

# **Purchasing a Rental Property in Toronto, Ontario**

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## **Introduction**

### **Business Problem**

There has been a significant increase in the individuals looking at owning rental properties as a source of income over the past decade. The real estate market in Toronto, Ontario has been very popular for the past decade, especially with Toronto becoming a business hub and tourist destination. Prices in Toronto are quite high, which is why it is extremely important that consumers make an informed decision when purchasing an income generating rental property.

Location is the key when purchasing a property, and two key characteristics that contributes to the success of an income generating property are the amenities nearby and the crime rate.

The purpose of this study will be to look at the most attractive neighborhoods to purchase property in Toronto based on the access to amenities and crime rates.

### **Target Audience**

The target audience of this report would be anyone who wants to buy an income generating property in the city Toronto, Ontario.

### **Data Acquisition and Sources**


The data used in this project has been linked below. Fortunately, Foursquare has lots of venues available in the city of Toronto compared to other Canadian cities and there are numerous public datasets that describe various aspects of Toronto.

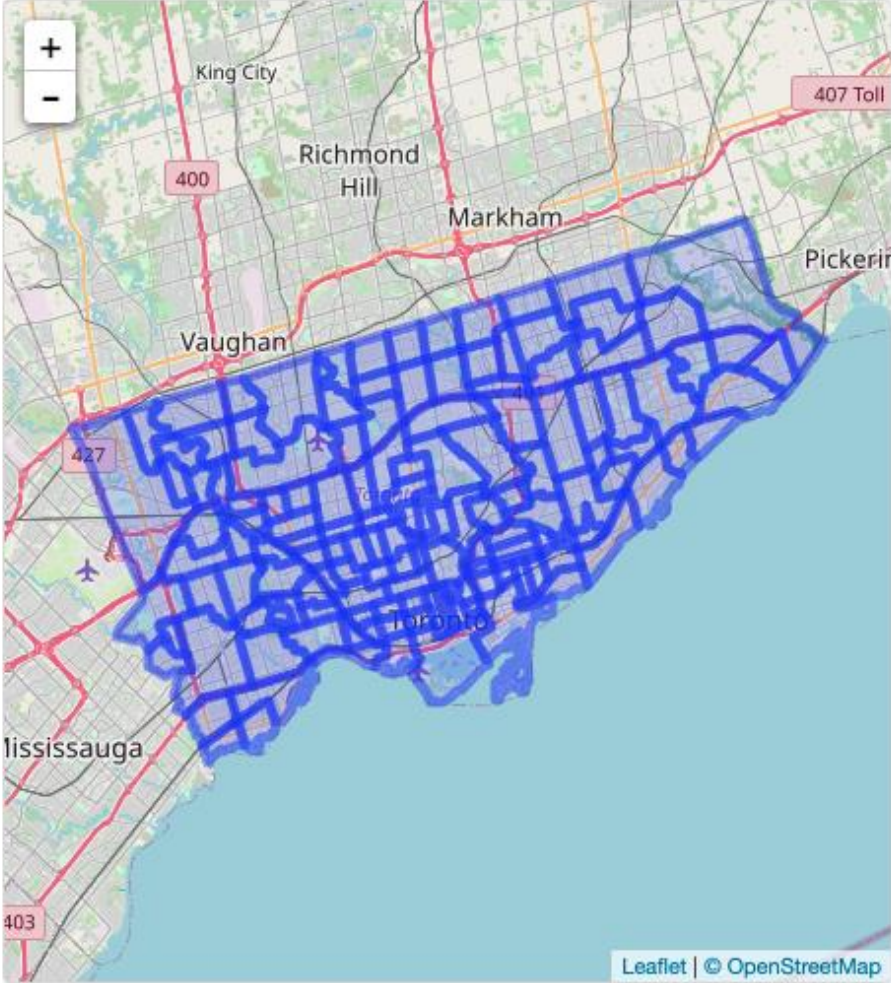
**[Toronto Crime Data](https://open.toronto.ca/dataset/neighbourhood-crime-rates/)** (<https://open.toronto.ca/dataset/neighbourhood-crime-rates/>)


This dataset includes the 2014-2019 Crime Data by Neighbourhood. Counts are available for Assault, Auto Theft, Break and Enter, Robbery, Theft Over and Homicide. Data also includes five-year averages and crime rates per 100,000 people by neighbourhood based on 2016 Census Population.


## About Neighbourhood Crime Rates

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**DATA PREVIEW** 



**DATA FEATURES** 

**DOWNLOAD DATA** 



## Toronto Postal Code Data

([https://en.wikipedia.org/wiki/List\\_of\\_postal\\_codes\\_of\\_Canada:\\_M](https://en.wikipedia.org/wiki/List_of_postal_codes_of_Canada:_M))

This dataset includes data about Postal Codes, Boroughs, and Neighbourhoods in Toronto.

## Toronto - 103 FSAs [\[ edit \]](#)

Note: There are no rural FSAs in Toronto, hence no postal codes should start with M0. However, the postal code M0R 8T0 is assigned to an [Amazon](#) warehouse in Mississauga, and the postal code M0R 2A2 is used for the Gateway postal facility in Mississauga, suggesting that Canada Post may have reserved the M0 FSA for high volume addresses.

Postal Code ↕	Borough ↕	Neighbourhood ↕
M1A	Not assigned	Not assigned
M2A	Not assigned	Not assigned
M3A	North York	Parkwoods
M4A	North York	Victoria Village
M5A	Downtown Toronto	Regent Park, Harbourfront
M6A	North York	Lawrence Manor, Lawrence Heights
M7A	Downtown Toronto	Queen's Park, Ontario Provincial Government
M8A	Not assigned	Not assigned
M9A	Etobicoke	Islington Avenue, Humber Valley Village
M1B	Scarborough	Malvern, Rouge
M2B	Not assigned	Not assigned
M3B	North York	Don Mills
M4B	East York	Parkview Hill, Woodbine Gardens
M5B	Downtown Toronto	Garden District, Ryerson

## Foursquare API

Foursquare is an independent data platform which allows you to retrieve information about the most popular spots in any city. Calling the Foursquare API will allow us to turn location data into a data frame for analysis in python.