INVESTIGATION INTO THE DIFFERENCES BETWEEN MONTREAL AND VANCOUVER

Rachel Munro

Montreal

https://www.outfrontmedia.ca/find-your-market/montreal

Vancouver

https://daily.sevenfifty.com/48-hours-in-vancouver-with-rhys-pender/

INTRODUCTION

Two of the most populated cities in Canada, apart from Toronto, are Montreal and Vancouver.

Both cities are very multicultural, have hosted the Olympics, and are both homes to large universities, industry, and world-class attractions

Located at opposite sides of this vast country they have drastically different cultural identities and local attractions.

Montreal is Canada's oldest established city and was originally founded in 1642 and boasts a large francophone community.

Vancouver, in contrast, was founded much later in 1867 and hosts a large population of immigrants from eastern Asia.

PROBLEM

Given how culturally and historically different Montreal and Vancouver are, it would be interesting to look at the similarities and differences between these two cities based on:

- Popular amenities
- Rental prices
- Age distribution
- Household income
- Immigrant country of origin

DATA SOURCES

Montreal

Neighbourhood designations, area, population, and average monthly rent: https://en.wikipedia.org/wiki/Montreal.

GeoJSON: https://github.com/blackmad/neighborhoods/blob/master/gn-montreal.geojson.

2016 Census: https://www12.statcan.gc.ca/census-recensement/2016/dp-pd/prof/details/page.cfm?Lang=E&Geo1=CMACA&Code1=462&Geo2=PR&Code2=01&Data=Count&SearchText=Montreal&SearchType=Begins&SearchPR=01&TABID=1&B1=All).

Vancouver

Neighbourhood designations for the 22 districts in Vancouver were taken from: https://en.wikipedia.org/wiki/List_of_neighbourhoods_in_Vancouver.

Area, population and average monthly rent were taken from https://vancouver.ca/news-calendar/areas-of-the-city.aspx.

GeoJSON: https://opendata.vancouver.ca/explore/dataset/local-area-boundary/information/ .

2016 Census: https://www12.statcan.gc.ca/census-recensement/2016/dp-pd/prof/details/page.cfm?Lang=E&Geo1=CSD&Code1=5915022&Geo2=PR&Code2=01&Data=Count&SearchText=5915022&SearchType=Begins&SearchPR=01&B1=All&Custom=&TABID=3

IMPORTING GEOJSON FILES AND CREATING MAPS

In [4]:
```
with open('montreal.geojson') as m_json_data:
    montreal_data = json.load(m_json_data)
```

In [5]:
```
mon_neighborhoods_data = montreal_data['features']
mon_neighborhoods_data[0]
```

Out[5]:
```
{'type': 'Feature',
 'properties': {'fclass': 'P',
  'name': 'Ahuntsic-Cartierville',
  'countryCode': 'CA',
  'geonameid': None,
  'created_at': '2013-03-09T07:15:46.703Z'
```

In [6]:
```
# define the dataframe columns
column_names = ['Neighbourhood', 'Latitude', 'Longitude']

# instantiate the dataframe
mon_neighborhoods = pd.DataFrame(columns=column_names)
```

In [7]:
```
for data in mon_neighborhoods_data:
    neighborhood_name = data['properties']['name']
    neighborhood_lat = data['properties']['lat']
    neighborhood_lon = data['properties']['lng']

    mon_neighborhoods = mon_neighborhoods.append({'Neighbourhood': neighborhood_name,
                                          'Latitude': neighborhood_lat,
                                          'Longitude': neighborhood_lon}, ignore_index=True)
```

In [8]:
```
mon_neighborhoods
```

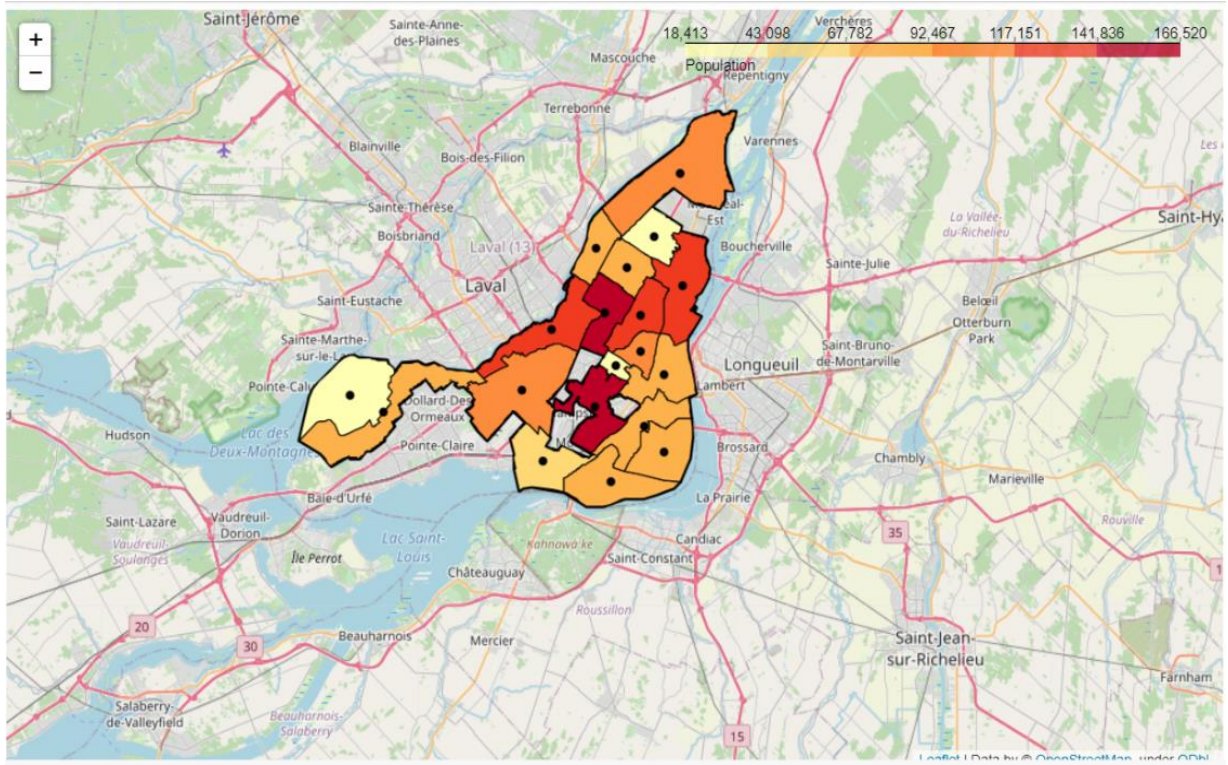
Out[8]:

	Neighbourhood	Latitude	Longitude
0	Ahuntsic-Cartierville	45.576388	-73.662712
1	Pierrefonds--Roxboro	45.481054	-73.867003
2	Ahuntsic-Cartierville	45.543146	-73.680433
3	Cote-des-Neiges--Notre-Dame-de-Grace	45.484893	-73.631757
4	Outremont	45.515644	-73.608670
5	Pointe-aux-Trembles-Rivieres-des-Prairies	45.658857	-73.537199
6	Rosemont--La-Petite-Patrie	45.553353	-73.580415
7	Ville-Marie	45.509380	-73.555461
8	Plateau-Mont-Royal	45.526094	-73.580749
9	Anjou	45.612503	-73.565355

:
```
# create map of Vancouver using latitude and longitude values
map_vancouver = folium.Map(location=[latitude2, longitude2], zoom_start=12)

def boroughs_style(feature):
    return { 'color': 'black' }

vancouver_geojson_file = r'vancouver.geojson'

folium.GeoJson(vancouver_geojson_file, style_function=boroughs_style, name='geojson').add_to(map_vancouver)

map_vancouver.choropleth(
    geo_data=vancouver_geojson_file,
    data=df_Vancouver,
    columns=['Neighbourhood', 'Population'],
    key_on='feature.properties.name',
    fill_color='YlOrRd',
    fill_opacity=1,
    line_opacity=1,
    legend_name='Population',
    smooth_factor=0)

# add markers to map
for Latitude, Longitude, Neighbourhood in zip(df_Vancouver['Latitude'], df_Vancouver['Longitude'], df_Vancouver['Neighbourhood']):
    label = '{}'.format(Neighbourhood)
    label = folium.Popup(label, parse_html=True)
    folium.CircleMarker(
        [Latitude, Longitude],
        radius=5,
        popup=label,
        color='Black',
        fill=True,
        fill_color='Black',
        fill_opacity=0.7,
        parse_html=False).add_to(map_vancouver)

map_vancouver
```

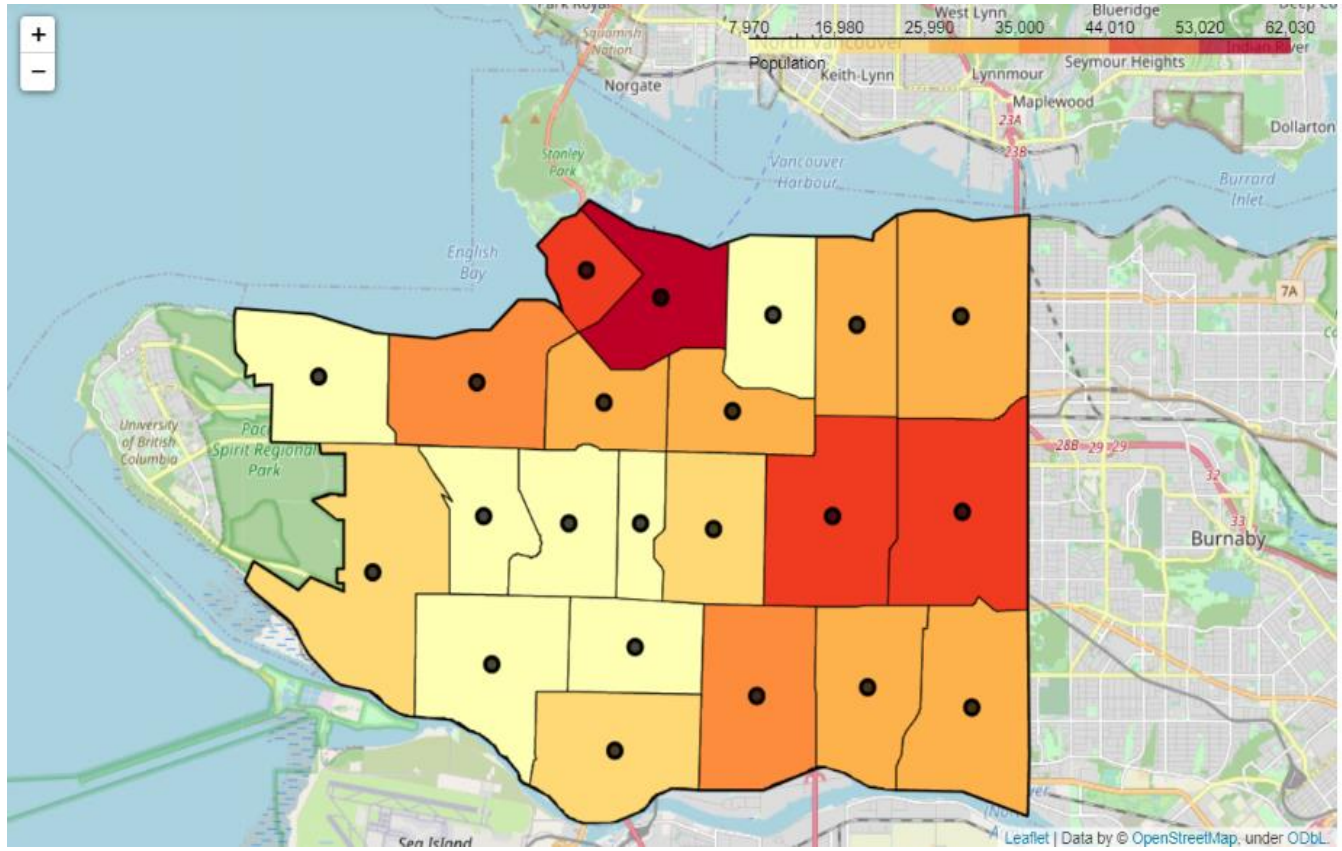
MONTREAL

Neighbourhoods	Area (Square kilometer)	Population (2016)	Population Density	Average Monthly Rent
Ahuntsic-Cartierville	242	134245	5547.3	1167.0
Anjou	137	42796	3123.8	1151.0
Cote-des-Neiges--Notre-Dame-de-Grace	214	166520	7781.3	1300.0
Lachine	177	44489	2513.5	1078.0
LaSalle	163	76853	4714.9	1283.0
Plateau-Mont-Royal	81	104000	12839.5	1437.0
Sud-Ouest	157	78151	4977.8	1526.0
L'Ile-Bizard--Sainte-Genevieve	236	18413	780.2	1639.0
Mercier-Hochelaga-Maisonneuve	254	136024	5355.3	1164.0
Montreal-Nord	111	84234	7588.6	1002.0
Outremont	39	23954	6142.1	1690.0
Pierrefonds--Roxboro	271	69297	2557.1	1303.0
Pointe-aux-Trembles-Rivieres-des-Prairies	423	106743	2523.5	1195.0
Rosemont--La-Petite-Patrie	159	139590	8779.2	1287.0
Saint-Laurent	428	98828	2309.1	1325.0
St-Leonard	135	78305	5800.0	1262.0
Verdun--Ile-des-Soeurs	97	69229	7137.0	1384.0
Ville-Marie	165	89170	5404.2	1613.0
Villeray-Saint-Michel-Parc-Extension	165	143853	8718.4	1197.0



VANCOUVER

Neighbourhood	Area (Hectares)	Population	Average Monthly Rent
Arbutus Ridge	370	15910	1688
Downtown Vancouver	370	62030	1589
Dunbar-Southlands	856	21425	1824
Fairview	327	33620	1341
Grandview-Woodland	445	29175	1041
Hastings-Sunrise	793	34575	1103
Kensington-Cedar Cottage	724	49325	1163
Kerrisdale	631	13975	1504
Killarney	664	29325	1094
Kitsilano	546	43045	1472
Marpole	559	24460	1113
Mount Pleasant	366	32955	1291
Oakridge	401	13030	1494
Renfrew-Collingwood	805	51530	1107
Riley Park	491	22555	1361
Shaughnessy	446	8430	1789
South Cambie	217	7970	1500
Strathcona	388	12585	699
Sunset	626	36500	1112
Victoria-Fraserview	531	31065	1064
West End	198	47200	1308
West Point Grey	445	13065	1524



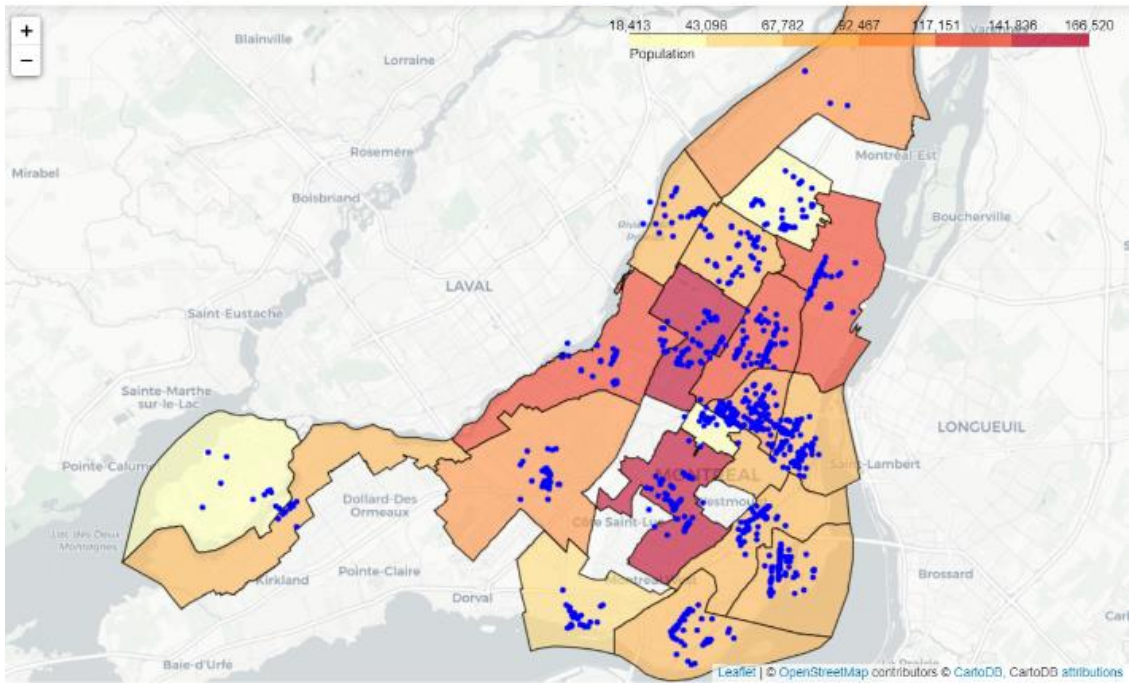
GETTING NEARBY VENUES VIA FOURSQUARE

```
def getNearbyVenues(names, latitudes, longitudes, radius=1500):

    venues_list=[]
    for name, lat, lng in zip(names, latitudes, longitudes):
        print(name)

        # create the API request URL
        url = 'https://api.foursquare.com/v2/venues/explore?&client_id={}&client_secret={}&v={}&ll={},{}&radius={}&limit={}'.format(
            CLIENT_ID,
            CLIENT_SECRET,
            VERSION,
            lat,
            lng,
            radius,
            LIMIT)

        # make the GET request
        results = requests.get(url).json()["response"]['groups'][0]['items']

        # return only relevant information for each nearby venue
        venues_list.append([(
            name,
            lat,
            lng,
            v['venue']['name'],
            v['venue']['location']['lat'],
            v['venue']['location']['lng'],
            v['venue']['categories'][0]['name']) for v in results])

    nearby_venues = pd.DataFrame([item for venue_list in venues_list for item in venue_list])
    nearby_venues.columns = ['Neighbourhood',
                  'Neighbourhood Latitude',
                  'Neighbourhood Longitude',
                  'Venue',
                  'Venue Latitude',
                  'Venue Longitude',
                  'Venue Category']

    return(nearby_venues)
```

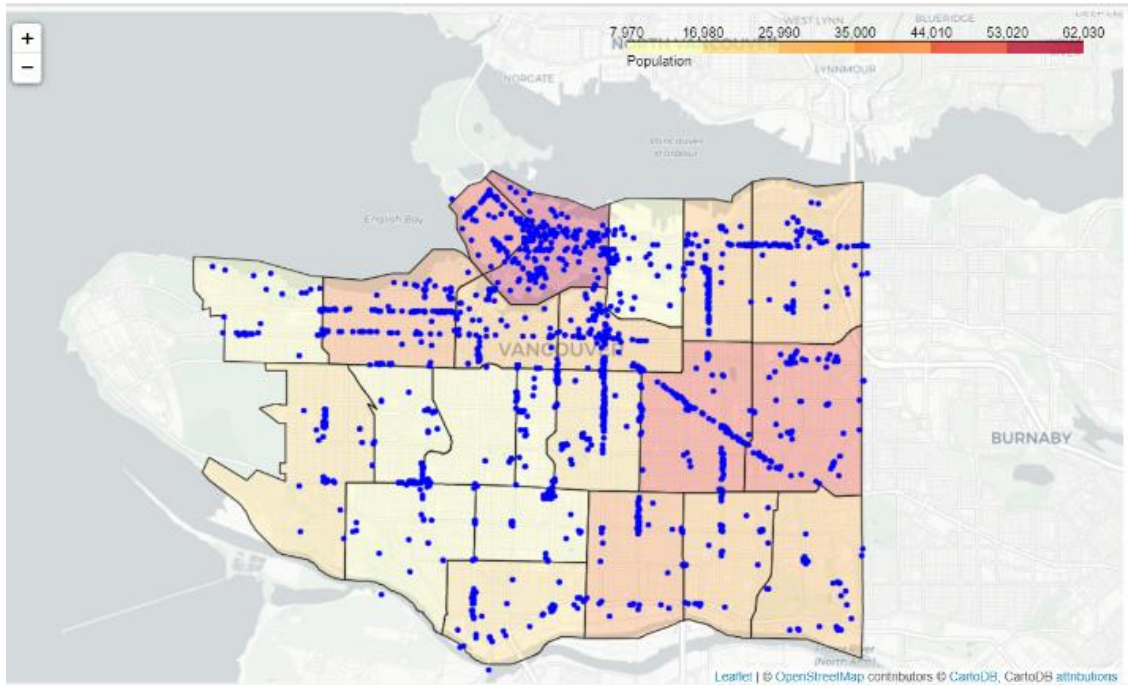
In [203]:

```
# create map
map_clusters = folium.Map(location=[latitude, longitude], zoom_start=10, tiles='cartodbpositron')

map_clusters.choropleth(
    geo_data=montreal_geojson_file,
    data=df_Montreal,
    columns=['Neighbourhoods', 'Average Monthly Rent'],
    key_on='feature.properties.name',
    fill_color='YlGnBu',
    fill_opacity=0.6,
    line_opacity=1,
    legend_name='Average Monthly Rent',
    smooth_factor=0)

# add markers to the map
markers_colors = []
for lat, lon, poi, cluster in zip(Montreal_merged['Latitude'], Montreal_merged['Longitude'], Montreal_merged['Neighbourhoods'], Mont
    label = folium.Popup(str(poi) + ' Cluster ' + str(cluster), parse_html=True)
    folium.CircleMarker(
        [lat, lon],
        radius=5,
        popup=label,
        color=rainbow[cluster-1],
        fill=True,
        fill_color=rainbow[cluster-1],
        fill_opacity=0.7).add_to(map_clusters)

map_clusters
```

POPULAR VENUES FROM FOURSQUARE DATA



(a)



(b)

Figure 3. Neighbourhoods of (a) Montreal and (b) Vancouver coloured according to population in 2016 overlaid with popular venues as derived from Foursquare API data.

CREATING CLUSTERS

Create Clusters

In [197]:
```
# set number of clusters
kclusters = 3
Van_grouped_clustering = Van_grouped.drop('Neighbourhood', 1)

# run k-means clustering
kmeans = KMeans(n_clusters=kclusters, random_state=0).fit(Van_grouped_clustering)

# check cluster labels generated for each row in the dataframe
kmeans.labels_[0:10]
```

Out[197]:
```
array([1, 2, 1, 2, 0, 1, 1, 1, 1, 1])
```

In [198]:
```
# add clustering labels
neighborhoods_venues_sorted.insert(0, 'Cluster Labels', kmeans.labels_)

Van_merged = df_Vancouver

# merge manhattan_grouped with manhattan_data to add latitude/longitude for each neighborhood
Van_merged = Van_merged.join(neighborhoods_venues_sorted.set_index('Neighbourhood'), on='Neighbourhood')

Van_merged.head() # check the last columns!
```

In [203]:
```
# create map
map_clusters = folium.Map(location=[latitude, longitude], zoom_start=10, tiles='cartodbpositron')

map_clusters.choropleth(
    geo_data=montreal_geojson_file,
    data=df_Montreal,
    columns=['Neighbourhoods', 'Average Monthly Rent'],
    key_on='feature.properties.name',
    fill_color='YlGnBu',
    fill_opacity=0.6,
    line_opacity=1,
    legend_name='Average Monthly Rent',
    smooth_factor=0)

# add markers to the map
markers_colors = []
for lat, lon, poi, cluster in zip(Montreal_merged['Latitude'], Montreal_merged['Longitude'], Montreal_merged['Neighbourhoods'], Mont
    label = folium.Popup(str(poi) + ' Cluster ' + str(cluster), parse_html=True)
    folium.CircleMarker(
        [lat, lon],
        radius=5,
        popup=label,
        color=rainbow[cluster-1],
        fill=True,
        fill_color=rainbow[cluster-1],
        fill_opacity=0.7).add_to(map_clusters)

map_clusters
```

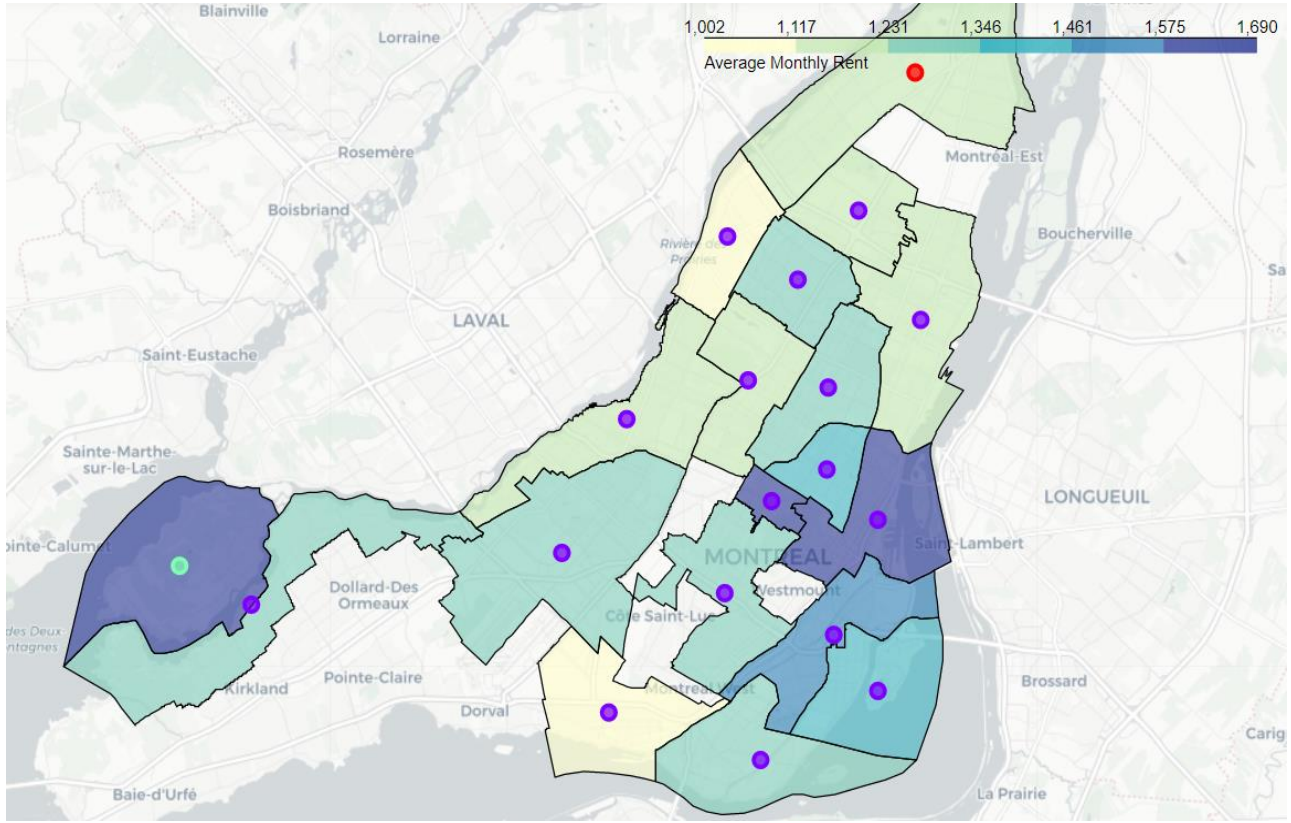
MONTREAL CLUSTERED LOCATION DATA

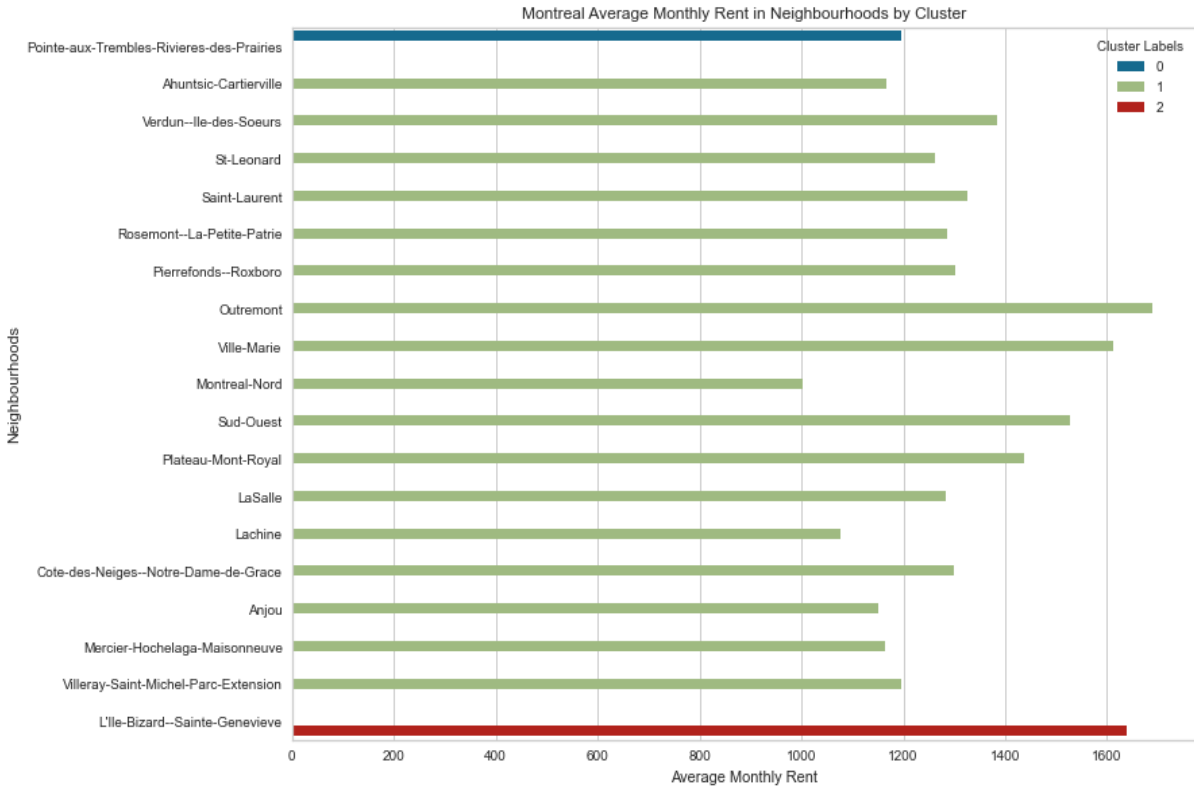
Neighbourhoods	Average Monthly Rent	Cluster Labels	1st Most Common Venue	2nd Most Common Venue	3rd Most Common Venue	4th Most Common Venue	5th Most Common Venue	6th Most Common Venue	7th Most Common Venue	8th Most Common Venue	9th Most Common Venue	10th Most Common Venue
Pointe-aux-Trembles-Rivieres-des-Prairies	1195	0	Bakery	Convenience Store	Restaurant	Auto Dealership	English Restaurant	Flea Market	Fish Market	Fish & Chips Shop	Fast Food Restaurant	Farmers Market
Ahuntsic-Cartierville	1167	1	Park	Pharmacy	Grocery Store	Restaurant	Pizza Place	New American Restaurant	Farmers Market	Fast Food Restaurant	Seafood Restaurant	Breakfast Spot
Verdun--Ile-des-Soeurs	1384	1	Park	Pizza Place	Cafe	Bank	Sandwich Place	Mediterranean Restaurant	Indian Restaurant	Trail	BBQ Joint	Grocery Store
St-Leonard	1262	1	Pharmacy	Gas Station	Italian Restaurant	Sandwich Place	Drugstore	Fast Food Restaurant	Bank	Bakery	Sports Bar	Gastropub
Saint-Laurent	1325	1	Sporting Goods Shop	Hotel	Breakfast Spot	Bank	Restaurant	Sandwich Place	Fast Food Restaurant	Liquor Store	Shipping Store	Shoe Store
Rosemont--La-Petite-Patrie	1287	1	Park	Pharmacy	Bar	Breakfast Spot	Pizza Place	Bakery	Italian Restaurant	Grocery Store	Restaurant	Brewery
Pierrefonds--Roxboro	1303	1	Pizza Place	Restaurant	Convenience Store	Grocery Store	Park	Pharmacy	Skating Rink	Breakfast Spot	Food & Drink Shop	French Restaurant
Outremont	1690	1	Cafe	Bakery	Bar	Mediterranean Restaurant	Restaurant	French Restaurant	Bagel Shop	Supermarket	Breakfast Spot	Park
Ville-Marie	1613	1	Cafe	Hotel	Cocktail Bar	Plaza	Bar	Spa	Restaurant	Tea Room	Coffee Shop	Hostel
Montreal-Nord	1002	1	Pharmacy	Italian Restaurant	Grocery Store	Breakfast Spot	Restaurant	Supermarket	Gas Station	Fast Food Restaurant	Portuguese Restaurant	Video Game Store
Sud-Ouest	1526	1	Bakery	Cafe	Breakfast Spot	Restaurant	French Restaurant	Ice Cream Shop	Pizza Place	Brewery	Bar	Gastropub
Plateau-Mont-Royal	1437	1	Cafe	Bakery	Restaurant	Park	Vegetarian / Vegan Restaurant	Portuguese Restaurant	Yoga Studio	Coffee Shop	Deli / Bodega	Middle Eastern Restaurant
LaSalle	1283	1	Fast Food Restaurant	Breakfast Spot	Pizza Place	Pharmacy	Restaurant	Coffee Shop	Italian Restaurant	Gym / Fitness Center	Sandwich Place	Pet Store
Lachine	1078	1	Park	Italian Restaurant	Pharmacy	Fast Food Restaurant	Ice Cream Shop	Bank	Liquor Store	Lighthouse	Sandwich Place	Restaurant
Cote-des-Neiges--Notre-Dame-de-Grace	1300	1	Coffee Shop	Pharmacy	Bakery	Vietnamese Restaurant	Fast Food Restaurant	Restaurant	Bank	Liquor Store	Pizza Place	Grocery Store
Anjou	1151	1	Coffee Shop	Clothing Store	Restaurant	Fast Food Restaurant	Gas Station	Pharmacy	Pizza Place	Burger Joint	Convenience Store	Sandwich Place
Mercier-Hochelaga-Maisonneuve	1164	1	Coffee Shop	Restaurant	Breakfast Spot	Fast Food Restaurant	Pharmacy	Greek Restaurant	Liquor Store	Thai Restaurant	Italian Restaurant	Paintball Field
Villeray-Saint-Michel-Parc-Extension	1197	1	Grocery Store	Vietnamese Restaurant	Bakery	Fast Food Restaurant	Sandwich Place	Portuguese Restaurant	Pharmacy	Sushi Restaurant	Coffee Shop	Breakfast Spot
L'Ile-Bizard--Sainte-Genevieve	1639	2	Golf Course	Construction & Landscaping	English Restaurant	Flea Market	Fish Market	Fish & Chips Shop	Fast Food Restaurant	Farmers Market	Falafel Restaurant	Fabric Shop

VANCOUVER CLUSTERED LOCATION DATA

Neighbourhood	Average Monthly Rent	Cluster Labels	1st Most Common Venue	2nd Most Common Venue	3rd Most Common Venue	4th Most Common Venue	5th Most Common Venue	6th Most Common Venue	7th Most Common Venue	8th Most Common Venue	9th Most Common Venue	10th Most Common Venue
Strathcona	699	0	Brewery	Cafe	Park	Pizza Place	Ice Cream Shop	Gourmet Shop	Asian Restaurant	Coffee Shop	Italian Restaurant	Breakfast Spot
Grandview-Woodland	1041	0	Brewery	Coffee Shop	Cafe	Pizza Place	Sushi Restaurant	Ice Cream Shop	Italian Restaurant	Indian Restaurant	Bakery	Middle Eastern Restaurant
Mount Pleasant	1291	0	Coffee Shop	Brewery	Bakery	Vietnamese Restaurant	Sushi Restaurant	Yoga Studio	Chinese Restaurant	Pizza Place	Park	Outdoor Supply Store
Arbutus-Ridge	1688	1	Coffee Shop	Chinese Restaurant	Grocery Store	Park	Dessert Shop	Sandwich Place	Italian Restaurant	Bakery	Japanese Restaurant	Tea Room
Victoria-Fraserview	1064	1	Bus Stop	Convenience Store	Asian Restaurant	Chinese Restaurant	Sandwich Place	Coffee Shop	Electronics Store	Park	Japanese Restaurant	Gas Station
Sunset	1112	1	Chinese Restaurant	Sandwich Place	Coffee Shop	Indian Restaurant	Burger Joint	Gas Station	Vietnamese Restaurant	Restaurant	Asian Restaurant	Fast Food Restaurant
South Cambie	1500	1	Coffee Shop	Park	Chinese Restaurant	Japanese Restaurant	Bank	Sushi Restaurant	Garden	Bakery	Cafe	Vietnamese Restaurant
Shaughnessy	1789	1	Coffee Shop	Sandwich Place	Sushi Restaurant	Bubble Tea Shop	Bank	Burger Joint	Garden	Restaurant	Convenience Store	Gourmet Shop
Riley Park	1361	1	Cafe	Coffee Shop	Vietnamese Restaurant	Park	Japanese Restaurant	Chinese Restaurant	Pizza Place	Bakery	Furniture / Home Store	Arts & Crafts Store
Renfrew-Collingwood	1107	1	Chinese Restaurant	Park	Pizza Place	Coffee Shop	Bus Station	Asian Restaurant	Metro Station	Convenience Store	Grocery Store	Pet Store
Oakridge	1494	1	Coffee Shop	Sushi Restaurant	Bus Stop	Park	Tea Room	Restaurant	Fast Food Restaurant	Shopping Mall	Garden	Sporting Goods Shop
Marpole	1113	1	Bank	Vietnamese Restaurant	Pharmacy	Sushi Restaurant	Chinese Restaurant	Coffee Shop	Sandwich Place	Dessert Shop	Furniture / Home Store	Gas Station
Kitsilano	1472	1	Coffee Shop	Bakery	Sushi Restaurant	Cafe	Grocery Store	Restaurant	Thai Restaurant	Yoga Studio	Greek Restaurant	Sporting Goods Shop
Killarney	1094	1	Bus Stop	Coffee Shop	Shopping Mall	Gas Station	Park	Sushi Restaurant	Farmers Market	Burger Joint	Golf Course	Grocery Store
Kerrisdale	1504	1	Bus Stop	Coffee Shop	Chinese Restaurant	Pharmacy	Golf Course	Tea Room	Cafe	Park	Sushi Restaurant	Supermarket
Kensington-Cedar Cottage	1163	1	Vietnamese Restaurant	Chinese Restaurant	Vegetarian / Vegan Restaurant	Coffee Shop	Cafe	Japanese Restaurant	Gym / Fitness Center	Grocery Store	Bakery	Pizza Place
Hastings-Sunrise	1103	1	Vietnamese Restaurant	Coffee Shop	Park	Theme Park Ride / Attraction	Cafe	Sushi Restaurant	Chinese Restaurant	Bakery	Italian Restaurant	Event Space
Dunbar-Southlands	1824	1	Grocery Store	Golf Course	Liquor Store	Bakery	Coffee Shop	Sushi Restaurant	Bank	Park	Gym	Bus Stop
West Point Grey	1524	1	Park	Sushi Restaurant	Beach	Coffee Shop	Cafe	Japanese Restaurant	Bank	Vegetarian / Vegan Restaurant	Pub	Fast Food Restaurant
Fairview	1341	2	Park	Seafood Restaurant	Restaurant	Cafe	Japanese Restaurant	Indian Restaurant	Coffee Shop	Pizza Place	Bakery	Sushi Restaurant
Downtown	1589	2	Hotel	Restaurant	Seafood Restaurant	Japanese Restaurant	Dessert Shop	Sandwich Place	Coffee Shop	Concert Hall	Bakery	Yoga Studio
West End	1308	2	Hotel	Japanese Restaurant	Italian Restaurant	Dessert Shop	Coffee Shop	Sandwich Place	Park	Sculpture Garden	Bakery	Ramen Restaurant

MONTREAL CLUSTERS





MONTREAL CLUSTERS

North-East Cluster (Cluster 0)

- This cluster encompasses the Pointe-aux-Trembles-Rivieres-des-Prairies neighbourhood. This district seems to be more focused on shopping, with multiple bakeries and markets (Farmers market and Fish market). The rental price for this area is quite reasonable, likely given the distance from the downtown core.

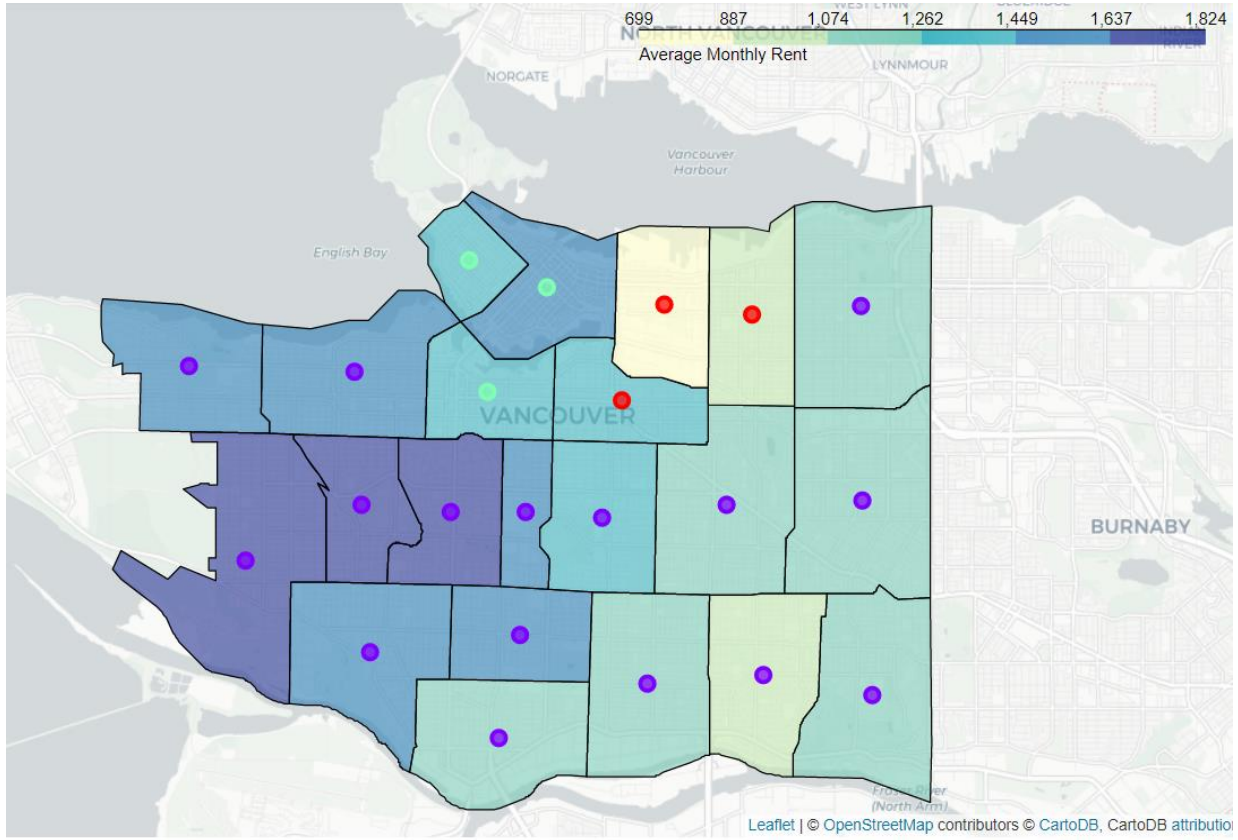
South-West Cluster (Cluster 2)

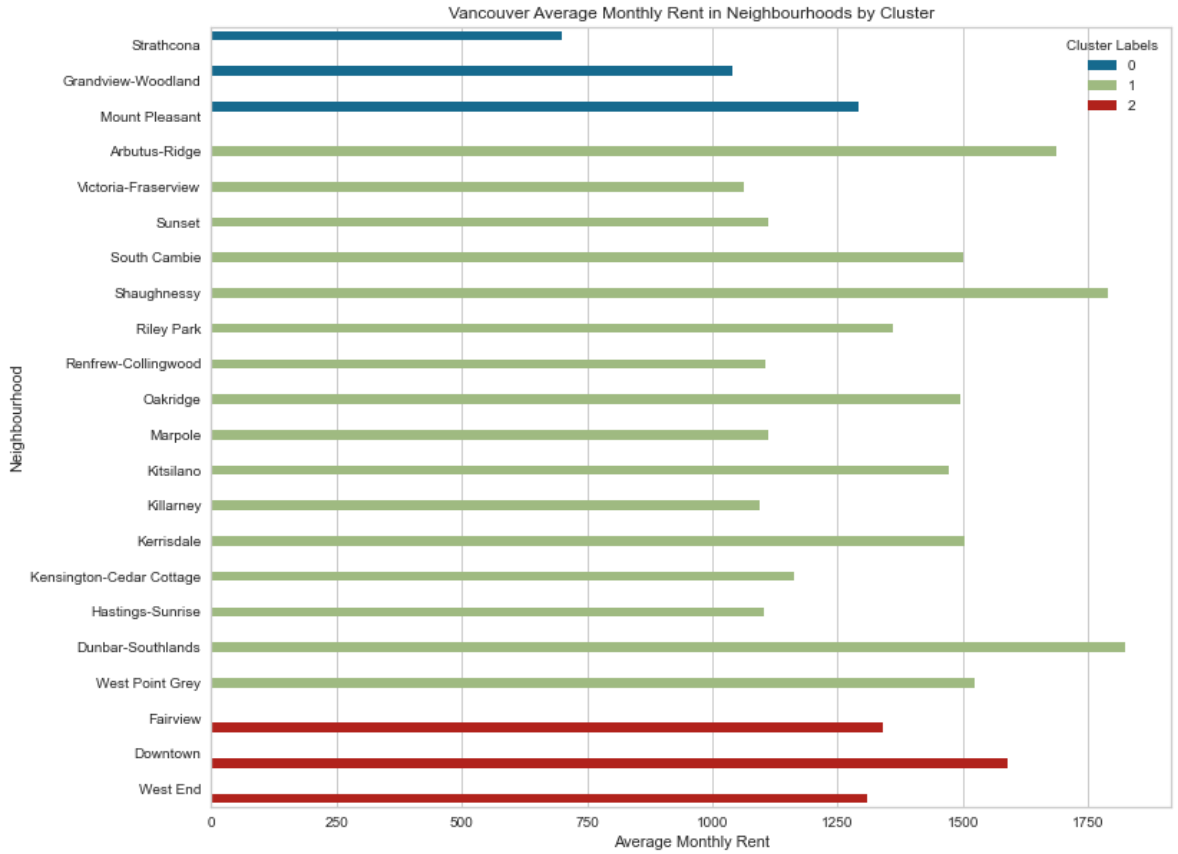
- This cluster includes L'Ile-Bizard--Sainte-Genevieve wherein the top venues are related to recreation (Golf course) and commerce (Construction). The average rental price is quite high in this area, as well.

Central Cluster (Cluster 1)

- The remaining neighbourhoods in Montreal can be clustered in near the downtown core. This cluster includes shopping, European style dining, cafes, hotels, and recreational facilities like gyms and spas.

VANCOUVER CLUSTERS





VANCOUVER CLUSTERS

Southern Cluster (Cluster 1)

- This cluster comprises the majority of Vancouver, including a wide variety of shops, restaurants, and other amenities like banks, gyms and parks. Shaughnessy and Dunbar-Southlands are the most expensive neighbourhoods in Vancouver, but there are others within the cluster that are quite reasonable and have access to similar amenities.

Central Cluster (Cluster 0)

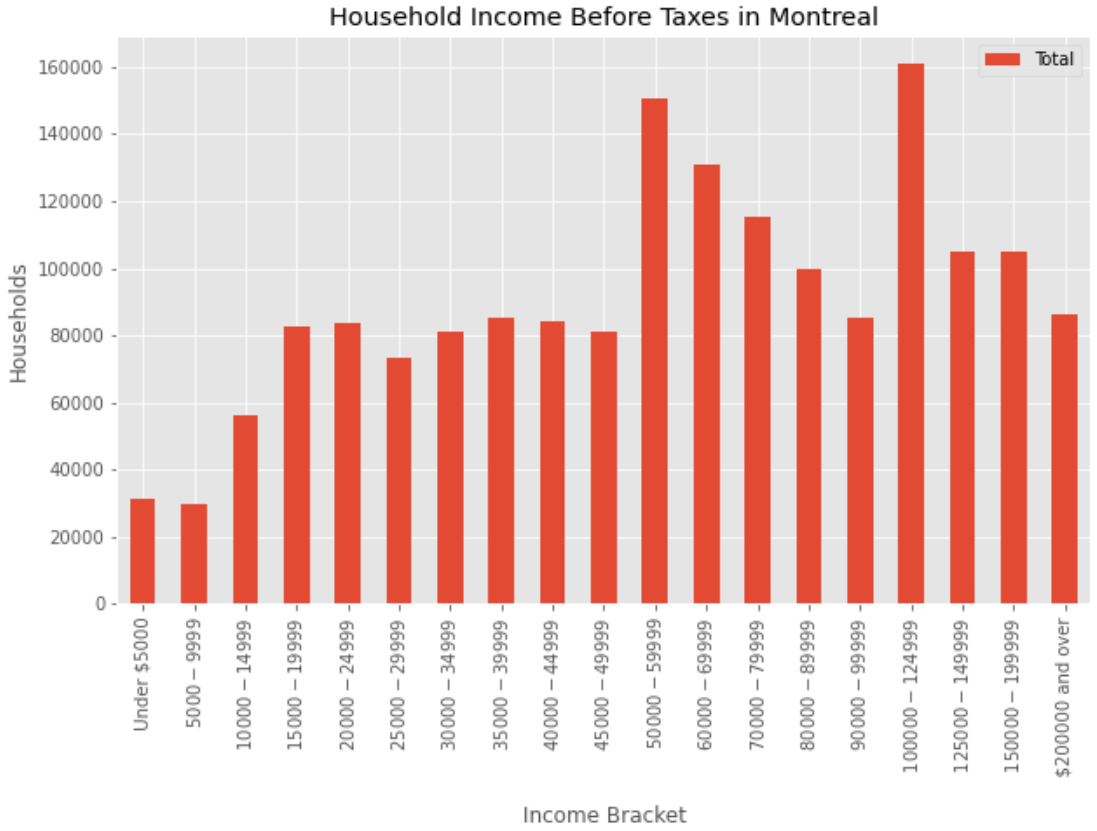
- Consisting of 3 neighbourhoods (Strathcona, Grandview-Woodland, and Mount Pleasant), this cluster is the location of many breweries, parks, and small eateries. On average, this is the least expensive area in which to rent in Vancouver.

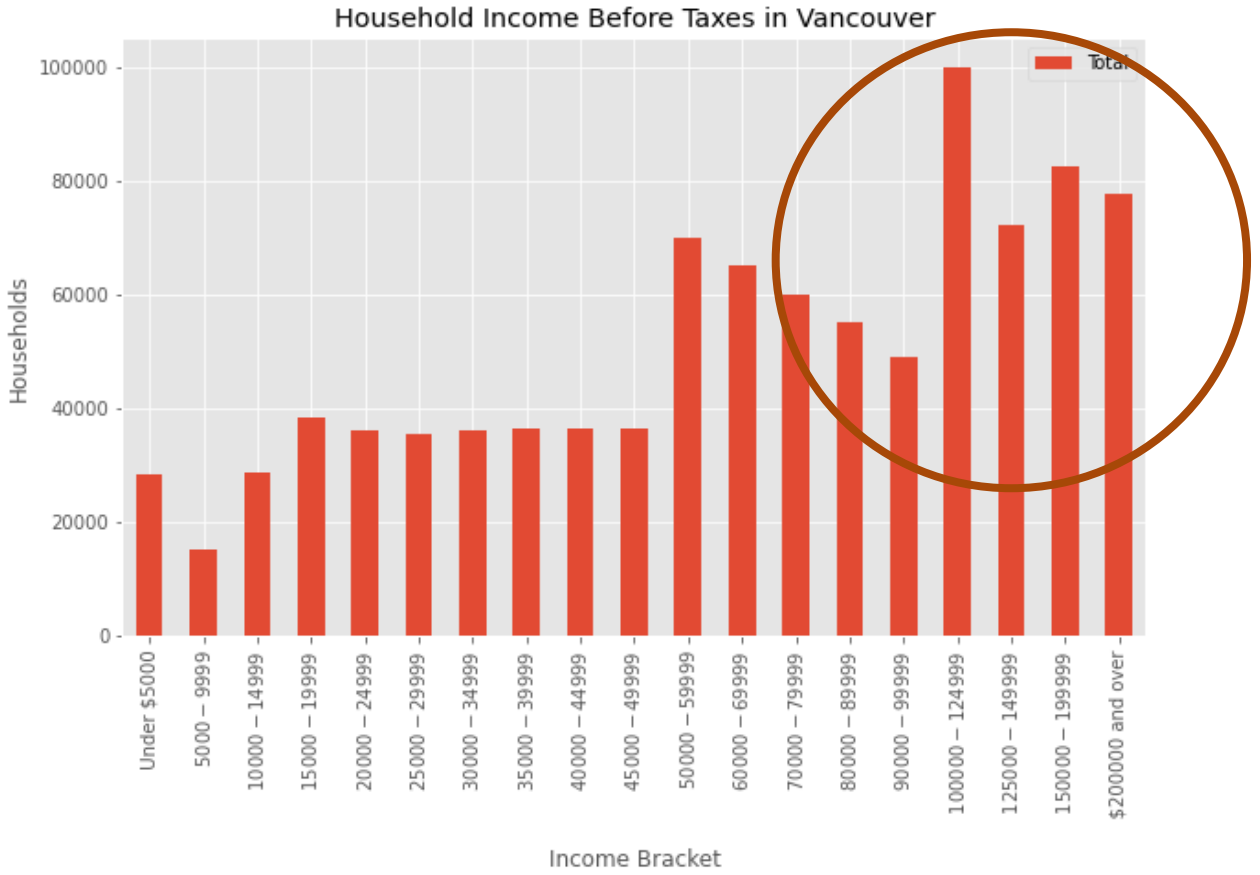
Downtown-Northern Cluster (Custer 2)

- This cluster encompasses the downtown core of Vancouver and it's surrounding neighbourhoods. As such, this cluster included many hotels, attractions and a variety of restaurants. This cluster is also the most expensive in terms of rental prices on average.

HOUSEHOLD INCOME

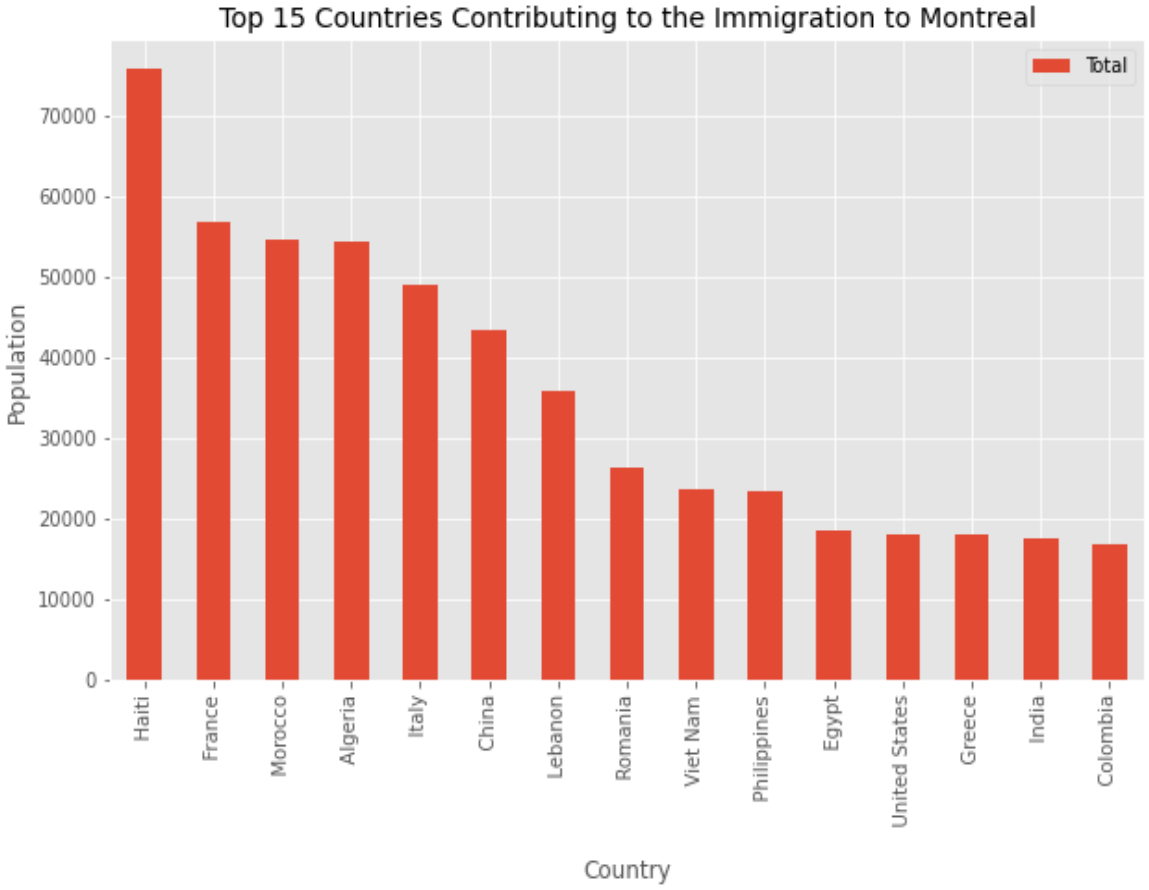
Increased proportion of households with incomes over $100,000/year in Vancouver

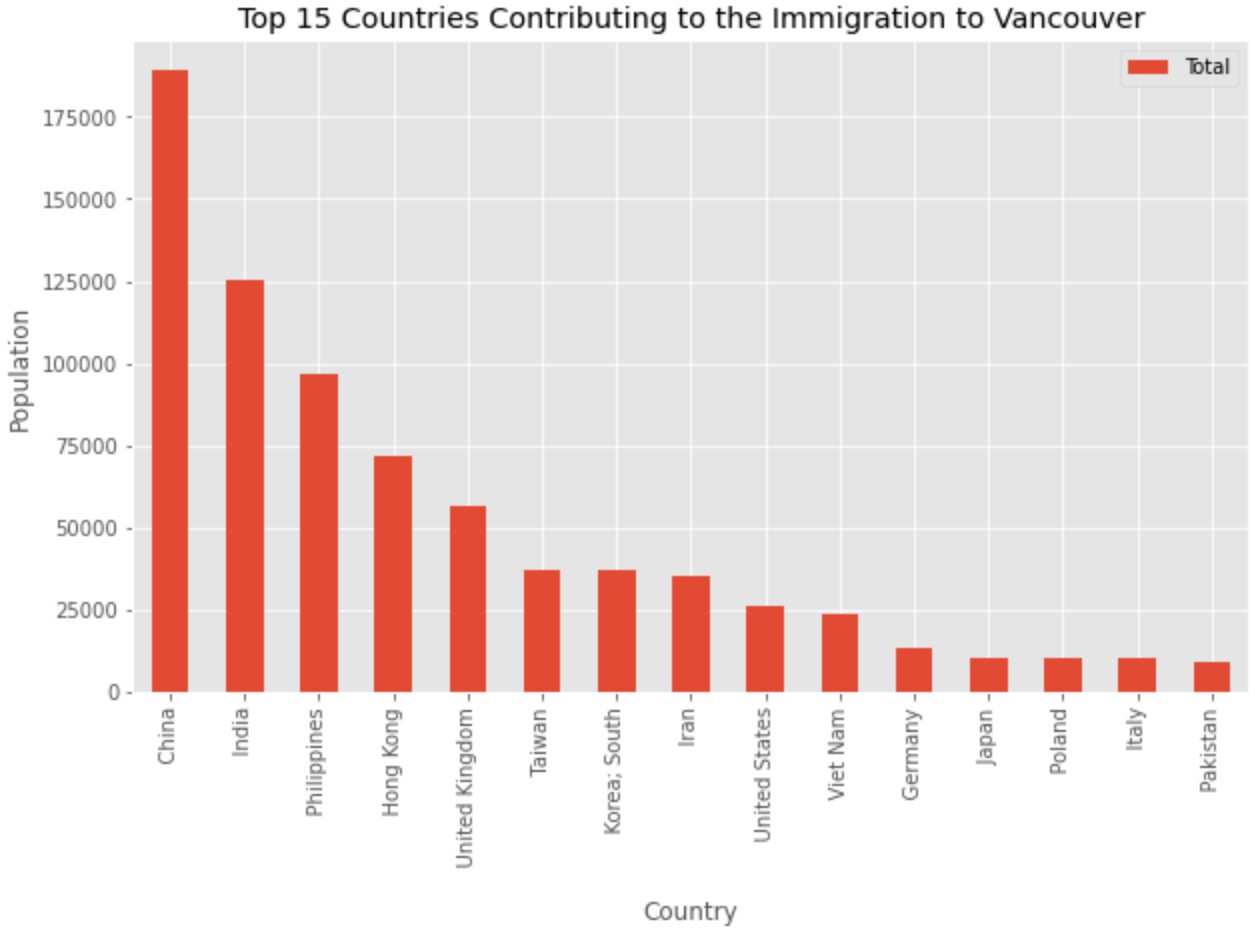




IMMIGRATION

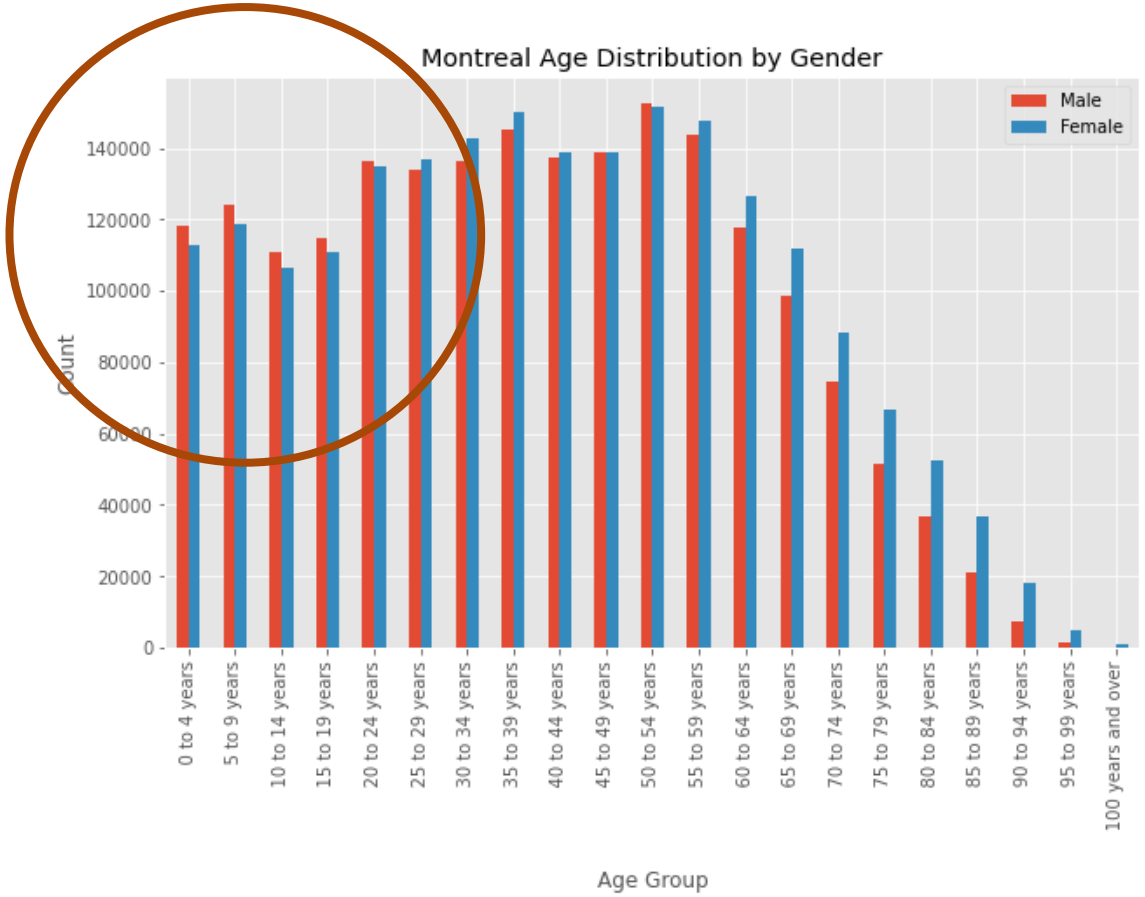
Vancouver immigrant population largely from Asia
Montreal immigrant population largely from European and other French-speaking nations

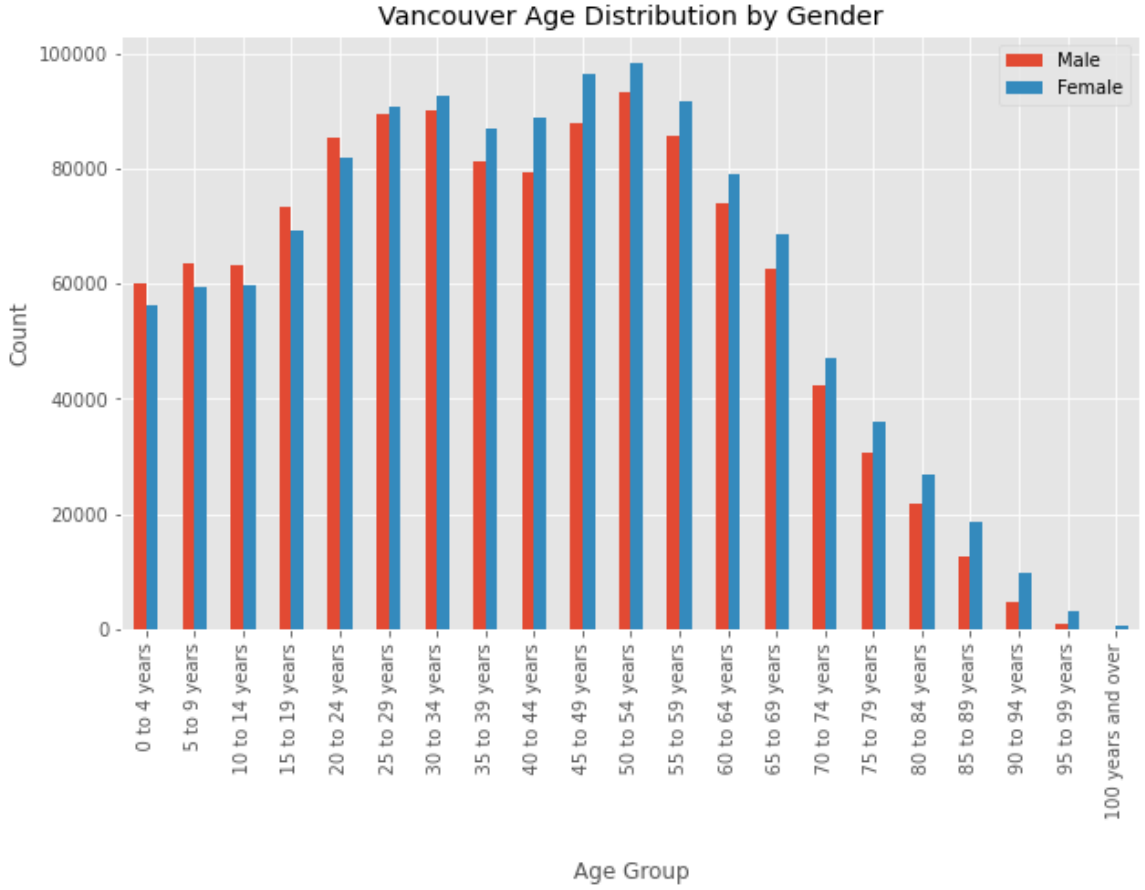




AGE AND GENDER DISTRIBUTION

Larger proportion of young children (<15 years old) in Montreal
Equal gender distribution in both cities





DISCUSSION

Neighbourhood Clusters

- Both cities provide a large range of amenities throughout the majority of the municipalities, with the exception of small clusters which have more commercial venues.

Rental Costs

- Rental costs can depend on numerous factors like neighbourhood amenities (e.g. restaurants and attractions), access to public transportation, views (e.g. waterfront, parks)
- Rental prices in both Montreal and Vancouver increase in the downtown core and for waterfront properties

Immigrant Population

- In Vancouver there is a large Asian community which can help support new immigrants
- Montreal has a large French population from European countries and Haiti

Age and Household Income

- Larger proportion of young children (<15 years old) in Montreal implying more families with younger children live in the city
- Montreal is likely more affordable, and has more households in the <$100,000 per year income bracket as compared to Vancouver

CONCLUSION

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For individuals with moderate incomes and younger families the best choice to move to is Montreal

For tourists:

- Montreal has a variety of historical attractions, lower costs, and a variety of dining options such as Italian, Portuguese and French restaurants and bakeries
- Vancouver has a large variety of breweries, Asian-type dining options (e.g. Chinese, Japanese, and Vietnamese), and parks

THANK YOU