

## MEMORANDUM

To: Members of Committee of the Whole

From: Paul Freeman  
Chief Planner

Date: November 1, 2019

Re: York Region's Live/Work Percentage and the Large Office Building  
Development Charge Deferral Pilot Program

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This memo responds to questions raised at Regional Council on October 24<sup>th</sup> regarding the Large Office Building Development Charge Deferral Pilot Program; specifically a request for information pertaining to people commuting into and out of the Region to work.

### **York Region's Live/Work percentage has increased from 56% to 58% from 2006 to 2016, the second lowest in the GTHA**

Live work percentage (percentage of residents who both live and work within the Region) provides a measure of how well the resident labour force corresponds to job opportunities in the Region. A higher live-work percentage is positive for the economy as it generally means shorter commute times that can lessen traffic congestion, and more quality time for workers to spend with their families.

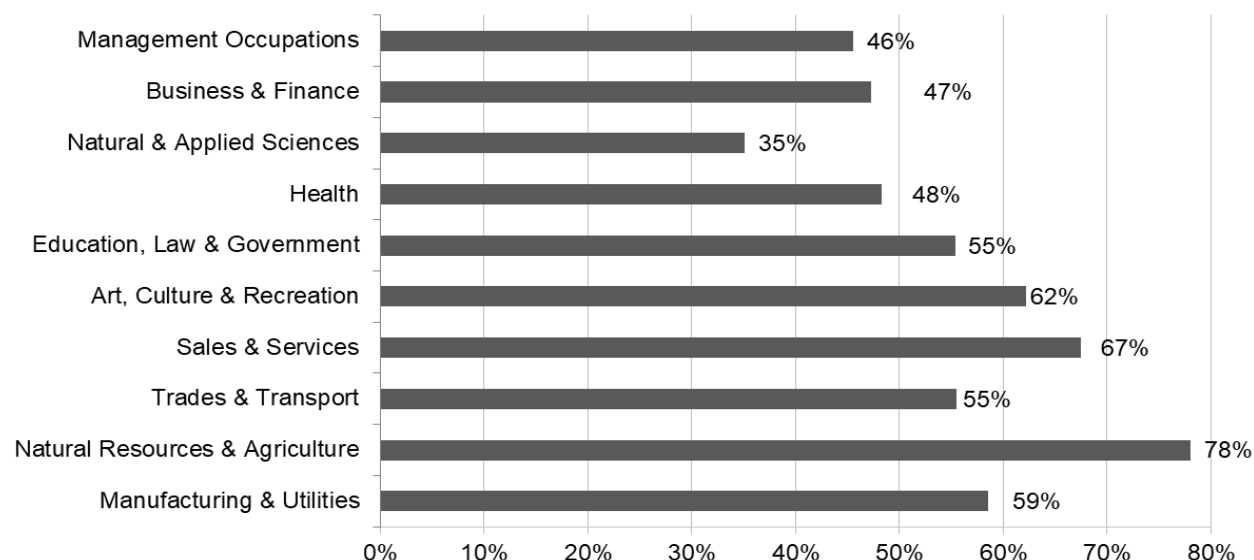
Over the past decade, the live-work percentage in York Region has increased from 56% in 2006 to 58% in 2016 representing an increase of over 50,000 residents who live and work in the Region. York Region's live/work percentage is the second lowest in the Greater Toronto and Hamilton Area (GTHA). Live/work percentages range from 54% in Halton Region to 82% in the City of Toronto.

### **Commuting patterns are highly dependent upon resident labour force skills and jobs available**

As shown in Figure 1 below, there is significant variation in the live-work percentage by occupation in the Region. While the percentage of residents finding jobs in the Region in natural

resource and sales and service occupations are high (78%), only 1 in every 3 residents (35%) trained in natural and applied sciences are working within the Region and approximately 1 in 2 residents (47%) in business and finance are finding relevant jobs in the Region.

**Figure 1: York Region Live-work percentage by occupation in York Region, 2016**

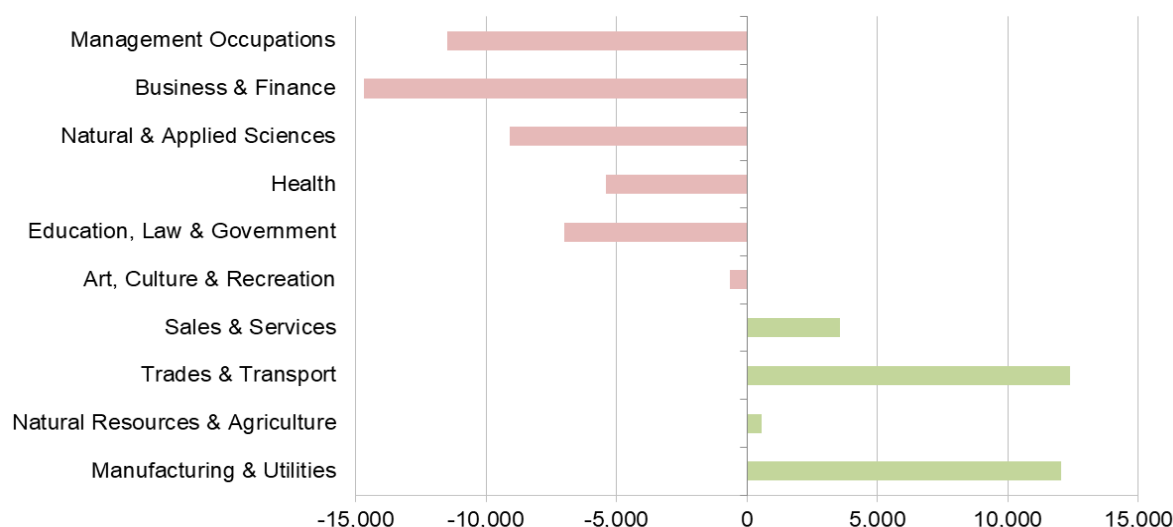


Note: Based on York Region residents with a usual place of work (excludes work at home and no fixed workplace address).  
Source: York Region Planning and Economic Development based on Statistics Canada

Figure 2 below provides further information illustrating that a significant number of York Region's resident labour force is trained in highly skilled occupations without finding corresponding jobs in the Region. For example, there are more York Region residents trained in business and finance occupations (approximately 15,000) than there are job opportunities in the Region. Examples of occupations largely filled by the non-resident workforce (i.e. those commuting into the Region) include manufacturing and utilities occupations (12,000) and trade and transport jobs (12,000).

Put simply, large numbers of York Region residents who are trained in business and finance are more likely to commute and look for employment opportunities outside the Region, while others in the GTHA and beyond are commuting into the Region to fill jobs in manufacturing and trades and transport. In total, 42% of jobs in the Region are filled by workers commuting into the Region.

**Figure 2: Resident Labour Force Demand vs Availability of Jobs in York Region, 2016**



Source: York Region Planning and Economic Development based on Statistics Canada Data

### **An increase in major office within the Region's Centres and Corridors will increase live/work opportunities for the Region's highly skilled workforce**

The intent of York Region's large office building development charge deferral pilot program is to provide financial incentives to help facilitate major office development in transit supportive locations. In turn, this will provide opportunities for businesses in knowledge based sectors such as business and finance to locate in the Region thereby providing opportunities for the Region's highly skilled labour force to work in these locations.

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Chief Planner

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Bruce Macgregor  
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