

Clause 4 in Report No. 3 of Committee of the Whole was adopted by the Council of The Regional Municipality of York at its meeting held on February 15, 2018 with the following additional recommendation:

2. The future York Region Employment and Industry Reports include statistics as they relate to the agricultural industry in each municipality. Statistics can be obtained by working with the following organizations: The Ontario Ministry of Agriculture Food & Rural Affairs (Analyst Tool); York Farm Fresh Organization; York Federation of Agriculture; Golden Horseshoe Food and Farming Alliance; and any other relevant local agricultural resource.

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## York Region 2017 Employment & Industry Report

Committee of the Whole recommends:

1. Receipt of the presentation by Michael Skelly, Senior Planner, Long Range Planning.
2. Adoption of the following recommendation, *as amended*, contained in the report dated January 26, 2018 from the Commissioner of Corporate Services and Chief Planner:
  1. The York Region 2017 Employment and Industry Report (Attachment 1) be circulated by the Regional Clerk to local municipalities, local Chambers of Commerce, Board of Trade and the Workforce Planning Board, *Premier of Ontario, Ontario Minister of Economic Development and Growth, Minister of Infrastructure and Minister of Transportation.*

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Report dated January 26, 2018 from the Commissioner of Corporate Services and Chief Planner now follows:

### 1. Recommendation

It is recommended that:

1. The York Region 2017 Employment and Industry Report (Attachment 1) be circulated by the Regional Clerk to local municipalities, local Chambers of Commerce, Board of Trade and the Workforce Planning Board.

## 2. Purpose

The Employment and Industry Report 2017 provides an overview of industry and business sectors and employment growth trends in the Region.

## 3. Background

Understanding Regional business and employment growth trends is important to support economic vitality

Business and job growth are fundamental to York Region's economic vitality. Attracting and retaining high quality, good paying jobs across a broad range of sectors promotes economic resilience and helps ensure those living in York Region have the opportunity to work and thrive where they live. Each year, the location, type and characteristics of businesses in the Region are tracked and analyzed. The data and analysis identify trends and informs the development of Regional policies, programs, marketing initiatives and infrastructure investments.

Data and analysis are shared with internal and external organizations to support policy and program development

The data and analysis contained in this report are valuable resources for the Region and local municipalities. The data is used by the Planning and Economic Development branch, other municipal departments, non-profit organizations and private sector groups.

Some key uses of the data include supporting preparation of employment growth forecasts used to inform long-term employment land needs, the Region's Development Charges By-law and infrastructure requirements in master plans for transportation and water and wastewater, monitoring targets in York Region's Official Plan, identifying economic trends and emerging sectors, and maintaining Regional and local business directories.

York Region's Employment Survey is one of a number of sources of data used to monitor economic trends

Since 1998, the Region has conducted surveys of businesses with a physical location across the nine municipalities. The survey provides qualitative and quantitative data of the Region's businesses that can be compared over time to identify trends. Since 2012, the employment survey has been collecting home-based data on a voluntary basis in an effort to report on home-based business

trends. Home-based businesses are encouraged to submit information through the York Region website.

The Employment Survey is cross-referenced with the 2016 Census

Statistics Canada released its 2016 Census labour force data on November 29, 2017. According to the Census there were 532,895 jobs in York Region during the data collection week of May 10, 2016. The York Region employment survey recorded 600,800 jobs during a similar data collection period of May-August 2016, a difference of 67,900 jobs.

There are several key differences between the data gathered in York Region's employment survey and Statistics Canada Census data. The York Region survey gathers information directly from businesses whereas the Census collects data from employees at their place of residence. The Region's survey, therefore, collects data directly from the employment source potentially eliminating error. In addition, the Region's employment survey represents a 100% sample of York Region businesses with a physical location, whereas the Census is based on a 25% sample of employees.

Another key difference between the Census and the Employment Survey is the ability for the survey to capture seasonal jobs after May and jobs for people in the labour force who hold multiple jobs, which due to differences in survey methodology, the Census does not capture. If we exclude the types of employment the Census does not capture the Region's survey and the Census number become more closely aligned.

Other information sources used within the report for comparative analysis include Statistics Canada Canadian Business Counts and Labour Force Survey, CEB TalentNeuron (formerly known as, Wanted Analytics) online job postings and publicly available announcements regarding business acquisitions in the Region. Details regarding data sources and methodology are contained within Attachment 1.

## 4. Analysis and Implications

### National and Provincial Overview

York Region's employment growth outpaced national, provincial and GTA averages

Employment growth in York Region has outpaced national, provincial and Greater Toronto Area (GTA) employed labour force growth between mid-year 2016 and mid-year 2017, posting a gain of 3.3%, a slightly lower growth rate than 2016 (3.6%) (see Table 1). Over the past five years York Region has grown at an average annual rate of 3.2%, outperforming growth rates in the national (2.1%), provincial (1.8%) and GTA (1.4%) economies.

**Table 1**  
**Comparison of Annual Labour Force and Employment Growth Rates: Canada, Ontario, GTA and York Region, 2012-2017\***

|           | Canada | Ontario | Greater Toronto Area | York Region |
|-----------|--------|---------|----------------------|-------------|
| 2012-2013 | 1.4%   | 2.0%    | 4.5%                 | 4.0%        |
| 2013-2014 | 0.5%   | 0.5%    | -1.5%                | 2.3%        |
| 2014-2015 | 1.0%   | 1.1%    | 4.3%                 | 2.8%        |
| 2015-2016 | 0.4%   | 0.5%    | 0.9%                 | 3.6%        |
| 2016-2017 | 2.1%   | 1.8%    | 1.4%                 | 3.3%        |

Source: York Region Planning and Economic Development Branch and Statistics Canada's Labour Force Survey, 3-month moving average, unadjusted for seasonality

\*Note: The Statistics Canada's labour force data provides a broad overview of labour force trends at the national, provincial and GTA levels. Direct comparisons should not be drawn when comparing the Statistics Canada's employed labour force data to York Region's employment survey data. Refer to Attachment 1 on page 3 for a more detailed explanation.

Services-producing sectors are the primary drivers of national, provincial and GTA employed labour force growth

Between mid-year 2016 and mid-year 2017, national employment increased by 2.1% (378,100 jobs), compared to 0.4% or 71,300 jobs from 2015 to 2016. Employment growth in services-producing sectors such as the professional, scientific and technical services, transportation and warehousing, and the public administration subsectors were the primary drivers of this growth.

Labour force employment in Ontario increased by 1.8% (130,100 jobs). Similar to national employment gains, the majority of the province's growth was driven by employment in services-producing industries.

GTA employed labour force growth, also driven primarily by services-producing sectors, was not as strong at 1.4% (46,700 jobs). The goods-producing sectors saw losses in all subsectors including construction, manufacturing and utilities totalling 25,300 jobs. The services-producing sectors recorded an increase of 72,100 jobs, compared to 11,000 over the previous year. Health care and social services and transportation and warehousing reported the largest gains, while public administration reported a loss of 11,300 jobs across the GTA.

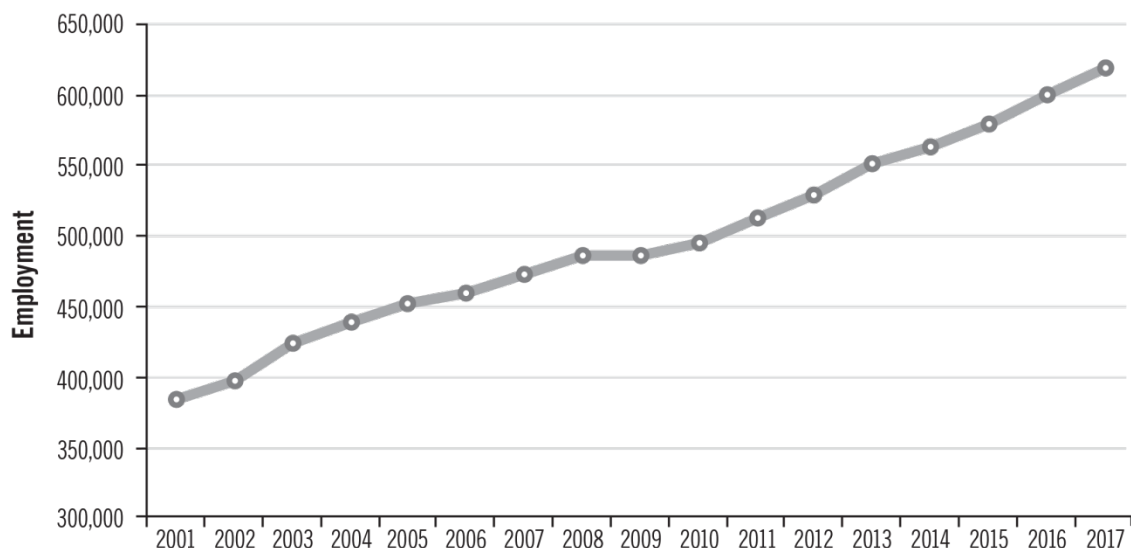
## York Region Employment

York Region employment continues to grow at a steady pace

According to York Region's employment survey, employment rose to an estimated 620,530 jobs in 2017, an increase of 3.3% or 19,780 jobs from 2016.

This total includes surveyed employment figures from contacted firms, 2016 census of agriculture jobs and estimates for work at home employment and for businesses the Region was unable to contact.

**Figure 1**  
**York Region Total Employment Estimate 2001-2017**



Source: Employment figures for 2001 and 2006 are based on Statistics Canada Census data.

Employment figures from 2002-2005 and 2007-2017 are based on York Region's estimated total employment.

Note: York Region figures are based on employment survey results with estimates for home-based, farm-based, and no contact businesses. Historical employment figures were revised from those released in previous Employment and Industry reports based on updated information.

Since 2001, York Region's employment has grown by 235,070 jobs (Figure 1), representing a strong average annual growth rate of 3%. This balanced rate of growth continues to align with the population growth rate for the same time period (3%) and provides job opportunities for existing and future York Region residents.

Annual Employment Growth of 11,400 is required to meet the 2031 employment forecast

Due primarily to the 2008-2009 recession, employment levels are below York Region's 2031 Official Plan forecast. At 620,530 estimated jobs in 2017, an additional 159,470 jobs or 11,400 jobs annually are required to meet the 2031 employment target of 780,000 jobs in the YROP (2010). Over the past five years, the Region has added on average 15,600 jobs annually. If the Region maintains this rate of job growth, the 2031 employment forecast will be reached.

York Region has a diverse and resilient economy

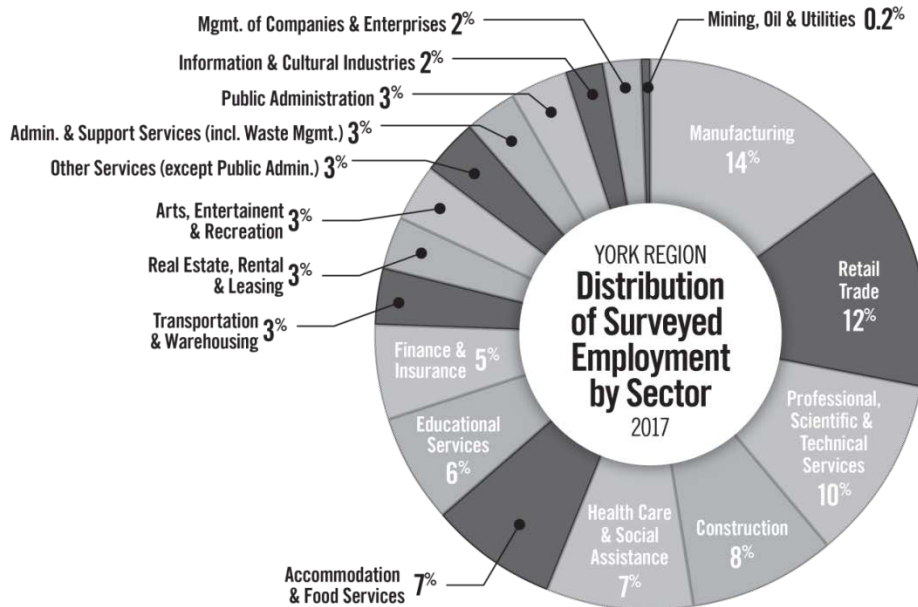
York Region has a diverse economic base with employment across a broad range of sectors. This is vital to maintaining the Region's resiliency to any future economic downturn.

According to the York Region employment survey, the manufacturing, retail trade, and professional, scientific and technical services sectors accounted for the largest shares of surveyed employment by mid-year 2017. Figure 2 demonstrates the diversity of the Region's employment base.

Contract/Seasonal/Temporary employment steadily increased over the last decade

Between 2007 and 2017 the number of contract/seasonal/temporary employees has been steadily increasing. In 2007 the share of this employment category was 4.5%, while in 2017 it was 13.4%. As the share of contract/seasonal/temporary employment increases, full-time employment has decreased from 76% in 2007 to 69% in 2017. Although full time employment remains strong, the steady increase of contract/seasonal/temporary employment is indicative of the shifting job market since the 2008-2009 economic downturn and the rise of contract work that followed.

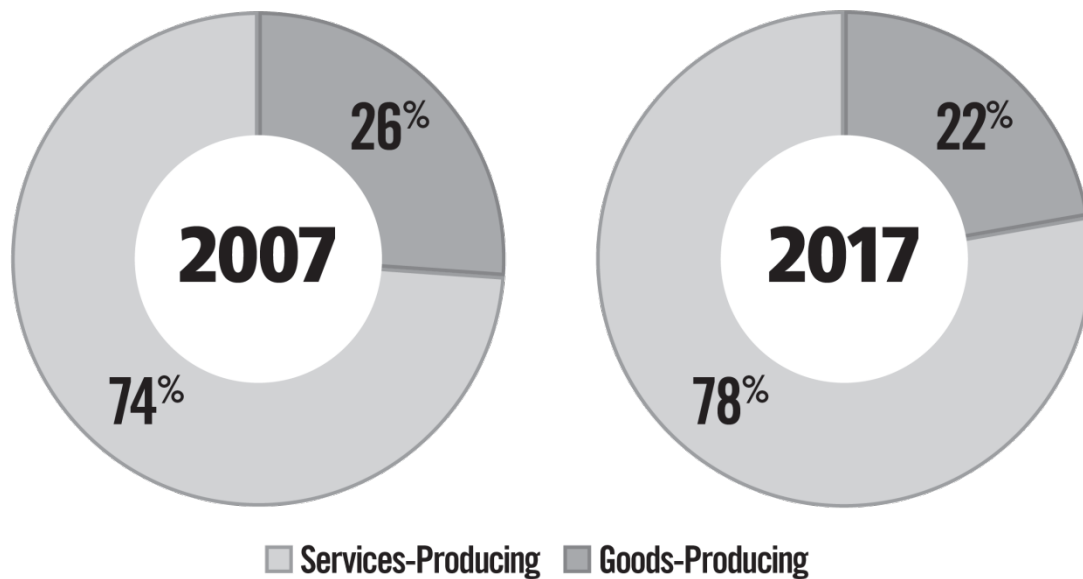
**Figure 2**  
**York Region Distribution of Surveyed Employment by Sector, 2017**



The York Region economy continues its shift to services-oriented sectors

In 2017, the majority of the Region's workforce was employed in services-producing sectors, accounting for 78% of the Region's surveyed employment base. This compares to 74% in 2007 (Figure 3).

**Figure 3**  
**Surveyed Employment by Goods and Services-Producing Sectors, 2007 and 2017**



Source: York Region Planning and Economic Development Branch, 2007 and 2017 Employment Surveys

The services-producing industries include businesses offering services such as technology support, financial services, research and development as well as the sale of goods, provision of personal services, educational services, real estate, wholesale trade and transportation/warehousing. Businesses in the goods-producing industries make tangible products and are primarily found in the manufacturing and construction sectors.

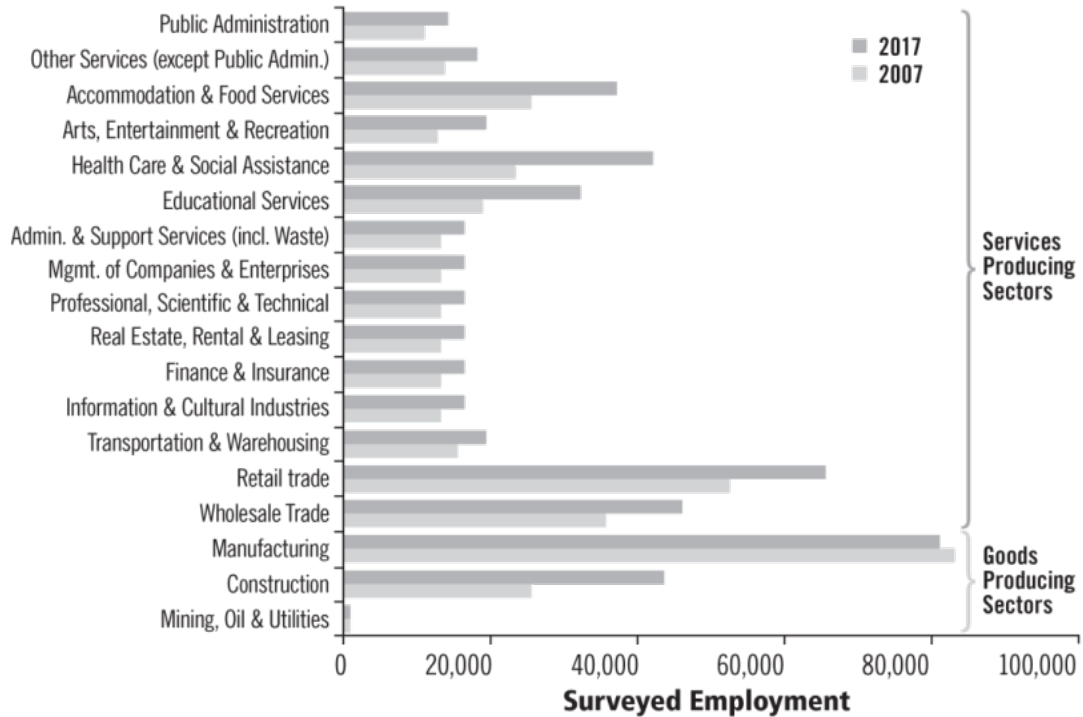
### York Region Services-Producing Sectors

Strong job growth experienced by key knowledge-based sectors in York Region

Similar to national and provincial trends, the York Region economy continues to undergo a shift toward more knowledge-based, service-oriented jobs. Over the past ten years, employment in services-producing sectors increased by 3.4% on an average annual basis, adding 125,190 jobs to the Region's employment base (Figure 4). Comparatively, employment in the goods-producing sectors grew at a more moderate pace of 1.4% annually, adding 16,030 jobs.



**Figure 4**  
 York Region Surveyed Employment by Sector,  
 2007 and 2017



Key trends observed in the services-producing sectors over the last 10 years include the following:

- Finance and insurance was the fastest growing sector growing by 7.8% and adding over 16,000 jobs
- Health care and social services was the second fastest growing sector, employing a total of 42,000 people in York Region in 2017
- Real Estate and Rental and Leasing experienced a 7% increase in employment or 9,600 jobs
- The retail trade sector continues to be among the Region's top employment growth sectors adding 13,080 jobs and growing by 2.3%

Key trends overserved in the goods-producing sectors over the last 10 years include the following:

- Manufacturing continues to hold the largest share of total employment in York Region. Goods-producing sectors have rebounded since the economic recession with manufacturing adding approximately 5,600 jobs since 2012
- The construction subsector has added almost 18,000 jobs, growing at an annual average rate of 5.4%

For a more detailed analysis of York Region's key growth sectors please refer to Attachment 1 of this report.

Foreign Direct Investment in York Region, mostly from the U.S., remains a key driver of local economic activity and employment

Foreign-owned companies are an important part of the Regional economy, accounting for a significant share of jobs and business activity in York Region. York Region is home to Canadian head offices or major operations of global companies in all sectors such as IBM, AMD, Johnson & Johnson, Oracle, Toshiba, Siemens, GE, Allstate, Huawei, Aviva, UPS, Lexmark, Staples, Teva, Honda, Mazda, General Motors, WorleyParsons, Lenovo, FedEx, and Levi's.

There are an estimated 500 local subsidiaries or operations of foreign companies in York Region, representing almost one in 10 of all jobs. Over 90% of the foreign owned companies operating in the Region are concentrated in the municipalities of Markham, Vaughan and Richmond Hill.

International businesses in York Region typically employ, on average, significantly more employees than local businesses and often include higher paid, knowledge-based jobs. Information and Communications Technology (ICT) is the top industry cluster of foreign-owned businesses in York Region.

## Employment Lands

York Region's employment lands continue to provide a highly competitive and diverse employment market

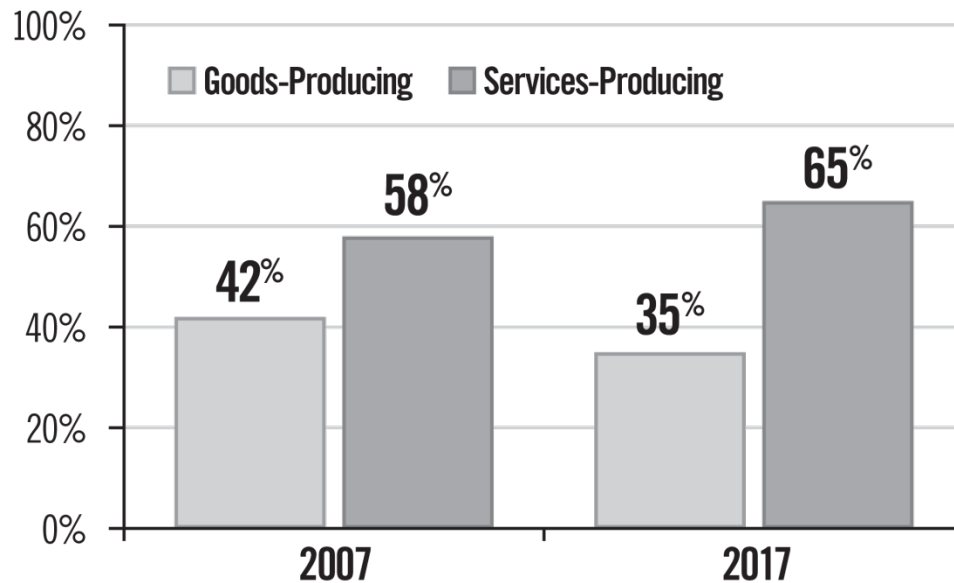
The Region categorizes employment into three employment types. Major office employment, which includes employment occurring in free standing buildings of 1,860 square metres (20,000 square feet) or larger and forms a key part of the Region's strategy for maintaining and attracting high quality jobs. Population related employment includes local population servicing employment such as retail, services, education, municipal government, institutions and community services and increases mainly in response to population growth. Employment land employment includes business activities such as manufacturing, research and development, warehousing and ancillary retail and service uses, taking place within the Region's employment lands.

Employment lands in York Region play a vital role in York Region and are ideally located in close proximity to major highways, intermodal facilities, rail, and to the U.S. market with access to skilled labour and post-secondary institutions. York Region's employment lands have provided developers and end users with a broad range of market choice with respect to site selection, transportation access/exposure, zoning, and land value for non-residential development.

In 2017, York Region employment lands accommodated approximately 335,660 of the region's 620,530 total jobs representing 54% of the employment base. Between 2007 and 2017, the following three sectors experienced the largest growth within employment lands: construction (34,300 jobs), wholesale trade (16,070 jobs) and finance & insurance (12,800 jobs). Figure 5 illustrates the makeup of the Region's employment lands, dividing employment into the goods and services producing sectors.

Manufacturing continues to hold the largest share of employment on the Region's employment lands with 23% of jobs. However, market demand on employment lands has been increasingly driven by growth in the 'knowledge-based' economy including goods movement. The professional, scientific and technical services and finance and insurance sectors combined account for a 21% share of employment on employment lands demonstrating this shift to accommodate new employment uses.

**Figure 5**  
Distribution of Goods and Services Producing Employment On Employment Lands, 2007-2017



Source: York Region Planning and Economic Development Branch, 2007 and 2017 Employment Surveys

## Factors Contributing to Economic Growth in York Region

York Region continues to be an attractive and vibrant economic area and has a number of advantages that will continue to attract employees and employers. As Ontario's fastest growing large municipality and third largest business hub, York Region is a top destination in the Toronto area and Canada for business, talent, and investment.

The Region's economy is underlined by core attributes such as: strong population and employment growth, a skilled labour force; a high quality of life that attracts top global talent; established and diversified industry clusters; major infrastructure and transportation investments; and locational and accessibility factors amongst others. As the Regional Centres and Corridors continue to evolve and mature, these core attributes combined with a competitive office real estate market, investments in digital broadband infrastructure, and innovation in a number of areas are key elements contributing to York Region continuing as a leading economic centre in the GTA.

Business and job growth is supported by transit investments in the Region

Road and transit infrastructure, and in particular the new Vaughan Metropolitan Centre (VMC) subway station in York Region, are critical in creating and supporting desirable business locations. The new subway will be a catalyst for office development in the VMC and assist in achieving the Region's Centres and Corridors vision of mixed use centres. Regional Express Rail will soon bring two-way all day service to GO Transit stations in York Region, greatly improving the level of service. Construction continues on Bus Rapid Transit within dedicated rights-of-ways along Regional corridors. Transit investment helps connect people and jobs more efficiently leading to increased productivity.

Data and analysis from the Employment and Industry Report 2017 is directly linked to the Regional Municipal Comprehensive Review

Regional Council approved the updated Municipal Comprehensive Review work plan on [October 19, 2017](#). The work plan includes preparation of an Employment Strategy leading to updated employment policies and designation of employment areas in the Regional Official Plan. The employment survey data provides information that will be used to complete the Region's employment strategy. A series of reports will be brought forward to Council throughout 2018 and 2019 commenting on the following:

- A detailed analysis on historical employment trends in York Region
- A vacant and occupied employment land analysis
- Future employment trends in York Region
- Updated employment policies and mapping in the Official Plan designating employment lands

The Employment and Industry Report 2017 supports the 2015-2019 Strategic Plan and Vision 2051

Annual reporting on detailed employment and sectoral analysis enables the Region to make informed decisions and implement initiatives that enhance economic vitality and foster an innovative economy. Data collected is used to support monitoring of employment targets in the Regional Official Plan. Economic research and analysis is a program focus area within the Economic Development Action Plan. Data from the employment survey assists in measuring outcomes of action areas in this Plan such as the Office Attraction Strategy which tracks office

development and tenant activity in York Region and the Workforce/Labour Force Development action area. These strategies have influenced job growth and attracted a number of businesses in the Centres and Corridors.”

## 5. Financial Considerations

Work related to generation and analysis of employment data is completed by internal resources and all costs are addressed in the approved Planning and Economic Development branch budget. The annual employment survey is conducted in partnership with the nine local municipalities, at a shared cost.

## 6. Local Municipal Impact

Local municipalities use the information and analysis generated in the Employment and Industry report to identify and report economic trends on an annual basis, to assist in developing business retention and expansion strategies, produce local business directories and inform employment land strategies.

Information from the York Region employment survey was collected with the assistance and support of all nine local municipalities including financial assistance and survey promotion. The results, including a detailed database, are provided to each municipality for their use.

## 7. Conclusion

The 2017 Employment and Industry report identifies key trends in Regional businesses and employment growth.

York Region has a large, diverse economy with strong growth experienced in recent years primarily in the services-producing sectors as well as recovery in the goods-producing sectors. According to York Region’s employment survey, employment rose to an estimated 620,530 jobs in 2017. This sustained employment growth continues to diversify the Region’s economy and promote economic resilience, vitality and liveability.

For more information on this report, please contact Paul Bottomley, Manager, Policy, Research and Forecasting at 1-877-464-9675 ext. 71530 or Doug Lindeblom, Director of Economic Strategy at ext. 71503.

The Senior Management Group has reviewed this report.

January 26, 2018

Attachment (1)

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Accessible formats or communication supports are available upon request

# 2017 EMPLOYMENT & **INDUSTRY** REPORT

A detailed overview of industry and employment trends in York Region

FEBRUARY 2018







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# INTRODUCTION

## HIGHLIGHTS

- There were an estimated **620,530 jobs** in York Region as of mid-year 2017
- Between 2016 and 2017, York Region employment grew by **19,780 jobs** or **3.3 per cent**
- **69 per cent** of York Region's surveyed employment was full-time
- **78 per cent** of surveyed employment in York Region is in services-producing sectors
- The manufacturing, retail trade, and professional, scientific and technical services sectors held the largest shares of surveyed employment in 2017
- The finance and insurance sector recorded the largest employment gain in terms of absolute growth increasing by **3,730 jobs**
- Employment lands represent **54 per cent** of York Region's employment base
- York Region surveyed **33,650 businesses** in 2017
- The number of surveyed businesses that employ **500 or more employees** grew by **13 per cent** between 2016 and 2017

Business and job growth are fundamental to York Region's economic vitality. Attracting and retaining high quality, good paying jobs across a broad range of sectors promotes economic resilience and helps ensure those living in York Region have the opportunity to work and thrive where they live. Each year, through various sources, the location, type and characteristics of businesses in the Region are tracked and analyzed. It is important to understand and regularly monitor this type of information, as well as year over year trends, as it informs the development of Regional policies, programs, marketing initiatives and infrastructure investments.

The *Employment and Industry Report 2017* provides an economic overview of the Region's business and job growth. The data utilized in this report is obtained from a number of sources. The Region has conducted an industry wide survey of businesses across the nine municipalities annually since 1998. The survey provides a snap shot of the Region's businesses that can be compared over time to identify trends.

Other sources of information used within the report include Statistics Canada's Canadian Business Counts (formerly known as Canadian Business Patterns) and Labour Force Survey, CEB TalentNeuron (formerly known as Wanted Analytics) online job postings and publicly available announcements regarding business activity in the Region. Details regarding data sources and methodology are contained within appendices A and B.



➔ York Region  
employment was  
estimated at  
over 620,000  
jobs for 2017

# NATIONAL and PROVINCIAL OVERVIEW

*In 2017 York Region job growth outpaced national, provincial and GTA labour force employment growth*

**TABLE 1 - Comparison of Annual Employment Growth Rates: Canada, Ontario, Greater Toronto Area (GTA) and York Region, 2017**

|           | Canada | Ontario | Greater Toronto Area <sup>1</sup> | York Region <sup>2</sup> |
|-----------|--------|---------|-----------------------------------|--------------------------|
| 2012-2013 | 1.4%   | 2.0%    | 4.5%                              | 4.0%                     |
| 2013-2014 | 0.5%   | 0.5%    | -1.5%                             | 2.3%                     |
| 2014-2015 | 1.0%   | 1.1%    | 4.3%                              | 2.8%                     |
| 2015-2016 | 0.4%   | 0.5%    | 0.9%                              | 3.6%                     |
| 2016-2017 | 2.1%   | 1.8%    | 1.4%                              | 3.3%                     |

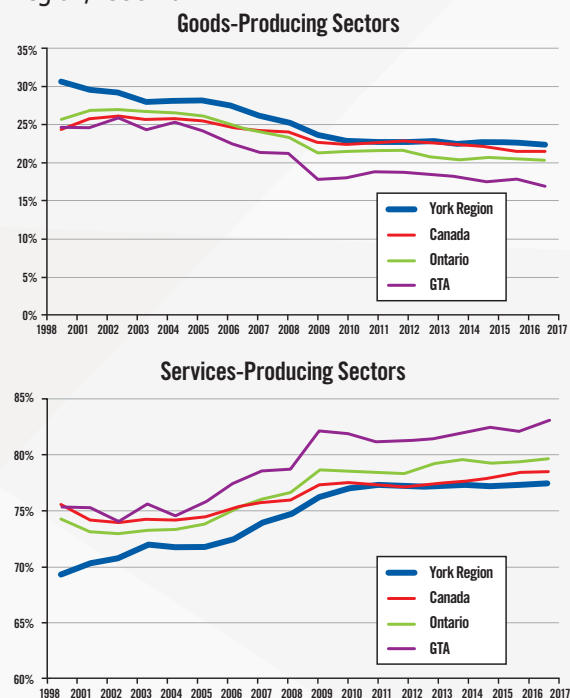
**Source:** York Region Planning and Economic Development Branch and Statistics Canada's Labour Force Survey, 3-month moving average, unadjusted for seasonality.

**Notes:** <sup>1</sup> Greater Toronto Area labour force employment growth approximated by the Toronto Economic Region

<sup>2</sup> York Region figures based on 2017 employment survey results and estimates for home-based, farm-based, and no contact businesses.

The Statistics Canada's labour force data provides a broad overview of employment trends at the national, provincial and GTA levels. Direct comparisons should not be made when comparing the Statistics Canada's labour force data to York Region's employment survey data.

**FIGURE 1 - Distribution of Goods and Services Producing Employment, Canada, Ontario, GTA, York Region, 1998-2017**



**Source:** York Region figures based on 2017 employment survey results. Canada, Ontario and GTA figures based on Statistics Canada Labour Force Survey, 3-month moving average, unadjusted for seasonality, ending in August 2017

York Region employment growth outpaced national, provincial and GTA labour force employment growth between mid-year 2016 and mid-year 2017, posting a gain of **3.3 per cent**, a slightly lower growth rate than 2016 (3.6 per cent) (Table 1).

According to the Statistics Canada Labour Force Survey, Canada (2.1 per cent) and Ontario (1.8 per cent) posted higher labour force employment growth between mid-year 2016 and mid-year 2017 compared to the same time period from 2015 to 2016. The Greater Toronto Area (GTA) labour force increased at a more modest rate of **1.4 per cent**.

It is important to note that while Statistics Canada's labour force data is useful for trend analysis, there are high levels of variability in the data and the information is not directly comparable to York Region's employment estimate. The labour force survey represents GTA residents of working age who may or may not work in the GTA. The annual York Region employment survey data records the number of jobs in the Region and is comprised of working age individuals who work in York Region and who may or may not be residents of the Region.

## Services-producing industries continue to grow steadily in York Region, provincially, and nationally

Since 1998, the share of service-oriented jobs for Canada, Ontario, the GTA and York Region has shown steady growth (Figure 1). In comparison, the share of employment in the goods-producing sectors has shown a gradual decline over time. Yet, York Region has consistently held a larger share of goods-producing employment than Canada, Ontario and the GTA.



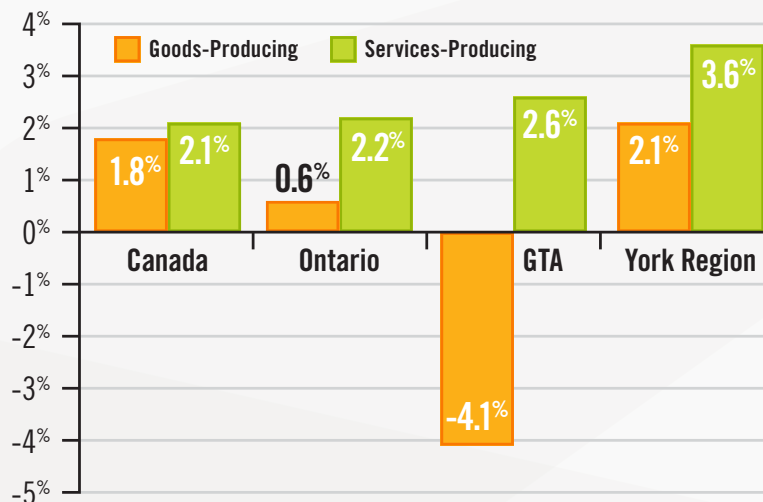
# NATIONAL and PROVINCIAL OVERVIEW

Between mid-year 2016 and mid-year 2017 York Region, Canada and Ontario each experienced growth in the goods-producing sectors, while the GTA as a whole experienced a loss of employment of **4.1 per cent** in these sectors (Figure 2). The decline for the GTA occurred in all of the goods-producing sub-sectors including construction, utilities and manufacturing. This is a stark contrast compared to the previous year's figures where the GTA posted a **3.8 per cent** increase in goods-producing sectors. Canada's services-producing industries increased by **2.1 per cent** over the year with strong growth in the professional, scientific and technical services subsector (**+81,900 jobs, 5.8 per cent growth**), transportation and warehousing subsector (**+38,700 jobs, 4.2 per cent growth**), and the public administration subsector (**+35,600 jobs, 1.6 per cent growth**).

Overall, employment in Ontario increased by **130,400 jobs** or **1.8 per cent** from mid-year 2016 to mid-year 2017. The majority of the province's growth was driven by employment in services-producing industries, with professional, scientific and technical services topping the list in terms of absolute and percentage growth (**+46,100 jobs, 7.7 per cent growth**), followed by transportation and warehousing (**+18,600 jobs, 5.8 per cent growth**). Ontario's goods-producing industries saw growth of **8,700 jobs** or **0.6 per cent**. Both manufacturing and construction subsectors contributed to growth in this sector. The manufacturing sector increased by **18,900 jobs** or **2.5 per cent** and construction sector increased by **3,200 jobs** or **0.6 per cent**.

As previously mentioned, the GTA's goods-producing sector declined sharply from the previous year, at **4.1 per cent**, a loss of **25,200 jobs**. However, total GTA employment increased by **46,800 jobs** or **1.4 per cent**. The subsectors posting the largest growth in the GTA included transportation and warehousing (**+24,900 jobs, 14.8 per cent growth**), the professional, scientific and technical sector (**+24,600 jobs, 6.6 per cent growth**) and wholesale and retail trade (**+27,600 jobs, 5.4 per cent growth**).

**FIGURE 2 - Employment Growth Rates for Goods and Services Producing Sectors, Canada, Ontario, GTA and York Region, 2016-2017**



**Source:** York Region figures based on 2017 employment survey results. Canada, Ontario and GTA figures based on Statistics Canada Labour Force Survey, 3-month moving average, unadjusted for seasonality.

# YORK REGION EMPLOYMENT ANALYSIS

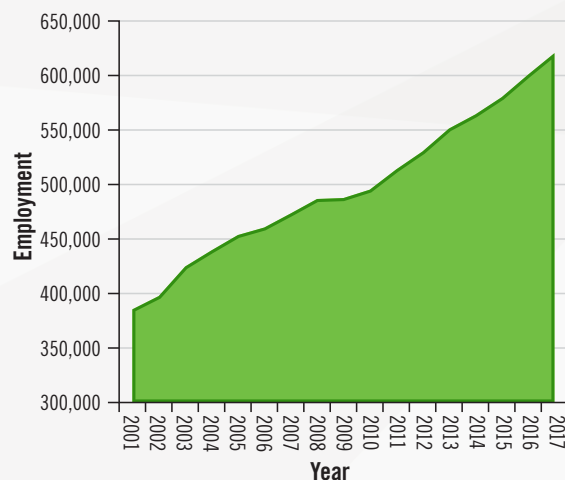
York Region employment was estimated at 620,530 jobs for 2017

**TABLE 2 - York Region Total Employment Estimate 2017**

| York Region Total Employment Estimate 2017 |                |
|--|----------------|
| Surveyed Employment                        | 561,845        |
| No Contact Estimate                        | 5,440          |
| Agriculture                                | 3,255          |
| Work at Home Estimate                      | 49,990         |
| <b>Total</b>                               | <b>620,530</b> |

Source: York Region Planning and Economic Development Branch Employment Survey, 2017

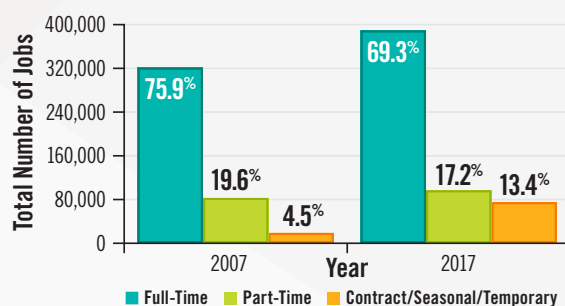
**FIGURE 3 - York Region Estimated Total Employment Growth, 2001-2017**



Source: Employment figures for 2001 and 2006 are based on Statistics Canada Census data. Employment figures from 2002-2005 and 2007-2017 are based on York Region's estimated total employment.

Note: York Region figures based on employment survey results and estimates for home-based, farm-based, and no contact businesses. Historical employment figures were revised from those released in previous Employment and Industry reports based on updated information.

**FIGURE 4 - York Region Surveyed Employment by Type of Worker, 2007 and 2017**



Source: York Region Planning and Economic Development Branch Employment Survey, 2017

As of mid-year 2017, the Region's total employment was estimated to be **620,530 jobs**. This estimate is based on the Region's employment survey and includes job totals from contacted firms, census of agriculture jobs, estimates for work at home employment and for businesses that the Region was unable to contact.

Table 2 outlines how the 2017 total employment estimate was derived.

York Region continues to be one of Canada's fastest growing municipalities and over the last five years the average annual growth in employment and number of businesses has been approximately **3 per cent**. Since 2001, the Region's employment has grown by **235,070 jobs** representing a strong average annual growth rate of **3 per cent** (Figure 3). This number aligns with the Region's annual population growth rate during the same time period (3 per cent). A balanced rate of growth in population and employment provides job opportunities for both existing and future York Region residents.

## YORK REGION EMPLOYMENT by TYPE OF WORKER

### Contract/Seasonal/Temporary workers are the fastest growing employment type in York Region

Full-time workers continue to account for the largest share of employment type in York Region at **69.3 per cent**. However, contract/seasonal/temporary employment is the fastest growing with an increase in share from **4.5 per cent** in 2007 to **13.4 per cent** in 2017, representing average annual growth of **15 per cent**. Over the same decade full-time employment decreased from **75.9 per cent** to **69.3 per cent**, while part-time workers declined from **19.6 per cent** to **17.3 per cent** (Figure 4).



# YORK REGION EMPLOYMENT ANALYSIS

Full-time employment is an important labour market indicator of economic performance and the Region continues to demonstrate strength in full-time employment opportunities for its residents, attracting a highly-skilled labour force. Providing opportunities for other types of employment such as part-time and contract/seasonal/temporary is also important for residents as attitudes on work-life balance and work preferences change. Although York Region has historically maintained a healthy proportion of full-time employment, it is still important to monitor trends in changes to employment type composition as it may have future implications on the Region's economic well-being.

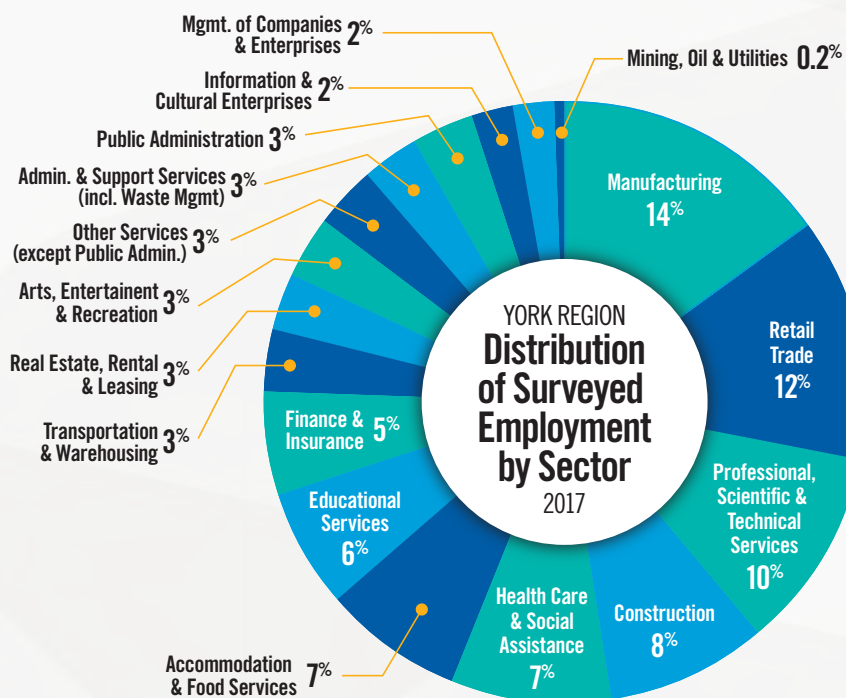
## EMPLOYMENT ANALYSIS by SECTOR

### The diversity of York Region's employment base promotes a resilient economy

The following section provides a detailed analysis of York Region's employment using Statistics Canada's North American Industrial Classification (NAIC) system. A comprehensive list of the NAIC sectors can be found in Appendix B.

York Region has a diverse economic base. The manufacturing, retail trade and professional, scientific and technical services sectors accounted for the largest shares of surveyed employment by mid-year 2017 (Figure 5). Available employment in a broad range of sectors is key to securing the Region's resiliency to any future economic downturn.

FIGURE 5 - York Region Distribution of Surveyed Employment by Sector, 2017



Source: York Region Planning and Economic Development Branch, 2017 Employment Survey

# YORK REGION EMPLOYMENT ANALYSIS

*The York Region economy continues a shift to services-oriented sectors*

The share of the Region's workforce in the services-producing sectors continues to grow. In 2017, the majority of the Region's workforce was employed in services-producing sectors, accounting for **78 per cent** of the Region's surveyed employment base, compared to **74 per cent** in 2007 (Figure 6). Employment in the goods-producing sectors accounted for **22 per cent** of the Region's total surveyed employment in 2017 compared to **26 per cent** in 2007.

Employment in the services-producing sectors grew by **15,330 jobs** or **3.6 per cent** between mid-year 2016 and mid-year 2017. Over the past ten years, over **125,190 service-oriented jobs** were added to the Region's employment base representing an increase of **40 per cent** in these sectors.

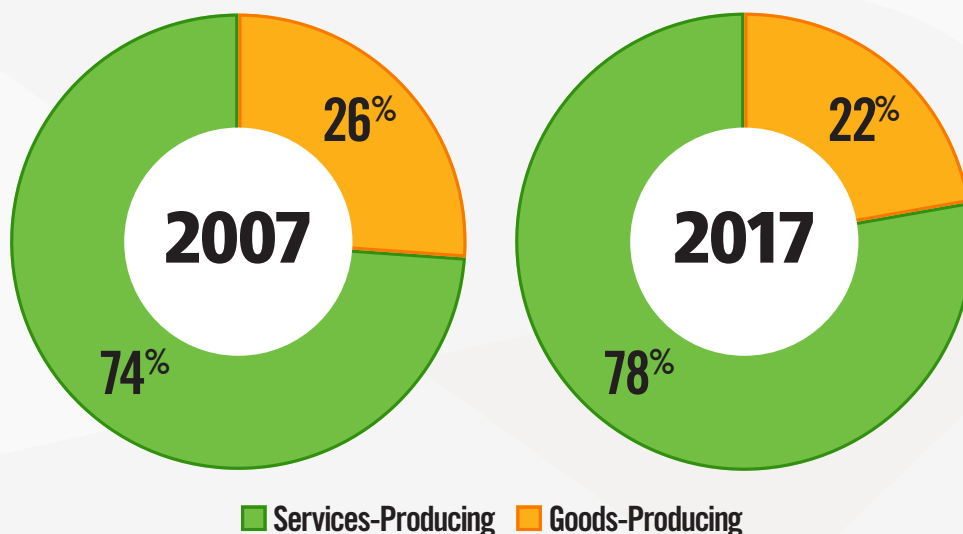
## KEY SERVICES-PRODUCING GROWTH SECTORS

**The finance and insurance sector has grown at an annual rate of 7.8 per cent over the past 10 years**

The **Finance and Insurance** sector continues to grow, adding **3,700 jobs** from mid-year 2016 to mid-year 2017, a **14 per cent** increase. This sector has been growing at an annual rate of **7.8 per cent** over the last 10 years. TD Insurance and Aviva Insurance's new head offices contributed to growth of over **2,000 jobs** within the insurance carrier subsector over the past year. In addition to these firms, expansions and investments of local companies continues to add to the growth in the finance and insurance sector.

York Region is home to corporate or divisional back-end operations (e.g. processing and call centers) of many financial and insurance institutions, alongside hundreds of branch-level places of employment.

**FIGURE 6 - York Region surveyed employment by goods and services-producing sectors, 2007-2017**



Source: York Region Planning and Economic Development Branch, 2007 and 2017 Employment Surveys





# YORK REGION EMPLOYMENT ANALYSIS



While the financial and insurance services industry across the GTA and York Region continues to grow, traditional service delivery is being disrupted by innovations in the areas of Financial Technology (FinTech) and automation. The emergence of on-line banking has had a significant adverse impact on branch-level jobs and global industry leaders predict further impacts on financial sector head office and back-end employment as FinTech adoption expands within the industry.

## **Health care and social services sector has added 18,730 jobs since 2007**

Employment growth in the **health care and social services** sector has been strong over the last 10 years in the Region. This sector has grown at an average annual rate of **6.1 per cent** since 2007 adding **18,730 jobs**, making it the second fastest-growing sector during this time period. Over the last year this sector has added **1,250 jobs**. Steady growth within this sector is expected to continue as the population ages and requires access to medical care and support services.

Growth in this sector brings new opportunities for innovation in the Region. Examples include the CreateIT Now accelerator, ORION at Southlake Regional Health Centre, the new Mackenzie Vaughan Hospital, Vaughan International Commercialization Centre (VICC), Leo Innovation, the Mackenzie Health Centre, and the Pulse hub accelerator at venture LAB.

## **Retail Trade represents the largest share of employment in the services-producing sector**

The **retail trade** sector is closely tied to population growth and has added **13,000 jobs** and grown **2.3 per cent** annually from 2007-2017. The retail trade sector represents the largest share of employment in the services-producing industry sectors with **11.7 per cent** or **65,540 jobs**. The growth of e-commerce continues to transform the brick and mortar retail model. Firms are increasingly pushing for a digitally-enabled shopping experience. These trends are expected to continue to negatively impact employment in both big box and mainstream retail across the GTA, including in York Region. While consumers continue to spend more online, major traditional retailers such as Sears and Loblaws, alongside smaller chains, have been forced to close or downsize their operations over the past few years.

# YORK REGION EMPLOYMENT ANALYSIS



A related trend closely linked to the rise in e-commerce is the growth of the logistics, shipping and delivery industry in York Region. Many of the newer warehousing and logistics facilities are automated. Therefore, while having a significant space footprint these employers do not create enough new jobs to offset any decline in retail jobs. The retail climate is ever-changing and the Region closely monitors changes to this sector and its impacts on employment.

## **The professional, scientific, and technical services sector added 1,850 jobs in 2017**

Over the past year, **the professional, scientific and technical services** sector recorded over **1,850 additional jobs** increasing by **3.6 per cent**. This sector attracts highly-skilled workers and includes subsectors such as information technology, legal services, accounting, engineering and technical services, architectural and interior design services, management consulting and research and development. It continues to hold the second-highest share of employment of the services-producing industry sectors with a **9.6 per cent share**, or **53,950 jobs**, of total surveyed employment in the Region. Some global companies within the Region in this sector include professional and scientific services companies such as IBM, AMD, Deloitte, AECOM, Parsons, Worley Parsons, Oracle, Compugen, PwC and WSP Canada.

## **The real estate and rental and leasing sector has grown by 11.7 per cent over the past year**

The previous year's heated real-estate market impacted employment growth in the Region as the **real estate and rental and leasing** sector experienced an **11.7 per cent** increase in employment from 2016 to 2017, or **2,050 jobs**. According to the Canadian Real Estate Association (CREA) from 2008 to 2017, the number of realtors has increased drastically, growing at 10 times the pace of the Canadian job growth. This trend is echoed in York Region's survey data where during this time period the sector experienced large employment growth, increasing by **7.4 per cent** annually. As the housing market is impacted by recent federal and provincial policy changes, as well as changes to mortgage rules in 2018, this sector will be closely observed for fluctuations in employment numbers.



# YORK REGION EMPLOYMENT ANALYSIS

*Pace of Annual Growth in Goods-Producing slowing*

York Region's goods producing sectors have risen **1.4 per cent** annually from 2007-2017 and added **16,040 jobs** over this period. The significant downturn experienced from 2008-2009 accounted for lost employment, but goods-producing sectors have since rebounded. In the past five years these sectors grew **2.7 per cent** annually adding **15,800 jobs**.

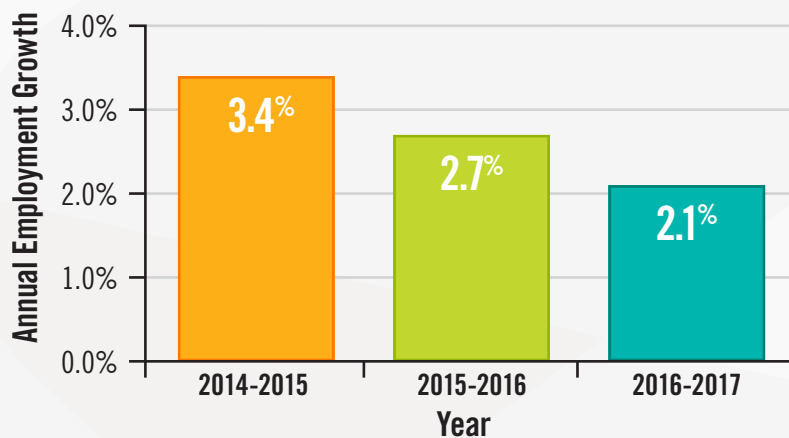
Despite the economic shift to a more service-based economy, employment in the Region's goods-producing sectors grew **2.1 per cent** or by **2,560 jobs** between 2016 and 2017. Since rebounding from the recession, the pace of this growth has been steady, albeit with slightly declining growth from 2014 to 2017 (Figure 7). The manufacturing and construction sectors were the greatest contributors to this growth. The manufacturing sector still holds the greatest share of employment in the Region at **14.5 per cent**.

## KEY GOODS-PRODUCING GROWTH SECTORS

### The construction sector added over 1,200 jobs over the past year

The **construction sector** has added over **17,900 jobs** to the Region's employment base since 2007. Between 2016 and 2017, the sector grew by **3 per cent**, or **1,265 jobs**. The total number of jobs by mid-year 2017 in this sector was **43,680**. The specialty trade contractors subsector accounted for the majority of employment in the construction sector, accounting for a **59 per cent** share or **25,560 jobs**. The growth in construction has also been driven by the booming real estate market over this time period, as housing is a major driver of economic growth in this sector. Continued growth in the construction sector in the GTA is also tied closely to local population and business growth.

**FIGURE 7** - Percent of Average Employment Growth in the Goods-Producing Sectors, 2014-2017



Source: Statistics Canada's Labour Force Survey, 3-month moving average, unadjusted for seasonality

# YORK REGION EMPLOYMENT ANALYSIS



## The manufacturing sector has declined at an annual rate of -0.2 per cent over the past decade

Over the last 10 years the **manufacturing sector** has been experiencing a decline, averaging at a rate of **-0.2 per cent** per year. This is consistent with the significant economic downturn at the national, provincial and municipal levels. However, manufacturing remains the Region's largest sector in terms of the share of surveyed employment and accounted for **14.5 per cent** (81,260 jobs) of total surveyed jobs in 2017. Transportation equipment manufacturing is York Region's largest manufacturing subsector, accounting for **16 per cent** or nearly **13,000 jobs**. The food manufacturing subsector added the most employment within the manufacturing sector between 2016 and 2017 with **360 jobs**, an increase of **5.3 per cent**. The food manufacturing subsector includes fruit and vegetable preserving and dairy and meat product manufacturing. Continued monitoring of employment in these value-added processing facilities will allow the Region to monitor the implementation of the newly Council endorsed Agriculture and Agri-Food Strategy's Goal #3: Support increased capacity for value added agri-food processing and support services.

The United States administration's protectionist stance on trade including the North American Free Trade Agreement (NAFTA) renegotiations, border tax on imported goods and penalties on Foreign Direct Investment abroad by American manufacturers, could have a significant impact on Canada and Ontario's manufacturing sector, including York Region.

Ontario's **automotive sector** may be among the hardest hit by new cross-border trade regulations. In York Region alone there are over 100 automobile parts manufacturers, some of them major employers such as Magna International, representing approximately **15,000 local jobs**. Furthermore, the automobile industry is ripe for disruption, with the introduction of autonomous and electric vehicles expected to significantly impact the traditional auto manufacturing industry.

Ontario electricity prices are another factor that has been impacting the manufacturing industry. A 2017 report by the Fraser Institute shows that electricity prices in Ontario, now among the highest in North America, may have adversely impacted the manufacturing sector. York Region is home to numerous large hydro users in the manufacturing sector, with smaller manufacturers also raising significant concerns as hydro bills are amongst their top operating expense. Soaring electricity prices may adversely impact manufacturing establishments and jobs across the Province as businesses may decide to relocate to, or expand in, lower-cost jurisdictions.



# YORK REGION EMPLOYMENT ANALYSIS

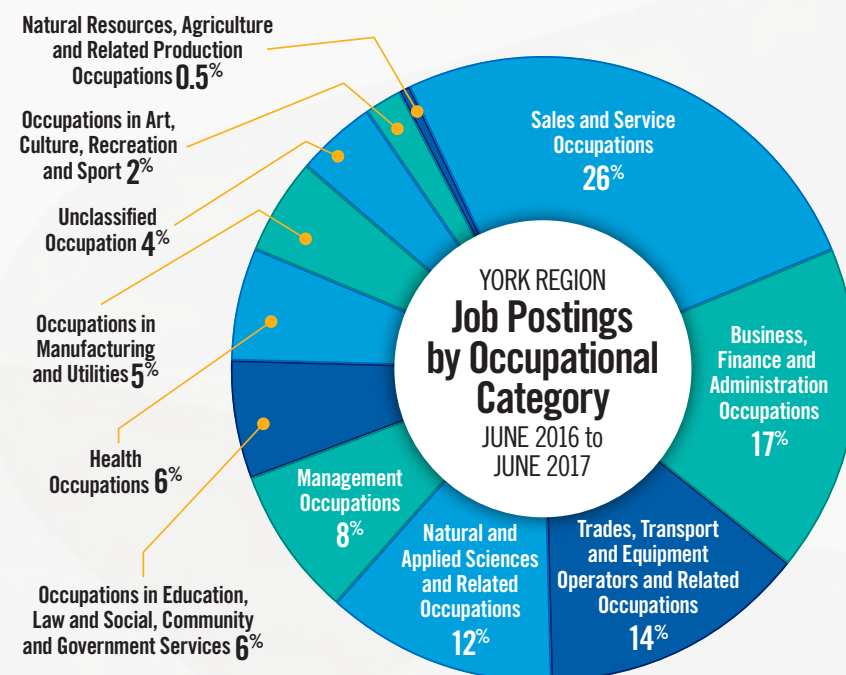
Ontario's recently-introduced *Fair Workplaces, Better Jobs Act (Bill 148)* is also expected to impact manufacturers across the Province, as a result of the introduction of new measures such as minimum wage increases, equal pay for part-time and temporary employees and regulation related to employee scheduling and shift work.

## HIRING DEMANDS

CEB TalentNeuron is a web-based platform that collects detailed information on hiring demand data from major online job search engines. The data is then categorized by occupational category using Statistics Canada's National Occupational Classification system (NOCs).

According to CEB TalentNeuron Job Postings data, between mid-year 2016 and mid-year 2017 there were a total of **99,820 job postings** in York Region. This figure includes job postings for both new and replacement positions. In 2017 hiring demand in York Region was highest for occupations in sales & service, business, finance & administration and as well as in trades, transport & equipment operator occupations. From mid-year 2016 to mid-year 2017, sales & service occupations accounted for **26 per cent** of total job postings. Demand in this category was driven primarily by retail, wholesale and food service occupations (Figure 8).

**FIGURE 8 - York Region Job Postings by Occupational Category, June 2016 - June 2017**



Source: CEB TalentNeuron, June 2017



# YORK REGION EMPLOYMENT ANALYSIS



Business, finance and administration occupations accounted for **17 per cent** of total job postings between 2016 and 2017. Hiring demand in trades, transport and equipment operators and related occupations category was the third largest in the Region over the mid-year 2016 to mid-year 2017 period, accounting for **14 per cent** of total job postings.

Of the top five companies listed by volume of hiring three are staffing/recruiting firms. Overall, the variety of job postings by occupational categories is indicative of the increasing diversity in the Region's employment base. Additionally, the majority of the job postings highlighted in Figure 8 contributes to a more service-oriented economy.

It should be noted that while this data is useful for trend analysis a direct comparison between hiring trends by occupational category cannot be made to the number of surveyed jobs by NAIC sector. A business may have employees with a variety of occupations and different occupations can be found in various industries.

## YORK REGION EMPLOYMENT LANDS

### **York Region's employment lands provide for a highly competitive and diverse employment market**

Employment lands in York Region play a vital role in York Region and are ideally located in close proximity to major highways, intermodal facilities, rail and the U.S. border with access to skilled labour and post-secondary institutions. York Region's employment lands have provided developers and end users with a broad range of market choice with respect to site selection, transportation access/exposure, zoning and price for non-residential development.



# YORK REGION EMPLOYMENT ANALYSIS

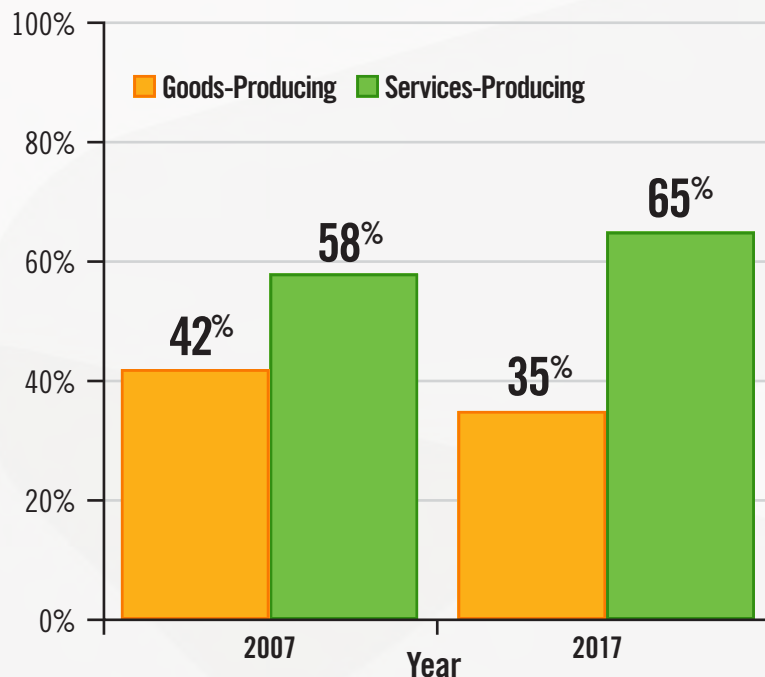
Over the years employment lands have accommodated a broader range of employment uses and the Region has been very successful in attracting a variety of industries across the industrial, office, retail and institutional sectors.

## Trends Influencing Employment Growth on the Region's Employment Lands

Since 2007, the make-up of industrial development provincially and within York Region has evolved from less emphasis on the goods-producing sector to more emphasis on the services-producing sectors such as professional, scientific & technical services and wholesale trade sectors (Figure 9).

However, manufacturing still remains vitally important to the York Region economy. Employment growth in the manufacturing sector is anticipated to be modest for the foreseeable future. Market demand for employment lands has also been increasingly driven by growth in the "knowledge-based" or "creative class" economy, which are largely accommodated within office development and typically locate within prestige employment areas. Further, there is increasing demand to accommodate employment-supportive commercial and institutional uses on employment lands, which cater to the growing office sector. These structural changes in the economy are altering the character of economic activities on employment lands and impacting the built form and character of employment areas.

**FIGURE 9 - Distribution of Goods and Services Producing Employment Land Employment, 2007 and 2017**



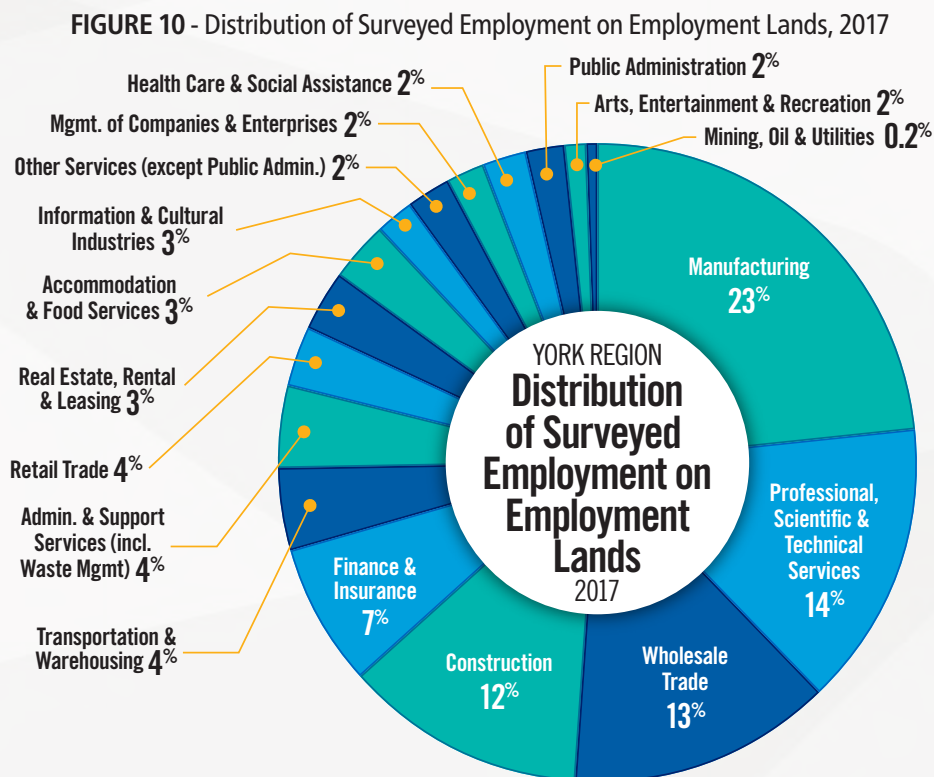
Source: York Region 2017 Employment Survey, Planning and Economic Development Branch

# YORK REGION EMPLOYMENT ANALYSIS

York Region's economy is comprised of a highly diverse mix of industry sectors including manufacturing, wholesale trade, construction, technology, retail trade and business services. These clusters of industry sectors encourage networking, attract investment, innovation and facilitate the incubation of new business providing high quality employment opportunities, among other key economic benefits.

In 2017, York Region employment lands accommodated approximately **335,660 of the region's 620,530 total jobs** representing **54 per cent** of the employment base. Between 2007 and 2017, the following three sectors experienced the largest growth within employment lands: construction (34,300 jobs), wholesale trade (16,070 jobs) and finance & insurance (12,800 jobs).

Manufacturing continues to hold the largest share of employment on the Region's employment lands with **23 per cent**. This is followed by Professional, scientific and technical services with a **14 per cent** share and wholesale trade with a **13 per cent** share (Figure 10). In the future, the highly competitive nature of the manufacturing sector will require production to be increasingly cost effective and value-added oriented, which bodes well for firms that are specialized and capital/technology intensive.



Source: York Region 2017 Employment Survey, Planning and Economic Development Branch



A man in a dark grey suit, light pink shirt, and a red, blue, and white plaid tie is looking down at a black tablet computer he is holding. He has a slight smile and is looking towards the left. The background is a blurred blue and white, suggesting an outdoor or modern office setting.

➔ York Region  
is home to  
approximately  
1.2 million residents,  
more than 51,000  
businesses and over  
620,000 jobs

# YORK REGION EMPLOYMENT ANALYSIS

## NUMBER of EMPLOYER BUSINESS ESTABLISHMENTS

**York Region Employment Survey data and Statistics Canada Business Counts each provide a unique perspective on the makeup of York Region's business community**

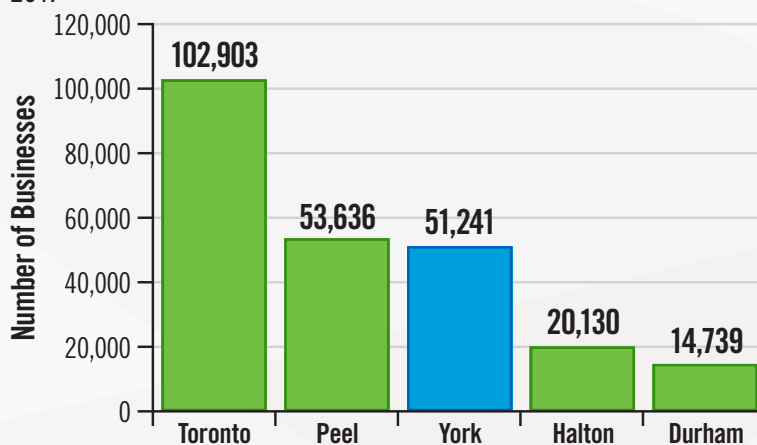
Analysis of business establishment data from both Statistics Canada Canadian Business Counts (CBC) and the York Region employment survey assists in understanding and identifying trends in the Region's business community. The York Region Employment Survey data is useful for year over year analysis of economic trends for businesses with a physical location but does not capture all registered businesses in the Region.

**York Region has the third highest number of employer business establishments in the GTA**

According to the Canadian Business Counts database from Statistics Canada, there were approximately 51,200 York Region business establishments in June 2017. When compared to other census divisions in the Greater Toronto Area, York Region ranks as having the third highest number of business establishments, behind the City of Toronto and Peel Region (Figure 11).

Despite differences in data collection methods used by Statistics Canada's Canadian Business Counts and York Region's Employment Survey the datasets complement each other and further advance our knowledge on trends happening in the Region's business community.

**FIGURE 11 - Number of Business Establishments by GTA Municipality, 2017**



Source: Statistics Canada Canadian Business Counts, June 2017.



# YORK REGION EMPLOYMENT ANALYSIS

## YORK REGION BUSINESS ESTABLISHMENTS by SECTOR

### **Employment Survey and Canadian Business Counts data both indicate that the York Region business community is predominantly services-oriented**

According to CBC data and the Region's employment survey, **86 per cent** of business employer establishments in York Region were in **services-producing industries** in 2017.

The Canadian Business Counts data indicates that the professional, scientific and technical services sector accounts for the largest share of employer business establishments in York Region with a **19.5 per cent** share (Figure 12). The majority of establishments in this sector (83 per cent) employ between one and four employees making it very likely that a significant proportion of these establishments are home-based. The 2016 Statistics Canada Census Program recorded that **29 per cent** of work at home employees were found in the professional, scientific and technical services sector further supporting the rationale that a large portion of these businesses are home-based. In terms of Regional surveyed businesses, this sector only accounts for a **10 per cent** share. This discrepancy is likely attributed to the fact that the Region's employment survey does not capture all registered businesses.

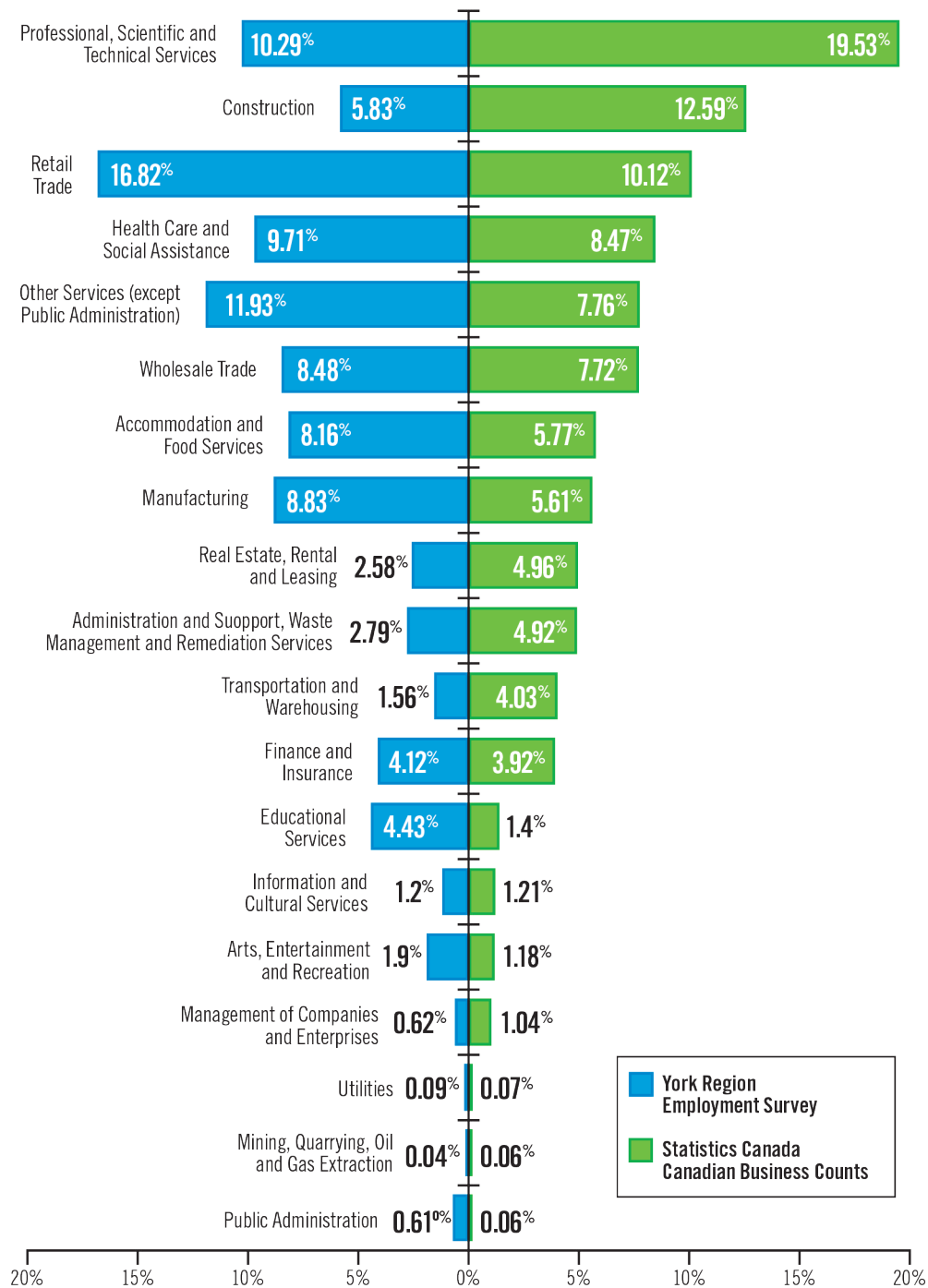
According to the Region's employment survey, the majority of the Region's business growth over the past ten years was in the healthcare and social assistance, educational services, management of companies & enterprises and construction sectors.

Despite differences in data collection methods used by Statistics Canada's Canadian Business Counts and York Region's Employment Survey the datasets complement each other and further advance our knowledge on trends happening in the Region's business community.

# YORK REGION EMPLOYMENT ANALYSIS



**FIGURE 12 - Comparison of York Region Surveyed Businesses and Statistics Canada Business Counts by Sector, 2017**



**Source:** York Region 2017 Employment Survey, Planning and Economic Development Branch Statistics Canada Canadian Business Counts, June 2017.

**Notes:** CBC data represents employer business establishments that have submitted payroll remittances to the CRA.



# YORK REGION EMPLOYMENT ANALYSIS

Over three-quarters of the Region's business community is made up of small businesses

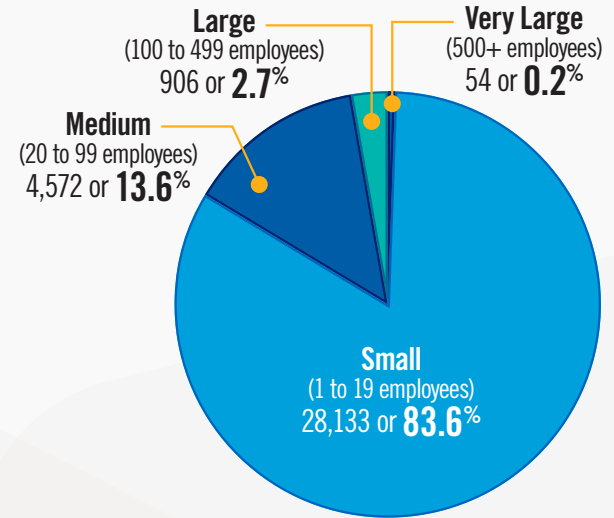
## EMPLOYMENT by BUSINESS SIZE

York Region surveyed **33,650 businesses** in 2017, an increase of 7,120 businesses from the 2007 survey, indicating that new firms continue to choose York Region as their destination to do business. Small businesses (1-19 employees) account for the largest share of the Region's businesses at **83.6 per cent** or **28,133 businesses** in 2017 (Figure 13). This total share is in line with the share of small businesses throughout the Province and across Canada and is indicative of the important role of small business and entrepreneurship in York Region's economy.

The number of businesses employing 100-499 employees has experienced the most growth over the last 10 years, increasing by **39 per cent**, or 250 businesses. In terms of absolute growth, small-sized firms have seen the largest increase with **5,590 new businesses** added since 2007. Over the last five years, the number of very large business establishments, with 500+ employees, has grown by 11, a **26 per cent** increase. This indicates that the Region continues to attract large firms that employ several hundreds of workers.

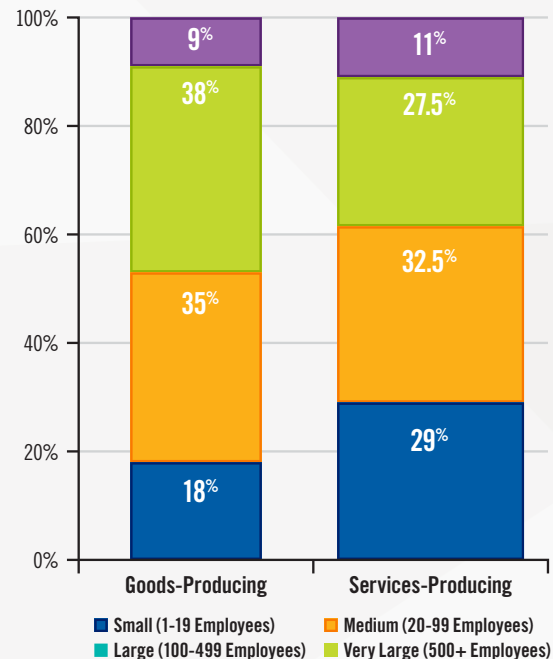
The majority of the Region's surveyed businesses (78 per cent) can be found in services producing industries (Figure 14). Medium-sized firms within the service-producing industry accounted for the largest share of surveyed employment with nearly **141,700 jobs** or **32.5 per cent**. The majority of these jobs can be found in the retail, professional, scientific & technical services and wholesale sectors. Nearly **47 per cent** of surveyed jobs in the goods-producing industry sectors were found in businesses that employ over 100 employees. Many of the jobs in this category can be found in the Region's manufacturing sector.

FIGURE 13 - York Region Surveyed Businesses by Size, 2017



Source: York Region 2017 Employment Survey, Planning and Economic Development Branch

FIGURE 14 - York Region Surveyed Employment by Business Size and Industry Sector, 2017



Source: York Region 2017 Employment Survey, Planning and Economic Development Branch

# FACTORS CONTRIBUTING to ECONOMIC GROWTH in YORK REGION



## Subway

Located in the heart of the Greater Toronto Area (GTA), York Region is home to approximately **1.2 million residents**, more than **51,000 businesses** and over **620,000 jobs** and also includes four provincially-designated urban growth centres, and Canada's highest concentration of technology companies. As Ontario's fastest growing large municipality and third largest business hub, York Region is a top destination in the Toronto area and Canada for business, talent and investment.

York Region is located in one of the most attractive and vibrant economic areas in the country. The Region's economy is underlined by core attributes, such as: strong population and employment growth, a skilled labour force; a high quality of life that attracts top global talent; established and diversified industry clusters; major infrastructure and transportation investments; and locational and accessibility factors amongst others. As the Regional Centres and Corridors continue to evolve and mature, these core attributes combined with a competitive office real estate market, the new Vaughan Metropolitan Centre subway station, digital broadband infrastructure and innovation in a number of areas are key elements contributing to York Region being a leading economic centre in the GTA.

York Region, however, is not an isolated economy and local business and employment growth are closely tied with external economic conditions, trends and policies at different levels of government. Examples of external and macro-level factors that have a direct impact on York Region's economic growth prospects include U.S. and global trade agreements, exchange and interest rates, the cost of doing business (e.g. hydro rates, corporate taxes, labour force cost increases, etc.), business regulations, the labour force pool (e.g. educational institutions, immigration etc.), housing, business incentives and capital markets.



# FACTORS CONTRIBUTING to ECONOMIC GROWTH in YORK REGION



Housing affordability is a factor in attracting new businesses, retaining existing businesses and attracting a labour force that are looking for close proximity to work. York Region's continued shift to a knowledge and services-based economy is an example of the significant impact such external factors have on the local economy.

Emerging business practices and market trends also represent challenges and opportunities for York Region's economic growth in both a GTA and a global context. These include business globalization or national protectionism, digital and 'uberized' business delivery models, the shift to contract-based employment, outsourcing, automation, office space rationalization (e.g. shared space, tele-commuting etc.), talent attraction practices and many others.

York Region's Economic Development Action Plan addresses key economic challenges and opportunities facing York Region and translates them into innovative economic growth areas. Along with the initiatives identified in the Action Plan, the Region continues to make investments to support business growth and innovation.

# CONCLUSIONS

The Employment and Industry report analyzes the state of the Region's economy and identifies key findings and trends in Regional employment and businesses by industry group.

In mid-year 2017, there were an estimated **620,530 jobs**. Employment growth in the Region outpaced provincial and GTA averages.

York Region is one of Canada's fastest-growing large urban municipalities and is planned and expected to continue to grow in both population and employment for the foreseeable future. The Region is an attractive location to live and invest and is committed to attracting and retaining employers as well as making significant infrastructure investments to support employment and business growth.

While employment in goods-producing sectors continues to have a presence in York Region, knowledge-based, service-oriented jobs continue to drive the Region's employment growth. This sustained employment growth continues to diversify the Region's economy and promote economic resilience, vitality and liveability. Attracting and retaining a variety of high quality jobs across a broad range of sectors promotes economic resilience and helps ensure those living in York Region have an opportunity to work and thrive where they live.



A long-exposure photograph of a modern building at night. The building has a curved facade with many balconies and windows, some of which are lit up. In the foreground, there are light trails from traffic, including a yellow light trail from a bus and several white light trails from cars. The overall scene is illuminated with a strong blue and cyan light, creating a futuristic and dynamic atmosphere.

➔ York Region is anticipating growth to 1.79 million people and 900,000 jobs by 2041

# APPENDIX A: DATA SOURCES

## *York Region Employment Survey Methodology*



### **Background**

The 2017 survey was a comprehensive Region-wide survey of all businesses across York Region (excluding farm and home-based businesses). Survey data is aggregated at the traffic zone level of detail, which divides the Region into 478 smaller geographic areas allowing for a detailed examination of local trends and information about local employment areas. York Region's first Region-wide employment survey occurred in 1998, when 21,000 businesses were recorded. Subsequently, the annual survey targeted key employment areas up to 2006, consisting of high-growth areas, designated employment areas and Regional centres. With the assistance of local municipalities, York Region has been able to complete Region-wide surveys of all businesses between 2007 and 2017. It is the Region's intention that all future employment surveys be comprehensive in nature.

### **Data Collection**

Data collection for the 2017 York Region Employment Survey included all traffic zone areas across York Region (excluding home and farm based businesses). Data was collected from York Region businesses in a variety of forms:

- Through door-to-door interviews with the business community (primary method);
- Via telephone interviews (for businesses unable to contact in person); and
- Electronically through e-mail messages, online entries via our corporate website and facsimile submissions.

Businesses were primarily contacted through door-to-door interviews between May and August of 2017 by York Region Employment Surveyors. Surveyors used a GIS-based application to collect the business information. Within each traffic zone, all businesses were directly contacted and details about business activity, changes in employment levels and contact information were updated for existing businesses, or initiated for businesses new to that area. Where records showed a business that was no longer at the address in 2017, efforts were made to contact the business by phone to establish either a new location, or to record the probable closure of the business.

For businesses unable or unwilling to conduct a door-to-door interview, the option was given to either have a surveyor call them at a mutually convenient time or to provide them with a blank survey form and have them complete and return it at their leisure. For businesses that declined to participate or could not be contacted either in person or by telephone during regular office hours, it was assumed that all information relating to that business remained unchanged from the date they were last surveyed.

In 2017, the Region was able to survey 33,600 businesses with a physical location. Approximately 81 per cent of surveyed businesses were successfully contacted. The Region was unable to contact and update 17 per cent of businesses and 2.0 per cent chose not to participate in the survey.



# APPENDIX A: DATA SOURCES CONTINUED

York Region staff began collecting business and employment information from farm based businesses in 2012 to compliment the Statistics Canada Census of agriculture. Home-based businesses were encouraged to submit their business information through the Region's online business directory website. Since then the Region has collected information from just over 800 home-based businesses. It is important to note that the number of home-based businesses captured in the survey represents a small sample of home-based businesses in the Region. According to the 2016 Census there were approximately 48,300 home-based jobs in York Region in 2016.

- Home-based employment rose to an estimated 49,990 jobs in 2017, an increase of 1,600 since 2016.
- York Region's home-based employment is increasing every year and has become important to the Region's economy
- Increasing home-employment trend is due to the increasing technological advancements in mobile technology along with progressive employer trends that promote teleworking

In collaboration with the York Region Agricultural Advisory Liaison group and the York Federation of Agriculture, the Region completed its second farm-based business survey in 2016. A letter describing the purpose of the survey and a survey form was distributed in February to just over 700 farm-based businesses. Of the contacted farms, only 8.9 per cent participated in the survey. Due to the small response-size, this procedure wasn't repeated in 2017. However, regional staff continue to work with the York Federation of Agriculture to increase awareness on the benefits of collecting this information.

## **Data Uses**

Data collected from the employment survey is a valuable resource for both the Region and local municipalities. The data is used by planning and economic development departments, other municipal departments, non-profit organizations and private sector groups. Some of the central uses of the data for the Region and local municipalities include: employment growth forecasts; monitoring targets in the Regional Official Plan and Provincial Growth Plan including employment and density targets for the urban growth centres and intensification areas; forecasting infrastructure requirements in master plans for transportation and water and wastewater; monitoring major office growth; and evidence in OMB cases. The data is also used for vacant employment land inventories; development charges studies; a tool for identifying economic trends and emerging sectors; and producing regional and local business directories.

## **Data Accuracy**

### **A number of factors limit the accuracy of the data collected within this report, including:**

Data collected was based on responses received from businesses. In certain instances however, businesses refused to participate, had a language barrier, were potentially missed in previous survey years, moved to an unknown location or were temporarily closed. As a result, certain business sectors may be over-represented and others under-represented depending on the particular circumstances of businesses in that sector.

# APPENDIX A: DATA SOURCES CONTINUED



While this study analyzes employment patterns in the Region, it does not examine all possible factors that can influence employment rates in a particular location, such as land prices, property tax rates, development charges, and existing space inventories and vacancies. These factors can impact the level of overall economic health in a given area and can also promote or discourage employment growth in one area over another.

The data collected is time-sensitive, in that the information is only accurate as of the date collected. For certain industries undergoing rapid change, the analysis within this report may no longer reflect current circumstances. Caution should therefore be used before making any conclusions based on this information.

## **Statistics Canada Business Counts Data**

The Statistics Canada Business Counts database provides counts of active establishments by industry classification and employment size categories for Canada and the provinces/territories. The database is based on information received through the Canadian Business Register and uses the business registration number as the basis for their business counts. According to Statistics Canada the business register includes all Canadian businesses which meet at least one of the three following criteria: have an employee workforce for which they submit payroll remittances to CRA; or have a minimum of \$30,000 in annual revenue; or are incorporated under a federal or provincial act and have filed a federal corporate income tax form within the past three years. Due to these factors it is possible that the business register includes businesses that are not identifiable in a physical location survey. Additionally, due to recent changes in the Business Register's methodology the data may increase or decrease the number of active establishments reported and should not be used as a time series. For more information on Statistics Canada Business Counts data please visit [www.statcan.ca](http://www.statcan.ca).

## **CEB TalentNeuron**

CEB TalentNeuron is a provider of real-time market intelligence and analytics on hiring trends. The web-based platform collects information on hiring demand data from major online job search engines. The data is then categorized by occupational category using Statistic Canada's National Occupational Classification system (NOCs).

## **Statistics Canada Labour Force Survey**

The Statistics Canada Labour Force Survey measures the current state of the Canadian labour market and is used to estimate national, provincial and regional employment and unemployment rates. The survey divides each province into smaller geographic areas and then uses a rotating panel sample design to select dwellings to be surveyed. The monthly sample size has been approximately 56,000 households which results in the collection of labour market data from approximately 100,000 individuals. The data is collected on a monthly basis either by telephone or in person interviews and survey participation is mandatory under the Statistics Act. Information is collected from all household members aged 15 and over.



# APPENDIX B: SECTOR DEFINITIONS

Each business surveyed was assigned a numeric code based on their primary business activity. These codes are based on the North American Industrial Classification (NAIC) system, a hierarchical coding system used by statistical agencies in Canada, the U.S. and Mexico to classify businesses by type of economic activity. Much of the analysis in this report aggregates business information based on the NAIC coding at different levels of the hierarchy. The 20 NAIC sectoral categories used by Statistics Canada have been combined to 2 industry groupings. The combined industry groupings are summarized below:

## GOODS-PRODUCING SECTORS

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**Mining, Oil and Utilities Sector (NAIC 21, 22)** This sector comprises establishments primarily engaged in mining, oil and gas extraction and related support activities and operating electric, gas and water utilities. These establishments generate, transmit, control and distribute electric power; distribute natural gas; treat and distribute water; operate sewer systems and sewage treatment facilities; and provide related services, generally through a permanent infrastructure of lines, pipes and treatment and processing facilities.

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**Construction Sector (NAIC 23)** This sector comprises establishments primarily engaged in constructing, repairing and renovating buildings and engineering works, and in subdividing land. This sector includes land development, building and engineering construction and project management and all construction trades contracting (e.g., concrete pouring, roofing, drywall and painting, electrical, fencing).

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**Manufacturing Sector (NAIC 31-33)** This sector comprises establishments primarily engaged in the chemical, mechanical or physical transformation of materials or substances into new products. This sector includes food and beverage manufacturing, textile and clothing production, wood and paper products manufacturing, printing, petrochemical manufacturing, plastics and rubber manufacturing, non-metallic mineral product manufacturing (e.g., bricks, glass, gypsum board), primary metal manufacturing (e.g., iron and steel mills, metal pipes and wire, foundries), fabricated metal product manufacturing (e.g., stamping, metal doors, boilers, hardware, machine shops, nuts and bolts), machinery manufacturing, computer and electronic equipment, electrical equipment and appliances, transportation equipment manufacturing (e.g., motor vehicles and parts, aerospace and boat building) and furniture manufacturing.

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## SERVICES-PRODUCING SECTORS

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**Wholesale Trade Sector (NAIC 41)** This sector comprises establishments primarily engaged in wholesaling merchandise, generally without transformation, and rendering services incidental to the sale of merchandise. This sector includes all wholesale distributors, product agents and brokers.

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**Retail Trade Sector (NAIC 44-45)** This sector comprises establishments primarily engaged in retailing merchandise, generally without transformation, and rendering services incidental to the sale of merchandise. Includes all retail stores, retail auto and building supply dealers, gas stations and non-store retailers (e.g., mail order houses, vending machine operators, direct sales).

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**Transportation/Warehousing Sector (NAIC 48-49)** This sector comprises establishments primarily engaged in transporting passengers and goods, warehousing and storing goods, and providing services to these establishments. This sector includes passenger and freight transportation and related support activities (e.g., airports, bus stations, vehicle towing, postal and courier services and warehousing and storage establishments).

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**Retail Trade Sector (NAIC 44-45)** This sector comprises establishments primarily engaged in retailing merchandise, generally without transformation, and rendering services incidental to the sale of merchandise. Includes all retail stores, retail auto and building supply dealers, gas stations and non-store retailers (e.g., mail order houses, vending machine operators, direct sales).

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**Information and Cultural Studies Sector (NAIC 51)** This sector comprises establishments primarily engaged in producing and distributing (except by wholesale and retail methods) information and cultural products. Establishments providing the means to transmit or distribute these products or providing access to equipment and expertise for processing data are also included. The main components of this sector are the publishing industries (e.g. newspaper, book and software publishers), TV and radio broadcasting, telecommunications services, information services (e.g., news syndicates, libraries, and internet providers) and data processing services.

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**Finance and Insurance Sector (NAIC 52)** This sector comprises establishments primarily engaged in financial transactions including monetary authorities, credit intermediation and related activities (e.g., personal and commercial banking, credit unions, credit card issuing, consumer lending, mortgage brokers, transaction processing), securities and commodities trading, portfolio management and investment advising, insurance carriers and brokers and pension funds.

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**Real Estate and Rental and Leasing Sector (NAIC 53)** This sector comprises establishments primarily engaged in renting, leasing or otherwise allowing the use of tangible or intangible assets. Establishments are primarily engaged in managing real estate for others; selling, renting and/or buying of real estate for others; and appraising real estate.

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# APPENDIX B: SECTOR DEFINITIONS CONTINUED

## SERVICES-PRODUCING SECTORS CONTINUED

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**Professional, Scientific and Technical Services Sector (NAIC 54)** This sector comprises establishments primarily engaged in activities in which human capital is the major input. These establishments make available the knowledge and skills of their employees, often on an assignment basis. The individual industries of this sector are defined on the basis of the particular expertise and training of the service provider. The main components of this sector are legal services; accounting, tax preparation, bookkeeping and payroll services; architectural, engineering and related services; specialized design services; computer systems design and related services; management, scientific and technical consulting services; scientific research and development services; and advertising, public relations, and related services.

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**Management of Companies and Enterprises Sector (NAIC 55)** This sector comprises establishments primarily engaged in managing companies and enterprises and/or holding the securities or financial assets of companies and enterprises, for the purpose of owning a controlling interest in them and/or influencing their management decisions (e.g. holding companies, centralized administrative offices, corporate offices, head offices).

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**Administrative and Support, Waste Management and Remediation Services Sector (NAIC 56)** This sector comprises establishments of two different types: those primarily engaged in activities that support the day-to-day operations of other organizations; and those primarily engaged in waste management activities. The first type of establishment is engaged in activities such as administration, hiring and placing personnel, preparing documents, taking orders from clients, collecting payments for claims, arranging travel, providing security and surveillance, cleaning buildings, and packaging and labeling products. Waste management establishments are engaged in the collection, treatment and disposal of waste material, the operation of material recovery facilities, the remediation of polluted sites and the cleaning of septic tanks.

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**Education Sector (NAIC 61)** This sector comprises establishments primarily engaged in providing instruction and training in a wide variety of subjects. This instruction and training is provided by specialized establishments, such as schools, colleges, universities and training centers. These establishments may be privately owned and operated, either for profit or not, or they may be publicly owned and operated.

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**Health and Social Services Sector (NAIC 62)** This sector comprises establishments primarily engaged in providing health care by diagnosis and treatment, providing residential care for medical and social reasons, and providing social assistance, such as counseling, welfare, child protection, community housing and food services, vocational rehabilitation and child care, to those requiring such assistance

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# APPENDIX B: SECTOR DEFINITIONS CONTINUED



## SERVICES-PRODUCING SECTORS CONTINUED

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**Arts, Entertainment and Recreation Sector (NAIC 71)** This sector comprises establishments primarily engaged in operating facilities or providing services to meet the cultural, entertainment and recreational interests of their patrons. The main components of this sector are performing arts, spectator sports industries, heritage institutions (e.g., art galleries, museums, zoos, conservation areas), amusement parks, gambling industry, golf courses and country clubs, skiing facilities, marinas, fitness and recreation centres, restaurants and bars and caterers.

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**Accommodation and Food Services Sector (NAIC 72)** This sector comprises establishments primarily engaged in providing short-term lodging and complementary services to travelers, vacationers and others, in facilities such as hotels, motor hotels, resorts, motels, casino hotels, bed and breakfast accommodations, housekeeping cottages and cabins, recreational vehicle parks and campgrounds, hunting and fishing camps, and various types of recreational and adventure camps. This sector also comprises establishments primarily engaged in preparing meals, snacks and beverages, to customer orders, for immediate consumption on and off the premises.

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**Other Services Sector (except public administration) (NAIC 81)** This sector comprises establishments primarily engaged in repairing, or performing general or routine maintenance (e.g. Automotive repair, machinery repair, reupholstery); providing personal care services (e.g. hair care, funeral homes, laundry services, pet care services, photofinishing); religious organizations and other civic and professional organizations.

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**Public Administration Sector (NAIC 91)** This sector comprises establishments primarily engaged in activities of a governmental nature (e.g. federal, provincial, regional and municipal protective services such as fire, police, courts and correctional facilities, regulatory and administrative service

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For more information on businesses  
in York Region please contact:

**PLANNING SERVICES**

**1-877-464-9675**

Extension 71508

**[york.ca/employmentsurvey](http://york.ca/employmentsurvey)**

# 2017 EMPLOYMENT & **INDUSTRY** REPORT

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Extension 71508

[york.ca/employmentsurvey](http://york.ca/employmentsurvey)

FEBRUARY 2018



# York Region 2017 Employment and Industry Report

Presentation to

**Committee of the Whole**

**Paul Bottomley**

February 8<sup>th</sup>, 2018

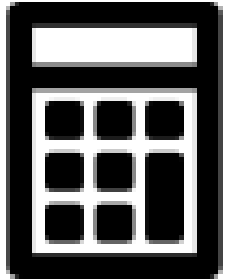


# Presentation Outline

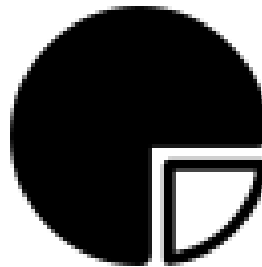
- National and Provincial Overview
- York Region Employment Analysis
  - Total Employment
  - Key Sectors
  - Employment Lands
- York Region Investments
- Recommendation and Next Steps



# Employment Survey data is a valuable resource



Employment  
Forecasts



Base data for  
infrastructure  
requirements



Development  
charges  
studies



Monitor ROP  
and Growth  
Plan targets



Local and Regional  
business  
directories



Supports Economic  
Development  
initiatives

# York Region is a significant contributor to Ontario's economic growth

- 620,530 jobs as of mid-year 2017

Comparison of Canada, Ontario, GTA, and York Region Annual Employment Growth Rates

|           | Canada | Ontario | Greater Toronto Area <sup>1</sup> | York Region <sup>2</sup> |
|-----------|--------|---------|-----------------------------------|--------------------------|
| 2014-2015 | 1.0%   | 1.1%    | 4.3%                              | 2.8%                     |
| 2015-2016 | 0.4%   | 0.5%    | 0.9%                              | 3.6%                     |
| 2016-2017 | 2.1%   | 1.8%    | 1.4%                              | 3.3%                     |

York Region employment growth outpaced national, provincial and GTA labour force growth

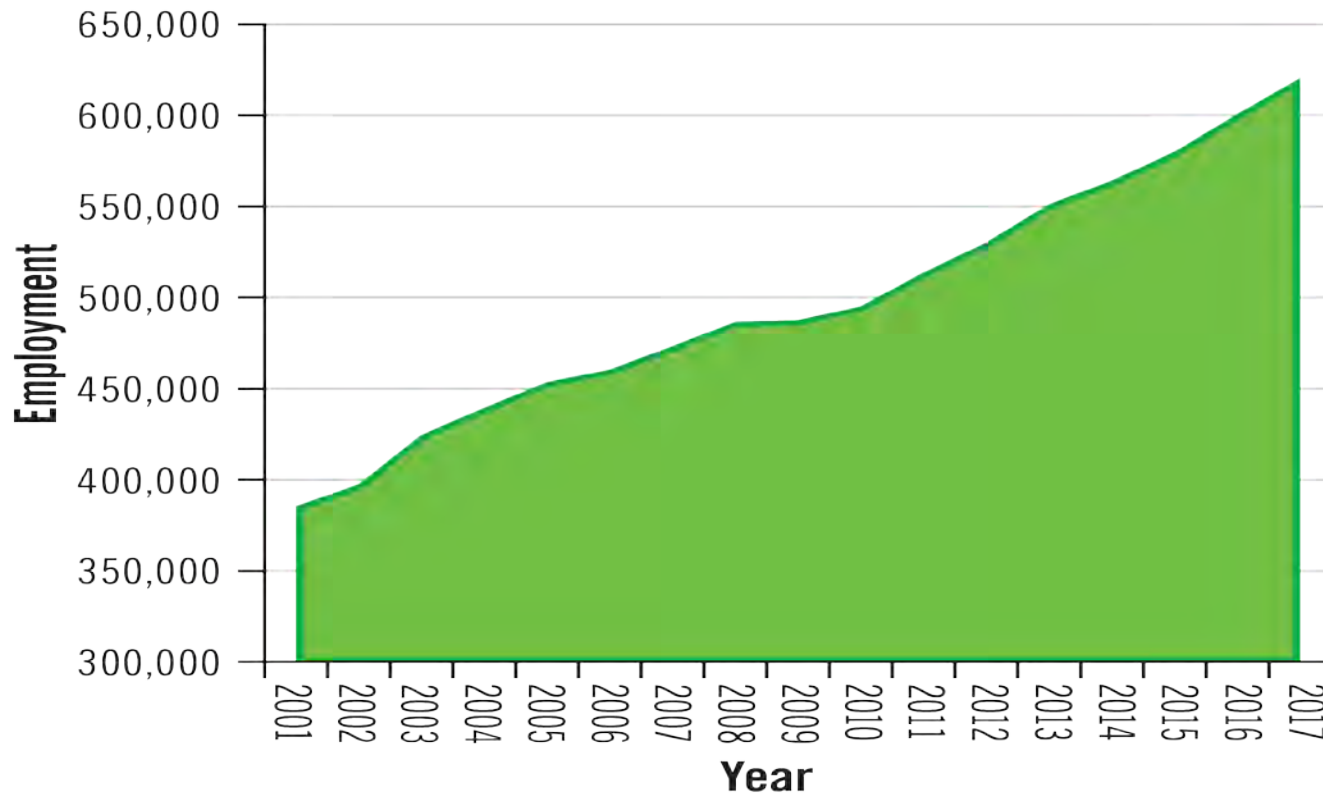
# The Employment Survey reported 600,800 jobs for 2016, while the Census reported 533,000 jobs

## Key Differences, Census and Employment Survey

|                             | Census                      | Employment Survey                   |
|-----------------------------|-----------------------------|-------------------------------------|
| Location of Data Collection | Employee place of residence | Businesses with a physical location |
| Sample Size                 | 25%                         | Strive to contact all business      |
| Timing                      | May (1 week period)         | May-August                          |

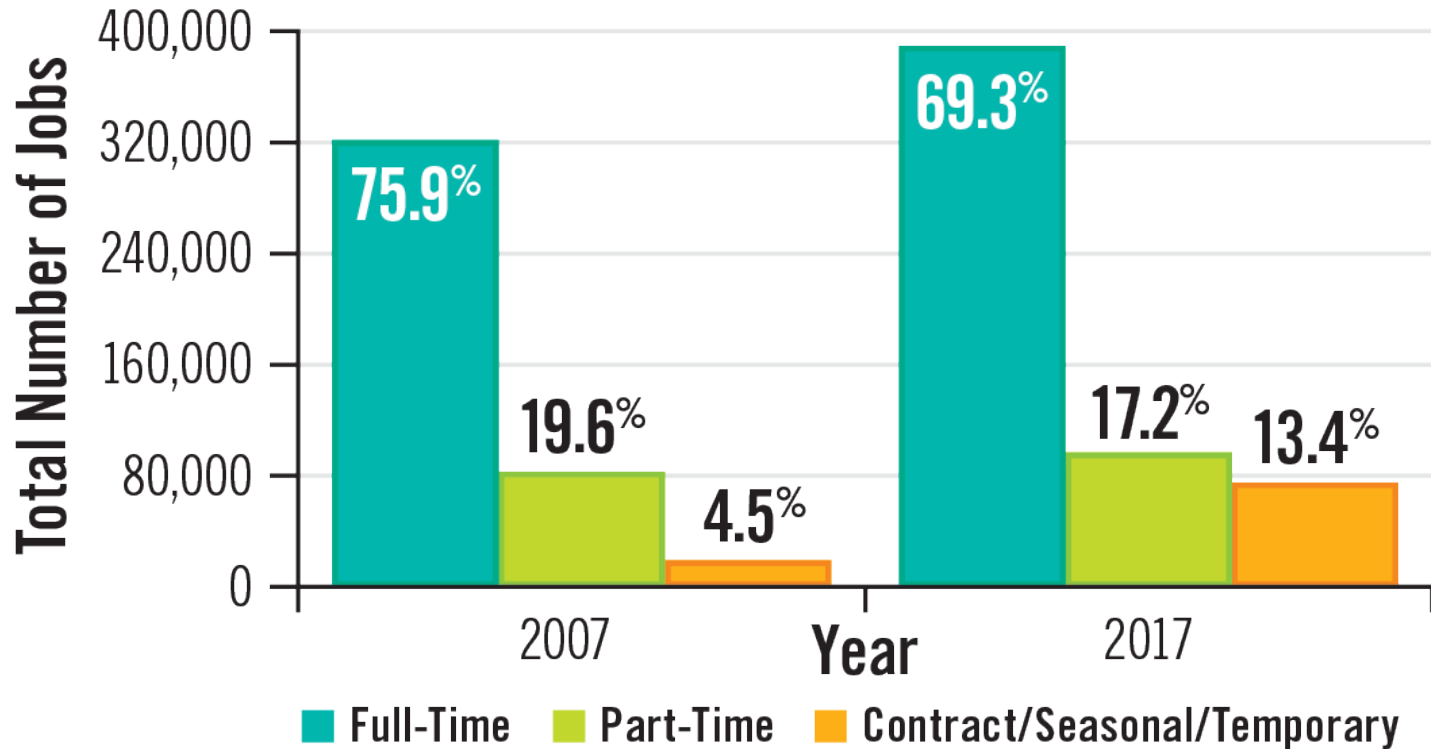


# York Region continues to experience strong annual employment growth



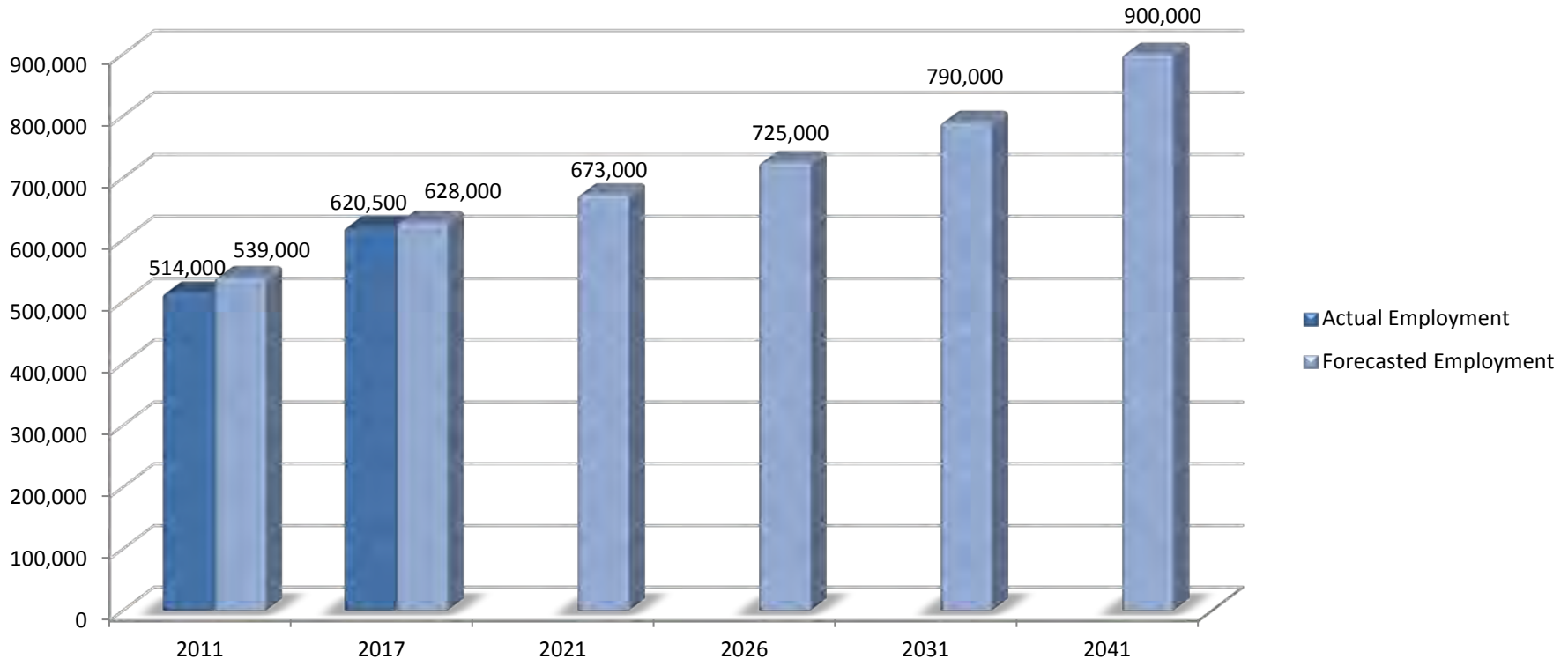
Annual employment growth of 3% since 2001 aligns with York Region's population growth

# Contract/Temporary jobs are the fastest growing employment type



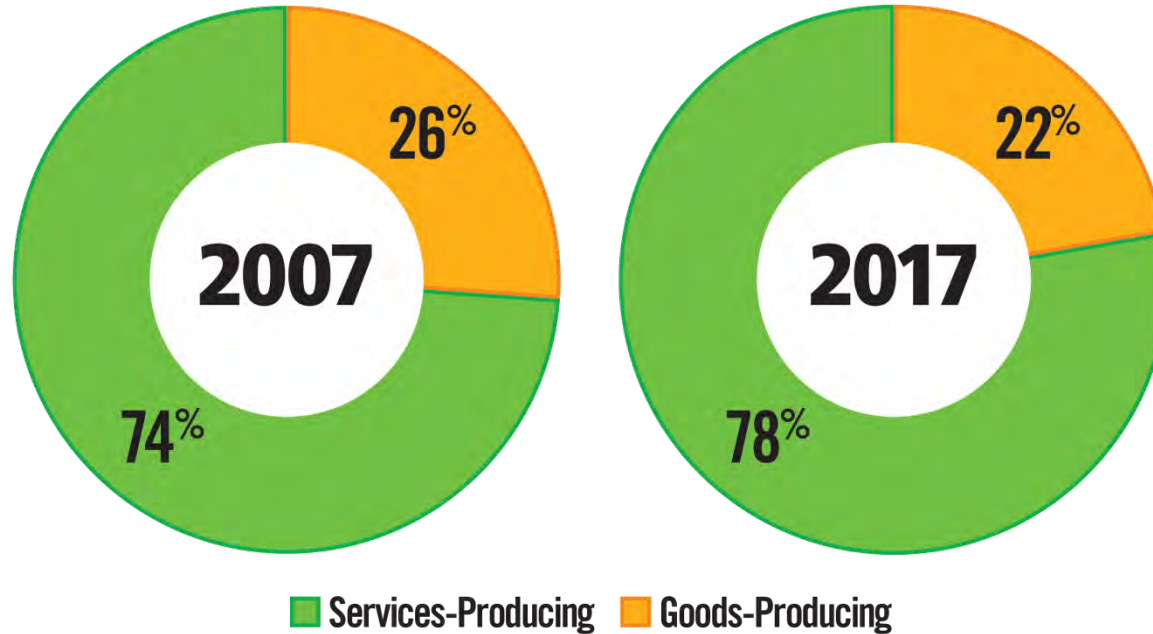
Growth in contract/temporary employment is a global trend

# Annual growth of 11,700 jobs required to meet 2041 Growth Plan forecast



Employment growth is on track to meet the Growth Plan forecast

# Services-producing industries continue to drive employment growth



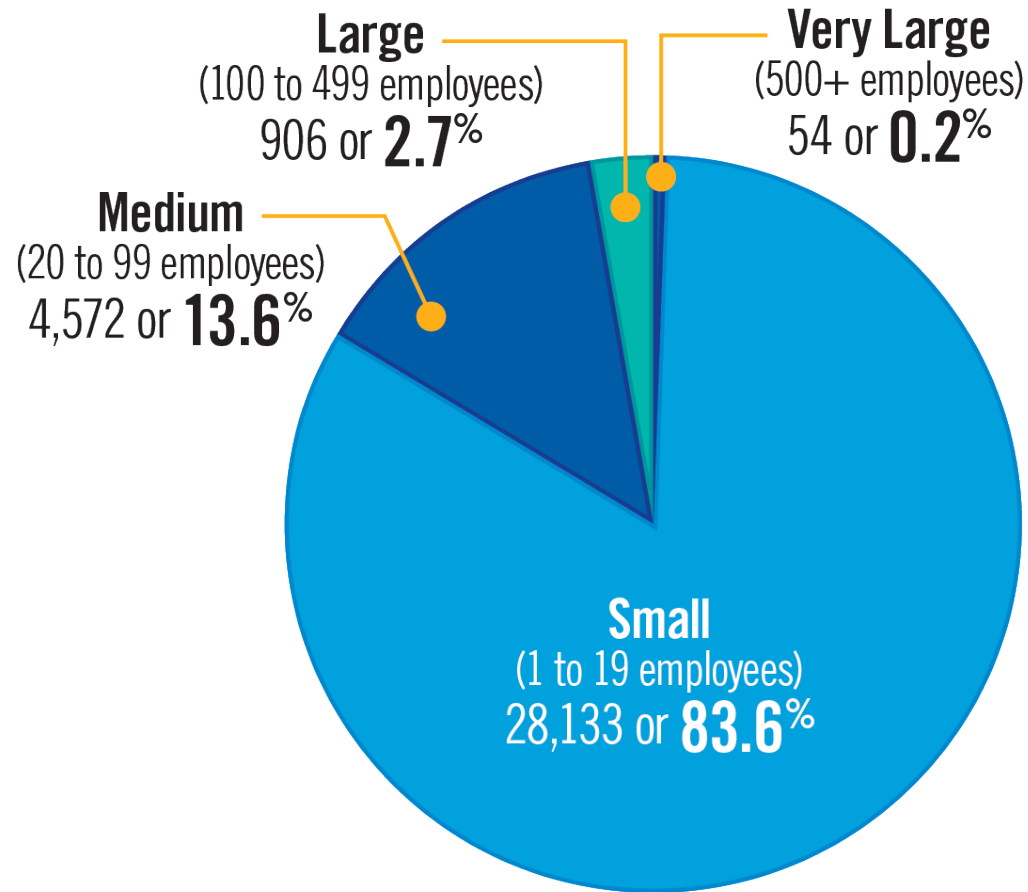
Finance and Insurance sector recorded the largest growth in the services-producing sectors from 2016-17

# Small firms account for 83% of businesses



**+51,000**

Local businesses in  
York Region, 3<sup>rd</sup>  
largest business hub  
in Ontario



Since 2007 York Region has added 250 large-sized businesses (100-499 employees)

# Region businesses play a role on the global stage

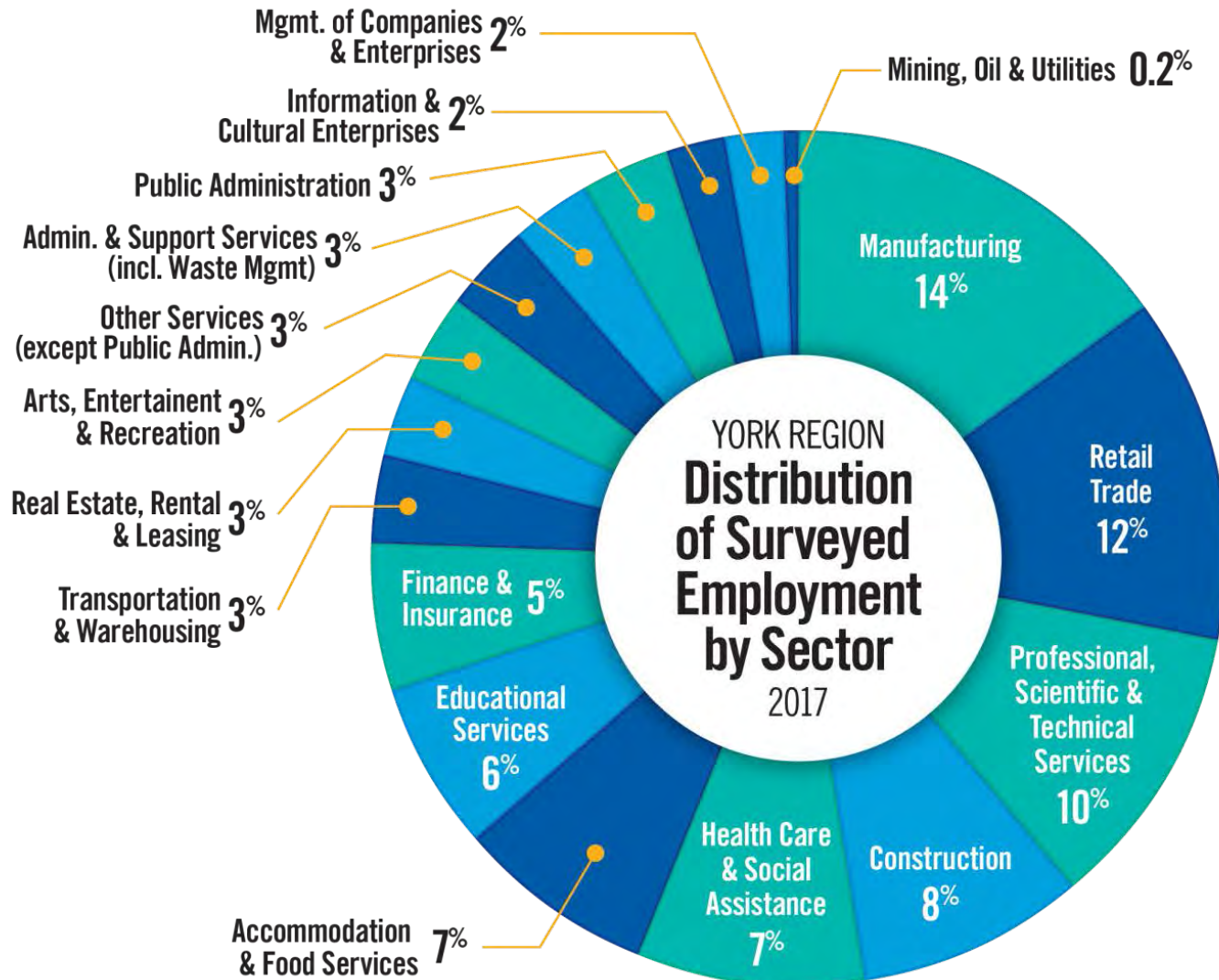


\*In foreign-owned businesses



Over 2,000 businesses in York Region generate \$19 billion in exports

# York Region has a diverse and resilient economy



# Knowledge-based sectors are primary drivers of job growth

## 2016-2017 Surveyed Employment Growth

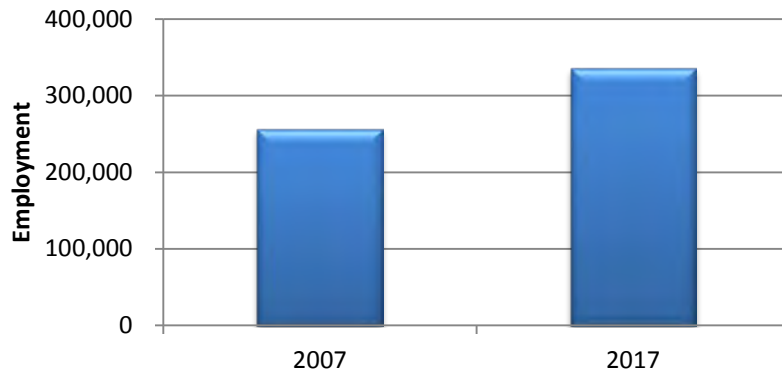




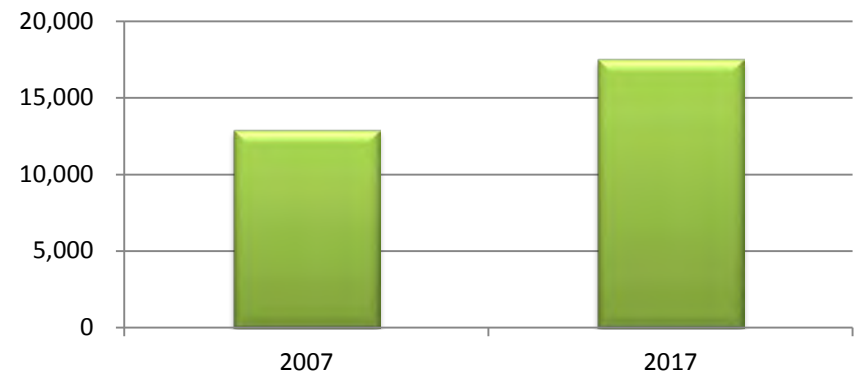
# 79,220 new jobs and 4,600 businesses created on Regional Employment Lands in the last 10 years

Employment and businesses on Employment Lands 2007-2017

Employment growth on Employment Lands



Business growth on Employment Lands



Employment lands accommodate approximately 54 per cent of the Region's employment base

# York Region is investing to support employment growth

- Business attraction and retention in centres and corridors
- Critical investment in water and wastewater, regional road and rapid transit infrastructure
- Protecting and expanding employment lands' for a diverse employment market
- Development of complete communities
- Supporting the York University campus



# Next steps

- Continue to work with local municipal partners
- Next Employment Survey to commence summer 2018
- Employment Survey data will inform Municipal Comprehensive Review

# Recommendation

- Circulate the York Region 2017 Employment and Industry report to local municipalities, local Chambers of Commerce, Workforce Planning Board and Boards of Trade

Thank you

