



State of the Region – Towns of Oakville, Milton and Halton Hills, and the City of Burlington

Survey | Summary | Confidential | Draft
Conducted by Nanos for the Oakville, Milton and District Real Estate Board, June 2024
Field: June 12th to 23rd, 2024
Submission 2024-2618



The Oakville, Milton
and District Real Estate Board





The research gauged the opinions among residents of the towns of Oakville, Milton, Halton Hills and the city of Burlington on the state of the city including perceptions of real estate, core community issues and the housing market.

Nanos conducted an RDD dual frame (land-and cell-lines) random telephone survey of 1272 residents in the Towns of Oakville, Milton, Halton Hills and the City of Burlington , 18 years of age or older, between June 12th to 23rd, 2024.

The margin of error for this survey is ± 2.8 percentage points, 19 times out of 20

The research was commissioned by The Oakville, Milton and District Real Estate Board and was conducted by Nanos Research.

Key Findings – Life in the Region

1

RATING LIFE IN THE REGION

Residents of the regions gave the top rating to their community as a place to raise a family (Oakville mean of [8.3](#) out of 10, Burlington mean of [8.5](#), Halton Hills mean of [8.2](#), Milton mean of [7.5](#)), and also gave high ratings to their region's overall quality of life and as a safe place to live. All regions receive lower grades on being a place to take public transit, with a very poor grade in Halton Hills (mean of [3.4](#)) and Milton (mean of [4.2](#)). The region as a place where one can afford to buy a home scored the lowest (mean of [3.4](#) overall).

2

DIRECTION OF THE REGION

Residents of the Towns of Oakville ([52%](#)), Halton Hills ([54%](#)) and the City of Burlington ([53%](#)) are more likely to say the region is moving in the right direction than the wrong direction ([35%](#), [33%](#), [33%](#) respectively), while residents of Milton are split with [46 per cent](#) who say the Town is moving in the wrong direction and [43 per cent](#) in the right direction. Asked why they have that opinion, residents who think things are moving in the wrong direction mentioned the construction/development and the population growth that they believe is happening too fast ([29% each](#)).

3

REASON THEY LIVE IN THE REGION

Residents most frequently say the main reason they live in their community is because they grew up there and have been there a long time (high of [31%](#) in Halton Hills, low of [21%](#) in the Town of Oakville), or that they like the area and they believe it to be a nice place to live ([14% overall](#)). Just over one in ten also mentioned they live in the region because their family/friends live here ([13%](#)) or for jobs/work ([11%](#)).

4

PIECE OF ADVICE FOR THE REGION

The most frequent piece of advice residents had for their region was to ensure the City/Town grows at a manageable rate ([24%](#) of residents). This was followed by improving public transit and improving infrastructure/ roadways ([nine per cent each](#)) and improving traffic ([eight per cent](#)).

Key Findings – State of Housing

5

HOUSING AFFORDABILITY IN THE REGION

A majority of residents from the Towns of Oakville ([71%](#)), Milton ([70%](#)) and Halton Hill ([74%](#)) and the City of Burlington ([68%](#)) say housing affordability in their community has worsened or somewhat worsened compared to five years ago. An additional one in ten say it has somewhat worsened (Oakville: [11%](#), Milton: [10%](#), Halton Hills: [9%](#), Burlington: [13%](#)).

6

PREFERRED HOME TYPES OVERALL

About two thirds of residents of the region report living in a single detached family home ([63% overall](#), [77%](#) in Halton Hills). And additional one in ten say they currently live in a Town house ([13%](#)). Asked which type of housing they would want to live in, three quarters say they want to live in a single detached family home ([74% overall](#), [85%](#) in Halton Hills).

7

PREFERRED HOME TYPE IF DOWNSIZING

Asked which type of housing they would prefer to live in if they were to downsize, residents say they would want to downsize to a smaller single detached home ([32% overall](#), [43%](#) in Halton Hills, [28%](#) in Burlington). Just over one in ten want to downsize to a Townhouse ([11%](#)).

Key Findings – Housing Solutions

8

SUPPORT FOR BUILDING SECONDARY/GARDEN SUITES

Residents of the region are more likely to support or somewhat support allowing homeowners in their community to build a secondary or garden suite on their property (Oakville: [56%](#), Halton Hills: [66%](#), Burlington: [56%](#)) than oppose or somewhat oppose this (Oakville: [28%](#), Halton Hills: [26%](#), Burlington: [33%](#)). On the other hand, residents of the Town of Milton have split opinions on this topic ([43% support/somewhat support; 42% oppose/somewhat oppose](#)).

9

PREFERRED APPROACH FOR NEW HOUSING*

Asked which approach they prefer for new housing in Oakville, opinions were shared between having a mix of units being added to existing homes on residential streets and high-rise apartment/condo towers being build around GO stations ([32%](#)) and Building high-rise apartment towers around GO Transit Stations and limiting units being added to existing homes ([31%](#)). Nearly one quarter prefer adding units to existing homes and limit high-rise apartment towers around GO transit stations ([22%](#)).

10

SUPPORT FOR HOUSING DENSITY AND INTENSIFICATION IN OAKVILLE*

Residents of the Town of Oakville are over three times more likely to support ([52%](#)) rather than oppose ([13%](#)) Oakville focusing new housing density and intensification to areas around GO Transit Stations in order to preserve residential streets.

11

CONVERTING SINGLE-FAMILY HOMES

One third of residents say single-family homeowners should be able to convert their home into a duplex ([34%](#)). This was followed by under one in four who say they should be able to convert their single-family homes into a semidetached home ([23%](#)), a triplex ([20%](#)), a fourplex ([18%](#)) and a Town home ([17%](#)). Of note, nearly one third say homeowners should not be able to convert their single-family home in any of the above ([32%](#)).

*Questions only asked of residents of the Town of Oakville.

Reason for living in the towns of Oakville/Milton/Halton Hills or the city of Burlington

Q – What is the main reason you live in the city of Burlington/ the town of Oakville/Milton/Halton Hills? [OPEN]

	Total (n=1267)	Town of Oakville (n=362)	Town of Milton (n=301)	Town of Halton Hills (n=291)	City of Burlington (n=313)
TOP RESPONSES I grew up here/my hometown/lived here for a long time	25.1%	21.3%	26.2%	30.6%	26.8%
I like the area/nice place to live/Quality of life	14.4%	19.8%	5.2%	10.3%	15.8%
My family/friends/significant other live here	13.0%	12.6%	13.9%	8.6%	14.3%
Job opportunity/close to work/own a business/farm	11.0%	11.0%	10.5%	10.2%	11.6%
Quiet/safe/To raise a family/Peaceful	6.6%	5.9%	7.7%	6.2%	6.7%
Relocated from another city/province/country	4.9%	6.5%	2.5%	5.5%	4.5%
Bought a home/Own property here	4.6%	3.7%	5.8%	5.0%	4.6%
The community/good neighbourhood/small town feel	4.6%	4.2%	5.8%	8.4%	2.9%
Affordability	4.4%	2.8%	8.9%	3.1%	3.9%

Source: Nanos Research, RDD dual frame telephone random survey, June 12th to 23rd, 2024, n=1,267, accurate 2.8 percentage points plus or minus, 19 times out of 20.

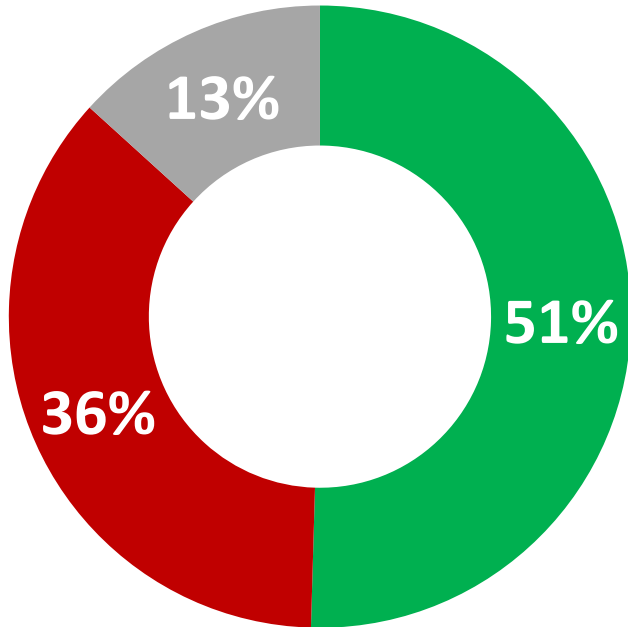
Advice to make for the towns of Oakville/Milton/Halton Hills or the city of Burlington

Q – If you had one piece of advice to make the city of Burlington/ the town of Oakville/Milton/Halton Hills a better place, what would that advice be? [OPEN]

	Total (n=1186)	Town of Oakville (n=344)	Town of Milton (n=278)	Town of Halton Hills (n=271)	City of Burlington (n=293)
TOP RESPONSES					
Ensure the City grows at a manageable rate/limit expansion/limit high density housing and building height	23.8%	28.4%	23.0%	16.0%	21.8%
Improved public transit	8.9%	6.8%	14.0%	15.7%	5.9%
Improved infrastructure/roadways	8.7%	5.5%	13.9%	13.0%	7.7%
Improve traffic flow/better traffic control	7.9%	5.5%	6.2%	5.5%	12.4%
None/ don't have any/ currently satisfied	6.3%	8.2%	2.6%	7.1%	6.4%
Improved housing/more affordable housing	5.9%	6.1%	5.1%	1.9%	7.4%
Lower taxes/Affordable living	4.5%	6.3%	0.5%	2.6%	5.6%

Source: Nanos Research, RDD dual frame telephone random survey, June 12th to 23rd, 2024, n=1,186, accurate 2.8 percentage points plus or minus, 19 times out of 20.

Direction of the community



■ Right direction ■ Wrong direction ■ Unsure

Right direction	Town of Oakville (n=363)	Town of Milton (n=303)	Town of Halton Hills (n=293)	City of Burlington (n=313)	18 to 34 (n=215)	35 to 54 (n=328)	55 plus (n=729)
	52.0%	42.7%	54.0%	52.5%	55.9%	44.4%	53.1%
	Homeowners (n=1,015)	Renters (n=194)	Residency of 10 years of less (n=184)	Residency of 11-20 years (n=305)	Residency of 21-30 years (n=254)	Residency of more than 30 years (n=503)	
	48.4%	57.4%	63.9%	51.5%	42.2%	45.5%	
	Men (n=681)	Women (n=591)	\$20,000 to just under \$40,000 (n=61)	\$40,000 to just under \$60,000 (n=103)	\$60,000 to just under \$80,000 (n=106)	\$80,000 to just under \$100,000 (n=114)	\$100,000 to just under \$120,000 (n=111)
49.6%	51.3%	66.5%	68.0%	57.3%	47.8%	49.3%	
\$120,000 to just under \$150,000 (n=105)	\$150,000 and above (n=257)	Usually votes LPC (n=368)	Usually votes CPC (n=396)	Usually votes NDP (n=46)	Usually votes GPC (n=29)*	No party usually voted for (n=364)	
53.8%	46.5%	54.5%	46.1%	38.7%	-	52.1%	

*Responses with a sample size of less than 30 have been suppressed

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

Q – Would you say that, overall, the city of Burlington/ the town of Oakville/Milton/Halton Hills is moving in the right direction or the wrong direction?

Source: Nanos Research, RDD dual frame telephone random survey, June 12th to 23rd 2024, n=1,272, accurate 2.8 percentage points plus or minus, 19 times out of 20.

Reason for opinion on the direction of the community – by region

Q – Why do you have that opinion? [OPEN]

	Total (n=1199)	Town of Oakville (n=343)	Town of Milton (n=287)	Town of Halton Hills (n=272)	City of Burlington (n=297)
TOP RESPONSES					
A lot of construction/high condos/many condos/A lot of development	17.4%	20.2%	14.2%	9.3%	18.8%
Population/the city is growing too fast	15.5%	14.8%	23.1%	16.1%	11.3%
No complaints/Content/things are fine	10.5%	13.9%	5.9%	8.1%	10.5%
A lot of progress has been done/doing the best they can	9.8%	10.5%	10.1%	11.6%	8.4%
It's a good place to live in/Clean	6.3%	4.0%	5.4%	9.2%	8.4%
Traffic/Roads/Transit	4.6%	4.4%	5.1%	5.2%	4.5%
Good leadership	3.5%	3.0%	3.3%	2.9%	4.3%
More/Better infrastructure	3.4%	3.8%	4.5%	3.0%	2.3%
Increasing cost of living/housing/taxes	3.4%	2.2%	2.8%	4.2%	4.7%
Unsure	3.0%	3.4%	2.0%	2.2%	3.5%

Source: Nanos Research, RDD dual frame telephone random survey, June 12th to 23rd, 2024, n=1,199, accurate 2.8 percentage points plus or minus, 19 times out of 20.

Reason for opinion on the direction of the community

51% of residents say right direction

- **19%** say things are fine/they are content
- **18%** say a lot of progress has been done/doing the best they can
- **12%** say it's a good place to live in/clean

36% of residents say wrong direction

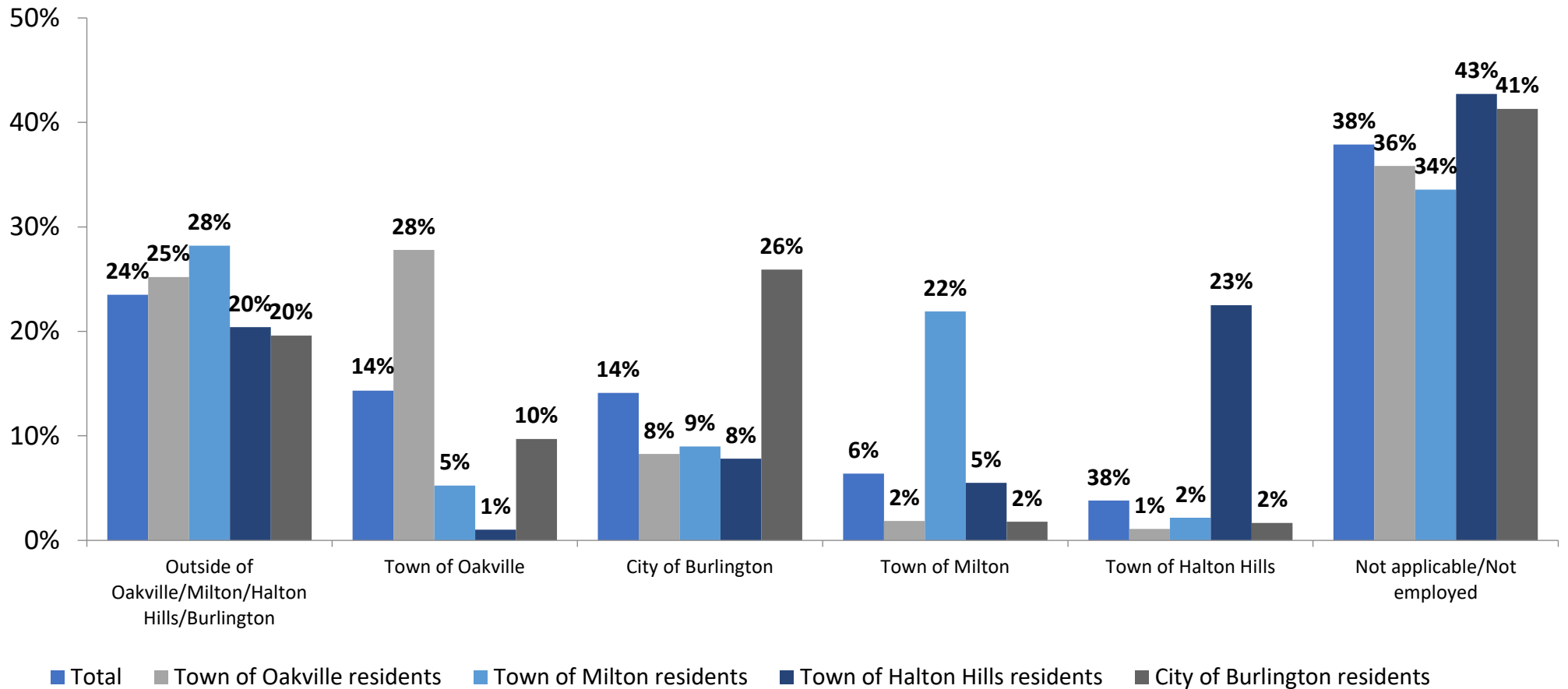
- **29%** say population/the city is growing too fast
- **29%** say a lot of construction/high condos/many condos/A lot of development
- **7%** say increasing cost of living/housing/taxes

Q – Why do you have that opinion? [OPEN]

Source: Nanos Research, RDD dual frame telephone random survey, June 12th to 23rd, 2024, n=1,199, accurate 2.8 percentage points plus or minus, 19 times out of 20.

Location of workplace

Q – In what region is your workplace located?



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

Source: Nanos Research, RDD dual frame telephone random survey, June 12th to 23rd 2024, n=1,245, accurate 2.8 percentage points plus or minus, 19 times out of 20.

Time it takes to commute to work

Q – [ONLY ASK IF EMPLOYED] Approximately how long does it take you to commute from your home to your workplace (one-way trip), in minutes?

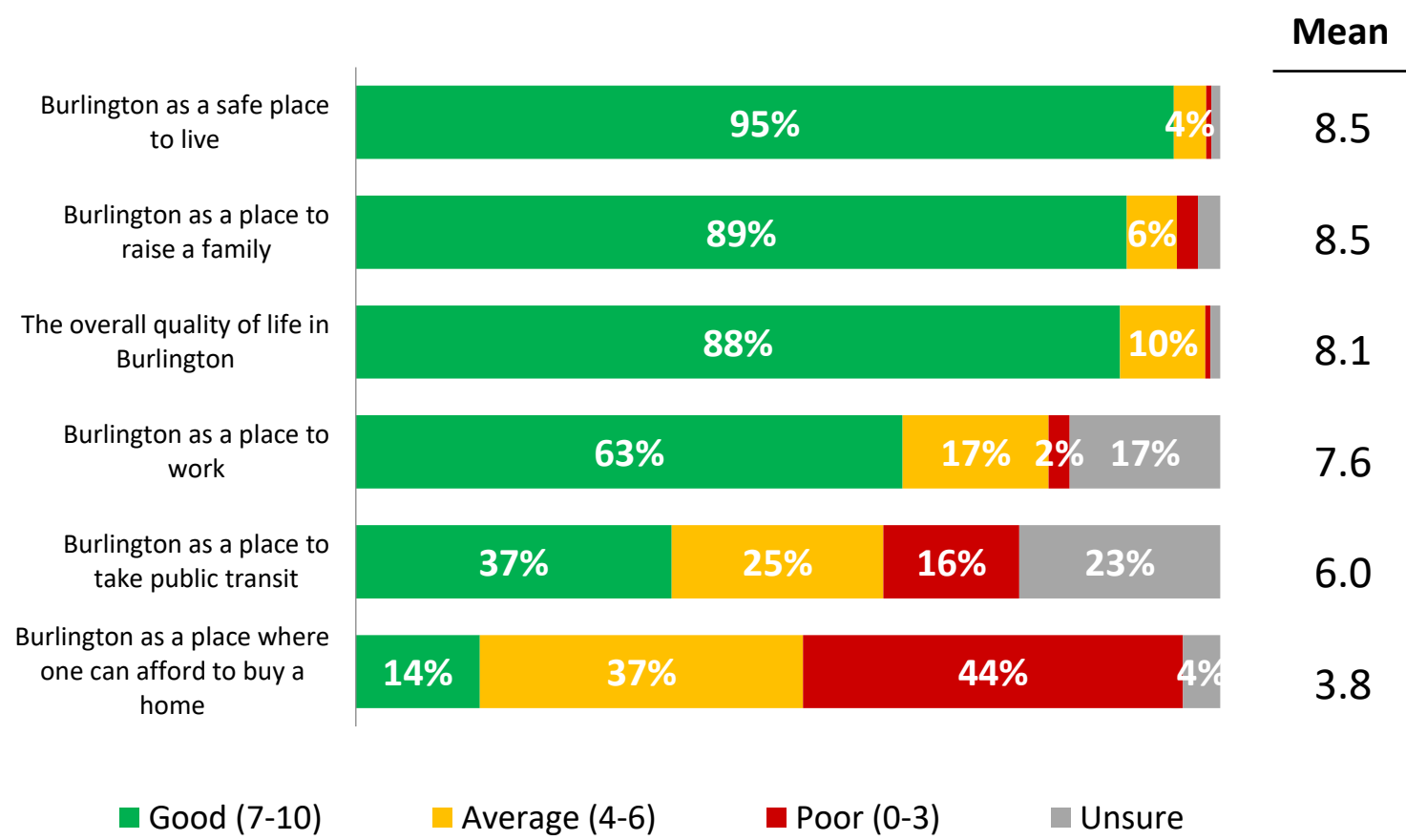
	Total (n=649)	Town of Oakville (n=201)	Town of Milton (n=155)	Town of Halton Hills (n=128)	City of Burlington (n=165)
Mean	31.8 minutes	31.1 minutes	35.6 minutes	27.9 minutes	31.1 minutes
Median	25.0 minutes	20.0 minutes	30.0 minutes	20.0 minutes	25.0 minutes
One to 15 minutes	30.0%	31.8%	21.4%	38.7%	31.2%
16 to 30 minutes	25.0%	27.6%	25.1%	13.8%	25.4%
31 to 60 minutes	22.9%	22.2%	32.4%	22.5%	17.3%
I work from home/don't commute to work	15.0%	12.4%	12.4%	21.3%	18.0%
Over 60 minutes	7.0%	6.1%	8.7%	3.8%	8.1%

Source: Nanos Research, RDD dual frame telephone random survey, June 12th to 23rd 2024, n=649, accurate 3.9 percentage points plus or minus, 19 times out of 20.

A majority of Burlington residents (95%) believe their community is a safe place to live giving a score of 7-10 out of 10; while only one in seven (14%) believe Burlington is a place where one can afford to buy a home.

Q – How would you rate the city of Burlington/ the town of Oakville/Milton/Halton Hills on the following where 0 is a very poor rating and 10 is a very good rating. [RANDOMIZE]

Rating Burlington [Residents only]



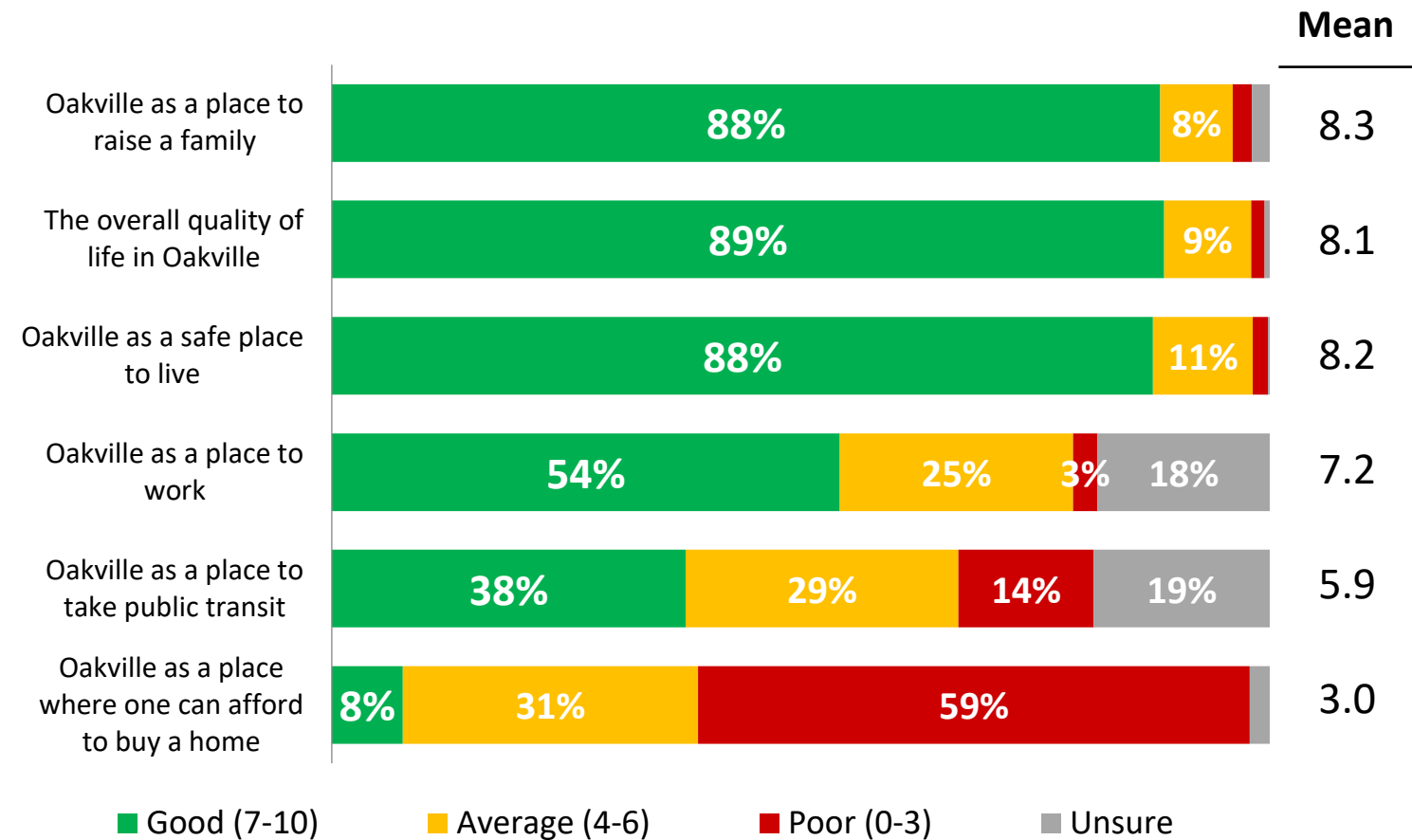
*Data labels under 3% not displayed to help with chart visibility
 *Weighted to the true population proportion.
 *Charts may not add up to 100 due to rounding.

Source: Nanos Research, RDD dual frame telephone random survey, June 12th to 23rd 2024, n=313 residents of Burlington, accurate 5.6 percentage points plus or minus, 19 times out of 20.

The overall quality of life, family-friendliness, and safety are the top-rated aspects for Oakville residents, each receiving high positive ratings (89%; 88% and 88% score of 7-10 out of 10 respectively); while less than one resident out of 10 (8% score of 7-10 out of 10) believe Burlington is a place where one can afford to buy a home.

Q – How would you rate the city of Burlington/ the town of Oakville/Milton/Halton Hills on the following where 0 is a very poor rating and 10 is a very good rating. [RANDOMIZE]

Rating Oakville [Residents only]



*Data labels under 3% not displayed to help with chart visibility

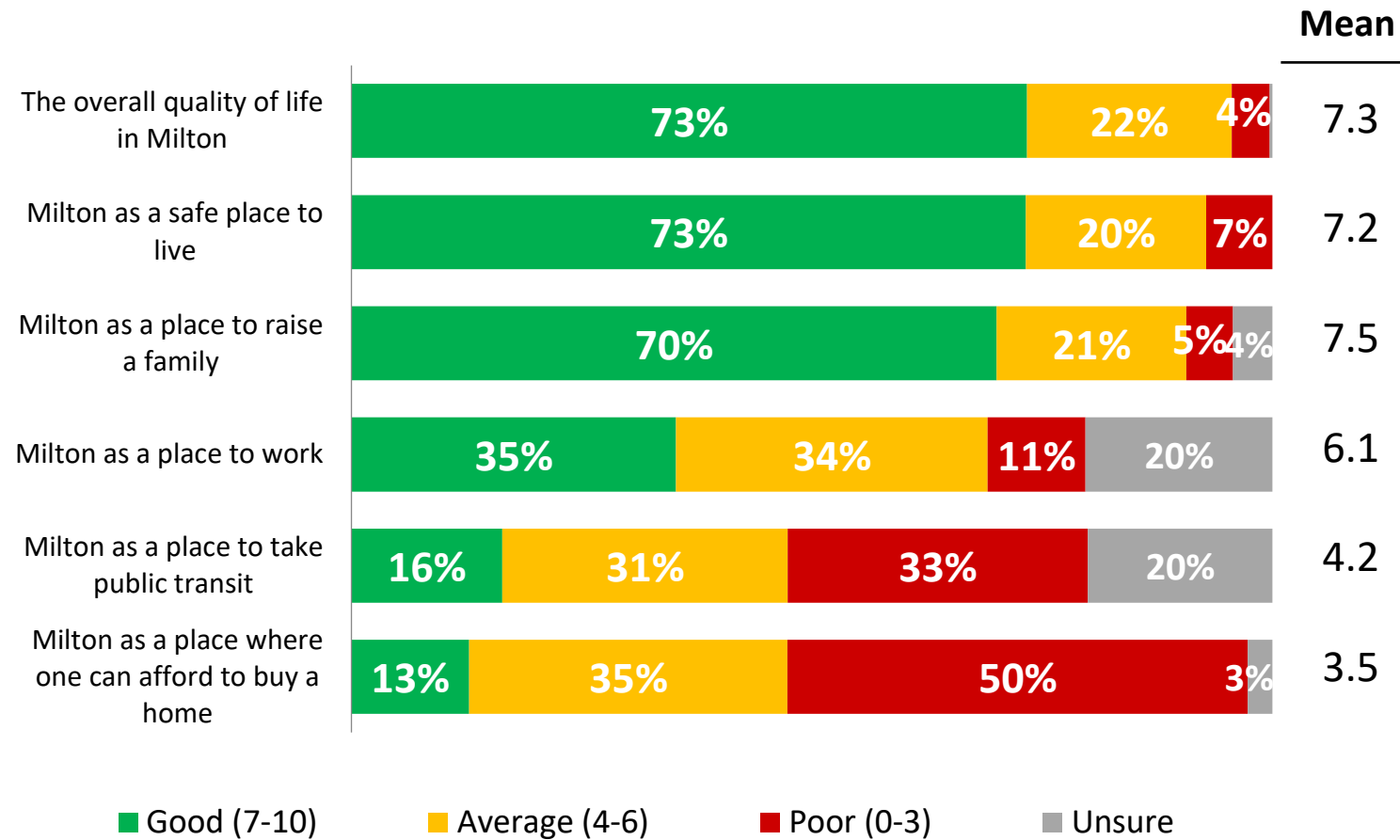
*Weighted to the true population proportion.

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

Source: Nanos Research, RDD dual frame telephone random survey, June 12th to 23rd 2024, n=363 residents of Oakville, accurate 5.2 percentage points plus or minus, 19 times out of 20.

Rating Milton [Residents only]

Most of Milton residents rate the overall quality of life (73%), the safety (73%) and the family – friendly (70%) environment in Milton as good (score of 7-10 out of 10); while less than one in six rate Milton as a good place to take public transit (16% score of 7-10 out of 10) or as a place where one can afford to buy a home (13% score of 7-10 out of 10)



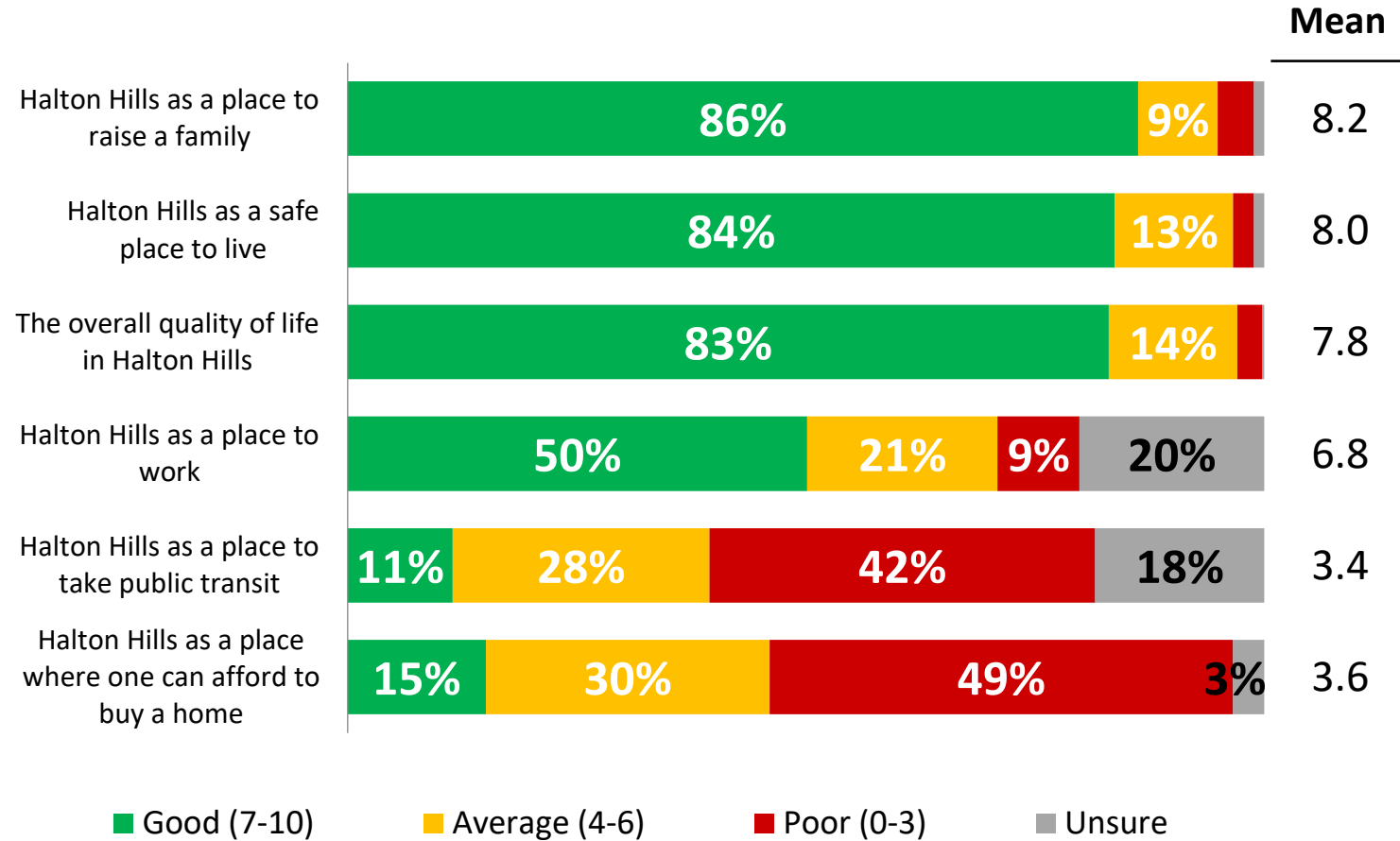
*Data labels under 3% not displayed to help with chart visibility
 *Weighted to the true population proportion.
 *Charts may not add up to 100 due to rounding.

Source: Nanos Research, RDD dual frame telephone random survey, June 12th to 23rd 2024, n=303 residents of Milton, accurate 5.7 percentage points plus or minus, 19 times out of 20.

Q – How would you rate the city of Burlington/ the town of Oakville/Milton/Halton Hills on the following where 0 is a very poor rating and 10 is a very good rating. [RANDOMIZE]

Residents of Halton Hills rate the town highest as a place to raise a family (mean of 8.2), followed by the town as a safe place to live (mean of 8.0), and as having an overall high quality of life (mean of 7.8).

Rating Halton Hills [Residents only]



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

Source: Nanos Research, RDD dual frame telephone random survey, June 12th to June 23rd 2024, n=293 residents of Halton Hills, accurate 5.8 percentage points plus or minus, 19 times out of 20.

Q – How would you rate the city of Burlington/ the town of Oakville/Milton/Halton Hills on the following where 0 is a very poor rating and 10 is a very good rating. [RANDOMIZE]

Ratings by demographics

	Total (n=1272)	Town of Oakville (n=363)	Town of Milton (n=303)	Town of Halton Hills (n=293)	City of Burlington (n=313)	Male (n=681)	Female (n=591)	18 to 34 (n=215)	35 to 54 (n=328)	55 plus (n=729)	
Mean Score (0-10)	A place to raise a family	8.2	8.3	7.5	8.2	8.5	8.1	8.3	8.0	8.1	8.3
	A safe place to live	8.1	8.2	7.2	8.0	8.5	8.0	8.1	8.1	8.0	8.1
	The overall quality of life	7.9	8.1	7.3	7.8	8.1	7.9	7.9	7.6	7.8	8.1
	A place to work	7.1	7.2	6.1	6.8	7.6	6.9	7.2	6.6	7.0	7.5
	A place to take public transit	5.3	5.9	4.2	3.4	6.0	5.0	5.6	5.4	5.0	5.7
	A place where one can afford to buy a home	3.4	3.0	3.5	3.6	3.8	3.4	3.5	3.0	3.2	4.0

Q – How would you rate the city of Burlington/ the town of Oakville/Milton/Halton Hills on the following where 0 is a very poor rating and 10 is a very good rating. [RANDOMIZE]

Source: Nanos Research, RDD dual frame telephone random survey, June 12th to June 23rd 2024, n=1272, accurate 2.8 percentage points plus or minus, 19 times out of 20.

Rating by homeownership and residency in area

	Total (n=1272)	Homeowners (n=1015)	Renters (n=194)	Residency of 10 years of less (n=184)	Residency of 11 years to 20 years (n=305)	Residency of 21 years to 30 years (n=254)	Residency of 30 years plus (n=503)
Mean Score (0-10) A place to raise a family	8.2	8.2	8.2	8.3	8.1	7.9	8.3
A safe place to live	8.1	8.0	8.2	8.3	8.0	8.0	8.0
The overall quality of life	7.9	7.9	7.8	8.0	7.8	7.8	7.9
A place to work	7.1	7.1	7.0	7.0	6.8	6.9	7.4
A place to take public transit	5.3	5.1	6.0	5.9	5.0	5.0	5.3
A place where one can afford to buy a home	3.4	3.5	3.3	4.2	3.3	3.2	3.2

Q – How would you rate the city of Burlington/ the town of Oakville/Milton/Halton Hills on the following where 0 is a very poor rating and 10 is a very good rating. [RANDOMIZE]

Source: Nanos Research, RDD dual frame telephone random survey, June 12th to June 23rd 2024, n=1272, accurate 2.8 percentage points plus or minus, 19 times out of 20.

Rating by income

	Total (n=1272)	\$20,000 to just under \$40,000 (n=61)	\$40,000 to just under \$60,000 (n=103)	\$60,000 to just under \$80,000 (n=135)	\$80,000 to just under \$100,000 (n=114)	\$100,000 to just under \$120,000 (n=111)	\$120,000 to just under \$150,000 (n=105)	\$150,000 and above (n=257)
Mean Score (0-10) A place to raise a family	8.2	8.5	8.5	8.0	8.2	8.3	8.3	8.1
A safe place to live	8.1	8.5	8.1	8.0	8.1	8.2	8.4	8.1
The overall quality of life	7.9	8.3	8.0	7.7	8.0	8.0	8.2	7.7
A place to work	7.1	7.4	7.2	6.8	7.0	7.5	6.9	6.8
A place to take public transit	5.3	6.3	6.9	5.1	5.0	5.1	5.2	4.7
A place where one can afford to buy a home	3.4	4.0	3.7	3.3	3.5	4.0	3.7	2.9

Q – How would you rate the city of Burlington/ the town of Oakville/Milton/Halton Hills on the following where 0 is a very poor rating and 10 is a very good rating. [RANDOMIZE]

Source: Nanos Research, RDD dual frame telephone random survey, June 12th to June 23rd 2024, n=1272, accurate 2.8 percentage points plus or minus, 19 times out of 20.

Rating by federal party usually supported

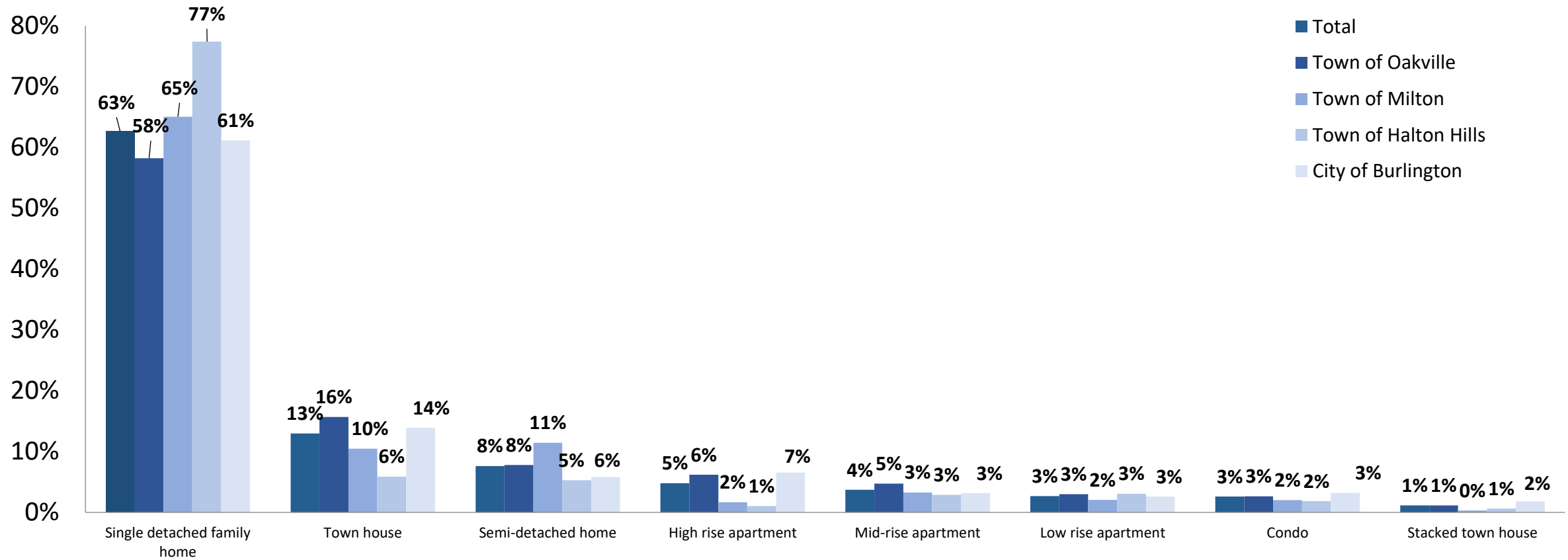
	Total (n=1272)	Usually votes LPC (n=368)	Usually votes CPC (n=396)	Usually votes NDP (n=46)	No party usually voted for (n=364)	
Mean Score (0-10)	A place to raise a family	8.2	8.4	8.1	8.2	8.0
	A safe place to live	8.1	8.3	7.9	8.5	8.0
	The overall quality of life	7.9	8.1	7.7	7.8	7.8
	A place to work	7.1	7.2	6.9	7.0	7.1
	A place to take public transit	5.3	5.6	4.9	4.7	5.6
	A place where one can afford to buy a home	3.4	3.6	3.3	2.7	3.6

Q – How would you rate the city of Burlington/ the town of Oakville/Milton/Halton Hills on the following where 0 is a very poor rating and 10 is a very good rating. [RANDOMIZE]

Source: Nanos Research, RDD dual frame telephone random survey, June 12th to June 23rd 2024, n=1272, accurate 2.8 percentage points plus or minus, 19 times out of 20.

Current type of housing lived in – Top responses

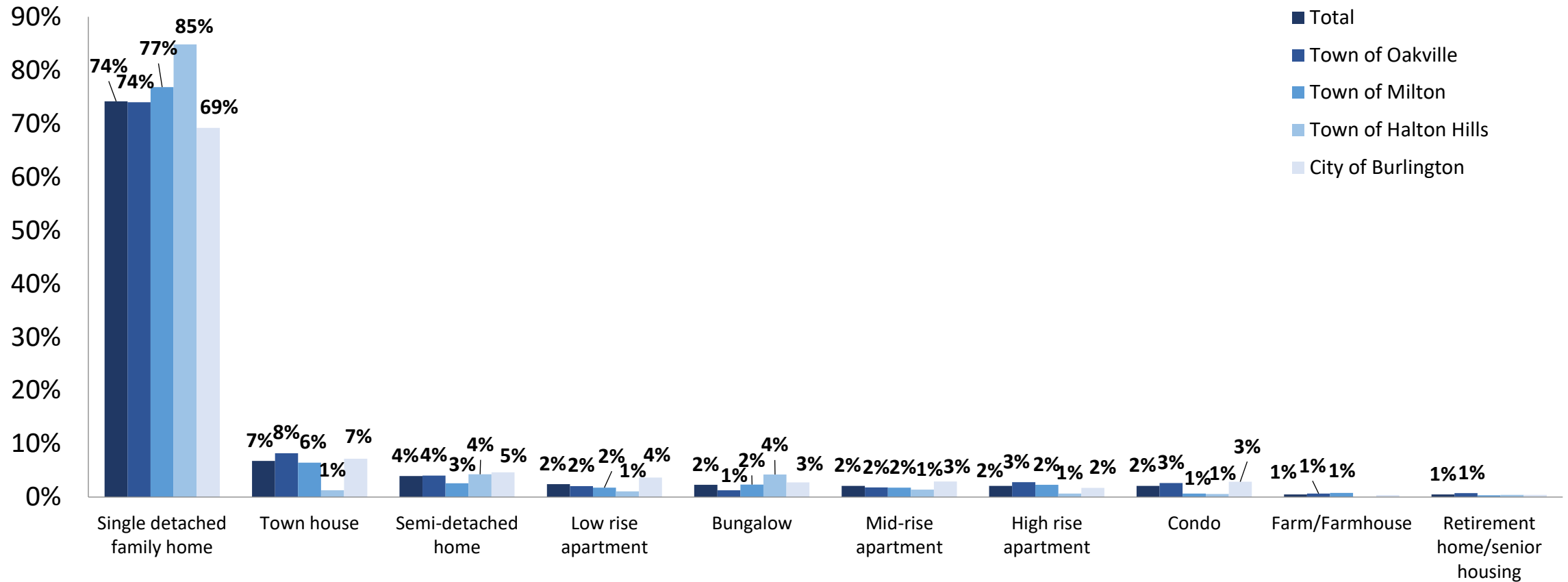
Q – What type of housing do you currently live in? [SELECT ONE]



Source: Nanos Research, RDD dual frame telephone random survey, June 12th to June 23rd 2024, n=1,272, accurate 2.8 percentage points plus or minus, 19 times out of 20.

Preferred type of housing – Top responses

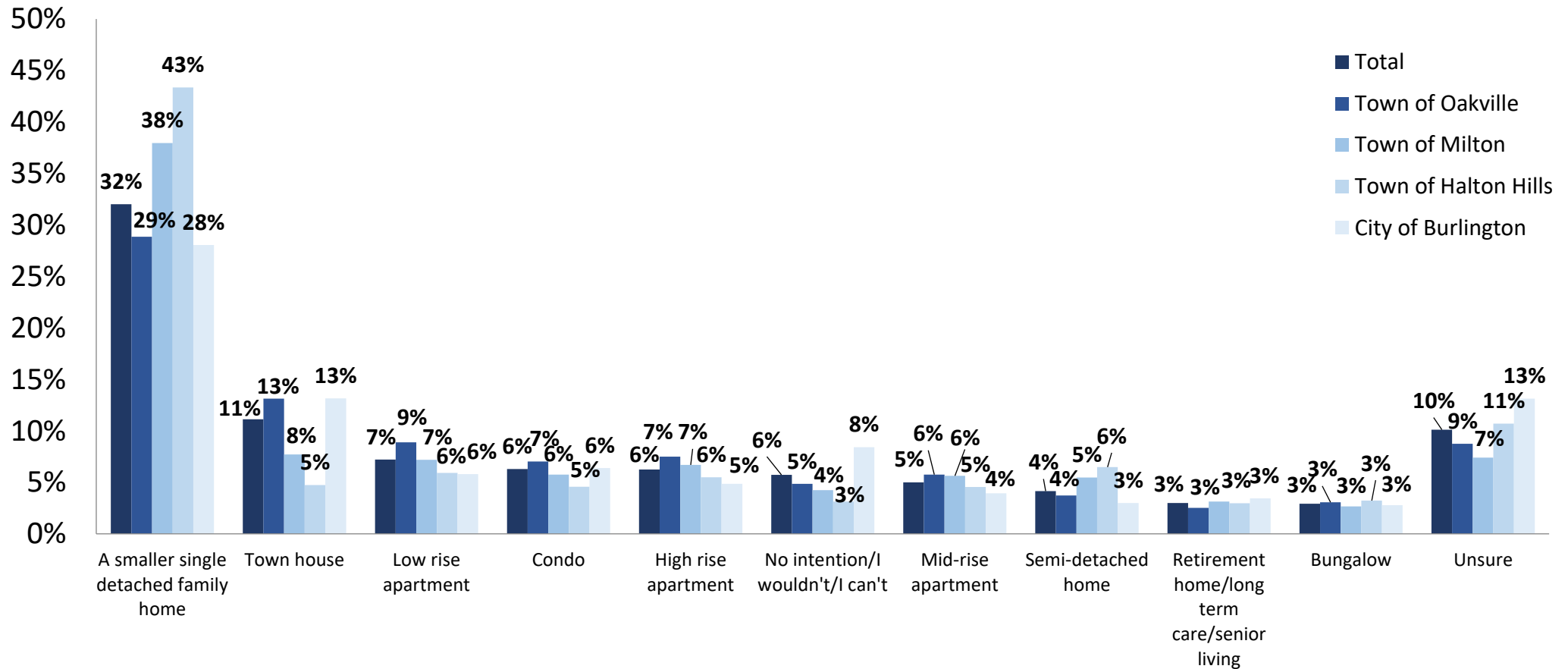
Q – What is the preferred type of housing you would want to live in? [SELECT ONE]



Source: Nanos Research, RDD dual frame telephone random survey, June 12th to June 23rd 2024, n=1270, accurate 2.8 percentage points plus or minus, 19 times out of 20.

Preferred type of housing to downsize to – Top responses

Q – If you were to downsize from the current housing you live in, what would you downsize to?
[SELECT ONE] (TOP MENTIONS)



Source: Nanos Research, RDD dual frame telephone random survey, June 12th to June 23rd 2024, n=1257, accurate 2.8 percentage points plus or minus, 19 times out of 20.

Preferred type of housing to downsize to – by demographics

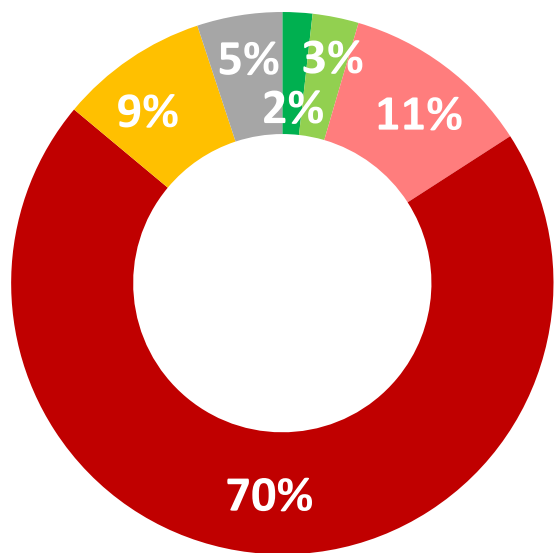
Q – If you were to downsize from the current housing you live in, what would you downsize to? [SELECT ONE]

	Total (n=1257)	Town of Oakville (n=357)	Town of Milton (n=301)	Town of Halton Hills (n=287)	City of Burlington (n=312)	Male (n=673)	Female (n=584)	18 to 34 (n=214)	35 to 54 (n=324)	55 plus (n=719)
Top Mentions										
A smaller single detached family home	32.0%	28.9%	37.9%	43.3%	28.0%	32.3%	31.8%	22.6%	42.2%	27.8%
Town house	11.1%	13.1%	7.7%	4.7%	13.2%	12.3%	10.0%	14.1%	10.7%	9.6%
Low rise apartment	7.2%	8.9%	7.2%	5.9%	5.8%	8.2%	6.3%	9.0%	5.0%	8.3%
Condo	6.3%	7.0%	5.8%	4.6%	6.4%	7.3%	5.4%	3.1%	6.5%	8.2%
High rise apartment	6.2%	7.5%	6.7%	5.5%	4.9%	5.9%	6.6%	10.8%	6.5%	2.9%
No intention/I wouldn't/I can't	5.7%	4.8%	4.2%	3.1%	8.4%	4.0%	7.4%	4.9%	5.6%	6.4%
Mid-rise apartment	5.0%	5.8%	5.6%	4.5%	3.9%	5.0%	5.0%	7.7%	3.4%	4.9%
Semi-detached home	4.1%	3.7%	5.5%	6.5%	3.0%	4.8%	3.5%	6.1%	4.4%	2.5%
Retirement home/long term care/senior living	3.0%	2.5%	3.1%	3.0%	3.4%	2.6%	3.4%	-	0.5%	7.6%
Bungalow	2.9%	3.1%	2.7%	3.2%	2.8%	2.8%	3.1%	2.4%	2.6%	3.5%
Unsure	10.1%	8.7%	7.4%	10.7%	13.1%	9.5%	10.7%	13.1%	8.0%	10.4%

Source: Nanos Research, RDD dual frame telephone random survey, June 12th to June 23rd 2024, n=1257, accurate 2.8 percentage points plus or minus, 19 times out of 20.

Level of improvement of housing affordability compared to five years ago

Q – Would you say that housing affordability in your community has improved, somewhat improved, somewhat worsened, worsened or stayed about the same today compared to five years ago?



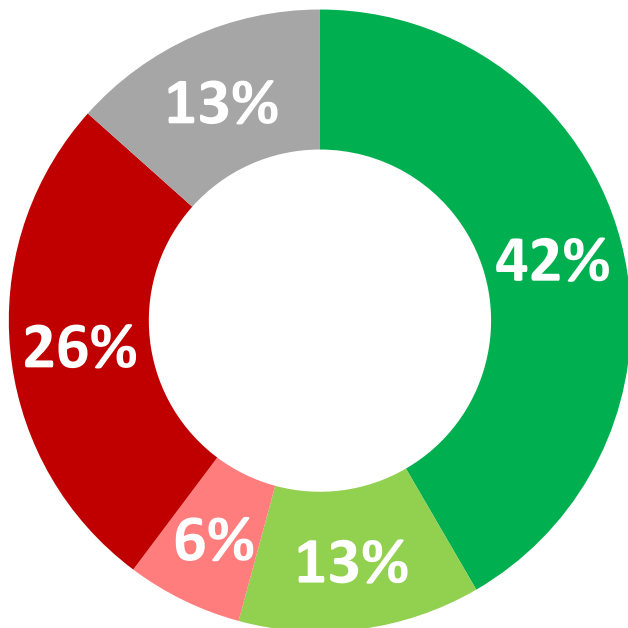
- Improved
- Somewhat improved
- Somewhat worsened
- Worsened
- Stayed about the same
- Unsure

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

Somewhat worsened/worsened	Town of Oakville (n=363)	Town of Milton (n=303)	Town of Halton Hills (n=293)	City of Burlington (n=313)	18 to 34 (n=215)	35 to 54 (n=328)	55 plus (n=729)
	82.2%	80.5%	83.0%	80.9%	85.6%	83.2%	77.0%
	Residency of 10 years of less (n=184)	Residency of 11-20 years (n=305)	Residency of 21-30 years (n=254)	Residency of 30+ years (n=503)	Men (n=681)	Women (n=591)	
	74.8%	84.1%	85.8%	79.6%	83.5%	79.7%	
	\$20,000 to just under \$40,000 (n=61)	\$40,000 to just under \$60,000 (n=103)	\$60,000 to just under \$80,000 (n=135)	\$80,000 to just under \$100,000 (n=114)	\$100,000 to just under \$120,000 (n=111)	\$120,000 to just under \$150,000 (n=105)	\$150,000 and above (n=257)
	68.4%	72.1%	85.1%	77.8%	77.5%	86.0%	85.0%
	Homeowners (n=1015)	Renters (n=194)	Usually votes LPC (n=368)	Usually votes CPC (n=396)	Usually votes NDP (n=46)	No party usually voted for (n=364)	
	80.2%	78.9%	81.0%	85.0%	90.7%	77.0%	

Source: Nanos Research, RDD dual frame telephone random survey, June 12th to June 23rd 2024, n=1272, accurate 2.8 percentage points plus or minus, 19 times out of 20.

Level of support to allow homeowners to build a secondary or garden suite on their property



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

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

Support/Somewhat support	Town of Oakville (n=363)	Town of Milton (n=303)	Town of Halton Hills (n=293)	City of Burlington (n=313)	18 to 34 (n=215)	35 to 54 (n=328)	55 plus (n=729)
	56.1%	42.6%	65.7%	55.8%	66.1%	51.8%	48.8%
	Homeowners (n=1015)	Renters (n=194)	Residency of 10 years or less (n=184)	Residency of 11-20 years (n=305)	Residency of 21-30 years (n=254)	Residency of 30+ years (n=503)	
	51.7%	64.6%	54.2%	57.0%	46.9%	57.2%	
	\$20,000 to just under \$40,000 (n=61)	\$40,000 to just under \$60,000 (n=103)	\$60,000 to just under \$80,000 (n=135)	\$80,000 to just under \$100,000 (n=114)	\$100,000 to just under \$120,000 (n=111)	\$120,000 to just under \$150,000 (n=105)	\$150,000 and above (n=257)
59.9%	49.5%	56.4%	50.5%	49.1%	67.8%	53.1%	
Usually votes LPC (n=368)	Usually votes CPC (n=396)	Usually votes NDP (n=46)	Usually votes GPC (n=29)*	No party usually voted for (n=364)	Men (n=681)	Women (n=591)	
59.1%	47.7%	59.9%		55.5%	55.3%	53.2%	

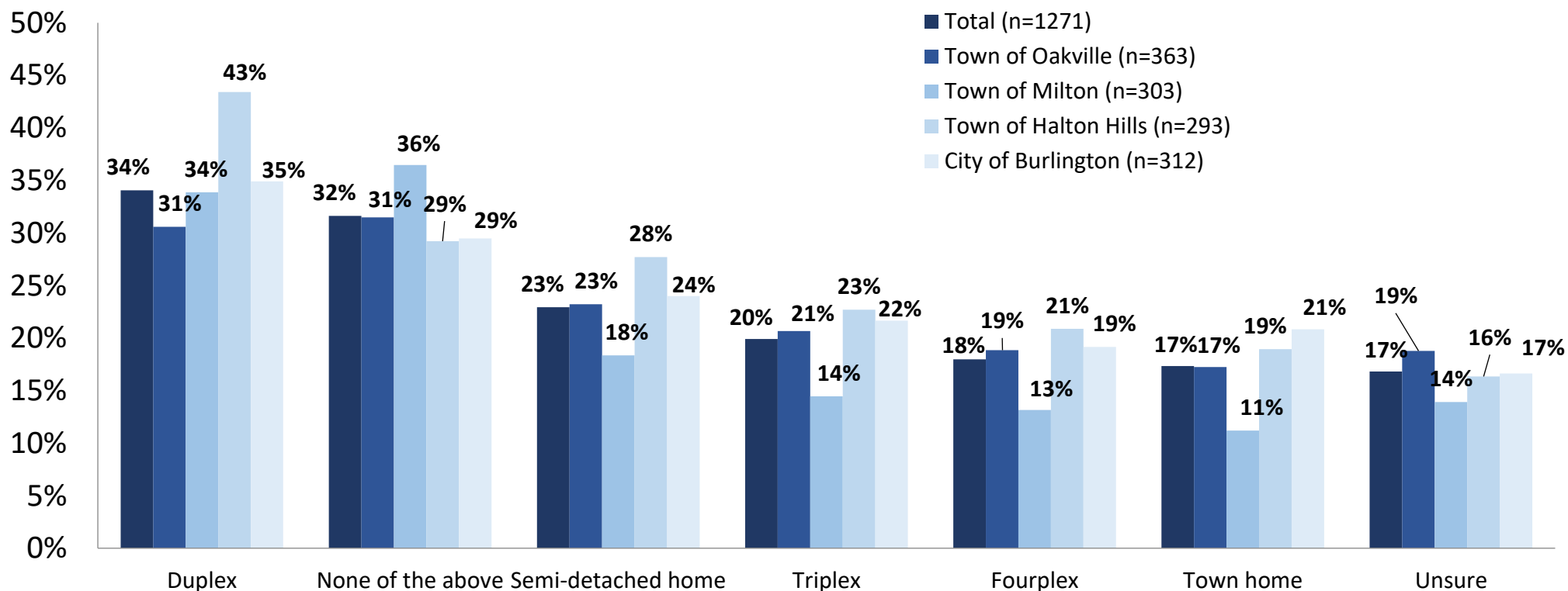
*Shaded due to small sample size

Q – Do you support, somewhat support, somewhat oppose or oppose allowing homeowners in your community to build a secondary or garden suite on their property?

Source: Nanos Research, RDD dual frame telephone random survey, June 12th to 23rd, 2024, n=1,272, accurate 2.8 percentage points plus or minus, 19 times out of 20.

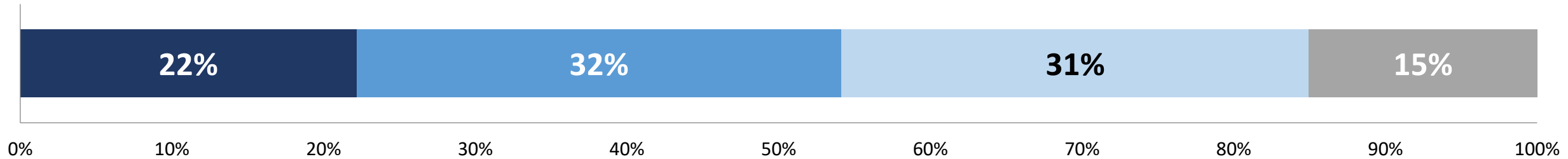
Type of homes that homeowners can convert their single-family homes into

Q – Which of the following types of homes should existing homeowners be able to convert their single-family homes into, if any? (Select all that apply) [RANDOMIZE]



Source: Nanos Research, RDD dual frame telephone random survey, June 12th to 23rd, 2024, n=1,271, accurate 2.8 percentage points plus or minus, 19 times out of 20.

Preferred approach to housing density and intensification in Oakville - Oakville residents only



- Adding units to existing homes on residential streets and limiting high-rise apartment/condo towers being built around GO Transit Stations
- Having a mix of units being added to existing homes on residential streets and high-rise apartment/condo towers being built around GO Transit Stations
- Building high-rise apartment/condo towers around GO Transit Stations and limiting units being added to existing homes on residential streets
- Unsure

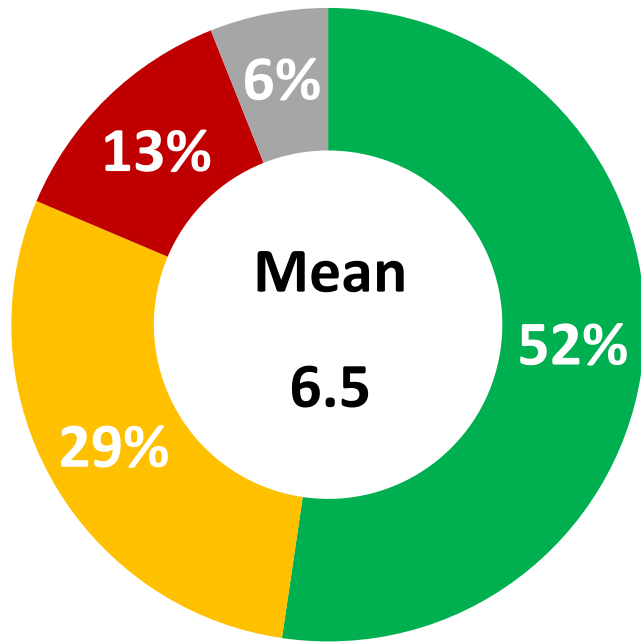
*Weighted to the true population proportion.
 *Charts may not add up to 100 due to rounding.

	Town of Oakville (n=352)	Men (n=171)	Women (n=181)	18-34 (n=58)	35-54 (n=90)	55 plus (n=204)
Adding units to existing homes and limit high-rise apartment towers around GO Transit stations	22.2%	21.4%	22.8%	20.8%	25.2%	20.0%
Having a mix of units being added and high-rise apartment towers being built around GO Transit stations	32.0%	27.7%	35.8%	44.3%	27.9%	28.0%
Building high-rise apartment towers and limiting units being added to existing homes around GO Transit stations	30.8%	36.9%	25.4%	17.8%	36.8%	33.3%

Q – [OAKVILLE RESIDENTS ONLY] Thinking about new housing in your community, which of the following approaches do you prefer? [RANDOMIZE]

Source: Nanos Research, RDD dual frame telephone random survey, June 12th to 23rd, 2024, n=352 residents of Oakville, accurate 5.3 percentage points plus or minus, 19 times out of 20.

Support for housing density and intensification to areas around GO Transit Stations in Oakville - Oakville residents only



■ Support (7-10) ■ Neutral (4-6) ■ Oppose (0-3) ■ Unsure

	Town of Oakville (n=352)	18 to 34 (n=58)	35 to 54 (n=90)	55 plus (n=204)	Men (n=171)	Women (n=181)	
Mean	6.5	6.3	6.9	6.2	6.6	6.4	
	Homeowners (n=273)	Renters (n=61)	Residency of 10 years of less (n=54)	Residency of 11-20 years (n=76)	Residency of 21-30 years (n=69)	Residency of 30+ years (n=137)	
Mean	6.5	6.3	7.1	6.6	6.4	6.0	
	\$20,000 to just under \$40,000 (n=15)*	\$40,000 to just under \$60,000 (n=26)*	\$60,000 to just under \$80,000 (n=30)	\$80,000 to just under \$100,000 (n=31)	\$100,000 to just under \$120,000 (n=19)*	\$120,000 to just under \$150,000 (n=27)*	\$150,000 and above (n=79)
Mean			7.5	6.9			6.2
	Usually votes LPC (n=100)	Usually votes CPC (n=96)	Usually votes NDP (n=10)*	Usually votes GPC (n=6)*	No party usually voted for (n=124)		
Mean	7.0	6.0			6.4		

*Shaded due to small sample size

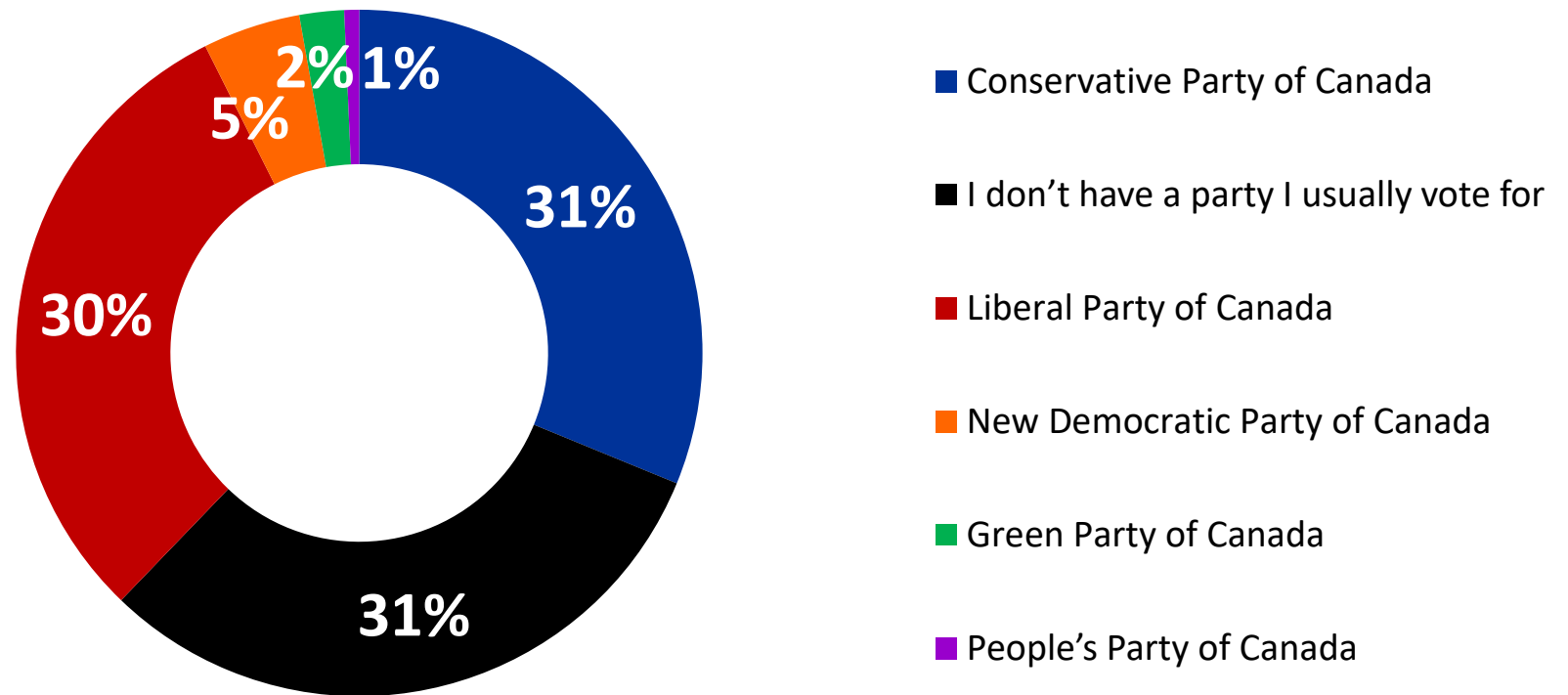
*Weighted to the true population proportion.
*Charts may not add up to 100 due to rounding.

Q – [OAKVILLE RESIDENTS ONLY] On a scale from 0 to 10, where 0 is completely oppose and 10 is completely support, to what extent do you support or oppose Oakville focusing new housing density and intensification to areas around GO Transit Stations in order to preserve residential streets?

Source: Nanos Research, RDD dual frame telephone random survey, June 12th to 23rd, 2024, n=352 residents of Oakville, accurate 5.3 percentage points plus or minus, 19 times out of 20.

Political party usually supported

Q – Thinking of federal elections, which federal party do you usually vote for? [RANDOMIZE] [SELECT ONE]



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

Source: Nanos Research, RDD dual frame telephone random survey, June 12th to 23rd, 2024, n=1,211, accurate 2.8 percentage points plus or minus, 19 times out of 20.

Nanos conducted an RDD dual frame (land- and cell-lines) random telephone survey of 363 residents from Oakville, 303 residents from Milton, 293 residents from Halton Hills and 313 residents from Burlington, 18 years of age or older, between June 12th and 23rd, 2024. Participants were randomly recruited by telephone using live agents and administered a survey. The sample is geographically stratified to be representative of the towns of Oakville, Milton, Halton Hills and the city of Burlington.

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

The margin of error for a random survey of 1,272 residents of the towns of Oakville, Milton, Halton Hills and the city of Burlington is ± 2.8 percentage points, 19 times out of 20.

The research was commissioned by the Oakville, Milton and District Real Estate Board and was conducted by Nanos Research.

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



Element	Description
Research sponsor	The Oakville, Milton and District Real Estate Board
Population and Final Sample Size	1,272 Randomly selected individuals.
Source of Sample	ASDE
Type of Sample	Probability
Margin of Error	±2.8 percentage points, 19 times out of 20.
Mode of Survey	RDD dual frame (land- and cell-lines) random telephone survey
Sampling Method Base	The sample included both land- and cell-lines RDD (Random Digit Dialed) across The towns of Oakville, Milton, Halton Hills and the city of Burlington.
Demographics (Captured)	The towns of Oakville, Milton, Halton Hills and the city of Burlington. Men and Women; 18 years and older. Six-digit postal code was used to validate geography.
Fieldwork/Validation	Individuals were recruited using live interviews with live supervision to validate work.
Number of Calls	Maximum of five call backs to those recruited.
Time of Calls	Individuals recruited were called between 12-5:30 pm and 6:30-9:30pm local time for the respondent.
Field Dates	June 12 th to 23 rd , 2024
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. https://canadianresearchinsightscouncil.ca/standards/

Element	Description
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 all regions of The towns of Oakville, Milton, Halton Hills and the city of Burlington. See tables for full weighting disclosure.
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.
Excluded Demographics	Individuals younger than 18 years old; individuals without land or cell lines.
Stratification	By age and gender using the latest Census information (2021) and the sample is geographically stratified to be representative of The towns of Oakville, Milton, Halton Hills and the city of Burlington.
Estimated Response Rate	Six percent, consistent with industry norms.
Question Order	Question order in the preceding report reflects the order in which they appeared in the original questionnaire.
Question Content	All questions asked are included in the report.
Question Wording	The questions in the preceding report are written exactly as they were asked to individuals.
Research/Data Collection Supplier	Nanos Research
Contact	Contact Nanos Research for more information or with any concerns or questions. http://www.nanos.co Telephone:(613) 234-4666 ext. 237 Email: info@nanosresearch.com.
Data tables	By region, age and gender: [LINK] By income: [LINK] By home ownership: [LINK] By time lived in region: [LINK] By party usually supported: [LINK]



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Any questions?



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