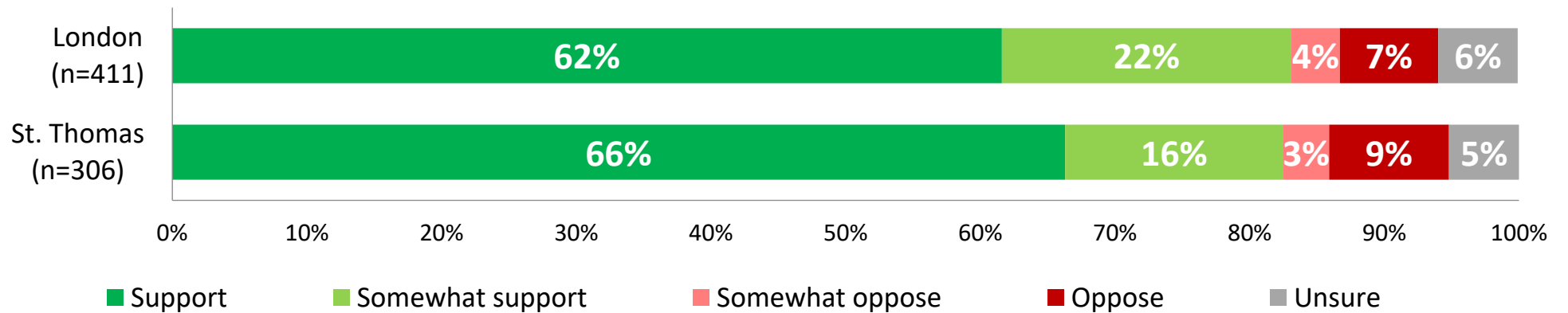
Support/Somewhat support	London					St. Thomas				
	Men (n=199)	Women (n=212)	18 to 34 (n=84)	35 to 54 (n=103)	55 plus (n=224)	Men (n=130)	Women (n=176)	18 to 34 (n=32)	35 to 54 (n=92)	55 plus (n=182)
	<b>81.4%</b>	<b>85.1%</b>	<b>74.2%</b>	<b>88.8%</b>	<b>86.9%</b>	<b>85.1%</b>	<b>88.0%</b>	<b>87.5%</b>	<b>87.2%</b>	<b>85.7%</b>

\*Weighted to the true population proportion.  
 \*Charts may not add up to 100 due to rounding.

Source: Nanos Research, RDD dual frame random telephone survey, August 2<sup>nd</sup> to 5<sup>th</sup>, 2023, n=411 residents of London, accurate 4.9 percentage points plus or minus, 19 times out of 20 and n=306 residents of St. Thomas, accurate 5.7 percentage points plus or minus, 19 times out of 20.

# Support for a government incentive program to encourage developers to convert commercial buildings into rental housing

Q – Do you support, somewhat support, somewhat oppose or oppose the following? [ROTATE]  
**The London/St. Thomas municipal government creating an incentive program to encourage developers to convert vacant commercial or office buildings into rental housing**

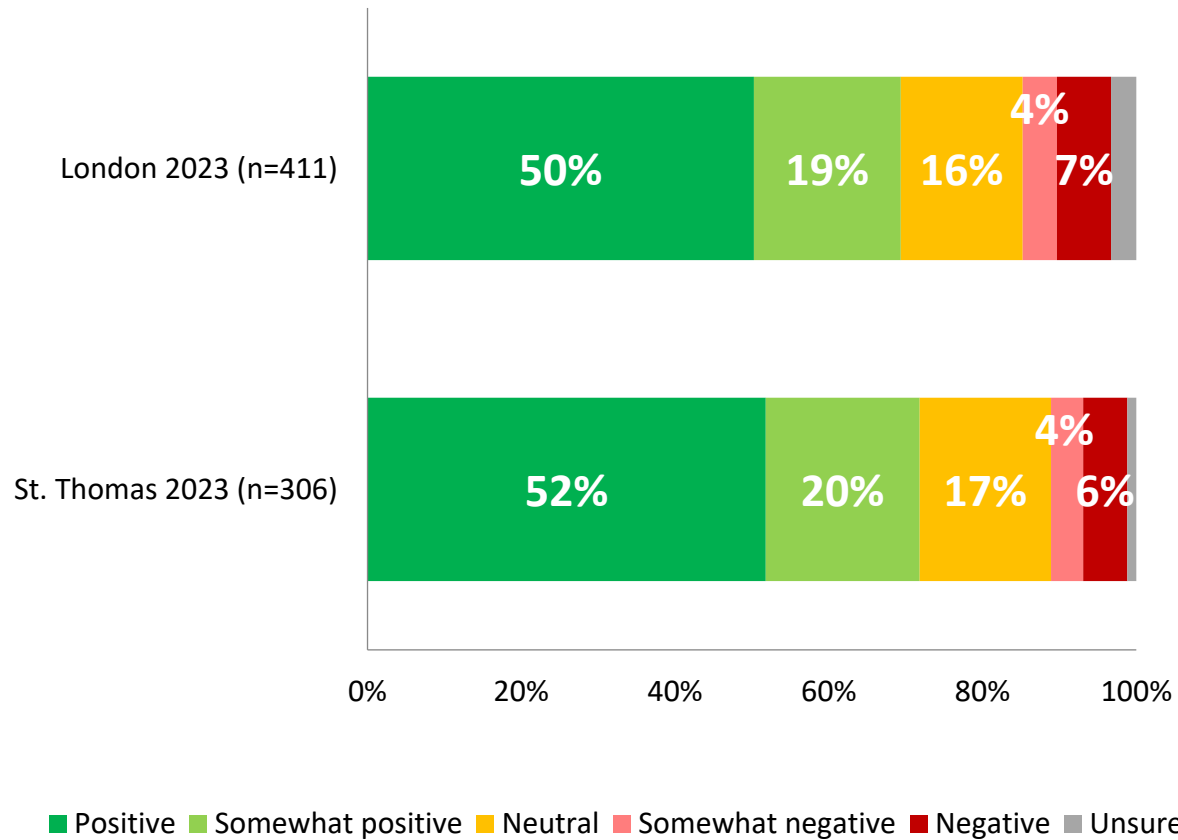


Support/Somewhat support	London					St. Thomas				
	Men (n=199)	Women (n=212)	18 to 34 (n=84)	35 to 54 (n=103)	55 plus (n=224)	Men (n=130)	Women (n=176)	18 to 34 (n=32)	35 to 54 (n=92)	55 plus (n=182)
	<b>80.5%</b>	<b>85.5%</b>	<b>79.2%</b>	<b>84.4%</b>	<b>85.5%</b>	<b>78.7%</b>	<b>86.0%</b>	<b>81.6%</b>	<b>82.2%</b>	<b>83.3%</b>

\*Weighted to the true population proportion.  
 \*Charts may not add up to 100 due to rounding.

Source: Nanos Research, RDD dual frame random telephone survey, August 2<sup>nd</sup> to 5<sup>th</sup>, 2023, n=411 residents of London, accurate 4.8 percentage points plus or minus, 19 times out of 20 and n=306 residents of St. Thomas, accurate 5.6 percentage points plus or minus, 19 times out of 20.

# Impression of rent-to-own housing



Positive/Somewhat positive	London				
	Men (n=199)	Women (n=212)	18 to 34 (n=84)	35 to 54 (n=103)	55 plus (n=224)
	64.1%	74.2%	71.0%	66.3%	70.5%
	St. Thomas				
	Men (n=130)	Women (n=176)	18 to 34 (n=32)	35 to 54 (n=92)	55 plus (n=182)
	73.5%	70.3%	68.2%	72.8%	73.0%

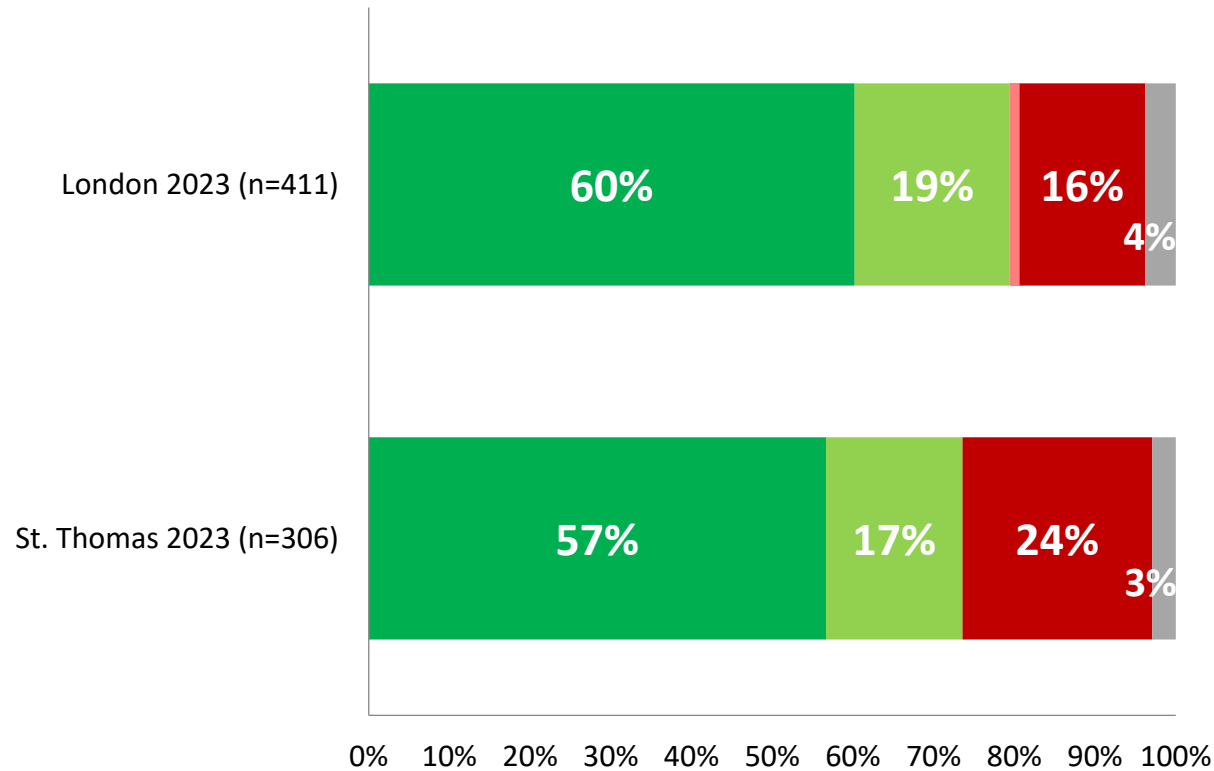
\*Weighted to the true population proportion.  
 \*Charts may not add up to 100 due to rounding.

Q - Do you have a positive, somewhat positive, neutral, somewhat negative or negative impression of rent-to-own housing?

Source: Nanos Research, RDD dual frame random telephone survey, August 2<sup>nd</sup> to 5<sup>th</sup>, 2023, n=411 residents of London, accurate 4.8 percentage points plus or minus, 19 times out of 20 and n=306 residents of St. Thomas, accurate 5.6 percentage points plus or minus, 19 times out of 20.



# Willingness to consider a rent-to-own housing agreement



■ Consider  
■ Somewhat consider  
■ Somewhat not consider  
■ Not consider  
■ Unsure

\*Weighted to the true population proportion.  
 \*Charts may not add up to 100 due to rounding.

Consider/Somewhat consider	London				
	Men (n=199)	Women (n=212)	18 to 34 (n=84)	35 to 54 (n=103)	55 plus (n=224)
	76.6%	82.0%	87.8%	81.6%	70.0%
Consider/Somewhat consider	St. Thomas				
	Men (n=130)	Women (n=176)	18 to 34 (n=32)	35 to 54 (n=92)	55 plus (n=182)
	75.7%	71.7%	83.7%	75.8%	66.5%

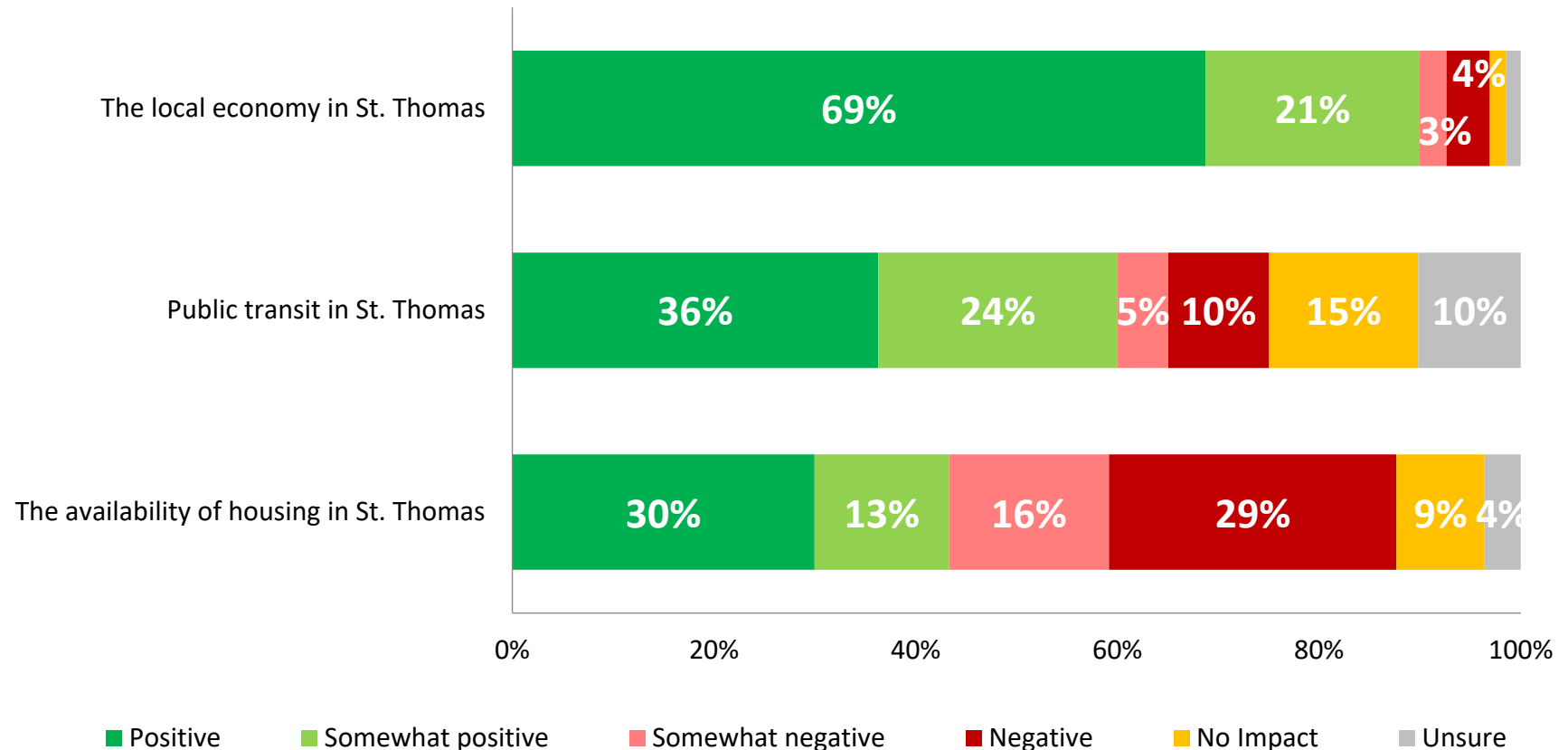
Q – If you were renting, would you consider, somewhat consider, somewhat not consider or not consider a rent-to-own agreement?

Source: Nanos Research, RDD dual frame random telephone survey, August 2<sup>nd</sup> to 5<sup>th</sup>, 2023, n=411 residents of London, accurate 4.8 percentage points plus or minus, 19 times out of 20 and n=306 residents of St. Thomas, accurate 5.6 percentage points plus or minus, 19 times out of 20.

# Potential impacts of new Volkswagen plant on the City of St. Thomas

**Nine in ten** residents of St. Thomas agree that the new Volkswagen plant will have a somewhat positive or positive impact on the local economy.

Q - Do you think the Volkswagen plant will have a positive, somewhat positive, somewhat negative, negative or no impact on the following? [RANDOMIZE]  
[ST. THOMAS RESIDENTS ONLY]



\*Weighted to the true population proportion.

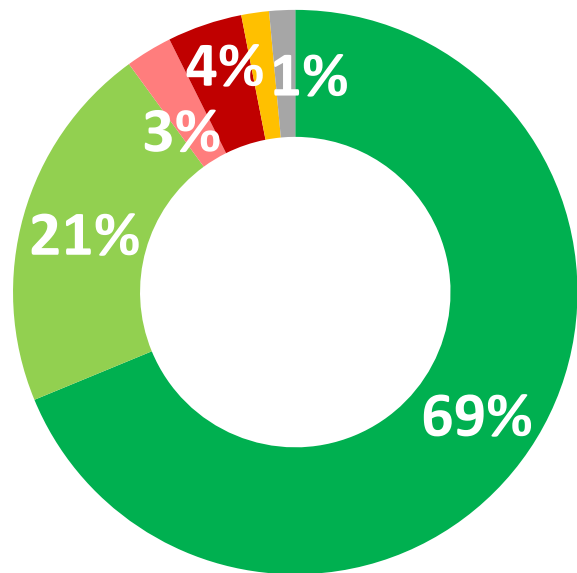
\*Charts may not add up to 100 due to rounding.

Source: Nanos Research, RDD dual frame random telephone survey, August 2<sup>nd</sup> to 5<sup>th</sup>, 2023, n=306 residents of St. Thomas, accurate 5.6 percentage points plus or minus, 19 times out of 20.



# Impact on the local economy

Q - As you may know, Volkswagen announced it will open a new electric vehicle battery plant in St. Thomas by 2027. The plant is expected to employ up to 3,000 people and lead to the creation of an additional few thousand jobs in the area. Do you think the Volkswagen plant will have a positive, somewhat positive, somewhat negative, negative or no impact on the following?  
 [RANDOMIZE][ST. THOMAS RESIDENTS ONLY] **The local economy in St. Thomas**



Positive/ Somewhat positive

## St. Thomas

	Men (n=130)	Women (n=176)	18 to 34 (n=32)	35 to 54 (n=92)	55 plus (n=182)
Positive/ Somewhat positive	87.2%	92.4%	87.8%	89.8%	91.3%

- Positive
- Somewhat positive
- Somewhat negative
- Negative
- No impact
- Unsure

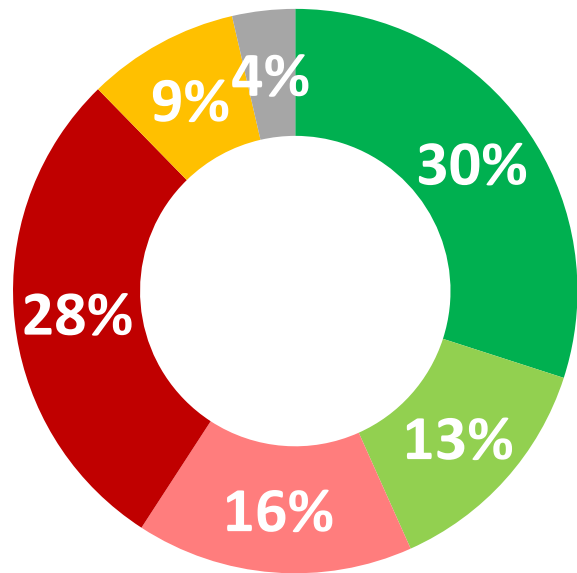
\*Weighted to the true population proportion.  
 \*Charts may not add up to 100 due to rounding.

Source: Nanos Research, RDD dual frame random telephone survey, August 2<sup>nd</sup> to 5<sup>th</sup>, 2023, n=306 residents of St. Thomas, accurate 5.6 percentage points plus or minus, 19 times out of 20.



# Impact on housing availability

Q - As you may know, Volkswagen announced it will open a new electric vehicle battery plant in St. Thomas by 2027. The plant is expected to employ up to 3,000 people and lead to the creation of an additional few thousand jobs in the area. Do you think the Volkswagen plant will have a positive, somewhat positive, somewhat negative, negative or no impact on the following?  
 [RANDOMIZE][ST. THOMAS RESIDENTS ONLY] **The availability of housing in St. Thomas**



- Positive
- Somewhat positive
- Somewhat negative
- Negative
- No impact
- Unsure

\*Weighted to the true population proportion.  
 \*Charts may not add up to 100 due to rounding.

Positive/ Somewhat positive	St. Thomas				
	Men (n=130)	Women (n=176)	18 to 34 (n=32)	35 to 54 (n=92)	55 plus (n=182)
	<b>43.7%</b>	<b>42.9%</b>	<b>24.3%</b>	<b>40.0%</b>	<b>55.8%</b>

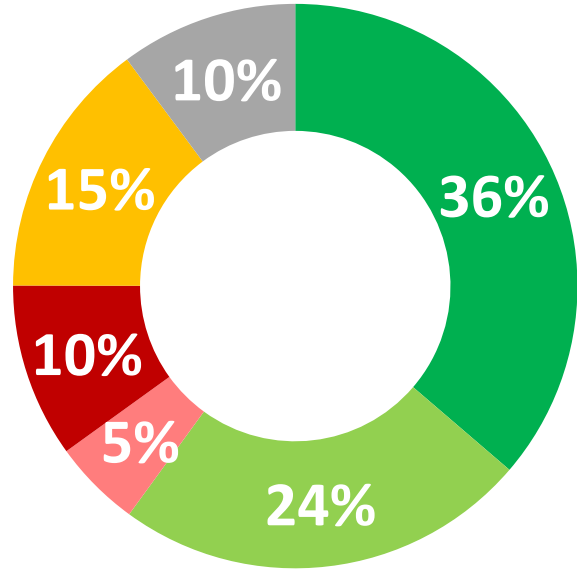


Source: Nanos Research, RDD dual frame random telephone survey, August 2<sup>nd</sup> to 5<sup>th</sup>, 2023, n=306 residents of St. Thomas, accurate 5.6 percentage points plus or minus, 19 times out of 20.



# Impact on public transit

Q - As you may know, Volkswagen announced it will open a new electric vehicle battery plant in St. Thomas by 2027. The plant is expected to employ up to 3,000 people and lead to the creation of an additional few thousand jobs in the area. Do you think the Volkswagen plant will have a positive, somewhat positive, somewhat negative, negative or no impact on the following?  
 [RANDOMIZE][ST. THOMAS RESIDENTS ONLY] **Public transport in St. Thomas**

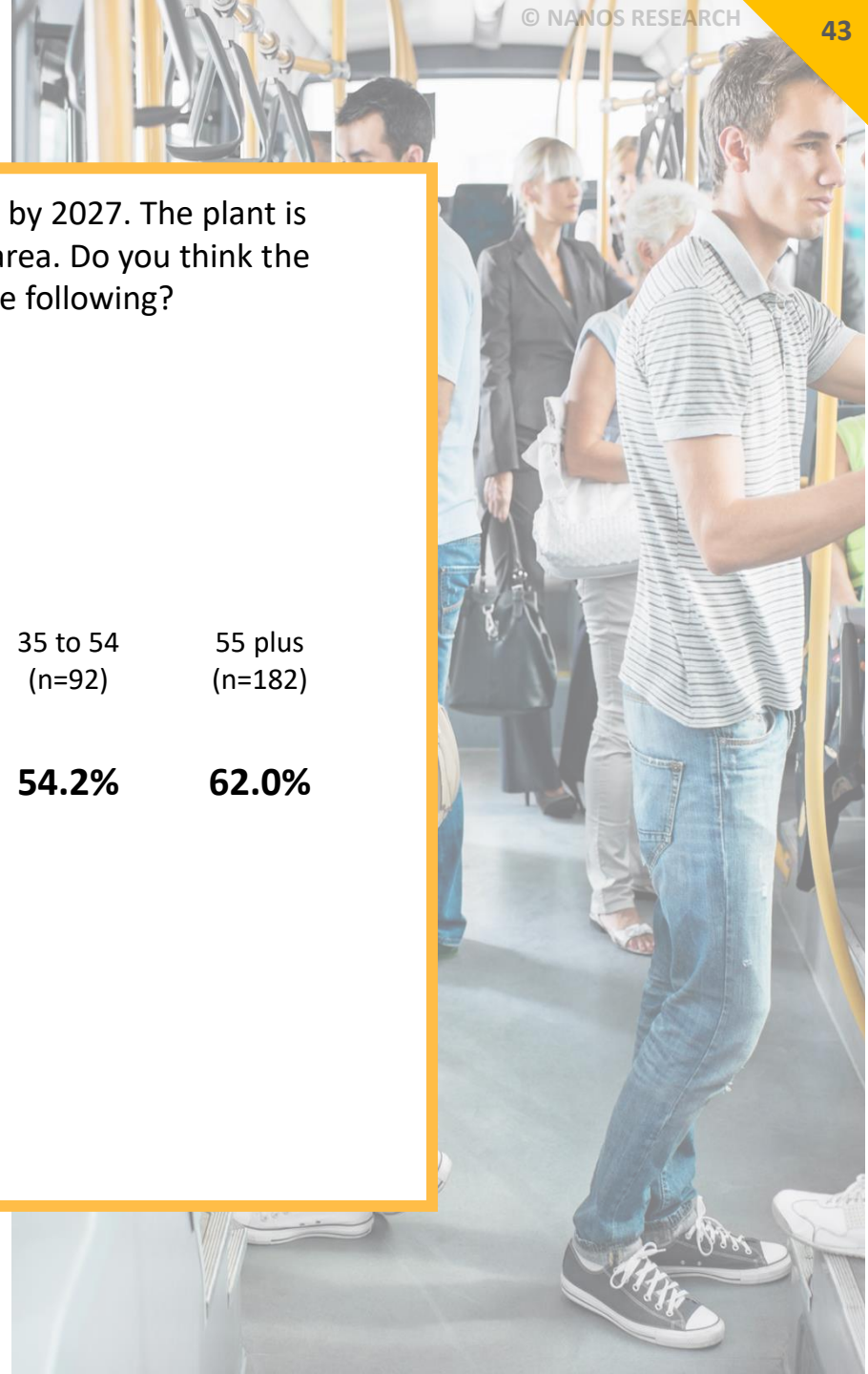


- Positive
- Somewhat positive
- Somewhat negative
- Negative
- No impact
- Unsure

\*Weighted to the true population proportion.  
 \*Charts may not add up to 100 due to rounding.

Positive / Somewhat positive

		St. Thomas				
		Men (n=130)	Women (n=176)	18 to 34 (n=32)	35 to 54 (n=92)	55 plus (n=182)
Positive / Somewhat positive		<b>53.5%</b>	<b>65.9%</b>	<b>63.9%</b>	<b>54.2%</b>	<b>62.0%</b>

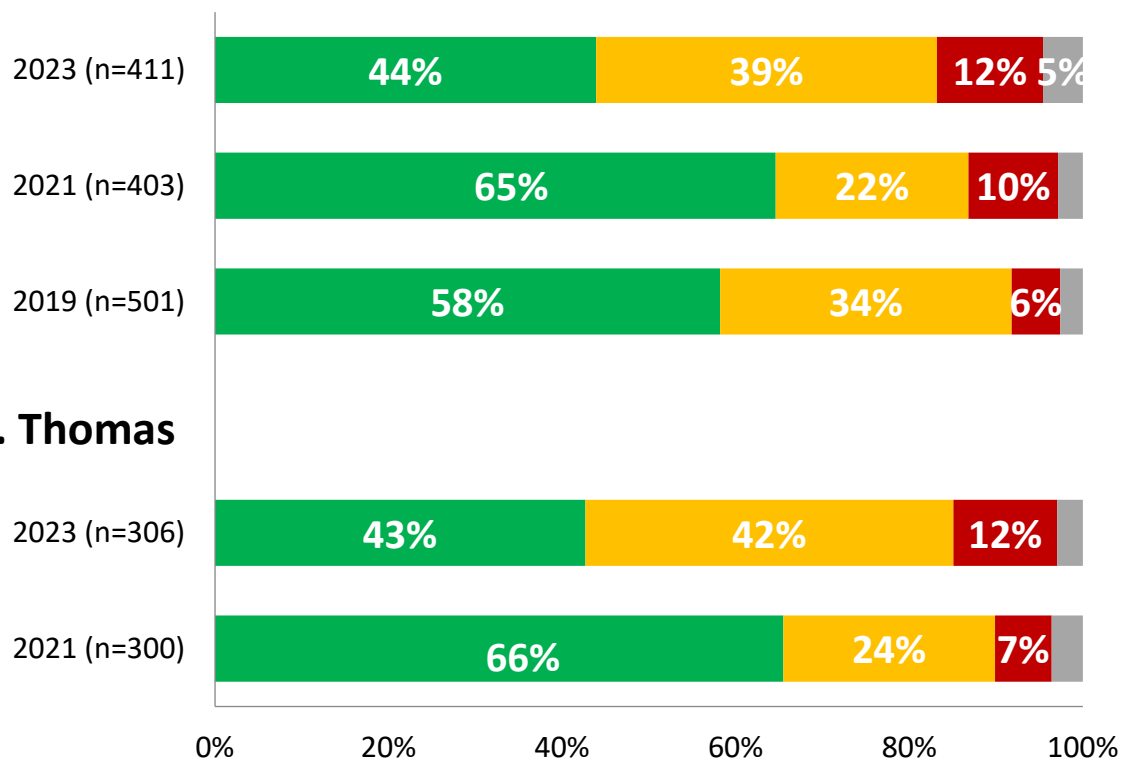


Source: Nanos Research, RDD dual frame random telephone survey, August 2<sup>nd</sup> to 5<sup>th</sup>, 2023, n=306 residents of St. Thomas, accurate 5.6 percentage points plus or minus, 19 times out of 20.

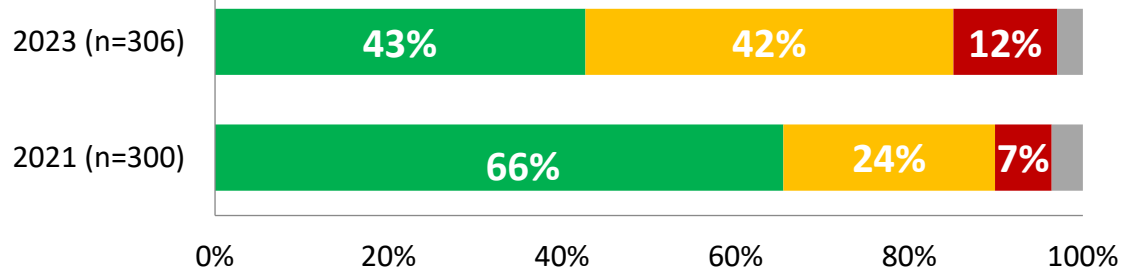
A photograph of a cityscape featuring several tall, modern apartment buildings with many windows. In the foreground, there are green trees and a bridge with a metal truss structure crossing a river. The scene is captured during the day with a slightly overcast sky. A semi-transparent dark grey overlay covers the entire image, and a solid yellow vertical bar is positioned on the right side.

# Outlook on the future of the economy

## London



## St. Thomas



■ Increase   
 ■ Stay the same   
 ■ Decrease   
 ■ Unsure

\*Weighted to the true population proportion.  
 \*Charts may not add up to 100 due to rounding.

# Value of real estate

Increase

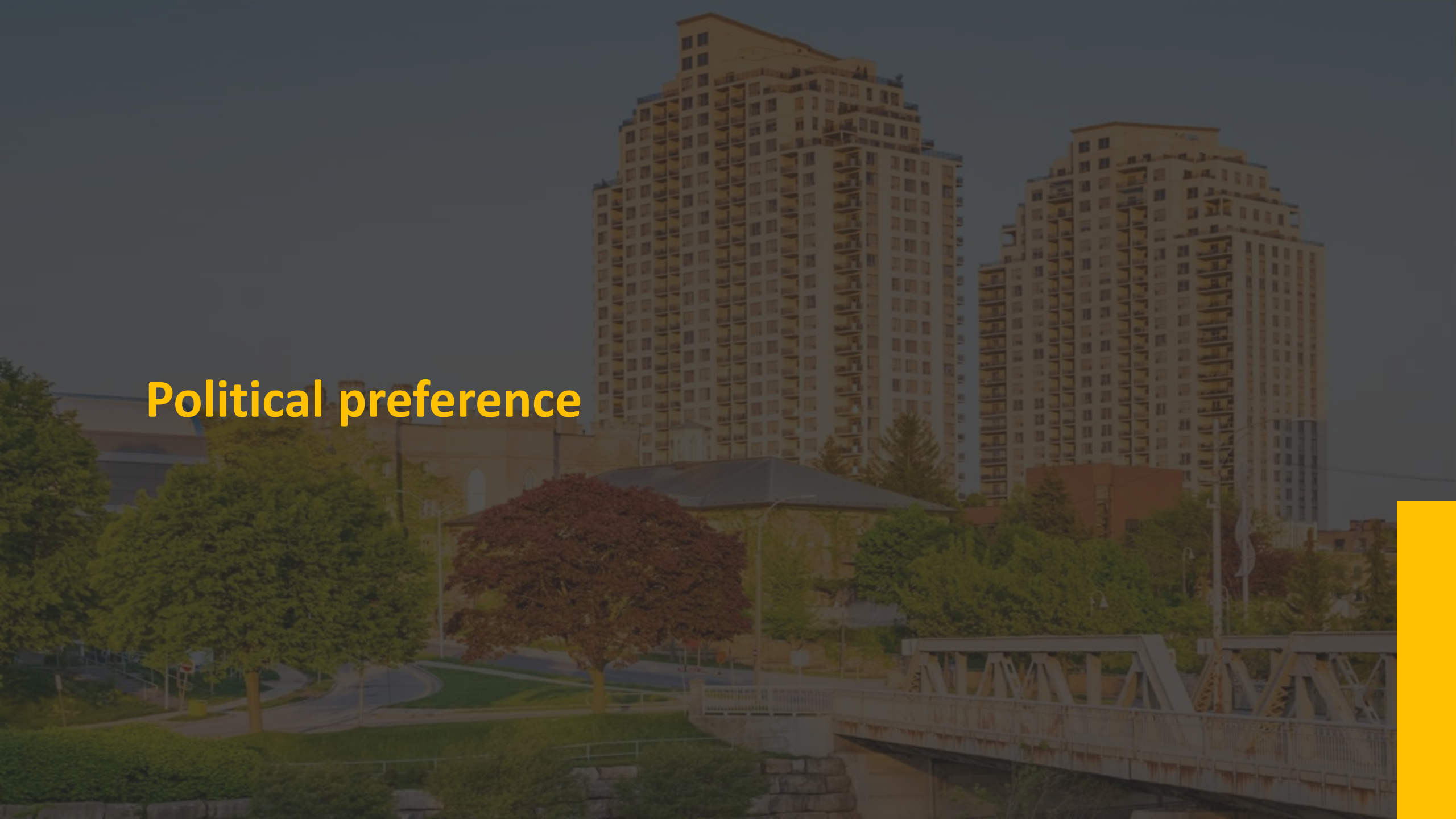
	London				
	Men (n=199)	Women (n=212)	18 to 34 (n=84)	35 to 54 (n=103)	55 plus (n=224)
<b>49.3%</b>	<b>39.0%</b>	<b>52.0%</b>	<b>40.1%</b>	<b>39.9%</b>	
	St. Thomas				
	Men (n=130)	Women (n=176)	18 to 34 (n=32)	35 to 54 (n=92)	55 plus (n=182)
<b>41.3%</b>	<b>43.9%</b>	<b>38.0%</b>	<b>40.2%</b>	<b>41.6%</b>	

Q - In the next six months, do you believe that the value of real estate in your neighborhood will increase, stay the same or decrease?

Source: Nanos Research, RDD dual frame random telephone survey, August 2<sup>nd</sup> to 5<sup>th</sup>, 2023, n=411 residents of London, accurate 4.8 percentage points plus or minus, 19 times out of 20 and n=306 residents of St. Thomas, accurate 5.6 percentage points plus or minus, 19 times out of 20.

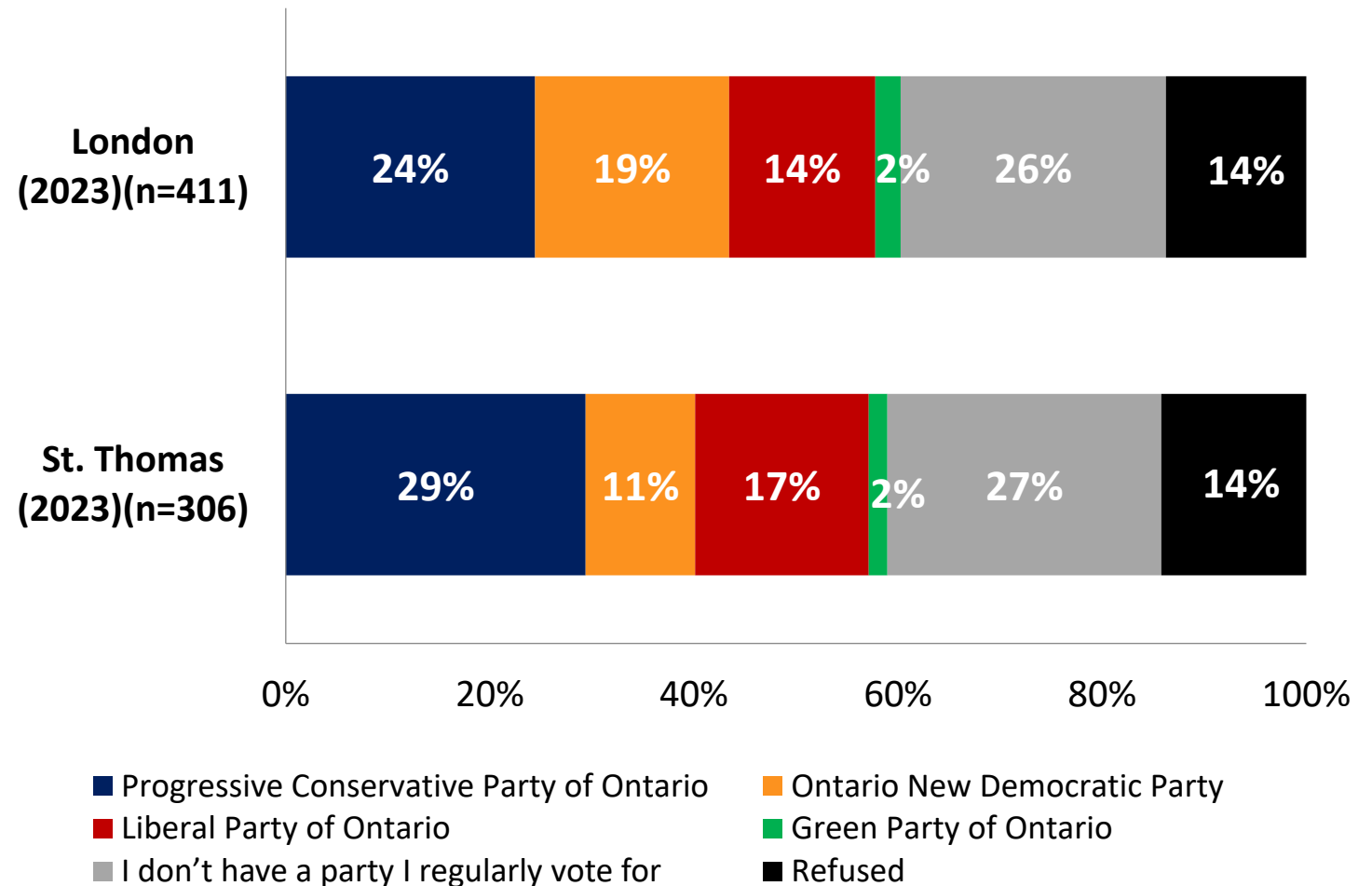


# Political preference



**One in four** residents of both London and St. Thomas say that in they do not have a regular political party that they vote for.

## Voting for a provincial political party



\*Weighted to the true population proportion.

\*Charts may not add up to 100 due to rounding.

Source: Nanos Research, RDD dual frame random telephone survey, August 2<sup>nd</sup> to 5<sup>th</sup>, 2023, n=411 residents of London, accurate 4.8 percentage points plus or minus, 19 times out of 20 and n=306 residents of St. Thomas, accurate 5.6 percentage points plus or minus, 19 times out of 20.



Nanos conducted an RDD dual frame (land- and cell-lines) random telephone survey of 411 residents of the City of London and 306 residents of the City of St. Thomas, 18 years of age or older, between August 2<sup>nd</sup> and 5<sup>th</sup>, 2023. Participants were randomly recruited by telephone using live agents and administered a survey. The results were statistically checked and weighted by age and gender using the latest Census information and the sample is geographically stratified to be representative of London and St. Thomas.

Individuals were randomly called using random digit dialling with a maximum of five call backs.

The margin of error for a random survey of 411 residents of London is  $\pm 4.8$  percentage points, 19 times out of 20 and the margin of error for a random survey of 306 residents of St. Thomas is  $\pm 5.6$  percentage points, 19 times out of 20.

The research was commissioned by the Ontario Real Estate Association and the London and St. Thomas Association of Realtors and was conducted by Nanos Research.

Note: Charts may not add up to 100 due to rounding.



Element	Description	Element	Description
Research sponsor	Ontario Real Estate Association and the London and St. Thomas Association of Realtors	Weighting of Data	The results were weighted by age and gender using the latest Census information (2021) and the sample is geographically stratified to ensure a distribution across London and St. Thomas. See tables for full weighting disclosure
Population and Final Sample Size	411 residents of London and 306 residents of St. Thomas.	Screening	Screening ensured potential respondents did not work in the market research industry, in the advertising industry, in the media or a political party prior to administering the survey to ensure the integrity of the data.
Source of Sample	Dynata	Excluded Demographics	Individuals younger than 18 years old; individuals without land or cell lines could not participate.
Type of Sample	Probability	Stratification	By age and gender using the latest Census information (2021) and the sample is geographically stratified to be representative of London and St. Thomas.
Margin of Error	London: $\pm 4.8$ percentage points, 19 times out of 20. St. Thomas: $\pm 5.6$ percentage points, 19 times out of 20.	Estimated Response Rate	Four percent, consistent with industry norms.
Mode of Survey	Telephone survey	Question Order	Question order in the preceding report reflects the order in which they appeared in the original questionnaire.
Sampling Method Base	The sample included both land- and cell-lines RDD (Random Digit Dialed) across London and St. Thomas.	Question Content	All questions asked are contained in the report.
Demographics (Captured)	London and St. Thomas; Men and Women; 18 years and older. Six digit postal code was used to validate geography.	Question Wording	The questions in the preceding report are written exactly as they were asked to individuals.
Fieldwork/Validation	Individuals were contacted via telephone.	Research/Data Collection Supplier	Nanos Research
Number of Calls	Maximum of five call backs to those recruited.	Contact	Contact Nanos Research for more information or with any concerns or questions. <a href="http://www.nanos.co">http://www.nanos.co</a> Telephone:(613) 234-4666 ext. 237 Email: info@nanosresearch.com.
Time of Calls	Individuals recruited were called between 12-5:30 pm and 6:30-9:30pm local time for the respondent.		
Field Dates	August 2 <sup>nd</sup> to 5 <sup>th</sup> , 2023.		
Language of Survey	The survey was conducted in English.		
Standards	Nanos Research is a member of the Canadian Research Insights Council (CRIC) and confirms that this research fully complies with all CRIC Standards including the CRIC Public Opinion Research Standards and Disclosure Requirements. <a href="https://canadianresearchinsightscouncil.ca/standards/">https://canadianresearchinsightscouncil.ca/standards/</a>		



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This international joint venture between [dimap](http://www.dimap.com) and [Nanos](http://www.nanos.co) brings together top research and data experts from North American and Europe to deliver exceptional data intelligence to clients. The team offers data intelligence services ranging from demographic and sentiment microtargeting; consumer sentiment identification and decision conversion; and, data analytics and profiling for consumer persuasion. [www.nanosdimap.com](http://www.nanosdimap.com)

EthicStratēgies

Ethic Strategies was created by the founding partners of [PAA Advisory](http://www.paaadvisory.com) and the [Nanos Research Corporation](http://www.nanos.co), both recognized leaders in research, advocacy, and advisory. Ethic provides bespoke strategic counsel, advice, and communications strategies to organizations facing serious issues. [www.ethicstrategies.com](http://www.ethicstrategies.com)

ABOUT NANOS

# TABULATIONS





**2023-2405 – London St. Thomas Association of Realtors – LSTAR Survey – STAT SHEET**

		Region		Gender		Age			
		London	St Thomas	Male	Female	18 to 34	35 to 54	55 plus	
Question 2 - If you had one piece of advice to make the City of London/City of St. Thomas a better place, what would that advice be? [OPEN]	Total	Unwgt N	400	291	319	372	111	191	389
		Wgt N	391	284	322	353	193	215	267
	Improved infrastructure/roadways	%	19.1	9.6	16.5	13.8	13.9	16.9	14.5
	Improvements to downtown area	%	3.8	6.4	5.5	4.3	2.7	5.3	6.2
	More green space/parks/recreational activities	%	3.9	7.1	5.0	5.3	10.1	1.4	4.7
	More jobs/industry	%	2.1	2.1	2.3	1.9	2.9	2.2	1.4
	Better access to public services/shops	%	0.6	3.0	0.2	2.9	3.4	0.4	1.3
	Increased law enforcement	%	2.7	1.0	1.4	2.5	1.6	2.3	2.0
	Solutions for homelessness/supporting low income persons	%	21.6	22.9	20.5	23.6	14.1	23.9	26.5
	Improved local government	%	3.1	1.1	3.2	1.4	0.7	1.6	3.9
	Improved public transit	%	10.6	8.5	11.0	8.5	19.8	7.9	3.8
	Improved housing/more affordable housing	%	9.4	7.1	7.1	9.6	7.2	10.3	7.7
	Improved support for seniors	%	0.4	0.2	0.0	0.7	0.0	0.0	0.9
	Ensure the City grows at a manageable rate/manage immigration	%	2.5	4.0	3.5	2.8	1.6	4.6	3.1
	Support for those with mental health/addiction issues	%	2.2	3.4	1.7	3.5	2.9	3.3	2.1
	Lower taxes	%	1.3	2.4	2.8	0.8	2.0	1.4	1.8
	For people to be kinder/more inclusive/welcoming/more accessible	%	2.8	1.0	2.0	2.1	1.4	3.2	1.5
	Other	%	1.6	2.7	2.3	1.8	2.7	0.4	2.9
	A better construction schedule/better construction management	%	5.4	0.9	3.5	3.5	4.7	2.8	3.2
	Improved healthcare/more hospitals/more doctors	%	0.6	1.3	0.8	0.9	0.0	1.7	0.8
	None/ don't have any/ currently satisfied	%	1.4	6.1	3.4	3.4	0.9	2.8	5.7
	Be more environmentally proactive/do more to help environment	%	0.2	0.8	0.2	0.7	1.2	0.0	0.3
	Improved cleanliness/better waste management	%	1.2	0.7	0.9	1.1	1.6	0.0	1.3
	Unsure	%	3.5	7.9	6.0	4.8	4.4	7.4	4.5

Nanos conducted an RDD dual frame (land- and cell- lines) random telephone survey of 411 London residents 18 years of age or older, between August 2<sup>nd</sup> to 5<sup>th</sup>, 2023. The margin of error this survey is ±4.9 percentage points, 19 times out of 20 Nanos conducted an RDD dual frame (land- and cell- lines) random telephone survey of 306 St. Thomas residents 18 years of age or older, between August 2<sup>nd</sup> to 5<sup>th</sup>, 2023. The margin of error this survey is ±5.7 percentage points, 19 times out of 20. \* Some responses have been shaded due to having a sample size of less than 30.



**2023-2405 – London St. Thomas Association of Realtors – LSTAR Survey – STAT SHEET**

How would you rate the City of London/City of St. Thomas on the following where 1 is a very poor rating and 10 is a very good rating. [RANDOMIZE]

			Region		Gender		Age			
			London	St Thomas	Male	Female	18 to 34	35 to 54	55 plus	
Question 3 - The overall quality of life in London/St. Thomas.	Total	Unwgt N	411	306	329	388	116	195	406	
		Wgt N	400	300	333	367	203	219	278	
		Mean	6.6	7.4	7.0	6.9	6.3	6.8	7.6	
		Median	7.0	8.0	7.0	7.0	7.0	7.0	8.0	
	Very poor (1)	2	%	1.7	1.6	2.3	1.0	3.3	0.9	1.0
		3	%	3.0	1.4	2.1	2.5	4.1	2.5	0.9
		4	%	3.3	1.1	1.7	2.9	1.6	4.1	1.5
		5	%	5.9	0.8	2.8	4.6	5.3	6.0	0.7
		6	%	9.2	9.1	9.5	8.9	12.9	10.3	5.6
		7	%	15.5	9.6	13.2	12.8	21.0	11.7	8.1
		8	%	24.6	18.7	23.6	20.7	26.1	20.3	20.5
		9	%	22.2	34.4	27.1	27.6	16.1	28.2	35.0
		10	%	10.9	12.6	12.4	11.0	8.2	12.6	13.4
		Very good (10)	%	2.9	9.5	4.9	6.6	1.4	3.4	10.8
		Unsure	%	0.8	1.1	0.4	1.4	0.0	0.0	2.4

How would you rate the City of London/City of St. Thomas on the following where 1 is a very poor rating and 10 is a very good rating. [RANDOMIZE]

			Region		Gender		Age			
			London	St Thomas	Male	Female	18 to 34	35 to 54	55 plus	
Question 4 - The job market in London/St. Thomas.	Total	Unwgt N	411	306	329	388	116	195	406	
		Wgt N	400	300	333	367	203	219	278	
		Mean	5.9	6.8	6.3	6.3	5.6	6.2	7.0	
		Median	6.0	7.0	7.0	6.0	6.0	7.0	7.0	
	Very poor (1)	2	%	2.2	1.7	1.8	2.1	2.7	2.8	0.8
		3	%	3.6	0.6	2.4	2.3	4.7	2.2	0.7
		4	%	5.6	4.6	6.8	3.7	7.4	7.5	1.7
		5	%	7.0	3.2	4.2	6.4	7.2	5.1	4.2
		6	%	16.3	10.0	13.4	13.9	18.8	12.9	10.4
		7	%	16.0	10.7	11.4	15.8	19.0	14.2	9.4
		8	%	20.4	18.6	21.2	18.2	18.8	20.8	19.3
		9	%	13.0	22.6	19.4	15.0	10.5	16.7	22.3
		10	%	3.7	4.3	4.8	3.1	0.0	5.4	5.7
		Very good (10)	%	2.1	8.7	4.1	5.7	3.1	4.1	7.0
		Unsure	%	10.1	15.0	10.5	13.8	7.9	8.3	18.5

Nanos conducted an RDD dual frame (land- and cell- lines) random telephone survey of 411 London residents 18 years of age or older, between August 2<sup>nd</sup> to 5<sup>th</sup>, 2023. The margin of error this survey is ±4.9 percentage points, 19 times out of 20 Nanos conducted an RDD dual frame (land- and cell- lines) random telephone survey of 306 St. Thomas residents 18 years of age or older, between August 2<sup>nd</sup> to 5<sup>th</sup>, 2023. The margin of error this survey is ±5.7 percentage points, 19 times out of 20. \* Some responses have been shaded due to having a sample size of less than 30.



**2023-2405 – London St. Thomas Association of Realtors – LSTAR Survey – STAT SHEET**

How would you rate the City of London/City of St. Thomas on the following where 1 is a very poor rating and 10 is a very good rating. [RANDOMIZE]

			Region		Gender		Age			
			London	St Thomas	Male	Female	18 to 34	35 to 54	55 plus	
Question 5 – London/St. Thomas as a place to raise a family.	Total	Unwgt N	411	306	329	388	116	195	406	
		Wgt N	400	300	333	367	203	219	278	
		Mean	6.9	7.8	7.2	7.3	6.7	7.1	7.8	
		Median	7.0	8.0	8.0	8.0	7.0	8.0	8.0	
		Very poor (1)	%	1.9	1.2	1.8	1.5	2.6	1.6	1.0
	2	%	3.1	0.6	3.1	1.0	2.1	3.2	1.1	
	3	%	4.1	1.7	2.5	3.6	3.3	4.0	2.3	
	4	%	5.1	2.0	3.6	3.9	7.7	2.6	1.8	
	5	%	6.6	3.4	3.6	6.7	1.9	9.0	4.6	
	6	%	11.8	8.5	10.9	9.9	19.6	8.3	5.3	
	7	%	20.4	16.7	18.4	19.1	22.8	20.2	14.7	
	8	%	25.0	31.8	30.4	25.7	23.5	24.7	33.6	
	9	%	11.0	15.2	12.4	13.2	6.5	13.3	17.0	
		Very good (10)	%	8.0	16.9	10.2	13.3	6.9	10.9	16.1
	Unsure	%	3.0	2.0	3.1	2.1	3.1	2.3	2.4	

How would you rate the City of London/City of St. Thomas on the following where 1 is a very poor rating and 10 is a very good rating. [RANDOMIZE]

			Region		Gender		Age			
			London	St Thomas	Male	Female	18 to 34	35 to 54	55 plus	
Question 6 - London/St. Thomas as a safe place to live.	Total	Unwgt N	411	306	329	388	116	195	406	
		Wgt N	400	300	333	367	203	219	278	
		Mean	6.4	7.2	6.9	6.7	6.4	6.6	7.1	
		Median	7.0	8.0	7.0	7.0	7.0	7.0	8.0	
		Very poor (1)	%	1.7	0.5	2.0	0.5	0.7	1.3	1.5
	2	%	5.0	2.6	2.8	5.0	6.7	3.9	2.0	
	3	%	3.6	1.9	3.6	2.2	2.4	3.7	2.6	
	4	%	4.7	3.9	4.0	4.7	6.7	5.7	1.7	
	5	%	12.8	6.8	8.4	12.0	10.5	8.4	11.6	
	6	%	16.6	11.4	12.9	15.6	15.3	18.1	10.7	
	7	%	19.2	22.5	20.3	20.9	23.9	21.2	17.8	
	8	%	23.7	28.2	29.3	22.2	23.7	22.9	29.1	
	9	%	6.7	14.3	9.9	10.0	4.4	10.2	13.8	
		Very good (10)	%	4.6	8.0	6.5	5.6	4.8	3.9	8.7
	Unsure	%	1.3	0.0	0.2	1.2	0.9	0.7	0.7	

Nanos conducted an RDD dual frame (land- and cell- lines) random telephone survey of 411 London residents 18 years of age or older, between August 2<sup>nd</sup> to 5<sup>th</sup>, 2023. The margin of error this survey is ±4.9 percentage points, 19 times out of 20 Nanos conducted an RDD dual frame (land- and cell- lines) random telephone survey of 306 St. Thomas residents 18 years of age or older, between August 2<sup>nd</sup> to 5<sup>th</sup>, 2023. The margin of error this survey is ±5.7 percentage points, 19 times out of 20. \* Some responses have been shaded due to having a sample size of less than 30.



**2023-2405 – London St. Thomas Association of Realtors – LSTAR Survey – STAT SHEET**

How would you rate the City of London/City of St. Thomas on the following where 1 is a very poor rating and 10 is a very good rating. [RANDOMIZE]

			Region		Gender		Age		
			London	St Thomas	Male	Female	18 to 34	35 to 54	55 plus
Question 7 - London/St. Thomas as a place to have a business.	Total	Unwgt N	411	306	329	388	116	195	406
		Wgt N	400	300	333	367	203	219	278
		Mean	6.1	6.6	6.5	6.3	6.0	6.1	6.9
		Median	6.0	7.0	7.0	7.0	6.0	6.0	7.0
	Very poor (1)	%	3.8	2.6	3.0	3.6	3.6	5.4	1.5
	2	%	1.5	0.4	1.5	0.6	0.7	1.7	0.7
	3	%	4.2	3.0	3.0	4.3	2.6	4.9	3.5
	4	%	6.1	4.8	6.1	5.1	10.0	4.4	3.2
	5	%	14.8	9.9	11.6	13.7	14.5	14.9	9.6
	6	%	15.5	15.3	12.9	17.6	18.1	16.8	12.3
	7	%	17.7	25.1	21.0	20.8	21.4	18.7	22.3
	8	%	17.8	24.4	24.8	16.8	15.5	19.8	25.0
	9	%	5.2	3.5	3.7	5.1	2.7	4.5	5.7
	Very good (10)	%	2.3	4.9	3.7	3.1	1.4	1.9	6.0
Unsure	%	11.3	6.0	8.6	9.4	9.5	7.1	10.2	

How would you rate the City of London/City of St. Thomas on the following where 1 is a very poor rating and 10 is a very good rating. [RANDOMIZE]

			Region		Gender		Age		
			London	St Thomas	Male	Female	18 to 34	35 to 54	55 plus
Question 8 - London/St. Thomas as a place to take public transit.	Total	Unwgt N	411	306	329	388	116	195	406
		Wgt N	400	300	333	367	203	219	278
		Mean	5.4	4.7	5.0	5.3	5.0	4.9	5.4
		Median	6.0	5.0	5.0	5.0	5.0	5.0	6.0
	Very poor (1)	%	7.4	10.7	9.1	8.6	13.9	8.1	5.7
	2	%	4.6	6.9	5.0	6.0	5.1	7.3	4.5
	3	%	8.5	8.4	10.0	7.1	8.1	8.1	9.1
	4	%	8.5	13.7	12.5	9.1	13.6	10.2	9.0
	5	%	13.3	10.4	11.1	12.9	13.4	11.2	11.7
	6	%	13.2	10.1	13.1	10.7	13.3	8.8	13.3
	7	%	14.9	11.3	12.0	14.6	8.7	16.1	14.6
	8	%	11.6	6.7	10.0	9.1	12.4	6.5	9.7
	9	%	4.4	1.5	1.0	5.1	3.5	3.2	2.9
	Very good (10)	%	2.5	2.2	2.4	2.3	3.6	0.4	2.9
Unsure	%	11.1	18.2	13.7	14.5	4.5	20.0	16.5	

Nanos conducted an RDD dual frame (land- and cell- lines) random telephone survey of 411 London residents 18 years of age or older, between August 2<sup>nd</sup> to 5<sup>th</sup>, 2023. The margin of error this survey is ±4.9 percentage points, 19 times out of 20 Nanos conducted an RDD dual frame (land- and cell- lines) random telephone survey of 306 St. Thomas residents 18 years of age or older, between August 2<sup>nd</sup> to 5<sup>th</sup>, 2023. The margin of error this survey is ±5.7 percentage points, 19 times out of 20. \* Some responses have been shaded due to having a sample size of less than 30.



**2023-2405 – London St. Thomas Association of Realtors – LSTAR Survey – STAT SHEET**

How would you rate the City of London/City of St. Thomas on the following where 1 is a very poor rating and 10 is a very good rating. [RANDOMIZE]

			Region		Gender		Age			
			London	St Thomas	Male	Female	18 to 34	35 to 54	55 plus	
Question 9 - London/St. Thomas as a place where one can afford to buy a home.	Total	Unwgt N	411	306	329	388	116	195	406	
		Wgt N	400	300	333	367	203	219	278	
		Mean	4.1	5.6	4.7	4.7	4.4	4.4	5.2	
		Median	4.0	5.0	5.0	5.0	5.0	4.0	5.0	
	Very poor (1)	2	%	16.6	3.5	11.1	10.9	13.6	10.9	9.2
		3	%	11.7	7.4	9.1	10.6	11.4	12.8	6.5
		4	%	14.5	7.8	13.2	10.2	12.9	14.9	8.1
		5	%	10.7	7.9	10.2	8.9	6.2	10.9	10.8
		6	%	13.0	22.8	16.1	18.3	19.6	17.2	15.5
		7	%	15.4	12.1	12.0	15.8	14.6	11.8	15.2
		8	%	10.0	14.6	12.1	11.9	9.9	10.4	14.7
		9	%	3.6	12.3	7.2	7.4	5.4	5.5	10.1
		Very good (10)	%	0.5	1.8	1.2	0.9	0.0	1.5	1.5
		Unsure	%	1.3	6.1	3.8	2.9	3.3	1.0	5.2
	%	2.7	3.6	4.1	2.3	3.1	3.1	3.2		

How would you rate the City of London/City of St. Thomas on the following where 1 is a very poor rating and 10 is a very good rating. [RANDOMIZE]

			Region		Gender		Age			
			London	St Thomas	Male	Female	18 to 34	35 to 54	55 plus	
Question 10 - The quality of healthcare in London/St. Thomas.	Total	Unwgt N	411	306	329	388	116	195	406	
		Wgt N	400	300	333	367	203	219	278	
		Mean	6.5	7.4	6.9	6.8	6.3	6.7	7.4	
		Median	7.0	8.0	8.0	8.0	7.0	7.0	8.0	
	Very poor (1)	2	%	6.2	1.9	4.0	4.6	4.5	5.5	3.4
		3	%	3.1	0.5	2.2	1.8	2.2	2.9	1.1
		4	%	6.2	2.3	3.3	5.7	7.0	5.6	1.8
		5	%	6.0	2.3	4.1	4.7	5.9	4.0	3.6
		6	%	10.2	11.6	12.2	9.5	15.3	9.2	8.7
		7	%	12.0	6.1	7.9	11.0	11.2	10.5	7.4
		8	%	13.0	14.4	15.0	12.3	15.5	12.8	12.8
		9	%	20.4	29.8	23.3	25.5	21.9	22.8	27.6
		Very good (10)	%	12.2	15.6	15.5	11.9	7.9	14.3	17.3
		Unsure	%	9.6	14.0	10.6	12.3	7.6	11.2	14.6
	%	1.1	1.5	1.9	0.8	1.0	1.3	1.5		

Nanos conducted an RDD dual frame (land- and cell- lines) random telephone survey of 411 London residents 18 years of age or older, between August 2<sup>nd</sup> to 5<sup>th</sup>, 2023. The margin of error this survey is ±4.9 percentage points, 19 times out of 20 Nanos conducted an RDD dual frame (land- and cell- lines) random telephone survey of 306 St. Thomas residents 18 years of age or older, between August 2<sup>nd</sup> to 5<sup>th</sup>, 2023. The margin of error this survey is ±5.7 percentage points, 19 times out of 20. \* Some responses have been shaded due to having a sample size of less than 30.





**2023-2405 – London St. Thomas Association of Realtors – LSTAR Survey – STAT SHEET**

How would you rate the City of London/City of St. Thomas on the following where 1 is a very poor rating and 10 is a very good rating. [RANDOMIZE]

			Region		Gender		Age		
			London	St Thomas	Male	Female	18 to 34	35 to 54	55 plus
Question 11 - The quality of the rail connections between London/St. Thomas and other cities.	Total	Unwgt N	411	306	329	388	116	195	406
		Wgt N	400	300	333	367	203	219	278
		Mean	5.2	3.0	4.2	4.3	4.6	4.1	4.2
		Median	5.0	1.0	4.0	4.0	5.0	4.0	4.0
	Very poor (1)	%	10.0	45.8	27.7	23.2	26.6	26.2	23.8
	2	%	5.8	9.9	8.2	7.0	6.0	8.0	8.4
	3	%	7.8	4.3	5.8	6.8	4.7	7.9	6.2
	4	%	7.9	5.6	6.1	7.7	6.3	5.3	8.6
	5	%	11.8	5.5	10.1	8.2	6.4	10.6	9.9
	6	%	12.4	2.5	6.5	9.6	10.2	7.4	7.3
	7	%	13.0	5.7	13.1	7.0	11.0	10.7	8.4
	8	%	9.7	4.2	5.9	8.6	7.7	6.0	8.1
	9	%	4.0	1.7	3.9	2.2	4.3	2.8	2.2
	Very good (10)	%	3.8	3.5	3.2	4.2	5.8	2.6	3.0
	Unsure	%	13.8	11.1	9.5	15.5	11.0	12.5	14.0

Would you say that municipal leaders do a very good, good, average, poor or very poor job at supporting the following. [RANDOMIZE]

			Region		Gender		Age		
			London	St Thomas	Male	Female	18 to 34	35 to 54	55 plus
Question 12 - Helping attract jobs to London/St. Thomas.	Total	Unwgt N	411	306	329	388	116	195	406
		Wgt N	400	300	333	367	203	219	278
	Very good	%	4.0	34.0	16.0	17.7	4.8	21.0	22.5
	Good	%	27.3	33.5	32.4	27.7	25.0	30.5	33.1
	Average	%	42.3	21.0	31.3	34.9	46.8	27.6	27.6
	Poor	%	10.8	5.8	10.0	7.5	9.4	9.6	7.4
	Very poor	%	7.5	1.4	4.1	5.6	8.3	6.7	0.9
	Unsure	%	8.0	4.3	6.2	6.7	5.7	4.5	8.5

Would you say that municipal leaders do a very good, good, average, poor or very poor job at supporting the following. [RANDOMIZE]

			Region		Gender		Age		
			London	St Thomas	Male	Female	18 to 34	35 to 54	55 plus
Question 13 - Creating an environment for affordable housing.	Total	Unwgt N	411	306	329	388	116	195	406
		Wgt N	400	300	333	367	203	219	278
	Very good	%	0.9	6.6	3.9	2.8	0.0	3.3	5.7
	Good	%	8.8	24.1	15.7	15.0	13.6	12.0	19.3
	Average	%	28.9	35.7	30.0	33.5	30.9	31.8	32.5
	Poor	%	37.3	19.1	31.1	28.1	30.6	31.7	27.0
	Very poor	%	20.5	9.6	16.0	15.6	22.0	17.7	9.7
	Unsure	%	3.7	4.9	3.4	5.0	2.9	3.5	5.7

Nanos conducted an RDD dual frame (land- and cell- lines) random telephone survey of 411 London residents 18 years of age or older, between August 2<sup>nd</sup> to 5<sup>th</sup>, 2023. The margin of error this survey is ±4.9 percentage points, 19 times out of 20 Nanos conducted an RDD dual frame (land- and cell- lines) random telephone survey of 306 St. Thomas residents 18 years of age or older, between August 2<sup>nd</sup> to 5<sup>th</sup>, 2023. The margin of error this survey is ±5.7 percentage points, 19 times out of 20. \* Some responses have been shaded due to having a sample size of less than 30.



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Would you say that municipal leaders do a very good, good, average, poor or very poor job at supporting the following. [RANDOMIZE]

			Region		Gender		Age		
			London	St Thomas	Male	Female	18 to 34	35 to 54	55 plus
Question 14 - Building a strong public transit system.	Total	Unwgt N	411	306	329	388	116	195	406
		Wgt N	400	300	333	367	203	219	278
	Very good	%	3.7	3.5	3.0	4.2	4.0	2.6	4.2
	Good	%	19.2	16.1	17.4	18.2	15.0	15.9	21.5
	Average	%	33.9	28.3	31.5	31.6	29.7	30.4	33.8
	Poor	%	25.1	33.9	29.2	28.6	33.9	27.9	26.1
	Very poor	%	11.5	8.2	11.3	9.0	12.9	12.8	5.9
	Unsure	%	6.5	10.0	7.5	8.5	4.5	10.5	8.6

Would you say that municipal leaders do a very good, good, average, poor or very poor job at supporting the following. [RANDOMIZE]

			Region		Gender		Age		
			London	St Thomas	Male	Female	18 to 34	35 to 54	55 plus
Question 15 - Investing in roads to improve traffic.	Total	Unwgt N	411	306	329	388	116	195	406
		Wgt N	400	300	333	367	203	219	278
	Very good	%	3.7	18.3	9.9	10.0	6.2	10.3	12.4
	Good	%	18.9	41.3	30.0	27.1	25.2	29.7	29.9
	Average	%	38.2	23.5	29.5	34.2	40.4	26.1	30.3
	Poor	%	24.5	11.1	19.5	18.1	16.7	20.6	18.9
	Very poor	%	13.5	4.8	10.3	9.3	10.7	12.9	6.7
	Unsure	%	1.2	0.9	0.8	1.3	0.9	0.4	1.7

Would you say that municipal leaders do a very good, good, average, poor or very poor job at supporting the following. [RANDOMIZE]

			Region		Gender		Age		
			London	St Thomas	Male	Female	18 to 34	35 to 54	55 plus
Question 16 - Addressing the issue of homelessness.	Total	Unwgt N	411	306	329	388	116	195	406
		Wgt N	400	300	333	367	203	219	278
	Very good	%	1.7	6.2	4.0	3.3	1.0	3.4	5.7
	Good	%	8.1	15.2	11.5	10.9	4.6	11.2	15.9
	Average	%	20.6	23.1	22.0	21.4	17.0	20.9	25.8
	Poor	%	37.7	37.4	37.4	37.8	46.0	35.1	33.4
	Very poor	%	28.1	15.5	22.0	23.4	26.4	26.8	16.8
	Unsure	%	3.7	2.5	3.2	3.2	5.0	2.6	2.4

Nanos conducted an RDD dual frame (land- and cell- lines) random telephone survey of 411 London residents 18 years of age or older, between August 2<sup>nd</sup> to 5<sup>th</sup>, 2023. The margin of error this survey is ±4.9 percentage points, 19 times out of 20 Nanos conducted an RDD dual frame (land- and cell- lines) random telephone survey of 306 St. Thomas residents 18 years of age or older, between August 2<sup>nd</sup> to 5<sup>th</sup>, 2023. The margin of error this survey is ±5.7 percentage points, 19 times out of 20. \* Some responses have been shaded due to having a sample size of less than 30.



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Please rank the following community issues in terms of how concerned you are personally, where 1 is your biggest concern, 2 is your second biggest concern, 3 is your third biggest concern and so on. [RANDOMIZE]

			Region		Gender		Age		
			London	St Thomas	Male	Female	18 to 34	35 to 54	55 plus
Question 17 - Rank 1.	Total	Unwgt N	410	302	326	386	116	194	402
		Wgt N	399	297	330	366	203	218	275
	Jobs for local residents	%	12.2	9.7	11.6	10.7	16.2	10.6	7.9
	Bus rapid transit	%	4.0	8.5	6.1	5.7	9.8	3.2	5.2
	Housing affordability	%	35.9	30.8	33.7	33.7	38.8	35.8	28.3
	Homelessness	%	45.7	48.5	45.8	47.8	35.2	47.2	55.2
	Drugs/addiction	%	0.0	0.4	0.3	0.0	0.0	0.5	0.0
	Infrastructure/roads	%	0.0	0.4	0.3	0.0	0.0	0.5	0.0
	Environment/climate change	%	0.2	0.0	0.2	0.0	0.0	0.0	0.3
	Safety/crime rates	%	0.2	0.0	0.3	0.0	0.0	0.4	0.0
	Nothing to say/no concerns	%	0.2	0.2	0.2	0.2	0.0	0.0	0.5
	Mental health	%	0.0	0.2	0.0	0.2	0.0	0.0	0.2
	Recycling/waste management/cleaner city	%	0.0	0.2	0.0	0.2	0.0	0.0	0.2
	Healthcare	%	0.3	0.2	0.2	0.3	0.0	0.0	0.7
	Accessibility/inclusivity/welcoming spaces	%	0.1	0.4	0.3	0.2	0.0	0.5	0.2
	Government/leadership	%	0.4	0.0	0.4	0.0	0.0	0.0	0.5
Unsure	%	0.8	0.5	0.3	0.9	0.0	1.2	0.7	

Please rank the following community issues in terms of how concerned you are personally, where 1 is your biggest concern, 2 is your second biggest concern, 3 is your third biggest concern and so on. [RANDOMIZE]

			Region		Gender		Age		
			London	St Thomas	Male	Female	18 to 34	35 to 54	55 plus
Question 17 - Rank 2	Total	Unwgt N	396	294	314	376	113	190	387
		Wgt N	387	290	319	358	199	213	265
	Jobs for local residents	%	18.8	24.3	22.8	19.7	19.2	23.1	21.0
	Bus rapid transit	%	15.0	12.9	17.7	10.9	12.8	14.0	15.1
	Housing affordability	%	38.0	35.6	35.9	37.9	33.3	34.0	42.1
	Homelessness	%	27.2	25.2	22.7	29.6	33.5	26.7	20.8
	Drugs/addiction	%	0.0	0.4	0.4	0.0	0.0	0.5	0.0
	Infrastructure/roads	%	1.0	1.1	0.5	1.4	1.2	1.2	0.8
	Safety/crime rates	%	0.0	0.3	0.0	0.3	0.0	0.4	0.0
	Cost of living	%	0.0	0.2	0.0	0.2	0.0	0.0	0.3

Nanos conducted an RDD dual frame (land- and cell- lines) random telephone survey of 411 London residents 18 years of age or older, between August 2<sup>nd</sup> to 5<sup>th</sup>, 2023. The margin of error this survey is ±4.9 percentage points, 19 times out of 20 Nanos conducted an RDD dual frame (land- and cell- lines) random telephone survey of 306 St. Thomas residents 18 years of age or older, between August 2<sup>nd</sup> to 5<sup>th</sup>, 2023. The margin of error this survey is ±5.7 percentage points, 19 times out of 20. \* Some responses have been shaded due to having a sample size of less than 30.



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Please rank the following community issues in terms of how concerned you are personally, where 1 is your biggest concern, 2 is your second biggest concern, 3 is your third biggest concern and so on. [RANDOMIZE]

			Region		Gender		Age		
			London	St Thomas	Male	Female	18 to 34	35 to 54	55 plus
Question 17 - Rank 3.	Total	Unwgt N	384	272	298	358	112	178	366
		Wgt N	378	271	303	345	197	201	250
	Jobs for local residents	%	38.4	34.1	33.6	39.2	32.2	39.5	37.7
	Bus rapid transit	%	25.0	23.3	23.3	25.2	28.4	22.5	22.5
	Housing affordability	%	18.0	23.8	20.6	20.3	19.1	20.1	21.7
	Homelessness	%	17.6	17.3	20.8	14.5	18.5	17.4	16.7
	Drugs/addiction	%	0.0	0.8	0.7	0.0	1.1	0.0	0.0
	Safety/crime rates	%	0.2	0.0	0.0	0.2	0.0	0.0	0.2
	Mental health	%	0.2	0.0	0.0	0.2	0.0	0.0	0.2
	Schools/education/daycare	%	0.2	0.0	0.0	0.2	0.0	0.0	0.2
	Healthcare	%	0.4	0.0	0.5	0.0	0.7	0.0	0.0
	Sustainable growth/limit growth	%	0.2	0.0	0.2	0.0	0.0	0.0	0.3
	Government/leadership	%	0.0	0.3	0.3	0.0	0.0	0.0	0.3
Need recreational spaces	%	0.0	0.3	0.0	0.3	0.0	0.5	0.0	

Please rank the following community issues in terms of how concerned you are personally, where 1 is your biggest concern, 2 is your second biggest concern, 3 is your third biggest concern and so on. [RANDOMIZE]

			Region		Gender		Age		
			London	St Thomas	Male	Female	18 to 34	35 to 54	55 plus
Question 17 - Rank 4.	Total	Unwgt N	341	244	269	316	103	151	331
		Wgt N	335	245	274	306	183	171	227
	Jobs for local residents	%	28.4	32.1	31.1	29.0	30.0	27.6	31.8
	Bus rapid transit	%	54.6	51.0	50.7	55.2	46.6	58.5	54.2
	Housing affordability	%	6.7	7.1	7.3	6.5	9.3	4.4	6.8
	Homelessness	%	9.6	7.5	10.3	7.4	12.0	8.5	6.3
	Drugs/addiction	%	0.0	1.4	0.0	1.1	1.3	0.5	0.0
	Infrastructure/roads	%	0.0	0.4	0.0	0.3	0.0	0.5	0.0
	Safety/crime rates	%	0.0	0.3	0.0	0.2	0.0	0.0	0.3
	Other	%	0.2	0.0	0.0	0.2	0.0	0.0	0.3
	Accessibility/inclusivity/welcoming spaces	%	0.4	0.0	0.5	0.0	0.8	0.0	0.0
	Need recreational spaces	%	0.0	0.3	0.0	0.2	0.0	0.0	0.3

Nanos conducted an RDD dual frame (land- and cell- lines) random telephone survey of 411 London residents 18 years of age or older, between August 2<sup>nd</sup> to 5<sup>th</sup>, 2023. The margin of error this survey is ±4.9 percentage points, 19 times out of 20 Nanos conducted an RDD dual frame (land- and cell- lines) random telephone survey of 306 St. Thomas residents 18 years of age or older, between August 2<sup>nd</sup> to 5<sup>th</sup>, 2023. The margin of error this survey is ±5.7 percentage points, 19 times out of 20. \* Some responses have been shaded due to having a sample size of less than 30.



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Please rank the following community issues in terms of how concerned you are personally, where 1 is your biggest concern, 2 is your second biggest concern, 3 is your third biggest concern and so on. [RANDOMIZE]

			Region		Gender		Age		
			London	St Thomas	Male	Female	18 to 34	35 to 54	55 plus
Question 17 - Rank 5.	Total	Unwgt N	14	18	11	21	3	7	22
		Wgt N	11	18	11	18	7	7	15
	Jobs for local residents	%							
	Bus rapid transit	%							
	Housing affordability	%							
	Homelessness	%							
	Drugs/addiction	%							
	Infrastructure/roads	%							
	Taxes	%							
	Healthcare	%							
	Sustainable growth/limit growth	%							
	Accessibility/inclusivity/welcoming spaces	%							
	Government/leadership	%							
	Need recreational spaces	%							

Thinking of housing affordability, please rank the effectiveness of the following policies as potential solutions where 1 would be the most effective, 2 the second most effective, 3 the third most effective and so on. [RANDOMIZE]

			Region		Gender		Age		
			London	St Thomas	Male	Female	18 to 34	35 to 54	55 plus
Question 18 - Rank 1.	Total	Unwgt N	406	294	319	381	112	191	397
		Wgt N	394	288	322	360	196	215	271
	Remove the Land Transfer Tax for first-time home buyers	%	18.4	19.9	22.2	16.2	21.8	15.3	20.0
	Increase the first-time home buyers' rebate	%	16.3	16.0	20.8	12.0	17.9	20.1	11.8
	Implement a non-resident home buyers' tax	%	12.4	10.4	10.5	12.4	9.7	13.8	11.0
	Increase the number of affordable rental units	%	47.0	49.9	39.5	56.1	48.2	45.8	50.2
	Build more affordable housing/repurpose more office buildings	%	0.8	0.6	0.6	0.8	0.0	0.5	1.4
	Nothing to say/ none	%	0.4	0.7	1.1	0.0	0.0	1.0	0.6
	Pricing limits/caps/ rent control	%	0.7	0.3	0.8	0.3	0.0	0.5	1.0
	Improve jobs/incomes	%	0.1	0.0	0.0	0.2	0.0	0.0	0.2
	Reduce mortgage rates/longer term mortgage payment plans/lower interest rates	%	0.2	0.3	0.6	0.0	0.0	0.5	0.3
	Other	%	0.2	0.3	0.6	0.0	0.0	0.5	0.3
	Unsure	%	3.4	1.7	3.3	2.0	2.3	2.2	3.2

Nanos conducted an RDD dual frame (land- and cell- lines) random telephone survey of 411 London residents 18 years of age or older, between August 2<sup>nd</sup> to 5<sup>th</sup>, 2023. The margin of error this survey is ±4.9 percentage points, 19 times out of 20 Nanos conducted an RDD dual frame (land- and cell- lines) random telephone survey of 306 St. Thomas residents 18 years of age or older, between August 2<sup>nd</sup> to 5<sup>th</sup>, 2023. The margin of error this survey is ±5.7 percentage points, 19 times out of 20. \* Some responses have been shaded due to having a sample size of less than 30.



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Thinking of housing affordability, please rank the effectiveness of the following policies as potential solutions where 1 would be the most effective, 2 the second most effective, 3 the third most effective and so on. [RANDOMIZE]

			Region		Gender		Age		
			London	St Thomas	Male	Female	18 to 34	35 to 54	55 plus
Question 18 - Rank 2.	Total	Unwgt N	357	264	280	341	104	171	346
		Wgt N	352	262	284	330	184	193	237
	Remove the Land Transfer Tax for first-time home buyers	%	34.7	28.1	31.4	32.3	25.3	34.4	34.9
	Increase the first-time home buyers' rebate	%	27.9	32.7	29.8	30.1	37.6	29.7	24.3
	Implement a non-resident home buyers' tax	%	18.5	21.4	21.4	18.3	18.0	22.0	19.3
	Increase the number of affordable rental units	%	17.5	16.2	16.6	17.3	18.2	12.9	19.2
	Build more affordable housing/repurpose more office buildings	%	0.5	0.4	0.0	0.8	1.0	0.5	0.0
	Nothing to say/ none	%	0.0	0.3	0.0	0.2	0.0	0.0	0.3
	Pricing limits/caps/ rent control	%	0.0	0.4	0.0	0.3	0.0	0.5	0.0
	Reduce mortgage rates/longer term mortgage payment plans/lower interest rates	%	0.2	0.0	0.0	0.2	0.0	0.0	0.2
	Government-funded housing/public housing/senior housing	%	0.2	0.3	0.6	0.0	0.0	0.0	0.7
	Other	%	0.4	0.3	0.3	0.4	0.0	0.0	0.8
	Unsure	%	0.2	0.0	0.0	0.2	0.0	0.0	0.2

Nanos conducted an RDD dual frame (land- and cell- lines) random telephone survey of 411 London residents 18 years of age or older, between August 2<sup>nd</sup> to 5<sup>th</sup>, 2023. The margin of error this survey is ±4.9 percentage points, 19 times out of 20 Nanos conducted an RDD dual frame (land- and cell- lines) random telephone survey of 306 St. Thomas residents 18 years of age or older, between August 2<sup>nd</sup> to 5<sup>th</sup>, 2023. The margin of error this survey is ±5.7 percentage points, 19 times out of 20. \* Some responses have been shaded due to having a sample size of less than 30.



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Thinking of housing affordability, please rank the effectiveness of the following policies as potential solutions where 1 would be the most effective, 2 the second most effective, 3 the third most effective and so on. [RANDOMIZE]

			Region		Gender		Age		
			London	St Thomas	Male	Female	18 to 34	35 to 54	55 plus
Question 18 - Rank 3.	Total	Unwgt N	338	242	262	318	102	163	315
		Wgt N	337	244	268	313	181	185	215
	Remove the Land Transfer Tax for first-time home buyers	%	27.7	31.1	27.1	30.9	32.2	29.7	26.2
	Increase the first-time home buyers' rebate	%	30.5	27.5	27.0	31.2	29.4	25.3	32.5
	Implement a non-resident home buyers' tax	%	20.8	21.8	23.7	19.1	20.2	19.7	23.3
	Increase the number of affordable rental units	%	19.5	19.0	21.8	17.1	17.2	24.8	16.3
	Build more affordable housing/repurpose more office buildings	%	0.2	0.0	0.0	0.2	0.0	0.0	0.3
	Nothing to say/ none	%	0.5	0.0	0.0	0.6	1.0	0.0	0.0
	Pricing limits/caps/ rent control	%	0.0	0.3	0.0	0.2	0.0	0.0	0.3
	House the homeless/people with mental illness	%	0.2	0.0	0.0	0.2	0.0	0.0	0.3
	Improve jobs/incomes	%	0.2	0.0	0.0	0.2	0.0	0.0	0.3
	Reduce mortgage rates/longer term mortgage payment plans/lower interest rates	%	0.3	0.0	0.4	0.0	0.0	0.5	0.0
	Other	%	0.2	0.3	0.0	0.4	0.0	0.0	0.6

Thinking of housing affordability, please rank the effectiveness of the following policies as potential solutions where 1 would be the most effective, 2 the second most effective, 3 the third most effective and so on. [RANDOMIZE]

			Region		Gender		Age		
			London	St Thomas	Male	Female	18 to 34	35 to 54	55 plus
Question 18 - Rank 4.	Total	Unwgt N	308	215	237	286	94	140	289
		Wgt N	306	219	242	283	167	160	197
	Remove the Land Transfer Tax for first-time home buyers	%	19.5	18.8	18.2	20.1	20.7	19.7	17.6
	Increase the first-time home buyers' rebate	%	22.5	20.6	19.8	23.3	13.8	23.3	27.0
	Implement a non-resident home buyers' tax	%	43.0	45.7	42.1	45.9	49.3	42.3	41.2
	Increase the number of affordable rental units	%	14.7	13.4	19.1	9.9	16.2	12.7	13.5
	Lower taxes/add a tax rebate/lower interest rates	%	0.0	0.5	0.5	0.0	0.0	0.7	0.0
	House the homeless/people with mental illness	%	0.0	0.3	0.0	0.2	0.0	0.0	0.3
	Reduce mortgage rates/longer term mortgage payment plans/lower interest rates	%	0.0	0.3	0.0	0.2	0.0	0.0	0.3
	Other	%	0.3	0.4	0.4	0.3	0.0	1.2	0.0

Nanos conducted an RDD dual frame (land- and cell- lines) random telephone survey of 411 London residents 18 years of age or older, between August 2<sup>nd</sup> to 5<sup>th</sup>, 2023. The margin of error this survey is ±4.9 percentage points, 19 times out of 20 Nanos conducted an RDD dual frame (land- and cell- lines) random telephone survey of 306 St. Thomas residents 18 years of age or older, between August 2<sup>nd</sup> to 5<sup>th</sup>, 2023. The margin of error this survey is ±5.7 percentage points, 19 times out of 20. \* Some responses have been shaded due to having a sample size of less than 30.



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Thinking of housing affordability, please rank the effectiveness of the following policies as potential solutions where 1 would be the most effective, 2 the second most effective, 3 the third most effective and so on. [RANDOMIZE]

			Region		Gender		Age			
			London	St Thomas	Male	Female	18 to 34	35 to 54	55 plus	
Question 18 - Rank 5.	Total	Unwgt N	10	6	3	13	0	4	12	
		Wgt N	8	4	3	9	0	4	8	
		Remove the Land Transfer Tax for first-time home buyers	%							
		Implement a non-resident home buyers' tax	%							
		Increase the number of affordable rental units	%							
		Lower taxes/add a tax rebate/lower interest rates	%							
		Pricing limits/caps/ rent control	%							
		Update Airbnb laws/allow them to provide short term rentals	%							

**Do you support, somewhat support, somewhat oppose or oppose the following? [ROTATE]**

			Region		Gender		Age			
			London	St Thomas	Male	Female	18 to 34	35 to 54	55 plus	
Question 19 - Converting vacant commercial or office buildings in downtown London/St. Thomas into rental housing.	Total	Unwgt N	411	306	329	388	116	195	406	
		Wgt N	400	300	333	367	203	219	278	
		Support	%	67.2	71.4	67.6	70.3	61.2	70.6	73.4
		Somewhat support	%	16.1	15.2	15.4	16.0	17.7	17.5	12.9
		Somewhat oppose	%	3.4	1.4	3.0	2.1	4.5	1.7	1.7
		Oppose	%	8.8	6.4	8.3	7.3	8.3	6.8	8.2
		Unsure	%	4.5	5.6	5.8	4.3	8.4	3.4	3.7

**Do you support, somewhat support, somewhat oppose or oppose the following? [ROTATE]**

			Region		Gender		Age			
			London	St Thomas	Male	Female	18 to 34	35 to 54	55 plus	
Question 20 - The London/St. Thomas municipal government creating an incentive program to encourage developers to convert vacant commercial or office buildings into rental housing.	Total	Unwgt N	411	306	329	388	116	195	406	
		Wgt N	400	300	333	367	203	219	278	
		Support	%	61.6	66.3	61.0	66.0	60.5	62.5	66.8
		Somewhat support	%	21.5	16.2	18.7	19.7	19.5	20.9	17.6
		Somewhat oppose	%	3.6	3.4	4.5	2.6	4.1	3.7	2.9
		Oppose	%	7.3	8.9	8.4	7.7	7.9	7.3	8.7
		Unsure	%	5.9	5.2	7.4	4.0	7.9	5.6	3.9

Nanos conducted an RDD dual frame (land- and cell- lines) random telephone survey of 411 London residents 18 years of age or older, between August 2<sup>nd</sup> to 5<sup>th</sup>, 2023. The margin of error this survey is ±4.9 percentage points, 19 times out of 20 Nanos conducted an RDD dual frame (land- and cell- lines) random telephone survey of 306 St. Thomas residents 18 years of age or older, between August 2<sup>nd</sup> to 5<sup>th</sup>, 2023. The margin of error this survey is ±5.7 percentage points, 19 times out of 20. \* Some responses have been shaded due to having a sample size of less than 30.





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			Region		Gender		Age			
			London	St Thomas	Male	Female	18 to 34	35 to 54	55 plus	
Question 21 - Do you have a positive, somewhat positive, neutral, somewhat negative or negative impression of rent-to-own housing?	Total	Unwgt N	411	306	329	388	116	195	406	
		Wgt N	400	300	333	367	203	219	278	
		Positive	%	50.3	51.8	50.2	51.6	50.8	48.9	52.6
		Somewhat positive	%	19.1	20.0	18.0	20.9	19.2	20.2	19.1
		Neutral	%	15.9	17.1	17.3	15.5	20.1	18.8	11.8
		Somewhat negative	%	4.4	4.2	3.6	5.0	4.5	4.1	4.5
		Negative	%	7.0	5.7	9.2	4.0	3.2	6.9	8.5
		Unsure	%	3.3	1.2	1.8	2.9	2.2	1.2	3.5

			Region		Gender		Age			
			London	St Thomas	Male	Female	18 to 34	35 to 54	55 plus	
Question 22 - If you were renting, would you consider, somewhat consider, somewhat not consider or not consider a rent-to-own agreement?	Total	Unwgt N	411	306	329	388	116	195	406	
		Wgt N	400	300	333	367	203	219	278	
		Consider	%	60.2	56.7	59.9	57.6	59.0	63.4	54.8
		Somewhat consider	%	19.2	16.9	16.3	20.0	27.4	15.7	13.6
		Somewhat not consider	%	1.2	0.0	0.6	0.7	0.7	0.7	0.7
		Not consider	%	15.5	23.5	19.8	18.2	10.9	18.8	24.9
		Unsure	%	3.8	2.9	3.3	3.5	2.1	1.4	6.0

Do you think the Volkswagen plant will have a positive, somewhat positive, somewhat negative, negative or no impact on the following? [RANDOMIZE][ ST. THOMAS RESIDENTS ONLY]

			Region		Gender		Age			
			St Thomas		Male	Female	18 to 34	35 to 54	55 plus	
Question 23 - The local economy in St. Thomas.	Total	Unwgt N		306	130	176	32	92	182	
		Wgt N		300	142	158	72	95	134	
		Positive	%		68.8	67.4	70.0	69.0	69.6	68.0
		Somewhat positive	%		21.2	19.8	22.5	18.8	20.2	23.2
		Somewhat negative	%		2.7	1.6	3.6	3.3	2.4	2.5
		Negative	%		4.3	5.6	3.1	2.9	6.6	3.4
		No impact	%		1.6	2.9	0.4	2.9	1.2	1.1
		Unsure	%		1.5	2.7	0.4	2.9	0.0	1.7

Nanos conducted an RDD dual frame (land- and cell- lines) random telephone survey of 411 London residents 18 years of age or older, between August 2<sup>nd</sup> to 5<sup>th</sup>, 2023. The margin of error this survey is ±4.9 percentage points, 19 times out of 20 Nanos conducted an RDD dual frame (land- and cell- lines) random telephone survey of 306 St. Thomas residents 18 years of age or older, between August 2<sup>nd</sup> to 5<sup>th</sup>, 2023. The margin of error this survey is ±5.7 percentage points, 19 times out of 20. \* Some responses have been shaded due to having a sample size of less than 30.



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Do you think the Volkswagen plant will have a positive, somewhat positive, somewhat negative, negative or no impact on the following? [RANDOMIZE][ ST. THOMAS RESIDENTS ONLY]

			Region		Gender		Age		
			St Thomas		Male	Female	18 to 34	35 to 54	55 plus
Question 24 - The availability of housing in St. Thomas.	Total	Unwgt N	306		130	176	32	92	182
		Wgt N	300		142	158	72	95	134
	Positive	%	30.0		36.0	24.6	14.7	27.6	39.8
	Somewhat positive	%	13.3		7.8	18.3	9.6	12.3	16.0
	Somewhat negative	%	15.9		17.0	14.8	21.8	17.6	11.5
	Negative	%	28.5		28.3	28.7	34.3	30.2	24.2
	No impact	%	8.7		7.3	10.0	19.6	8.0	3.4
	Unsure	%	3.6		3.7	3.5	0.0	4.2	5.1

Do you think the Volkswagen plant will have a positive, somewhat positive, somewhat negative, negative or no impact on the following? [RANDOMIZE][ ST. THOMAS RESIDENTS ONLY]

			Region		Gender		Age		
			St Thomas		Male	Female	18 to 34	35 to 54	55 plus
Question 25 - Public transit in St. Thomas.	Total	Unwgt N	306		130	176	32	92	182
		Wgt N	300		142	158	72	95	134
	Positive	%	36.3		34.6	37.8	28.4	37.2	39.8
	Somewhat positive	%	23.7		19.0	28.0	35.5	17.0	22.2
	Somewhat negative	%	5.0		5.1	5.0	2.9	5.6	5.8
	Negative	%	10.0		12.5	7.7	5.9	10.2	12.0
	No impact	%	14.8		17.2	12.6	12.5	19.8	12.5
	Unsure	%	10.2		11.7	8.8	14.7	10.1	7.7

			Region		Gender		Age		
			London	St Thomas	Male	Female	18 to 34	35 to 54	55 plus
Question 26 - In the next six months, do you believe that the value of real estate in your neighborhood will increase, stay the same or decrease?	Total	Unwgt N	411	306	329	388	116	195	406
		Wgt N	400	300	333	367	203	219	278
	Increase	%	43.9	42.7	45.9	41.1	47.0	40.1	43.3
	Stay the same	%	39.3	42.4	39.4	41.7	36.6	41.5	42.8
	Decrease	%	12.2	12.0	10.6	13.5	9.0	16.2	11.2
	Unsure	%	4.6	3.0	4.1	3.7	7.4	2.1	2.7

			Region		Gender		Age		
			London	St Thomas	Male	Female	18 to 34	35 to 54	55 plus
Question 27 - Thinking of provincial elections, which Ontario provincial political party do you usually vote for? [RANDOMIZE]	Total	Unwgt N	411	306	329	388	116	195	406
		Wgt N	400	300	333	367	203	219	278
	Progressive Conservative Party of Ontario	%	24.4	29.4	29.4	24.0	12.8	31.0	33.1
	Ontario New Democratic Party	%	19.0	10.7	11.6	19.0	15.6	19.4	12.2
	Liberal Party of Ontario	%	14.3	17.0	11.4	19.2	11.8	15.1	18.4
	Green Party of Ontario	%	2.5	1.8	2.4	2.0	5.1	0.9	1.1
	I don't have a party I regularly vote for	%	26.0	26.8	31.2	22.0	37.5	21.9	21.7
	Refused	%	13.8	14.2	14.0	13.9	17.1	11.6	13.5

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			Region		Gender		Age		
			London	Male	Female	18 to 34	35 to 54	55 plus	
Question 2 - If you had one piece of advice to make the City of London a better place, what would that advice be? [OPEN]	Total	Unwgt N	400	195	205	82	103	215	
		Wgt N	391	187	204	128	125	139	
	Improved infrastructure/roadways	%	19.1	19.1	19.1	17.5	21.4	18.6	
	Improvements to downtown area	%	3.8	4.9	2.8	2.5	2.8	5.9	
	More green space/parks/recreational activities	%	3.9	2.4	5.1	6.6	0.8	4.1	
	More jobs/industry	%	2.1	1.6	2.5	2.7	1.2	2.1	
	Better access to public services/shops	%	0.6	0.4	0.9	1.4	0.0	0.5	
	Increased law enforcement	%	2.7	2.4	2.9	2.5	3.3	2.4	
	Solutions for homelessness/supporting low income persons	%	21.6	21.4	21.8	14.2	22.6	27.5	
	Improved local government	%	3.1	4.2	2.2	1.1	2.8	5.3	
	Improved public transit	%	10.6	12.3	8.9	17.4	10.1	4.6	
	Improved housing/more affordable housing	%	9.4	8.1	10.5	7.4	14.5	6.6	
	Improved support for seniors	%	0.4	0.0	0.8	0.0	0.0	1.2	
	Ensure the City grows at a manageable rate/manage immigration	%	2.5	2.3	2.8	2.5	3.6	1.7	
	Support for those with mental health/addiction issues	%	2.2	1.8	2.6	2.5	1.6	2.5	
	Lower taxes	%	1.3	1.7	0.9	1.4	0.8	1.6	
	For people to be kinder/more inclusive/welcoming/more accessible	%	2.8	2.9	2.7	2.2	4.1	2.2	
	Other	%	1.6	1.5	1.7	2.5	0.0	2.3	
	A better construction schedule/better construction management	%	5.4	5.6	5.2	7.1	4.1	5.0	
	Improved healthcare/more hospitals/more doctors	%	0.6	0.4	0.8	0.0	1.2	0.5	
	None/ don't have any/ currently satisfied	%	1.4	1.4	1.4	1.4	1.6	1.4	
	Be more environmentally proactive/do more to help environment	%	0.2	0.4	0.0	0.0	0.0	0.5	
	Improved cleanliness/better waste management	%	1.2	1.5	0.9	2.5	0.0	1.1	
	Unsure	%	3.5	3.4	3.6	4.9	3.6	2.2	

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How would you rate the City of London on the following where 1 is a very poor rating and 10 is a very good rating. [RANDOMIZE]

			Region	Gender		Age			
			London	Male	Female	18 to 34	35 to 54	55 plus	
Question 3 - The overall quality of life in London.	Total	Unwgt N	411	199	212	84	103	224	
		Wgt N	400	191	209	131	125	144	
		Mean	6.6	6.8	6.5	6.2	6.3	7.3	
		Median	7.0	7.0	7.0	7.0	7.0	8.0	
	Very poor (1)	1	%	1.7	2.0	1.4	3.5	0.8	0.8
		2	%	3.0	3.6	2.4	4.5	2.8	1.7
		3	%	3.3	2.1	4.4	2.4	6.5	1.3
		4	%	5.9	4.4	7.2	8.3	9.8	0.4
		5	%	9.2	7.2	11.1	8.5	12.2	7.4
		6	%	15.5	15.2	15.8	20.5	16.5	10.0
		7	%	24.6	26.7	22.7	28.5	19.7	25.3
		8	%	22.2	21.9	22.5	12.6	19.2	33.5
		9	%	10.9	12.6	9.3	9.0	10.5	12.9
		Very good (10)	%	2.9	3.5	2.4	2.1	2.0	4.4
Unsure	%	0.8	0.8	0.8	0.0	0.0	2.2		

How would you rate the City of London on the following where 1 is a very poor rating and 10 is a very good rating. [RANDOMIZE]

			Region	Gender		Age			
			London	Male	Female	18 to 34	35 to 54	55 plus	
Question 4 - The job market in London.	Total	Unwgt N	411	199	212	84	103	224	
		Wgt N	400	191	209	131	125	144	
		Mean	5.9	6.0	5.9	5.4	5.8	6.7	
		Median	6.0	6.0	6.0	6.0	6.0	7.0	
	Very poor (1)	1	%	2.2	1.7	2.6	2.4	4.1	0.4
		2	%	3.6	4.1	3.1	7.2	2.3	1.3
		3	%	5.6	6.8	4.6	8.3	7.2	1.8
		4	%	7.0	5.8	8.0	7.5	8.1	5.5
		5	%	16.3	16.4	16.3	20.5	16.5	12.4
		6	%	16.0	13.2	18.4	18.9	19.2	10.5
		7	%	20.4	20.5	20.4	20.5	19.3	21.3
		8	%	13.0	16.5	9.9	7.7	12.8	18.0
		9	%	3.7	4.8	2.7	0.0	4.4	6.4
		Very good (10)	%	2.1	1.6	2.7	1.3	1.2	3.6
Unsure	%	10.1	8.7	11.4	5.6	4.8	18.8		

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How would you rate the City of London on the following where 1 is a very poor rating and 10 is a very good rating. [RANDOMIZE]

		Region		Gender		Age		
		London	Male	Female	18 to 34	35 to 54	55 plus	
Question 5 - London as a place to raise a family.	Total	Unwgt N	411	199	212	84	103	224
		Wgt N	400	191	209	131	125	144
		Mean	6.9	6.9	6.9	6.6	6.5	7.4
		Median	7.0	7.0	7.0	7.0	7.0	8.0
	Very poor (1)	%	1.9	2.0	1.9	2.4	2.0	1.4
	2	%	3.1	4.6	1.8	3.2	5.6	0.9
	3	%	4.1	2.5	5.6	5.1	5.3	2.2
	4	%	5.1	5.6	4.6	8.3	3.6	3.5
	5	%	6.6	4.1	8.8	1.3	12.6	6.0
	6	%	11.8	11.9	11.7	18.6	9.8	7.3
	7	%	20.4	20.7	20.1	21.6	23.3	16.8
	8	%	25.0	28.1	22.2	24.3	14.7	34.5
	9	%	11.0	10.8	11.2	4.8	14.0	14.0
	Very good (10)	%	8.0	6.2	9.6	7.2	5.8	10.6
Unsure	%	3.0	3.5	2.6	3.2	3.3	2.6	

How would you rate the City of London on the following where 1 is a very poor rating and 10 is a very good rating. [RANDOMIZE]

		Region		Gender		Age		
		London	Male	Female	18 to 34	35 to 54	55 plus	
Question 6 - London as a safe place to live.	Total	Unwgt N	411	199	212	84	103	224
		Wgt N	400	191	209	131	125	144
		Mean	6.4	6.6	6.3	6.3	6.1	6.9
		Median	7.0	7.0	7.0	7.0	6.0	7.0
	Very poor (1)	%	1.7	3.0	0.6	1.1	2.3	1.8
	2	%	5.0	3.5	6.4	8.5	4.5	2.2
	3	%	3.6	4.2	3.1	2.1	4.8	3.9
	4	%	4.7	4.4	5.0	6.9	6.1	1.6
	5	%	12.8	9.4	15.9	14.7	12.3	11.6
	6	%	16.6	15.7	17.3	13.3	23.9	13.2
	7	%	19.2	19.0	19.4	18.1	19.2	20.2
	8	%	23.7	26.9	20.7	24.8	16.7	28.6
	9	%	6.7	8.5	5.1	3.2	5.6	10.8
	Very good (10)	%	4.6	5.0	4.3	5.9	3.3	4.7
Unsure	%	1.3	0.4	2.1	1.3	1.2	1.3	

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How would you rate the City of London on the following where 1 is a very poor rating and 10 is a very good rating. [RANDOMIZE]

			Region		Gender		Age		
			London	Male	Female	18 to 34	35 to 54	55 plus	
Question 7 - London as a place to have a business.	Total	Unwgt N	411	199	212	84	103	224	
		Wgt N	400	191	209	131	125	144	
		Mean	6.1	6.4	5.9	5.9	5.8	6.7	
		Median	6.0	7.0	6.0	6.0	6.0	7.0	
		Very poor (1)	%	3.8	3.2	4.5	3.7	6.9	1.3
	2	%	1.5	2.0	1.0	1.1	2.0	1.4	
	3	%	4.2	2.3	5.9	2.4	6.2	4.0	
	4	%	6.1	5.4	6.7	10.7	5.3	2.6	
	5	%	14.8	13.0	16.3	17.4	16.5	10.8	
	6	%	15.5	15.2	15.8	15.7	18.1	12.9	
	7	%	17.7	18.1	17.3	17.6	13.3	21.6	
	8	%	17.8	22.3	13.7	13.8	17.2	21.9	
	9	%	5.2	4.5	5.8	2.4	5.3	7.6	
		Very good (10)	%	2.3	3.5	1.1	2.1	0.8	3.6
	Unsure	%	11.3	10.5	11.9	13.1	8.4	12.1	

How would you rate the City of London on the following where 1 is a very poor rating and 10 is a very good rating. [RANDOMIZE]

			Region		Gender		Age		
			London	Male	Female	18 to 34	35 to 54	55 plus	
Question 8 - London as a place to take public transit.	Total	Unwgt N	411	199	212	84	103	224	
		Wgt N	400	191	209	131	125	144	
		Mean	5.4	5.3	5.6	5.6	5.2	5.5	
		Median	6.0	6.0	6.0	6.0	6.0	6.0	
		Very poor (1)	%	7.4	7.4	7.4	9.3	8.9	4.3
	2	%	4.6	5.2	4.0	2.4	6.4	5.0	
	3	%	8.5	10.2	7.0	9.3	7.2	9.0	
	4	%	8.5	9.5	7.6	10.9	7.2	7.4	
	5	%	13.3	12.3	14.2	15.5	11.4	12.9	
	6	%	13.2	12.2	14.1	15.5	9.5	14.3	
	7	%	14.9	15.6	14.3	8.3	20.4	16.2	
	8	%	11.6	11.4	11.8	15.7	8.0	11.0	
	9	%	4.4	1.8	6.8	5.4	4.1	3.8	
		Very good (10)	%	2.5	3.7	1.4	5.6	0.0	1.8
	Unsure	%	11.1	10.7	11.4	2.1	17.0	14.1	

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How would you rate the City of London on the following where 1 is a very poor rating and 10 is a very good rating. [RANDOMIZE]

		Region		Gender		Age		
		London	Male	Female	18 to 34	35 to 54	55 plus	
Question 9 - London as a place where one can afford to buy a home	Total	Unwgt N	411	199	212	84	103	224
		Wgt N	400	191	209	131	125	144
		Mean	4.1	4.0	4.2	3.9	3.7	4.7
		Median	4.0	4.0	4.0	3.0	3.0	5.0
	Very poor (1)	%	16.6	18.1	15.3	21.0	17.6	11.8
	2	%	11.7	10.0	13.4	10.9	16.7	8.2
	3	%	14.5	17.1	12.1	16.5	16.4	10.9
	4	%	10.7	11.7	9.7	8.0	12.2	11.9
	5	%	13.0	9.1	16.6	11.8	13.6	13.6
	6	%	15.4	13.5	17.1	15.5	12.6	17.7
	7	%	10.0	10.1	9.9	8.3	8.9	12.5
	8	%	3.6	4.8	2.5	1.3	0.8	8.0
	9	%	0.5	0.4	0.6	0.0	0.0	1.3
	Very good (10)	%	1.3	1.5	1.1	3.5	0.0	0.4
	Unsure	%	2.7	3.7	1.8	3.2	1.2	3.6

How would you rate the City of London on the following where 1 is a very poor rating and 10 is a very good rating. [RANDOMIZE]

		Region		Gender		Age		
		London	Male	Female	18 to 34	35 to 54	55 plus	
Question 10 - The quality of healthcare in London.	Total	Unwgt N	411	199	212	84	103	224
		Wgt N	400	191	209	131	125	144
		Mean	6.5	6.6	6.3	6.0	6.1	7.2
		Median	7.0	7.0	7.0	6.0	7.0	8.0
	Very poor (1)	%	6.2	5.7	6.6	6.9	8.1	3.8
	2	%	3.1	3.9	2.4	3.5	4.4	1.7
	3	%	6.2	5.1	7.2	9.0	7.5	2.6
	4	%	6.0	4.9	7.0	7.5	6.1	4.6
	5	%	10.2	9.8	10.5	12.0	9.7	8.9
	6	%	12.0	10.3	13.6	15.7	12.9	7.9
	7	%	13.0	12.8	13.1	15.7	10.8	12.3
	8	%	20.4	20.6	20.3	14.4	20.6	25.7
	9	%	12.2	15.1	9.5	6.9	11.1	17.9
	Very good (10)	%	9.6	9.9	9.3	8.3	7.3	12.8
	Unsure	%	1.1	1.8	0.6	0.0	1.6	1.8

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**How would you rate the City of London on the following where 1 is a very poor rating and 10 is a very good rating. [RANDOMIZE]**

			Region		Gender		Age		
			London	Male	Female	18 to 34	35 to 54	55 plus	
Question 11 - The quality of the rail connections between London and other cities.	Total	Unwgt N	411	199	212	84	103	224	
		Wgt N	400	191	209	131	125	144	
		Mean	5.2	5.3	5.2	5.5	4.9	5.3	
		Median	5.0	6.0	5.0	6.0	5.0	5.0	
	Very poor (1)	%	10.0	11.0	9.1	14.1	10.5	5.9	
		2	%	5.8	6.1	5.5	2.4	8.4	6.7
		3	%	7.8	6.9	8.5	7.2	8.1	8.0
		4	%	7.9	7.4	8.3	6.1	6.9	10.3
		5	%	11.8	12.3	11.5	4.8	17.0	13.8
		6	%	12.4	9.9	14.7	15.7	10.6	11.0
		7	%	13.0	18.4	8.1	13.8	12.3	12.8
		8	%	9.7	7.3	11.8	8.5	8.1	12.1
		9	%	4.0	5.6	2.5	6.6	2.3	2.9
Very good (10)		%	3.8	3.5	4.1	7.2	2.0	2.2	
Unsure	%	13.8	11.6	15.8	13.3	13.7	14.3		

**Would you say that municipal leaders do a very good, good, average, poor or very poor job at supporting the following. [RANDOMIZE]**

			Region		Gender		Age		
			London	Male	Female	18 to 34	35 to 54	55 plus	
Question 12 - Helping attract jobs to London.	Total	Unwgt N	411	199	212	84	103	224	
		Wgt N	400	191	209	131	125	144	
	Very good	%	4.0	5.3	2.9	2.1	4.8	5.1	
	Good	%	27.3	29.6	25.1	19.7	30.3	31.6	
	Average	%	42.3	39.6	44.9	50.4	37.6	39.1	
	Poor	%	10.8	13.4	8.5	9.3	12.8	10.5	
	Very poor	%	7.5	5.5	9.3	11.2	10.1	1.8	
	Unsure	%	8.0	6.6	9.3	7.2	4.4	11.9	

**Would you say that municipal leaders do a very good, good, average, poor or very poor job at supporting the following. [RANDOMIZE]**

			Region		Gender		Age		
			London	Male	Female	18 to 34	35 to 54	55 plus	
Question 13 - Creating an environment for affordable housing.	Total	Unwgt N	411	199	212	84	103	224	
		Wgt N	400	191	209	131	125	144	
	Very good	%	0.9	1.5	0.3	0.0	2.3	0.4	
	Good	%	8.8	8.5	9.0	10.7	4.1	11.1	
	Average	%	28.9	26.4	31.2	25.4	25.3	35.2	
	Poor	%	37.3	40.5	34.4	33.6	40.0	38.4	
	Very poor	%	20.5	19.2	21.6	25.8	26.4	10.5	
	Unsure	%	3.7	3.9	3.5	4.5	2.0	4.3	

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Would you say that municipal leaders do a very good, good, average, poor or very poor job at supporting the following. [RANDOMIZE]

			Region	Gender		Age		
			London	Male	Female	18 to 34	35 to 54	55 plus
Question 14 - Building a strong public transit system.	Total	Unwgt N	411	199	212	84	103	224
		Wgt N	400	191	209	131	125	144
	Very good	%	3.7	2.7	4.6	6.1	2.0	3.0
	Good	%	19.2	18.7	19.5	21.6	17.2	18.6
	Average	%	33.9	33.5	34.3	27.2	34.8	39.3
	Poor	%	25.1	26.6	23.8	24.8	22.6	27.7
	Very poor	%	11.5	11.5	11.6	13.3	16.5	5.6
	Unsure	%	6.5	6.9	6.1	6.9	6.9	5.8

Would you say that municipal leaders do a very good, good, average, poor or very poor job at supporting the following. [RANDOMIZE]

			Region	Gender		Age		
			London	Male	Female	18 to 34	35 to 54	55 plus
Question 15 - Investing in roads to improve traffic.	Total	Unwgt N	411	199	212	84	103	224
		Wgt N	400	191	209	131	125	144
	Very good	%	3.7	3.2	4.2	2.7	3.1	5.1
	Good	%	18.9	21.8	16.3	18.4	19.7	18.7
	Average	%	38.2	36.9	39.4	45.3	30.3	38.6
	Poor	%	24.5	23.9	25.1	18.9	29.2	25.6
	Very poor	%	13.5	13.3	13.7	13.3	17.0	10.7
	Unsure	%	1.2	0.9	1.4	1.3	0.8	1.3

Would you say that municipal leaders do a very good, good, average, poor or very poor job at supporting the following. [RANDOMIZE]

			Region	Gender		Age		
			London	Male	Female	18 to 34	35 to 54	55 plus
Question 16 - Addressing the issue of homelessness.	Total	Unwgt N	411	199	212	84	103	224
		Wgt N	400	191	209	131	125	144
	Very good	%	1.7	2.2	1.3	0.0	2.8	2.3
	Good	%	8.1	10.0	6.4	5.6	9.2	9.4
	Average	%	20.6	20.6	20.6	19.2	14.0	27.6
	Poor	%	37.7	37.5	37.9	41.9	34.6	36.6
	Very poor	%	28.1	25.7	30.3	27.5	36.5	21.4
	Unsure	%	3.7	4.0	3.5	5.9	2.8	2.6

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Please rank the following community issues in terms of how concerned you are personally, where 1 is your biggest concern, 2 is your second biggest concern, 3 is your third biggest concern and so on. [RANDOMIZE]

			Region		Gender		Age		
			London	Male	Female	18 to 34	35 to 54	55 plus	
Question 17 - Rank 1.	Total	Unwgt N	410	199	211	84	103	223	
		Wgt N	399	191	209	131	125	144	
	Jobs for local residents	%	12.2	12.9	11.5	18.1	10.3	8.4	
	Bus rapid transit	%	4.0	5.0	3.1	8.3	0.8	2.9	
	Housing affordability	%	35.9	36.7	35.2	46.1	37.8	25.0	
	Homelessness	%	45.7	42.5	48.6	27.5	48.3	59.9	
	Environment/climate change	%	0.2	0.4	0.0	0.0	0.0	0.5	
	Safety/crime rates	%	0.2	0.5	0.0	0.0	0.8	0.0	
	Nothing to say/no concerns	%	0.2	0.4	0.0	0.0	0.0	0.5	
	Healthcare	%	0.3	0.4	0.3	0.0	0.0	0.9	
	Accessibility/inclusivity/welcoming spaces	%	0.1	0.0	0.3	0.0	0.0	0.4	
	Government/leadership	%	0.4	0.8	0.0	0.0	0.0	1.0	
	Unsure	%	0.8	0.5	1.0	0.0	2.0	0.4	

Please rank the following community issues in terms of how concerned you are personally, where 1 is your biggest concern, 2 is your second biggest concern, 3 is your third biggest concern and so on. [RANDOMIZE]

			Region		Gender		Age		
			London	Male	Female	18 to 34	35 to 54	55 plus	
Question 17 - Rank 2.	Total	Unwgt N	396	190	206	81	101	214	
		Wgt N	387	182	205	127	122	138	
	Jobs for local residents	%	18.8	22.1	15.8	15.7	20.1	20.5	
	Bus rapid transit	%	15.0	18.2	12.1	13.2	17.7	14.2	
	Housing affordability	%	38.0	33.5	42.1	31.4	36.0	45.9	
	Homelessness	%	27.2	25.3	29.0	39.7	24.2	18.5	
	Infrastructure/roads	%	1.0	0.9	1.0	0.0	2.1	1.0	

Please rank the following community issues in terms of how concerned you are personally, where 1 is your biggest concern, 2 is your second biggest concern, 3 is your third biggest concern and so on. [RANDOMIZE]

			Region		Gender		Age		
			London	Male	Female	18 to 34	35 to 54	55 plus	
Question 17 - Rank 3.	Total	Unwgt N	384	184	200	80	99	205	
		Wgt N	378	176	201	125	120	132	
	Jobs for local residents	%	38.4	35.3	41.0	34.6	38.8	41.5	
	Bus rapid transit	%	25.0	23.3	26.5	28.4	24.9	21.9	
	Housing affordability	%	18.0	17.6	18.3	17.6	17.6	18.7	
	Homelessness	%	17.6	22.5	13.4	18.4	18.6	16.1	
	Safety/crime rates	%	0.2	0.0	0.3	0.0	0.0	0.4	
	Mental health	%	0.2	0.0	0.3	0.0	0.0	0.4	
	Schools/education/daycare	%	0.2	0.0	0.3	0.0	0.0	0.4	
	Healthcare	%	0.4	0.8	0.0	1.1	0.0	0.0	
	Sustainable growth/limit growth	%	0.2	0.4	0.0	0.0	0.0	0.6	

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Please rank the following community issues in terms of how concerned you are personally, where 1 is your biggest concern, 2 is your second biggest concern, 3 is your third biggest concern and so on. [RANDOMIZE]

			Region		Gender		Age		
			London	Male	Female	18 to 34	35 to 54	55 plus	
Question 17 - Rank 4.	Total	Unwgt N	341	165	176	72	86	183	
		Wgt N	335	158	177	113	104	118	
	Jobs for local residents	%	28.4	27.9	28.9	26.9	31.7	27.0	
	Bus rapid transit	%	54.6	51.6	57.3	49.6	55.3	58.7	
	Housing affordability	%	6.7	9.6	4.2	6.8	4.3	8.8	
	Homelessness	%	9.6	10.0	9.3	15.5	8.6	4.9	
	Other	%	0.2	0.0	0.3	0.0	0.0	0.5	
	Accessibility/inclusivity/welcoming spaces	%	0.4	0.9	0.0	1.2	0.0	0.0	

Please rank the following community issues in terms of how concerned you are personally, where 1 is your biggest concern, 2 is your second biggest concern, 3 is your third biggest concern and so on. [RANDOMIZE]

			Region		Gender		Age		
			London	Male	Female	18 to 34	35 to 54	55 plus	
Question 17 - Rank 5.	Total	Unwgt N	14	6	8	0	4	10	
		Wgt N	11	5	6	0	4	6	
	Jobs for local residents	%							
	Bus rapid transit	%							
	Housing affordability	%							
	Homelessness	%							
	Infrastructure/roads	%							
	Accessibility/inclusivity/welcoming spaces	%							

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Thinking of housing affordability, please rank the effectiveness of the following policies as potential solutions where 1 would be the most effective, 2 the second most effective, 3 the third most effective and so on. [RANDOMIZE]

			Region		Gender		Age		
			London		Male	Female	18 to 34	35 to 54	55 plus
Question 18 - Rank 1	Total	Unwgt N	406		196	210	81	103	222
		Wgt N	394		187	207	127	125	143
	Remove the Land Transfer Tax for first-time home buyers	%	18.4		19.9	17.0	24.9	12.5	17.7
	Increase the first-time home buyers' rebate	%	16.3		20.3	12.7	17.7	20.0	11.9
	Implement a non-resident home buyers' tax	%	12.4		13.4	11.4	9.7	15.0	12.5
	Increase the number of affordable rental units	%	47.0		40.0	53.4	44.2	47.4	49.2
	Build more affordable housing/repurpose more office buildings	%	0.8		0.4	1.1	0.0	0.0	2.1
	Nothing to say/ none	%	0.4		0.9	0.0	0.0	0.8	0.5
	Pricing limits/caps/ rent control	%	0.7		0.9	0.6	0.0	0.8	1.3
	Improve jobs/incomes	%	0.1		0.0	0.3	0.0	0.0	0.4
	Reduce mortgage rates/longer term mortgage payment plans/lower interest rates	%	0.2		0.5	0.0	0.0	0.8	0.0
	Other	%	0.2		0.5	0.0	0.0	0.8	0.0
	Unsure	%	3.4		3.2	3.5	3.6	2.0	4.4

Thinking of housing affordability, please rank the effectiveness of the following policies as potential solutions where 1 would be the most effective, 2 the second most effective, 3 the third most effective and so on. [RANDOMIZE]

			Region		Gender		Age		
			London		Male	Female	18 to 34	35 to 54	55 plus
Question 18 - Rank 2.	Total	Unwgt N	357		172	185	74	93	190
		Wgt N	352		164	187	116	113	123
	Remove the Land Transfer Tax for first-time home buyers	%	34.7		36.1	33.4	30.6	37.6	35.8
	Increase the first-time home buyers' rebate	%	27.9		27.1	28.6	33.9	26.4	23.6
	Implement a non-resident home buyers' tax	%	18.5		18.5	18.5	13.0	24.4	18.5
	Increase the number of affordable rental units	%	17.5		17.4	17.6	21.1	11.6	19.6
	Build more affordable housing/repurpose more office buildings	%	0.5		0.0	0.9	1.5	0.0	0.0
	Reduce mortgage rates/longer term mortgage payment plans/lower interest rates	%	0.2		0.0	0.3	0.0	0.0	0.5
	Government-funded housing/public housing/senior housing	%	0.2		0.5	0.0	0.0	0.0	0.6
	Other	%	0.4		0.5	0.3	0.0	0.0	1.1
	Unsure	%	0.2		0.0	0.3	0.0	0.0	0.5

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Thinking of housing affordability, please rank the effectiveness of the following policies as potential solutions where 1 would be the most effective, 2 the second most effective, 3 the third most effective and so on. [RANDOMIZE]

			Region		Gender		Age		
			London	Male	Female	18 to 34	35 to 54	55 plus	
Question 18 - Rank 3.	Total	Unwgt N	338	163	175	72	92	174	
		Wgt N	337	157	180	113	112	112	
	Remove the Land Transfer Tax for first-time home buyers	%	27.7	22.9	31.9	25.6	31.5	26.0	
	Increase the first-time home buyers' rebate	%	30.5	30.4	30.6	30.6	27.2	33.9	
	Implement a non-resident home buyers' tax	%	20.8	25.1	17.1	22.5	15.3	24.5	
	Increase the number of affordable rental units	%	19.5	20.9	18.2	19.8	25.1	13.6	
	Build more affordable housing/repurpose more office buildings	%	0.2	0.0	0.3	0.0	0.0	0.5	
	Nothing to say/ none	%	0.5	0.0	1.0	1.6	0.0	0.0	
	House the homeless/people with mental illness	%	0.2	0.0	0.3	0.0	0.0	0.5	
	Improve jobs/incomes	%	0.2	0.0	0.3	0.0	0.0	0.5	
	Reduce mortgage rates/longer term mortgage payment plans/lower interest rates	%	0.3	0.6	0.0	0.0	0.9	0.0	
	Other	%	0.2	0.0	0.3	0.0	0.0	0.5	

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Thinking of housing affordability, please rank the effectiveness of the following policies as potential solutions where 1 would be the most effective, 2 the second most effective, 3 the third most effective and so on. [RANDOMIZE]

			Region	Gender		Age		
			London	Male	Female	18 to 34	35 to 54	55 plus
Question 18 - Rank 4.	Total	Unwgt N	308	149	159	65	82	161
		Wgt N	306	143	164	102	100	104
	Remove the Land Transfer Tax for first-time home buyers	%	19.5	22.1	17.3	18.1	21.6	19.0
	Increase the first-time home buyers' rebate	%	22.5	19.6	25.0	16.1	25.1	26.2
	Implement a non-resident home buyers' tax	%	43.0	37.0	48.3	50.0	40.4	38.7
	Increase the number of affordable rental units	%	14.7	20.6	9.5	15.7	12.0	16.2
	Other	%	0.3	0.7	0.0	0.0	1.0	0.0

Thinking of housing affordability, please rank the effectiveness of the following policies as potential solutions where 1 would be the most effective, 2 the second most effective, 3 the third most effective and so on. [RANDOMIZE]

			Region	Gender		Age		
			London	Male	Female	18 to 34	35 to 54	55 plus
Question 18 - Rank 5.	Total	Unwgt N	10	2	8	0	3	7
		Wgt N	8	2	6	0	3	4
	Remove the Land Transfer Tax for first-time home buyers	%						
	Implement a non-resident home buyers' tax	%						
	Increase the number of affordable rental units	%						
	Lower taxes/add a tax rebate/lower interest rates	%						
	Update Airbnb laws/allow them to provide short term rentals	%						

Do you support, somewhat support, somewhat oppose or oppose the following? [ROTATE]

			Region	Gender		Age		
			London	Male	Female	18 to 34	35 to 54	55 plus
Question 19 - Converting vacant commercial or office buildings in downtown London/St. Thomas into rental housing.	Total	Unwgt N	411	199	212	84	103	224
		Wgt N	400	191	209	131	125	144
	Support	%	67.2	66.0	68.2	57.3	71.4	72.4
	Somewhat support	%	16.1	15.4	16.9	16.8	17.3	14.5
	Somewhat oppose	%	3.4	4.3	2.5	6.9	1.6	1.7
	Oppose	%	8.8	9.2	8.4	10.9	6.9	8.4
	Unsure	%	4.5	5.0	4.1	8.0	2.8	2.9

Nanos conducted an RDD dual frame (land- and cell- lines) random telephone survey of 411 London residents 18 years of age or older, between August 2<sup>nd</sup> to 5<sup>th</sup>, 2023. The margin of error this survey is ±4.9 percentage points, 19 times out of 20. \* Some responses have been shaded due to having a sample size of less than 30.



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**Do you support, somewhat support, somewhat oppose or oppose the following? [ROTATE]**

			Region	Gender		Age		
			London	Male	Female	18 to 34	35 to 54	55 plus
Question 20 - The London municipal government creating an incentive program to encourage developers to convert vacant commercial or office buildings into rental housing	Total	Unwgt N	411	199	212	84	103	224
		Wgt N	400	191	209	131	125	144
	Support	%	61.6	60.1	63.0	57.9	60.1	66.2
	Somewhat support	%	21.5	20.4	22.5	21.3	24.3	19.2
	Somewhat oppose	%	3.6	4.3	3.1	4.8	3.1	3.0
	Oppose	%	7.3	8.1	6.7	6.9	6.9	8.1
	Unsure	%	5.9	7.2	4.8	9.0	5.6	3.4

			Region	Gender		Age		
			London	Male	Female	18 to 34	35 to 54	55 plus
Question 21 - Do you have a positive, somewhat positive, neutral, somewhat negative or negative impression of rent-to-own housing?	Total	Unwgt N	411	199	212	84	103	224
		Wgt N	400	191	209	131	125	144
	Positive	%	50.3	46.1	54.1	53.4	46.3	50.8
	Somewhat positive	%	19.1	18.0	20.1	17.6	20.0	19.7
	Neutral	%	15.9	17.2	14.7	18.9	17.3	11.9
	Somewhat negative	%	4.4	4.7	4.3	3.5	5.6	4.3
	Negative	%	7.0	11.3	3.1	3.2	8.7	9.1
Unsure	%	3.3	2.7	3.8	3.5	2.0	4.2	

			Region	Gender		Age		
			London	Male	Female	18 to 34	35 to 54	55 plus
Question 22 - If you were renting, would you consider, somewhat consider, somewhat not consider or not consider a rent-to-own agreement?	Total	Unwgt N	411	199	212	84	103	224
		Wgt N	400	191	209	131	125	144
	Consider	%	60.2	58.5	61.8	59.0	65.0	57.2
	Somewhat consider	%	19.2	18.1	20.2	28.8	16.5	12.8
	Somewhat not consider	%	1.2	1.1	1.3	1.1	1.2	1.3
	Not consider	%	15.5	18.8	12.6	8.0	16.4	21.7
Unsure	%	3.8	3.5	4.1	3.2	0.8	7.0	

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			Region	Gender		Age		
			London	Male	Female	18 to 34	35 to 54	55 plus
Question 26 - In the next six months, do you believe that the value of real estate in your neighborhood will increase, stay the same or decrease?	Total	Unwgt N	411	199	212	84	103	224
		Wgt N	400	191	209	131	125	144
	Increase	%	43.9	49.3	39.0	52.0	40.1	39.9
	Stay the same	%	39.3	36.1	42.2	30.9	42.6	44.0
	Decrease	%	12.2	10.7	13.6	8.8	14.5	13.3
	Unsure	%	4.6	3.9	5.2	8.3	2.8	2.8

			Region	Gender		Age		
			London	Male	Female	18 to 34	35 to 54	55 plus
Question 27 - Thinking of provincial elections, which Ontario provincial political party do you usually vote for?	Total	Unwgt N	411	199	212	84	103	224
		Wgt N	400	191	209	131	125	144
	Progressive Conservative Party of Ontario	%	24.4	28.9	20.4	18.1	25.6	29.1
	Ontario New Democratic Party	%	19.0	12.9	24.5	13.6	28.2	16.0
	Liberal Party of Ontario	%	14.3	10.0	18.2	11.2	11.8	19.3
	Green Party of Ontario	%	2.5	3.1	1.9	4.5	0.8	2.1
	I don't have a party I regularly vote for	%	26.0	30.7	21.7	36.5	23.1	18.9
	Refused	%	13.8	14.3	13.2	16.0	10.5	14.6

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			Region		Gender		Age		
			St Thomas	Male	Female	18 to 34	35 to 54	55 plus	
Question 2 - If you had one piece of advice to make the City of St. Thomas a better place, what would that advice be? [OPEN]	Total	Unwgt N	291	124	167	29	88	174	
		Wgt N	284	134	149	65	91	128	
	Improved infrastructure/roadways	%	9.6	12.9	6.6		10.7	10.2	
	Improvements to downtown area	%	6.4	6.4	6.5		8.7	6.4	
	More green space/parks/recreational activities	%	7.1	8.7	5.6		2.3	5.3	
	More jobs/industry	%	2.1	3.3	1.1		3.6	0.5	
	Better access to public services/shops	%	3.0	0.0	5.6		1.0	2.1	
	Increased law enforcement	%	1.0	0.0	2.0		1.0	1.6	
	Solutions for homelessness/supporting low income persons	%	22.9	19.2	26.1		25.6	25.5	
	Improved local government	%	1.1	1.9	0.4		0.0	2.5	
	Improved public transit	%	8.5	9.1	7.9		4.8	3.0	
	Improved housing/more affordable housing	%	7.1	5.7	8.3		4.6	8.9	
	Improved support for seniors	%	0.2	0.0	0.4		0.0	0.5	
	Ensure the City grows at a manageable rate/manage immigration	%	4.0	5.3	2.9		6.1	4.6	
	Support for those with mental health/addiction issues	%	3.4	1.7	4.8		5.6	1.6	
	Lower taxes	%	2.4	4.3	0.6		2.3	1.9	
	For people to be kinder/more inclusive/welcoming/more accessible	%	1.0	0.6	1.3		2.1	0.6	
	Other	%	2.7	3.4	2.0		1.0	3.5	
	A better construction schedule/better construction management	%	0.9	0.6	1.1		1.0	1.2	
	Improved healthcare/more hospitals/more doctors	%	1.3	1.5	1.1		2.3	1.2	
	None/ don't have any/ currently satisfied	%	6.1	6.0	6.2		4.6	10.3	
	Be more environmentally proactive/do more to help environment	%	0.8	0.0	1.6		0.0	0.0	
	Improved cleanliness/better waste management	%	0.7	0.0	1.3		0.0	1.6	
	Unsure	%	7.9	9.5	6.5		12.5	7.0	



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How would you rate the City of St. Thomas on the following where 1 is a very poor rating and 10 is a very good rating. [RANDOMIZE]

			Region	Gender		Age			
			St Thomas	Male	Female	18 to 34	35 to 54	55 plus	
Question 3 - The overall quality of life in St. Thomas.	Total	Unwgt N	306	130	176	32	92	182	
		Wgt N	300	142	158	72	95	134	
		Mean	7.4	7.2	7.5	6.4	7.4	7.9	
		Median	8.0	8.0	8.0	7.0	8.0	8.0	
		Very poor (1)	%	1.6	2.7	0.6	2.9	1.0	1.2
	2	%	1.4	0.0	2.7	3.3	2.0	0.0	
	3	%	1.1	1.2	1.0	0.0	1.0	1.7	
	4	%	0.8	0.6	1.0	0.0	1.0	1.1	
	5	%	9.1	12.7	5.9	21.0	7.8	3.6	
	6	%	9.6	10.5	8.9	21.8	5.4	6.1	
	7	%	18.7	19.5	18.0	21.8	21.2	15.3	
	8	%	34.4	34.2	34.5	22.5	40.1	36.7	
	9	%	12.6	12.0	13.1	6.7	15.4	13.9	
		Very good (10)	%	9.5	6.6	12.2	0.0	5.2	17.7
	Unsure	%	1.1	0.0	2.1	0.0	0.0	2.5	

How would you rate the City of St. Thomas on the following where 1 is a very poor rating and 10 is a very good rating. [RANDOMIZE]

			Region	Gender		Age			
			St Thomas	Male	Female	18 to 34	35 to 54	55 plus	
Question 4 - The job market in St. Thomas.	Total	Unwgt N	306	130	176	32	92	182	
		Wgt N	300	142	158	72	95	134	
		Mean	6.8	6.8	6.8	6.1	6.8	7.3	
		Median	7.0	7.0	7.0	6.0	7.0	8.0	
		Very poor (1)	%	1.7	2.0	1.5	3.3	1.2	1.2
	2	%	0.6	0.0	1.2	0.0	2.0	0.0	
	3	%	4.6	6.8	2.6	5.9	7.8	1.6	
	4	%	3.2	2.0	4.3	6.7	1.2	2.7	
	5	%	10.0	9.3	10.6	15.5	8.2	8.4	
	6	%	10.7	8.9	12.3	19.2	7.6	8.2	
	7	%	18.6	22.2	15.3	15.5	22.8	17.2	
	8	%	22.6	23.4	21.9	15.5	21.8	27.0	
	9	%	4.3	5.0	3.7	0.0	6.8	4.9	
		Very good (10)	%	8.7	7.6	9.7	6.3	7.8	10.6
	Unsure	%	15.0	12.9	16.9	12.2	12.8	18.1	

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How would you rate the City of St. Thomas on the following where 1 is a very poor rating and 10 is a very good rating. [RANDOMIZE]

			Region	Gender		Age			
			St Thomas	Male	Female	18 to 34	35 to 54	55 plus	
Question 5 – St. Thomas as a place to raise a family.	Total	Unwgt N	306	130	176	32	92	182	
		Wgt N	300	142	158	72	95	134	
		Mean	7.8	7.7	7.8	7.0	7.8	8.1	
		Median	8.0	8.0	8.0	7.0	8.0	8.0	
		Very poor (1)	%	1.2	1.5	1.0	2.9	1.0	0.5
	2	%	0.6	1.2	0.0	0.0	0.0	1.2	
	3	%	1.7	2.6	1.0	0.0	2.2	2.4	
	4	%	2.0	0.8	3.0	6.7	1.2	0.0	
	5	%	3.4	2.9	3.9	2.9	4.2	3.1	
	6	%	8.5	9.6	7.5	21.4	6.4	3.1	
	7	%	16.7	15.4	17.8	25.1	16.2	12.5	
	8	%	31.8	33.4	30.3	22.2	38.0	32.5	
	9	%	15.2	14.5	15.8	9.6	12.2	20.2	
		Very good (10)	%	16.9	15.5	18.2	6.3	17.6	22.1
	Unsure	%	2.0	2.7	1.4	2.9	1.0	2.2	

How would you rate the City of St. Thomas on the following where 1 is a very poor rating and 10 is a very good rating. [RANDOMIZE]

			Region	Gender		Age			
			St Thomas	Male	Female	18 to 34	35 to 54	55 plus	
Question 6 – St. Thomas as a safe place to live.	Total	Unwgt N	306	130	176	32	92	182	
		Wgt N	300	142	158	72	95	134	
		Mean	7.2	7.2	7.2	6.7	7.2	7.5	
		Median	8.0	8.0	7.0	7.0	8.0	8.0	
		Very poor (1)	%	0.5	0.6	0.4	0.0	0.0	1.1
	2	%	2.6	2.0	3.1	3.3	3.2	1.7	
	3	%	1.9	2.9	1.0	2.9	2.2	1.1	
	4	%	3.9	3.5	4.3	6.3	5.2	1.7	
	5	%	6.8	7.0	6.7	2.9	3.2	11.5	
	6	%	11.4	9.2	13.4	18.8	10.6	8.0	
	7	%	22.5	22.0	23.0	34.3	23.8	15.2	
	8	%	28.2	32.6	24.2	21.8	31.1	29.6	
	9	%	14.3	11.8	16.5	6.7	16.2	17.0	
		Very good (10)	%	8.0	8.6	7.4	2.9	4.6	13.0

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How would you rate the City of St. Thomas on the following where 1 is a very poor rating and 10 is a very good rating. [RANDOMIZE]

			Region	Gender		Age			
			St Thomas	Male	Female	18 to 34	35 to 54	55 plus	
Question 7 – St. Thomas as a place to have a business.	Total	Unwgt N	306	130	176	32	92	182	
		Wgt N	300	142	158	72	95	134	
		Mean	6.6	6.6	6.7	6.2	6.5	7.0	
		Median	7.0	7.0	7.0	7.0	7.0	7.0	
		Very poor (1)	%	2.6	2.8	2.5	3.3	3.4	1.7
	2	%	0.4	0.8	0.0	0.0	1.2	0.0	
	3	%	3.0	4.0	2.0	2.9	3.2	2.9	
	4	%	4.8	7.0	2.9	8.8	3.2	3.9	
	5	%	9.9	9.7	10.1	9.2	12.8	8.2	
	6	%	15.3	9.9	20.2	22.5	15.0	11.6	
	7	%	25.1	24.8	25.4	28.4	25.8	22.9	
	8	%	24.4	28.2	20.9	18.4	23.2	28.3	
	9	%	3.5	2.8	4.2	3.3	3.4	3.8	
		Very good (10)	%	4.9	3.9	5.7	0.0	3.4	8.5
	Unsure	%	6.0	6.0	6.0	2.9	5.4	8.1	

How would you rate the City of St. Thomas on the following where 1 is a very poor rating and 10 is a very good rating. [RANDOMIZE]

			Region	Gender		Age			
			St Thomas	Male	Female	18 to 34	35 to 54	55 plus	
Question 8 – St. Thomas as a place to take public transit.	Total	Unwgt N	306	130	176	32	92	182	
		Wgt N	300	142	158	72	95	134	
		Mean	4.7	4.5	4.9	3.9	4.6	5.3	
		Median	5.0	4.0	5.0	4.0	4.0	5.0	
		Very poor (1)	%	10.7	11.4	10.1	22.2	7.0	7.1
	2	%	6.9	4.7	8.8	10.0	8.6	4.0	
	3	%	8.4	9.8	7.1	5.9	9.4	9.1	
	4	%	13.7	16.6	11.0	18.4	14.2	10.7	
	5	%	10.4	9.6	11.1	9.6	11.0	10.4	
	6	%	10.1	14.4	6.3	9.2	7.8	12.2	
	7	%	11.3	7.2	15.0	9.6	10.4	12.9	
	8	%	6.7	8.0	5.5	6.3	4.6	8.4	
	9	%	1.5	0.0	2.9	0.0	2.0	2.0	
		Very good (10)	%	2.2	0.6	3.6	0.0	1.0	4.1
	Unsure	%	18.2	17.7	18.6	8.8	24.0	19.1	



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How would you rate the City of St. Thomas on the following where 1 is a very poor rating and 10 is a very good rating. [RANDOMIZE]

			Region	Gender		Age			
			St Thomas	Male	Female	18 to 34	35 to 54	55 plus	
Question 9 – St. Thomas as a place where one can afford to buy a home.	Total	Unwgt N	306	130	176	32	92	182	
		Wgt N	300	142	158	72	95	134	
		Mean	5.6	5.6	5.5	5.4	5.3	5.9	
		Median	5.0	5.0	6.0	5.0	5.0	6.0	
	Very poor (1)	%	3.5	1.8	5.0	0.0	2.0	6.4	
		2	%	7.4	8.0	6.9	12.2	7.6	4.8
		3	%	7.8	7.8	7.8	6.3	13.0	5.0
		4	%	7.9	8.1	7.7	2.9	9.1	9.7
		5	%	22.8	25.4	20.5	33.9	22.0	17.5
		6	%	12.1	10.0	14.1	12.9	10.8	12.6
		7	%	14.6	14.7	14.6	12.9	12.4	17.1
		8	%	12.3	10.5	13.8	12.9	11.8	12.2
		9	%	1.8	2.2	1.4	0.0	3.4	1.6
		Very good (10)	%	6.1	7.0	5.3	2.9	2.2	10.5
Unsure	%	3.6	4.5	2.9	2.9	5.6	2.6		

How would you rate the City of St. Thomas on the following where 1 is a very poor rating and 10 is a very good rating. [RANDOMIZE]

			Region	Gender		Age			
			St Thomas	Male	Female	18 to 34	35 to 54	55 plus	
Question 10 - The quality of healthcare in St. Thomas.	Total	Unwgt N	306	130	176	32	92	182	
		Wgt N	300	142	158	72	95	134	
		Mean	7.4	7.4	7.5	7.1	7.5	7.6	
		Median	8.0	8.0	8.0	8.0	8.0	8.0	
	Very poor (1)	%	1.9	1.8	2.0	0.0	2.0	2.9	
		2	%	0.5	0.0	1.0	0.0	1.0	0.5
		3	%	2.3	0.8	3.6	3.3	3.2	1.0
		4	%	2.3	2.9	1.7	2.9	1.2	2.6
		5	%	11.6	15.4	8.1	21.4	8.5	8.5
		6	%	6.1	4.6	7.4	2.9	7.2	7.0
		7	%	14.4	18.0	11.2	15.1	15.4	13.3
		8	%	29.8	26.9	32.5	35.5	25.8	29.7
		9	%	15.6	16.1	15.2	9.6	18.6	16.7
		Very good (10)	%	14.0	11.6	16.2	6.3	16.2	16.6
Unsure	%	1.5	2.1	1.0	2.9	1.0	1.1		

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How would you rate the City of St. Thomas on the following where 1 is a very poor rating and 10 is a very good rating. [RANDOMIZE]

			Region		Gender		Age		
			St Thomas	Male	Female	18 to 34	35 to 54	55 plus	
Question 11 - The quality of the rail connections between St. Thomas and other cities.	Total	Unwgt N	306	130	176	32	92	182	
		Wgt N	300	142	158	72	95	134	
		Mean	3.0	2.9	3.2	2.9	3.1	3.0	
		Median	1.0	1.0	2.0	1.0	1.0	2.0	
	Very poor (1)	%	45.8	50.2	41.9	49.4	47.0	43.1	
		2	%	9.9	11.0	9.0	12.5	7.4	10.3
		3	%	4.3	4.2	4.5	0.0	7.6	4.4
		4	%	5.6	4.3	6.8	6.7	3.2	6.7
		5	%	5.5	7.3	3.8	9.2	2.2	5.7
		6	%	2.5	2.0	2.9	0.0	3.2	3.2
		7	%	5.7	6.0	5.5	5.9	8.6	3.6
		8	%	4.2	4.0	4.4	6.3	3.2	3.9
		9	%	1.7	1.6	1.9	0.0	3.4	1.5
Very good (10)		%	3.5	2.8	4.2	3.3	3.4	3.8	
Unsure	%	11.1	6.7	15.1	6.7	10.8	13.8		

Would you say that municipal leaders do a very good, good, average, poor or very poor job at supporting the following. [RANDOMIZE]

			Region		Gender		Age		
			St Thomas	Male	Female	18 to 34	35 to 54	55 plus	
Question 12 - Helping attract jobs to St. Thomas.	Total	Unwgt N	306	130	176	32	92	182	
		Wgt N	300	142	158	72	95	134	
	Very good	%	34.0	30.3	37.4	9.6	42.4	41.2	
	Good	%	33.5	36.2	31.0	34.7	30.8	34.7	
	Average	%	21.0	20.1	21.8	40.2	14.5	15.2	
	Poor	%	5.8	5.4	6.1	9.6	5.4	4.0	
	Very poor	%	1.4	2.3	0.6	2.9	2.2	0.0	
	Unsure	%	4.3	5.6	3.1	2.9	4.6	4.9	

Would you say that municipal leaders do a very good, good, average, poor or very poor job at supporting the following. [RANDOMIZE]

			Region		Gender		Age		
			St Thomas	Male	Female	18 to 34	35 to 54	55 plus	
Question 13 - Creating an environment for affordable housing.	Total	Unwgt N	306	130	176	32	92	182	
		Wgt N	300	142	158	72	95	134	
	Very good	%	6.6	7.1	6.1	0.0	4.6	11.5	
	Good	%	24.1	25.3	23.1	18.8	22.4	28.2	
	Average	%	35.7	34.8	36.5	41.0	40.4	29.6	
	Poor	%	19.1	18.4	19.7	25.1	20.8	14.6	
	Very poor	%	9.6	11.6	7.7	15.1	6.4	8.9	
	Unsure	%	4.9	2.8	6.9	0.0	5.4	7.3	

Nanos conducted an RDD dual frame (land- and cell- lines) random telephone survey of 306 St. Thomas residents 18 years of age or older, between August 2<sup>nd</sup> to 5<sup>th</sup>, 2023. The margin of error this survey is ±5.7 percentage points, 19 times out of 20. \* Some responses have been shaded due to having a sample size of less than 30.



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Would you say that municipal leaders do a very good, good, average, poor or very poor job at supporting the following. [RANDOMIZE]

			Region			Gender		Age		
			St Thomas			Male	Female	18 to 34	35 to 54	55 plus
			Unwgt N	Wgt N	%					
Question 14 - Building a strong public transit system.	Total	Unwgt N	306	130	176	32	92	182		
		Wgt N	300	142	158	72	95	134		
	Very good	%	3.5	3.4	3.6	0.0	3.4	5.4		
	Good	%	16.1	15.6	16.5	2.9	14.2	24.5		
	Average	%	28.3	28.8	28.0	34.3	24.6	27.8		
	Poor	%	33.9	32.7	35.0	50.6	34.8	24.3		
	Very poor	%	8.2	11.2	5.4	12.2	7.8	6.2		
	Unsure	%	10.0	8.3	11.6	0.0	15.2	11.8		

Would you say that municipal leaders do a very good, good, average, poor or very poor job at supporting the following. [RANDOMIZE]

			Region			Gender		Age		
			St Thomas			Male	Female	18 to 34	35 to 54	55 plus
			Unwgt N	Wgt N	%					
Question 15 - Investing in roads to improve traffic.	Total	Unwgt N	306	130	176	32	92	182		
		Wgt N	300	142	158	72	95	134		
	Very good	%	18.3	19.0	17.7	12.5	19.8	20.3		
	Good	%	41.3	41.1	41.4	37.6	42.8	42.1		
	Average	%	23.5	19.4	27.3	31.4	20.7	21.4		
	Poor	%	11.1	13.6	8.9	12.5	9.2	11.7		
	Very poor	%	4.8	6.3	3.4	5.9	7.4	2.4		
	Unsure	%	0.9	0.6	1.3	0.0	0.0	2.1		

Would you say that municipal leaders do a very good, good, average, poor or very poor job at supporting the following. [RANDOMIZE]

			Region			Gender		Age		
			St Thomas			Male	Female	18 to 34	35 to 54	55 plus
			Unwgt N	Wgt N	%					
Question 16 - Addressing the issue of homelessness.	Total	Unwgt N	306	130	176	32	92	182		
		Wgt N	300	142	158	72	95	134		
	Very good	%	6.2	6.4	6.0	2.9	4.2	9.4		
	Good	%	15.2	13.5	16.8	2.9	13.8	22.9		
	Average	%	23.1	23.8	22.5	12.9	29.8	23.8		
	Poor	%	37.4	37.1	37.7	53.5	35.8	29.9		
	Very poor	%	15.5	17.0	14.2	24.3	14.0	11.9		
	Unsure	%	2.5	2.2	2.8	3.3	2.4	2.1		



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Please rank the following community issues in terms of how concerned you are personally, where 1 is your biggest concern, 2 is your second biggest concern, 3 is your third biggest concern and so on. [RANDOMIZE]

			Region			Gender			Age		
			St Thomas	Male	Female	18 to 34	35 to 54	55 plus			
Question 17 - Rank 1.	Total	Unwgt N	302	127	175	32	91	179			
		Wgt N	297	139	157	72	93	131			
	Jobs for local residents	%	9.7	9.9	9.6	12.5	10.9	7.4			
	Bus rapid transit	%	8.5	7.6	9.3	12.5	6.5	7.8			
	Housing affordability	%	30.8	29.7	31.7	25.5	33.2	31.9			
	Homelessness	%	48.5	50.3	46.9	49.4	45.7	49.9			
	Drugs/addiction	%	0.4	0.8	0.0	0.0	1.2	0.0			
	Infrastructure/roads	%	0.4	0.8	0.0	0.0	1.2	0.0			
	Nothing to say/no concerns	%	0.2	0.0	0.4	0.0	0.0	0.5			
	Mental health	%	0.2	0.0	0.4	0.0	0.0	0.5			
	Recycling/waste management/cleaner city	%	0.2	0.0	0.4	0.0	0.0	0.5			
	Healthcare	%	0.2	0.0	0.4	0.0	0.0	0.5			
	Accessibility/inclusivity/welcoming spaces	%	0.4	0.8	0.0	0.0	1.2	0.0			
	Unsure	%	0.5	0.0	0.9	0.0	0.0	1.0			

Please rank the following community issues in terms of how concerned you are personally, where 1 is your biggest concern, 2 is your second biggest concern, 3 is your third biggest concern and so on. [RANDOMIZE]

			Region			Gender			Age		
			St Thomas	Male	Female	18 to 34	35 to 54	55 plus			
Question 17 - Rank 2.	Total	Unwgt N	294	124	170	32	89	173			
		Wgt N	290	137	153	72	91	127			
	Jobs for local residents	%	24.3	23.6	24.9	25.5	27.1	21.5			
	Bus rapid transit	%	12.9	17.1	9.2	12.2	9.1	16.1			
	Housing affordability	%	35.6	39.1	32.4	36.5	31.5	38.0			
	Homelessness	%	25.2	19.4	30.4	22.5	30.0	23.3			
	Drugs/addiction	%	0.4	0.8	0.0	0.0	1.3	0.0			
	Infrastructure/roads	%	1.1	0.0	2.0	3.3	0.0	0.5			
	Safety/crime rates	%	0.3	0.0	0.6	0.0	1.0	0.0			
	Cost of living	%	0.2	0.0	0.4	0.0	0.0	0.5			

Please rank the following community issues in terms of how concerned you are personally, where 1 is your biggest concern, 2 is your second biggest concern, 3 is your third biggest concern and so on. [RANDOMIZE]

			Region			Gender			Age		
			St Thomas	Male	Female	18 to 34	35 to 54	55 plus			
Question 17 - Rank 3.	Total	Unwgt N	272	114	158	32	79	161			
		Wgt N	271	127	144	72	81	118			
	Jobs for local residents	%	34.1	31.2	36.7	28.0	40.4	33.5			
	Bus rapid transit	%	23.3	23.2	23.5	28.4	18.9	23.3			
	Housing affordability	%	23.8	24.8	23.0	21.8	23.8	25.1			
	Homelessness	%	17.3	18.5	16.1	18.8	15.7	17.4			
	Drugs/addiction	%	0.8	1.7	0.0	2.9	0.0	0.0			
	Government/leadership	%	0.3	0.7	0.0	0.0	0.0	0.7			
	Need recreational spaces	%	0.3	0.0	0.7	0.0	1.2	0.0			

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Please rank the following community issues in terms of how concerned you are personally, where 1 is your biggest concern, 2 is your second biggest concern, 3 is your third biggest concern and so on. [RANDOMIZE]

			Region			Gender		Age		
			St Thomas	Male	Female	18 to 34	35 to 54	55 plus		
			Question 17 - Rank 4.	Total	Unwgt N	244	104	140	31	65
		Wgt N	245	116	129	70	67	109		
	Jobs for local residents	%	32.1	35.5	29.0	35.0	21.1	37.0		
	Bus rapid transit	%	51.0	49.5	52.4	41.8	63.4	49.3		
	Housing affordability	%	7.1	4.2	9.6	13.3	4.5	4.6		
	Homelessness	%	7.5	10.8	4.7	6.5	8.2	7.8		
	Drugs/addiction	%	1.4	0.0	2.6	3.4	1.4	0.0		
	Infrastructure/roads	%	0.4	0.0	0.7	0.0	1.4	0.0		
	Safety/crime rates	%	0.3	0.0	0.5	0.0	0.0	0.6		
	Need recreational spaces	%	0.3	0.0	0.5	0.0	0.0	0.6		

Please rank the following community issues in terms of how concerned you are personally, where 1 is your biggest concern, 2 is your second biggest concern, 3 is your third biggest concern and so on. [RANDOMIZE]

			Region			Gender		Age		
			St Thomas	Male	Female	18 to 34	35 to 54	55 plus		
			Question 17 - Rank 5.	Total	Unwgt N	18	5	13	3	3
		Wgt N	18	6	13	7	3	9		
	Jobs for local residents	%								
	Bus rapid transit	%								
	Housing affordability	%								
	Drugs/addiction	%								
	Infrastructure/roads	%								
	Taxes	%								
	Healthcare	%								
	Sustainable growth/limit growth	%								
	Government/leadership	%								
	Need recreational spaces	%								

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Thinking of housing affordability, please rank the effectiveness of the following policies as potential solutions where 1 would be the most effective, 2 the second most effective, 3 the third most effective and so on. [RANDOMIZE]

Question 18 - Rank 1.	Total		Region			Gender		Age		
			Unwgt N	St Thomas	Male	Female	18 to 34	35 to 54	55 plus	
										Wgt N
		Unwgt N	294	123	171	31	88	175		
		Wgt N	288	135	154	70	91	128		
		Remove the Land Transfer Tax for first-time home buyers	%	19.9	25.4	15.1	16.4	19.1	22.5	
		Increase the first-time home buyers' rebate	%	16.0	21.5	11.1	18.2	20.2	11.7	
		Implement a non-resident home buyers' tax	%	10.4	6.6	13.7	9.9	12.1	9.4	
		Increase the number of affordable rental units	%	49.9	38.8	59.7	55.5	43.6	51.4	
		Build more affordable housing/repurpose more office buildings	%	0.6	0.8	0.4	0.0	1.3	0.5	
		Nothing to say/ none	%	0.7	1.5	0.0	0.0	1.3	0.6	
		Pricing limits/caps/ rent control	%	0.3	0.6	0.0	0.0	0.0	0.6	
		Reduce mortgage rates/longer term mortgage payment plans/lower interest rates	%	0.3	0.6	0.0	0.0	0.0	0.6	
		Other	%	0.3	0.6	0.0	0.0	0.0	0.6	
		Unsure	%	1.7	3.5	0.0	0.0	2.5	1.9	

Thinking of housing affordability, please rank the effectiveness of the following policies as potential solutions where 1 would be the most effective, 2 the second most effective, 3 the third most effective and so on. [RANDOMIZE]

Question 18 - Rank 2.	Total		Region			Gender		Age		
			Unwgt N	St Thomas	Male	Female	18 to 34	35 to 54	55 plus	
										Wgt N
		Unwgt N	264	108	156	30	78	156		
		Wgt N	262	120	142	68	80	114		
		Remove the Land Transfer Tax for first-time home buyers	%	28.1	24.9	30.8	16.1	29.9	34.0	
		Increase the first-time home buyers' rebate	%	32.7	33.6	32.0	43.9	34.3	25.0	
		Implement a non-resident home buyers' tax	%	21.4	25.4	18.0	26.7	18.7	20.2	
		Increase the number of affordable rental units	%	16.2	15.4	16.8	13.3	14.8	18.9	
		Build more affordable housing/repurpose more office buildings	%	0.4	0.0	0.7	0.0	1.2	0.0	
		Nothing to say/ none	%	0.3	0.0	0.5	0.0	0.0	0.6	
		Pricing limits/caps/ rent control	%	0.4	0.0	0.7	0.0	1.2	0.0	
		Government-funded housing/public housing/senior housing	%	0.3	0.7	0.0	0.0	0.0	0.7	
		Other	%	0.3	0.0	0.5	0.0	0.0	0.6	

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Thinking of housing affordability, please rank the effectiveness of the following policies as potential solutions where 1 would be the most effective, 2 the second most effective, 3 the third most effective and so on. [RANDOMIZE]

			Region		Gender		Age		
			St Thomas	Male	Female	18 to 34	35 to 54	55 plus	
			Question 18 - Rank 3.	Total	Unwgt N	242	99	143	30
		Wgt N	244	111	132	68	73	103	
	Remove the Land Transfer Tax for first-time home buyers	%	31.1	32.9	29.6	43.1	26.9	26.3	
	Increase the first-time home buyers' rebate	%	27.5	22.1	32.0	27.5	22.5	31.0	
	Implement a non-resident home buyers' tax	%	21.8	21.8	21.8	16.5	26.3	22.1	
	Increase the number of affordable rental units	%	19.0	23.1	15.6	12.9	24.3	19.3	
	Pricing limits/caps/ rent control	%	0.3	0.0	0.5	0.0	0.0	0.7	
	Other	%	0.3	0.0	0.5	0.0	0.0	0.7	

Thinking of housing affordability, please rank the effectiveness of the following policies as potential solutions where 1 would be the most effective, 2 the second most effective, 3 the third most effective and so on. [RANDOMIZE]

			Region		Gender		Age		
			St Thomas	Male	Female	18 to 34	35 to 54	55 plus	
			Question 18 - Rank 4.	Total	Unwgt N	215	88	127	29
		Wgt N	219	99	119	65	60	93	
	Remove the Land Transfer Tax for first-time home buyers	%	18.8	12.7	24.0		16.7	16.1	
	Increase the first-time home buyers' rebate	%	20.6	20.0	21.0		20.5	27.9	
	Implement a non-resident home buyers' tax	%	45.7	49.3	42.6		45.5	44.0	
	Increase the number of affordable rental units	%	13.4	16.8	10.5		13.9	10.5	
	Lower taxes/add a tax rebate/lower interest rates	%	0.5	1.1	0.0		1.9	0.0	
	House the homeless/people with mental illness	%	0.3	0.0	0.6		0.0	0.7	
	Reduce mortgage rates/longer term mortgage payment plans/lower interest rates	%	0.3	0.0	0.6		0.0	0.7	
	Other	%	0.4	0.0	0.8		1.6	0.0	

Thinking of housing affordability, please rank the effectiveness of the following policies as potential solutions where 1 would be the most effective, 2 the second most effective, 3 the third most effective and so on. [RANDOMIZE]

			Region		Gender		Age		
			St Thomas	Male	Female	18 to 34	35 to 54	55 plus	
			Question 18 - Rank 5.	Total	Unwgt N	6	1	5	0
		Wgt N	4	1	4	0	1	4	
	Implement a non-resident home buyers' tax	%							
	Increase the number of affordable rental units	%							
	Pricing limits/caps/ rent control	%							

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**Do you support, somewhat support, somewhat oppose or oppose the following? [ROTATE]**

			Region		Gender		Age		
			St Thomas	Male	Female	18 to 34	35 to 54	55 plus	
Question 19 - Converting vacant commercial or office buildings in downtown St. Thomas into rental housing.	Total	Unwgt N	306	130	176	32	92	182	
		Wgt N	300	142	158	72	95	134	
	Support	%	71.4	69.6	73.1	68.2	69.4	74.6	
	Somewhat support	%	15.2	15.5	14.9	19.2	17.8	11.1	
	Somewhat oppose	%	1.4	1.2	1.6	0.0	2.0	1.7	
	Oppose	%	6.4	7.1	5.9	3.3	6.6	8.0	
	Unsure	%	5.6	6.7	4.6	9.2	4.2	4.6	

**Do you support, somewhat support, somewhat oppose or oppose the following? [ROTATE]**

			Region		Gender		Age		
			St Thomas	Male	Female	18 to 34	35 to 54	55 plus	
Question 20 - The St. Thomas municipal government creating an incentive program to encourage developers to convert vacant commercial or office buildings into rental housing	Total	Unwgt N	306	130	176	32	92	182	
		Wgt N	300	142	158	72	95	134	
	Support	%	66.3	62.2	70.1	65.3	65.8	67.3	
	Somewhat support	%	16.2	16.4	15.9	16.3	16.4	16.0	
	Somewhat oppose	%	3.4	4.8	2.0	2.9	4.4	2.9	
	Oppose	%	8.9	8.8	9.1	9.6	7.8	9.4	
	Unsure	%	5.2	7.7	2.9	5.9	5.6	4.5	

			Region		Gender		Age		
			St Thomas	Male	Female	18 to 34	35 to 54	55 plus	
Question 21 - Do you have a positive, somewhat positive, neutral, somewhat negative or negative impression of rent-to-own housing?	Total	Unwgt N	306	130	176	32	92	182	
		Wgt N	300	142	158	72	95	134	
	Positive	%	51.8	55.7	48.3	46.1	52.2	54.5	
	Somewhat positive	%	20.0	17.9	22.0	22.2	20.6	18.5	
	Neutral	%	17.1	17.5	16.7	22.2	20.8	11.7	
	Somewhat negative	%	4.2	2.1	6.1	6.3	2.0	4.6	
	Negative	%	5.7	6.3	5.3	3.3	4.4	8.0	
	Unsure	%	1.2	0.6	1.7	0.0	0.0	2.6	

			Region		Gender		Age		
			St Thomas	Male	Female	18 to 34	35 to 54	55 plus	
Question 22 - If you were renting, would you consider, somewhat consider, somewhat not consider or not consider a rent-to-own agreement?	Total	Unwgt N	306	130	176	32	92	182	
		Wgt N	300	142	158	72	95	134	
	Consider	%	56.7	61.7	52.1	59.0	61.2	52.2	
	Somewhat consider	%	16.9	13.9	19.6	24.7	14.5	14.4	
	Not consider	%	23.5	21.2	25.6	16.3	22.0	28.5	
	Unsure	%	2.9	3.1	2.7	0.0	2.2	5.0	



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**Do you think the Volkswagen plant will have a positive, somewhat positive, somewhat negative, negative or no impact on the following? [RANDOMIZE][ ST. THOMAS RESIDENTS ONLY]**

			Region		Gender		Age		
			St Thomas	Male	Female	18 to 34	35 to 54	55 plus	
Question 23 - The local economy in St. Thomas.	Total	Unwgt N	306	130	176	32	92	182	
		Wgt N	300	142	158	72	95	134	
		Positive	%	68.8	67.4	70.0	69.0	69.6	68.0
		Somewhat positive	%	21.2	19.8	22.5	18.8	20.2	23.2
		Somewhat negative	%	2.7	1.6	3.6	3.3	2.4	2.5
		Negative	%	4.3	5.6	3.1	2.9	6.6	3.4
		No impact	%	1.6	2.9	0.4	2.9	1.2	1.1
		Unsure	%	1.5	2.7	0.4	2.9	0.0	1.7

**Do you think the Volkswagen plant will have a positive, somewhat positive, somewhat negative, negative or no impact on the following? [RANDOMIZE][ ST. THOMAS RESIDENTS ONLY]**

			Region		Gender		Age		
			St Thomas	Male	Female	18 to 34	35 to 54	55 plus	
Question 24 - The availability of housing in St. Thomas.	Total	Unwgt N	306	130	176	32	92	182	
		Wgt N	300	142	158	72	95	134	
		Positive	%	30.0	36.0	24.6	14.7	27.6	39.8
		Somewhat positive	%	13.3	7.8	18.3	9.6	12.3	16.0
		Somewhat negative	%	15.9	17.0	14.8	21.8	17.6	11.5
		Negative	%	28.5	28.3	28.7	34.3	30.2	24.2
		No impact	%	8.7	7.3	10.0	19.6	8.0	3.4
		Unsure	%	3.6	3.7	3.5	0.0	4.2	5.1

**Do you think the Volkswagen plant will have a positive, somewhat positive, somewhat negative, negative or no impact on the following? [RANDOMIZE][ ST. THOMAS RESIDENTS ONLY]**

			Region		Gender		Age		
			St Thomas	Male	Female	18 to 34	35 to 54	55 plus	
Question 25 - Public transit in St. Thomas.	Total	Unwgt N	306	130	176	32	92	182	
		Wgt N	300	142	158	72	95	134	
		Positive	%	36.3	34.6	37.8	28.4	37.2	39.8
		Somewhat positive	%	23.7	19.0	28.0	35.5	17.0	22.2
		Somewhat negative	%	5.0	5.1	5.0	2.9	5.6	5.8
		Negative	%	10.0	12.5	7.7	5.9	10.2	12.0
		No impact	%	14.8	17.2	12.6	12.5	19.8	12.5
		Unsure	%	10.2	11.7	8.8	14.7	10.1	7.7

			Region		Gender		Age		
			St Thomas	Male	Female	18 to 34	35 to 54	55 plus	
Question 26 - In the next six months, do you believe that the value of real estate in your neighborhood will increase, stay the same or decrease?	Total	Unwgt N	306	130	176	32	92	182	
		Wgt N	300	142	158	72	95	134	
		Increase	%	42.7	41.3	43.9	38.0	40.2	46.9
		Stay the same	%	42.4	44.0	41.0	46.9	40.2	41.6
		Decrease	%	12.0	10.3	13.4	9.2	18.4	8.9
		Unsure	%	3.0	4.4	1.7	5.9	1.2	2.6

Nanos conducted an RDD dual frame (land- and cell- lines) random telephone survey of 306 St. Thomas residents 18 years of age or older, between August 2<sup>nd</sup> to 5<sup>th</sup>, 2023. The margin of error this survey is ±5.7 percentage points, 19 times out of 20. \* Some responses have been shaded due to having a sample size of less than 30.



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			Region		Gender		Age		
			St Thomas	Male	Female	18 to 34	35 to 54	55 plus	
Question 27 - Thinking of provincial elections, which Ontario provincial political party do you usually vote for?	Total	Unwgt N	306	130	176	32	92	182	
		Wgt N	300	142	158	72	95	134	
	Progressive Conservative Party of Ontario	%	29.4	30.1	28.7	2.9	38.2	37.3	
	Ontario New Democratic Party	%	10.7	9.7	11.7	19.2	7.8	8.2	
	Liberal Party of Ontario	%	17.0	13.2	20.4	12.9	19.5	17.5	
	Green Party of Ontario	%	1.8	1.5	2.1	6.3	1.0	0.0	
	I don't have a party I regularly vote for	%	26.8	31.9	22.3	39.4	20.3	24.7	
	Refused	%	14.2	13.6	14.7	19.2	13.2	12.2	