

# Preliminary Research Document

**Title:** Housing Crisis in Canada: Friction or Fact?

**Group # 8**

**Group Members:**

1. Tirthak Vipulbhai Bhingaradiya
2. Jatin Kansra
3. Kaveriben Patel
4. Deep Mansukhbhai Sheta

## Introduction

### 1. Background & Context:

In today's modern era, numerous platforms, including paid news publications, media channels, and influential figures, frequently spread material that only satisfies the tastes of the audience. Due to the popularity of some platforms, people tend to believe the information they find there to be reliable. Recognizing this, our team has taken the initiative to address a subject that genuinely impacts our local community and every individual within it.

After evaluating several potential topics, we have chosen to focus on the trending hype of the housing crisis in Canada. From the past few years Canada, known for its natural beauty and welcoming spirit, has been a favored destination for immigrants seeking a high quality of life. As the population increases demand for housing is increasing highly and demand for housing, driven by a growing population, urbanization, and immigration. Cities like Toronto, Vancouver, and Montreal have experienced significant population growth, which has placed immense pressure on housing markets. According to several news forums, This, in turn, has led to inflated real estate prices, making it increasingly challenging for Canadians. This topic is currently generating significant attention in Canada, and we have devised a plan to conduct a comprehensive analysis in this domain to find if it is just a myth or it's a CRISIS!!!

### 2. Research Problem:

The primary research problem revolves around understanding whether the housing crisis in Canada is a tangible reality, or a perception exacerbated by media and public discourse.

### 3. Research Questions:

To address this problem, the research aims to answer the following questions:

- Is there empirical evidence supporting the existence of a housing crisis in Canada?
- What are the key factors contributing to the housing situation?
- How does the crisis impact various demographics and regions within Canada?

## Objective & Goals:

The primary objective of our project **"Housing Crisis in Canada: Friction or Fact?"** is to critically assess the housing crisis in Canada, differentiating between perceived notions and the actual impact. We aim to investigate whether the housing crisis is substantiated by empirical evidence or if it has been amplified by selective media coverage and influential figures. By conducting a rigorous analysis, we seek to provide a well-rounded understanding of this issue, shedding light on its root causes, extent, and implications for Canadians.

Our goals are providing detailed and clear answers for as many questions as possible from below:

- Differentiate Perception from Reality
- Identify key-factors affecting Housing Market
- Research and analysis of historical data about housing market
- Public awareness by identifying actual visualizations based on real figures.
- Most affordable cities vs most expensive cities
- Prediction of housing market for year 2023-2024

## Data collection

### 1. Data Collection Methods

**Quantitative:** Collected housing data from government sources, real estate databases, and surveys already done by the Canadian Statistic Specialists.

### 2. Key Factors Affecting Canadian Housing Market:

- Population in each province data
- Immigrant's data
- Availability of Mortgage data
- Interest Rates by Bank of Canada data
- House selling
- Social media influences [TBD]
- Canada's Housing Supply Shortages
- Inflation rate

### 3. Dataset to Explore and we are still exploring:

- Population –  
<https://www150.statcan.gc.ca/n1/tbl/csv/17100009-eng.zip>
- Immigrants -  
<https://www150.statcan.gc.ca/t1/tbl1/en/tv.action?pid=1710000901&cubeTimeFrame.startMonth=01&cubeTimeFrame.startYear=2020&cubeTimeFrame.endMonth=07&cubeTimeFrame.endYear=2023&referencePeriods=20200101%2C20230701>
- Mortgage data -  
<https://www150.statcan.gc.ca/t1/tbl1/en/tv.action?pid=3410013501&pickMembers%5B0%5D=1.1&pickMembers%5B1%5D=4.1&cubeTimeFrame.startMonth=01&cubeTimeFrame.startYear=2020&cubeTimeFrame.endMonth=04&cubeTimeFrame.endYear=2023&referencePeriods=20200101%2C20230401>
- Interest rates -  
<https://open.canada.ca/data/en/dataset/d5ffb2fb-3607-4bda-8f74-2f7b264a9a85/resource/a239992d-c101-493a-9eb9-3fa940daf47e>  
<https://www150.statcan.gc.ca/t1/tbl1/en/tv.action?pid=3410014501>
- House selling -  
<https://www150.statcan.gc.ca/n1/tbl/csv/18100205-eng.zip>
- House type wise indicators  
<https://www150.statcan.gc.ca/t1/tbl1/en/tv.action?pid=9810025601>
- Construction  
<https://www150.statcan.gc.ca/n1/tbl/csv/18100169-eng.zip>

## Significance and Expected Contributions

By dividing our team into these distinct modules, we optimize our efficiency and ensure that each aspect of the research project is handled by a specialized team member. This approach will enable us to collectively contribute to the successful execution of our research and provide valuable insights into the housing crisis in Canada.

### 1. Tirthak Vipulbhai Bhingaradiya

- a. Project Ideas
- b. Project name suggestions

- c. Research Questions and insights over the questions
- d. He is researching constructions and house sell related datasets.

**2. Kaveriben Patel**

- a. Responsible for creating and defining objectives.
- b. Responsible for creating documentation.
- c. She is researching and exploring population and immigrant's datasets.

**3. Deep Mansukhbhai Sheta**

- a. He is responsible for exploring key factors affecting housing crisis.
- b. He is expected to create our whole project timeline.
- c. He is exploring datasets related to different house types and their indexes.

**4. Jatin Kansra**

- a. He joined us last week only, so we gave him the task to explore more scope about our project.
- b. He created technical parts like JIRA and GitHub account to stay project in track.
- c. He is exploring mortgage and interest rate related datasets.

**References:**

1. <https://precondo.ca/toronto-housing-crisis/>
2. <https://www.voanews.com/a/newcomers-to-canada-struggle-with-rental-housing-crisis/7160672.html>
3. <https://www.bankofcanada.ca/2022/01/staff-analytical-note-2022-1/>