



SENIOR HOUSING DEMAND

Methodology

May 2026

TABLE OF CONTENTS

1	DISABILITY-BASED DEMAND	1
2	COLLECTIVE DWELLING DEMAND.....	1
3	SUMMARY OF SENIOR HOUSING NEED	2

Senior housing demand is projected using two complementary methods that capture distinct dimensions of need among the population aged 65 and older.

1 DISABILITY-BASED DEMAND

The first method uses Statistics Canada Table 13-10-0378,¹ which disaggregates severity of disability by age group and gender across provinces, to establish what share of a provincial senior (65+) population has “very severe” disability. The population with very severe disabilities is assumed to be the primary target group for seniors housing (meaning, seniors who are most likely to not be able to perform daily activities independently), including assisted living and nursing home accommodation.

Example: Disability-based senior housing demand

Group	2021	2025	2035
Total population 65+	1,000	1,100	1,400
With very severe disability	100	110	140
Share with severe disability	10%	10%	10%

Disability rates are held constant across the projection period; changes in the disability population reflect only the growing size of the senior cohort.

2 COLLECTIVE DWELLING DEMAND

The second method applies provincial rates of collective dwelling occupancy by senior age group to the projected local senior population. Collective dwelling data is obtained via Statistics Canada Table 98-10-0045,² and disaggregated by type of collective dwelling, age, and gender at the provincial level.

For seniors housing, the collective dwelling types of greatest interest are nursing homes, residences for senior citizens, facilities that are a mix of both nursing homes and residences, and residential care facilities. Select collective dwellings are further disaggregated by province and 5-year senior age group. Using provincial population total for same age groups, we can derive a 2021 relationship between existing population age and facility availability. This relationship is then applied at the local level to determine the potential demand for collective dwellings based on local demographics.

Example: Collective dwelling demand by senior age group

Provincial collective dwelling occupancy rates (2021 Census) are applied to projected local senior populations by age cohort.

¹ Statistics Canada. Table 13-10-0378-01 Highest certificate, diploma or degree for persons with and without disabilities aged 15 years and over, by severity, by age group and gender. DOI: <https://doi.org/10.25318/1310037801-eng>

² Statistics Canada. Table 98-10-0045-01 Type of collective dwelling, age and gender for the population in collective dwellings: Canada, provinces and territories. DOI: <https://doi.org/10.25318/9810004501-eng>

Age group	Provincial population (2021)	Provincial senior units (2021)	Rate (2021)	Local projected population (2035)	Local projected senior units (2035)
65–69	10,000	50	0.5%	1,000	5
70-74	12,000	120	1.0%	1,200	12
...	...	...	...	...	...
85+	8,000	800	10.0%	500	50
Total senior demand					67

3 SUMMARY OF SENIOR HOUSING NEED

The two methods produce complementary demand estimates. Disability-based demand captures the population with the most acute physical or cognitive needs, while collective dwelling demand projects the expected institutionalized population based on prevailing occupancy patterns. The combination of the two offers a potential range of demand, with the former most often serving as the high scenario and the latter as the base.

Example: Summary of senior housing need

Demand type	2035
Collective dwelling demand	67
Disability-based demand (very severe)	140

These two estimates should not be added together to produce a single total requirement, as they overlap (many residents of collective dwellings also have severe disabilities).