

## Brief Course Outline

**Course Title:** Canada's Housing Crisis

**Course Number and Section**

GLE

3001G 550

**Instructor Name(s):** Jesse Helmer

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Disclaimer: Information in the brief course outline is subject to change. The syllabus posted on OWL Brightspace is the official and authoritative source of information for the course.

### Course Description:

The cost of housing in Canada, both ownership and rental, has increased rapidly over the past decade, outpacing increases in incomes. Housing has become unaffordable for many, but certainly not all, Canadians. This course explores several aspects of Canada's housing crisis. First, the basics of Canada's housing system: who does what, what can be built where, and the roles of key public, nonprofit and private sector actors. Second, the nature and extent of the housing affordability problem and how it varies (by region, generation, income). Third, drivers of housing demand (migration to and within Canada, household formation). Finally, housing and land use policy at the national, provincial and municipal levels and other factors affecting the supply and cost of housing.

The GLE learning strategy is grounded in case studies that allow up-close exploration of the ways in which 21st century policy issues play-out in theory and in practice. The course is designed to allow students to apply the concepts and material covered in the course to an in-depth case study of housing affordability in a specific Canadian city. It will include field trips to meet with people involved in the housing system in London.

### Learning Outcomes: one outcome per entry

Comprehensive introduction to Canada's housing system and multi-level governance. Students will gain understanding of critical concepts such as "housing as a system," multi-level governance and federalism.

Teaching support and research opportunity for students to apply theoretical concepts to case studies. Students work with leading-edge housing scholarly sources and conduct their own analyses of housing affordability in a Canadian city.

Time and tools for students to work collaboratively in developing governance case studies and in sharing research work.

Equip students with the knowledge and skills to use the case study method to understand how governance theory plays-out in practice.

Build on the foundation of concepts learned in earlier GLE courses on public policy, governance and leadership.

**Textbooks and Course Materials:**

This course will draw on readings from a range of academic disciplines, as well as government plans, think tank publications and other sources, all of which will be available through the library or on the course OWL Brightspace. There is no core textbook.

The class may also engage with a range of articles, podcasts and more which will be available on OWL under Course Readings. A list of readings is also provided at the end of this syllabus, which may be amended as the course progresses.

**Methods of Evaluation: one assignment per entry**

Assignment	Due Date mm/dd/yy	Weight - %
Report 1	01/30/2026	10
Presentation 1	01/29/2026	5
Report 2	03/13/2026	10
Presentation 2	03/12/2026	5
Report 3	04/04/2026	10
Presentation 3	04/02/2026	5
Class contributions		25
Individual Reflection	04/09/2026	30

In solidarity with the Anishinaabe, Haudenosaunee, Lūnaapéewak, and Chonnonton peoples on whose traditional treaty and unceded territories this course is shared.

Thursday, December 11, 2025

# Huron Brief Course Outline

## In-course Costs

\$000.00

For Textbooks and Course Materials (below), you are required to include the cost of each textbook or other learning material.

Note whether there are any restrictions that would prevent a student from using a second-hand copy. Here is some suggested text:

- Required textbook: [author, title, edition, publisher, date]. Cost: [insert amount].
  - Or include the weblink of the textbook's publisher site that includes the cost information.
- Students need to purchase this edition. Second-hand or older editions will not be sufficient.
- OR Students are welcome to purchase second-hand or earlier editions of this textbook.
- This course has an optional field trip that costs [insert amount].
- This course has a required field component that costs [insert amount].