Town of Cochrane

Housing Needs Assessment
Preliminary Analysis







CITY SPACES

cochrane
HOW THE WEST IS NOW

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Executive Summary

Preliminary Findings

The Town of Cochrane, located on Treaty 7 territory between Calgary and the Rocky Mountains, has experienced **rapid population growth—an 83% increase since 2011**, outpacing both Alberta and Canada. The community is increasingly diverse, with notable growth in Indigenous and immigrant populations**. Cochrane's aging demographic is significant; in 2021, seniors (65+) comprised 16.2% of the population, nearly tripling since the 2011 Statistics Canda Census**.

Cochrane's housing stock has expanded in response to population growth, with 44.8% of homes built in the last 10–15 years. **Most of the housing stock is low-density, single-detached dwelling units while most households are smaller (57% are one- or two-person).** Despite this, there is limited middle-density and no high-density housing (apartments over five storeys).

The town's Municipal Development Plan, *Envision Cochrane 2050*, sets ambitious goals for housing diversity, affordability, and intensification, aiming to prioritize housing choice for all ages and abilities. **Cochrane is expected to surpass 90,000 residents by 2050**, necessitating expanded and diversified housing supply.

Housing affordability is a growing concern. **Nearly 20% of residents spend more than 30% of their income on housing.** All households experiencing Core Housing Need (CHN) are low- or very-low income, with tenant households overrepresented. Rental options are limited, with 90% of units being secondary suites and only 5.1% of rentals subsidized. Local providers, such as the Cochrane Society for Housing Options, face long waitlists.

By 2031, Cochrane will require approximately 6,946 new housing units, and 16,063 by 2041. Over half of the projected need is for median and high-income households (61.6%). The analysis highlights a mismatch between household size and housing unit size, indicating a need for more diverse housing options, including smaller units and housing for seniors.

The preliminary analysis identified the following key data trends and recommend directions for further research.

- **Senior Housing**: Cochrane's senior population and senior-led households are growing at a significant rate. **Consulting with seniors and service providers to assess waitlists, housing accessibility, and aging-in-place options can provide further insights on senior's housing needs**.

- **Tenant Households**: Tenant households are disproportionately represented in core housing need and have lower median incomes than owner households. **More analysis is required to understand needs for subsidized housing, unit sizes, and preferred housing types.**
- **Housing Options**: There is a discrepancy between the current housing stock in Cochrane and the composition of household sizes. Most rental options in Cochrane are secondary suites, with limited medium and high-density development. **Engagement with developers, builders, and the municipality can clarify trends in Cochrane's housing construction over recent years, including development constraints, resident housing preferences, and rising construction costs.**
- **Affordability and Diversity:** Households experiencing core housing need are predominantly impacted by affordability issues, with tenant households facing greater challenges than owners. Increasing affordable and non-market housing options is essential to address gaps for vulnerable populations, and support aging-in-place. **Collaboration with residents and social service providers can yield valuable perspectives on factors influencing affordability, such as households with low incomes, persons with disabilities, single-parent families, and individuals experiencing homelessness or housing insecurity.**

Background

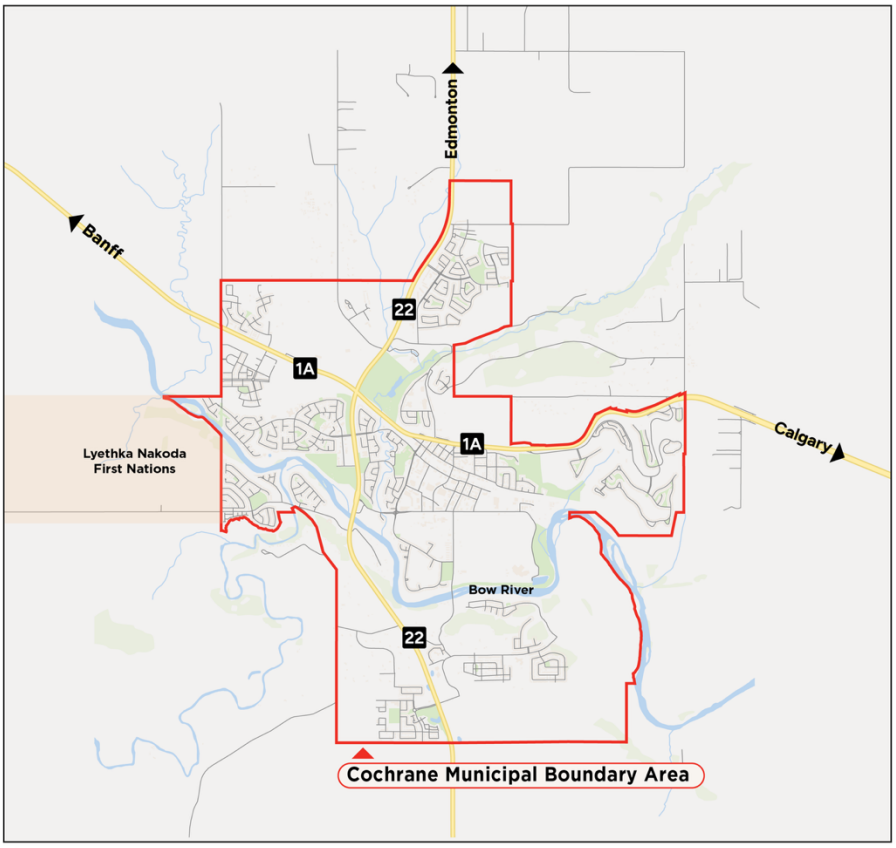
Study Area + Regional Context

LOCATION

The Town of Cochrane is situated on Treaty 7 territory, the traditional lands of Iyarhe Nakoda peoples of the Chiniki, Bearspaw, and Goodstoney First Nations. Treaty 7 is also home to the Tsuut'ina, Niitsitapi peoples of Siksika, Piikani, and Kainai First Nations. Cochrane is also home to the Rocky View Métis District of the Otipemisiwak Métis Government within the Métis Nation of Alberta.

Cochrane is located between Calgary and the Rocky Mountains, with both Highway 1A and Highway 22 intersecting within the town's boundaries. Part of Cochrane's western border adjoins the Iyarhe Nakoda First Nations.

The town is surrounded by Rocky View County, a municipal district in southern Alberta. Nearby county residents may use services in Cochrane.



Cochrane is located within the Rocky View Métis District



DEMOGRAPHICS

As of 2021, 4.7% of Cochrane residents identified as Indigenous, a figure that has more than doubled since 2006, with the majority identifying as Métis, followed by First Nations. The immigrant population increased from 9% in 2006 to 14.4% in 2021, with 52.5% originating from European countries (notably, 29.5% from the United Kingdom) and a significant proportion (13.7%) from the Philippines. Among visible minority groups, Filipinos represent the largest at 2.8%, followed by South Asians at 1.6%.

The average age in Cochrane is 39.4 years, with 16.2% (increased from 10.1% in 2011) of the population over the age of 65, which is above the provincial 14.8% average.

History and Development Context

Founded in 1881 with the creation of the Henry Cochrane Ranch, Cochrane started out as a ranching community and a service centre for surrounding rural areas. The town's western heritage and distinctive historic downtown now draw many tourists.

Cochrane has grown mainly through in-migration, with 71.4% of residents coming from within Alberta. Its proximity to Calgary attracts people who want alternatives to city living. About 41.8% of Cochrane's workforce commutes elsewhere in the region, including Calgary, which increases demand for suburban housing among professionals and families.

Cochrane's economic growth has contributed significantly to increased housing demand, driven by notable investments in both residential and commercial infrastructure. Developments such as Greystone,[1] a mixed-use, high-density development which encompasses housing, retail establishments, and future plans for a hotel, exemplify this trend. Top sectors, leading in employment, include sales and services (22.6%), trades and transportation (18.4%), business/finance/administration (16.1%), and education/law/social/government (14.4%).

In 2023, the Town issued permits for 510 new housing units, with developments like Southbow Landing and Heritage Hills continuing to expand. The town's approach has been praised for balancing growth with infrastructure capacity and community need.[2]

1. Greystone, 2025. All About Greystone, Webpage.
2. Edey, Noel. (2024, Jan 05). Cochrane's growth will continue to soar in 2024. *CochraneNow*.

Planning Context

TOWN OF COCHRANE

Municipal Development Plan – Envision Cochrane 2025

In 2025, the Town of Cochrane adopted its *Municipal Development Plan*, called Envision Cochrane 2050, that sets the municipality's long-range vision for the next 25 years. The Plan sets several goals related to housing supply, diversity, location, and housing choice:

- Goal 1: Cochrane's growth balances residential and non-residential development and thoughtfully considers a mix of housing densities.
- Goal 2: Intensification is concentrated in Cochrane's central core and distributed throughout its communities.
- Goal 4: Cochrane prioritizes housing choice throughout the community in a range of forms.

The *Municipal Development Plan* identified growth management and housing affordability as key challenges for the community. **Cochrane is experiencing significant growth and expected to surpass 90,000 residents by 2050**; it is crucial to expand the quantity, diversity, and affordability of housing in the area. The Town looks to future collaboration with Rocky View County to address its long-term land supply.

At the time of this study, nearly **20% of residents were spending more than 30% of their income on housing.** The Plan includes policies to manage its growth and meet housing demand, with housing objectives that include:

- A range of market and non-market housing types are allowed throughout Cochrane;
- A range of low-density housing forms are encouraged, from single-detached homes on a range of lot sizes, to secondary suites and town homes;
- Low- and mid-rise apartments provide additional housing choice close to amenities and mobility options;
- Housing affordability is a priority to ensure people of all ages and abilities in Cochrane can have a home; and
- People in Cochrane can age-in-place without having to leave their neighbourhoods if their household size, physical health, or financial circumstances change.

Table 1: Municipal Development Plan Housing Policies

CATEGORY	POLICIES
Housing Choice	• 4.2.2. Provide a minimum of 30 percent attached housing (semi-detached, duplex, town homes) and a minimum of 15 percent multi-unit housing (apartments and/ or mixed-use buildings) in neighbourhoods. • 4.2.3. Encourage a range of building forms and lot sizes within all neighbourhoods. • 4.2.4. Support secondary suites (including basement suites, attic suites, garden suites and garage suites) in all neighbourhoods. • 4.2.5. In neighbourhood centres, new downtown and development corridors, explore incentives for: a. Purpose-built rental housing b. Non-market units within market multi-family buildings c. Three-bedroom units within multi-family buildings • 4.2.6. Require multi-family buildings in the early phases of development, whenever possible. • 4.2.7. Encourage the availability of diverse forms, sizes and tenures of housing throughout Cochrane by accommodating innovative housing types. • 4.2.8. Incentivize the sustainable design and construction of new residential developments. • 4.2.9. Encourage attainable home ownership by supporting the development of alternative and cooperative housing models. • 4.2.10. Advocate for the development of housing forms that use durable building materials that mitigate fire and weather impacts.
Non-Market Housing	• 4.2.11. Encourage accessible non-market housing that supports people with a range of physical and cognitive abilities, ages, circumstances, incomes and other key varying intersectionalities. • 4.2.12. Explore a non-market incentive program to encourage non-market housing. Incentives may include but not be limited to: a. Parking relaxations b. Streamlined or priority application processing c. Site relaxations d. Height relaxations e. Waiving or reducing development fees and charges • 4.2.13. Collaborate with other orders of government, regional municipalities, Treaty 7 Nations, the Otipemisiwak Métis Government in District 4 of the Métis Nation of Alberta, non-profit

CATEGORY	POLICIES
	housing providers and developers to fund and deliver non-market housing projects. • 4.2.14. Encourage non-market housing in all neighbourhoods and in proximity to amenities. • 4.2.15. Explore the potential for the co-location of community amenities (like recreational facilities, parks, etc.), emergency services and nonmarket housing on Town owned land. • 4.2.16. Integrate a non-market housing target into Area Structure Plans and Area Redevelopment Plans. • 4.2.17. Support and encourage the development of the following plans and strategies to address the needs of the most vulnerable within the community: a. Affordable Housing and Homelessness Strategy b. Housing Needs Assessment.

Cochrane's Growth Study

Cochrane's *Municipal Development Plan* was informed by Cochrane's *Growth Study* (2022) which forecasts growth over the next 25-years.

- The *Growth Study* selected the high growth scenario to use as the baseline total land demand, which provides a reasonable baseline as it reflects a trendline of growth similar to what the town experienced between 2006 and 2021 (3.9% average annual growth rate). **The high growth scenario projects a population of 86,426 residents by 2046**.
- Total developable lands include 757-hectares within the town boundary. Based on the composition of the total developable lands, the town has a deficit of 384-hectares (285-hectares to meet residential land needs, and 99-hectares for employment lands) over the next 25 years.[3]
- The *Growth Study* concludes, based on land supply and demand analysis, that the town will **exhaust available land within its current boundaries in approximately 15 years**.

[3] The Intermunicipal Development Plan (2001) between Cochrane and the Municipal District of Rocky View states: Certain lands within the M.D.'s Notification Area may be annexed eventually into the Town; therefore, ensuring these lands remain suitable for future urban development is an important consideration.

- **Total unit needs for the high growth scenario: 23,858 units by 2047** (single-detached homes 10,354, ground-oriented family: 9,772, apartment: 3,732).
- The study modelled three potential pathways of growth to accommodate projected land demand over the next 25 years including baseline/status quo, intensification in established areas, and increased intensification in established areas and new communities.
- A Land Suitability Assessment for unplanned lands was created to evaluate environmental factors, ownership details, employment land suitability, and off-site infrastructure needs; this can be used to assess individual parcels.

Cochrane Land Strategy: Affordable Housing – Land Suitability Analysis (2023)

The document identifies 20 parcels for development of affordable housing and scores them based on suitability criteria such as: central location, walkability, access to utility infrastructure or readiness for development. The Housing Need Assessment will incorporate the results of the land strategy when analyzing the potential of the community to accommodate future growth and development of affordable housing units.

Additional Town Planning Documents

Additional key planning documents that inform Cochrane's planning context include:

- **Area Structure Plans:** a framework for future development within a specific area, including policy statements and implementation actions to guide and direct land use decisions;
- **Area Redevelopment Plans:** a framework to guide the development or redevelopment of existing, developed areas in Cochrane;
- **Neighbourhood Plans:** Detailed guidelines for specific areas including land uses, transportation networks, open spaces, and servicing strategies to inform development; and
- **Land Use Bylaw:** Regulates land use and standards for building heights, setbacks, lot sizes, parking requirements, and other matters.

OTHER PLANS, STRATEGIES, AND STUDIES

Calgary Metropolitan Region Board Growth Plan (2022)

The Calgary Metropolitan Region Board was a long-range growth management board, established under the Municipal Government Act. In 2022, the Board approved the *Calgary Metropolitan Region Board Growth Plan,* which provides a policy framework for managing

growth. In May 2025, this board was disbanded, meaning the growth plan is no longer binding.

Age-Friendly Cochrane Action Plan (2025-2029)

The number of Cochrane residents aged 65 and over has risen sharply, going from 10.1% in 2011 to 16.2% in 2021. Age-friendly housing means offering safe, affordable homes that are built or adapted for older adults, helping them live independently as they age. The Plan aims to increase affordable, accessible housing choices and includes developing toolkits to encourage age-friendly features in both outdoor areas and homes.

- **Core Action**: Create toolkits to promote age-friendly design in outdoor spaces and housing.

Age Friendly Cochrane Initiative Phase 1: What We Heard

The following question was posed: How can housing accessibility be improved in your community? Themes included:

- **Housing affordability**: general affordability, seniors housing, rental housing, low-income housing.
- **Seniors housing**: single level / bungalow homes, new seniors lodge / complex, apartments / more options, independent living.
- **Diverse housing options:** Mix of housing types, apartments, more housing.
- **Housing policy**: requirement for new developments, rent control, information and communication.
- **Accessible housing design**.

Barriers identified include limited availability of affordable housing options for seniors with lower or fixed incomes, lack of wheelchair accessible units, lack of diverse housing options (tenure and design), zoning restrictions and inflexible regulations for diverse housing forms, and diverse needs of adults 65+ years.

Affordable housing solutions included advocating for subsidized housing options, affordable rentals, and alternative housing models such as co-housing and multigenerational housing. As well as review zoning regulations to allow for diverse housing options like secondary suites and garden suites. Also, aging in place is increasingly a preference, underscoring the need for accessibility modifications and support services.

Housing and Homelessness Context

COCHRANE COMMUNITY HOUSING NEEDS ASSESSMENT, 2020

The most recent *Cochrane Community Housing Needs Assessment* was completed in 2020 in partnership with the Town of Cochrane, Cochrane Society for Housing Options, and Urban Matters. The assessment identified 740 households experiencing core housing need and 240 tenant households paying more than 50% of their income toward shelter costs. The assessment also referenced **113 individuals as precariously or vulnerably housed** in a 2019 survey of residents of Cochrane and area. Key findings from the assessment's engagement included:

- Cochrane needs a shelter (landing spot for people who require immediate access to temporary housing);
- There is a gap in transitional housing options;
- Inclusiveness (issues of safety and racism);
- Affordable options are needed around Town (currently concentrated in specific neighbourhoods e.g. Sunset Ridge);
- Calgary cannot continue to be the backstop (referring individuals to services and housing options in Calgary due to a lack of local options);
- Contemplate new affordable housing models; and
- High demand for housing options (gap in affordable and subsidized housing).

The report highlighted the importance of offering more diverse housing types, increasing access to non-market options for those with lower incomes, providing transitional and short-term housing, and ensuring there are homes available across the entire community.

COCHRANE SOCIETY FOR HOUSING OPTIONS: HOMELESSNESS SURVEY DATA REPORT, 2019

Cochrane Society for Housing Options conducted a survey (online and in-person) in 2019 based on the Alberta Rural Development Network's *Homelessness Estimation Guide*. The resulting report created three categories of need: 126 identified as low-need, 43 as moderate-need, 23 as high-need. The high-need category included those in supportive housing, an institutional facility, or staying with others. Approximately half of the high-need respondents identified as single parents, lived in Cochrane for under one year, and

unemployed. Top reasons for housing insecurity in the high-need category included mental health, income, disability, and interpersonal conflict.

COCHRANE 2020 RURAL HOUSING AND SERVICE NEEDS ESTIMATION PROJECT

In 2020, a homelessness estimate was led by the Rural Development Network with participation from service providers within Cochrane. The methodology included a 30-day period to complete a survey (paper and online). Of the 24 people surveyed, eight (33.3%) were found to be living in situations defined as homeless or 'housing insecure'. With additional counts for dependents and other adults, there were **50 individuals within the Town of Cochrane either living in insecure housing conditions** or sharing these conditions with respondents. All housing-insecure respondents were living with dependents under the age of 18. The most common factors affecting respondents' current living situation were: lack of money, unaffordable rent or mortgage, mental health struggles, medical conditions, and job loss.

WHAT WE FOUND: LEVERAGING DATA & COMMUNITY INSIGHTS TO PREVENT GENDER-BASED VIOLENCE IN COCHRANE, ALBERTA

In May 2025, Big Hill Haven produced a report on gender-based violence. The report notes that rapid population growth is accelerating demand for services, with an aging and shifting population and increasing cultural diversity. Gender and income disparities continue to affect Cochrane. Through community engagement, both financial inequality between genders and the absence of specific support for men were identified. Other concerns included social isolation and disconnection, limited awareness of non-physical abuse, harmful attitudes and behaviours around violence and gender expectations, and the need to partner with First Nations communities for meaningful prevention. Key actions in the report include collecting more local data, mapping community supports, expanding services for men and boys, rebuilding community connections, building capacity of community champions, and partnering with First Nation communities.

Local Housing Sector

Cochrane has a limited affordable and supportive housing sector, with residents often referred to services in Calgary. The Cochrane Society for Housing Options (CSHO) was established in 2000 as the Town's Affordable Homes Task Force and has since grown into its current role as an affordable housing provider. At the time of this study, **CSHO had 84 individuals/families on its waitlist for housing**, including 45 individuals/couples for bachelor or one-bedroom units, 16 families for 2-bedroom units, and 23 families for 3-bedroom units. The

most common length of stay is three- to four-years, with some tenants staying as long at 20-years. Approximately 23% of all CHSO tenants are seniors (65+ years).

Other housing providers are listed in Table 2.

Table 2: Housing and Social Service Providers Social

ORGANIZATION	HOUSING	SERVICES + RESOURCES
Cochrane Society for Housing Options	• Manages 35 rental units under the Alberta Affordable Housing Program[4] • Homestead: 21-units with bachelor, 1-, 2-, and 3-bedroom units located downtown • Trading Post: 10-units with 1- and 2-bedroom units located in Sunset • Williams Street: 4-plex with two 2-bedroom units, and two 3-bedroom units located within the East End	21 tenants receiving a housing allowance/subsidy through Cochrane Society for Housing Options[5] Partnership with FCSS for our tenants (provide connections to food bank, Clothesline, assistance with school fees/busing costs, etc.)
Rocky View Foundation	Big Hill Lodge – Seniors Housing (75 units) Evergreen Manor (22 units)	Rental Assistance Benefit (RAB) for low-income tenants
Big Hill Haven	Emergency Shelter for women and their families – 2 units	Support to adults, with or without children, experiencing abuse through outreach support, education, information, referrals, resources, safety planning, risk assessment, and advocacy.
Bethany Cochrane	Bethany Cochrane Type A Continuing care (78 units) Quigley Manor: Supportive living and long-term care with private and semi-private suites (38 units)	24-hour nursing and personal care
Habitat for Humanity Southern Alberta	10 units for homeownership	Affordable financing

4. Program requires rental unit rates are at least 10% below current market rent rates for the region. Rent is not subsidized or geared to income.
5. 91% of Cochrane Society for Housing Options tenant households earn less than $45,000/year.

Other services outside of the direct provision of housing are provided by the Cochrane Family & Community Support Services and Family Resource Network. Supports include:

- Referrals to other community services and government programs;
- Essential needs programs including the Food Hamper program, Connect Card, Backpack program, Jacket Racket, and Volunteer Income Tax program;
- System navigation and advocacy;
- Rural outreach services for West Rocky View County residents; and
- Parent education and Child development programs.

The Town offers the Senior property tax rebate program for Seniors (60+) that may be eligible for a $500 credit on municipal property taxes. The Government of Alberta offers a property tax deferral program for Seniors (65+) that provides eligible seniors the option to defer all or a portion of their property taxes through a low-interest home equity loan.

Methodology

This Housing Needs Assessment (HNA) methodology is based on the Housing Assessment Resource Tool (HART) developed by the University of British Columbia's Housing Research Collaborative and adheres to the federal HNA template. The HART methodology offers a systematic approach for estimating affordable housing unit requirements by examining demographic trends, income distributions, and household sizes within the relevant community. In addition, this assessment complies with the Government of Alberta's optional online HNA template.

Housing Indicators

Quantitative data was gathered from a range of credible external sources, including Statistics Canada, Canada Mortgage and Housing Corporation, UBC's Housing Assessment Resource Tool, Alberta's Office of Statistics and Information, and the Town of Cochrane. Data on housing indicators have been gathered and examined across the last three Census cycles, concentrating on several main focus areas: general demographic and socio-economic information, as well as aspects of the housing market, its supply, and related needs. Further information will be collected, as needed, through engagement with non-profit organizations, and internal municipal departments.

All mandatory data tables required in the Federal HNA by Housing, Infrastructure and Communities Canada are available in Appendix A and the required data tables for the Government of Alberta HNA are available in Appendix B. Population projections and growth scenario tables and analysis will be completed in the final HNA for the Town of Cochrane.

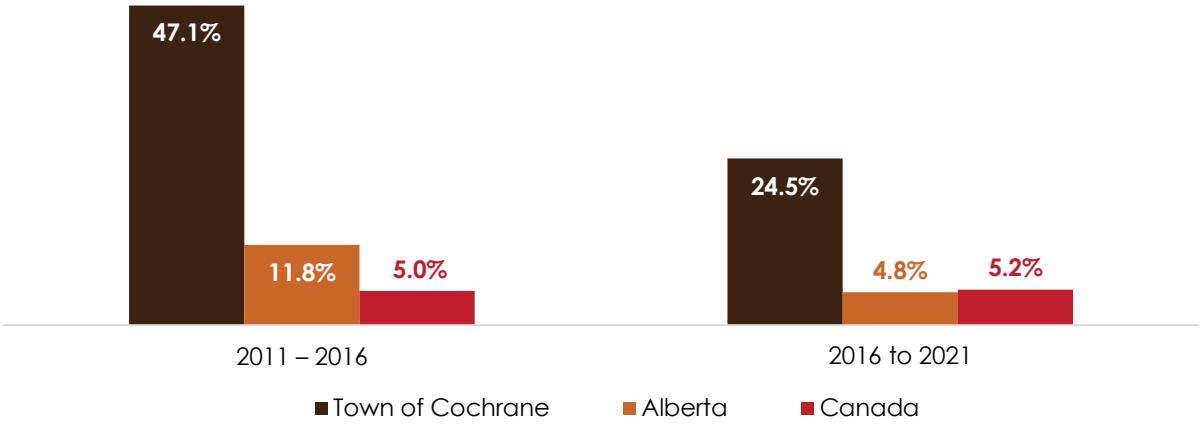
Demographics + Households

POPULATION

While other areas of the province experienced slower population growth, Cochrane recorded a significant rise in residents, with an 83% increase since 2011 and a total population of 32,199 in 2021. The Cochrane 2024 Municipal Census reports further growth to 35,099, representing a 9% increase since 2021.

Figure 1: Population Increase, Town of Cochrane, Alberta, Canada, 2016 – 2021

Source: Canada 2016 Census & Canada 2021 Census, Statistics Canada



Analyzing the population by age provides valuable insights into community housing needs, especially for older adults. Since 2011, the number of seniors (aged 65 and over) has grown by 192%. This trend suggests a rising demand for accessible housing options and opportunities for seniors to age in place. Engaging with senior residents can help clarify the accessibility of existing homes. Additionally, Cochrane's median age has increased from 36.9 in 2016 to 39.2, reflecting an aging population overall.

Table 3: Population Trend by Age Group, Town of Cochrane, 2011 – 2021

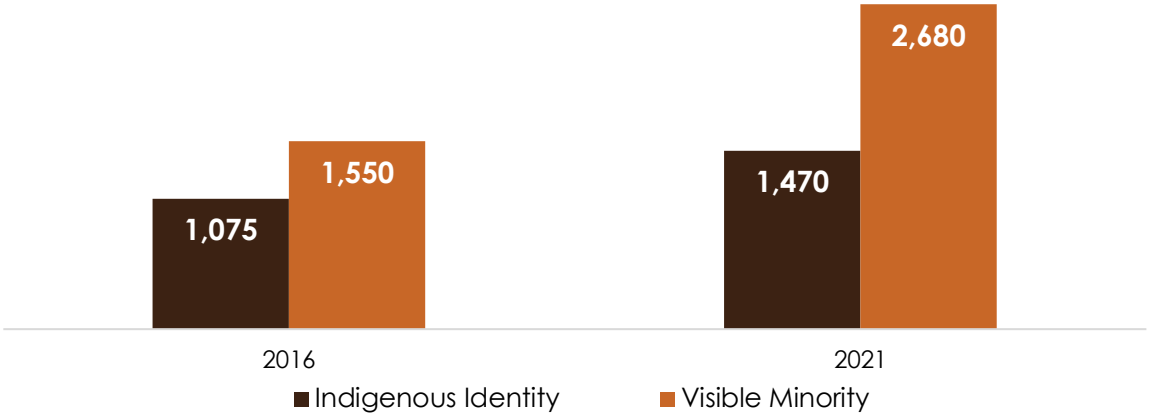
Source: Canada 2011, 2016, & 2021 Census, Statistics Canada

AGE GROUP (YEARS)	2011	2016	2021	% CHANGE
0 to 14	3,565	5,500	6,840	91.9%
15 to 19	1,275	1,405	1,790	40.4%
20 to 24	995	1,255	1,215	22.1%
25 to 34	2,200	3,900	3,920	78.2%
35 to 44	2,635	4,100	5,260	99.6%
45 to 54	3,030	3,500	4,045	33.5%
55 to 64	2,090	3,210	3,930	88.0%
65 to 74	1,080	1,985	3,085	185.6%
75 to 84	495	760	1,310	164.6%
85+	205	230	810	295.1%

Both the Indigenous population and visible minority population[6] have increased since 2016. The Indigenous population increased by 36.7% (1,075 to 1,470) between 2016 and 2021, and the visible minority population increased by 72.9% (1,550 to 2,680) for the same timeframe.

Figure 2: Indigenous and Visible Minority Population, Town of Cochrane, 2016 – 2021

Source: Canada 2021 Census, Statistics Canada



Looking at the mobility of residents in Cochrane between 2016 to 2021, 35.8% of population growth came from migrants to the municipality. Most migrants (25.7%) moved to Cochrane from other areas of Alberta (intraprovincial migrants). Another 8% came from interprovincial migration, meaning they moved to Cochrane from another province or territory. Only 2.1% came to Cochrane as external migrants, meaning they moved from another country outside of Canada.

Table 4: Migrant Population, Town of Cochrane, 2016 – 2021

Source: Canada 2021 Census, Statistics Canada

TYPE OF MIGRANT	TOTAL	
	#	%
Intraprovincial migrants	7,535	25.7%
Interprovincial migrants	2,355	8.0%
External migrants	615	2.1%

Examining Cochrane's immigrant population[7] by year of arrival to Canada provides valuable insights into the newcomer population versus the established population. More

6. Statistics Canada uses the term 'visible minority' to describe the non-Caucasian and non-Indigenous population.

[7] Census Canada distinguishes between external migrants and immigrants. Immigrants plan to live in Canada permanently, while external migrants may be either permanent or temporary residents.

recent immigrants—those who arrived between 2016 and 2021—constitute 2.4% of the total immigrant population.

Table 5: Immigrant Population in Town of Cochrane by Year of Immigration, 2021
Source: Canada 2021 Census, Statistics Canada

YEAR	TOTAL	
	#	%
Before 1980	780	2.5%
1980 to 1990	370	1.2%
1991 to 2000	435	1.4%
2001 to 2010	1085	3.4%
2011 to 2015	1110	3.5%
2016 to 2021	750	2.4%

LABOUR FORCE + COMMUTING TRENDS

In 2021, Cochrane's unemployment rate was 9.5%, lower than Alberta's (11.5%) and Canada's (10.3%) averages, but higher than its own 2016 rate of 7%. The town had 17,075 people in the labour force with a 69.3% participation rate. The 2021 participation rate is lower than the 2016 participation rate of 74.3%, which may be indicative of the aging and senior population as more people retire. Leading occupations were sales and services (22.6%), trades and transportation (18.4%), business/finance/administration (16.1%), and education/law/social/government (14.4%).

Table 6: Labour Force by National Occupational Classification, Town of Cochrane, 2021
Source: Census 2021 Canada, Statistics Canada

OCCUPATION INDUSTRY	TOTAL	
	#	%
Art, culture, recreation, and sport	595	3.5%
Business, finance and admin	2,755	16.1%
Education, law and social, community, and government	2,465	14.4%
Health	1,450	8.5%
Legislative and senior management	215	1.3%
Manufacturing and utilities	455	2.7%
Natural and applied sciences	1,345	7.9%

OCCUPATION INDUSTRY	TOTAL	
	#	%
Natural resources, agriculture, and production	520	3.0%
Sales and services	3,865	22.6%
Trades, transport, and equipment operators	3,145	18.4%

Out of the 17,075 workers, 8,845 worked full time (35.9%) and 8,210 worked part-time (33.3%), with an average of 41.4 weeks worked in 2021. A further breakdown of the employed population shows that nearly 69% worked in permanent positions, which is consistent with the provincial and national average of 68.0% and 69.6% respectively.

Table 7: Labour Force by Worker Classification, Town of Cochrane, 2021
Source: Canada 2021 Census, Statistics Canada

CLASS OF WORKER	TOTAL	
	#	%
Permanent	11,740	68.7%
Temporary position	2,265	13.3%
Casual or seasonal	1,505	8.8%
Fixed term (1-year or more)	760	4.4%

Cochrane's closeness to Calgary influences housing needs. About 25.3% of its workforce works from home, while 56.6% commute to a workplace. The high rate of remote work may drive demand for more spacious homes with dedicated office areas. Nearly 48.1% of commuters remained within Cochrane's municipal boundaries for work, while 41.8% traveled outside of Cochrane but stayed within the census division, which encompasses potential workplace destinations such as Calgary, Airdrie, Chestermere, and Crossfield.

Table 8: Commuting Destination, Town of Cochrane, 2021
Source: Canada 2021 Census, Statistics Canada

COMMUTING DESTINATION	TOTAL	
	#	%
Within Cochrane	4,205	48.1%
Outside Cochrane but within Census Division 6	3,655	41.8%
Outside Cochrane and Division 6	770	8.8%
Different province or territory	105	1.2%

Looking at the average duration of commute time can offer a better indication of how far the labour force is travelling for work. Nearly 36% of the labour force is travelling under 15 minutes, with the next largest commuter population travelling 30 to 44 minutes (24.2%). More engagement would be required to further understand where the community is commuting to (e.g., Calgary) and the impact commute times have on the individual and/or household.

Table 9: Commute Duration, Town of Cochrane, 2021

Source: Canada 2021 Census, Statistics Canada

COMMUTE DURATION	TOTAL	
	#	%
Less than 15 minutes	4,080	35.6%
15 to 29 minutes	1,865	16.3%
30 to 44 minutes	2,775	24.2%
45 to 59 minutes	1,820	15.9%
60 minutes or more	940	8.2%

Even with 36% of the workforce population travelling under 15 minutes to their place of work, nearly 97% of all the employed population commute via car, truck, or van. Only 4.3% of commuters are travelling as a passenger, meaning 95.7% are driving their own personal vehicle. Commuting by public transit was the second lowest form of commuting, at 1.2%.

Table 10: Commuting Mode of Transportation, Town of Cochrane, 2021

Source: Canada 2021 Census, Statistics Canada

COMMUTING MODE OF TRANSPORTATION	TOTAL	
	#	%
Car, truck, or van	10,390	96.6%
Other method	445	3.9%
Walked	435	3.8%
Public transit	135	1.2%
Bicycle	70	0.6%

HOUSEHOLDS + INCOME

Most Cochrane households (57.1%) consist of one or two persons. Although the total number of households increased since 2016, household size proportions have remained relatively stable. Notably, the share of one-person households rose modestly from 18.5% in 2016 to 20.5% in 2021.

Table 11: Household Size, Town of Cochrane, 2021

Source: Canada 2021 Census, Statistics Canada

HOUSEHOLD SIZE	2016 TOTAL		2021 TOTAL		% CHANGE
	#	%	#	%	
1-person	1,810	18.5%	2,485	20.5%	37.3%
2-person	3,705	37.9%	4,430	36.6%	19.6%
3-person	1,690	17.3%	2,000	16.5%	18.3%
4-person	1,685	17.2%	2,170	17.9%	28.8%
5-person+	870	8.9%	1,005	8.3%	15.5%

Data on household formation by age in Cochrane shows an aging trend: from 2016 to 2021, primary household maintainers aged 15 to 34 fell by almost 7%, while those aged 65+ rose by 59%.

Table 12: Household Formation by Age of Primary Household Maintainer, Town of Cochrane, 2016 – 2021

Source: Canada 2021 Census, Statistics Canada

PRIMARY HOUSEHOLD AGE CATEGORY (YEARS)	2016	2021	% CHANGE
15 to 24	210	155	–26.2%
25 to 34	1,820	1,735	–4.7%
35 to 44	2,135	2,845	33.3%
45 to 54	2,100	2,300	9.5%
55 to 64	1,760	2,310	31.3%
65 to 74	1,175	1,795	52.8%
75 to 84	490	755	54.1%
85+	70	205	192.9%

Cochrane reports an average census family size of 2.9 individuals, with an average of 1.8 children per family. Approximately 49% of all census families in Cochrane consist of two persons, encompassing common-law or married couples, single-parent households with one child, or legal guardian and child units. Among the 8,340 common-law and married two-person families, 48% do not have children. Of the 1,115 one-parent households (representing 11.8% of all families), 8.8% are led by women and 3% are led by men.

Table 13: Census Families by Family Size, Town of Cochrane,2021

Source: Canada 2021 Census, Statistics Canada

CENSUS FAMILY SIZE	TOTAL	
	#	%
2-person	4,615	48.8%
3-person	1,925	20.3%
4-person	2,080	22.0%
5-person+	840	8.9%

The majority of households in Cochrane comprise either a single census family (72.0%) or an individual living alone (20.5%), with 5.9% consisting of multiple census families or including additional occupants. Engaging the community is essential to better assess the impact of housing affordability and availability on these household compositions as well as their unique needs. Approximately 1.6% of households are classified as multi-generational, potentially reflecting a demand for larger residences and distinct accommodation needs.

Table 14: Household Size by Number of Census Families, Town of Cochrane, 2021

Source: Canada 2021 Census, Statistics Canada

HOUSEHOLD TYPE	TOTAL	
	#	%
One census family without additional persons	8,710	72.0%
One-person household	2,485	20.5%
One census family with additional persons	335	2.8%
Two or more non-census family households	310	2.6%
Multigenerational household	195	1.6%
Multiple census family household	60	0.5%

Household suppression occurs when a lack of affordable or available housing prevents households from forming. Estimating the number of suppressed households provides insight into potential household growth if affordability or supply increases—a key factor in housing projections. In Cochrane, 158 of 172 suppressed households (92%) have a primary household maintainer aged 75 or older. This higher suppressed senior households may be

due to a lack of availability or affordability of accessible senior housing options or are forming multi-generational family units by choice or necessity.

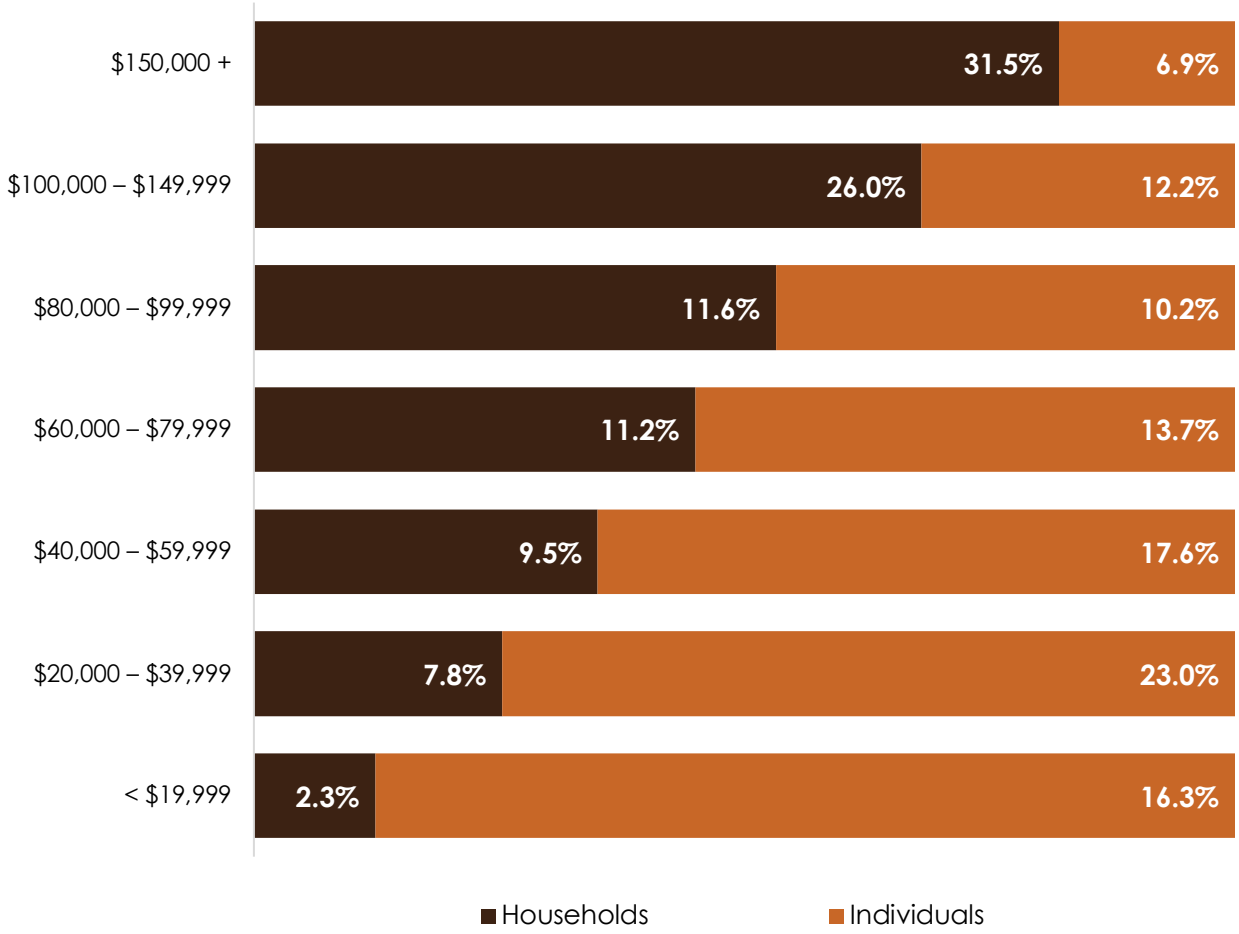
Table 15: Household Suppression by Age of Primary Household Maintainer, Town of Cochrane, 2021
Source: Housing Assessment Resource Tool (HART)

AGE GROUP	2021 POTENTIAL HOUSEHOLDS	2021 HOUSEHOLDS	2021 SUPPRESSED HOUSEHOLDS
15 – 24	143	155	0
25 – 34	1,718	1,735	0
35 – 44	2,855	2,845	10
45 – 54	2,304	2,300	4
55 – 64	2,254	2,310	0
65 – 74	1,750	1,795	0
75+	1,118	960	158

In 2021, Cochrane reported a median household income of $113,000, which is 8.1% higher than the provincial average of $96,000. More than half (57.4%) of households earned more than $100,000 per year, while 31.5% had annual incomes of $150,000 or greater. The individual median income in Cochrane was $51,600, 14.1% higher than the provincial median of $44,800. Additionally, 56.9% of individuals earned less than $60,000 annually, with 23% falling within the $20,000 to $39,999 income range.

Figure 3: Income Range of Households and Individuals, Town of Cochrane, 2016 – 2021

Source: Canada 2021 Census, Statistics Canada



Looking at household tenure, owner households comprise 83.7% of all households, with a median income of $119,000 and a median monthly shelter cost of $1,820. In comparison, tenant households represent 16.3% of the total, reporting a median income of $66,000 and a median monthly shelter cost of $1,500 as of 2021. These figures reveal a significant disparity: owner households earn nearly 57% more in median income than tenant households, while the difference in shelter costs is approximately 19%.

Figure 4: Owner and Tenant Households, Town of Cochrane, 2021

Source: Canada 2021 Census, Statistics Canada



Utilizing the Housing Needs Assessment Tool (HART)[8], income categories are grouped into five categories based on the Area Median Household Income (AMHI). The AMHI is used as a baseline when estimating future housing needs based on income category and household size. For Cochrane, the AMHI is $113,000.

Table 16: Income Categories and Affordable Shelter Costs, Town of Cochrane, 2021
Source: Housing Needs Assessment Tool, (HART)

INCOME CATEGORY	% OF AREA MEDIAN HOUSEHOLD INCOME (AMHI)	ANNUAL HOUSEHOLD INCOME	AFFORDABLE SHELTER COST[9]	% OF TOTAL HOUSEHOLDS
Very Low	0 – 20	< $22,600	< $565	2.03%
Low	21 – 50	$22,600 – $56,500	$565 – $1,413	14.64%
Moderate	51 – 80	$56,500 – $90,400	$1,413 – $2,260	20.59%
High	81 – 120	$90,400 – $135,600	$2,260 – $3,390	24.43%
Very-High	120+	> $135,600	> $3,390	38.31%

Current and Future Housing Need

CURRENT HOUSING CONTEXT

Cochrane has seen significant population growth over the past 10 years and much of its housing stock is relatively new construction. As of 2021, nearly 60% of housing units in Cochrane are single-detached, with semi-detached and row homes comprising roughly 30% of the remaining housing stock. The town has primarily low-density housing, some middle-density housing, and no higher density housing (residential buildings that are 5 or more storeys in height). In 2021, all apartment buildings in Cochrane were under five-storeys.

[8] The Housing Assessment Resource Tools (HART) method was developed by the University of British Columbia Housing Research Collaborative through funding from the CMHC Supply Challenge to create a nationally applicable approach. The method measures housing need and affordable shelter costs by household income, household size, and priority populations.

[9] As per the HART: Shelter costs include direct homeownership and/or rental fees, as well as utilities and municipal services.

Figure 5: Housing Stock by Year of Construction, Town of Cochrane, 2021

Source: Canada 2021 Census, Statistics Canada

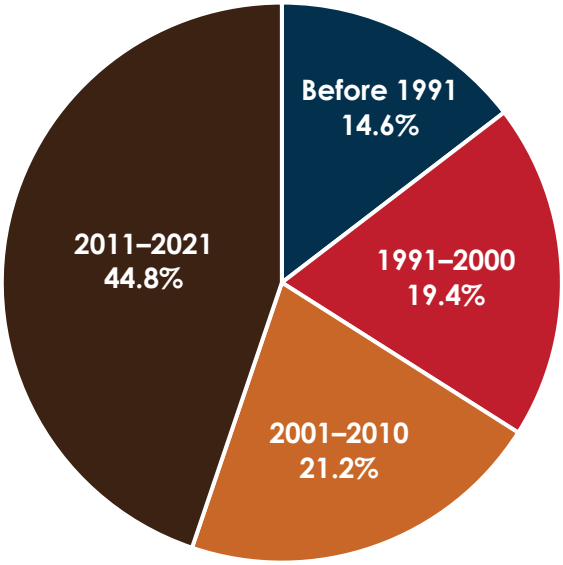


Table 17: Housing Stock by Type, Town of Cochrane, 2021

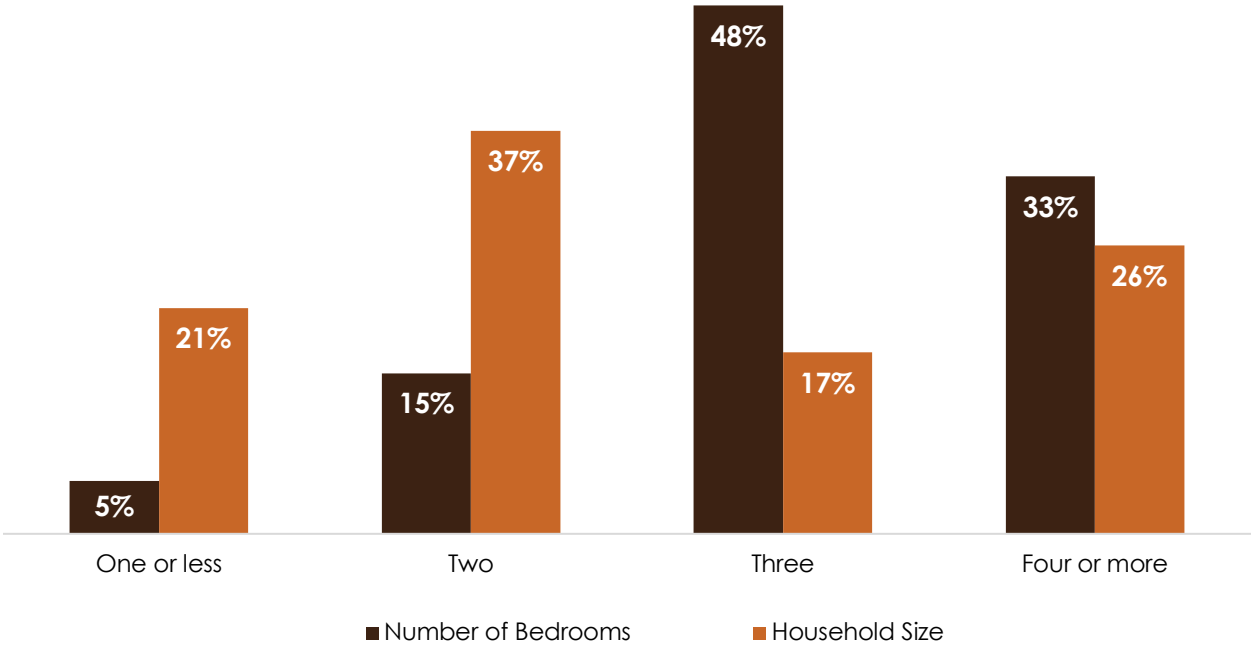
Source: Canada 2021 Census, Statistics Canada

HOUSE TYPE	TOTAL	
	#	%
Single-detached	7,230	59.8%
Semi-detached	1,735	14.3%
Rowhouse	1,805	14.9%
Apartment in Duplex	105	0.9%
Apartment Less than Five-Storeys	1,215	10%

Although a significant proportion of households in Cochrane consist of one or two individuals, the majority of housing includes three or more bedrooms. This disparity between household size and the number of persons per household may suggest a resident preference for larger homes, or it may reflect a misalignment between housing unit size and actual housing needs. Further analysis is necessary to gain a more comprehensive understanding of community requirements and preferences in relation to housing unit sizes.

Figure 6: Housing Characteristics by Bedroom Size and Household Size, Town of Cochrane, 2021

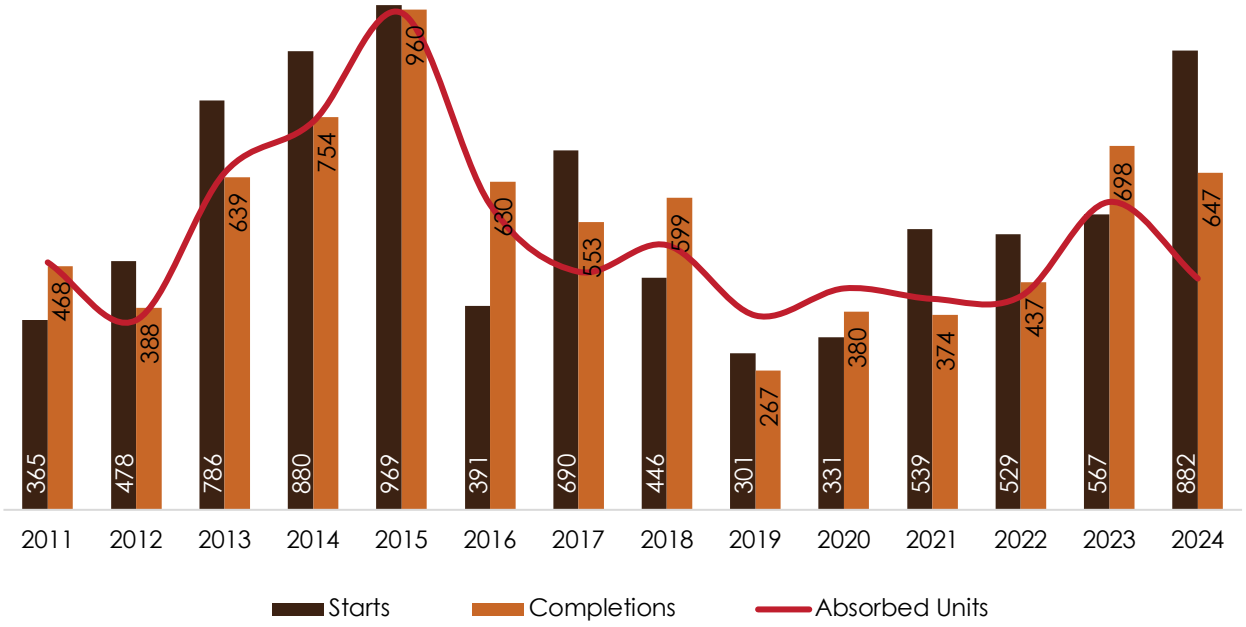
Source: Canada 2021 Census, Statistics Canada



Since 2011, Cochrane has experienced significant population growth, with an increase of 83%. Correspondingly, the number of dwelling units has more than doubled, rising by just over 107% during the same period. On average, 85% of completed housing inventory was absorbed into the market since 2011, leaving approximately 15% of new completions unsold or vacant. Single-detached homes had the highest average absorption rate at 88%, with apartments having the lowest at 76%. The higher absorption rate of single-detached homes over apartments could be due to various factors such as resident preference for home size/type, target market, and household sizes. Further engagement with residents may help clarify the factors resulting in this difference of absorption rate between the two dwelling types.

Figure 7: Housing Starts, Completions, and Absorbed Units, Town of Cochrane, 2011 – 2021

Source: Housing Market Information Portal, Canada Mortgage and Housing Corporation

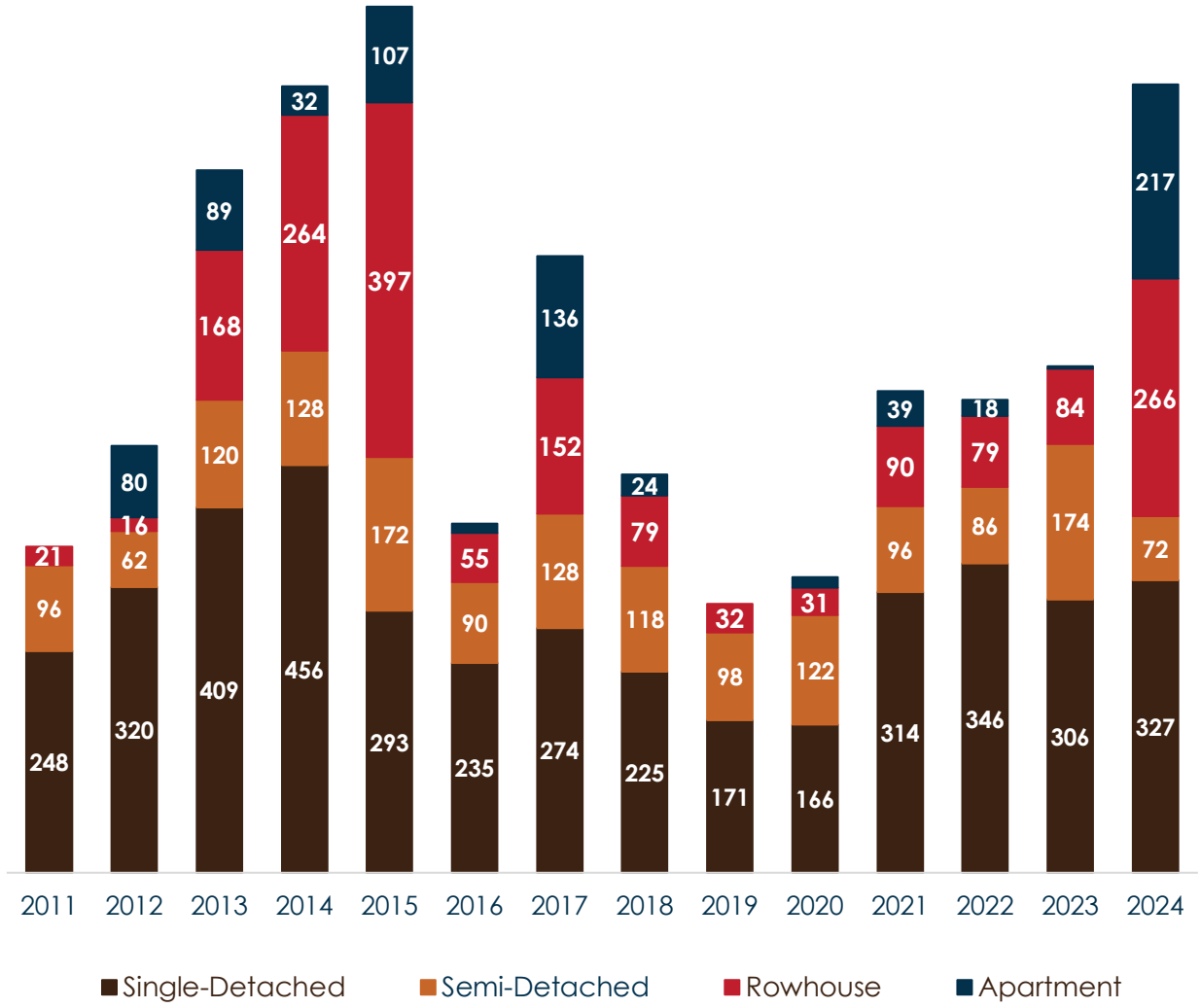


Housing starts and completions in Cochrane rose from 2013 to 2015, reflecting the town's inventory of newer housing stock. The lowest levels occurred in 2016 and again during 2019–2020, with 2019 showing the lowest absorption rate since 2011, corresponding with minimal housing activity that year. Further engagement could clarify the specific effects of COVID-19 and other factors during this period, such as supply chain challenges and rising construction costs.

The breakdown of housing starts by type provides a clear illustration of Cochrane's housing trends over the past fourteen years. Construction of single-detached homes has generally remained consistent, with the exception of a temporary decline observed around 2019-2020. In contrast, semi-detached homes are the only category to experience a recent decrease, while all other housing types have demonstrated growth.

Figure 8: Housing Starts by Type, Town of Cochrane, 2011 – 2024

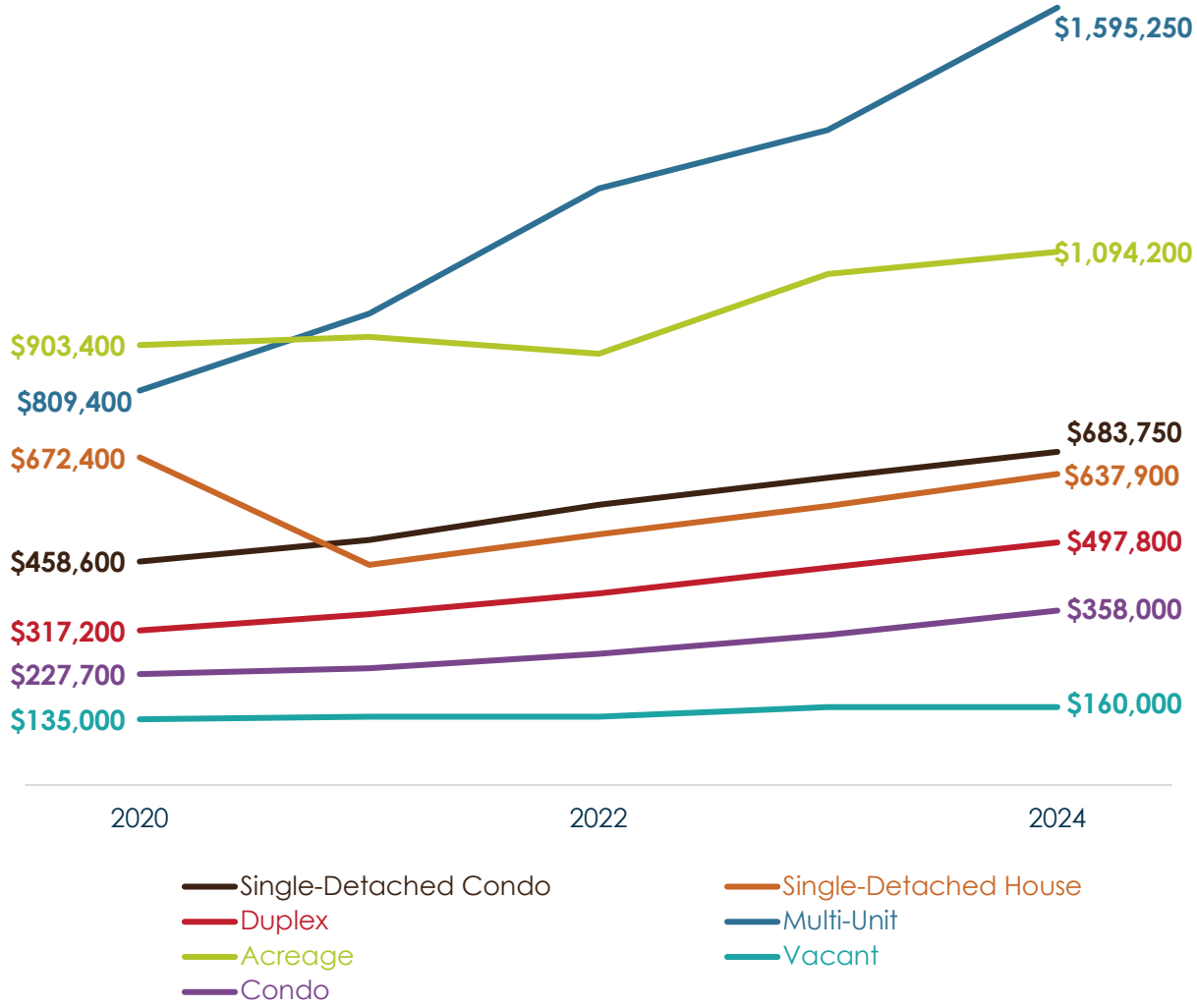
Source: Housing Market Information Portal, CMHC



Since 2020, housing prices have consistently risen, with single-detached condos, condominiums, and duplexes seeing increases of 50 to 60%. Multi-unit homes experienced the largest jump in value, up 97% between 2020 and 2024. In Cochrane, these multi-unit properties are typically compact, apartment-style buildings containing several rental units. To better understand how this increase has affected the community, further engagement may be necessary. Vacant land has experienced the lowest rate of increase, at 18.5%. Such parcels lack existing housing structures, meaning purchasers are responsible for arranging construction of their residence. Construction costs can vary significantly due to factors such as material prices, availability of skilled trades, and permitting requirements, among others.

Figure 9: Median Assessed Housing Values by Type, Town of Cochrane, 2020 – 2024

Source: 2020-2024 Assessment Rolls, Town of Cochrane



Note: Multi-Unit in the assessment roll is categorized as "residential multi-family" and is assumed to mean the entire building price.

Table 19 compares the purchasing power of owner and tenant households based on their median incomes. Owners can typically afford a condo or duplex, but not a single-detached home. Whereas tenants cannot afford to purchase any housing in Cochrane except vacant land, which still requires building costs. This highlights current financial challenges for households irrespective of tenure.

Table 18: Household Purchase Price based on Tenure, Town of Cochrane, 2021

Source: Canada 2021 Census, Statistics Canada & CitySpaces Consulting

HOUSEHOLD TENURE	MEDIAN INCOME	DOWNPAYMENT (20%)	PURCHASE PRICE
Owner	$119,000	$96,949	$484,747
Tenant	$66,000	$47,543	$237,713

CORE HOUSING NEED

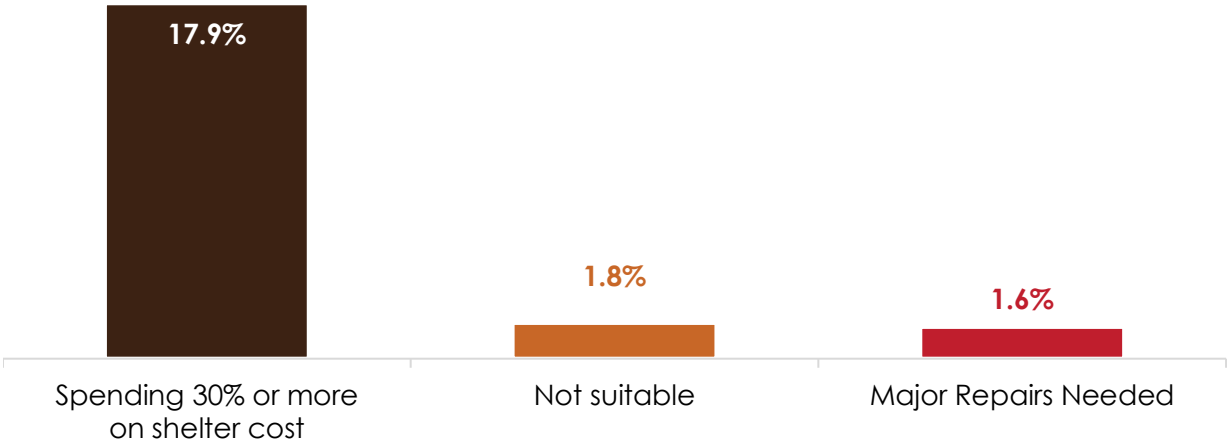
Statistics Canada defines Core Housing Need (CHN) as a concept that tests for the acceptability of a household's current housing against three standards: affordability, adequacy, and suitability. A household is in CHN if it does not meet one of the three standards and would have to spend more than 30% of its income to access acceptable housing.

- Adequacy — the dwelling does not need major repairs (includes problems such as defective plumbing or electrical wiring, or structural repairs to walls, floors or ceilings).
- Suitability — the dwelling has enough bedrooms for the household size and composition, according to the National Occupancy Standard (NOS).
- Affordability — the shelter costs (rent or mortgage + utilities/taxes/fees) are no more than 30% of the household's before-tax income.

In Cochrane, 6.8% of households are in CHN. When looking at housing problems individually, 22.2% of households experience a housing problem: spend 30% or more of income on shelter (affordability), have major household repairs (adequacy), or lack of space and enough bedrooms (suitability). The figure below displays housing problems by indicator. Note, the majority of households in need are experiencing affordability challenges.

Figure 10: Housing Need Indicators by Category, Town of Cochrane, 2021

Source: Canada 2021 Census, Statistics Canada



By analyzing the households in core housing need by income categories, Cochrane can best understand where to prioritize subsidized or other affordable housing units. For the municipality, all households in core housing need fall into the low- or very-low-income category, which suggests a gap in available affordable housing. This information can be used to better identify housing needs in the community, more specifically the housing unit size to best accommodate those in existing core housing need.

Table 19: Households in Core Housing Need by Income Category and Household Size, Town of Cochrane, 2021

Source: Housing Needs Assessment Tool, (HART)

INCOME CATEGORY	$ AMOUNT PER MONTH	HOUSEHOLD SIZE					TOTAL
		1-PERSON	2-PERSON	3-PERSON	4-PERSON	5-PERSON+	
Very Low	$565	160	25	0	0	0	185
Low	$1,412	210	185	100	80	15	590
Moderate	$2,260	0	0	0	0	0	0
Median	$3,390	0	0	0	0	0	0
High Income	>$3,390	0	0	0	0	0	0
	Total	**370**	**210**	**100**	**80**	**15**	**775**

Looking at the priority populations in core housing need, single-mother-led (26.6%), over-85 (22.0%), black-led (20.0%), and refugee-claimant-led (20.0%) households have the highest

rate of core housing need in Cochrane. Table 20 provides further evidence of the needs of the various priority groups in Cochrane.

Table 20: Households in Core Housing Need by Priority Population, Town of Cochrane, 2021
Source: Housing Needs Assessment Tool (HART)

PRIORITY POPULATION HOUSEHOLDS	NUMBER OF HOUSEHOLDS IN CORE HOUSING NEED	RATE OF CORE HOUSING NEED
Women-led	500	10.50%
Head[10] over 65	260	9.50%
Single-mother-led	185	26.60%
With person(s) physical activity limitation	165	5.10%
With person(s) dealing with cognitive, mental or addictions activity limitation	150	6.10%
Visible minority	75	6.60%
With person(s) dealing with mental health, addictions, and/or activity limitations	65	4.10%
Indigenous	65	9.60%
Youth-led (age 18-29)	55	7.90%
Head over 85	45	22.00%
Head under 25	20	13.80%
Black-led	15	20.00%
Refugee-claimant-led	15	20.00%
With Veteran(s)	10	2.20%
New migrant-led	0	0.00%
With Transgender or Non-binary person(s)	0	0.00%
Community (all)	800	6.80%

RENTAL HOUSING ANALYSIS

An analysis of core housing need by tenure type demonstrates a notable disparity between owner and tenant households. Approximately 23.7% of tenant households are classified as experiencing core housing need, residing in units deemed unsuitable (lack of bedrooms), unaffordable, or inadequate (in need of major repairs). Moreover, from 2016 to 2021, the proportion of tenant-occupied households in core housing need increased by 56%, while

[10] As per Statistics Canada, 'Head' refers to the first person reported on the census questionnaire for the household.

that of owner-occupied households decreased by 20%. This trend underscores a widening gap in housing conditions between tenants and owners.

Table 21: Changes in Core Housing Need, Town of Cochrane, 2016 – 2021

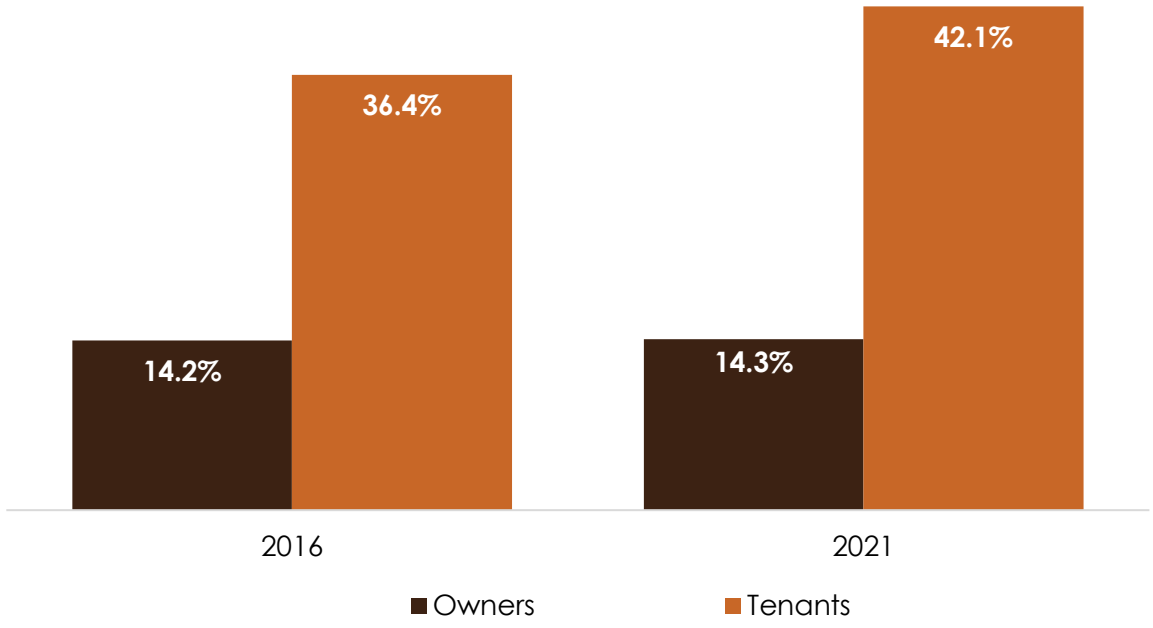
Source: Housing Needs Assessment Tool (HART)

HOUSEHOLD TYPE	2016		2021		CHANGE	
	#	%	#	%	#	%
Owner-occupied	450	5.5%	360	3.6%	–90	–20%
Tenant-occupied	285	22.4%	445	23.7%	160	56%

An analysis of shelter costs relative to household income reveals that nearly 42.1% of tenant households allocate 30% or more of their income to shelter expenses, an increase from 36.4% in 2016. Similarly, the proportion of owner households in this category rose slightly from 14.2% to 14.3%.

Figure 11: Owners and Tenant Households Spending 30% or more on Shelter Costs, Town of Cochrane, 2016-2021

Source: Canada 2021 Census, Statistics Canada



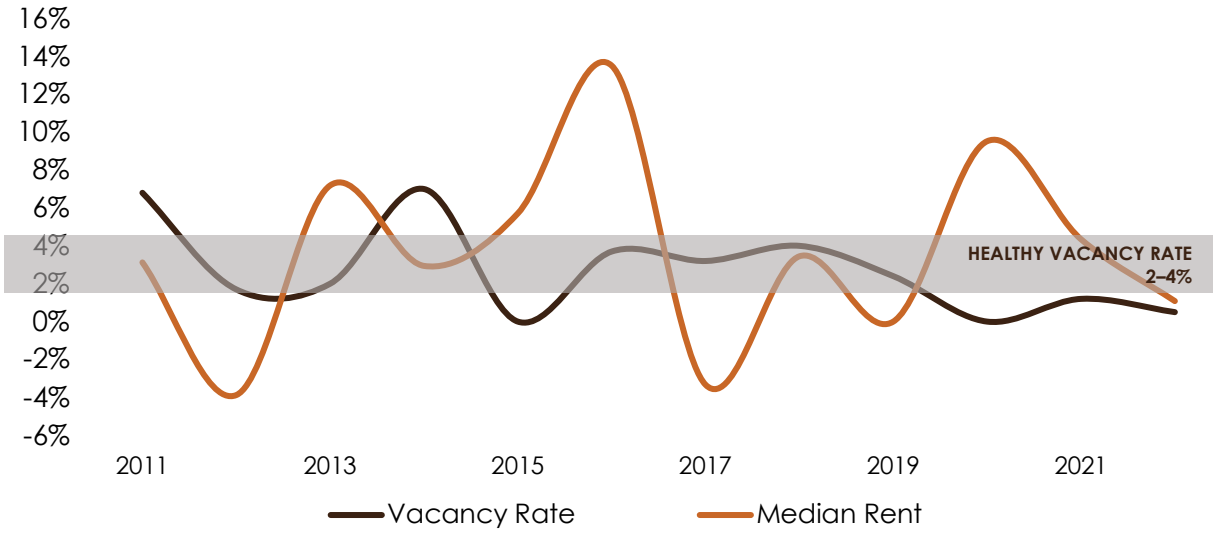
The 2024 rental vacancy of 5.4% is higher than what is generally considered to be a healthy vacancy rate of 2% to 5% for a community. Figure 12 outlines the rental vacancy and median rent trends from 2011 to 2022. Note 2023 and 2024 are not including due to lower quality datasets collected by CMHC in these years (ie. more suppression). One possible

reason for lower quality results is that Cochrane's purpose-built rental market is quite small, with most rentals consisting of secondary suites, which are not included in this dataset.

There is often an inverse relationship between vacancy rate and median rent, where low vacancy rates are associated with higher rents and vice versa. This trend can be seen in Cochrane over the past 10 years.

Figure 12: Rental Vacancy Rate and Median Rent % Change, Town of Cochrane, 2011 – 2022

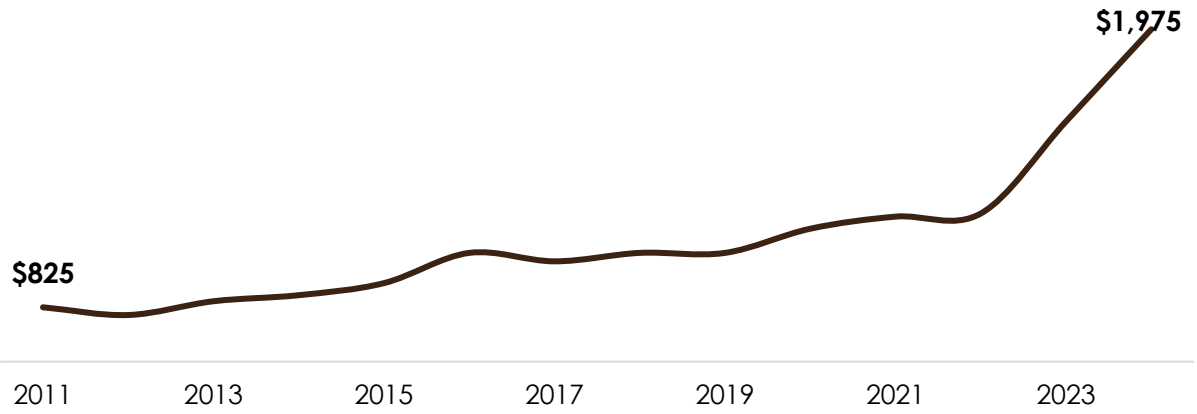
Source: Housing Market Information Portal, CMHC



Based on Canada Mortgage and Housing Corporation's (CMHC) 2024 figures, median rent rose 63% from $1,213 in 2022 to $1,975 in 2024. Further research is needed to clarify current rent trends and verify if tenants are experiencing these increases. Anecdotal information regarding these trends and experiences of tenants will be collected during engagement. Some potential factors for the increase in median rent include COVID-19, Alberta's Calling campaign, and mass migration to Cochrane.

Figure 13: Median Rent Increase Over Time, Town of Cochrane, 2011 – 2024

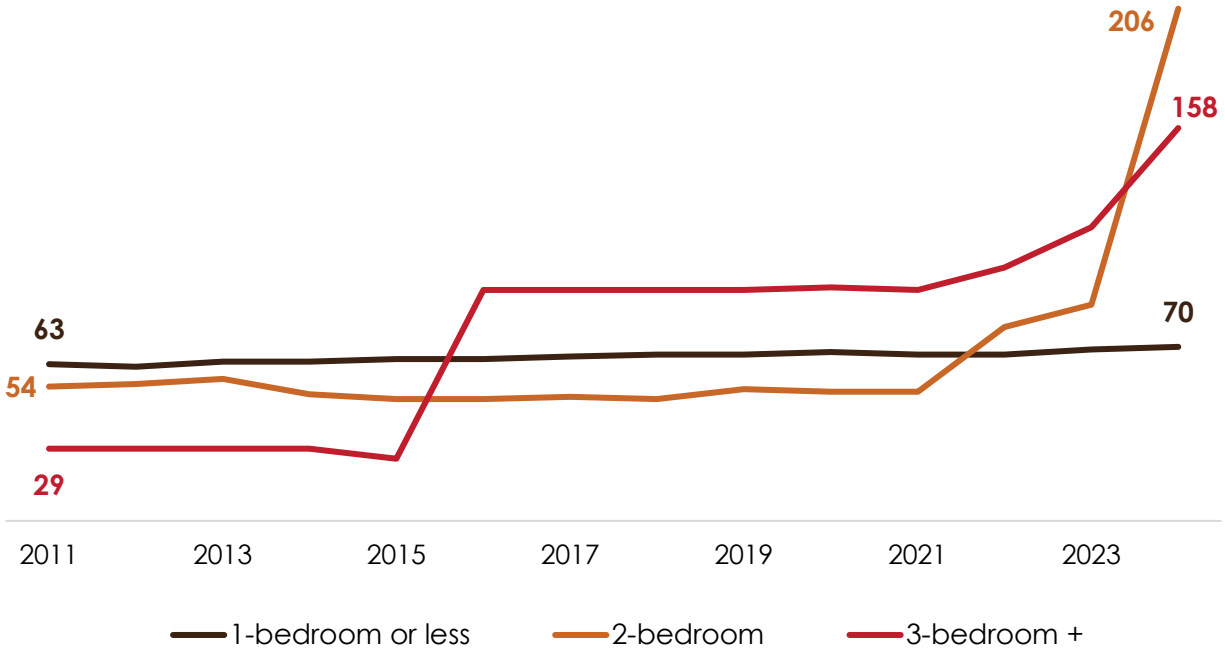
Source: Housing Market Information Portal, CMHC



The number of purpose-built rental housing units grew significantly from 146 in 2011 to 434 in 2024. During this period, one-bedroom units saw a modest rise of just 11%, while two-bedroom and three-bedroom units surged by 281% and an impressive 444%, respectively. This rapid increase in 2022 to current could be attributed to possible factors including COVID, Alberta's calling campaign and mass migration to Cochrane. These factors will be explored through engagement in January 2026.

Figure 14: Rental Housing by Unit Size, Town of Cochrane, 2011 – 2024

Source: Housing Market Information Portal, CMHC



Although most rental price data is missing for 2023 and 2024, Table 22 provides median rents by unit size for 2021. Given the apparent rise in median rent by 2024, it would be helpful to consult with tenant households about current market rents to gather anecdotal insights into prevailing rent conditions in the community.

Table 22: Purpose-built Rental Price by Unit Size, Town of Cochrane, 2021

Source: Prepopulated Federal HNA Template, Statistics Canada & Housing Market Information Portal, CMHC

UNIT SIZE	MEDIAN RENT (2021)	MEDIAN RENT (2022)
Bachelor	$874	$950
1-bedroom	$950	$1,025
2-bedroom	$1,050	$1,250
3-bedroom +	$1,475	$1,650

Most of the available rental units in Cochrane are in secondary suites, comprising nearly 90% of the existing rental units. There are only 95 subsidized rental units[11] in Cochrane. With secondary market rentals, there is greater risk of displacement when owners decide to sell or when family members move into the rented unit. Purpose-built rental housing offers greater security of tenure. Local housing and service providers may have a better understanding of the current subsidized rental market for 2024 and 2025, based on their portfolios.

Table 23: Share of Primary and Secondary Rental Units, Town of Cochrane, 2021

Source: Housing Assessment Resource Tool, HART

TYPE OF RENTAL UNIT	TOTAL (#)
Primary Rental Unit	212
Secondary Rental Unit	1,738
Total	**1,950**

Table 24: Rental Housing Units, Town of Cochrane, 2021

Source: Housing Assessment Resource Tool, HART

TYPE OF RENTAL UNIT	TOTAL (#)
# of Unsubsidized Private Rental Market Units	1,855
# of Subsidized Rental Units	95

[11] Statistics Canada defines subsidized housing as whether a renter household lives in a dwelling that is subsidized. This includes rent geared to income, social housing, public housing, government-assisted housing, non-profit housing, rent supplements and housing allowances.

The most recent reported data on people experiencing homelessness is dated from 2019 to 2020. Numbers range from 50 to 113 individuals experiencing housing insecurity.

Table 25: Triangulating Data on Homelessness, Town of Cochrane, 2019-2020

REPORT	REPORTED DATA
Cochrane Community Housing Needs Assessment 2020	• 113 Individuals precariously or vulnerably housed
Cochrane Society for Housing Options: Homelessness Survey Data Report, 2019	• 23 individuals with high need (in supportive housing, institutional facility, or staying with others)
Cochrane 2020 Rural Housing and Service Needs Estimation Project	• 50 individuals living in insecure housing conditions

The Big Hill Haven *Annual Report (2024-2025)* provides further data on individuals staying in their residential program (66 people), which refers to shelter spaces for families at imminent risk of serious violence or abuse. As well as further data on uptake on their outreach programs and resources.

HOUSING UNIT ESTIMATES

Cochrane is expected to need 6,946 housing units by 2031 and 16,063 by 2041. These estimates address current and future demand, core housing need, suppressed households, and a target vacancy rate of 2% to 4%. From 2021 to 2031, this works out to be ~695 units per year.

Table 26: Estimated Unmet and Future Housing Need 10-, and 20-year Projection, Town of Cochrane, 2031 – 2041

Source: CitySpaces Consulting

UNIT TYPE	10-YEAR	20-YEAR
Core Housing Need	395	790
Homelessness[12]	85	113

[12] The 20-year unit need estimate target to address homelessness is calculated based on the latest available estimate of People Experiencing Homelessness (PEH) from 2019. It is assumed that each person experiencing homelessness would form one household. Therefore, the number of PEH equals the number of needed units. The 10-year target is derived from the 20-year target based on de-accelerated construction. Half of the needed units (113) will need to be built in the first 5 years, and therefore three-quarters is projected to be built up to the 10-year mark.

Suppressed Households	67	133
Anticipated Household Growth	6,380	14,990
Healthy Vacancy Rate	19	37
Total	**6,946**	**16,063**

Using this unit per year amount and comparing to housing starts and completions from 2021-2024, the Town of Cochrane is estimated to be 263 units under target based on housing starts, and 624 units under target based on housing completions.

Table 27: Progress Towards Housing Needs Estimate Target by Year, Town of Cochrane, 2021-2024
Source: CitySpaces Consulting

YEAR	# OF HOUSING STARTS	# OF HOUSING COMPLETIONS	# OF UNITS NEEDED
2021	539	374	695
2022	529	437	695
2023	567	698	695
2024	882	647	695
Total	**2,517**	**2,156**	**2,780**

Households' ability to afford housing can be better evaluated by grouping them based on income. This method identifies the main sources of income for each group and indicates what percentage of the average median household income (AMHI) they typically earn.

Table 28: Income Group Ranges and Categories
Source: CitySpaces Consulting

INCOME GROUP	INCOME TYPE OR SOURCE[13]	PERCENT OF AMHI
Very Low	Social Assistance	< 20%
Low	Minimum Wage Worker	20% - 49%
Moderate	Entry-Level Professional Job	50% - 79%
Median	Middle Class	80% - 120%
High	High-Income	> 120%

13. The relationship between income groups, area median incomes, and typical income source is defined by the University of British Columbia Housing Research Collaborative. See the HART Housing Need Assessment Tool Methodology Guide for more information: https://hart.ubc.ca/wp-content/uploads/2024/03/HNAMethodology.pdf

Table 30 provides the income ranges and associated affordable monthly housing cost for the five income groups based on the average median household income [14] in Cochrane ($113,000), in addition to the number and share of households in each income group.

Table 29: Income Ranges and Maximum Monthly Housing Costs, Town of Cochrane, 2021
Source: CitySpaces Consulting

INCOME GROUP	INCOME RANGE	MAX MONTHLY HOUSING COST	NUMBER OF HOUSEHOLDS	SHARE OF HOUSEHOLDS (2021)
Very Low	< $22,600	< $565	425	2.03%
Low	$22,600 – $56,500	$565 – $1,413	1,760	14.64%
Moderate	$56,500 – $90,400	$1,413 – $2,260	2,445	20.59%
Median	$90,400 – $135,600	$2,260 – $3,390	2,895	24.43%
High	> $135,601	> $3,391	4,540	38.31%

Using this information, around 83% of the housing need, represented by core housing need and estimated household growth, can be distributed by income group and household size to understand housing need in finer detail[15]. The distributions do not consider persons experiencing homelessness, rental vacancy estimate, or suppressed households, which represent approximately 17% of the total estimated need.

To estimate current and future housing needs by household size and income, the high (preferred) projection scenario from the Town of Cochrane's *Growth Strategy* is combined with core housing needs estimates. There is an estimated higher demand for moderate- to high-income housing, and a higher demand for two-person households.

14. This is assuming a household can afford its housing when it costs no more than 30% of its before-tax income
15. Concepts not captured by Census data cannot be reliably broken down by income group or household size, as this would not accurately reflect those populations. The tables showing such breakdowns pertain specifically to core housing need and projected household demand.

Table 30: 10-year Projected Households by Income Group and Household Size, Town of Cochrane, 2021-2031

Source: CitySpaces Consulting, Statistics Canada, HART (2025), 2021 Census of Population, Town of Cochrane

INCOME GROUP		VERY LOW	LOW	MODERATE	MEDIAN	HIGH	
% AMI		<20%	20–49%	50–79%	70–119%	>120%	
HOUSEHOLD INCOME		<$25,000	$25,000–$54,999	$55,000–$89,999	$90,000–$134,999	$135,000+	
MONTHLY AFFORDABLE HOUSING COST		<$625	$626–$1,375	$1,3761–$2,250	$2,251–$3,375	>$3,375	**TOTAL**
HOUSEHOLD SIZE	1-PERSON	164	492	352	198	98	**1,304**
	2-PERSON	32	309	599	653	786	**2,346**
	3-PERSON	19	74	172	291	503	**1,059**
	4+PERSON	11	53	203	386	1,015	**1,668**
TOTAL		**226**	**928**	**1,293**	**1,528**	**2,402**	**6,377**

While estimating housing needs by income group and household size is useful, household size does not always directly correspond to the number of bedrooms desired. For instance, a three-person household comprising unrelated roommates may need three separate bedrooms, whereas a couple with one child may only require two bedrooms.

Although household arrangements vary widely, most housing needs can be reasonably assessed using the National Occupancy Standard, which considers both household size and composition to determine appropriate bedroom requirements; this approach provides a more accurate understanding of the types of housing needed in the community[16].

The analysis identifies the minimum number of bedrooms required to meet a household's basic needs. However, higher-income households often seek additional space beyond their minimum requirements, for hosting guests, storage, future family expansion, home offices, or hobbies. While these preferences are important, they reflect individual lifestyle choices rather than essential needs.

16. The National Occupancy Standards outline the recommended number of bedrooms for a household's housing to be considered 'suitable' when assessing core housing need. Generally, adults (except couples) and children should each have their own bedroom, with a maximum of two people per bedroom. Children of the same sex or under five years old can share one bedroom, but this analysis assumes each child has their own bedroom.

The analysis focuses on identifying core bedroom requirements based on household size and composition, rather than discretionary space, which varies widely across households. Table 31 estimates bedroom needs by income group for the low (preferred) projection[17].

Table 31: 10-Year Projected Households by Income Group and Bedroom Size, Town of Cochrane, 2021-2031

Source: CitySpaces Consulting, Statistics Canada, HART (2025), 2021 Census of Population, Town of Cochrane

INCOME GROUP		VERY LOW	LOW	MODERATE	MEDIAN	HIGH		
% AMI		<20%	20–49%	50–79%	70–119%	>120%		
HOUSEHOLD INCOME		<$25,000	$25,000–$54,999	$55,000–$89,999	$90,000–$134,999	$135,000+		
MONTHLY AFFORDABLE HOUSING COST		<$625	$626–$1,375	$1,3761–$2,250	$2,251–$3,375	>$3,375	**TOTAL**	**%**
HOUSING UNIT SIZE	1-BED	194	744	823	753	672	3,186	50%
	2-BED	22	90	223	341	856	1,532	24%
	3-BED	10	68	162	289	587	1,116	18%
	4+BED	0	27	85	145	287	544	9%
TOTAL		**226**	**929**	**1,293**	**1,528**	**2,402**	**6,377**	**100%**
% of Dwellings		**4%**	**14%**	**20%**	**24%**	**38%**	**100%**	

For components of unmet housing need not captured in the bedroom distribution tables, such as individuals experiencing homelessness, suppressed household formation, and rental vacancy adjustments, it is reasonable to assume a need for one-bedroom units. Based on this assumption, 171 additional one-bedroom units would be required in the case of the high (preferred) projection scenario.

17. Only core housing need and population projections are allocated by income group and household size; certain unmet need components cannot be assigned this way as they pertain to sub-populations not fully represented in Census data. Percentages may vary slightly between scenarios due to rounding to the nearest five.

Preliminary Analysis Summary

The preliminary analysis provides a starting point to create a comprehensive Housing Needs Assessment for the Town of Cochrane. The data analysed was provided through various sources such as Statistics Canada, Canada Mortgage and Housing Corporation, HART, Alberta's Office of Information & Statistics, Town of Cochrane, and local organizations. To gain a more in-depth understanding of the housing needs, further research will be conducted through community engagement.

Key Findings

- Approximately 44.8% of Cochrane's housing stock has been constructed over the past 10 to 15 years, reflecting a significant increase in new homes that corresponds with the town's nearly doubled population since 2011. Most of these homes (81%) comprise three-bedroom, single-detached family units (59.8%). In contrast, most households consist of one or two persons (57%).
- The senior population in Cochrane has nearly tripled since 2011, with primary household maintainers of 85 years or older nearly doubling since 2016. The median age of Cochrane has also increased since 2016, rising from 36.9 to 39.2.
- All households identified as experiencing core housing need are classified as low-income (less than $22,600 to $56,500 annual income) or very low-income (less than $22,600 annual income). Tenant households comprise a disproportionate share of those in core housing need, having increased by 56% since 2016, while owner households in core housing need have decreased by 20%.
- Almost 90% of Cochrane's rental properties are secondary suites, suggesting there may be limited alternatives like apartments or single-detached houses, which often offer more living space. With secondary market rentals, there is greater risk of displacement when owners decide to sell or when family members move into the rented unit. Purpose-built rental housing offers greater security of tenure.
- According the Census, subsidized rental units account for 5.1% of Cochrane's total rentals. Local housing providers such as the Cochrane Society for Housing Options have limited availabilities, with a waitlist exceeding 80 people and families.
- By 2031, Cochrane is expected to require 6,946 housing units, with that number rising to 16,063 by 2041. In 2031, 38.3% of these housing units are anticipated to serve the moderate income households (20.2%), low-income households (14.5%) and very-low income households (3.5%).

Opportunities for further exploration of these key findings and others from the preliminary analysis include, but are not limited to:

- Engaging with seniors to better understand their housing needs and preferences;
- Desktop reviews of existing rental listings in Cochrane and engagement with tenant households;
- Discussions with developers, builders, and municipal staff regarding the past and present housing market, including construction, development constraints, and resident preferences for housing size and type;
- Engagement with residents, social service providers, and people with lived experiences of housing instability or insecurity; and
- Engagement and discussions with youth and youth-focused professionals to better understand their housing needs and preferences.

APPENDIX A

Federal HNA Mandatory Data Tables

Table 32: Population

Source: Prepopulated Federal HNA Template, Statistics Canada

Characteristic	Data	Value
Total Population (Number)	2016	25,853
	2021	32,199
Population Growth (Number)	Total	6,346
	Percentage	24.5%
Age (Years)	Average	39.4
	Median	39.2
Age Distribution	0 - 14 years	6,835
	15 - 64 years	20,150
	65+ years	5,210
Mobility	Non-movers	26,810
	Non-migrants	1,805
	Migrants	2,485

Table 33: Demographic information

Source: Prepopulated Federal HNA Template, Statistics Canada

Characteristic	Data	Value
Immigrants	Total	4,530
Non-Immigrants	Total	26,785
Recent Immigrants (2016-2021)	Total	750
Interprovincial migrants (2016-2021)	Total	2,355
Indigenous Identity	Total	1,470

Table 34: Household Income and Profile

Source: Prepopulated Federal HNA Template, Statistics Canada

Characteristic	Data	Value
Total number of households	2016	9,757
	2021	12,096
Household income (Canadian dollars per year)	Average	130,800
	Median	113,000
Tenant Household Income (Canadian dollars per year, only available at CMA or CA Level) - Data from Calgary (CMA), Alta.	Average	79,400
	Median	66,000
Owner household income (Canadian dollars per year, only available at CMA or CA Level) - Data from Calgary (CMA), Alta.	Average	153,400
	Median	119,000
Average household size (Number of members)	Total	2.6
Breakdown of household by size (Number of households)	Total	12,095
	1 person	2,485
	2 persons	4,430
	3 persons	2,000
	4 persons	2,170
	5 or more persons	1,005
Tenant households (Number of households)	Total	1,970
	Percentage	16.3%
Owner households (Number of households)	Total	10,125
	Percentage	83.7%
Percentage of tenant households in subsidized housing	Percentage	4.8%
Households within 800m of a higher-order/high frequency transit stop or station (#)	Total	*
	Percentage	0%
Number of one-parent families	Total	1,115
	Percentage	11.8%
Number of one-parent families in which the parent is a woman+	Total	830
Number of one-parent families in which the parent is a man+	Total	285
Number of households by Income Category	Very Low (up to 20% below Area Median Household Income (AMHI)	425
	Low (21% – 50% AMHI)	1,760
	Moderate (51 – 80% AMHI)	2,445
	Median (81% - 120% AMHI)	2,895
	High (>120% AMHI)	4,540

Table 35: Household Formation

Source: Prepopulated Federal HNA Template, Statistics Canada

HH* Head Age Category	2016			2021		
	Pop.	Headship Rate (%)	HHs*	Pop.	Headship Rate (%)	HHs*
15 to 24	2,660	7.9%	210	3,005	5.2%	155
25 to 34	3,900	46.7%	1,820	3,920	44.3%	1,735
35 to 44	4,100	52.1%	2,135	5,260	54.1%	2,845
45 to 54	3,500	60%	2,100	4,045	56.9%	2,300
55 to 64	3,210	54.8%	1,760	3,930	58.8%	2,310
65 to 74	1,985	59.2%	1,175	3,085	58.2%	1,795
75 to 84	760	64.5%	490	1,310	57.6%	755
85 plus	230	30.4%	70	810	25.3%	205

Table 36: Household Suppression

Source: Prepopulated Federal HNA Template, Statistics Canada

HH* Head Age Category	2006 Actual		2021 Actual		2021 Household Suppression		
	Pop.	HHs*	Pop.	HHs*	Headship Rate (%, 2006)	Potential HHs* (2021)	Suppressed HHs* (2021)
15 to 24	1,890	90	3,005	155	4.8%	143.1	0
25 to 34	1,335	585	3,920	1,735	43.8%	1,717.8	0
35 to 44	2,395	1,300	5,260	2,845	54.3%	2,855.1	10.1
45 to 54	2,370	1,350	4,045	2,300	57%	2,304.1	4.1
55 to 64	1,430	820	3,930	2,310	57.3%	2,253.6	0
65 to 74	705	400	3,085	1,795	56.7%	1,750.4	0
75 plus	550	290	2,120	960	52.7%	1,117.8	157.8
Total							172

Table 37: Economy and Labour Force

Source: Prepopulated Federal HNA Template, Statistics Canada

Characteristic	Data	Value
Number of workers in the Labour Force	Total	17,075
Number of workers by industry (Top 10 only)	Health care and social assistance	2,205
	Retail trade	1,690
	Construction	1,670
	Professional, scientific and technical services	1,615
	Educational services	1,185
	Public administration	1,180
	Accommodation and food services	1,070
	Mining, quarrying, and oil and gas extraction	875
	Other services (except public administration)	825
	Transportation and warehousing	815
Unemployment rate and participation rate (Percent)	Unemployment rate	9.5%
	Participation rate	69.3%
All classes of workers (Number)	Total	16,805
Employees (Number)	Total	14,005
Permanent position (Number)	Total	11,740
Temporary position (Number)	Total	2,265
Fixed term (1 year or more, Number)	Total	760
Casual, seasonal or short-term position (less than 1 year, Number)	Total	1,505
Self-employed (Number)	Total	2,800
Number of commuters by commuting destination	Within census subdivision	4,205
	To different census subdivision	3,655
	To different census division	770
	To another province/territory	105
Number of commuters by main mode of commuting for the employed labour force with a usual place of work or no fixed workplace address	Car, truck or van	10,390
	Public transit	135
	Walked	435

Characteristic	Data	Value
	Bicycle	70
	Other method	445

Table 38: Income Categories and Affordable Shelter Costs

Source: Canada 2021 Census, Statistics Canada, Housing Assessment Resource Tool (HART)

Income Category, relative to Area Median Household Income (AMHI)	Annual Household Income (Canadian Dollars per Year)	Affordable Shelter Cost (Canadian Dollars per Month)
Very Low Income (20% or less of AMHI)	<= $22,600	<= $565
Low Income (21% to 50% of AMHI)	$22,600 - $56,500	$565 - $1,413
Moderate Income (51% to 80% of AMHI)	$56,500 - $90,400	$1,413 - $2,260
Median Income (81% to 120% of AMHI)	$90,400 - $135,600	$2,260 - $3,390
High Income (121% or more of AMHI)	>= $135,601	>= $3,391

Table 39: Percentage of Households in Core Housing Need, by Income Category and Household Size

Source: Prepopulated Federal HNA Template, Statistics Canada

Income Category	Affordable Shelter Cost (Canadian Dollars per Month)	1 Person HH	2 Person HH	3 Person HH	4 Person HH	5+ Person HH
Very Low Income (20% or less of AMHI)	<= $565	86.5%	13.5%	0%	0%	0%
Low Income (21% to 50% of AMHI)	$565 - $1,413	35.6%	31.4%	16.9%	13.6%	2.5%
Moderate Income (51% to 80% of AMHI)	$1,413 - $2,260	*	*	*	*	*
Median Income (81% to 120% of AMHI)	$2,260 - $3,390	*	*	*	*	*
High Income (121% or more of AMHI)	>= $3,391	*	*	*	*	*

Table 40: Affordable Housing Deficit by Household

Source: Prepopulated Federal HNA Template, Statistics Canada

Income Category	Affordable Shelter Cost (Canadian Dollars per Month)	1 Person HH	2 Person HH	3 Person HH	4 Person HH	5+ Person HH
Very Low Income (20% or less of AMHI)	<= $565	160	25	0	0	0
Low Income (21% to 50% of AMHI)	$565 - $1,413	210	185	100	80	15
Moderate Income (51% to 80% of AMHI)	$1,413 - $2,260	0	0	0	0	0
Median Income (81% to 120% of AMHI)	$2,260 - $3,390	0	0	0	0	0
High Income (121% or more of AMHI)	>= $3,391	0	0	0	0	0
Total		370	205	110	85	25

Table 41: Households in Core Housing Need, 2021

Source: Prepopulated Federal HNA Template, Statistics Canada

Characteristic	Data	Value
Affordability – Owner and tenant households spending 30% or more on shelter costs (# and %)	Total	2,265
	Percentage	18.80%
Affordability – Owner and tenant households spending 30% or more on shelter costs and in core need (# and %)	Total	785
	Percentage	6.60%
Affordability – Tenant households spending 30% or more of income on shelter costs (# and %)	Total	820
	Percentage	42.10%
Affordability – Tenant households spending 30% or more of income on shelter costs and in core need (# and %)	Total	435
	Percentage	3.70%
Affordability – Owner households spending 30% or more of income on shelter costs (# and %)	Total	1,445
	Percentage	14.30%
Affordability – Owner households spending 30% or more of income on shelter costs and in core need (# and %)	Total	350
	Percentage	3%
Adequacy – Owner and tenant households in dwellings requiring major repair (# and %)	Total	270
	Percentage	2.20%
Adequacy – Owner and tenant households in dwellings requiring major repair and in core need (# and %)	Total	50
	Percentage	0.40%
Adequacy – Tenant households in dwellings requiring major repairs (# and %)	Total	70
	Percentage	3.60%
Adequacy – Tenant households in dwellings requiring major repairs and in core need (# and %)	Total	35
	Percentage	0.30%
Adequacy – Owner households in dwellings requiring major repairs (# and %)	Total	200
	Percentage	2%
Adequacy – Owner households in dwellings requiring major repairs and in core need (# and %)	Total	0
	Percentage	0%
Suitability – Owner and tenant households in unsuitable dwellings (# and %)	Total	265
	Percentage	2.20%
Suitability – Owner and tenant households in unsuitable dwellings and in core need (# and %)	Total	30
	Percentage	0.20%
Suitability – Tenant households in unsuitable dwellings (# and %)	Total	90
	Percentage	4.60%
Suitability – Tenant households in unsuitable dwellings and in core need (# and %)	Total	20
	Percentage	0.20%
Suitability – Owner households in unsuitable dwellings (# and %)	Total	175
	Percentage	1.70%

Characteristic	Data	Value
Suitability – Owner households in unsuitable dwellings and in core need (# and %)	Total	0
	Percentage	0%
Total households in core housing need	Total	800
Percentage of tenant households in core housing need	Percentage	23.40%
Percentage of owner households in core housing need	Percentage	3.60%

Table 42: Core Housing Need by CMHC Priority Groups

Source: Prepopulated Federal HNA Template, Statistics Canada,

Characteristic	Data	Value
All households experiencing CHN	Total (Households)	800
	Percentage (of all households)	6.8%
CHN in households with women and/or children fleeing domestic violence	Total (Households)	*
	Percentage (of priority group)	*
CHN in households led by women	Total (Households)	500
	Percentage (of priority group)	10.5%
CHN in households led by single mothers	Total (Households)	185
	Percentage (of priority group)	26.6%
CHN in households led by senior(s) aged 65-84	Total (Households)	260
	Percentage (of priority group)	9.5%
CHN in households led by senior(s) aged 85+	Total (Households)	45
	Percentage (of priority group)	22%
CHN in households led by young adult(s) aged 18-29	Total (Households)	55
	Percentage (of priority group)	7.9%
CHN in Indigenous-led households	Total (Households)	65
	Percentage (of priority group)	9.6%
CHN in visible minority-led households	Total (Households)	75
	Percentage (of priority group)	6.6%
CHN in Black-led households	Total (Households)	15
	Percentage (of priority group)	20%

Characteristic	Data	Value
CHN in new-immigrant-led households	Total (Households)	0
	Percentage (of priority group)	0%
CHN in refugee-led households	Total (Households)	15
	Percentage (of priority group)	20%
CHN in households with a same-sex couple	Total (Households)	*
	Percentage (of priority group)	*
CHN in households with Transgender member(s)	Total (Households)	0
	Percentage (of priority group)	0%
CHN in households with Non-Binary member(s)	Total (Households)	0
	Percentage (of priority group)	0%
CHN in households with member(s) with physical health and/or mobility challenges	Total (Households)	165
	Percentage (of priority group)	5.1%
CHN in households with member(s) with developmental disabilities	Total (Households)	150
	Percentage (of priority group)	6.1%
CHN in households with member(s) dealing with mental health and addictions issues	Total (Households)	65
	Percentage (of priority group)	4.1%
CHN in households with Veteran member(s)	Total (Households)	10
	Percentage (of priority group)	2.2%
CHN in people experiencing homelessness	Total (people)	*
	Percentage (of priority group)	*

Table 43: Housing Units: Currently Occupied/Available

Source: Prepopulated Federal HNA Template, Statistics Canada,

Characteristic	Data	Value
Total private dwellings	Total	12,095
Breakdown by structural types of units (number of units)	Single-detached	7,230
	Semi-detached	1,735
	Row house	1,805
	Apartment/flat in a duplex	105
	Apartment in a building that has fewer than 5 storeys	1,215
	Apartment in a building that has 5 or more storeys	0
	Other single attached	5
	Movable dwelling	0
Breakdown by size (number of units)	Total	12,095
	No bedrooms	45
	1 bedroom	530
	2 bedrooms	1,770
	3 bedrooms	5,810
	4 or more bedrooms	3,935
Breakdown by date built (number of units)	Total	12,095
	1960 or before	175
	1961 to 1980	1,020
	1981 to 1990	580
	1991 to 2000	2,350
	2001 to 2005	845
	2006 to 2010	1,715
	2011 to 2015	3,030
	2016 to 2021	2,385
Rental vacancy rate (Percent)	Total	1.2%
	Bachelor	4%
	1 bedroom	*
	2 bedrooms	*
	3 bedrooms+	*
Number of primary and secondary rental units	Primary	212
	Secondary	1,738
Number of short-term rental units	Total	37

Table 44: Change in Units, Affordable to Low-Income Households

Source: Prepopulated Federal HNA Template, Statistics Canada

Characteristic (number of units)	Data	Value
Affordable units built	2016 to 2021	65
Change in number of affordable units built before 2016	2016 to 2021	180
Change in number of affordable units	2016 to 2021	245

Table 45: Average Rent by Year

Source: Housing Market Information Portal, CMHC

Characteristic	Data	Value
Average Monthly Rent (number, by year)	2016	1,087
	2017	1,072
	2018	1,104
	2019	1,072
	2020	1,148
	2021	1,217
	2022	1,292
	2023	*
Change in Average Monthly Rent (percent, by year)	2016-2017	-1.4%
	2017-2018	3%
	2018-2019	-2.9%
	2019-2020	7.1%
	2020-2021	6%
	2021-2022	6.2%
	2022-2023	*

Table 46: Rental Vacancy Rate by Year

Source: Housing Market Information Portal, CMHC

Characteristic	Data	Value
Rental vacancy rate (percent, by year)	2016	3.7%
	2017	3.2%
	2018	4%
	2019	2.4%
	2020	0%
	2021	1.2%
	2022	0.5%
	2023	*

Table 47: Core Housing Need by Year and Tenure

Source: Prepopulated Federal HNA Template, Statistics Canada

Characteristic	Data	Value
Owner households in Core Housing Need (number)	2016	450
	2021	360
	Total Change	-90
	Percent Change	-20%
Tenant households in Core Housing Need (number)	2016	285
	2021	445
	Total Change	160
	Percent Change	56.14%
Owner households in Core Housing Need (percentage)	2016	5.46%
	2021	3.61%
Tenant households in Core Housing Need (percentage)	2016	22.44%
	2021	23.67%

Table 48: Current Non-Market Housing Units

Source: Prepopulated Federal HNA Template, Statistics Canada,

Characteristic	Data	Value
Number of housing units that are subsidized	Total	95
Number of housing units that are below market rent in the private market (can either be rent or income-based definition)	Total	1,715
Number of co-operative housing units	Total	*
Number of other non-market housing units (permanent supportive, transitional, etc.)	Total	

Table 49: Housing Values, Town of Cochrane, 2024

Source: Housing Market Information Portal, CMHC & Assessment Roll 2024, Town of Cochrane

Characteristic (Canadian dollars)	Data	Value
Median monthly shelter costs for rented dwellings	Median	1,500
Purpose-built rental prices by unit size (Average)	Total	1,217
	Bachelor	874
	1 bedroom	968
	2 bedrooms	1,096
	3 bedrooms+	1,442
Purpose-built rental prices by unit size (Median, per month)	Total	1,200
	Bachelor	850
	1 bedroom	950
	2 bedrooms	1,050
	3 bedrooms+	1,475
Sale prices	Average	
	Median	
Sale prices by unit size (Average)	Average	
	Bachelor	
	1 bedroom	
	2 bedrooms	
	3 bedrooms+	
Sale prices by unit size (Median)	Median	
	Bachelor	
	1 bedrooms	
	2 bedrooms	
	3 bedrooms+	

Table 50: Housing Units: Change in Housing Stock

Source: Prepopulated Federal HNA Template, Statistics Canada

Characteristic	Data	Value
Demolished – breakdown by tenure	Tenant	*
	Owner	*
Completed – Overall and breakdown by structural type (annual, number of structures)	Total	437
	Single	266
	Semi-detached	74
	Row	69
	Apartment	28
Completed – Breakdown by tenure (annual, number of structures)	Tenant	39
	Owner	364
	Condo	34
	Coop	0
Starts – Overall and breakdown by structural type (2021, number of structures)	Total	539
	Single	314
	Semi-detached	96
	Row	90
	Apartment	39
Starts – Breakdown by tenure (2021, number of structures)	Tenant	12
	Owner	438
	Condo	89
	Coop	*

Table 51: Projected Households by Household Size and Income Category, 2031

Source: Prepopulated Federal HNA Template, Statistics Canada

HH Income Category	1 person	2 person	3 person	4 person	5+ person	Total
Very Low Income	436	71	41	26	14	588
Low Income	1,276	782	176	105	58	2,397
Moderate Income	1,021	1,447	421	329	151	3,369
Median Income	586	1,895	807	650	340	4,278
High Income	285	2,154	1,356	1,739	756	6,290
Total	3,604	6,349	2,801	2,849	1,319	

Table 52: Projections by 2031

Source: Office of Statistics and Information – Demography and Social Statistics, Alberta Treasury Board and Finance

Characteristic	Data/Formula	Value
Women by age distribution (# and %)	0-14	3,270 14.7%
	15-19	1,305 (5.9%)
	20-24	1,160 (5.2%)
	25-64	11,860 (53.3%)
	65-84	4,160 (18.7%)
	85+	510 (2.3%)
Male Births	Births x Estimated Proportion of Male Births	Not Available
Female Births	Total births – Male Births	Not Available
Survival Rate	Survival rate for those not yet born at the beginning of the census year	Not Available
Net Migrations	Net migration (in and out) of those not yet born at the beginning of the census year	Not Available
Projected Family Households	Age-group population x projected age-specific family headship rate	
Projected Non-family Households	Age-group population x projected age-specific non-family headship rate	
Total Projected Headship Rate	Family headship rates + non-family headship rates	
Projected Net Household Formation	Projected households by type (family and non-family) (Year 2) – Projected households by type (family and non-family) (Year 1)	
Projected Owner Households	Projected households by type, year and age group x Projected ownership rate by type, year and age group	
Projected Renter Households	Projected households by type, year and age group – projected owner households by type, year and age group	
Projected Dwelling Choice	Projected households by type, tenure and age group x projected dwelling choice propensities by type, tenure and age group	

Table 53: Anticipated Population by 2031

Source: Office of Statistics and Information – Demography and Social Statistics, Alberta Treasury Board and Finance

Characteristic	Data	Value
Anticipated population	Total	43,615
Anticipated population growth	Total	5,601
	Percentage	2.1%
Anticipated age	Average	41
	Median	39
Anticipated age distribution (# and %)	0-14	6,860 (15.7%)
	15-19	2,670 (6.1%)
	20-24	2,395 (5.5%)
	25-64	23,280 (53.4%)
	65-84	7,530 (17.3%)
	85+	890 (2.0%)

Table 54: Anticipated Households by 2031

Source:

Characteristic	Data	Value
Current number of households	Total	
Anticipated number of households	Total	
Anticipated Household Age	Average	
	Median	
Anticipated Households by Tenure	Renter	
	Owner	
Anticipated Units by Type	Total	
	Single	
	Semi-detached	
	Row	
	Apartment	
Anticipated Units by Number of Bedrooms	1 bedroom	
	2 bedroom	
	3 bedroom	
	4 bedroom	
	5 bedroom	

Anticipated Households by Income	Average	
	Median	
	Very Low	
	Low	
	Moderate	
	High	
Anticipated average household size	Total	
Draft approved lots by planned housing type	Total	
Draft approved lots by tenure	Tenant	
	Owner	

APPENDIX B

Provincial HNA Required Data Tables

Table 55: Population and Households Existing and Projected, Town of Cochrane, 2016-2027

Source: CitySpaces Consulting & Canada 2021 Census, Statistics Canada

CATEGORY	2016	2021	COMPOUNDED ANNUAL GROWTH	2027 (PROJECTED)	COMPOUNDED ANNUAL GROWTH
Population	25,853	32,199	4.5%	41,683	4.2%
Household	9,757	12,096	4.4%	15,576	4.1%

Table 56: Household Characteristics Existing and Projected, Town of Cochrane, 2016-2027

Source: CitySpaces Consulting & Canada 2021 Census, Statistics Canada

CATEGORY	2016	2021	2027 (PROJECTED)
Average Household Size	2.6	2.6	2.6
Median Age	36.9	39.2	42.1
% of Population age 65 or greater	11.5%	16.2%	24.1%

Table 57: Tenure of Households, Town of Cochrane, 2021

Source: Canada 2021 Census, Statistics Canada

CATEGORY	OWN HOME	RENT HOME	RENT HOME (SUBSIDIZED)
% of Households (2021)	83.70%	16.30%	4.87%

Table 58: Median Household Income by Household Tenure, Town of Cochrane, 2021

Source: Canada 2021 Census, Statistics Canada

CATEGORY	MEDIAN HOUSEHOLD INCOME
All Households	$113,000
Owner Households	$119,000
Renter Households	$66,000
Reporting Year	2021

Table 59: Labour Force Characteristics, Town of Cochrane, 2021

CATEGORY	
Reporting Region:	Town of Cochrane
Labour Participation Rate	69.3%
Unemployment Rate	9.5%
Month/Year of Data provided	Census 2021

INDUSTRY	TOTAL (#)
Health Care and Social Assistance	2,205
Retail Trade	1,690
Construction	1,670
Professional, Scientific, and Technical Services	1,615
Educational Services	1,185
Public Administration	1,180
Accommodation and Food Services	1,070
Mining, Quarrying, and Oil + Gas Extraction	875
Other Services	825
Transportation and Warehousing	815

Table 60: Owner Households in Core Housing Need, Town of Cochrane, 2021

Source: Canada 2021 Census, Statistics Canada

OWNER HOUSEHOLDS	BACHELOR	1-BEDROOM	2-BEDROOM	3-BEDROOM	4-BEDROOM
Households in Core Housing Need					
Households spending 30% of income on shelter cost					
Households spending more than 50% of income on shelter cost					

Table 61: Renter Households in Core Housing Need, Town of Cochrane, 2021

Source: Canada 2021 Census, Statistics Canada

RENTER HOUSEHOLDS	BACHELOR	1-BEDROOM	2-BEDROOM	3-BEDROOM	4-BEDROOM
Households in Core Housing Need					
Households spending 30% of income on shelter cost					
Households spending more than 50% of income on shelter cost					

Table 62: All Households in Core Housing Need, Town of Cochrane, 2021

Source: Canada 2021 Census, Statistics Canada

ALL HOUSEHOLDS	BACHELOR	1-BEDROOM	2-BEDROOM	3-BEDROOM	4-BEDROOM
Households in Core Housing Need					
Households spending 30% of income on shelter cost					
Households spending more than 50% of income on shelter cost					

Table 63: Median Rental Price and Vacancy Rate by Unit Size, Town of Cochrane, 2024

Source: Housing Market Information Portal, CMHC

CATEGORY	BACHELOR	1-BEDROOM	2-BEDROOM	3-BEDROOM+	TOTAL
Median Market Rent	*	*	*	$2,295	$1,975
Vacancy Rate	*	*	*	3.5%	5.4%

Table 64: Non-Market Affordable Housing Supply, Town of Cochrane, 2025

Source: Town of Cochrane

CATEGORY	EXISTING UNITS	CURRENT UNIT DEFICIT	CURRENT ACCESSIBLE UNIT DEFICIT	NUMBER OF HOUSEHOLDS ON WAITLIST
Community Housing				
Seniors' Self-Contained				
Seniors' Lodge				
Seniors' Housing (Other)				
Near Market Housing				
Permanent Supportive Housing				
Specialized Needs Housing				
Indigenous Housing				
Rent Supplement				
Other				

Table 65: Non-Market Affordable Housing Supply Projections to 2027, Town of Cochrane

Source: Town of Cochrane

CATEGORY	CURRENT UNIT DEFICIT	ANTICIPATED NEW UNITS	COMMITTED OR UNDER-DEVELOPMENT	PROJECTED NEW DEMAND	UNIT LOSS DUE TO EXPIRY, CONDITION, OR AGE	TOTAL PROJECTED UNIT DEFICIT
Community Housing						
Seniors' Self-Contained						
Seniors' Lodge						
Seniors' Housing (Other)						
Near Market Housing						
Permanent Supportive Housing						
Specialized Needs Housing						
Indigenous Housing						
Rent Supplement						
Other						

Table 66: Priority 1 Housing Type for Town of Cochrane

Source: Town of Cochrane

CATEGORY	DATA

Housing Type	
Current Units Available	
Current Unit Deficit	
Projected Unit Deficit in 5 Years	
Current Vacancy Rate	
Current Waitlist Count	

Table 67: Priority 2 Housing Type for Town of Cochrane

Source: Town of Cochrane

CATEGORY	DATA
Housing Type	
Current Units Available	
Current Unit Deficit	
Projected Unit Deficit in 5 Years	
Current Vacancy Rate	
Current Waitlist Count	

Table 68: Priority 3 Housing Type for Town of Cochrane

Source: Town of Cochrane

CATEGORY	DATA
Housing Type	
Current Units Available	
Current Unit Deficit	
Projected Unit Deficit in 5 Years	
Current Vacancy Rate	
Current Waitlist Count	

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