



Canadian  
Chamber of  
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du Canada



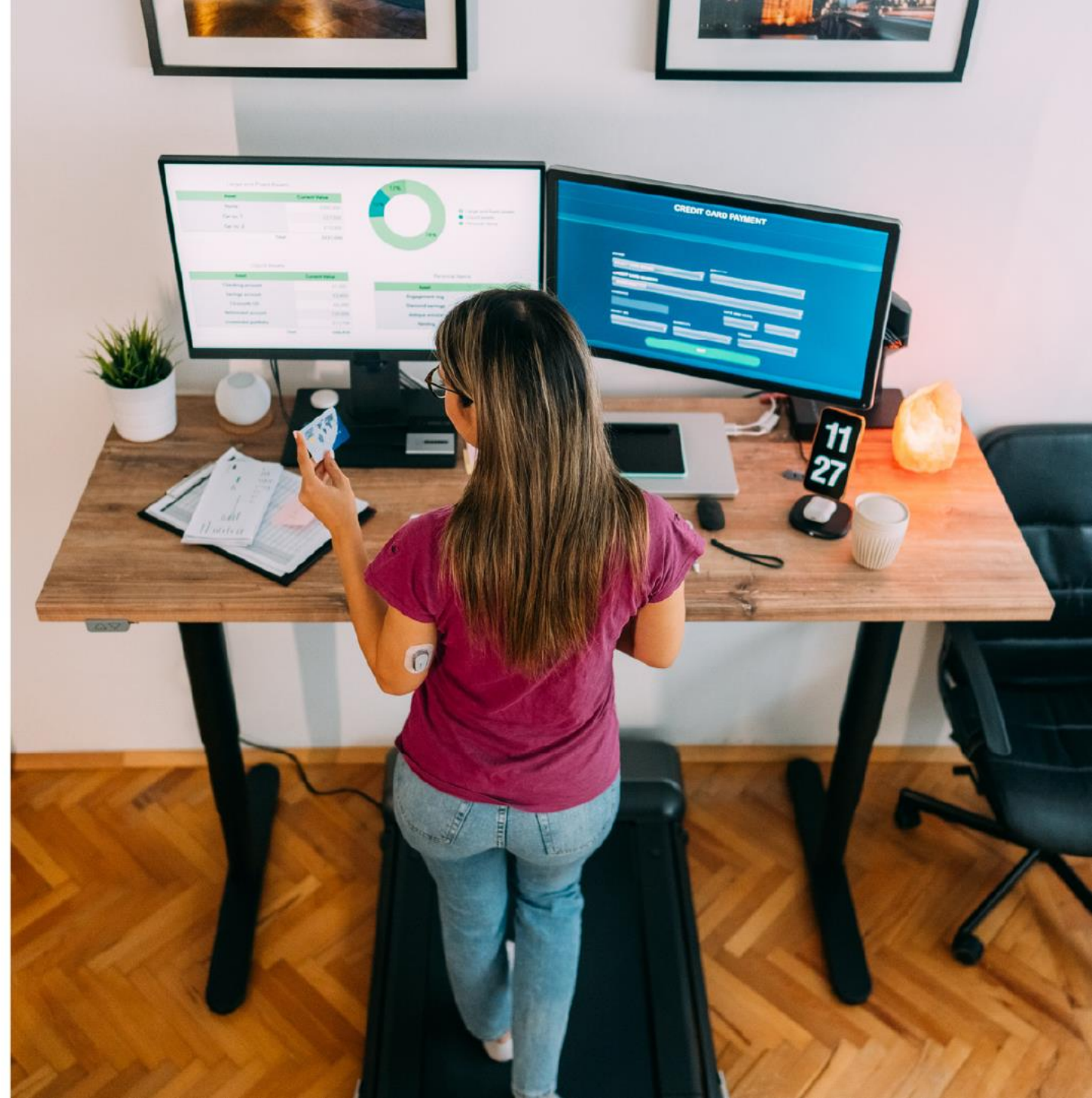
Business  
Data Lab

Laboratoire de données  
sur les entreprises

# Canada's New Workplace Mobility Trends

November 2022

Scatterplots and Regression Analysis

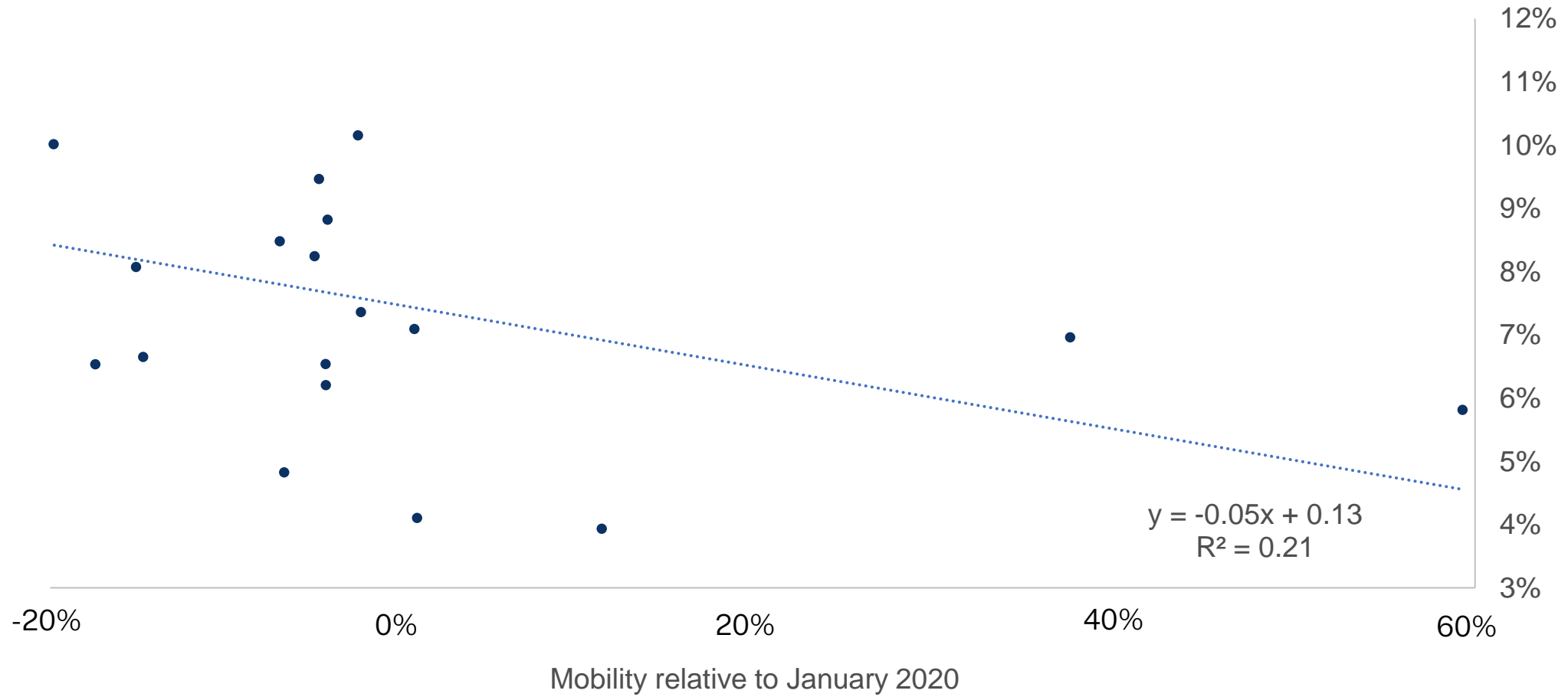




# Cities with a higher share of university degrees have had slower recoveries in mobility to workplaces

**Mobility to workplaces vs education, Top 20 CMAs**  
% change relative to pre-pandemic

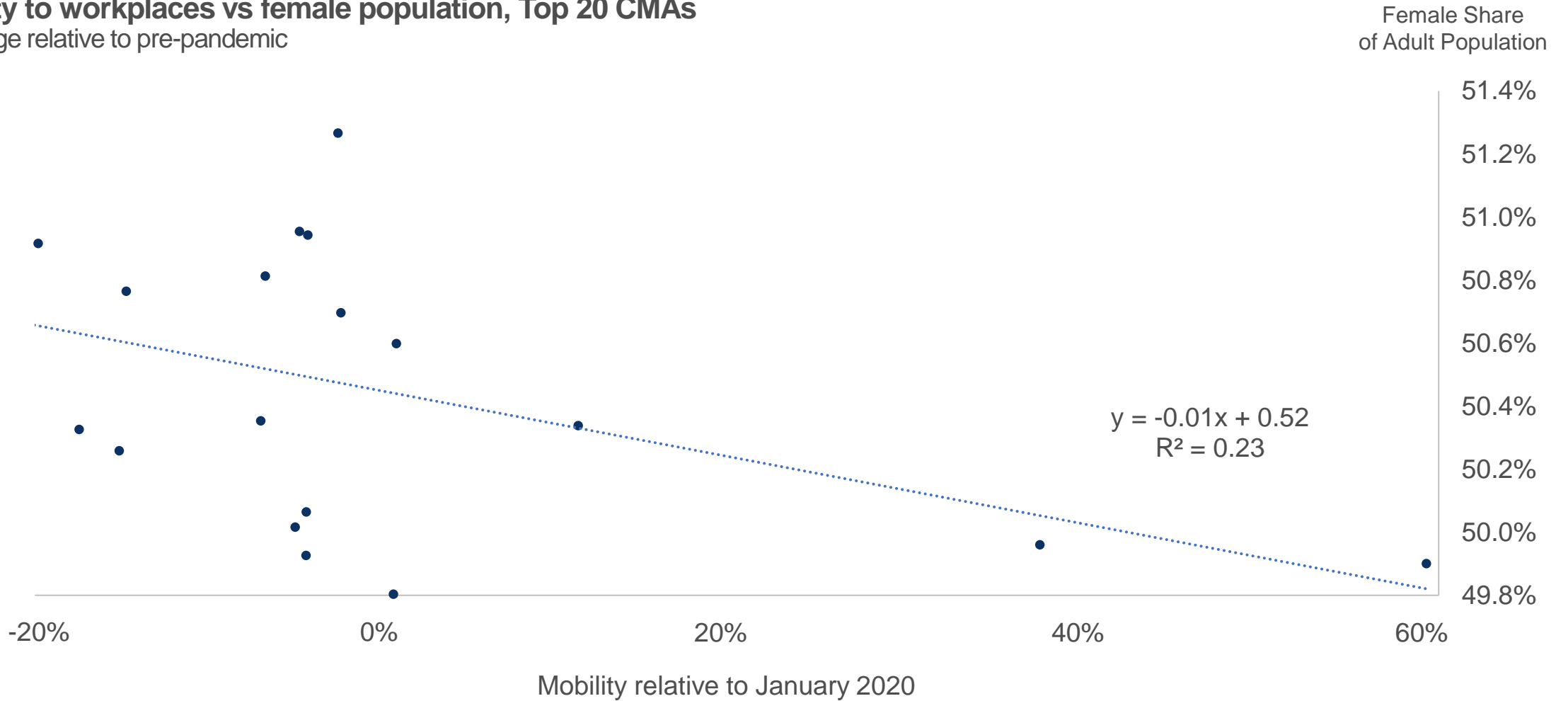
Education  
(Population share with a bachelor's degree or higher)





# Cities with a higher share of females have had slower recoveries in mobility to workplaces

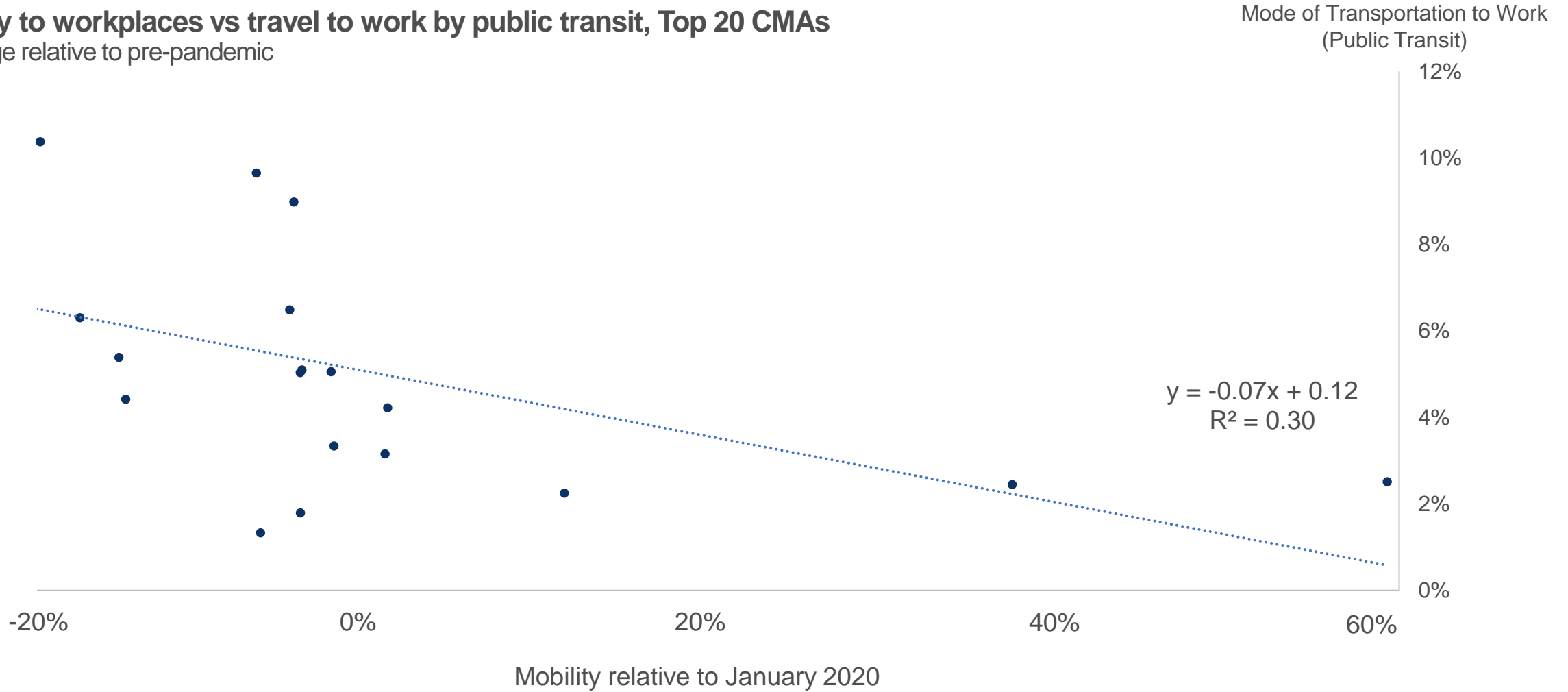
**Mobility to workplaces vs female population, Top 20 CMAAs**  
% change relative to pre-pandemic





# Cities with a higher share of public transit commuters have had slower recoveries in mobility to workplaces

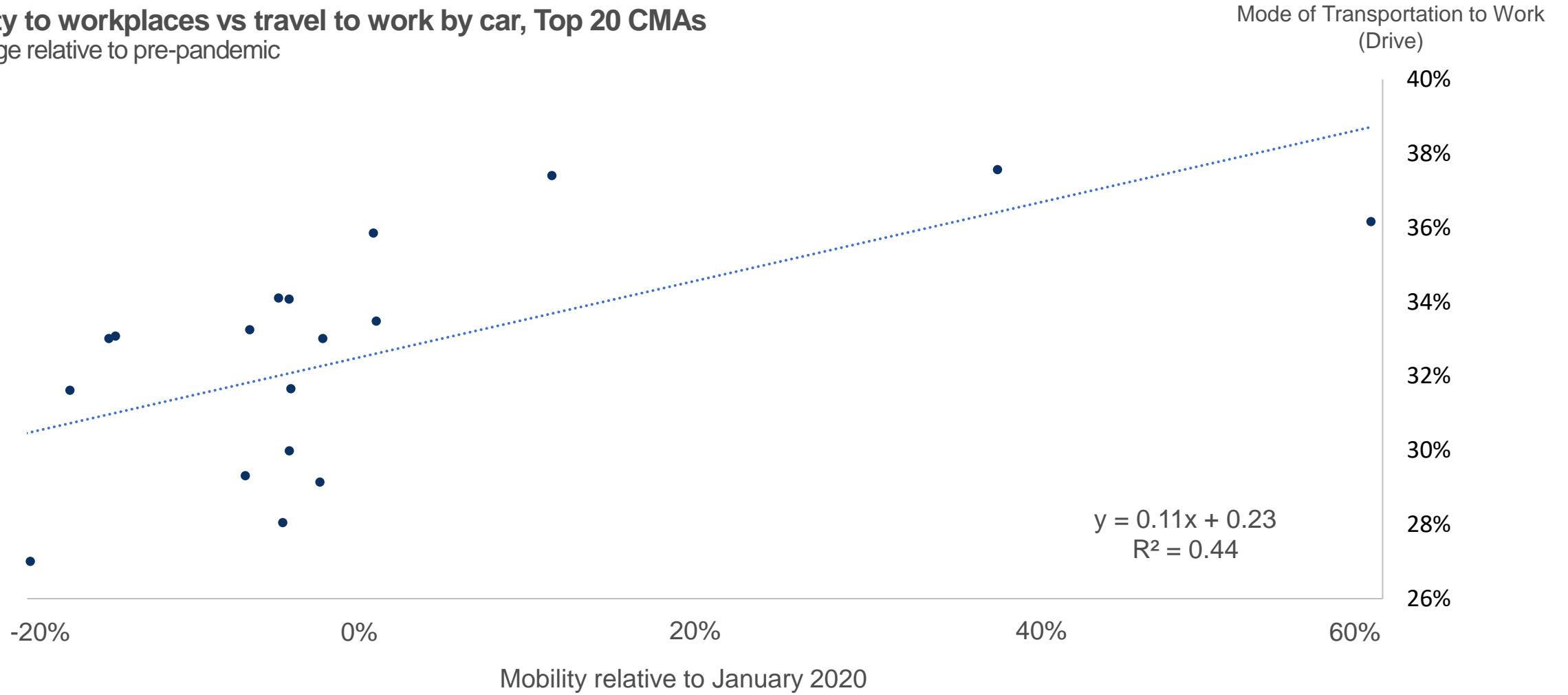
Mobility to workplaces vs travel to work by public transit, Top 20 CMAAs  
% change relative to pre-pandemic





# Cities with a higher share of commuters driving to work have had faster recoveries in mobility to workplaces

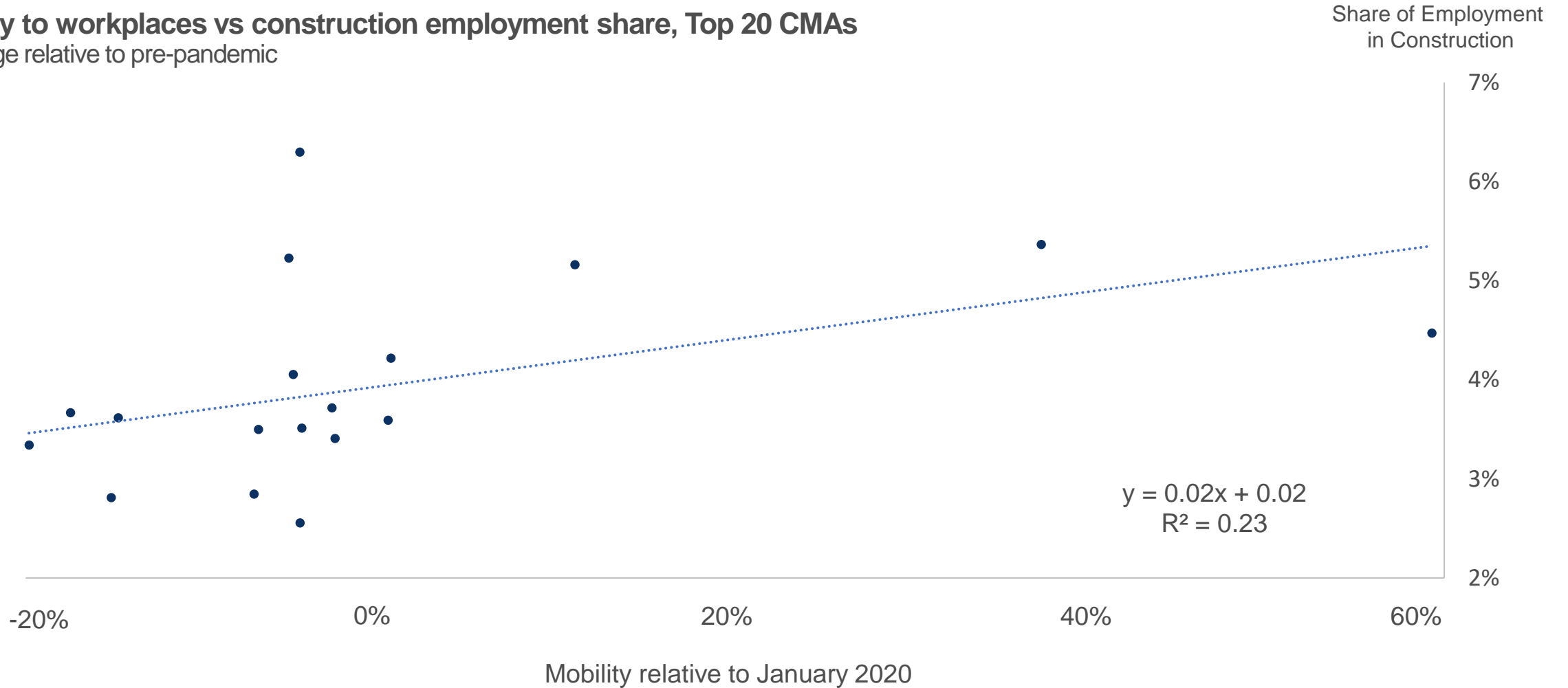
Mobility to workplaces vs travel to work by car, Top 20 CMAAs  
% change relative to pre-pandemic





# Cities with a higher share of workers in construction have had faster recoveries in mobility to workplaces

**Mobility to workplaces vs construction employment share, Top 20 CMAs**  
% change relative to pre-pandemic



# Regression results, first lockdowns

$Mobility_i = \beta_1 * X_i + e_i$       Where  $\beta_1$  = regression coefficients;  $X_i$  = Control variables;  $e_i$  = error terms

## Dependent variable: Percent change in workplace mobility, Jan 2020 to Apr 2020 (First Lockdown)

Control variables	Model 1	Model 2	Model 3	Model 4	Model 5
Bachelor's degree or higher	-1.098*** (0.0627)	-0.983*** (0.0666)	-0.777*** (0.0841)	-0.632*** (0.136)	-0.593*** (0.116)
Married		1.196*** (0.305)			
Families with children			-0.533*** (0.102)		
Commute to work by car				0.463*** (0.122)	
Commute to work by public transit					-0.522*** (0.104)
Number of observations (CMA-level)	153	153	153	153	153
R <sup>2</sup>	0.880	0.892	0.899	0.891	0.898

\*\*\* p<0.01, \*\* p<0.05, \* p<0.10; Standard errors in parentheses.

# Regression results, most recent data

$Mobility_i = \beta_1 * X_i + e_i$       Where  $\beta_1$  = regression coefficients;  $X_i$  = Control variables;  $e_i$  = error terms

## Dependent variable: Percent change in workplace mobility, Jan 2020 to Sept 2022

Control variables	Model 1	Model 2	Model 3	Model 4	Model 4
Bachelor's degree or higher	-0.427*** (0.104)	-0.401*** (0.152)	-0.374*** (0.108)	-0.0148 (0.234)	-0.202 (0.208)
Families with children		-0.0437 (0.185)			
Share of females in population			-2.708* (1.56)		
Commute to work by car				0.410* (0.209)	
Commute to work by public transit					-0.233* (0.187)
Number of observations (CMA-level)	153	153		153	153
R <sup>2</sup>	0.652	0.652		0.662	0.656

\*\*\* p<0.01, \*\* p<0.05, \* p<0.10; Standard errors in parentheses.

Notes: Provincial fixed effects; analytic weights for Jan 2020 household population 15+ at workplaces used; controls expressed as a population or shares; constants not reported.  
Source: BDL calculations using Environics Analytics data.





## Data sources and methodology

- **Objectives of the Study:** In this report, the Canadian Chamber of Commerce Business Data Lab (BDL) analyzes changes in mobility patterns across Canada since the start of the pandemic. Our data set includes results for Canada, 13 provinces and territories, 153 unique Census Metropolitan Areas (CMAs), and 55 Downtowns (using geographic definitions developed by Statistics Canada [2021a](#)).
- **Data Sources:** Mobility and demographic results are BDL calculations using Environics Analytics' WorkplaceNow and DemoStats datasets. Mobility data are collected weekly from January 2020 to September 2022. Demographic estimates are annuals for 2022. Employment data by industry use Statistics Canada's Labour Force Survey Tables [14-10-0022](#) and [14-10-0379](#). Remote work potential by industry uses Statistics Canada, [2021b](#).
- **Key Concepts:** "Mobility to workplaces" quantifies broad patterns using aggregated, anonymous, privacy-compliant, location-enabled, mobile devices crossing pre-defined downtown and CMA boundaries to travel to workplaces. Pre-pandemic mobility for the adult population (age 15+) is benchmarked to activity averaged over January 2020 for monthly data, and January 6-12, 2020 for weekly data. We calculate percent changes relative to these benchmarks, on a weekly and monthly basis, for each CMA and downtown region. We apply geographic analysis, time-series, scatter plots and cross-section regressions in conjunction with demographic and employment data to better understand the key drivers of these mobility patterns.
- **Contact:** For comments and questions on this research, contact Stephen Tapp, Canadian Chamber of Commerce, Chief Economist ([STapp@Chamber.ca](mailto:STapp@Chamber.ca)).

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