Landscapes of Injustice Property Statistics 2018: Data Dictionary

This data dictionary covers multiple tabular datasets (provided in the form of TSV) which are generated from our dataset and form the basis for statistical work done by Jordan Stanger-Ross.

The tabular datasets are:

1. property_stats_data_by_lot_2018_orig
2. property_stats_data_by_lot_2018_no_cust_T3
3. property_stats_data_by_lot_2018_last_custodian
4. property_stats_data_by_title_2018
5. property_stats_data_by_title_vla_2018
6. property_stats_data_by_title_post_custodian_2018

The first provides a small dataset based on a few hundred properties (or lots). This dataset is selected on the basis that each of these lots forms the beginning of a "story" in for which a particular sequence of qualifying transactions/titles (T1 through T5) exists. Properties in our database which do not have a row in this dataset are excluded because they post-date the period, their history is incomplete, or the relevant transaction data is not amenable to calculation (see "non-nominal" below). The dictionary below is primarily based on this spreadsheet and its related "by_lot" spreadsheets.

The second is a variant of the first in which a specific constraint is applied: the T3 title is not allowed to be a sale by the Custodian of Enemy Property.

The third is a variant of the first in which, where multiple custodian sale titles are available to form part of the sequence, the last of these is used rather than the first (as in the original case).

The fourth dataset is a complete spreadsheet of all the titles (i.e. property transactions) in our database, including a block of relevant data for each title, including the properties transacted, amounts, area, and buyer and seller information. All the variables (column headers) in this spreadsheet are common to the first spreadsheet, so they have not been separately described.

The fifth dataset focuses on sales by the Veterans Land Act in the Maple Ridge area, and creates one row for each sale by the VLA to any purchaser, whether or not it is "nominal" (see below).

The sixth dataset is a collection of all the titles which are transacted on properties which have previously been sold by the custodian.

Terminology:

overlap	Since properties are regularly reconfigured, with new properties being created and old ones being extinguished, we attempt to track not just the sequence of transactions (titles) involving a property, but the sequence of transactions which involve any property which *overlaps* the original property. We define *overlap* to mean that:

	• Property A is more than 50% contained in Property B; or • Property B is more than 50% contained in Property A.
descendant properties	*Descendant properties* constitute the full set of properties which overlap with a specific property, including that property itself. All transactions on descendant properties of a specific property constitute all transactions pertaining to the piece of land represented by the original property.
non-nominal	A non-nominal title is one which has a consideration (an actual sale price paid by the buyer) which is greater than $100 when normalized to 2018 CAD. Titles which include only value assessments (such as "market value") but for which no money actually changed hands, or which were purchased for nominal amounts, are ignored in our calculations.
fully mapped	A *fully-mapped* title is one for which we have detailed geo-coordinates for all the properties which are included on it. If a property is fully mapped and non-nominal, we can calculate the area transacted on the title and therefore the price per square metre. If for some reason we lack geo-data for one or more of the properties on a title, we cannot reliably calculate a price per square metre for it, and therefore we exclude it from analysis.
Japanese Canadian	In the context of this dataset, a *Japanese Canadian* is anyone determined to be of Japanese origin spending some sustained time in Canada. This would exclude a tourist, but include a labouring sojourner. The process of identifying Japanese Canadian individuals, based primarily on name, is described in detail in "Algorithmic Determination of Japanese Ethnic Identity Based on Name" (Martin Holmes, 2018).
Other Asian	"Other Asian" people are individuals appearing in the records who have been determined (based on name) to be of Asian ethnicity other than Japanese Canadians (ethnically Chinese, Indian etc.).
Other [ethnicity]	People of "other" ethnicity are individuals appearing in the records who have been determined (based on their name) to be non-Asian (Europeans, Americans of European extraction, etc.).
Custodian of Enemy Property	The Custodian of Enemy Property was a federal agency under the direction of the Secretary of State, responsible for the disposition of the assets of Japanese-Canadians from coastal British Columbia beginning in March 1942.
Veterans Land Act	The Director of the Veteran's Land Act (VLA) was responsible for administering benefits to Canadian war veterans.
2018 dollars	Historical values (primarily sale prices of property, termed "consideration" on land title documents) have all been converted to their equivalent 2018 values, using data from the Bank of Canada Inflation Calculator. This ensures that when we see changes in "value" over time, these are in fact changes in real value, rather than the effects of historical inflation.

Variables:

PROP_ID	Id number of the property (lot) in one of the LOI land title

	databases.
LOCATION	Location of the lot, as identified in one of the LOI land title databases. One of: • 1. [Unassigned] (not appearing in this dataset) • 7. Kitsilano • 4. Maple Ridge • 3. Near Powell Street (not used in this dataset) • 2. Powell Street (Nihonmachi) • 6. Salt Spring Island • 5. Steveston
DESC	Abbreviated form of the formal property description, comprising components which may include any of these descriptors: Township, District, Range, Section, Block, Quadrant, Plan, Sketch, Lot, Parcel, Acreage, Exception. In the case of the DESC field in the title-based spreadsheet, the descriptions of all properties transacted on the title are included, separated by semi-colons.
AREA	Area of the property in square metres.
Prefix: T0_	After the identification of a T1 property (see below), the T0 property is identified based on that T1. It is the last non-nominal title which covers one or more properties from the T1, or properties overlapping with the T1 properties, before the date of the T1 title itself. If there is no such title, these columns will be empty.
Prefix: T1_	This prefixes information about the first land title in a sequence. This title is the *latest* title for the initial property which is dated *prior to 1942-03-04*, and meets the following criteria: • It is *non-nominal*. • It is *fully mapped*. However, there is a special case for properties which are sold to a Japanese Canadian after 1942-03-04. If there is such a title, it is substituted for the title prior to 1942-03-04.

Prefix: T2_	The second title in the sequence, AKA the "custodian era title". This is either:
	• A custodian sale of the property or a descendant property (in which case it may or may not be nominal and/or mapped); or
	• The first sale of the property or a descendant property following the beginning of the custodian era; in which case it is:
	  ○ non-nominal
	  ○ fully mapped
	  ○ prior to the end date (1972-03-04).

Prefix: T3_	The third title in the sequence. This is the first title following the T2 title which meets the same criteria. There may not be such a title, in which case the T3 columns will be empty.

Prefix T4_	The next title in the sequence following the T3 title (if any). The T4 title has no end date constraint, so it may be after 1972-03-04.
Prefix: T5_	The final title in the sequence. This is the latest title which meets the same criteria as T2 or T3. If there is no later candidate, then the data in the T5 columns may be the same as in T3 or T2. The T5 title is constrained to be prior to the end date (1972-03-04), whereas the T4 is not so constrained.
Prefix: V0_	The Vx_ prefix is used in the third spreadsheet, which focuses on Veterans Land Act transactions. V0 is a title covering the sale of property *to* the VLA, which the VLA subsequently sold on to a veteran in V1. V0 is retrieved subsequent to the identification of V1 (see below); it is the first sale (nominal or otherwise) *to* the VLA which covers any properties on the V1 sale, or their ancestors vy overlap.
Prefix V1_	V1 is a title covering the sale by the VLA to any purchaser. It may or may not be nominal.
Prefix V2_	V2 is the first non-nominal sale of any property on V1, or any descendant property of a property on V1.
In what follows, the variables / column headers for the T1 transaction are defined; the subsequent columns for T2, T3 , V0, V1 etc. transactions all have the same meaning, so they are omitted. Vx rows have additional variables which are defined after all the Tx_ variables.	
T1_PROP_ID	Id number of the property (lot) in one of the LOI land title databases.
T1_TITLE_ID	Id number of the title document in one of the LOI land title databases.
T1_TITLE_CODE	The original title code as it appears on the document.
T1_INSTITUTIONAL_SELLERS	0: none of the sellers is institutional (rather than individual) 1: some of the sellers are institutional 2: all of the sellers are institutional
T1_JAPANESE_SELLERS	0: none of the sellers is a Japanese Canadian 1: some of the sellers are Japanese Canadian 2: all of the sellers are Japanese Canadian
T1_OTHER_ASIAN_SELLERS	0: none of the sellers is *Other Asian* 1: some of the sellers are Other Asian 2: all of the sellers are Other Asian
T1_OTHER_SELLERS	0: none of the sellers is *Other [ethnicity]* 1: some of the sellers are Other 2: all of the sellers are Other
T1_CUSTODIAN_SELLERS	0: none of the sellers is the *Custodian of Enemy Property* 1: the Custodian is one of the sellers 2: the Custodian is the only seller
T1_VLA_SELLERS	0: none of the sellers is the *Veterans Land Act* 1: the VLA is one of the sellers

	2: the VLA is the only seller
T1_INSTITUTIONAL_BUYERS	0: none of the buyers is institutional 1: some of the buyers are institutional 2: all of the buyers are institutional
T1_JAPANESE_BUYERS	0: none of the buyers is a Japanese Canadian 1: some of the buyers are Japanese Canadian 2: all of the buyers are Japanese Canadian
T1_OTHER_ASIAN_BUYERS	0: none of the buyers is *Other Asian* 1: some of the buyers are Other Asian 2: all of the buyers are Other Asian
T1_OTHER_BUYERS	: none of the buyers is *Other [ethnicity]* 1: some of the buyers are Other 2: all of the buyers are Other
T1_CUSTODIAN_BUYER	0: none of the buyers is the *Custodian of Enemy Property* 1: the Custodian is one of the buyers 2: the Custodian is the only buyer
T1_VLA_BUYER	0: none of the buyers is the *Veterans Land Act* 1: the VLA is one of the buyers 2: the VLA is the only buyer
T1_DATE	The date of the T1 transaction. This is normally the date on the title, but in cases where a clear date does not appear on the title document, another date (such as that from the associated transaction document) may be used.
T1_CONSIDERATION	The actual amount for which the set of properties on this specific title was transacted.
T1_CONSIDERATION_2018	The actual amount for which the set of properties on this specific title was transacted, converted to 2018 dollars.
T1_PROP_AREA	The total area in square metres of all the properties transacted on this title.
T1_PRICE_PER_SQ_M	The price per square metre of the properties transacted on this title, calculated by summing their areas and dividing the total number of square metres into the sale price (consideration).
T1_PRICE_PER_SQ_M_2018	The price per square metre of the properties transacted on this title (as above) converted to *2018 dollars*.
Constructed variables following T1 through T4	
T2_IS_T3	The transaction appearing in the T2 columns is the same one appearing in the T3 columns.
T2_IS_T4	The transaction appearing in the T2 columns is the same one appearing in the T4 columns.
T2_IS_T5	The transaction appearing in the T2 columns is the same one appearing in the T5 columns.
T3_IS_T4	The transaction appearing in the T3 columns is the same one appearing in the T4 columns.
T3_IS_T5	The transaction appearing in the T3 columns is the same one appearing in the T5 columns.
T4_IS_T5	The transaction appearing in the T4 columns is the same one appearing in the T5 columns.
T2_MINUS_T1	The difference between the T2 price per sq. metre in 2018

	$ and the T1 price per sq. metre in 2018 $.
T3_MINUS_T1	The difference between the T3 price per sq. metre in 2018 $ and the T1 price per sq. metre in 2018 $.
T3_MINUS_T2	The difference between the T3 price per sq. metre in 2018 $ and the T2 price per sq. metre in 2018 $.
T4_MINUS_T3	The difference between the T4 price per sq. metre in 2018 $ and the T3 price per sq. metre in 2018 $.
T4_MINUS_T2	The difference between the T4 price per sq. metre in 2018 $ and the T2 price per sq. metre in 2018 $.
T4_MINUS_T1	The difference between the T4 price per sq. metre in 2018 $ and the T1 price per sq. metre in 2018 $.
T5_MINUS_T3	The difference between the T5 price per sq. metre in 2018 $ and the T3 price per sq. metre in 2018 $.
T5_MINUS_T2	The difference between the T5 price per sq. metre in 2018 $ and the T2 price per sq. metre in 2018 $.
T5_MINUS_T1	The difference between the T5 price per sq. metre in 2018 $ and the T1 price per sq. metre in 2018 $.
SKIPPED_NOMINAL_JC_PURCHASES	In cases where there is a sale by the custodian, this is the number of nominal purchases by Japanese Canadians of descendant properties of the T1 property which occur between the date of the T1 transaction and the date of the custodian sale.
CUSTODIAN_SALE_NOMINAL	Whether or not the custodian sale in T2 (if there is one) was a nominal sale or not. 0=false, 1=true.
T1_T2_INTERVENING	The number of sales of any kind which intervene between the T1 sale in this row and the T2 sale. These may be skipped because they are nominal, or are not fully mapped.
V0_DECLARED_VALUE	On any of the VLA spreadsheet titles, the declared value if there is one. *Declared value* and *market value* are alternative valuations which sometimes appear on land titles when there is no *consideration* (i.e. actual price paid), or the consideration is nominal. Empty if there is no declared value on the title.
V0_DECLARED_VALUE_PER_SQ_M	If there is a declared value and enough GIS detail, the declared value per square metre can be calculated. Empty if there is no declared value on the title.
V0_DECLARED_VALUE_PER_SQ_M_2018	The declared value per square metre converted to 2018 dollars. Empty if there is no declared value on the title.
V0_MARKET_VALUE	On any of the VLA spreadsheet titles, the market value if there is one. Empty if there is no market value on the title.
V0_MARKET_VALUE_PER_SQ_M	If there is a market value and enough GIS detail, the market value per square metre can be calculated. Empty if there is no market value on the title.
V0_MARKET_VALUE_PER_SQ_M_2018	The market value per square metre converted to 2018 dollars. Empty if there is no market value on the title.