TORONTO City Planning Policy & Research

This report provides a "first look" at the findings of the Living Downtown Survey conducted by City Planning in December 2006. A copy of this bulletin can be found on the City of Toronto's website at www.toronto.ca/planning

profile TORONTO

OCTOBER 2007

Living Downtown

HIGHLIGHTS

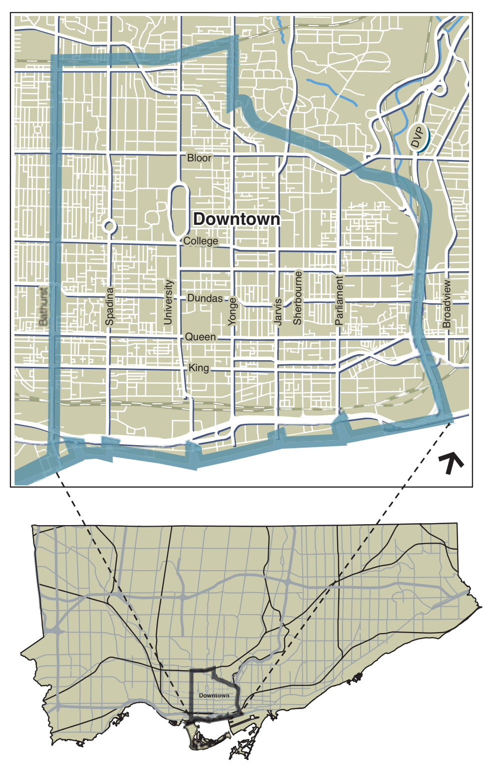
- The Downtown population grew by 65% over the last 30 years and by 10% between 2001 and 2006. In the past 5 years, the Downtown population grew by 14,800–the largest 5-year population increase in Downtown over the last 30 years.
- Between 2001 and 2006, 17,000 residential units were built and occupied Downtown. Another 155 residential projects remain in the Downtown development pipeline, representing more than 39,000 units.
- High rise buildings represent the majority of new residential developments built Downtown since 2001, almost one-third of which are 30 storeys or taller.
- People moving into new Downtown housing tend to be young, single or couples without children. They tend to be well educated, most are employed full-time within the Downtown area and household incomes among this group tend to be relatively high.
- 76% of new Downtown residents own their homes. Only 46% of older Downtown dwellings are owned.
- Most Downtown residents (74%) work or go to school in the Downtown area.
- Almost 70% of all Downtown residents have lived in their current home for less than 5 years.
- Of those who have recently moved Downtown from previous homes in Toronto, 48% moved from other Downtown locations, 33% moved from within 5km of Downtown and 19% moved from other areas within the City.
- 73% of those living in newer residences intend to move within 5 years and one-half of those living in older housing expressed a similar intent. Most intend to move to another Downtown area home.

In 1976, the City of Toronto approved the Central Area Plan which introduced for the first time, policies and zoning designed to encourage residential development in the Downtown area. Today, according to the 2006 Census, approximately 169,000 people live Downtown **(Map 1)**. As shown in **Figure 1**, Downtown has seen its resident population grow steadily over the last 30 years with the largest five year increase over that period occurring between 2001 and 2006. During this time, the Downtown population increased more than many municipalities throughout the Greater Toronto Area (GTA).

The pace of residential growth Downtown over the past few years shows little sign slowing. Development tracking data show that 17,000 new Downtown housing units were built and occupied between 2001 and the end of 2006, with another 155 residential projects, representing more than 39,000 units, in the development pipeline at the end of 2006. With approximately 3,500 units in 23 projects being added to the residential pipeline in the first half of 2007, the flow of new residents to the Downtown area is destined to continue.

While much is known about the housing that has been built Downtown recently, little is known about those who are moving into these new units, their motivations for living Downtown, and whether or not those living in newer housing units are any different from those who live in older Downtown housing. In December 2006, City Planning surveyed Downtown residents in order to develop a clearer picture of the impact that new residential developments will have on both emerging and existing Downtown neighbourhoods. This report provides a first look at the results of the Living Downtown Survey.

Map 1: Downtown Toronto



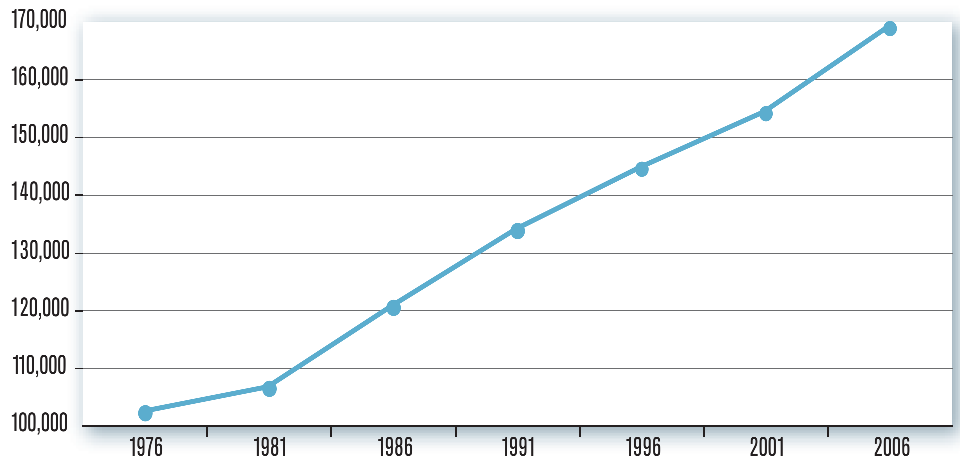
Who Lives Downtown

The popularity of Downtown living is evidenced by the dramatic population increase in the area seen over the past 30 years **(Figure 1)**. During this period, the number of Downtown residents increased by 65%, more than triple Toronto's overall population increase over the same period. Over the last ten years the Downtown population has increased by 17%, growing from 144,500 in 1996 to 169,000 in 2006. Over the last 5 years, the Downtown population grew by 10% as 14,800 new residents moved into the area—the largest 5-year population increase in Downtown over the last 30 years. This rate of growth was much higher than that seen in the City of Toronto overall and slightly higher than that of the entire GTA between 2001 and 2006. Today, 7% of Toronto residents live within the Downtown area.

While Downtown is home to those of all ages, **Figure 2** reveals that the age profile of Downtown residents is quite different from those living in rest of the City. Downtown residents tend to be younger, specifically those between 20 and 40 years of age. There tend to be fewer children under 19 and fewer seniors over 65 than seen across the rest of the City. As shown in **Figure 3**, this general age profile of Downtown residents has remained relatively constant over the last 30 years. However, it also shows that the proportion of those between the ages of 40 and 60 has increased while the proportion of those under 25 has declined.

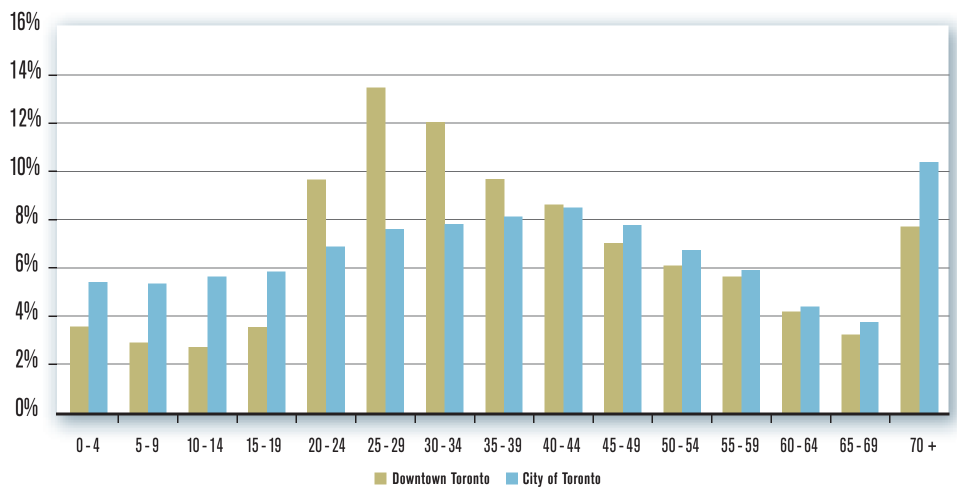
The results of the Living Downtown Survey portrayed in **Figures 4 through 14** illustrate the variation between those living in newer and older Downtown housing. These figures show that a ▶

Figure 1 Downtown Population, 1976 - 2006



Source: Statistics Canada, Census of Canada.

Figure 2 Population By Age, 2006 Census



Source: Statistics Canada, Census of Canada.

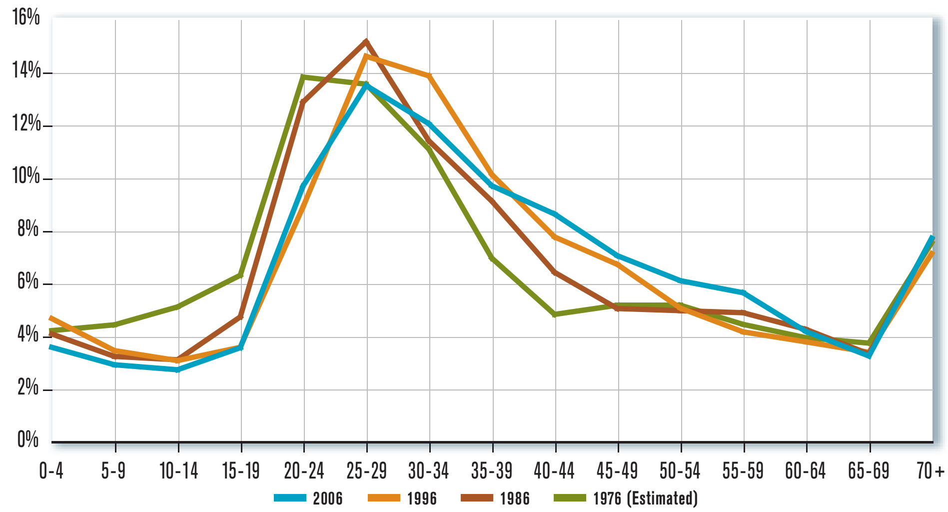
Although statistics Canada makes a great effort to count every person, some people are missed in each Census. For example, people may be traveling, some dwellings are hard to find, and some people simply refuse to participate. Statistics Canada takes this into account and estimates an 'undercoverage' rate for the urban region (CMA) every Census, but not for the City.

The 2006 Census counted an unexpectedly high number of unoccupied dwelling units. This leads City staff to suspect that the Census may have missed more households than usual. The Census data discussed in this report should be seen in that light, particularly since the undercoverage is greatest for 20-35 year olds.

Statistics Canada advises that population estimates based on the 2006 Census counts, adjusted for net undercoverage, will be available in the fall of 2008. For more information on the subject, please visit Statistics Canada's website at http://www12.statcan.ca/english/census/index.cfm.

large proportion of people who are moving into newer housing tend to be young adults under 40 years of age and the majority of households are occupied by either single persons or couples without children. They also tend to be well educated, most are employed full-time within the Downtown area and household incomes among this group tend to be relatively high. However, while general trends stand out in the collection of figures that follow, the complete profile reveals a varied demographic profile of those living in new Downtown housing. For example, over one-third of those living in new Downtown residences are over 40 years of age and 6% are over 65. In addition, while 84% of households in new Downtown units are singles or couples without children, 9% are families with children.

Figure 3 Downtown Population By Age, 1976 to 2006 Census

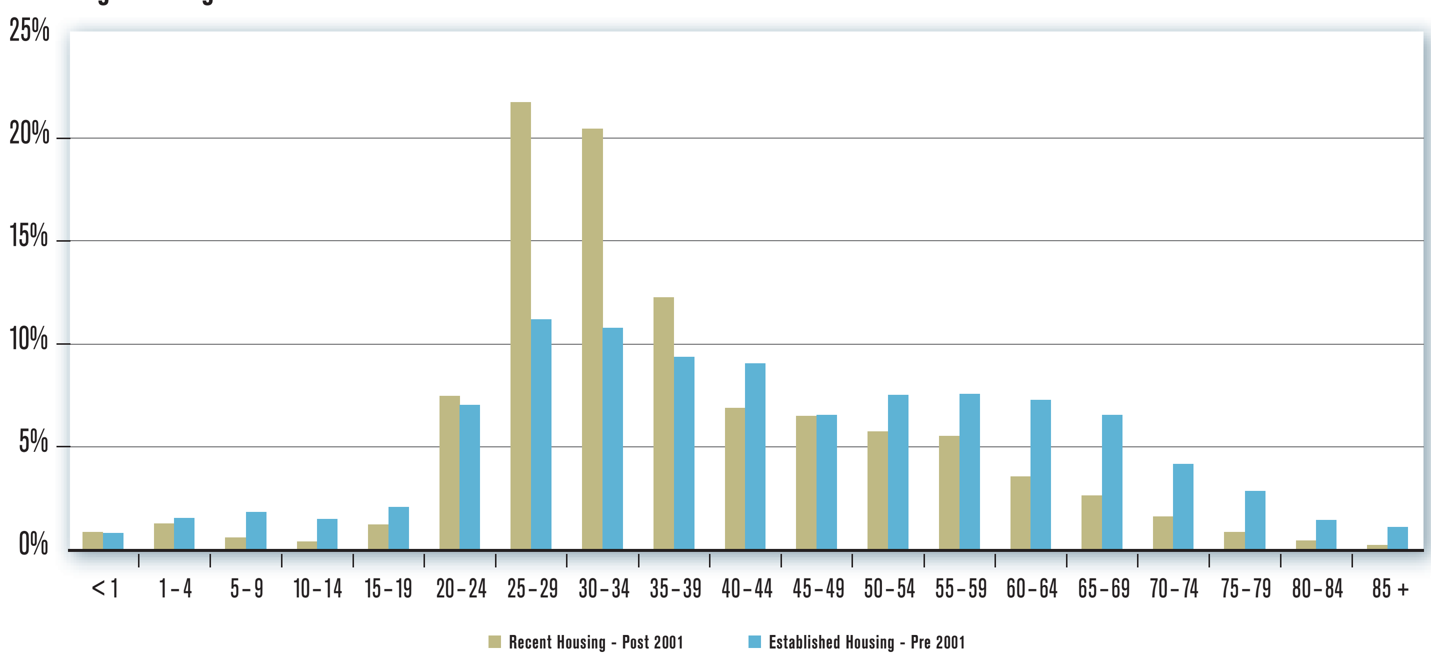


Note: In 1976, population by age was provided in 10-year cohorts between the ages of 25 and 64. The 5-year intervals for these groups shown in Figure 3 are estimated.
Source: Statistics Canada, Census of Canada.

Age

There are significant differences between the age profile of those living in housing built before and after 2001. Over half of the homes that were built after 2001 are occupied by adults between 25 and 39 years of age. Only 4% of these newer households contain pre-school age children (under 5 years old) or school age children between the ages of 5 to 19. Newer households occupied by seniors represent only 6% of all units surveyed. This dominance of younger childless households is not reflected to the same degree in housing built before 2001. The age profile for these households reveals a more diverse distribution comprised of more children, older adults and significantly more seniors.

Figure 4 Age of Household Persons



Source: Living Downtown Survey, Toronto City Planning, Research and Information, December 2006.

Education

Downtown residents are highly educated. **Figure 5** shows that respondents living in newer housing tend to have a high level of education with 55% having completed either university or college and a further 23% with a post-graduate degree. A greater proportion of those living in newer Downtown housing have obtained university and post graduate degrees than those living in older Downtown dwellings.

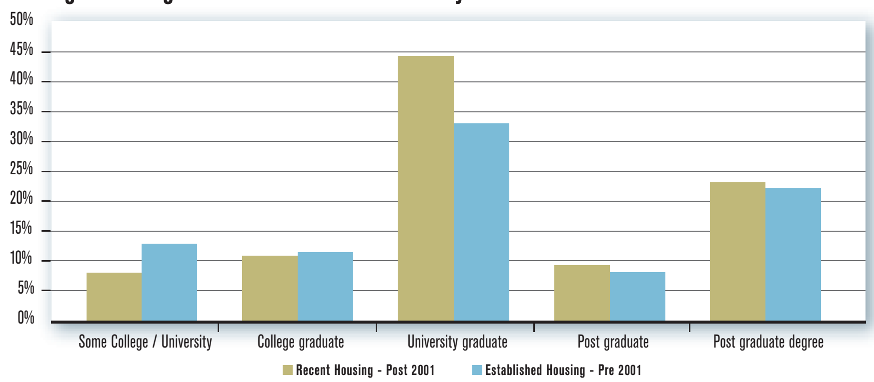
Occupational Status

The majority of Downtown residents work full-time. As **Figure 6** illustrates, three quarters of all respondents living in newer units work full-time with only 5% working part-time. Retired residents living in newer units account for 6% and students 8% of all residents. There is a marked difference between residents living in newer units versus older units. Only half of respondents living in older units work full-time and 10% work part-time. One in five older units are occupied by retired residents, four times higher than the proportion found in newer Downtown housing.

Household Income

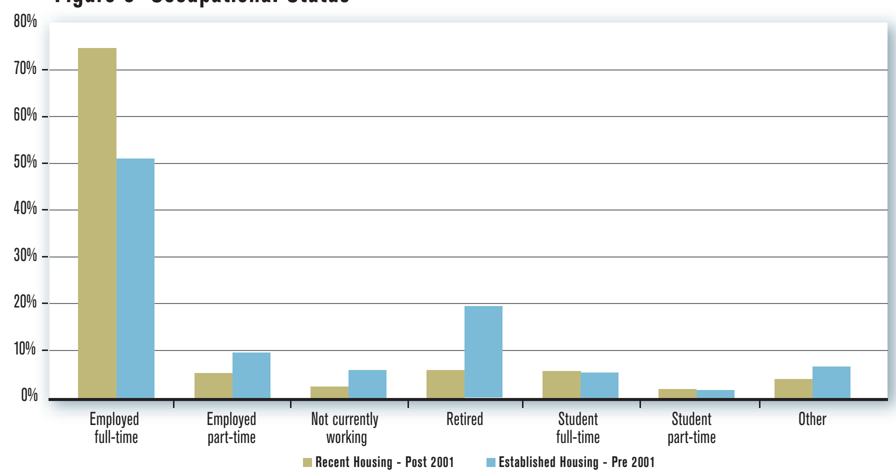
Figure 7 reveals a significant difference between the incomes of households in older and newer Downtown residences. While both groups contain a large proportion of households earning more than $150,000 per year, those households in newer dwellings show a greater proportion of higher incomes. This distinction is particularly evident above and below the $60,000 threshold. Among households living in newer Downtown dwellings, 70% earn more than $60,000 per year. However, among those living in older Downtown housing only 50% earn more than $60,000 per year.

Figure 5 Highest Level of Post-Secondary Education



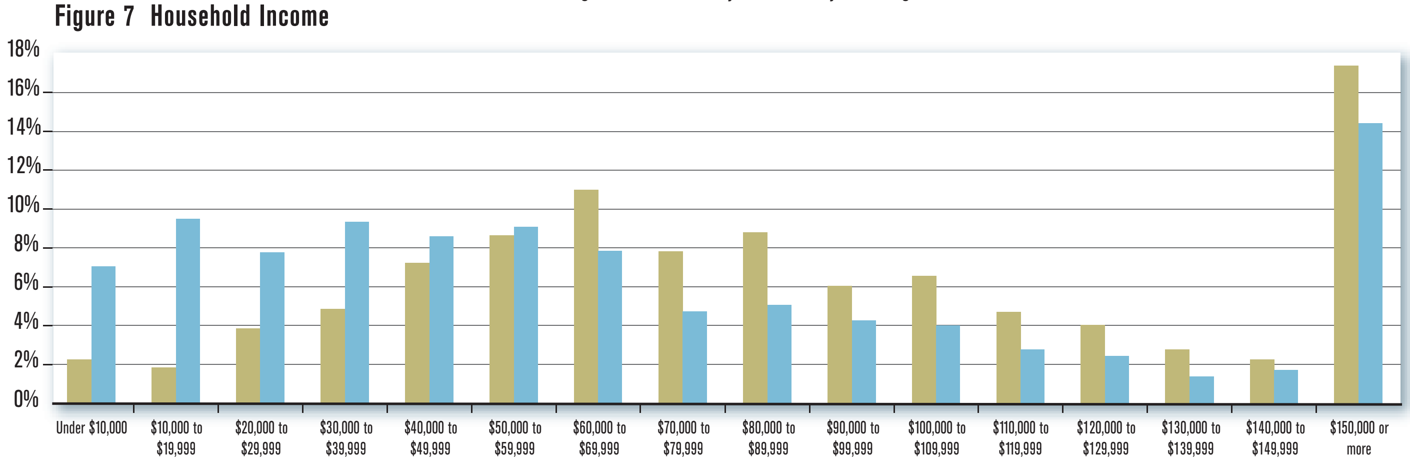
Source: Living Downtown Survey, Toronto City Planning, Research and Information, December 2006.

Figure 6 Occupational Status



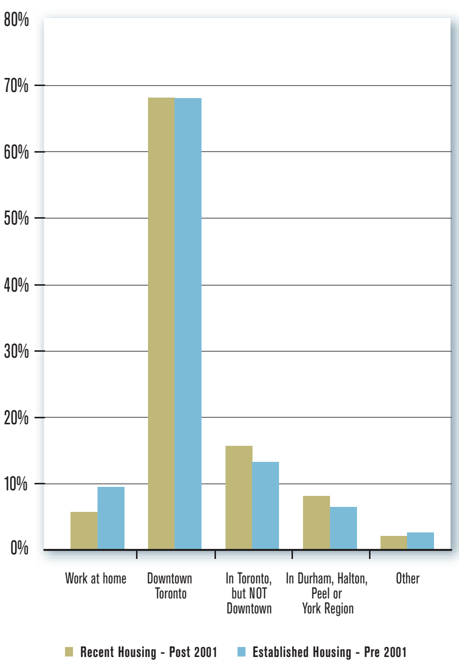
Source: Living Downtown Survey, Toronto City Planning, Research and Information, December 2006.

Figure 7 Household Income



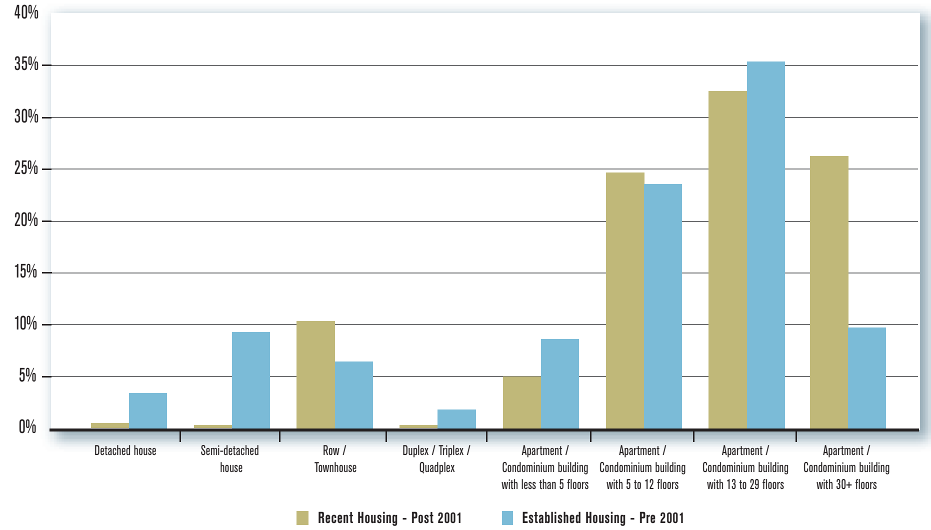
Source: Living Downtown Survey, Toronto City Planning, Research and Information, December 2006.

Figure 8 Location of Work or School



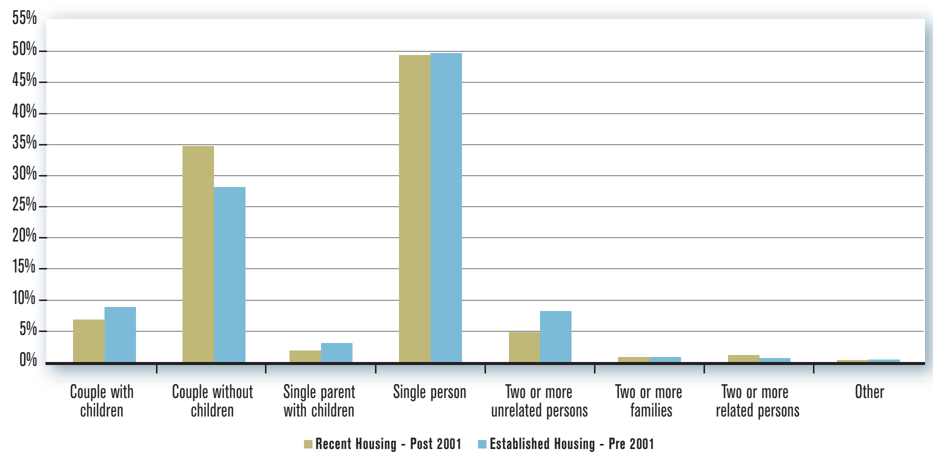
Source: Living Downtown Survey, Toronto City Planning, Research and Information, December 2006.

Figure 9 Structure Type



Source: Living Downtown Survey, Toronto City Planning, Research and Information, December 2006.

Figure 10 Household Type



Source: Living Downtown Survey, Toronto City Planning, Research and Information, December 2006.

Location of Work or School

Figure 8 shows that the majority of Downtown residents work or go to school Downtown. Including those working at home, 74% of residents living in newer units work or go to school Downtown while 16% work or go to school elsewhere in Toronto. Eight percent of Downtown residents living in newer homes travel to other municipalities in the GTA for work or school. Just under half of this group commute to Peel Region, 35% to York Region and the remainder travel to Durham and Halton Regions. While the location of work or school for those respondents living in older units is quite similar to those in newer units, a greater proportion of those who live in older Downtown dwellings work at home.

Structure Type

According to development records, high rise buildings account for almost all residential developments constructed Downtown since 2001. This is reflected in the survey results shown in **Figure 9** which indicates that 84% of people living in newer residences occupy units in buildings 5 storeys or higher. A third of this group live in 13 to 29 storey buildings and more than one quarter live in buildings taller than 30 storeys. Although the majority of people in housing built before 2001 live in buildings of 5 storeys or more, only 10% are living in buildings taller than 30 storeys.

Household Type

Figure 10 illustrates the dominance of two household types among all Downtown households. Both older and newer residences are occupied primarily by couples without children or single person households. These two categories account for 84% of all household types in newer residences, and 78% of all household types in older units. A greater proportion of households with children or those sharing units with unrelated persons live in older Downtown residences. The higher proportion of households comprised of two or more unrelated persons reflects the influence of the resident student population living in older Downtown residences.

Number of Bedrooms

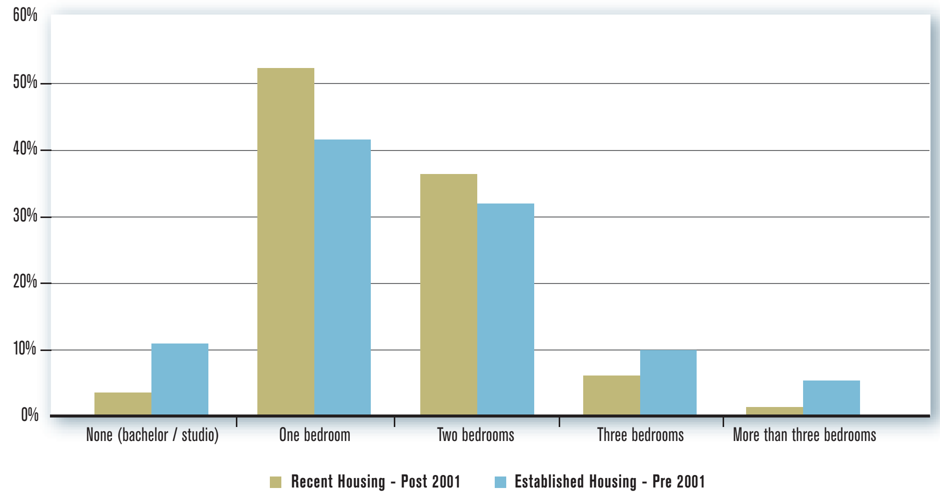
As shown in **Figure 11**, the majority of those in both newer and older Downtown housing live in either bachelor, one- or two-bedroom units; 92% of those in newer Downtown housing, and 85 % of those in older residences, live in one of these three unit types. A greater proportion of either bachelor/studio units or units with more than two bedrooms are found among responses from older Downtown housing.

Table 1 shows the relationship between household types and number of bedrooms for those living in both newer and older Downtown housing. The table shows that singles tend to live in smaller units, couples without children tend to live in either one- or two-bedroom units and families with children tend to live in two- or three-bedroom units. Despite these general tendencies, some variations do exist between those living in newer and older Downtown housing. For example, 20% of single person households in older Downtown housing live in bachelor units versus 6% in newer Downtown housing. This difference in housing choice is primarily due to the availability of housing stock. Between 2001 and 2006, a greater proportion of one-bedroom apartments were constructed than bachelor units. Consequently, a greater proportion of single person households in newer housing are found in one-bedroom apartments than bachelor units.

Tenure

While the age profile of those who move in and around Downtown has remained relatively constant over the past 20 to 30 years, household tenure has changed significantly. **Figure 12** shows that those who are moving into newer housing today are much more

Figure 11 Number of Bedrooms



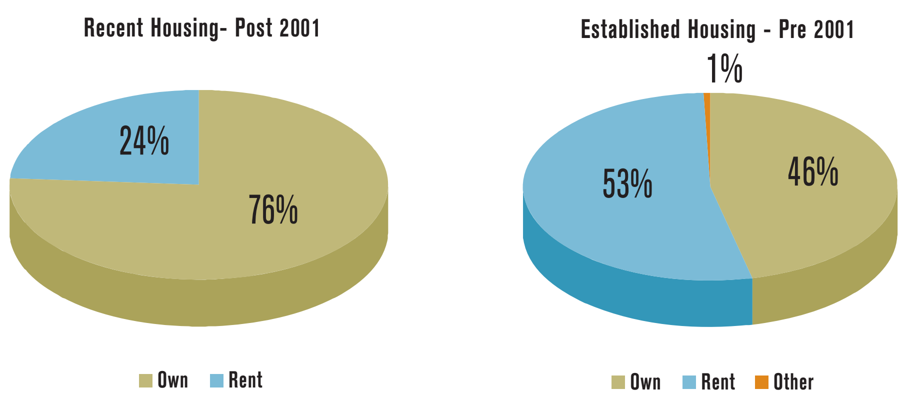
Source: Living Downtown Survey, Toronto City Planning, Research and Information, December 2006.

Table 1 Household Types by Number of Bedrooms

Bedrooms \ Household Type	Single	Couples without Children	Couples with Children	Single Parent	Other	All Households
Recent Housing - Post 2001	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**
None (bachelor / studio)	6%	1%	0%	0%	2%	4%
One bedroom	68%	47%	16%	17%	18%	52%
Two bedrooms	24%	45%	53%	67%	57%	36%
Three bedrooms	2%	7%	25%	17%	12%	6%
More than three bedrooms	0%	0%	6%	0%	11%	1%
All Recent Households	49%	35%	7%	2%	7%	100%
Established Housing - Pre 2001	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**
None (bachelor / studio)	20%	2%	2%	10%	1%	11%
One bedroom	57%	37%	12%	8%	15%	41%
Two bedrooms	19%	42%	30%	69%	61%	32%
Three bedrooms	4%	15%	27%	13%	13%	10%
More than three bedrooms	1%	5%	29%	0%	9%	5%
All Established Households	50%	28%	9%	3%	10%	100%

Source: Living Downtown Survey, Toronto City Planning, Research and Information, December 2006.

Figure 12 Tenure of Current Residence



Source: Living Downtown Survey, Toronto City Planning, Research and Information, December 2006.

likely to own their homes than rent; 76% of those who moved into Downtown units built since 2001 own their units. On the other hand, only 46% of those in older residences own their units, while 53% rent.

Among those who own Downtown residences built since 2001, there is an almost equal split between those who rented, and those who owned their previous residence. For many, favourable market conditions including relatively low lending rates may have provided sufficient incentive to leave the rental market and take the opportunity to purchase a new residence Downtown. However, the fact that just as many new owners also owned their previous home shows that a more diverse set of factors are drawing residents to Downtown.

Resident Mobility

With the addition of 17,000 new dwelling units to the Downtown housing stock over the last 5 years, it is not surprising that there has been a relatively large increase in population during the same period. While a good portion of these new residents choose to live in newer developments, the older Downtown housing stock has also seen significant resident turnover. More than one-third of survey respondents who occupy older Downtown housing have lived in the same location for 2 years or less and about one-half have been in the same residence for less than 5 years. This level of turnover, coupled with a large influx of new residents suggests that the entire Downtown residential housing market continues to be very active.

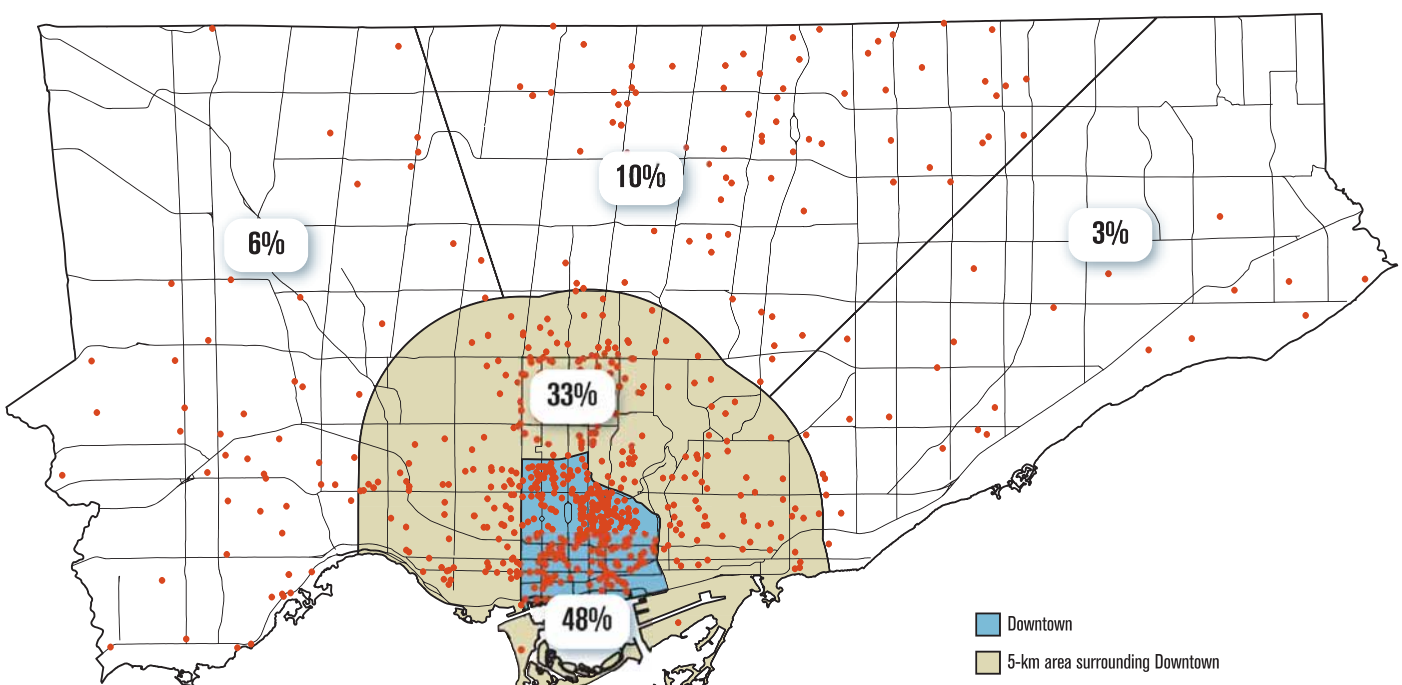
Table 2 shows that over 70% of respondents who have lived in their current residence for less than five years previously lived either in Downtown or elsewhere in Toronto and 12% lived in the outer regions of the GTA.

Table 2 Location of Previous Residence by Survey Group

Previous Location	Recent Housing (Post 2001)	Established Housing (Pre 2001)	All Respondents
City of Toronto	**70%**	**75%**	**72%**
Within Downtown	40%	49%	43%
Rest of Toronto	30%	26%	29%
Rest of GTA	**14%**	**8%**	**12%**
Other	16%	17%	16%
Total	100%	100%	100%

Note: The figures in Table 2 reflect those who have lived in their current location for less than 5 years.
Source: Living Downtown Survey, Toronto City Planning, Research and Information, December 2006.

Map 2: Location of Previous Residence in Toronto



Note:
Previous residence is mapped to postal code locations where provided by respondents.

Source: Living Downtown Survey, Toronto City Planning, Research and Information, December 2006.

Map 2 shows the location of previous residence for those who moved Downtown from elsewhere in the City of Toronto or from a different home in the Downtown area. The distribution on the map suggests that the majority of current Downtown residents moved from a previous residence in other Downtown locations or from within the five-kilometre area surrounding Downtown. These two areas account for 81% of all intra-City migration to the Downtown area. This finding is also true for those living in newer (81%) and older Downtown housing (83%).

In order to examine the relationship between resident mobility and new household formation, the Living Downtown Survey asked respondents if other members of their previous residence remained in that home after the respondent's departure. In 3-out-of-4 cases, respondents did not leave household members behind, and their units were likely to be available for occupancy by another household. For those who left household members behind, the majority had lived previously with family or friends. In most cases, regardless of the age of their current dwelling, these respondents moved Downtown to form either new single person or childless couple households.

The Living Downtown Survey also gauged the degree of current resident mobility in the Downtown area by asking respondents how likely they were to move in the future. Among those who live in newer Downtown housing, 73% indicated that they intended to move within the next 5 years and 51% of those living in older housing expressed a similar intent. **Table 3** shows that in both newer and older housing, those between the ages of 25 and 40 represent the largest proportion of those who see another move in the near future. About two-thirds indicated that they intended to stay Downtown.

Table 3 Intention to Move Within 5-Years by Age and Destination

	Recent Housing (Post 2001)	Established Housing (Pre 2001)	All Respondents
All Respondents	**73%**	**54%**	**62%**
All Respondents	**100%**	**100%**	**100%**
Downtown	64.4%	68.9%	63%
Rest of Toronto	15.7%	11.9%	14.1%
Rest of GTA	6.1%	4.2%	5.4%
Other	13.7%	15.0%	14.2%
Less than 25 years	**7.0%**	**8.6%**	**7.7%**
Downtown	68.8%	69.1%	68.9%
Rest of Toronto	6.3%	3.6%	5.0%
Rest of GTA	6.3%	3.6%	5.0%
Other	18.8%	23.6%	21.0%
25 TO 39	**69.0%**	**52.7%**	**62.3%**
Downtown	61.5%	68.2%	63.9%
Rest of Toronto	19.6%	14.2%	17.7%
Rest of GTA	7.3%	5.3%	6.6%
Other	11.6%	12.2%	11.8%
40 or More	**23.9%**	**38.8%**	**30.0%**
Downtown	71.6%	69.8%	70.6%
Rest of Toronto	7.3%	10.5%	9.0%
Rest of GTA	2.8%	2.8%	2.8%
Other	18.3%	16.9%	17.6%

Source: Living Downtown Survey, Toronto City Planning, Research and Information, December 2006.

The high degree of Downtown resident mobility seen in recent years among the younger population is not a new phenomenon. In fact, the dynamic nature of the Downtown residential market was just as evident twenty years ago as it is today. During the 1980s, 27,000 residents were added to the Downtown population and the majority of those who moved into and around the Downtown area during that time were generally young singles or couples without children. In 1989, the City of Toronto Planning and Development Department conducted the Central Area Residents' Survey (CARS) as background to *CityPlan '91*. This survey was designed to collect demographic information about new Downtown residents and to document various opinions about Downtown living. A key finding from this study indicated that *"The new residents arriving in the centre of the city, and those moving around this area, are more likely to be young, single (including separated, or divorced), and are less likely to have children."* According to the Living Downtown Survey, Downtown resident mobility continues to be driven by those with the same age profile even among those living in older units. Over one-half of those in older units who have been in their current residence for less than 5 years are young—between the ages of 25 and 40. Clearly, resident mobility throughout Downtown remains high and continues to be dominated by young people.

Table 4 Top 10 Reasons For Choosing To Live Downtown

	Recent Housing (Post 2001)		Established Housing (Pre 2001)		All Respondents	
	%	Rank	%	Rank	%	Rank
Close to work	19.6%	1	15.2%	2	17.4%	1
Access to public transit/TTC/no need for car	13.8%	2	17.3%	1	15.5%	2
Access to entertainment/nightlife	8.8%	3	6.5%	5	7.6%	3
Like the lifestyle/urban lifestyle/vibrant/lots to do	8.6%	4	6.6%	4	7.6%	4
Access to shops/stores/market	5.9%	5	7.7%	3	6.8%	5
Convenience/accessibility	5.6%	6	5.4%	6	5.5%	6
Access to amenities/services	3.9%	7	4.0%	7	3.9%	7
Ability to walk everywhere	3.5%	8	3.9%	8	3.7%	8
Access to culture	3.1%	9	3.7%	9	3.2%	10
Central location/close to everything	3.0%	10	3.2%	10	3.3%	9

Note: This table is derived from an open-ended question that asked respondents to list their top 3 reasons for choosing to live Downtown.

Source: Living Downtown Survey, Toronto City Planning, Research and Information, December 2006.

Why People Live Downtown

Why are people drawn to Downtown living and why do they choose to stay? Respondents were asked several questions that probed the reasons why they choose to live Downtown and what specific amenities they like, or dislike about where they live. Proximity to work/school, public transit, entertainment, shopping and other aspects of an "urban lifestyle" (the notion of living in an urban setting within close proximity to all aspects of one's daily life) were the top reasons for choosing to live Downtown. In fact, as shown in **Table 4**, the top 10 reasons for living Downtown accounted for three quarters of all listed reasons and were identical for those living in both newer and older dwellings The only difference between the two groups was the ranking. For instance, the top two reasons, being close to work/school and access to public transit, accounted for 33% of all responses. Being close to work/school was ranked higher among those living in newer residences. With a large proportion of newer units being built close to employment in the Downtown core, this difference is understandable.

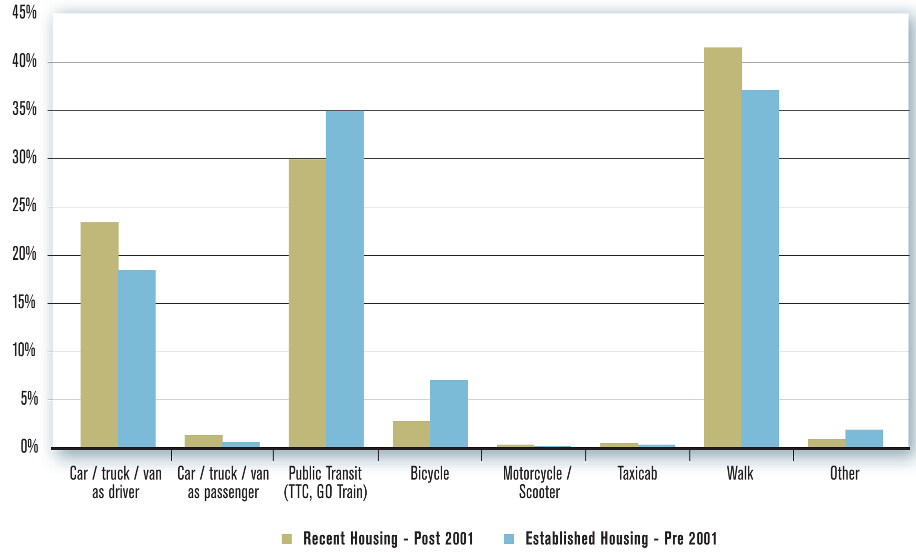
The location of previous residence made little difference in the decision to move Downtown. People who moved from within Downtown chose new Downtown residences for the same reasons as those who moved from close to Downtown or from elsewhere in the City or GTA.

For the 10% of Downtown residents who work or attend school outside Toronto, being "close to work" is not the most significant reason for living Downtown. Instead, the various aspects of "urban living" are more influential reasons for drawing them to the Downtown area.

Getting to Work and School

Figure 13 illustrates that walking and public transit are the most popular means of travel to work or school among all Downtown residents. This reflects the desire to be close to work or school as one of the main reasons people choose to live Downtown. Walking is more popular among those living in newer units while public transit and bicycle use were more popular modes of travel among those living in older residences.

Figure 13 Mode of Travel to Work or School



Source: Living Downtown Survey, Toronto City Planning, Research and Information, December 2006.

Why People Choose Their Current Residence

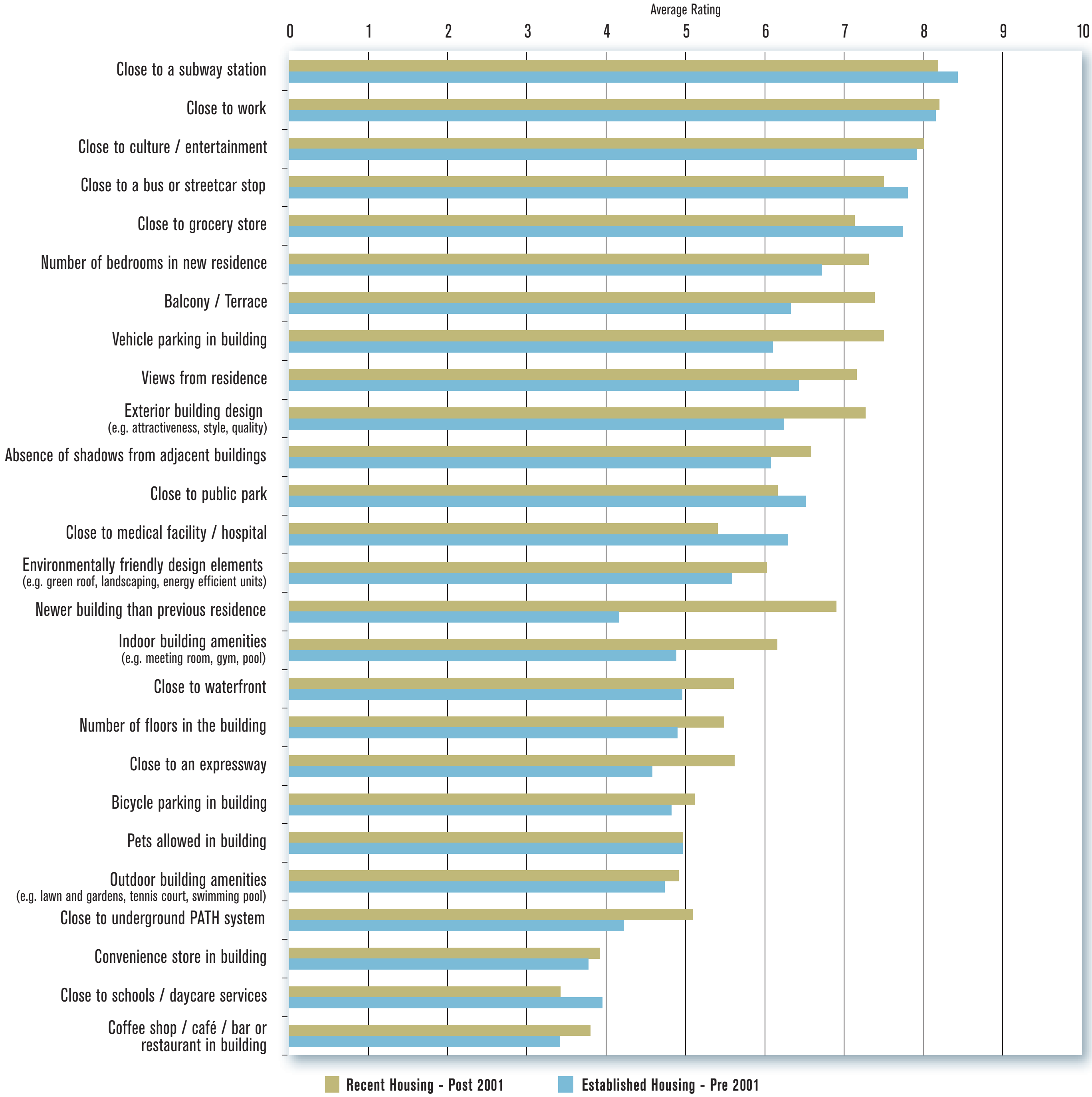
Respondents were presented with a list of potential reasons for choosing a particular residence and were asked to rank these reasons based on how important they were in choosing the dwelling in which they currently live. As shown in **Figure 14**, the top reasons were related more to the location of the residence than to the physical aspects or amenities of the building itself. Being close to public transit, work, entertainment, and shopping were ranked highest. The highest ranked dwelling amenities included number of bedrooms, the presence of a balcony or terrace, the views from the residence, the availability of parking and building design.

While all of these factors were important to those living in both newer and older residences, those in newer residences found proximity to public transit to be less important and building amenities and design aspects to be of greater importance. Insofar as those living in newer Downtown housing tend to be closer to Downtown employment opportunities, design aspects of residences have proven more important for these residents. In addition, the importance of certain factors varied by the age of the respondent. Factors such as proximity to medical facilities, the underground PATH system and parks were more important to older residents, while being closer to work or having larger units was less important.

Why People Intend to Move

Respondents who intend to move within the next 5 years were asked to provide the factors that would prompt such a move. The most common reasons include finding a bigger dwelling, moving closer to work, school and public transit, getting a more affordable unit and finding a better building. As shown in **Table 5**, the five main reasons for choosing a new location were consistent among both those living in newer and older residences. Beyond the top five reasons for choosing a new location some differences between the two groups of respondents become apparent. For example, those living in newer residences expressed an interest in finding a new location with better views in a friendlier neighbourhood while those living in older residences showed more concern for the safety and security of their current location. In addition, many of those living in older residences would like to move out of their current rental accommodations and purchase their next home.

Figure 14 Reasons for Choosing Current Residence by Average Response



Source: Living Downtown Survey, Toronto City Planning, Research and Information, December 2006.

Table 5 Top 5 Reasons For Moving from Current Residence

	Recent Housing (Post 2001)		Established Housing (Pre 2001)		All Respondents	
	%	Rank	%	Rank	%	Rank
Bigger place/more room/another bedroom/bigger kitchen	16.3%	1	10.4%	1	13.8%	1
Closer to work/school	9.0%	2	7.8%	3	8.5%	2
Affordable/cheaper/less maintenance fee/taxes	7.2%	3	8.2%	2	7.6%	3
Access to public service/transportation/TTC	5.3%	4	5.6%	4	5.4%	4
Better looking/better design/newer building	4.1%	5	4.7%	5	4.4%	5

Source: Living Downtown Survey, Toronto City Planning, Research and Information, December 2006.

Conclusions

The findings of the Living Downtown Survey indicate that the allure of Downtown living remains strong. For the past 30 years, young singles and couples without children have dominated the profile of those living Downtown and it is this group that continues to represent the majority of those moving into new housing developments throughout Downtown. However, while this group may represent a large proportion of new Downtown residents, many new dwellings are being occupied by families with children, working age persons and the elderly.

Over the past three decades the profile of those moving Downtown has changed little; however, today's new residents are faced with a much different housing market. Those living in newer Downtown housing are now much more likely to own their homes than at any other time over the last 30 years. While owners and renters represent a relatively equal proportion of those living in older Downtown housing, the owners occupy over 75% of new Downtown housing.

Many factors motivate residents to live Downtown. Chief among these are the desire to be close to work, public transit, entertainment and to be part of the active "Downtown lifestyle". With its busy employment areas, numerous education institutions and active cultural facilities all linked by convenient public transit connections in close proximity to residential neighbourhoods, Downtown offers an abundance of attributes that will continue to draw new residents.

Downtown Toronto is identified as a focus of growth in both the Toronto Official Plan and the Ontario Growth Plan for the Greater Golden Horseshoe. City and Provincial policies have been established to direct and encourage growth in areas with existing services and infrastructure. The Downtown area has experienced a remarkable level of development in recent years. The pace of residential construction resulted in the addition of 17,000 units to the stock of Downtown housing between 2001 and 2006. As residential development applications continue to arrive, it is clear that Downtown Toronto remains a highly desirable place to live.

Combined with results emerging from the 2006 Census, the Living Downtown Survey provides crucial insight into those occupying new Downtown housing. By understanding more about who these residents are and why they choose to live Downtown, City staff are able to plan for a better Downtown.

Methodology

The Living Downtown Survey was conducted on a stratified random sample of 15,500 Downtown Toronto households in late November and early December 2006. A total of 584 questionnaires were returned as undeliverable mail leaving a total of 14,916 valid questionnaires in the field.
The total survey sample was split into two distinct groups with each group containing a total of 7,750 Downtown households. The primary group was comprised of units constructed and occupied between January 2001 and November 2006. The control group included a sample of Downtown units that were occupied before January 2001. To ensure that a broad and representative sample distribution was created throughout the Downtown area, each group was stratified by structure type and Census Tract (2001).

Survey packages were mailed to Downtown Toronto residents on November 30th 2006.

Data Collection

Respondents were asked to complete the questionnaire using one of the following two methods.
(1) Complete a hard-copy questionnaire which was returned via Business Reply Mail to the City of Toronto;
(2) Complete the questionnaire using an online application at a secure website.

16% of total survey respondents used the on-line option.

Summary of Responses

	Total		Primary		Control	
	#	%	#	%	#	%
Surveys Sent	15,500		7,750		7,750	
Undeliverable	584	4%	252	3%	332	4%
Response	2,620	18%	1,288	17%	1,332	18%
Online	407	16%	248	19%	159	12%
Mail	2,213	84%	1,040	81%	1,173	88%
Margin of Error (95%)	(+/-) 1.7%		(+/-) 2.5%		(+/-) 2.4%	

Report Figures Data

	Recent Housing (Post 2001)	Established Housing (Pre 2001)	All Respondents
Age of Household Persons (Figure 4)	100%	100%	100%
< 1	0.8%	0.8%	0.8%
1 - 4	1.3%	1.5%	1.4%
5 - 9	0.6%	1.8%	1.2%
10 - 14	0.4%	1.5%	1.0%
15 - 19	1.2%	2.1%	1.7%
20 - 24	7.5%	7.0%	7.2%
25 - 29	21.8%	11.2%	16.3%
30 - 34	20.4%	10.8%	15.4%
35 - 39	12.3%	9.4%	10.8%
40 - 44	6.9%	9.0%	8.0%
45 - 49	6.5%	6.5%	6.5%
50 - 54	5.7%	7.5%	6.6%
55 - 59	5.5%	7.6%	6.6%
60 - 64	3.5%	7.3%	5.5%
65 - 69	2.6%	6.5%	4.6%
70 - 74	1.6%	4.1%	2.9%
75 - 79	0.8%	2.8%	1.9%
80 - 84	0.4%	1.4%	1.0%
85 +	0.2%	1.1%	0.7%
Highest Level of Education (Figure 5)	100%	100%	100%
Some high school or less	0.9%	3.6%	2.3%
High school graduate	2.2%	5.4%	3.8%
Some technical school	0.2%	1.2%	0.7%
Technical school graduate	1.2%	2.2%	1.7%
Some college / university	8.0%	12.8%	10.4%
College graduate	10.8%	11.4%	11.1%
University graduate	44.4%	33.0%	38.6%
Post graduate	9.2%	8.1%	8.6%
Post graduate degree	23.1%	22.2%	22.7%
Occupational Status (Figure 6)	100%	100%	100%
Employed full-time	74.8%	51.1%	62.7%
Employed part-time	5.3%	9.7%	7.5%
Not currently working	2.4%	5.9%	4.2%
Retired	5.9%	19.6%	12.9%
Student full-time	5.7%	5.4%	5.5%
Student part-time	1.9%	1.6%	1.8%
Other	4.0%	6.7%	5.4%
Household Income (Figure 7)	100%	100%	100%
Under $10,000	2.3%	7.0%	4.7%
$10,000 to $19,999	1.8%	9.5%	5.7%
$20,000 to $29,999	3.9%	7.8%	5.8%
$30,000 to $39,999	4.9%	9.3%	7.1%
$40,000 to $49,999	7.2%	8.6%	7.9%
$50,000 to $59,999	8.6%	9.1%	8.9%
$60,000 to $69,999	11.0%	7.9%	9.4%
$70,000 to $79,999	7.8%	4.7%	6.3%
$80,000 to $89,999	8.8%	5.1%	6.9%
$90,000 to $99,999	6.0%	4.3%	5.1%
$100,000 to $109,999	6.5%	4.0%	5.3%
$110,000 to $119,999	4.7%	2.8%	3.7%
$120,000 to $129,999	4.0%	2.5%	3.2%
$130,000 to $139,999	2.8%	1.4%	2.1%
$140,000 to $149,999	2.3%	1.7%	2.0%
$150,000 or over	17.4%	14.4%	15.9%

	Recent Housing (Post 2001)	Established Housing (Pre 2001)	All Respondents
Location of Work or School (Figure 8)	100%	100%	100%
Work at home	5.7%	9.5%	7.4%
Downtown Toronto	68.2%	68.1%	68.2%
In Toronto, but NOT Downtown	15.7%	13.2%	14.6%
In Durham, Halton, Peel or York Region	8.2%	6.5%	7.4%
Other	2.2%	2.7%	2.4%
Structure Type (Figure 9)	100%	100%	100%
Detached house	0.4%	3.4%	1.9%
Semi-detached house	0.2%	9.3%	4.8%
Row / Townhouse	10.4%	6.4%	8.4%
Duplex / Triplex / Quadplex	0.2%	1.8%	1.0%
Apartment / Condominium building with less than 5 floors	5.0%	8.6%	6.8%
Apartment / Condominium building with 5 to 12 floors	24.7%	23.6%	24.1%
Apartment / Condominium building with 13 to 29 floors	32.5%	35.4%	34.0%
Apartment / Condominium building with 30+ floors	26.3%	9.8%	17.9%
Other	0.3%	1.7%	1.0%
Household Type (Figure 10)	100%	100%	100%
Household Type	100%	100%	100%
Couple with children	6.8%	8.9%	7.9%
Couple without children	34.7%	28.2%	31.4%
Single parent with children	1.9%	3.0%	2.5%
Single person	49.3%	49.7%	49.5%
Two or more unrelated persons	4.9%	8.2%	6.6%
Two or more families	0.8%	0.8%	0.8%
Two or more related persons	1.2%	0.7%	0.9%
Other	0.4%	0.5%	0.4%
Number of Bedrooms (Figure 11)	100%	100%	100%
None (bachelor/studio)	3.7%	10.9%	7.4%
One bedroom	52.3%	41.6%	46.9%
Two bedrooms	36.4%	32.0%	34.2%
Three bedrooms	6.1%	10.0%	8.1%
More than three bedrooms	1.5%	5.4%	3.5%
Tenure (Figure 12)	100%	100%	100%
Own	76.2%	46.3%	61.1%
Rent	23.8%	53.1%	38.6%
Other	0.0%	0.6%	0.3%
Mode of Travel to Work or School (Figure 13)	100%	100%	100%
Car / truck / van - as driver	23.4%	18.5%	21.1%
Car / truck / van - as passenger	1.1%	0.5%	0.8%
Public Transit (TTC, GO Train)	30.0%	35.0%	32.3%
Bicycle	2.8%	7.1%	4.8%
Motorcycle / Scooter	0.2%	0.1%	0.1%
Taxicab	0.3%	0.2%	0.2%
Walk	41.5%	37.1%	39.5%
Other	0.8%	1.6%	1.1%

Source: Living Downtown Survey, Toronto City Planning, Research and Information, December 2006.

Please direct information inquiries and publication orders to:

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