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# Population and Housing Study 1985



Mississauga Planning & Building Department  
April 1987





POPULATION AND HOUSING STUDY 1985

CITY OF MISSISSAUGA  
PLANNING AND BUILDING DEPARTMENT  
April 1987





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## 1985 POPULATION AND HOUSING STUDY

### Introduction

This study provides information regarding the population and housing characteristics of Mississauga. It is designed to provide a statistical basis for estimating population and school yields, and a general profile of the City and of each Residential Planning District.

The Population and Housing Study is prepared periodically to ensure that the most current statistical data are used for planning purposes.

### Method

The 1985 Population and Housing Study represents a complete survey of the assessed residential units in the City undertaken on the basis of data obtained from the December 1985 Assessment Tape produced by the Ministry of Revenue.

The method employed to produce the 1985 study is comparable to the 1980 and 1982 analysis. Land use codes which reflect unit type, dwelling characteristics, and tenure were assigned to every assessed residential dwelling unit in the City. Using municipal computer services, the units were categorized on the basis of unit type and tenure by geographic location and surveyed to determine the following characteristics of the persons occupying the unit: number, age, and school support.

### Definitions

In the preparation of the study, it was assumed that:

- a detached dwelling is a separate building designed to be occupied by a single household;
- linked semi-detached units and linked row dwellings are detached dwellings in that they appear and function as fully detached units above grade;
- a semi-detached dwelling is one of a pair of attached dwelling units which are divided vertically above grade by a common wall;



- a townhouse dwelling unit is part of a building not exceeding three storeys in height consisting of more than two attached dwelling units which are divided vertically by a common wall;
- maisonettes are townhouse dwelling units;
- an apartment is a dwelling unit within a building containing more than six dwelling units;
- stacked townhouses are apartment dwelling units;
- other unit types include dwelling units above stores, plexes, dwelling units contained in buildings used for industrial or commercial activities (multi-use), and institutional establishments;
- notwithstanding that a registered condominium unit is rented, it is classified as a condominium dwelling unit;
- the entire population between the ages of 5 and 18 years for the public school system and 4 and 18 years for the separate school system, is assumed to be enrolled in school.

#### Format

The Population and Housing Study is organized into two parts: Part I provides a summary of the findings of the study and a general description of the population and housing characteristics of the City. Part II provides a general description of the population and housing characteristics of each Planning District. In Part II, two standard tables have been used to present the relevant housing, population, and school yield data for each Planning District. The Glossary provides an index and explanation of the titles used in these tables.

An analysis of any trends or variations in the population and school yield characteristics between 1980, 1982, and 1985 has also been included in the 1985 Population and Housing Study.

PART I

POPULATION AND HOUSING PROFILE

CITY OF MISSISSAUGA TOTALS

## POPULATION AND HOUSING PROFILE

### CITY OF MISSISSAUGA TOTALS

#### Location

Mississauga is a rapidly growing municipality west of, and adjacent to Metropolitan Toronto. The City is bounded by the southern limit of the Parkway Belt West on the north, Etobicoke Creek and Indian Line on the east, Lake Ontario on the south, and Ninth Line and Winston Churchill Boulevard on the west.

#### Planning and Development

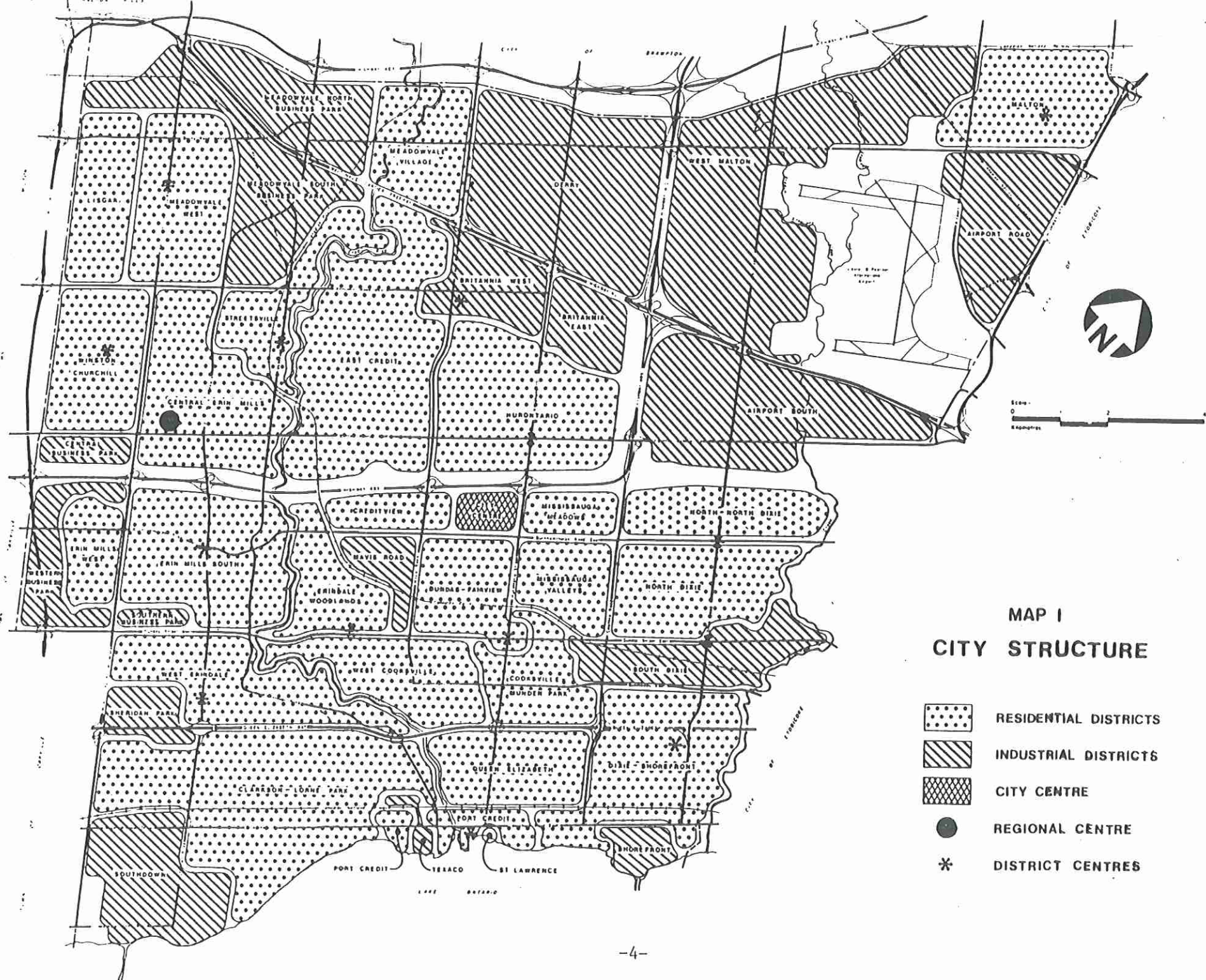
On January 1, 1974 the former Towns of Mississauga, Port Credit, and Streetsville, and a portion of the former Town of Oakville were officially incorporated to form the City of Mississauga. Since the four Official Plans in effect for these areas did not provide a city-wide approach to planning and development, a new Official Plan for the City was prepared and approved by the Ministry of Housing on April 16, 1981, subject to certain modifications, deferrals, and referrals.

The new Official Plan was prepared on the basis of two related principles: the establishment of a distinct identity for Mississauga, and the achievement of balanced growth between the resident labour force and job opportunities. To this end, the Official Plan structures the City into Residential Planning Districts and Industrial Planning Districts (see Map 1) and contains policies which direct the location, intensity, and type of new development; which protect existing, stable residential districts and environmentally sensitive areas; and which encourage the renewal of areas which no longer adequately serve the community.

#### Population

The City of Mississauga has an assessed population of 356 124 in 1985. This represents an increase of 8.9% over the 1982 assessed population of 326 981 persons and 18.4% over the 1980 assessed population of 300 920. Approximately 46% of the 1985 population is accommodated in detached dwellings, 17% in semi-detached dwellings, 12% in townhouses, 24% in apartments, and 1% in other unit types. The distribution of the population amongst the various housing unit types is only marginally different from that reported in 1980 and 1982 but a slight increase in the percentage living in detached dwellings and in apartments is evident (see Table 1).





**MAP I  
CITY STRUCTURE**






-  RESIDENTIAL DISTRICTS
-  INDUSTRIAL DISTRICTS
-  CITY CENTRE
-  REGIONAL CENTRE
-  DISTRICT CENTRES

TABLE 1  
POPULATION AND HOUSING UNIT PROFILE  
CITY TOTALS  
1980, 1982, 1985

Unit Type	Assessed Units			Occupied Units			Assessed Population			Persons per Unit		
	1980	1982	1985	1980	1982	1985	1980	1982	1985	1980	1982	1985
Detached	37 872 (37.9%)	43 107 (39.3%)	49 051 (40.7%)	37 508 (38.5%)	42 833 (40.1%)	48 835 (41.1%)	131 081 (43.6%)	146 922 (44.9%)	164 836 (46.3%)	3.495	3.430	3.375
Semi-Detached	16 021 (16.0%)	16 377 (15.0%)	16 681 (13.8%)	15 930 (16.3%)	16 271 (15.3%)	16 631 (14.0%)	59 781 (19.9%)	61 430 (18.8%)	61 704 (17.3%)	3.753	3.775	3.710
Townhouse	12 316 (12.3%)	12 933 (11.8%)	13 480 (11.2%)	11 961 (12.3%)	12 526 (11.7%)	13 285 (11.2%)	39 245 (13.0%)	41 477 (12.7%)	42 307 (11.9%)	3.281	3.311	3.184
Apartment	32 500 (32.5%)	35 853 (32.7%)	40 062 (33.2%)	30 968 (31.7%)	33 951 (31.8%)	38 876 (32.7%)	67 795 (22.5%)	74 142 (22.7%)	84 327 (23.7%)	2.189	2.184	2.169
Other	1 338 (1.3%)	1 299 (1.2%)	1 253 (1.0%)	1 190 (1.2%)	1 163 (1.1%)	1 144 (1.0%)	3 018 (1.0%)	3 010 (0.9%)	2 950 (0.8%)	2.536	2.588	2.578
City Total	100 047 (100.0%)	109 569 (100.0%)	120 527 (100.0%)	97 557 (100.0%)	106 744 (100.0%)	118 771 (100.0%)	300 920 (100.0%)	326 981 (100.0%)	356 124 (100.0%)	3.085	3.063	2.998



Table 2 illustrates how the population age structure of Mississauga changed between 1980, 1982, and 1985. The proportion of the population under the age of 20 has declined by approximately 2% between assessment periods while the 40+ age group has been increasing slightly. The proportion of the population age 20 to 39 has remained stable.

### Housing Distribution

As shown in Table 3, there are 120 527 assessed residential units in Mississauga, a 10.0% increase over the 1982 total of 109 569 units and a 20.5% increase over the 1980 total of 100 047 units. Of the total inventory of housing units, 49 051 or 40.7% are detached dwellings, 16 681 or 13.8% are semi-detached dwellings, 13 480 or 11.2% are townhouses, 40 062 or 33.2% are apartments, and 1 253 or 1% are other unit types.

A comparison of the characteristics of the housing stock in 1980, 1982 and 1985, illustrated on Figure 1, reveals that about 93% of the increment in housing units between 1982 and 1985 can be attributed to the increase in detached units (54%) and apartment units (38%). Between 1980 and 1982 detached and apartment units accounted for approximately 90% of the dwelling unit additions. The percentage attributable to detached units was 55% and to apartments 34%.

Of the 49 051 detached dwellings in the City, 41 569 or 84.7% are units located on residential lots in excess of 12 m (40 foot) frontage, 6 907 or 14.1% are units located on residential lots of less than 12 m (40 foot) frontage, 255 or 0.5% are cluster detached condominium units, and 320 or 0.7% are mobile dwelling units. Of particular note is the decline in proportion of residential lots with frontages of greater than 12 m. These were 95.1% in 1980, 89.2% in 1982, and 84.7% in 1985. This is partially attributable to the increasing popularity of smaller linked detached units. In absolute terms more units on lots of less than 12 m frontage were constructed between 1980 and 1982 than those with more than 12 m frontage, however this trend turned around between 1982 and 1985 with units on larger lots becoming more popular.

With regard to the 13 480 townhouse dwellings in the City, 10 508 or 78.0% are condominium units, 2 016 or 15.0% are rental units, 873 or 6.5% are freehold units, and 83 or 0.6% are units in buildings owned by the Ontario Housing Corporation. There was a net addition of 547 townhouse units, an increase of 4.2%, between 1982 and 1985. Between 1980 and 1982 there was a net increase of 617 townhouse units, or 5.0%. The number of condominium townhouse units has declined between 1980 and 1982 by 83 units but then increased by 440 units between 1982 and 1985.

TABLE 2  
 POPULATION PROFILE  
 CITY TOTALS  
 1980, 1982, 1985

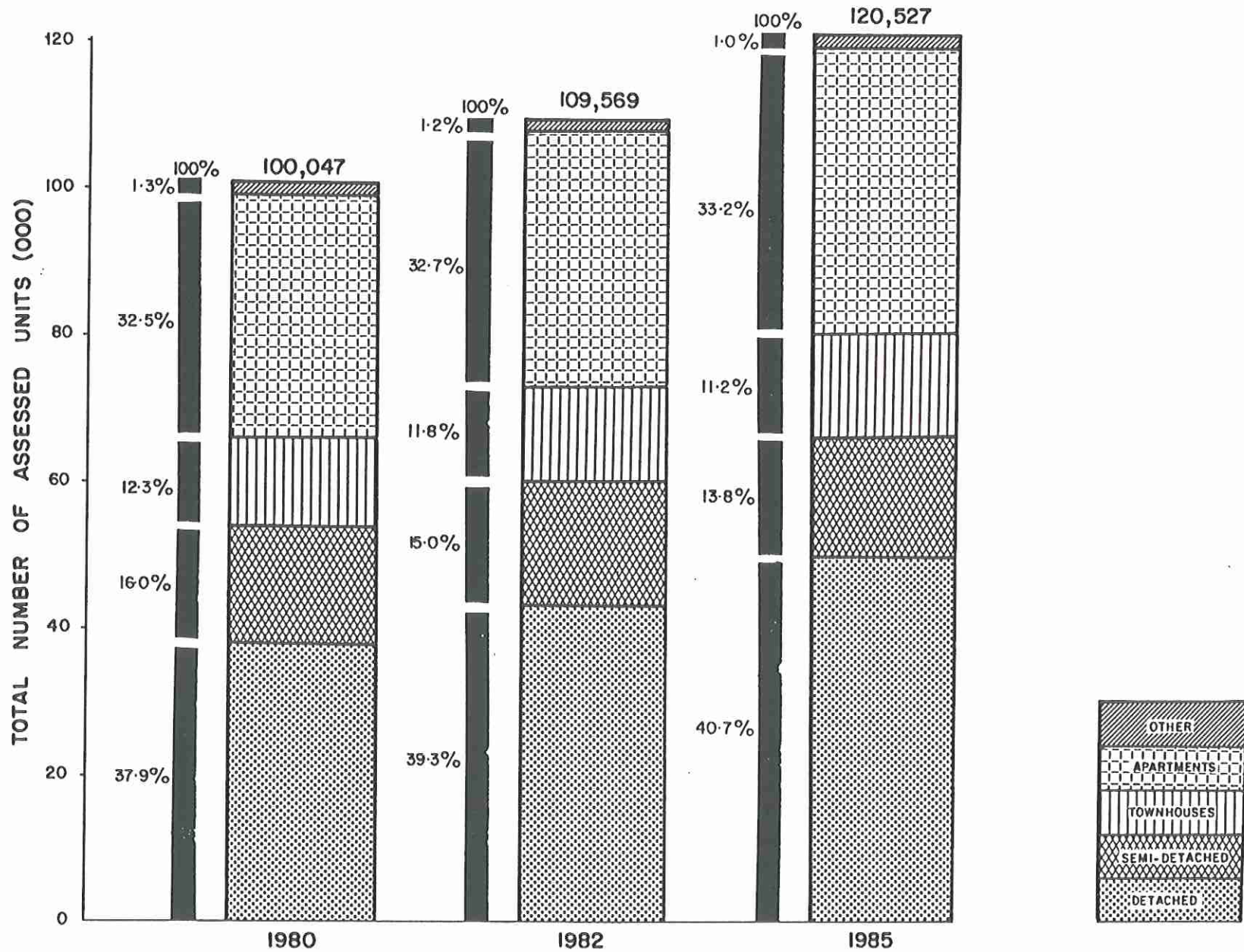
<u>Age Breakdown</u>	<u>Percent of Total</u>		
	1980	1982	1985
0-4	5.58	5.41	5.31
5-9	8.57	8.15	7.57
10-14	8.92	8.53	7.74
15-19	9.00	8.41	7.82
20-29	16.44	16.91	17.34
30-39	18.06	17.58	17.75
40-49	12.37	12.66	13.58
50-59	8.43	8.56	8.89
60-64	2.62	2.91	3.22
65-69	1.87	1.88	2.21
70+	2.72	3.04	3.50
Unknown	5.42	5.96	5.07
Total	100.00	100.00	100.00
0-19	32.07	30.50	28.44
20-39	34.50	34.49	35.09
40-59	20.80	21.22	22.47
60+	7.21	7.83	8.93
Unknown	5.42	5.96	5.07
Total	100.00	100.00	100.00

TABLE 3  
HOUSING STOCK CHARACTERISTICS  
1980, 1982, 1985

Unit Type/Description	<u>Total Units Assessed</u>			<u>Percentage Change</u>		
	1980	1982	1985	1980 - 1982	1982 - 1985	1980 - 1985
Detached All Units	37 872	43 107	49 051	13.8	13.8	29.5
Freehold +12m (40 ft.)	36 005	38 433	41 569	6.7	8.2	15.5
Freehold -12m (40 ft.)	1 291	4 106	6 907	218.5	68.2	435.0
Cluster Condos	254	254	255	-	0.4	0.4
Mobile Units	322	314	320	(2.5)	1.9	(0.6)
Semi-Detached All Units	16 021	16 377	16 681	2.2	1.9	4.1
Townhouse All Units	12 316	12 933	13 480	5.0	4.2	9.5
Freehold	582	854	873	46.7	2.2	0.5
Condominium	10 151	10 068	10 508	(0.8)	4.4	3.5
Rental	1 503	1 928	2 016	28.3	4.6	34.1
O.H.C.	80	83	83	3.8	-	3.8
Apartments All Units	32 500	35 853	40 062	10.3	11.7	23.3
Condominium	8 298	8 735	10 284	5.3	17.7	23.9
Rental	23 378	25 825	28 300	10.5	9.6	21.1
Senior Citizen	824	1 293	1 478	56.9	14.3	79.4
Other All Units	1 338	1 299	1 253	(2.9)	(3.5)	(6.4)
Apartments Over Store	754	742	718	(1.6)	(3.2)	(4.8)
Plexes	438	424	417	(3.2)	(1.7)	(4.8)
Multi-Use	138	124	108	(10.1)	(12.9)	(21.7)
Institutional	8	9	10	12.5	11.1	25.0
<b>City Total</b>	<b>100 047</b>	<b>109 569</b>	<b>120 527</b>	<b>9.5</b>	<b>10.0</b>	<b>20.5</b>



**FIGURE 1**  
**CITY OF MISSISSAUGA HOUSING STOCK CHARACTERISTICS**  
**1980, 1982, 1985**



The number of apartment units in the City in 1982 was 40 062, an 11.7% increase over the 35 853 recorded in 1980. This is slightly higher than the 10.3% increase experienced between 1980 and 1982 when the apartment stock rose from 32 500 to 35 853 units. Approximately 70.6% or 28 300 of the apartment units in Mississauga are rental, 25.7% or 10 284 are condominium and 3.7% or 1 478 are for senior citizens. About 58.8% of the increment in apartment units between 1980 and 1985 were rentals; condominiums accounted for 36.8%; and senior citizen units accounted for only 4.4%. This is a notable shift from the 1980 to 1982 period when 73.0% of the increment was rental, 13.0% was condominium, and 14.0% was for senior citizen units.

Other unit types represent approximately 1.0% of the total number of assessed units in the City in 1980, 1982, and 1985. In 1985 there are 718 apartment units located over stores, 417 units in plexes, 108 units which are in combination with either commercial or industrial uses (multi-use), and 10 units in institutional establishments. The total number of units in this category declined slightly between 1980 and again between 1982 and 1985.

### Tenure

In 1985 there are 66 350 freehold, 21 047 condominium, and 33 130 rental units in the City. This represents a distribution by tenure of 55.0%, 17.5%, and 27.5%, respectively, which is similar to the tenure distributions of 1980 and 1982 (see Figure 2). As Table 4 shows, the percentage change in freehold units has remained fairly constant - 10.8% change between 1980 and 1982 and 10.4% between 1982 and 1985. The percentage change in rental, and particularly in condominium units has changed markedly between the two assessment periods. Between 1980 and 1982 the percentage change in rental units was 12.2%. This dropped to 8.9% between 1982 and 1985. The change in condominium units was only 1.9% between 1980 and 1982 but rose to 10.4% between 1982 and 1985.

### Vacancy Rate

Of the 120 527 assessed residential units in Mississauga, 118 771 are occupied and 1 756 are unoccupied. This represents a vacancy rate of 1.5%, down from the 2.6% experienced in 1982 and the 2.5% experienced in 1980. There is a considerable degree of variance in the 1985 occupancy levels by unit type and tenure. The vacancy rate for rental units is 2.9%, compared to 0.4% for owned units. Only 0.4% of the detached and semi-detached units are vacant, while the vacancy rate for townhouses, apartments and all other units are 1.4%, 3.0%, and 8.7% respectively.



**FIGURE 2**  
**CITY OF MISSISSAUGA HOUSING TENURE**  
**1980, 1982, 1985**

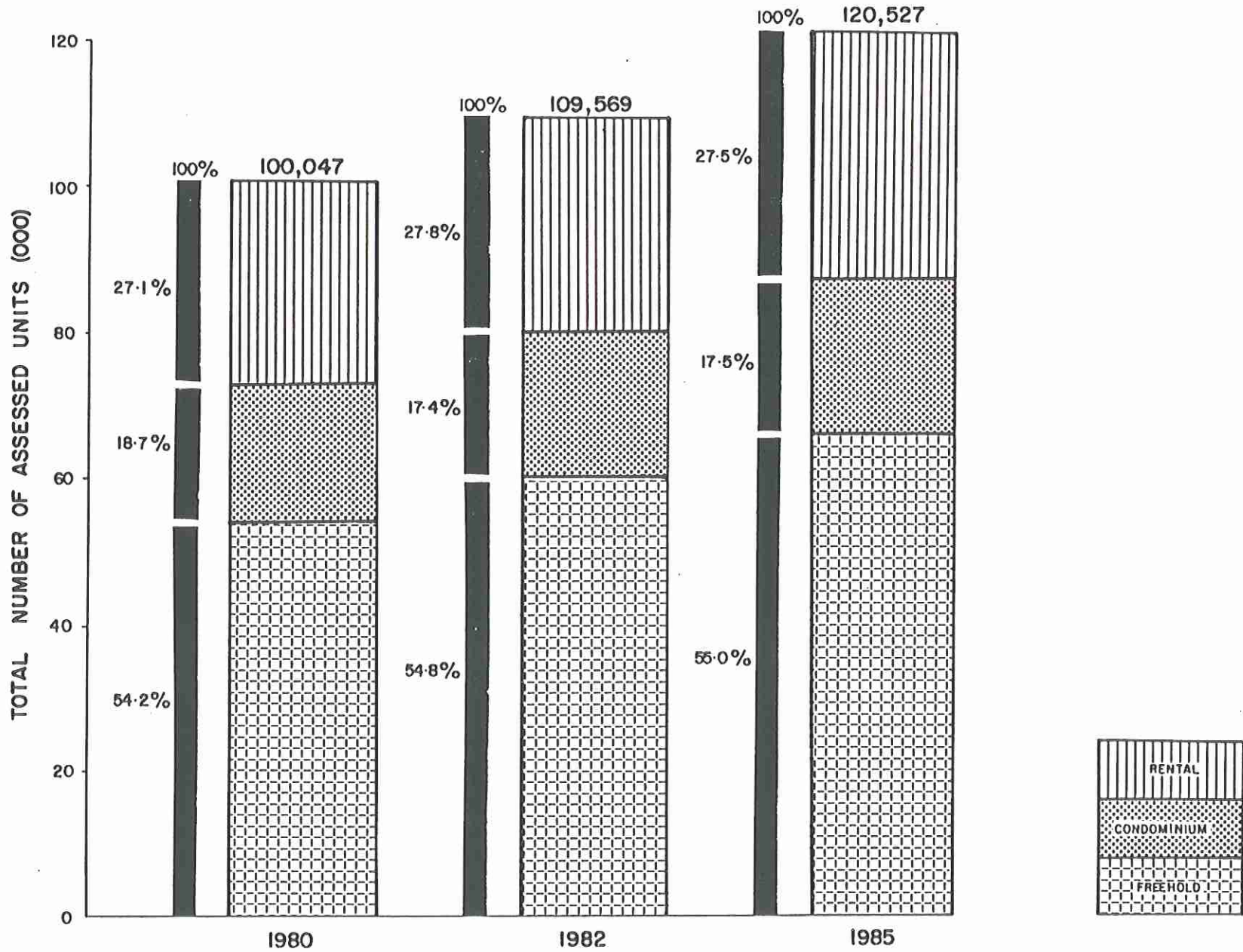


TABLE 4  
HOUSING TENURE  
1980, 1982, 1985

	1980 Number (Percentage)	1982 Number (Percentage)	1985 Number (Percentage)	1980 - 1982	Percentage Change 1982 - 1985	1980 - 1985
Freehold Units	54 221 (54.2%)	60 084 (54.8%)	66 350 (55.0%)	10.8	10.4	22.4
Condominium Units	18 703 (18.7%)	19 057 (17.4%)	21 047 (17.5%)	1.9	10.4	12.5
Rental Units	27 123 (27.1%)	30 428 (27.8%)	33 130 (27.5%)	12.2	8.9	22.1
TOTAL	100 047 (100.0%)	109 569 (100.0%)	120 527 (100.0%)	9.5	10.0	20.5

### Household Size

The average size of a household in 1985 was 3.00 persons per unit, a decrease from the 1982 average of 3.06 and the 1980 average of 3.08 persons per unit. Table 5 reveals how the average household size varies according to the characteristics and tenure of the dwelling unit. The average household size for all detached units in the City is 3.34, although it varies by type of detached unit ranging from a low of 2.21 for mobile dwellings to a high of 3.41 for detached dwellings of greater than 12 m (40 foot) frontage.

For the remaining unit types, the overall average household size for semi-detached and townhouse units is 3.71 and 3.18 persons per unit respectively, 2.17 persons per unit for apartments, and 2.58 persons per unit for other unit types. Between 1980 and 1982, the average household size for detached units and apartments declined while the average household size for townhouses and semi-detached units increased. Between 1982 and 1985 the average household size decreased for all unit types.

Table 6 outlines average household size by unit type and planning district. Average household size ranges from a low of 2.10 persons per unit in Port Credit to a high of 3.90 in Erin Mills West. Within the individual dwelling unit type categories, there is considerable variation as well. For example, for detached units, the person per unit factor ranges from a low of 2.52 in Hurontario to a high of 3.90 in Erin Mills West.

Between 1982 and 1985, the number of overall declines in household sizes by planning district outnumbered overall increases: 16 declines to 10 increases, with one district experiencing no change. This is similar to the 1980 to 1982 experience when average household size declined in 18 districts, increased in 8, and remained unchanged in one district. In both time periods declines in household size outnumbered increases in most planning districts for detached units, semi-detached units and apartment units. In contrast, decreases in household size were outnumbered by increases for townhouse units and other residential units between 1980 and 1982 but this trend reversed itself in 1982 to 1985.

### Age Distribution

The age distribution of the population in Mississauga is shown in Figures 3 and 4, while Table 7 provides a comparison of the 1980, 1982, and 1985 information. Mississauga has a pre-school age population of 18 904 persons, a 6.8% increase over the 1982 level; and an elementary and secondary school age population of 82 377 persons, which represents a 0.4 increase over the 1982 level.

TABLE 5  
 AVERAGE HOUSEHOLD SIZE BY UNIT TYPE AND TENURE  
 1980, 1982, 1985

Unit Type	Tenure	Average Household Size (persons per unit)		
		1980	1982	1985
Detached		3.49	3.43	3.34
Greater than 12 m frontage	Freehold	3.53	3.49	3.41
Less than 12 m frontage	Freehold	2.76	2.99	3.21
Cluster	Condominium	2.86	2.95	3.02
Mobile Dwellings		2.32	2.36	2.21
Semi-Detached	Freehold	3.75	3.78	3.71
Townhouse		3.28	3.31	3.18
	Freehold	2.78	3.19	3.30
	Condominium	3.23	3.27	3.11
	Rental	3.73	3.59	3.49
	O.H.C.	4.15	3.96	3.77
Apartment		2.19	2.18	2.17
	Condominium	2.39	2.47	2.35
	Rental	2.15	2.13	2.15
	Senior Citizen	1.20	1.28	1.24
Other Unit Types		2.54	2.59	2.58
All Unit Types		3.08	3.06	3.00



TABLE 6  
AVERAGE HOUSEHOLD SIZE BY UNIT TYPE AND PLANNING DISTRICT  
1980, 1982, 1985

Planning District	Detached			Semi-Detached			Townhouse		
	1980	1982	1985	1980	1982	1985	1980	1982	1985
Central Erin Mills	3.00	2.31	3.53	-	-	-	-	-	-
City Centre	-	-	-	-	-	-	-	-	-
Clarkson-Lorne Park	3.58	3.49	3.35	3.75	3.65	3.58	3.19	3.33	3.27
Cooksville-Munden Park	3.55	3.46	3.35	3.78	3.76	3.78	3.58	3.52	3.10
Creditview	1.89	2.84	3.39	-	2.76	3.56	-	-	-
Dixie-Shorefront	3.21	3.13	3.03	3.96	3.95	3.84	3.36	3.46	3.02
Dundas-Fairview	3.19	3.17	2.90	3.98	3.82	3.65	3.40	3.22	2.92
East Credit*	3.39	3.46	3.50	2.00	2.33	2.33	-	-	-
Erindale Woodlands	3.75	3.62	3.53	3.86	3.86	3.71	3.55	3.74	3.54
Erin Mills South	3.33	3.46	3.59	3.47	3.54	3.52	3.04	3.16	3.19
Erin Mills West	3.84	3.82	3.90	-	-	-	-	-	-
Hurontario	2.96	2.73	2.52	-	-	3.04	-	-	-
Lisgar	3.22	3.13	3.13	-	-	-	-	-	-
Malton	3.81	3.77	3.68	4.10	4.12	4.02	3.73	3.75	3.60
Meadowvale Village	2.76	2.67	2.65	-	-	-	-	-	-
Meadowvale West	3.37	3.29	3.28	3.34	3.45	3.48	3.22	3.17	2.99
Mississauga Meadows	3.86	3.76	3.67	3.19	3.70	3.77	2.82	3.31	3.29
Mississauga Valleys	3.68	3.67	3.52	3.78	3.71	3.60	3.41	3.32	3.19
North Dixie	3.70	3.59	3.44	3.88	3.81	3.66	3.73	3.73	3.49
North-North Dixie	3.60	3.51	3.69	2.59	3.35	3.48	2.70	2.81	2.74
Port Credit	2.89	2.80	2.72	2.20	1.50	1.83	3.22	3.26	3.33
Queen Elizabeth	3.23	3.16	3.04	3.90	3.86	3.83	2.93	2.83	2.76
South Dixie	3.20	3.22	3.47	4.15	3.90	3.82	-	-	-
Streetsville	3.29	3.22	3.16	3.90	3.80	3.65	3.22	3.25	3.15
West Cooksville	3.79	3.87	3.75	3.91	4.02	3.96	3.40	3.00	3.13
West Erindale	3.80	3.72	3.56	3.67	3.73	3.68	3.09	3.14	2.94
Winston Churchill	3.13	2.84	3.15	-	-	-	-	-	-
Industrial District	3.14	3.16	2.93	-	4.00	4.00	-	3.21	-
City of Mississauga	3.49	3.43	3.38	3.75	3.78	3.71	3.28	3.31	3.18

Note: Where no average household size factor is specified, the corresponding City person per unit factor will be used for planning purposes.

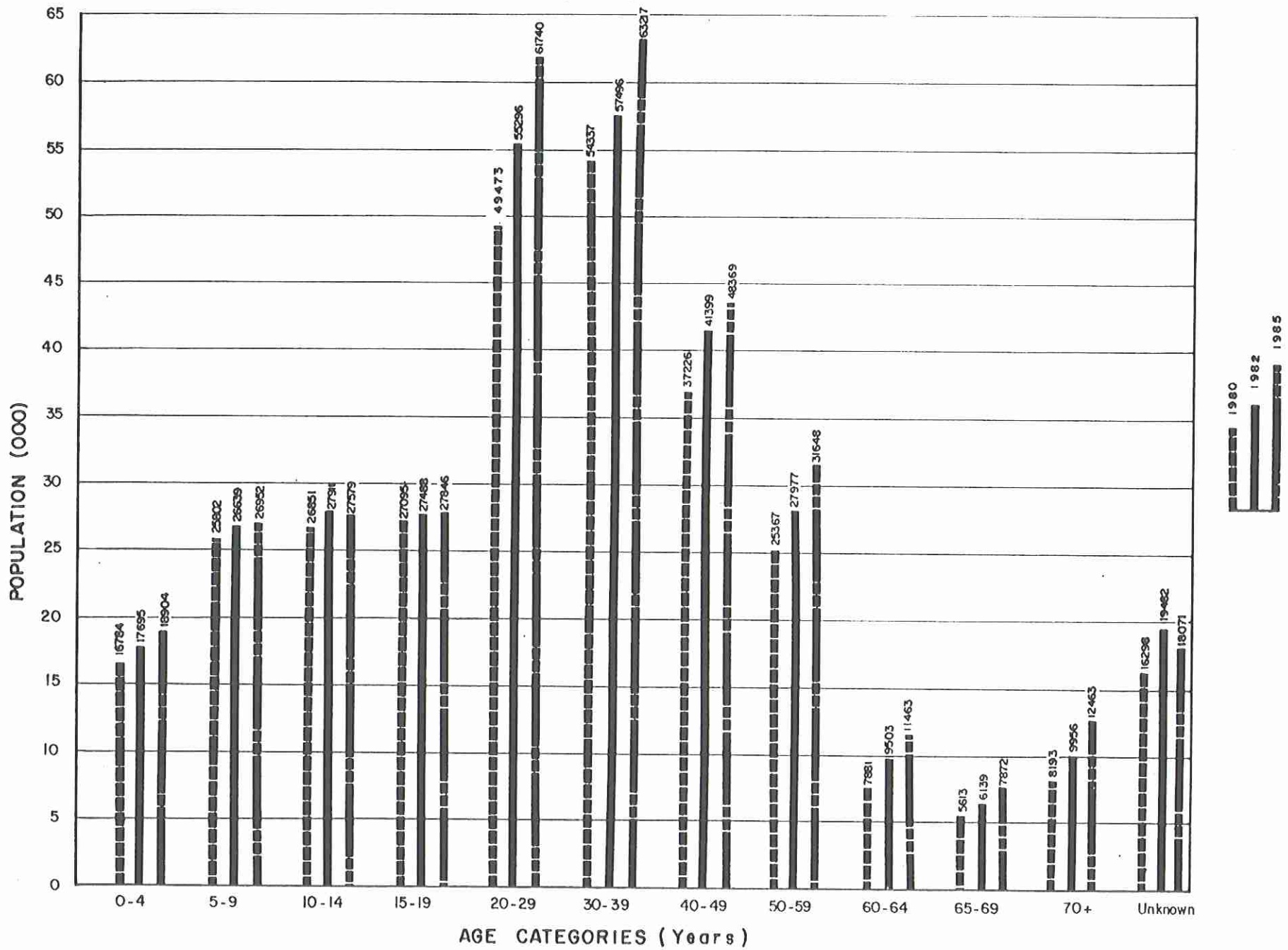
\* Includes the former District of Streetsville East.

TABLE 6  
(cont'd)  
AVERAGE HOUSEHOLD SIZE BY UNIT TYPE AND PLANNING DISTRICT  
1980, 1982, 1985

Planning District	Apartment			Other			All Types		
	1980	1982	1985	1980	1982	1985	1980	1982	1985
Central Erin Mills	-	-	-	-	-	-	3.00	2.31	3.53
City Centre	-	-	-	-	-	-	-	-	-
Clarkson-Lorne Park	2.26	2.32	2.26	3.01	2.94	2.63	3.35	3.30	3.18
Cooksville-Munden Park	2.19	2.15	2.11	2.56	2.60	1.75	2.62	2.57	2.49
Creditview	-	-	2.41	-	-	-	1.89	2.83	3.35
Dixie-Shorefront	2.33	2.32	2.28	2.52	2.58	2.80	2.95	2.90	2.82
Dundas-Fairview	2.14	2.16	2.10	2.93	2.98	2.94	2.53	2.51	2.44
East Credit*	-	-	-	-	-	-	3.37	3.44	3.49
Erindale Woodlands	2.47	2.54	2.44	2.53	3.22	2.89	3.45	3.45	3.32
Erin Mills South	2.61	2.48	2.36	-	-	-	3.23	3.29	3.32
Erin Mills West	-	-	-	-	-	-	3.84	3.82	3.90
Hurontario	-	-	-	3.00	3.33	2.86	2.96	2.83	2.56
Lisgar	-	-	-	-	-	-	3.22	3.13	3.13
Malton	2.34	2.66	2.67	2.37	2.34	2.48	3.62	3.68	3.59
Meadowvale Village	-	-	-	5.00	5.50	5.50	2.81	2.72	2.70
Meadowvale West	2.03	2.06	2.19	-	-	-	3.02	2.95	2.90
Mississauga Meadows	2.44	2.43	2.62	-	-	-	3.15	3.41	3.31
Mississauga Valleys	2.16	2.02	2.00	5.00	5.00	5.00	2.94	2.75	2.62
North Dixie	2.20	2.23	2.23	5.73	5.90	6.60	2.94	2.92	2.84
North-North Dixie	1.81	2.03	1.98	-	-	-	3.09	3.20	3.21
Port Credit	1.81	1.76	1.73	2.20	2.16	2.10	2.19	2.14	2.10
Queen Elizabeth	-	-	-	2.50	2.23	2.43	3.24	3.17	3.05
South Dixie	-	-	-	2.19	2.10	2.08	3.44	3.31	3.51
Streetsville	1.73	1.69	1.68	2.44	2.19	2.28	3.06	3.01	2.98
West Cooksville	-	-	2.37	3.00	1.33	2.00	3.81	3.86	3.73
West Erindale	2.43	2.42	2.38	12.29	23.00	30.00	3.33	3.31	3.20
Winston Churchill	-	-	-	-	-	-	3.13	2.84	3.15
Industrial District	-	-	-	2.65	2.92	2.59	3.10	3.14	2.88
City of Mississauga	2.19	2.18	2.17	2.54	2.59	2.58	3.08	3.06	3.00



FIGURE 3  
AGE DISTRIBUTION OF THE POPULATION  
1980, 1982, 1985



**FIGURE 4**  
**PERCENTAGE AGE DISTRIBUTION OF THE POPULATION**  
**1980, 1982, 1985**

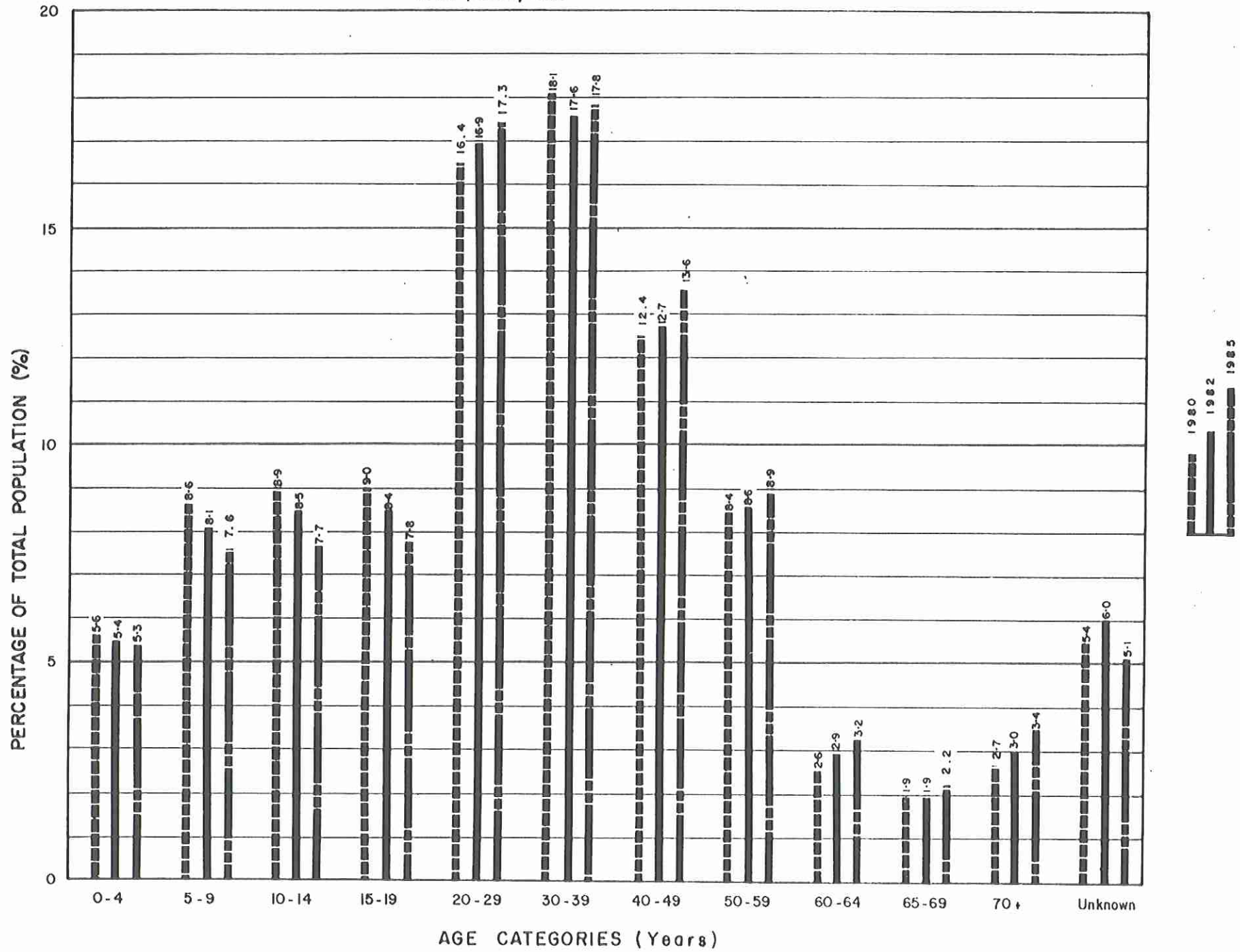




TABLE 7  
AGE DISTRIBUTION OF THE POPULATION  
1980, 1982, 1985

Age Group (years)	Age Category	Population			Percentage Change		
		1980	1982	1985	1980 - 1982	1982 - 1985	1980 - 1985
0-4	Preschool	16 784	17 695	18 904	5.43	6.83	12.63
5-19	School Age	79 748	82 038	82 377	2.87	0.41	3.30
20-39	Household Formation	103 810	112 790	124 957	8.65	10.79	20.37
20-64	Labour Force	174 284	191 669	216 437	9.98	12.92	24.19
65+	Senior Citizen	13 806	16 095	20 335	16.58	26.34	47.29
-	Unknown	16 298	19 484	18 071	19.55	(7.25)	10.88
Total		300 920	326 981	356 124	8.66	8.91	18.35

Greater increases in population were experienced in older age categories. Mississauga has a household formation age population of 124 957, a 10.8% increase over the 1982 level, while the labour force population stands at 216 437, 12.9% above the 1982 level. The senior citizen population of the City is 20 335, 26.3% higher than was the case in 1982. There were 18 071 persons in the City for which date of birth information is unknown.

A complete population and housing profile by age category and unit type is provided in Table 11.

### School Population Profile

Information on the school population profile for the City of Mississauga, including comparisons of school yields by unit type and tenure and by planning district, for the years 1980, 1982, and 1985 is provided on Tables 8 to 10.

Between 1980 and 1982 and again between 1982 and 1985 there was a greater increase in total support for the separate school system than for the public school system, in both absolute and percentage terms. In 1980, 72% of the residents of Mississauga supported the public school system while 28% supported the separate school system. By 1982 this changed to 70% support for the public system and 30% for the separate system, and in 1985, there was 68% support for the public system and 32% for the separate system.

The school age population of the public school system declined by 7% between 1980 and 1985, from 48 033 in 1980 to 44 659 in 1985. In contrast, the school age population of the separate school system increased by 22.2% during the same period, from 28 094 in 1980 to 34 329 in 1985.

The average school yields for junior, senior and secondary public schools in 1985 was 0.150, 0.078 and 0.147 students per unit, respectively. The average school yields for the separate school system and were 0.200 for grades JK-8 and 0.088 for grades 9-13.

The general pattern has been decreasing school yields for the public school system and increasing school yields for the separate school system.

A complete school population profile for the City of Mississauga is shown on Table 12.



TABLE 8  
SCHOOL POPULATION PROFILES  
CITY TOTALS  
1980, 1982, 1985

	1980	1982	1985	1980-1982		Increase (Decrease) 1982-1985		1980-1985	
<b>Peel Board of Education</b>									
Total Support	217 059	229 206	240 807	12 147	5.6%	11 601	5.1%	23 748	10.9%
% of Total Population	72.13%	70.10%	67.62%						
School Age Population	48 033	46 908	44 659	(1 125)	(2.3%)	(2 249)	(4.8%)	(3 374)	(7.0%)
% of Total Support	22.10%	20.47%	18.55%						
5-10	18 480	18 214	17 856	(266)	(1.4%)	(358)	(2.0%)	(624)	(3.4%)
	8.51%	7.95%	7.42%						
11-13	10 335	10 273	9 276	(62)	(0.6%)	(997)	(9.7%)	(1 059)	(10.2%)
	4.76%	4.48%	3.85%						
14-18	19 218	18 421	17 527	(797)	(4.1%)	(894)	(4.9%)	(1 691)	(8.8%)
	8.85%	8.04%	7.28%						
<b>School Yields/Units</b>									
K-5	0.189	0.170	0.150						
6-8	0.105	0.096	0.078						
9-13	0.196	0.172	0.147						
<b>Dufferin Peel Separate School Board</b>									
Total Support	83 861	97 775	115 317	13 914	16.6%	17 542	17.9%	31 456	37.5%
% of Total Population	27.87%	29.90%	32.38%						
School Age Population	28 094	31 281	34 329	3 187	11.3%	3 048	9.7%	6 235	22.2%
% of Total Support	33.50%	31.99%	29.77%						
4-13	20 235	22 322	23 768	2 087	10.3%	1 446	6.5%	3 533	17.5%
	24.13%	22.83%	20.61%						
14-15	3 375	3 899)	5 561	524	15.5%)				
	4.02%	3.99%)	9.16%						
16-18	4 484	5 060)	10 561	576	12.8%)	1 602	35.5%	2 702	68.9%
	5.35%	5.18%)							
<b>School Yields/Units</b>									
JK-8	0.207	0.209	0.200						
9-10	0.034	0.036)	0.088						
11-13	0.045	0.047)							

TABLE 9  
SCHOOL YIELDS BY UNIT TYPE AND TENURE  
1980, 1982, 1985

Unit Type	Tenure	Peel Board of Education								
		1980	K-5 1982	1985	1980	6-8 1982	1985	1980	9-13 1982	1985
Detached		0.193	0.171	0.157	0.132	0.111	0.087	0.268	0.221	0.179
Greater Than 12 m Frontage	Freehold	0.195	0.171	0.153	0.135	0.116	0.090	0.275	0.236	0.193
Less Than 12 m Frontage	Freehold	0.127	0.169	0.183	0.059	0.068	0.070	0.122	0.095	0.103
Cluster	Condominium	0.275	0.260	0.250	0.090	0.088	0.101	0.133	0.096	0.149
Mobile Dwellings		0.086	0.092	0.062	0.029	0.023	0.026	0.142	0.085	0.055
Semi-Detached	Freehold	0.252	0.240	0.205	0.134	0.131	0.111	0.236	0.214	0.199
Townhouse		0.286	0.261	0.229	0.140	0.138	0.116	0.224	0.218	0.200
	Freehold	0.157	0.237	0.262	0.090	0.113	0.096	0.139	0.173	0.171
	Condominium	0.277	0.252	0.209	0.131	0.129	0.109	0.204	0.202	0.137
	Rental	0.379	0.306	0.319	0.205	0.191	0.152	0.370	0.306	0.253
	O.H.C.	0.500	0.481	0.265	0.300	0.361	0.337	0.587	0.554	0.662
Apartment		0.117	0.104	0.092	0.048	0.046	0.040	0.082	0.076	0.058
	Condominium	0.122	0.107	0.085	0.061	0.058	0.043	0.113	0.109	0.035
	Rental	0.119	0.109	0.099	0.044	0.044	0.041	0.074	0.069	0.066
	Senior Citizen	-	-	-	-	-	-	-	-	-
Other Type Units		0.121	0.107	0.104	0.065	0.055	0.048	0.120	0.098	0.091
TOTAL		0.189	0.170	0.150	0.105	0.096	0.078	0.196	0.172	0.147

Note: School yields refer to the number of students generated per dwelling unit.

(continued)

TABLE 9  
(cont'd)  
SCHOOL YIELDS BY UNIT TYPE AND TENURE  
1980, 1982, 1985

Unit Type	Tenure	1980	JK-8 1982	Dufferin Peel 1985	Separate School Board		1982	9-13 1985	
					9-10 1980	11-13 1980			
Detached		0.227	0.234	0.234	0.046	0.046	0.065	0.064	0.117
Greater Than 12 m Frontage	Freehold	0.231	0.236	0.226	0.047	0.049	0.067	0.068	0.124
Less Than 12 m Frontage	Freehold	0.186	0.236	0.294	0.029	0.027	0.036	0.032	0.081
Cluster	Condominium	0.150	0.160	0.137	0.030	0.040	0.017	0.024	0.062
Mobile Dwellings		0.029	0.023	0.022	0.009	0.030	0.003	0.019	0.009
Semi-Detached	Freehold	0.390	0.389	0.359	0.057	0.065	0.074	0.079	0.159
Townhouse		0.219	0.223	0.204	0.030	0.034	0.036	0.043	0.078
	Freehold	0.163	0.169	0.277	0.015	0.035	0.009	0.017	0.081
	Condominium	0.221	0.229	0.193	0.029	0.032	0.032	0.042	0.077
	Rental	0.216	0.217	0.221	0.042	0.043	0.062	0.051	0.086
	O.H.C.	0.350	0.168	0.313	0.125	0.072	0.162	0.120	0.072
Apartment		0.088	0.088	0.089	0.010	0.011	0.012	0.013	0.027
	Condominium	0.109	0.113	0.095	0.016	0.018	0.018	0.020	0.037
	Rental	0.083	0.084	0.092	0.009	0.009	0.010	0.011	0.025
	Senior Citizen	-	-	-	-	-	-	-	-
Other Type Units		0.108	0.097	0.117	0.018	0.013	0.014	0.022	0.036
TOTAL		0.207	0.209	0.200	0.034	0.036	0.045	0.047	0.088

Note: School yields refer to the number of students generated per dwelling unit.



TABLE 10  
SCHOOL YIELDS BY PLANNING DISTRICT  
1980, 1982, 1985  
Peel Board of Education

	1980	K-5 1982	1985	1980	6-8 1982	1985	1980	9-13 1982	1985
Central Erin Mills	0.120	0.093	0.205	0.080	0.031	0.082	0.240	0.062	0.123
City Centre	-	-	-	-	-	-	-	-	-
Clarkson-Lorne Park	0.219	0.191	0.165	0.137	0.129	0.094	0.276	0.237	0.202
Cooksville-Munden Park	0.143	0.124	0.095	0.072	0.061	0.049	0.138	0.114	0.086
Creditview	0.054	0.167	0.195	0.029	0.066	0.085	0.054	0.104	0.112
Dixie-Shorefront	0.150	0.127	0.101	0.083	0.073	0.058	0.181	0.154	0.122
Dundas-Fairview	0.113	0.101	0.094	0.051	0.047	0.040	0.117	0.094	0.090
East Credit*	0.130	0.228	0.184	0.173	0.099	0.136	0.521	0.237	0.248
Erindale Woodlands	0.225	0.192	0.161	0.141	0.132	0.092	0.264	0.234	0.206
Erin Mills South	0.284	0.283	0.265	0.134	0.138	0.128	0.186	0.196	0.210
Erin Mills West	0.157	0.000	0.000	0.157	0.000	0.000	0.526	0.363	0.100
Hurontario	0.160	0.120	0.093	0.089	0.034	0.037	0.178	0.189	0.060
Lisgar	0.086	0.041	0.166	0.000	0.041	0.083	0.217	0.166	0.125
Malton	0.204	0.182	0.159	0.127	0.111	0.089	0.250	0.223	0.186
Meadowvale Village	0.226	0.205	0.180	0.071	0.130	0.114	0.190	0.158	0.142
Meadowvale West	0.273	0.262	0.228	0.106	0.107	0.095	0.135	0.127	0.137
Mississauga Meadows	0.131	0.138	0.127	0.061	0.058	0.059	0.113	0.119	0.090
Mississauga Valleys	0.179	0.133	0.101	0.089	0.076	0.056	0.158	0.126	0.103
North Dixie	0.152	0.129	0.112	0.097	0.083	0.062	0.197	0.176	0.137
North-North Dixie	0.108	0.139	0.128	0.074	0.063	0.060	0.134	0.113	0.109
Port Credit	0.095	0.084	0.075	0.047	0.040	0.034	0.096	0.079	0.061
Queen Elizabeth	0.168	0.129	0.125	0.111	0.098	0.070	0.244	0.218	0.170
South Dixie	0.090	0.095	0.056	0.070	0.044	0.012	0.103	0.146	0.088
Streetsville	0.222	0.192	0.181	0.119	0.111	0.090	0.193	0.180	0.157
West Cooksville	0.231	0.215	0.161	0.133	0.124	0.109	0.213	0.209	0.193
West Erindale	0.252	0.210	0.182	0.158	0.142	0.106	0.296	0.276	0.230
Winston Churchill	0.166	0.200	0.269	0.041	0.120	0.076	0.166	0.200	0.153
Industrial Districts	-	-	-	-	-	-	-	-	-
TOTAL	0.189	0.170	0.150	0.105	0.096	0.078	0.196	0.172	0.147

\* The East Credit total does not include the former district of Streetsville East.

TABLE 10  
(cont'd)  
SCHOOL YIELDS BY PLANNING DISTRICT  
1980, 1982, 1985

Dufferin Peel Separate School Board

	1980	JK-8 1982	1985	9-10		11-13		9-13 1985
				1980	1982	1980	1982	
Central Erin Mills	0.200	0.125	0.410	0.040	0.015	0.040	0.031	0.189
City Centre	-	-	-	-	-	-	-	-
Clarkson-Lorne Park	0.172	0.169	0.158	0.035	0.033	0.051	0.048	0.082
Cooksville-Munden Park	0.141	0.134	0.130	0.026	0.024	0.033	0.036	0.058
Creditview	0.083	0.213	0.328	0.007	0.020	0.003	0.020	0.087
Dixie-Shorefront	0.152	0.146	0.145	0.023	0.029	0.041	0.038	0.065
Dundas-Fairview	0.144	0.152	0.144	0.020	0.025	0.036	0.033	0.059
East Credit*	0.000	0.172	0.240	0.043	0.034	0.043	0.043	0.108
Erindale Woodlands	0.266	0.262	0.248	0.043	0.041	0.066	0.060	0.114
Erin Mills South	0.256	0.263	0.250	0.024	0.032	0.032	0.034	0.095
Erin Mills West	0.105	0.181	0.300	0.105	0.000	0.000	0.000	0.000
Hurontario	0.053	0.103	0.211	0.017	0.000	0.035	0.000	0.052
Lisgar	0.086	0.041	0.083	0.043	0.000	0.173	0.000	0.041
Malton	0.385	0.383	0.319	0.065	0.072	0.083	0.093	0.169
Meadowvale Village	0.000	0.000	0.009	0.023	0.000	0.011	0.000	0.019
Meadowvale West	0.209	0.206	0.192	0.015	0.022	0.016	0.017	0.051
Mississauga Meadows	0.386	0.437	0.390	0.065	0.088	0.053	0.092	0.174
Mississauga Valleys	0.229	0.200	0.163	0.037	0.033	0.038	0.042	0.074
North Dixie	0.159	0.159	0.155	0.032	0.034	0.047	0.047	0.080
North-North Dixie	0.313	0.342	0.331	0.048	0.050	0.044	0.061	0.141
Port Credit	0.066	0.057	0.069	0.011	0.008	0.017	0.015	0.019
Queen Elizabeth	0.124	0.128	0.125	0.030	0.026	0.047	0.048	0.063
South Dixie	0.245	0.171	0.257	0.103	0.089	0.154	0.159	0.226
Streetsville	0.162	0.160	0.152	0.028	0.024	0.031	0.037	0.062
West Cooksville	0.411	0.406	0.370	0.074	0.080	0.093	0.106	0.194
West Erindale	0.166	0.160	0.151	0.031	0.033	0.043	0.042	0.081
Winston Churchill	0.125	0.080	0.115	0.041	0.000	0.041	0.040	0.076
Industrial Districts	-	-	-	-	-	-	-	-
TOTAL	0.207	0.209	0.200	0.034	0.036	0.045	0.047	0.050

\* The East Credit total does not include the former district of Streetsville East.



CITY OF MISSISSAUGA  
REPORT REF: F097PLNPOPULATION AND HOUSING PROFILE  
CITY TOTALSRUN DATE - 86.NOV.05  
PAGE 85

UNIT TYPE DESCRIPTION	UNITS:		NO. P.C.	A 0-4	G 5-9	E 10-14	B 15-19	R 20-29	E 30-39	A 40-49	K 50-59	D 60-64	O 65-69	W 70+	N UNKNOWN	
	ASSESSED OCCUPIED	POP. P.P.U.														
DETACHED																
FREEHOLD +40	41,569 41,389	141,284 3.413		5,835 4.129	9,723 6.881	11,584 8.199	13,181 9.329	20,333 14.391	20,146 14.259	22,895 16.204	16,874 11.943	5,982 4.234	3,715 2.629	5,124 3.626	5,892 4.170	
FREEHOLD -40	6,907 6,885	22,107 3.210		2,060 9.318	2,191 9.910	1,662 7.517	1,189 5.378	3,109 14.063	5,664 25.620	2,436 11.019	960 4.342	357 1.614	208 .940	330 1.492	1,941 8.780	
CLUSTER CONDOS	255 255	769 3.015		72 9.362	74 9.622	62 8.062	50 6.501	88 11.443	209 27.178	103 13.394	24 3.120	9 1.170	5 .650	8 1.040	65 8.452	
MOBILE UNITS	320 306	676 2.209		17 2.514	16 2.366	20 2.958	21 3.106	107 15.828	68 10.059	82 12.130	141 20.857	67 9.911	57 8.431	69 10.207	11 1.627	
ALL UNITS	49,051 48,835	164,836 3.375		7,984 4.843	12,004 7.282	13,328 8.085	14,441 8.760	23,637 14.339	26,087 15.826	25,516 15.479	17,999 10.919	6,415 3.891	3,985 2.417	5,531 3.355	7,909 4.798	
SEMI-DETACHED																
ALL UNITS	16,681 16,631	61,704 3.710		3,448 5.587	5,820 9.432	6,196 10.041	5,848 9.477	8,804 14.268	11,412 18.494	9,252 14.994	4,986 8.080	1,376 2.230	748 1.212	999 1.619	2,815 4.562	
TOWNHOUSE																
FREEHOLD	873 851	2,806 3.297		224 7.982	343 12.223	218 7.769	209 7.448	371 13.221	707 25.196	299 10.655	153 5.452	47 1.674	32 1.140	30 1.069	173 6.165	
CONDOMINIUM	10,508 10,393	32,355 3.113		2,056 6.354	2,867 8.861	2,879 8.898	2,650 8.190	5,024 15.527	6,881 21.267	4,208 13.005	1,940 5.995	560 1.730	312 .964	318 .982	2,660 8.221	
RENTAL	2,016 1,958	6,833 3.489		513 7.507	740 10.829	707 10.346	665 9.732	1,269 18.571	1,366 19.991	794 11.620	431 6.307	107 1.565	54 .790	66 .965	121 1.770	
OHC	83 83	313 3.771		13 4.153	30 9.584	54 17.252	62 19.808	36 11.501	40 12.779	29 9.265	15 4.792	6 1.916	6 1.916	20 6.389	2 .638	
ALL UNITS	13,480 13,285	42,307 3.184		2,806 6.632	3,980 9.407	3,858 9.119	3,586 8.476	6,700 15.836	8,994 21.258	5,330 12.598	2,539 6.001	720 1.701	404 .954	434 1.025	2,956 6.987	

SOURCE: PRODUCED FROM THE MINISTRY OF REVENUE, DECEMBER 1985 ASSESSMENT TAPE BY THE CITY OF MISSISSAUGA PLANNING DEPARTMENT

CITY OF MISSISSAUGA  
REPORT REF: F097PLNPOPULATION AND HOUSING PROFILE  
CITY TOTALSRUN DATE - 86.NOV.05  
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UNIT TYPE DESCRIPTION	UNITS: ASSESSED OCCUPIED	POP. P.P.U.	NO. P.C.	A G E B R E A K D O W N											
				0-4	5-9	10-14	15-19	20-29	30-39	40-49	50-59	60-64	65-69	70+	UNKNOWN
APARTMENT CONDOMINIUM	10,284 9,904	23,278 2.350	868 3.728	1,196 5.137	1,151 4.944	1,315 5.649	4,317 18.545	3,712 15.946	2,540 10.911	2,107 9.051	1,058 4.545	902 3.874	1,251 5.374	2,861 12.290	
RENTAL	28,300 27,509	59,230 2.153	3,667 6.191	3,770 6.365	2,902 4.899	2,494 4.210	17,610 29.731	12,469 21.051	5,485 9.260	3,762 6.351	1,673 2.824	1,415 2.388	2,769 4.674	1,214 2.049	
OHC	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
SR. CITIZEN	1,478 1,463	1,819 1.243	0 .000	0 .000	0 .000	1 .054	3 .164	4 .219	10 .549	57 3.133	127 6.981	345 18.966	1,245 68.444	27 1.484	
ALL UNITS	40,062 38,876	84,327 2.169	4,535 5.377	4,966 5.888	4,053 4.806	3,810 4.518	21,930 26.005	16,185 19.193	8,035 9.528	5,926 7.027	2,858 3.389	2,662 3.156	5,265 6.243	4,102 4.864	
OTHER APTS OVER STORE	718 641	1,476 2.302	70 4.742	101 6.842	79 5.352	83 5.623	410 27.777	291 19.715	133 9.010	92 6.233	54 3.658	32 2.168	52 3.523	79 5.352	
PLEXES	417 397	929 2.340	47 5.059	61 6.566	47 5.059	52 5.597	207 22.282	199 21.420	70 7.534	60 6.458	19 2.045	34 3.659	54 5.812	79 8.503	
MULTI-USE	108 96	369 3.843	11 2.981	20 5.420	18 4.878	25 6.775	48 13.008	46 12.466	32 8.672	43 11.653	18 4.878	7 1.897	27 7.317	74 20.054	
INSTITUTIONAL	10 10	176 17.600	3 1.704	0 .000	0 .000	1 .568	4 2.272	3 1.704	1 .568	3 1.704	3 1.704	0 .000	101 57.386	57 32.386	
ALL UNITS	1,253 1,144	2,950 2.578	131 4.440	182 6.169	144 4.881	161 5.457	669 22.677	539 18.271	236 8.000	198 6.711	94 3.186	73 2.474	234 7.932	289 9.796	
CITY TOTAL	120,527 118,771	356,124 2.998	18,904 5.308	26,952 7.568	27,579 7.744	27,846 7.819	61,740 17.336	63,217 17.751	48,369 13.582	31,648 8.886	11,463 3.218	7,872 2.210	12,463 3.499	18,071 5.074	

SOURCE: PRODUCED FROM THE MINISTRY OF REVENUE, DECEMBER 1985 ASSESSMENT TAPE BY THE CITY OF MISSISSAUGA PLANNING DEPARTMENT

CITY OF MISSISSAUGA  
REPORT REF: F097PLNSCHOOL POPULATION PROFILE  
CITY TOTALSRUN DATE - 86.DEC.02  
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UNIT TYPE DESCRIPTION	P E E L B O A R D O F E D U C A T I O N							DUFFERIN - PEEL SEPARATE			SCHOOL BOARD		
	SUPPORT NO. PC.	SCHOOL NO.5-10 PC.	AGE 11-13	POPULATION 14-18	SCHOOL K-5	YIELD/UNIT 6-8	9-13	SUPPORT NO. PC.	SCHOOL NO.4-13	AGE 14-18	POPULN JK-8	BOARD SCHOOL YIELD/UNIT	9-13
DETACHED													
FREEHOLD +40 FRONTAGE	92,759 65.654	6,335 6.829	3,735 4.028	7,994 8.618	.153	.090	.193	48,525 34.345	9,382 19.334	5,151 10.615	.226	.124	
FREEHOLD -40 FRONTAGE	13,683 61.894	1,265 9.245	489 3.566	715 5.225	.183	.076	.103	8,424 38.105	2,027 24.062	564 6.695	.294	.081	
CLUSTER CONDOMINIUM	617 80.234	64 10.372	26 4.213	38 6.158	.250	.101	.149	152 19.765	35 23.026	16 10.526	.137	.062	
MOBILE DWELLING UNITS	593 87.721	19 3.204	8 1.349	17 2.866	.062	.026	.055	83 12.278	7 8.433	3 3.614	.022	.009	
ALL UNITS	107,652 65.308	7,683 7.136	4,257 3.954	8,764 8.141	.157	.087	.179	57,184 34.691	11,451 20.024	5,734 10.027	.234	.117	
SEMI-DETACHED													
ALL UNITS	36,191 58.652	3,425 9.463	1,855 5.125	3,318 9.168	.205	.111	.199	25,513 41.347	5,981 23.442	2,660 10.426	.359	.159	
TOWNHOUSE													
FREEHOLD	1,979 70.527	223 11.268	82 4.143	146 7.377	.262	.096	.171	827 29.472	236 28.536	69 8.343	.277	.081	
CONDOMINIUM	23,776 73.484	2,173 9.139	1,136 4.777	1,952 8.209	.209	.109	.187	8,579 26.515	2,015 23.487	802 9.348	.193	.077	
RENTAL	5,130 75.076	625 12.183	299 5.828	516 10.058	.319	.152	.263	1,703 24.923	434 25.484	170 9.982	.221	.086	
OHC	239 76.357	22 6.205	25 11.715	55 23.012	.265	.337	.662	74 23.642	26 35.135	6 8.108	.313	.072	
ALL UNITS	31,124 73.567	3,243 9.777	1,545 4.964	2,669 8.575	.229	.116	.200	11,183 26.432	2,711 24.242	1,047 9.362	.204	.078	

SOURCE: PRODUCED FROM THE MINISTRY OF REVENUE, DECEMBER 1985 ASSESSMENT TAPE BY THE CITY OF MISSISSAUGA PLANNING DEPARTMENT



CITY OF MISSISSAUGA  
REPORT REF: F097PLN

SCHOOL POPULATION PROFILE  
CITY TOTALS

RUN DATE - 86.DEC.02  
PAGE 86

UNIT TYPE DESCRIPTION	P E E L B O A R D O F E D U C A T I O N							DUFFERIN - PEEL SEPARATE			SCHOOL BOARD	
	SUPPORT NO. PC.	SCHOOL NO.5-10 PC.	AGE 11-13	POPULATION 14-18	SCHOOL K-5	YIELD/UNIT 6-8	UNIT 9-13	SUPPORT NO. PC.	SCHOOL NO.4-13	AGE 14-18	POPULN JK-8	YIELD/UNIT 9-13
PARTMENT												
CONDOMINIUM	17,828 76.507	849 4.762	426 2.329	843 4.728	.085	.043	.085	5,450 23.412	950 17.431	376 6.899	.095	.037
RENTAL	44,310 74.810	2,737 6.176	1,138 2.568	1,827 4.123	.099	.041	.066	14,920 25.189	2,541 17.030	702 4.705	.092	.025
OHC	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
SENIOR CITIZEN	1,506 82.792	0 .000	0 .000	1 .066	.000	.000	.000	313 17.207	0 .000	0 .000	.000	.000
ALL UNITS	63,644 75.472	3,586 5.634	1,564 2.457	2,671 4.196	.092	.040	.068	20,683 24.527	3,491 16.678	1,078 5.212	.089	.027
OTHER												
APTS. ABOVE STORES	1,129 76.490	70 6.200	34 3.011	60 5.314	.109	.053	.093	347 23.509	64 18.443	19 5.475	.099	.029
PLEXES	681 73.704	37 5.433	17 2.496	30 4.405	.093	.042	.075	248 26.695	50 20.161	15 6.048	.125	.037
MULTI-USE	271 73.441	12 4.429	4 1.476	14 5.166	.125	.041	.145	98 26.558	20 20.405	8 8.163	.208	.083
INSTITUTIONAL	115 65.340	0 .000	0 .000	1 .869	.000	.000	.100	61 34.659	0 .000	0 .000	.000	.000
ALL UNITS	2,196 74.440	119 5.415	55 2.504	105 4.781	.104	.046	.091	754 25.559	134 17.771	42 5.570	.117	.036
CITY TOTAL	240,807 67.618	17,556 7.415	9,276 3.852	17,527 7.278	.150	.076	.147	115,317 32.361	23,768 20.611	10,561 9.158	.200	.088

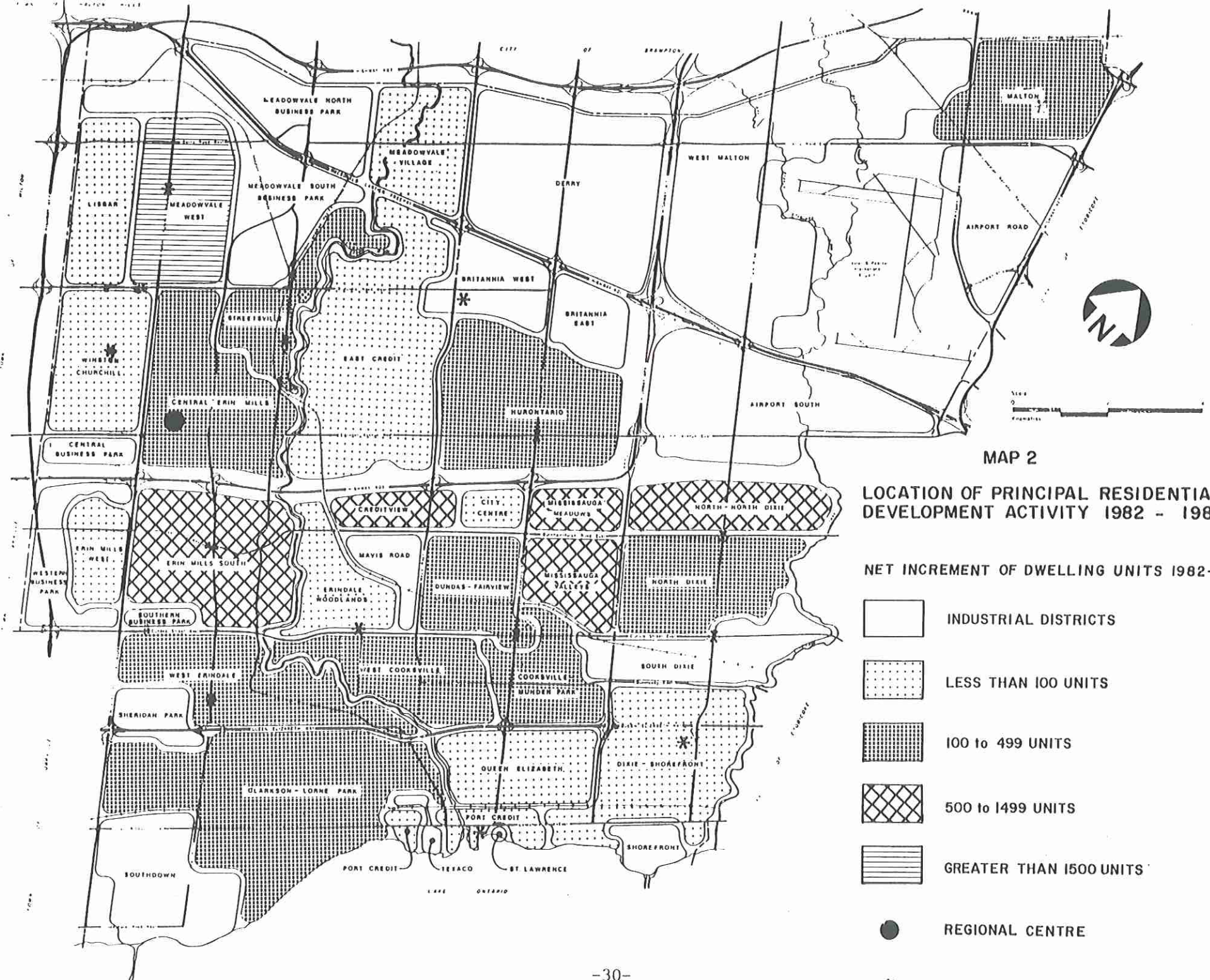
SOURCE: PRODUCED FROM THE MINISTRY OF REVENUE, DECEMBER 1985 ASSESSMENT TAPE BY THE CITY OF MISSISSAUGA PLANNING DEPARTMENT

### Location of Principal Development Activity

More than 70% of the net increment in residential units in the City between 1982 and 1985 occurred in six districts - Creditview, Erin Mills South, Meadowvale West, Mississauga Meadows, Mississauga Valleys, and North-North Dixie. Meadowvale West experienced the greatest growth. It accommodated more than one-quarter of the City's residential construction activity (see Map 2). As these districts are now almost entirely built, residential construction activity will shift in the next few years. The bulk of future development is expected to occur in Central Erin Mills, East Credit, Erin Mills West, Hurontario, and Lisgar.

When viewing residential development activity in Mississauga, it is useful to divide the city into three general areas. The first area is south of Dundas Street, which has several well established residential communities. As such little new development is occurring in this area. Between Dundas Street and Highway 403 is the second area of development. Much of this area has recently been developed. Some opportunities for further development still exist, but most of the City's future development will not be concentrated here. The third area is north of Highway 403 and this is where the bulk of future development will occur. Large tracts of land are now in the early stages of development.



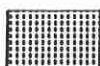

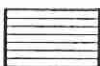




MAP 2

LOCATION OF PRINCIPAL RESIDENTIAL DEVELOPMENT ACTIVITY 1982 - 1985

NET INCREMENT OF DWELLING UNITS 1982-1985

-  INDUSTRIAL DISTRICTS
-  LESS THAN 100 UNITS
-  100 to 499 UNITS
-  500 to 1499 UNITS
-  GREATER THAN 1500 UNITS

● REGIONAL CENTRE

\* DISTRICT CENTRES





PART II

POPULATION AND HOUSING PROFILE

BY PLANNING DISTRICTS

## CENTRAL ERIN MILLS (3200)

### Location

The Central Erin Mills Residential District is located in north-west Mississauga. The district is bounded by Britannia Road West on the north, the former Town of Streetsville and Credit River on the east, Highway 403 on the south, and Winston Churchill Boulevard on the west, as shown on Map 1.

### Planning and Development

On November 2, 1981, City Council adopted Resolution 595-81 which directed the Planning Department to prepare the Secondary Plan for Central Erin Mills, and also identified the neighbourhoods within the district for which development applications would later be processed towards approval. A secondary plan for Central Erin Mills was approved by City Council in July 1983 and approved by the Ministry of Municipal Affairs and Housing in December 1983. The district is now being developed. With the adoption of Resolution 554-85 by City Council in September 1985 all lands in Central Erin Mills have been released for the processing of development applications.

### Population

Central Erin Mills has an assessed population of 1 120 persons, an increase of 972 over the 1982 population. The entire population resides in detached units.

### Housing Distribution

Existing residential development in Central Erin Mills consists of 322 assessed units. These are all detached dwellings which are primarily located south of Eglinton Avenue West.

### Household Size

The average household size in Central Erin Mills is 3.53 persons per unit.

### Age Distribution

The age distribution of the population in Central Erin Mills is shown on Table 13. Compared to the overall age distribution of the City, the pre-school and school age children constitute a higher percentage of the population in Central Erin Mills, the 20 to 29 age group a smaller percentage, the 30 to 49 age group a higher percentage, and the 50 plus population a lower percentage.

### School Population Profile

A complete school population profile for Central Erin Mills is provided on Table 14. Approximately 54% of the residents support the public school system; the remaining 46% support the separate school system.



CITY OF MISSISSAUGA  
REPORT REF: F097PLNPOPULATION AND HOUSING PROFILE  
PLANNING DISTRICT - 32 CENTRAL ERIN MILLSRUN DATE - 86.NOV.05  
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UNIT TYPE DESCRIPTION	UNITS: ASSESSED OCCUPIED	POP. P.P.U.	A G E B R E A K D O W N												
			NO. 0-4 P.C.	5-9	10-14	15-19	20-29	30-39	40-49	50-59	60-64	65-69	70+	UNKNOWN	
DETACHED FREEHOLD +40	278 273	950 3.479	55 5.789	102 10.736	95 10.000	76 8.000	112 11.789	170 17.894	156 16.421	49 5.157	10 1.052	7 .736	17 1.789	101 10.631	
FREEHOLD -40	44 44	170 3.863	22 12.941	22 12.941	14 8.235	16 9.411	15 8.823	46 27.058	18 10.588	1 .588	1 .588	0 .000	2 1.176	13 7.647	
CLUSTER CONDOS	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
MOBILE UNITS	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
ALL UNITS	322 317	1,120 3.533	77 6.875	124 11.071	109 9.732	92 8.214	127 11.339	216 19.285	174 15.535	50 4.464	11 .982	7 .625	19 1.696	114 10.178	
SEMI-DETACHED ALL UNITS	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
TOWNHOUSE FREEHOLD	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
CONDOMINIUM	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
RENTAL	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
OHC	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
ALL UNITS	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	

SOURCE: PRODUCED FROM THE MINISTRY OF REVENUE, DECEMBER 1985 ASSESSMENT TAPE BY THE CITY OF MISSISSAUGA PLANNING DEPARTMENT

CITY OF MISSISSAUGA  
REPORT REF: F097PLN

POPULATION AND HOUSING PROFILE  
PLANNING DISTRICT - 32 CENTRAL ERIN MILLS

RUN DATE - 86.NOV.05  
PAGE 46

UNIT TYPE DESCRIPTION	UNITS: ASSESSED OCCUPIED	POP. P.P.U.	NO. 0-4 P.C.	A 5-9	G 10-14	E 15-19	B 20-29	R 30-39	E 40-49	A 50-59	K 60-64	O 65-69	W 70+	N UNKNOWN
APARTMENT CONDOMINIUM	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000
RENTAL	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000
OHC	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000
SR. CITIZEN	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000
ALL UNITS	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000
OTHER APTS OVER STORE	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000
PLEXES	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000
MULTI-USE	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000
INSTITUTIONAL	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000
ALL UNITS	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000
DIST. 32 TOTAL	322 317	1,120 3,533	77 6.875	124 11.071	109 9.732	92 8.214	127 11.339	216 19.285	174 15.535	50 4.464	11 .982	7 .625	19 1.696	114 10.178

SOURCE: PRODUCED FROM THE MINISTRY OF REVENUE, DECEMBER 1985 ASSESSMENT TAPE BY THE CITY OF MISSISSAUGA PLANNING DEPARTMENT

TABLE 14

CITY OF MISSISSAUGA  
REPORT REF: F097PLN

SCHOOL POPULATION PROFILE  
PLANNING DISTRICT - 32 CENTRAL ERIN MILLS

RUN DATE - 86.DEC.02  
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UNIT TYPE DESCRIPTION	P E E L B O A R D . O F E D U C A T I O N							DUFFERIN - PEEL SEPARATE			SCHOOL BOARD	
	SUPPORT NO. PC.	SCHOOL AGE NO.5-10 PC.	POPULATION 11-13	POPULATION 14-18	SCHOOL YIELD/UNIT K-5 6-8 9-13			SUPPORT NO. PC.	SCHOOL AGE NO.4-13	POPULN 14-18	SCHOOL JK-8	BOARD YIELD/UNIT 9-13
DETACHED												
FREEHOLD +40 FRONTAGE	504 53.052	53 10.515	20 3.968	29 5.753	.194	.073	.106	446 46.947	111 24.887	53 11.883	.406	.194
FREEHOLD -40 FRONTAGE	96 56.470	12 12.500	6 6.250	10 10.416	.272	.136	.227	74 43.529	19 25.675	7 9.459	.431	.159
CLUSTER CONDOMINIUM	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
MOBILE DWELLING UNITS	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
ALL UNITS	600 53.571	65 10.833	26 4.333	39 6.500	.205	.082	.123	520 46.428	130 25.000	60 11.538	.410	.189
SEMI-DETACHED												
ALL UNITS	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
TOWNHOUSE												
FREEHOLD	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
CONDOMINIUM	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
RENTAL	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
OHC	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
ALL UNITS	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000

SOURCE: PRODUCED FROM THE MINISTRY OF REVENUE, DECEMBER 1995 ASSESSMENT TAPE BY THE CITY OF MISSISSAUGA PLANNING DEPARTMENT

CITY OF MISSISSAUGA  
REPORT REF: FJ97PLN

SCHOOL POPULATION PROFILE  
PLANNING DISTRICT - 32 CENTRAL ERIN MILLS

RUN DATE - 86.DEC.02  
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UNIT TYPE DESCRIPTION	P E E L B O A R D O F E D U C A T I O N							DUFFERIN - PEEL SEPARATE			SCHOOL BOARD	
	SUPPORT NO. PC.	SCHOOL AGE NO.5-10 PC.	POPULATION 11-13	POPULATION 14-18	SCHOOL YIELD/UNIT K-5	SCHOOL YIELD/UNIT 6-8	SCHOOL YIELD/UNIT 9-13	SUPPORT NO. PC.	SCHOOL AGE NO.4-13	POPULN 14-18	SCHOOL JK-8	BOARD YIELD/UNIT 9-13
PARTMENT												
CONDOMINIUM	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
RENTAL	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
OHG	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
SENIOR CITIZEN	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
ALL UNITS	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
OTHER												
APTS. ABOVE STORES	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
PLEXES	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
MULTI-USE	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
INSTITUTIONAL	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
ALL UNITS	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
DIST. 32 TOTAL	605 53,571	65 10,833	26 4,733	39 6,560	.205	.082	.127	520 46.42%	130 25.000	60 11.536	.410	.189

SOURCE: PRODUCED FROM THE MINISTRY OF REVENUE, DECEMBER 1985 ASSESSMENT TAPE BY THE CITY OF MISSISSAUGA PLANNING DEPARTMENT



## CLARKSON-LORNE PARK (1200)

### Location

The Clarkson-Lorne Park Residential District is located in south-west Mississauga. The district is bounded by the Queen Elizabeth Way on the north, the Credit River and the former Town of Port Credit on the east, Lake Ontario on the south and Winston Churchill Boulevard on the west, as shown on Map 1.

### Planning and Development

Clarkson-Lorne Park is generally a stable, established district with only a few opportunities remaining for development. Development has occurred throughout the district since the mid 1950's on the basis of the primary land use designations established by the Official Plan of that day and numerous Amendments affecting specific lands in the area. In February 1975, the Ontario Municipal Board approved a Secondary Plan (Amendment 248) for the Lakeshore Community of the district in order to facilitate the development and redevelopment of the lands south of the Canadian National Railway in a manner consistent with the form and function of the existing community.

A new Secondary Plan (Amendment 48) was approved by the Ministry of Municipal Affairs in June 1986. It consolidates all existing policies for the Clarkson-Lorne Park Secondary Plan (Lakeshore Area) into one comprehensive plan and combines that area with the Clarkson-Lorne Park Residential District north of the CNR, part of the Sheridan Park Industrial District south of the Q.E.W., the Southdown Industrial District, and part of the former Texaco Industrial District north of the CNR.

### Population

Clarkson-Lorne Park has an assessed population of 37 579 persons, a slight increase over the 1982 total of 37 485 persons. Approximately 58% of the population is accommodated in detached dwellings, 18% in semi-detached dwellings, 11% in townhouses, 12% in apartments, and 1% in other unit types.

### Housing Distribution

There are 11 882 assessed residential units in Clarkson-Lorne Park, an increase of 324 units above the 1982 levels. Of the total assessed units in the district 6 505 or 55% are detached dwellings, 1 853 or 16% are semi-detached dwellings, 1 352 or 11% are townhouses, 2 071 or 17% are apartments, and 101 or 1% are other unit types.

As the housing mix reveals, Clarkson-Lorne Park is predominantly characterized by detached dwellings. These, for the most part, are located on large residential lots within established neighbourhoods. The townhouse and apartment development in the district is primarily located along Bromsgrove Road, Truscott Drive, and in the vicinity of Inverhouse Drive.

A complete distribution of the dwelling units in Clarkson-Lorne Park by unit type and tenure is provided on Table 15.

### Household Size

The average household size in Clarkson-Lorne Park is 3.18 persons per unit, a decline from the 1982 level of 3.30. As shown on Table 15, the average household size for detached and semi-detached dwellings is 3.35 and 3.58 persons per unit respectively, 3.27 persons per unit for townhouses, and 2.26 persons per unit for apartments. Between 1982 and 1985, the average household size for all unit types declined.

### Age Distribution

The age distribution of the population in Clarkson-Lorne Park is shown on Table 15. Compared to the overall age distribution of the City, pre-school and elementary school age children constitute a smaller percentage of the population in Clarkson-Lorne Park, secondary school students a larger percentage, persons in the household formation age category a smaller percentage, persons in the 40 to 69 years age category a higher percentage, and senior citizens over the age of 69 a lower percentage.

### School Population Profile

A complete school population profile for Clarkson-Lorne Park is provided on Table 16. Approximately 74% of the residents in the district support the public school system; the remaining 26% the separate school system. The school yields for Clarkson-Lorne Park are higher than the average school yields for the City in the public school system and lower than City averages in the separate school system.

CITY OF MISSISSAUGA  
REPORT REF: F097PLN

POPULATION AND HOUSING PROFILE  
PLANNING DISTRICT - 12 CLARKSON-LORNE PARK

RUN DATE -- 86.NOV.05  
PAGE 17

UNIT TYPE DESCRIPTION	UNITS: ASSESSED OCCUPIED	POP. P.P.U.	A NO. 0-4 P.C.	G 5-9	E 10-14	B 15-19	R 20-29	E 30-39	A 40-49	K 50-59	D 60-64	O 65-69	W 70+	N UNKNOWN
DETACHED FREEHOLD +40	6,376 6,360	21,357 3.358	722 3.380	1,212 5.674	1,592 7.454	2,112 9.889	3,276 15.339	2,542 11.902	3,531 16.533	3,009 14.089	1,117 5.230	658 3.080	813 3.806	773 3.619
FREEHOLD -40	129 129	396 3.069	25 6.313	44 11.111	26 6.565	23 5.808	48 12.121	102 25.757	47 11.868	23 5.808	8 2.020	2 .505	11 2.777	37 9.343
CLUSTER CONDOS	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000
MOBILE UNITS	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000
ALL UNITS	6,505 6,489	21,753 3.352	747 3.434	1,256 5.773	1,618 7.438	2,135 9.814	3,324 15.280	2,644 12.154	3,578 16.448	3,032 13.938	1,125 5.171	660 3.034	824 3.787	810 3.723
SEMI-DETACHED ALL UNITS	1,853 1,849	6,623 3.581	377 5.692	543 8.198	584 8.817	611 9.225	1,096 16.548	1,136 17.152	905 13.664	678 10.237	181 2.732	118 1.781	94 1.419	300 4.529
TOWNHOUSE FREEHOLD	251 238	860 3.613	63 7.325	97 11.279	69 8.023	74 8.604	150 17.441	213 24.767	79 9.186	31 3.604	11 1.279	7 .813	3 .348	63 7.325
CONDOMINIUM	775 767	2,423 3.159	146 6.025	219 9.038	240 9.905	206 8.584	408 16.838	465 19.191	310 12.794	151 6.231	29 1.196	15 .619	19 .784	213 8.790
RENTAL	326 324	1,064 3.283	71 6.672	110 10.338	103 9.680	85 7.988	226 21.240	220 20.676	130 12.218	75 7.048	15 1.409	13 1.221	13 1.221	3 .281
OHC	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000
ALL UNITS	1,352 1,329	4,347 3.270	280 6.441	426 9.799	412 9.477	367 8.442	784 18.035	898 20.657	519 11.939	257 5.912	55 1.265	35 .805	35 .805	279 6.418

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SOURCE: PRODUCED FROM THE MINISTRY OF REVENUE, DECEMBER 1985 ASSESSMENT TAPE BY THE CITY OF MISSISSAUGA PLANNING DEPARTMENT

CITY OF MISSISSAUGA  
REPORT REF: F097PLN

POPULATION AND HOUSING PROFILE  
PLANNING DISTRICT - 12 CLARKSON-LORNE PARK

RUN DATE - 86-NOV-05  
PAGE 18

UNIT TYPE DESCRIPTION	UNITS: ASSESSED OCCUPIED	POP. P.P.U.	A G E B R E A K D O W N												
			NO. 0-4 P.C.	5-9	10-14	15-19	20-29	30-39	40-49	50-59	60-64	65-69	70+	UNKNOWN	
APARTMENT CONDOMINIUM	850 846	1,846 2.182	68 3.683	81 4.387	74 4.008	96 5.200	355 19.230	284 15.384	200 10.834	155 8.396	76 4.117	99 5.362	82 4.442	276 14.951	
RENTAL	1,221 1,198	2,771 2.313	182 6.568	234 8.444	176 6.351	143 5.160	766 27.643	562 20.281	216 7.795	156 5.629	77 2.778	66 2.381	160 5.774	33 1.190	
OHC	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
SR. CITIZEN	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
ALL UNITS	2,071 2,044	4,617 2.258	250 5.414	315 6.822	250 5.414	239 5.176	1,121 24.279	846 18.323	416 9.010	311 6.735	153 3.313	165 3.573	242 5.241	309 6.692	
OTHER APTS OVER STORE	78 68	173 2.544	6 3.468	14 8.092	9 5.202	13 7.514	42 24.277	29 16.763	14 8.092	15 8.670	8 4.624	7 4.046	6 3.468	10 5.780	
PLEXES	11 11	31 2.818	1 3.225	6 19.354	1 3.225	0 .000	9 29.032	2 6.451	1 3.225	3 9.677	0 .000	1 3.225	2 6.451	5 16.129	
MULTI-USE	6 6	22 3.666	1 4.545	2 9.090	3 13.636	2 9.090	4 18.181	4 18.181	0 .000	1 4.545	0 .000	2 9.090	0 .000	3 13.636	
INSTITUTIONAL	6 6	13 2.166	1 7.692	0 .000	0 .000	1 7.692	4 30.769	2 15.384	1 7.692	2 15.384	1 7.692	0 .000	1 7.692	0 .000	
ALL UNITS	101 91	239 2.626	9 3.765	22 9.205	13 5.439	16 6.694	59 24.686	37 15.481	16 6.694	21 8.786	9 3.765	10 4.184	9 3.765	18 7.531	
DIST. 12 TOTAL	11,882 11,802	37,579 3.184	1,663 4.425	2,562 6.817	2,877 7.655	3,368 8.962	6,384 16.988	5,561 14.798	5,434 14.460	4,299 11.439	1,523 4.052	988 2.629	1,204 3.203	1,716 4.566	

SOURCE: PRODUCED FROM THE MINISTRY OF REVENUE, DECEMBER 1985 ASSESSMENT TAPE BY THE CITY OF MISSISSAUGA PLANNING DEPARTMENT



CITY OF MISSISSAUGA  
REPORT REF: F077PLKSCHOOL POPULATION PROFILE  
PLANNING DISTRICT - 12 CLARKSON-LORNE PARKRUN DATE - '86.DEC.02  
PAGE 17

UNIT TYPE DESCRIPTION	PEEL BOARD OF EDUCATION							SUFFERIN - PEEL SEPARATE			SCHOOL BOARD	
	SUPPORT NO. PC.	SCHOOL AGE NO. 5-10 PC.	POPULATION			SCHOOL YIELD/UNIT			SUPPORT NO. PC.	SCHOOL AGE NO. 4-13	POPULN. 14-18	SCHOOL JK-8
DETACHED												
FREEHOLD +40 FRONTAGE	16,250 74,129	995 6,112	624 2,937	1,498 9,213	.156	.098	.235	5,099 27,970	679 17,242	562 11,023	.138	.088
FREEHOLD -40 FRONTAGE	291 77,464	29 9,965	11 7,760	23 7,903	.224	.085	.172	105 26,515	27 25,714	4 3,809	.209	.031
CLUSTER CONDOMINIUM	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
MOBILE DWELLING UNITS	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
ALL UNITS	16,550 76,081	1,024 6,167	635 3,836	1,521 9,190	.157	.097	.234	5,203 23,918	906 17,413	566 10,878	.139	.087
SEMI-DETACHED												
ALL UNITS	4,294 64,834	332 7,731	198 4,611	382 8,896	.179	.107	.206	2,320 35,165	512 21,983	246 10,562	.276	.133
TOWNHOUSE												
FREEHOLD	614 71,395	64 10,423	27 4,797	45 7,328	.268	.113	.189	246 28,604	66 26,829	27 10,975	.277	.113
CONDOMINIUM	1,854 76,516	166 8,953	97 5,231	168 9,061	.216	.126	.219	569 23,483	151 26,537	58 10,193	.196	.075
RENTAL	860 80,927	99 11,511	48 5,581	81 9,418	.305	.148	.250	204 19,172	48 23,529	13 6,372	.148	.040
OHC	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
ALL UNITS	3,328 76,558	329 9,985	172 5,168	294 8,834	.247	.129	.221	1,019 23,441	265 26,005	98 9,617	.199	.073

SOURCE: PRODUCED FROM THE MINISTRY OF REVENUE, DECEMBER 1985 ASSESSMENT TAPE BY THE CITY OF MISSISSAUGA PLANNING DEPARTMENT

TABLE 16 (Cont'd)

CITY OF MISSISSAUGA  
REPORT REF: F097PLN

SCHOOL POPULATION PROFILE  
PLANNING DISTRICT - 12 CLARKSON-LORNE PARK

RUN DATE - 26.DEC.02  
PAGE 18

UNIT TYPE DESCRIPTION	PEEL BOARD OF EDUCATION							DUFFERIN - PEEL SEPARATE			SCHOOL BOARD	
	SUPPORT NO. PC.	SCHOOL AGE NO. 5-10 PC.	POPULATION 11-13	POPULATION 14-18	SCHOOL YIELD/UNIT K-5	SCHOOL YIELD/UNIT 6-8	SCHOOL YIELD/UNIT 9-13	SUPPORT NO. PC.	SCHOOL AGE NO. 4-13	POPULATION 14-18	SCHOOL YIELD/UNIT JK-6	SCHOOL YIELD/UNIT 9-13
APARTMENT												
CONDOMINIUM	1,440 75.056	60 4.166	31 2.152	58 4.027	.070	.036	.068	406 21.993	55 13.546	30 7.389	.065	.035
RENTAL	2,087 75.315	195 9.343	79 3.785	125 5.989	.162	.065	.104	684 24.684	121 17.090	30 4.385	.101	.025
OHC	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
SENIOR CITIZEN	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
ALL UNITS	3,527 76.391	255 7.229	110 3.118	183 5.188	.124	.053	.089	1,090 27.608	176 16.146	60 5.504	.086	.029
OTHER												
APTS. ABOVE STORES	116 67.052	6 5.172	3 2.586	9 7.758	.088	.044	.132	57 32.947	13 22.807	2 3.508	.191	.029
PLEXES	29 93.548	6 20.689	1 3.448	0 .000	.545	.090	.000	2 6.451	0 .000	0 .000	.000	.000
MULTI-USE	11 50.000	1 9.090	1 9.090	1 9.090	.166	.166	.166	11 50.000	4 36.363	1 9.090	.666	.166
INSTITUTIONAL	13 99.999	0 .000	0 .000	1 7.692	.000	.000	.166	0 .000	0 .000	0 .000	.000	.000
ALL UNITS	169 70.711	13 7.692	5 2.958	11 6.508	.142	.054	.120	70 29.288	17 24.285	3 4.285	.186	.032
DIST. 12 TOTAL	27,868 74.158	1,953 7.008	1,120 4.018	2,391 8.579	.165	.094	.202	9,711 25.841	1,676 19.318	973 10.019	.158	.082

SOURCE: PRODUCED FROM THE MINISTRY OF REVENUE, DECEMBER 1985 ASSESSMENT TAPE BY THE CITY OF MISSISSAUGA PLANNING DEPARTMENT

## COOKSVILLE-MUNDEN PARK (0300)

### Location

The Cooksville-Munden Park Residential District is located in south-central Mississauga near the intersection of Dundas Street and Hurontario Street. The approximate boundaries of the district are the Canadian Pacific Railway on the north, Cawthra Road on the east, the Queen Elizabeth Way on the south, and Mary Fix Creek on the west, as shown on Map 1.

### Planning and Development

Cooksville-Munden Park is one of the older, developed residential areas in Mississauga. By the late 1960's, the district, for the most part, had been entirely developed on the basis of Amendments 151 and 166, as amended, to the former Official Plan. These Amendments continued in effect as the Cooksville-Munden Park Secondary Plan under the provisions of the new Mississauga Official Plan.

The greatest change affecting the Cooksville-Munden Park District in recent years has been the relocation of the City Centre from Dundas Street and Hurontario Street to Burnhamthorpe Road and Hurontario Street. The role of the district has, therefore, been altered significantly. As a result, the objective of the Secondary Plan for Cooksville-Munden Park, approved by the Ministry of Municipal Affairs and Housing in June 1984, is to maintain the stability of existing neighbourhoods and to preserve the existing housing stock while facilitating redevelopment where considered appropriate.

### Population

Cooksville-Munden Park has an assessed population of 21 701 persons, a slight increase from the 1982 level of 21 135. Approximately 30% of the population is accommodated in detached dwellings, 6% in semi-detached dwellings, 5% in townhouses, and 59% in apartments.

### Housing Distribution

There are 8 901 assessed residential units in Cooksville-Munden Park a 431 unit increase over the 1982 levels. In the district 1 949 units or 22% of the total are detached dwellings, 354 or 4% are semi-detached dwellings, 322 or 4% are townhouses, 6 271 or 70% are apartments and 5 are other unit types. Apartment development is concentrated along Hurontario Street, Sherobee Road, Paisley Boulevard, North Service Road, and Kirwin Avenue.

A complete distribution of the dwelling units in Cooksville-Munden Park by unit type and tenure is provided on Table 17.

### Household Size

The average household size in Cooksville-Munden Park is 2.49 persons per unit, a decline from 2.57 persons per unit in 1982. The average household size for detached and semi-detached dwellings is 3.35 and 3.76 persons per unit respectively, 3.10 persons per unit for townhouses, and 2.11 persons per unit for apartments. The average household sizes have decreased for all unit types between 1982 and 1985, except for semi-detached units where the average household size remained the same.

### Age Distribution

The age distribution of the population in Cooksville-Munden Park is shown on Table 17. Compared to the overall age distribution of the City, school age children and persons age 30 to 49 constitute a smaller percentage of the population in Cooksville-Munden Park and persons age 20 to 29 and 50 and up a higher percentage. This is evidence of the established character of Cooksville-Munden Park. The apartment development within the district is responsible, in part, for the relatively high percentage of persons in the 20 to 29 years age category.

### School Population Profile

A complete school population profile for Cooksville-Munden Park is provided on Table 18. Approximately 68% of the residents in the district support the public school system; the remaining 32% the separate school system. The school yields for Cooksville-Munden Park are less than the average school yields for the City.



UNIT TYPE DESCRIPTION	UNITS: ASSESSED OCCUPIED	POP. P.P.U.	A G E R E A K D O W N												
			NO. 0-4 P.C.	5-9	10-14	15-19	20-29	30-39	40-49	50-59	60-64	65-69	70+	UNKNOWN	
<b>DETACHED</b>															
FREEHOLD +40	1,829 1,818	6,093 3.351	154 2.527	294 4.825	418 6.860	578 9.486	1,016 16.674	622 10.208	903 14.820	931 15.279	349 5.727	226 3.709	303 4.972	299 4.907	
FREEHOLD -40	120 120	405 3.375	15 3.703	31 7.654	44 10.864	25 6.172	56 13.827	61 15.061	66 16.296	38 9.382	12 2.962	2 .493	11 2.716	44 10.864	
CLUSTER CONDOS	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
MOBILE UNITS	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
<b>ALL UNITS</b>	<b>1,949 1,938</b>	<b>6,498 3.352</b>	<b>169 2.600</b>	<b>325 5.001</b>	<b>462 7.109</b>	<b>603 9.279</b>	<b>1,072 16.497</b>	<b>683 10.510</b>	<b>969 14.912</b>	<b>969 14.912</b>	<b>361 5.555</b>	<b>228 3.508</b>	<b>314 4.832</b>	<b>343 5.278</b>	
<b>SEMI-DETACHED</b>															
ALL UNITS	354 354	1,330 3.757	56 4.210	117 8.796	123 9.248	147 11.052	195 14.661	193 14.511	191 14.360	140 10.526	39 2.932	17 1.278	25 1.879	87 6.541	
<b>TOWNHOUSE</b>															
FREEHOLD	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
CONDOMINIUM	322 322	999 3.102	51 5.105	83 8.308	78 7.807	90 9.009	147 14.714	184 18.418	125 12.512	58 5.805	11 1.101	15 1.501	13 1.301	144 14.414	
RENTAL	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
OHC	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
<b>ALL UNITS</b>	<b>322 322</b>	<b>999 3.102</b>	<b>51 5.105</b>	<b>83 8.308</b>	<b>78 7.807</b>	<b>90 9.009</b>	<b>147 14.714</b>	<b>184 18.418</b>	<b>125 12.512</b>	<b>58 5.805</b>	<b>11 1.101</b>	<b>15 1.501</b>	<b>13 1.301</b>	<b>144 14.414</b>	

SOURCE: PRODUCED FROM THE MINISTRY OF REVENUE, DECEMBER 1985 ASSESSMENT TAPE BY THE CITY OF MISSISSAUGA PLANNING DEPARTMENT

CITY OF MISSISSAUGA  
REPORT REF: F097PLN

POPULATION AND HOUSING PROFILE  
PLANNING DISTRICT - 03 COOKSVILLE-MUNDEN PARK

RUN DATE - 86.NOV.05  
PAGE 4

UNIT TYPE DESCRIPTION	UNITS:		A G E B R E A K D O W N												
	ASSESSED OCCUPIED	POP. P.P.U.	NO. 0-4 P.C.	5-9	10-14	15-19	20-29	30-39	40-49	50-59	60-64	65-69	70+	UNKNOWN	
APARTMENT CONDOMINIUM	753 678	1,404 2.070	34 2.421	34 2.421	45 3.205	79 5.626	263 18.732	216 15.384	168 11.965	125 8.903	69 4.914	48 3.418	72 5.128	251 17.877	
RENTAL	5,400 5,292	11,329 2.140	790 6.973	727 6.417	547 4.828	421 3.716	3,514 31.017	2,438 21.519	1,051 9.277	687 6.064	268 2.365	238 2.100	457 4.033	191 1.685	
OHC	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
SR. CITIZEN	118 118	134 1.135	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	1 .746	3 2.238	7 5.223	21 15.671	102 76.119	0 .000	
ALL UNITS	6,271 6,088	12,867 2.113	824 6.403	761 5.914	592 4.600	500 3.885	3,777 29.354	2,654 20.626	1,220 9.481	815 6.334	344 2.673	307 2.385	631 4.904	442 3.435	
OTHER APTS OVER STORE	2 1	1 1.000	0 .000	0 .000	0 .000	0 .000	0 .000	1 99.999	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
PLEXES	2 2	3 1.500	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	1 33.333	1 33.333	0 .000	1 33.333	0 .000	
MULTI-USE	1 1	3 3.000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	1 33.333	1 33.333	0 .000	0 .000	1 33.333	0 .000	
INSTITUTIONAL	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
ALL UNITS	5 4	7 1.750	0 .000	0 .000	0 .000	0 .000	0 .000	1 14.285	1 14.285	2 28.571	1 14.285	0 .000	2 28.571	0 .000	
DIST. 03 TOTAL	8,901 8,706	21,701 2.492	1,100 5.068	1,286 5.925	1,255 5.783	1,340 6.174	5,191 23.920	3,715 17.119	2,506 11.547	1,984 9.142	756 3.483	567 2.612	985 4.538	1,016 4.681	

SOURCE: PRODUCED FROM THE MINISTRY OF REVENUE, DECEMBER 1985 ASSESSMENT TAPE BY THE CITY OF MISSISSAUGA PLANNING DEPARTMENT

CITY OF MISSISSAUGA  
REPORT REF: F097PLN

SCHOOL POPULATION PROFILE  
PLANNING DISTRICT - 03 COOKSVILLE-MUNDEN PARK

RUN DATE - 86.DEC.02  
PAGE 3

UNIT TYPE DESCRIPTION	PEEL BOARD OF EDUCATION							DUFFERIN - PEEL SEPARATE			SCHOOL BOARD	
	SUPPORT NO. PC.	SCHOOL NO. 5-10 PC.	AGE 11-12	POPULATION 14-18	SCHOOL K-5	YIELD/UNIT 6-8	POPULATION 9-12	SUPPORT NO. PC.	SCHOOL NO. 4-13	AGE 14-18	SCHOOL JK-8	BOARD YIELD/UNIT 9-13
<b>DETACHED</b>												
FREEHOLD +40 FRONTAGE	3,437 56.408	163 4.742	110 3.200	281 8.175	.089	.060	.154	2,656 43.591	369 13.893	263 9.902	.202	.144
FREEHOLD -40 FRONTAGE	192 47.407	16 8.733	4 2.037	11 5.729	.133	.033	.091	213 52.592	47 22.065	21 9.859	.391	.175
CLUSTER CONDOMINIUM	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
MOBILE DWELLING UNITS	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
ALL UNITS	3,629 55.847	179 4.932	114 3.141	292 8.046	.092	.058	.150	2,869 44.152	416 14.499	284 9.898	.214	.146
<b>SEMI-DETACHED</b>												
ALL UNITS	981 72.255	88 9.157	49 5.098	102 10.613	.248	.138	.288	769 27.744	78 21.138	39 10.569	.220	.110
<b>TOWNHOUSE</b>												
FREEHOLD	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
CONDOMINIUM	686 68.668	51 7.434	37 4.810	54 7.971	.158	.102	.167	313 31.331	66 21.086	30 9.584	.204	.093
RENTAL	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
OHC	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
ALL UNITS	686 68.668	51 7.434	37 4.810	54 7.971	.158	.102	.167	313 31.331	66 21.086	30 9.584	.204	.093

SOURCE: PRODUCED FROM THE MINISTRY OF REVENUE, DECEMBER 1985 ASSESSMENT TAPE BY THE CITY OF MISSISSAUGA PLANNING DEPARTMENT

CITY OF MISSISSAUGA REPORT REF: FD97PLN		SCHOOL POPULATION PROFILE PLANNING DISTRICT - 03 COOKSVILLE-MUNDEN PARK							RUN DATE - 86.DEC.02 PAGE 4			
UNIT TYPE DESCRIPTION	PEEL BOARD OF EDUCATION							DUFFERIN - PEEL		SEPARATE	SCHOOL BOARD	
	SUPPORT NO. PC.	SCHOOL NO.5-10 PC.	AGE 11-13	POPULATION 14-18	SCHOOL YIELD/UNIT K-5 6-8 9-13			SUPPORT NO. PC.	SCHOOL NO.4-13	POPULN 14-18	SCHOOL JK-8	BOARD YIELD/UNIT 9-13
APARTMENT												
CONDOMINIUM	1,133 80.698	27 2.030	20 1.765	39 3.442	.033	.029	.057	271 19.301	37 13.653	18 6.642	.054	.026
RENTAL	8,287 73.113	467 5.879	215 2.631	269 3.247	.092	.041	.050	3,046 26.886	535 17.564	138 4.530	.101	.026
OHC	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
SENIOR CITIZEN	110 82.089	0 .000	0 .000	0 .000	.000	.000	.000	24 17.910	0 .000	0 .000	.000	.000
ALL UNITS	9,526 74.034	510 5.753	232 2.499	308 3.233	.083	.039	.050	3,341 25.965	572 17.120	156 4.669	.093	.025
OTHER												
APTS. ABOVE STORES	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	1 99.999	0 .000	0 .000	.000	.000
PLEXES	0 99.999	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
MULTI-USE	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 99.999	0 .000	0 .000	.000	.000
INSTITUTIONAL	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
ALL UNITS	0 42.957	0 .000	0 .000	0 .000	.000	.000	.000	0 57.142	0 .000	0 .000	.000	.000
DIST. 03 TOTAL	14,965 87.222	829 5.752	434 2.531	756 5.106	.095	.049	.026	6,896 31.777	1,132 16.415	509 7.381	.130	.058

SOURCE: PRODUCED FROM THE MINISTRY OF REVENUE, DECEMBER 1995 ASSESSMENT TAPE BY THE CITY OF MISSISSAUGA PLANNING DEPARTMENT



## CREDITVIEW (2700)

### Location

The Creditview Residential District is located in central Mississauga immediately west of the City Centre. The district is bounded by Highway 403 on the north, the western boundary of the City Centre on the east, Burnhamthorpe Road West on the south, and the Canadian Pacific Railway on the west, as shown on Map 1.

### Planning and Development

Creditview is a recently developed district which has undergone rapid growth since 1979. The planning of Creditview began in March 1976 when City Council released the district for Secondary Plan preparation. In February 1978, Amendment 277 to the former Official Plan was approved by the Ministry of Housing. This Amendment continues in effect as the Creditview Secondary Plan under the provisions of the Mississauga Official Plan.

### Population

Creditview has an assessed population of 8 464 persons, more than twice the 1982 population. Approximately 89% of the population is accommodated in detached dwellings, 7% in semi-detached dwellings and 4% in apartments.

### Housing Distribution

The existing housing inventory in Creditview consists of 2 223 or 87% detached dwellings, 174 or 7% semi-detached dwellings, and 144 or 6% apartment units for a total count of 2 541. Of the detached dwelling total, 67% are units built on lots with less than 12 m (40 foot) frontage. The majority of these reduced lot detached dwellings are built on lands zoned for semi-detached and townhouse dwellings and are linked underground by minimum connections. There was a net addition of 1 106 units in the district between 1982 and 1985.

### Household Size

The average household size in Creditview is 3.35 persons per unit up from the 1.89 persons per unit factor recorded in 1980 when the area was just beginning to be developed and the 2.83 persons per unit factor in 1982 when the area was in the midst of development. The average household size for detached and semi-detached dwellings is 3.39 and 3.56 persons per unit respectively, and 2.41 persons per unit for apartments.

### Age Distribution

The age distribution of the population in Creditview is shown on Table 19. The pre-school and elementary school age children, and persons in the 30 to 39 age category constitute a higher percentage of the population in Creditview compared to the overall distribution of the City. For the other age categories, the proportions are lower than the City average.

### School Population Profile

The school population profile for Creditview is provided on Table 20. Approximately 61% of the residents in the district support the public school system; the remaining 39% the separate school system. The school yields for the public elementary schools is higher than the average City yields and the public secondary and separate elementary schools are lower than the average yields for the City.

CITY OF MISSISSAUGA  
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POPULATION AND HOUSING PROFILE  
PLANNING DISTRICT - 27 CREDITVIEW

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UNIT TYPE DESCRIPTION	UNITS: ASSESSED OCCUPIED	POP. P.P.U.	A G E B R E A K D O W N												
			NO. 0-4 P.C.	5-9	10-14	15-19	20-29	30-39	40-49	50-59	60-64	65-69	70+	UNKNOWN	
DETACHED FREEHOLD +40	735 735	2,526 3.436	190 7.521	273 10.807	210 8.313	161 6.373	280 11.084	623 24.663	370 14.647	130 5.146	28 1.108	24 .950	22 .870	215 8.511	
FREEHOLD -40	1,488 1,484	4,996 3.366	494 9.887	512 10.248	363 7.265	265 5.304	671 13.430	1,348 26.981	544 10.888	183 3.662	63 1.261	43 .860	55 1.100	455 9.107	
CLUSTER CONDOS	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
MOBILE UNITS	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
ALL UNITS	2,223 2,219	7,522 3.389	684 9.093	785 10.436	573 7.617	426 5.663	951 12.642	1,971 26.203	914 12.151	313 4.161	91 1.209	67 .890	77 1.023	670 8.907	
SEMI-DETACHED ALL UNITS	174 169	602 3.562	37 6.146	64 10.631	61 10.132	47 7.807	103 17.109	141 23.421	70 11.627	20 3.322	5 .830	5 .830	2 .332	47 7.807	
TOWNHOUSE FREEHOLD	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
CONDOMINIUM	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
RENTAL	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
OHC	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
ALL UNITS	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	

SOURCE: PRODUCED FROM THE MINISTRY OF REVENUE, DECEMBER 1985 ASSESSMENT TAPE BY THE CITY OF MISSISSAUGA PLANNING DEPARTMENT

CITY OF MISSISSAUGA  
REPORT REF: F097PLN

POPULATION AND HOUSING PROFILE  
PLANNING DISTRICT - 27 CREDITVIEW

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UNIT TYPE DESCRIPTION	UNITS:		A G E B R E A K D O W N												
	ASSESSED OCCUPIED	POP. P.P.U.	NO. 0-4 P.C.	5-9	10-14	15-19	20-29	30-39	40-49	50-59	60-64	65-69	70+	UNKNOWN	
APARTMENT CONDOMINIUM	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
RENTAL	144 141	340 2.411	30 8.823	44 12.941	28 8.235	21 6.176	94 27.647	50 14.705	22 6.470	10 2.941	5 1.470	4 1.176	5 1.470	27 7.941	
OHC	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
SR. CITIZEN	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
ALL UNITS	144 141	340 2.411	30 8.823	44 12.941	28 8.235	21 6.176	94 27.647	50 14.705	22 6.470	10 2.941	5 1.470	4 1.176	5 1.470	27 7.941	
OTHER APTS OVER STORE	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
PLEXES	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
MULTI-USE	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
INSTITUTIONAL	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
ALL UNITS	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
DIST. 27 TOTAL	2,541 2,529	8,464 3.346	751 8.872	893 10.550	662 7.821	494 5.836	1,148 13.563	2,162 25.543	1,006 11.885	343 4.052	101 1.193	76 .897	84 .992	744 8.790	

SOURCE: PRODUCED FROM THE MINISTRY OF REVENUE, DECEMBER 1985 ASSESSMENT TAPE BY THE CITY OF MISSISSAUGA PLANNING DEPARTMENT

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CITY OF MISSISSAUGA  
REPORT REF: F097PLNSCHOOL POPULATION PROFILE  
PLANNING DISTRICT - 27 CREDITVIEWRUN DATE - 86.DEC.02  
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UNIT TYPE DESCRIPTION	P E E L B O A R D O F E D U C A T I O N							DUFFERIN - PEEL SEPARATE			SCHOOL BOARD	
	SUPPORT NO. PC.	SCHOOL NO. 5-10 PC.	AGE 11-13	POPULATION 14-18	SCHOOL K-5 PC.	YIELD/UNIT 6-8	UNIT 9-13	SUPPORT NO. PC.	SCHOOL NO. 4-13	AGE 14-18	SCHOOL JK-8	BOARD YIELD/UNIT 9-13
DETACHED												
FREEHOLD +40 FRONTAGE	1,452 57.482	132 9.090	67 4.614	89 6.129	.179	.091	.121	1,074 42.517	276 25.698	75 6.983	.375	.102
FREEHOLD -40 FRONTAGE	3,065 61.349	292 9.526	114 3.719	147 4.796	.196	.076	.099	1,931 38.650	466 24.132	129 6.680	.314	.086
CLUSTER CONDOMINIUM	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
MOBILE DWELLING UNITS	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
ALL UNITS	4,517 60.050	424 9.336	181 4.007	236 5.224	.191	.081	.106	3,005 39.949	742 24.692	204 6.788	.334	.091
SEMI-DETACHED												
ALL UNITS	415 68.936	47 10.361	27 5.542	31 7.469	.254	.136	.183	187 31.063	56 29.946	15 8.021	.331	.086
TOWNHOUSE												
FREEHOLD	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
CONDOMINIUM	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
RENTAL	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
OHC	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
ALL UNITS	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000

SOURCE: PRODUCED FROM THE MINISTRY OF REVENUE, DECEMBER 1985 ASSESSMENT TAPE BY THE CITY OF MISSISSAUGA PLANNING DEPARTMENT

CITY OF MISSISSAUGA  
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SCHOOL POPULATION PROFILE  
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UNIT TYPE DESCRIPTION	P E E L B O A R D O F E D U C A T I O N							DUFFERIN - PEEL SEPARATE			SCHOOL BOARD	
	SUPPORT NO. PC.	SCHOOL NO.5-10 PC.	AGE 11-13	POPULATION 14-18	SCHOOL YIELD/UNIT K-5 6-8 9-13			SUPPORT NO. PC.	SCHOOL NO.4-13	POPULN 14-18	SCHOOL JK-8	BOARD YIELD/UNIT 9-13
APARTMENT CONDONINIUM	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
RENTAL	249 73.235	28 11.244	12 4.819	17 6.827	.198	.085	.120	91 26.764	32 35.164	3 3.296	.226	.021
OHG	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
SENIOR CITIZEN	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
ALL UNITS	249 73.235	28 11.244	12 4.819	17 6.827	.198	.085	.120	91 26.764	32 35.164	3 3.296	.226	.021
OTHER												
APTS. ABOVE STORES	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
PLEXES	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
MULTI-USE	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
INSTITUTIONAL	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
ALL UNITS	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
DIST. 27 TOTAL	5,181 31.212	495 9.554	216 4.169	264 5.461	.195	.085	.112	2,283 39.787	830 25.281	222 6.762	.326	.087

SOURCE: PRODUCED FROM THE MINISTRY OF REVENUE, DECEMBER 1985 ASSESSMENT TAPE BY THE CITY OF MISSISSAUGA PLANNING DEPARTMENT

Location

The Dixie-Shorefront Residential District is located in south-east Mississauga. The district is bounded by Queensway East on the north, the Etobicoke Creek on the east, Lakeshore Road East and Lake Ontario on the south, and the former Town of Port Credit boundary and Cawthra Road on the west, as shown on Map 1.

Planning and Development

Dixie-Shorefront is one of the older residential areas in Mississauga with some neighbourhoods in the district having been established since the late 1920's. Development in the district was prompted, however, in the late 1940's and early 1950's by the construction of dwelling units to accommodate returning war veterans and the population resulting from suburbanization. Development proceeded on the basis of the primary land use designations established by the Official Plan of that day and Amendments affecting specific lands in the district. In December 1980, the Ministry of Housing approved Amendment 293 to the former Official Plan which established policies to maintain the stability of existing neighbourhoods and to ensure the compatibility of new development with the surrounding land use.

Amendment 293 continues in effect as the Dixie-Shorefront Secondary Plan under the provisions of the Mississauga Official Plan. It includes policies for the Shorefront Industrial District. A new Secondary Plan is currently in preparation.

Population

Dixie-Shorefront has an assessed population of 20 724 persons, a slight decrease from the 1982 total of 20 907 persons. Approximately 69% of the population is accommodated in detached dwellings, 4% in semi-detached dwellings, 1% in townhouses, 24% in apartments, and 2% in other unit types.

### Housing Distribution

Residential development in Dixie-Shorefront consists primarily of detached dwellings with some apartment development along Lakeshore Road East near Cawthra Road and the Canadian National Railway. In terms of housing mix, 64% or 4 743 of the 7 434 dwelling units in the district are detached, 3% or 218 units are semi-detached, 1% or 50 units are townhouses, 30% or 2 267 units are apartments, and 2% or 156 units are other unit types.

A complete distribution of the dwelling units in Dixie-Shorefront by unit type and tenure is provided on Table 21.

### Household Size

The average size of a household in Dixie-Shorefront is 2.82 persons per unit, a slight decline from 2.90 persons per unit in 1982. As shown on Table 21, the average household size for detached and semi-detached dwellings is 3.03 and 3.84 persons per unit, respectively, 3.02 persons per unit for townhouses, 2.28 persons per unit for apartments, and 2.80 persons per unit for other residential dwellings. Person per unit factors between 1982 and 1985, declined for all unit types with the exception of other unit types.

### Age Distribution

The age distribution of the population in Dixie-Shorefront is shown on Table 21. Compared to the overall age distribution of the City, persons under the age of 50 constitute a smaller percentage of the population in Dixie-Shorefront and persons over the age of 50 years a higher percentage.

### School Population Profile

A complete school population profile for Dixie-Shorefront is provided on Table 22. Approximately 71% of the population in the district support the public school system; the remaining 29% the separate school system. In keeping with the age distribution of the population, the school yields in Dixie-Shorefront are considerably lower than the average school yields for the City.



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POPULATION AND HOUSING PROFILE  
PLANNING DISTRICT - 11 DIXIE SHOREFRONT

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UNIT TYPE DESCRIPTION	UNITS: ASSESSED OCCUPIED	POP. P.P.U.	A G E B R E A K D O W N												
			NO. 0-4 P.C.	5-9	10-14	15-19	20-29	30-39	40-49	50-59	60-64	65-69	70+	UNKNOWN	
DETACHED FREEHOLD +40	4,200 4,168	12,565 3.014	461 3.668	637 5.069	726 5.777	938 7.465	1,912 15.216	1,686 13.418	1,480 11.778	1,710 13.609	885 7.043	617 4.910	867 6.900	646 5.141	
FREEHOLD -40	543 536	1,704 3.179	98 5.751	129 7.570	121 7.100	129 7.570	261 15.316	266 15.610	227 13.321	177 10.387	90 5.281	39 2.288	80 4.694	87 5.105	
CLUSTER CONDOS	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
MOBILE UNITS	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
ALL UNITS	4,743 4,704	14,269 3.033	559 3.917	766 5.368	847 5.935	1,067 7.477	2,173 15.228	1,952 13.680	1,707 11.962	1,887 13.224	975 6.832	656 4.597	947 6.636	733 5.137	
SEMI-DETACHED ALL UNITS	218 217	833 3.838	43 5.162	70 8.403	73 8.763	85 10.204	150 18.007	128 15.366	108 12.965	83 9.963	24 2.881	11 1.320	21 2.521	37 4.441	
TOWNHOUSE FREEHOLD	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
CONDOMINIUM	50 49	148 3.020	10 6.756	9 6.081	11 7.432	15 10.135	17 11.486	30 20.270	18 12.162	20 13.513	3 2.027	3 2.027	2 1.351	10 6.756	
RENTAL	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
OHC	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
ALL UNITS	50 49	148 3.020	10 6.756	9 6.081	11 7.432	15 10.135	17 11.486	30 20.270	18 12.162	20 13.513	3 2.027	3 2.027	2 1.351	10 6.756	

SOURCE: PRODUCED FROM THE MINISTRY OF REVENUE, DECEMBER 1985 ASSESSMENT TAPE BY THE CITY OF MISSISSAUGA PLANNING DEPARTMENT

CITY OF MISSISSAUGA  
REPORT REF: F097PLNPOPULATION AND HOUSING PROFILE  
PLANNING DISTRICT - 11 DIXIE SHOREFRONTRUN DATE -- 86.NOV.05  
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UNIT TYPE DESCRIPTION	UNITS:		A G E B R E A K D O W N												
	ASSESSED OCCUPIED	POP. P.P.U.	NO. 0-4 P.C.	5-9	10-14	15-19	20-29	30-39	40-49	50-59	60-64	65-69	70+	UNKNOWN	
APARTMENT CONDOMINIUM	808 803	1,829 2.277	35 1.913	72 3.936	76 4.155	103 5.631	207 11.317	215 11.755	233 12.739	216 11.809	101 5.522	111 6.068	122 6.670	338 18.480	
RENTAL	1,429 1,396	3,214 2.302	239 7.436	231 7.187	186 5.787	130 4.044	923 28.718	697 21.686	316 9.831	216 6.720	75 2.333	61 1.897	100 3.111	40 1.244	
OHC	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
SR. CITIZEN	30 30	36 1.200	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	2 5.555	3 8.333	8 22.222	23 63.888	0 .000	
ALL UNITS	2,267 2,229	5,079 2.278	274 5.394	303 5.965	262 5.158	233 4.587	1,130 22.248	912 17.956	549 10.809	434 8.544	179 3.524	180 3.544	245 4.823	378 7.442	
OTHER APTS OVER STORE	78 70	192 2.742	15 7.812	18 9.375	13 6.770	14 7.291	48 25.000	34 17.708	20 10.416	6 3.125	10 5.208	3 1.562	4 2.083	7 3.645	
PLEXES	65 60	169 2.816	11 6.508	20 11.834	15 8.875	10 5.917	31 18.343	33 19.526	11 6.508	14 8.284	5 2.958	2 1.183	2 1.183	15 8.875	
MULTI-USE	13 11	34 3.090	0 .000	1 2.941	3 8.823	1 2.941	4 11.764	6 17.647	3 8.823	6 17.647	2 5.882	0 .000	0 .000	8 23.529	
INSTITUTIONAL	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
ALL UNITS	156 141	395 2.801	26 6.582	39 9.873	31 7.848	25 6.329	83 21.012	73 18.481	34 8.607	26 6.582	17 4.303	5 1.265	6 1.518	30 7.594	
DIST. 11 TOTAL	7,434 7,340	20,724 2.823	912 4.400	1,187 5.727	1,224 5.906	1,425 6.876	3,553 17.144	3,095 14.934	2,416 11.657	2,450 11.822	1,198 5.780	855 4.125	1,221 5.891	1,188 5.732	

SOURCE: PRODUCED FROM THE MINISTRY OF REVENUE, DECEMBER 1985 ASSESSMENT TAPE BY THE CITY OF MISSISSAUGA PLANNING DEPARTMENT

CITY OF MISSISSAUGA  
 REPORT REF: FJ27PLN

SCHOOL POPULATION PROFILE  
 PLANNING DISTRICT - 11 DIXIE SHOREFRONT

RUN DATE - 86.DEC.02  
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UNIT TYPE DESCRIPTION	P E E L B O A R D O F E D U C A T I O N							DUFFERIN - PEEL SEPARATE			SCHOOL BOARD	
	SUPPORT NO. PC.	SCHOOL AGE NO. 5-13 PC.	POPULATION 11-13	POPULATION 14-19	SCHOOL YIELD/UNIT K-5, 6-8 9-13			SUPPORT NO. PC.	SCHOOL AGE NO. 4-13	POPULATION 14-18	SCHOOL YIELD/UNIT JK-8 9-13	
<b>DETACHED</b>												
FREEHOLD +40 FRONTAGE	9,251 77.625	444 4.799	389 2.937	607 6.561	.106	.064	.145	3,314 26.774	539 16.264	279 8.418	.129	.066
FREEHOLD -40 FRONTAGE	1,073 62.969	0 5.571	32 2.932	69 6.337	.111	.059	.126	631 37.030	139 22.028	66 10.459	.259	.123
CLUSTER CONDOMINIUM	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
MOBILE DWELLING UNITS	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
ALL UNITS	10,324 72.352	504 4.981	401 2.915	676 6.538	.107	.063	.143	3,945 27.647	678 17.186	345 8.745	.144	.073
<b>SEMI-DETACHED</b>												
ALL UNITS	246 29.531	13 5.284	12 4.879	25 10.162	.059	.055	.115	587 70.468	111 18.909	62 10.562	.511	.285
<b>TOWNHOUSE</b>												
FREEHOLD	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
CONDOMINIUM	106 71.621	6 5.660	6 5.660	9 8.490	.122	.122	.183	42 28.378	6 14.285	7 16.666	.122	.142
RENTAL	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
OHC	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
ALL UNITS	106 71.621	6 5.660	6 5.660	9 8.490	.122	.122	.183	42 28.378	6 14.285	7 16.666	.122	.142

SOURCE: PRODUCED FROM THE MINISTRY OF REVENUE, DECEMBER 1985 ASSESSMENT TAPE BY THE CITY OF MISSISSAUGA PLANNING DEPARTMENT

CITY OF MISSISSAUGA  
 REPORT REF: F-27PLN

SCHOOL POPULATION PROFILE  
 PLANNING DISTRICT - 11 DIXIE SHOREFRONT

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UNIT TYPE DESCRIPTION	P E E L B O A R D O F E D U C A T I O N							DUFFERIN - PEEL SEPARATE			SCHOOL BOARD	
	SUPPORT NO. PC.	SCHOOL AGE NO. 5-10 PC.	POPULATION 11-13	POPULATION 14-18	SCHOOL YIELD/UNIT K-5 6-8 9-13			SUPPORT NO. PC.	SCHOOL AGE NO. 4-13	POPULN 14-18	SCHOOL JK-8	BOARD YIELD/UNIT 9-13
APARTMENT CONDOMINIUM	1,415 77.764	46 2.250	21 1.464	64 4.522	.057	.026	.079	414 22.635	72 17.391	31 7.487	.089	.038
RENTAL	2,331 72.526	156 6.672	72 3.069	110 4.719	.111	.051	.078	823 27.473	167 18.912	33 3.737	.119	.023
CHC	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
SENIOR CITIZEN	29 69.555	0 .000	0 .000	0 .000	.000	.000	.000	7 19.444	0 .000	0 .000	.000	.000
ALL UNITS	3,775 74.325	202 5.350	93 2.463	174 4.609	.090	.041	.078	1,304 25.674	239 18.328	64 4.907	.107	.028
OTHER												
APTS. ABOVE STORES	146 76.041	13 8.904	9 6.164	10 6.849	.185	.126	.142	46 23.958	8 17.391	1 2.173	.114	.014
PLEXES	110 65.088	8 7.272	6 5.454	4 3.636	.133	.100	.066	59 34.911	20 33.898	4 6.779	.333	.066
MULTI-USE	26 76.470	0 .000	0 .000	1 3.846	.000	.000	.090	8 23.529	3 37.500	1 12.500	.272	.090
INSTITUTIONAL	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
ALL UNITS	262 71.392	21 7.446	15 5.319	15 5.319	.148	.106	.106	113 28.607	31 27.433	6 5.309	.219	.042
DIST. 11 TOTAL	14,733 71.091	746 5.063	427 2.898	898 6.095	.101	.056	.122	5,991 28.908	1,065 17.776	484 8.076	.145	.065

SOURCE: PRODUCED FROM THE MINISTRY OF REVENUE, DECEMBER 1985 ASSESSMENT TAPE BY THE CITY OF MISSISSAUGA PLANNING DEPARTMENT



## DUNDAS-FAIRVIEW (2500)

### Location

The Dundas-Fairview Residential District is located in central Mississauga immediately south of the City Centre as shown on Map 1. The approximate boundaries of the district are Burnhamthorpe Road West on the north, Hurontario Street on the east, Dundas Street West on the south, and Mavis Road on the west. Included as part of the Dundas-Fairview District is the Cooksville Commercial District.

### Planning and Development

Dundas-Fairview was planned in conjunction with the Mississauga City Centre, on the basis of the recommendations of the Core Area Study, approved by City Council in August 1977. While most of the land in the district remains undeveloped, the opportunity for a substantial residential population within convenient walking distance of the City Centre is provided for in Amendment 280, approved by the Ministry of Housing in February 1980, which continues in effect as the Dundas Secondary Plan under the provisions of the Mississauga Official Plan. A new Secondary Plan is currently in preparation.

### Population

Dundas-Fairview has an assessed population of 6 438 persons, an 8% increase from the 5 949 persons reported in 1982. About 30% of the population reside in detached dwellings, 7% in semi-detached dwellings, 7% in townhouses, 54% in apartments and 2% in other unit types.

### Housing Distribution

There are a total of 2 678 assessed residential units in Dundas-Fairview of which 672 or 25% are detached dwellings, 125 or 5% are semi-detached dwellings, 145 or 5% are townhouses, 1 682 or 63% are apartments and 54 or 2% are other unit types. Most of the detached, semi-detached, and townhouse units are located in a neighbourhood developed in the early 1970's, west of Hurontario Street, north of the Canadian Pacific Railway and east of Palgrave Road. The area west of Palgrave Road and north of the CPR is developing. Most of this development consists of detached dwellings, however, along Burnhamthorpe Road West apartment development is occurring. The existing apartment development in the district is primarily associated with the Cooksville Commercial District.

A complete distribution of the dwelling units in Dundas-Fairview by unit type and tenure is provided on Table 23.

#### Household Size

The average size of a household in Dundas-Fairview is 2.44 persons per unit, down from the 1982 factor of 2.51. As shown on Table 23, the average household size for detached and semi-detached dwellings is 2.90 and 3.65 persons per unit, respectively, 2.92 persons per unit for townhouses, 2.10 persons per unit for apartments, and 2.94 persons per unit for other residential uses. All of the unit types experienced a decrease in occupancy levels between 1982 and 1985.

#### Age Distribution

The age distribution of the population in Dundas-Fairview is shown on Table 23. Compared to the overall age distribution of the City, the population age 0 to 49 constitutes a smaller percentage of the population in Dundas-Fairview and the population over the age of 49 a much higher percentage. The exception is the population age 20 to 29 which forms a larger percentage of the Dundas-Fairview population than the City totals. This is probably due to the population residing in the apartments in the Cooksville Commercial District.

#### School Population Profile

A complete school population profile for Dundas-Fairview is provided on Table 24. Approximately 68% of the population in the district support the public school system, the remaining 32% the separate school system. The school yields in Dundas-Fairview are considerably less than the average school yields for the City.

CITY OF MISSISSAUGA  
REPORT REF: F097PLNPOPULATION AND HOUSING PROFILE  
PLANNING DISTRICT - 25 DUNDAS-FAIRVIEWRUN DATE - 86.NOV.05  
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UNIT TYPE DESCRIPTION	UNITS: ASSESSED OCCUPIED	POP. P.P.U.	A G E B R E A K D O W N												
			NO. 0-4 P.C.	5-9	10-14	15-19	20-29	30-39	40-49	50-59	60-64	65-69	70+	UNKNOWN	
DETACHED FREEHOLD +40	592 583	1,714 2.939	97 5.659	130 7.584	112 6.534	138 8.051	318 18.553	250 14.585	195 11.376	174 10.151	93 5.425	46 2.683	61 3.558	100 5.834	
FREEHOLD -40	31 31	98 3.161	5 5.102	4 4.081	16 16.326	4 4.081	20 20.408	19 19.387	12 12.244	6 6.122	2 2.040	2 2.040	1 1.020	7 7.142	
CLUSTER CONDOS	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
MOBILE UNITS	49 48	110 2.291	6 5.454	5 4.545	2 1.818	5 4.545	30 27.272	16 14.545	10 9.090	13 11.818	14 12.727	4 3.636	3 2.727	2 1.818	
ALL UNITS	672 662	1,922 2.903	108 5.619	139 7.232	130 6.763	147 7.648	368 19.146	285 14.828	217 11.290	193 10.041	109 5.671	52 2.705	65 3.381	109 5.671	
SEMI-DETACHED ALL UNITS	125 125	456 3.648	8 1.754	36 7.894	48 10.526	58 12.719	56 12.280	58 12.719	90 19.736	52 11.403	10 2.192	5 1.096	8 1.754	27 5.921	
TOWNHOUSE FREEHOLD	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
CONDOMINIUM	145 145	423 2.917	22 5.200	28 6.619	32 7.565	34 8.037	66 15.602	77 18.203	53 12.529	25 5.910	7 1.654	1 .236	2 .472	76 17.966	
RENTAL	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
OHC	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
ALL UNITS	145 145	423 2.917	22 5.200	28 6.619	32 7.565	34 8.037	66 15.602	77 18.203	53 12.529	25 5.910	7 1.654	1 .236	2 .472	76 17.966	

SOURCE: PRODUCED FROM THE MINISTRY OF REVENUE, DECEMBER 1985 ASSESSMENT TAPE BY THE CITY OF MISSISSAUGA PLANNING DEPARTMENT

CITY OF MISSISSAUGA  
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PLANNING DISTRICT - 25 DUNDAS-FAIRVIEWRUN DATE - 86-NOV-05  
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UNIT TYPE DESCRIPTION	UNITS: ASSESSED OCCUPIED	POP. P.P.U.	A G E B R E A K D O W N											
			NO. 0-4 P.C.	5-9	10-14	15-19	20-29	30-39	40-49	50-59	60-64	65-69	70+	UNKNOWN
APARTMENT CONDOMINIUM	492 491	973 1.981	19 1.952	25 2.569	19 1.952	31 3.186	118 12.127	130 13.360	91 9.352	113 11.613	82 8.427	77 7.913	144 14.799	124 12.744
RENTAL	1,190 1,166	2,514 2.156	148 5.887	160 6.364	148 5.887	121 4.813	619 24.622	539 21.439	305 12.132	184 7.319	96 3.818	70 2.784	109 4.335	15 .596
OHC	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000
SR. CITIZEN	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000
ALL UNITS	1,682 1,657	3,487 2.104	167 4.789	185 5.305	167 4.789	152 4.359	737 21.135	669 19.185	396 11.356	297 8.517	178 5.104	147 4.215	253 7.255	139 3.986
OTHER														
APTS OVER STORE	44 42	123 2.928	2 1.626	8 6.504	7 5.691	12 9.756	30 24.390	23 18.699	16 13.008	12 9.756	2 1.626	0 .000	0 .000	11 8.943
PLEXES	7 6	19 3.166	0 .000	3 15.789	2 10.526	1 5.263	2 10.526	1 5.263	0 .000	1 5.263	2 10.526	1 5.263	1 5.263	5 26.315
MULTI-USE	3 3	8 2.666	0 .000	0 .000	0 .000	0 .000	2 25.000	0 .000	0 .000	3 37.500	2 25.000	1 12.500	0 .000	0 .000
INSTITUTIONAL	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000
ALL UNITS	54 51	150 2.941	2 1.333	11 7.333	9 6.000	13 8.666	34 22.666	24 16.000	16 10.666	16 10.666	6 4.000	2 1.333	1 .666	16 10.666
DIST. 25 TOTAL	2,678 2,640	6,438 2.438	307 4.768	399 6.197	386 5.995	404 6.275	1,261 19.586	1,113 17.287	772 11.991	583 9.055	310 4.815	207 3.215	329 5.110	367 5.700

SOURCE: PRODUCED FROM THE MINISTRY OF REVENUE, DECEMBER 1985 ASSESSMENT TAPE BY THE CITY OF MISSISSAUGA PLANNING DEPARTMENT



CITY OF MISSISSAUGA REPORT REF: FG97PLN		SCHOOL POPULATION PROFILE PLANNING DISTRICT - 25 DUNDAS-FAIRVIEW							RUN DATE - 86.DEC.02 PAGE 33			
UNIT TYPE DESCRIPTION	P E E L B O A R D O F E D U C A T I O N							DUFFERIN - PEEL SEPARATE			SCHOOL BOARD	
	SUPPORT NO. PC.	SCHOOL NO.5-10 PC.	AGE 11-13	POPULATION 14-18	SCHOOL YIELD/UNIT K-5 6-8 9-13			SUPPORT NO. PC.	SCHOOL NO.4-13	AGE 14-18	SCHOOL JK-8	BOARD 9-13
<b>DETACHED</b>												
FREEHOLD +40 FRONTAGE	982 57.292	69 7.026	27 2.749	61 6.211	.118	.046	.104	732 42.707	132 18.032	68 9.289	.226	.116
FREEHOLD -40 FRONTAGE	60 61.224	4 6.666	3 5.000	3 5.000	.129	.096	.096	38 38.775	9 23.684	5 13.157	.290	.161
CLUSTER CONDOMINIUM	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
MORILL DWELLING UNITS	88 80.000	7 3.409	0 .000	5 5.681	.062	.000	.104	22 20.000	5 22.727	0 .000	.104	.000
ALL UNITS	1,130 58.792	76 6.725	30 2.654	69 6.106	.114	.045	.104	792 41.207	146 18.434	73 9.217	.220	.110
<b>SEMI-DETACHED</b>												
ALL UNITS	221 45.464	10 4.524	11 4.977	26 11.764	.080	.088	.208	235 51.535	60 25.531	27 11.489	.480	.216
<b>TOWNHOUSE</b>												
FREEHOLD	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
CONDOMINIUM	296 69.976	17 5.742	10 3.379	25 8.445	.117	.068	.172	127 30.023	30 23.622	7 5.511	.206	.048
RENTAL	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
PHC	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
ALL UNITS	296 69.976	17 5.742	10 3.379	25 8.445	.117	.068	.172	127 30.023	30 23.622	7 5.511	.206	.048

SOURCE: PRODUCED FROM THE MINISTRY OF REVENUE, DECEMBER 1985 ASSESSMENT TAPE BY THE CITY OF MISSISSAUGA PLANNING DEPARTMENT

CITY OF MISSISSAUGA  
REPORT REF: F097PLN

SCHOOL POPULATION PROFILE  
PLANNING DISTRICT - 25 DUNDAS-FAIRVIEW

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UNIT TYPE DESCRIPTION	P E E L B O A R D O F E D U C A T I O N							DUFFERIN - PEEL SEPARATE SCHOOL BOARD				
	SUPPORT NO. PC.	SCHOOL AGE NO.5-10 PC.	POPULATION 11-13	POPULATION 14-18	SCHOOL YIELD/UNIT K-5	SCHOOL YIELD/UNIT 6-8	SCHOOL YIELD/UNIT 9-13	SUPPORT NO. PC.	SCHOOL AGE NO.4-13	POPULN 14-18	SCHOOL YIELD/UNIT JK-8	SCHOOL YIELD/UNIT 9-13
APARTMENT												
CONDOMINIUM	763 78.417	16 2.096	7 .917	18 2.359	.032	.014	.036	210 21.582	18 8.571	7 3.333	.036	.014
RENTAL	1,665 74.184	121 6.487	49 2.627	95 5.093	.103	.042	.051	649 25.815	121 18.644	34 5.238	.103	.029
OHC	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
SENIOR CITIZEN	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
ALL UNITS	2,628 75.365	137 5.213	56 2.130	113 4.299	.082	.033	.068	859 24.634	139 16.181	41 4.772	.083	.024
OTHER												
APTS. ABOVE STORES	85 69.105	6 7.059	1 1.176	7 8.235	.142	.023	.166	38 30.894	6 15.789	6 15.789	.142	.142
PLEXES	11 57.894	7 27.272	0 .000	0 .000	.500	.000	.000	8 42.105	1 12.500	2 25.000	.166	.333
MULTI-USE	2 25.000	0 .000	0 .000	0 .000	.000	.000	.000	6 75.000	0 .000	0 .000	.000	.000
INSTITUTIONAL	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
ALL UNITS	98 65.733	9 9.167	1 1.020	7 7.142	.176	.019	.137	52 34.666	7 13.461	8 15.384	.137	.156
DIST. 25 TOTAL	4,373 67.924	249 5.694	102 2.469	240 5.488	.094	.040	.090	2,065 32.075	382 18.496	156 7.554	.144	.059

SOURCE: PRODUCED FROM THE MINISTRY OF REVENUE, DECEMBER 1985 ASSESSMENT TAPE BY THE CITY OF MISSISSAUGA PLANNING DEPARTMENT

## EAST CREDIT(2800)

### Location

The East Credit Residential District is located in north-central Mississauga. The district is bounded by Highway 401 on the north, the western limits of the Britannia West Industrial District and the proposed Mavis Road extension on the east, Highway 403 on the south, and the Credit River on the west, as shown on Map 1. This district includes lands that were formerly within the Streetsville East Residential District.

### Planning and Development

The Mississauga Official Plan identified East Credit as an undeveloped district requiring a Secondary Plan. On November 2, 1981, City Council adopted Resolution 595-81 which directed the Planning Department to prepare a Secondary Plan for East Credit and also identified the neighbourhoods within the district for which development applications would later be processed towards approval. The East Credit Secondary Plan (Amendment 26) was approved by the Ministry of Municipal Affairs and Housing in July 1984. All remaining lands in East Credit were released in September 1985 when City Council adopted Resolution 554-85.

### Population

The assessed population of East Credit is 871 persons. All but 1% of the population lives in detached dwellings.

### Housing Distribution

Existing development in East Credit consists of 253 detached dwellings, and 3 semi-detached units. The detached dwelling units are primarily located in a residential subdivision in the vicinity of Carolyn Road and Durie Road. Additional detached dwellings are scattered along Britannia Road West, Second Line West, and Creditview Road.

### Household Size

The average household size in East Credit is 3.48 persons per unit. As shown on Table 25, the average household size for detached and semi-detached dwellings is 3.50 and 2.33 persons per unit respectively.

### Age Distribution

The age distribution of the population in East Credit is shown on Table 25. Compared to the overall age distribution of the City preschool age children and persons in the household formation age groups represent a smaller percentage of the population. All other age groups form a larger percentage of the population than the City overall.

### School Population Profile

A complete school population profile for East Credit is provided on Table 26. Approximately 71% of the residents in the district support the public school system; the remaining 29% the separate school system. The school yields in East Credit are all higher than the City averages.



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UNIT TYPE DESCRIPTION	UNITS:		A G E B R E A K D O W N												
	ASSESSED OCCUPIED	POP. P.P.U.	NO. P.C.	0-4	5-9	10-14	15-19	20-29	30-39	40-49	50-59	60-64	65-69	70+	UNKNOWN
DETACHED FREEHOLD +40	251 245	854 3.485	32 3.747	66 7.728	85 9.953	83 9.718	110 12.880	122 14.285	136 15.925	84 9.836	29 3.395	28 3.278	31 3.629	48 5.620	
FREEHOLD -40	2 2	10 5.000	0 .000	2 20.000	1 10.000	1 10.000	0 .000	1 10.000	3 30.000	0 .000	0 .000	1 10.000	1 10.000	0 .000	
CLUSTER CONDOS	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
MOBILE UNITS	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
ALL UNITS	253 247	864 3.497	32 3.703	68 7.870	86 9.953	84 9.722	110 12.731	123 14.236	139 16.087	84 9.722	29 3.356	29 3.356	32 3.703	48 5.555	
SEMI-DETACHED ALL UNITS	3 3	7 2.333	0 .000	0 .000	0 .000	0 .000	2 28.571	0 .000	1 14.285	1 14.285	3 42.857	0 .000	0 .000	0 .000	
TOWNHOUSE FREEHOLD	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
CONDOMINIUM	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
RENTAL	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
OHC	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
ALL UNITS	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	

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CITY OF MISSISSAUGA  
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POPULATION AND HOUSING PROFILE  
PLANNING DISTRICT - 28 EAST CREDIT

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UNIT TYPE DESCRIPTION	UNITS:		A G E B R E A K D O W N												
	ASSESSED OCCUPIED	POP. P.P.U.	NO. 0-4 P.C.	5-9	10-14	15-19	20-29	30-39	40-49	50-59	60-64	65-69	70+	UNKNOWN	
APARTMENT CONDOMINIUM	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
RENTAL	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
OHC	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
SR. CITIZEN	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
ALL UNITS	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
OTHER APTS OVER STORE	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
PLEXES	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
MULTI-USE	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
INSTITUTIONAL	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
ALL UNITS	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
DIST. 28 TOTAL	256 250	871 3.484	32 3.673	68 7.807	86 9.873	84 9.644	112 12.858	123 14.121	140 16.073	85 9.758	32 3.673	29 3.329	32 3.673	48 5.510	

SOURCE: PRODUCED FROM THE MINISTRY OF REVENUE, DECEMBER 1985 ASSESSMENT TAPE BY THE CITY OF MISSISSAUGA PLANNING DEPARTMENT

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SCHOOL POPULATION PROFILE  
PLANNING DISTRICT - 28 EAST CREDIT

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UNIT TYPE DESCRIPTION	P E E L B O A R D O F E D U C A T I O N							DUFFERIN - PEEL SEPARATE SCHOOL BOARD				
	SUPPORT NO. PC.	SCHOOL AGE NO.5-10 PC.	POPULATION 11-13	POPULATION 14-18	SCHOOL YIELD/UNIT K-5	SCHOOL YIELD/UNIT 6-8	SCHOOL YIELD/UNIT 9-13	SUPPORT NO. PC.	SCHOOL AGE NO.4-13	POPULN 14-18	SCHOOL JK-8	BOARD YIELD/UNIT 9-13
<b>DETACHED</b>												
FREEHOLD +40 FRONTAGE	604 70.725	46 7.615	33 5.463	61 10.099	.197	.134	.248	250 29.274	58 23.200	27 10.800	.236	.110
FREEHOLD -40 FRONTAGE	6 60.000	0 .000	1 16.666	1 16.666	.000	.500	.500	4 40.000	2 50.000	0 .000	1.000	.000
CLUSTER CONDOMINIUM	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
MOBILE DWELLING UNITS	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
ALL UNITS	610 70.601	46 7.540	34 5.573	62 10.163	.186	.137	.251	254 29.398	60 23.622	27 10.629	.242	.109
<b>SEMI-DETACHED</b>												
ALL UNITS	5 71.428	0 .000	0 .000	0 .000	.000	.000	.000	2 28.571	0 .000	0 .000	.000	.000
<b>TOWNHOUSE</b>												
FREEHOLD	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
CONDOMINIUM	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
RENTAL	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
OHC	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
ALL UNITS	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000

SOURCE: PRODUCED FROM THE MINISTRY OF REVENUE, DECEMBER 1985 ASSESSMENT TAPE BY THE CITY OF MISSISSAUGA PLANNING DEPARTMENT

CITY OF MISSISSAUGA  
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SCHOOL POPULATION PROFILE  
PLANNING DISTRICT - 28 EAST CREDIT

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UNIT TYPE DESCRIPTION	P E E L B O A R D O F E D U C A T I O N							DUFFERIN - PEEL SEPARATE SCHOOL BOARD				
	SUPPORT NO. PC.	SCHOOL AGE NO. 5-10 PC.	POPULATION 11-13 14-18		SCHOOL YIELD/UNIT K-5 6-8 9-13			SUPPORT NO. PC.	SCHOOL AGE NO. 4-13	POPULN 14-18	SCHOOL JK-8	BOARD YIELD/UNIT 9-13
APARTMENT CONDOMINIUM	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000
RENTAL	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000
OHC	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000
SENIOR CITIZEN	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000
ALL UNITS	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000
OTHER												
APTS. ABOVE STORES	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000
PLEXES	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000
MULTI-USE	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000
INSTITUTIONAL	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000
ALL UNITS	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000
DIST. 28 TOTAL	615 70.600	46 7,479	34 5,525	62 10,051	.124	.136	.248	256 29.391	60 23.437	27 10.546	.240	.108

SOURCE: PRODUCED FROM THE MINISTRY OF REVENUE, DECEMBER 1985 ASSESSMENT TAPE BY THE CITY OF MISSISSAUGA PLANNING DEPARTMENT



## ERINDALE WOODLANDS (2100)

### Location

The Erindale Woodlands Residential District is located in central Mississauga. The district is bounded by Highway 403 on the north, the Canadian Pacific Railway and Wolfedale Road on the east, Dundas Street West on the south, and the Credit River on the west, as shown on Map 1.

### Planning and Development

Erindale Woodlands developed throughout the 1960's in the absence of a Secondary Plan for the district. Erindale Woodlands is now a developed district, within which the housing stock is in good condition and the opportunities for redevelopment are limited. A new Secondary Plan for Erindale Woodlands, which includes policies for the Mavis Road Industrial District, was approved by City Council in October 1985.

### Population

Erindale Woodlands has an assessed population of 15,341 persons, which represents a marginal decrease from the population of 15,887 experienced in 1982. Approximately 31% of the population is accommodated in detached dwellings, 40% in semi-detached dwellings, 10% in townhouses, and 18% in apartments.

### Housing Distribution

There are 4 642 assessed residential units in Erindale Woodlands of which 1 362 or 29% are detached dwellings, 1 658 or 36% are semi-detached dwellings, 437 or 9% are townhouses, 1 166 or 25% are apartments and 19 are other unit types. While the detached and semi-detached dwellings are fairly evenly distributed throughout the district, the townhouse and apartment development is concentrated in the vicinity of the District Centre (Westdale Mall) and along Dundas Street West.

A complete distribution of the dwelling units in Erindale Woodlands by unit type and tenure is provided on Table 27.

### Household Size

The average size of a household in Erindale Woodlands is 3.32 persons per unit, down slightly from 3.45 recording in 1982. As shown on Table 27, the average household size in detached and semi-detached dwellings are 3.53 and 3.71 persons per unit, respectively, 3.54 persons per unit for townhouses, and 2.44 persons per unit for apartments. The person per unit factors for all dwelling types has declined since 1982.

### Age Distribution

The age distribution of the population in Erindale Woodlands is shown on Table 27. Compared to the overall age distribution of the City, Erindale Woodlands has a higher percentage of school age children, and persons in the 40 to 64 age category, and a lower percentage of persons in all other age groups.

### School Population Profile

A complete school population profile for Erindale Woodlands is provided on Table 28. Approximately 66% of the residents in the district support the public school system; the remaining 34% the separate school system. Consistent with the age distribution of the population, the school yields in Erindale Woodlands are higher than the corresponding school yields for the City.

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POPULATION AND HOUSING PROFILE  
PLANNING DISTRICT - 21 ERINDALE WOODLANDS

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UNIT TYPE DESCRIPTION	UNITS: ASSESSED OCCUPIED	POP. P.P.U.	A G E B R E A K D O W N												
			NO. 0-4 P.C.	5-9	10-14	15-19	20-29	30-39	40-49	50-59	60-64	65-69	70+	UNKNOWN	
DETACHED FREEHOLD +40	1,362 1,360	4,794 3.525	159 3.316	294 6.132	391 8.156	530 11.055	713 14.872	563 11.743	809 16.875	656 13.683	238 4.964	124 2.586	163 3.400	154 3.212	
FREEHOLD -40	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
CLUSTER CONDOS	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
MOBILE UNITS	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
ALL UNITS	1,362 1,360	4,794 3.525	159 3.316	294 6.132	391 8.156	530 11.055	713 14.872	563 11.743	809 16.875	656 13.683	238 4.964	124 2.586	163 3.400	154 3.212	
SEMI-DETACHED ALL UNITS	1,658 1,657	6,153 3.713	285 4.631	548 8.906	601 9.767	592 9.621	932 15.147	957 15.553	969 15.748	615 9.995	173 2.811	98 1.592	109 1.771	274 4.453	
TOWNHOUSE FREEHOLD	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
CONDOMINIUM	265 265	867 3.271	58 6.689	85 9.803	82 9.457	69 7.958	124 14.302	198 22.837	111 12.802	50 5.767	17 1.960	6 .692	14 1.614	53 6.113	
RENTAL	172 171	676 3.953	36 5.325	77 11.390	78 11.538	95 14.053	124 18.343	127 18.786	87 12.869	30 4.437	2 .295	4 .591	6 .887	10 1.479	
OHC	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
ALL UNITS	437 436	1,543 3.538	94 6.092	162 10.499	160 10.369	164 10.628	248 16.072	325 21.062	198 12.832	80 5.184	19 1.231	10 .648	20 1.296	63 4.082	

SOURCE: PRODUCED FROM THE MINISTRY OF REVENUE, DECEMBER 1985 ASSESSMENT TAPE BY THE CITY OF MISSISSAUGA PLANNING DEPARTMENT

CITY OF MISSISSAUGA  
REPORT REF: F097PLN

POPULATION AND HOUSING PROFILE  
PLANNING DISTRICT - 21 ERINDALE WOODLANDS

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UNIT TYPE DESCRIPTION	UNITS:		AGE GROUPS												
	ASSESSED OCCUPIED	POP. P.P.U.	NO. 0-4 P.C.	A 5-9	G 10-14	E 15-19	B 20-29	R 30-39	E 40-49	A 50-59	K 60-64	D 65-69	O 70+	N UNKNOWN	
APARTMENT CONDOMINIUM	344 342	995 2,909	42 4.221	62 6.231	69 6.934	93 9.346	181 18.190	138 13.869	113 11.356	93 9.346	33 3.316	18 1.809	16 1.608	137 13.768	
RENTAL	822 807	1,804 2,235	153 8.481	130 7.206	87 4.822	95 5.266	548 30.376	329 18.237	136 7.538	111 6.152	51 2.827	48 2.660	105 5.820	11 .609	
OHC	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
SR. CITIZEN	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
ALL UNITS	1,166 1,149	2,799 2,436	195 6.966	192 6.859	156 5.573	188 6.716	729 26.045	467 16.684	249 8.896	204 7.288	84 3.001	66 2.357	121 4.322	148 5.287	
OTHER APTS OVER STORE	18 17	48 2,823	0 .000	6 12.500	6 12.500	3 6.250	9 18.750	16 33.333	1 2.083	1 2.083	2 4.166	1 2.083	1 2.083	2 4.166	
PLEXES	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
MULTI-USE	1 1	4 4,000	0 .000	1 25.000	1 25.000	0 .000	0 .000	0 .000	2 50.000	0 .000	0 .000	0 .000	0 .000	0 .000	
INSTITUTIONAL	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
ALL UNITS	19 18	52 2,888	0 .000	7 13.461	7 13.461	3 5.769	9 17.307	16 30.769	3 5.769	1 1.923	2 3.846	1 1.923	1 1.923	2 3.846	
DIST. 21 TOTAL	4,642 4,620	15,341 3,320	733 4.778	1,203 7.841	1,315 8.571	1,477 9.627	2,631 17.150	2,328 15.175	2,228 14.523	1,556 10.142	516 3.363	299 1.949	414 2.698	641 4.178	

SOURCE: PRODUCED FROM THE MINISTRY OF REVENUE, DECEMBER 1985 ASSESSMENT TAPE BY THE CITY OF MISSISSAUGA PLANNING DEPARTMENT

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UNIT TYPE DESCRIPTION	PEEL BOARD OF EDUCATION							DUFFERIN - PEEL SEPARATE			SCHOOL BOARD	
	SUPPORT NO. PC.	SCHOOL AGE NO. 5-10 PC.	POPULATION 11-13 14-18		SCHOOL YIELD/UNIT K-5 6-8 9-13			SUPPORT NO. PC.	SCHOOL AGE NO. 4-13	POPULN 14-18	SCHOOL JK-8	BOARD 9-13
<b>DETACHED</b>												
FREEHOLD +40 FRONTAGE	7,234 67.459	204 6.307	135 4.174	331 10.235	.150	.099	.243	1,560 32.540	283 18.141	184 11.794	.208	.135
FREEHOLD -40 FRONTAGE	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
CLUSTER CONDOMINIUM	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
MOBILE DWELLING UNITS	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
ALL UNITS	7,234 67.459	204 6.307	135 4.174	331 10.235	.150	.099	.243	1,560 32.540	283 18.141	184 11.794	.208	.135
<b>SEMI-DETACHED</b>												
ALL UNITS	3,746 60.880	298 7.901	169 4.511	379 10.117	.178	.101	.228	2,407 39.119	586 24.345	246 10.220	.353	.148
<b>TOWNHOUSE</b>												
FREEHOLD	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
CONDOMINIUM	581 67.012	45 7.745	28 4.819	56 9.638	.169	.105	.211	286 32.987	78 27.272	20 6.993	.294	.075
RENTAL	460 69.047	64 13.913	30 6.521	56 12.173	.374	.175	.327	216 31.952	52 24.074	32 14.814	.304	.187
OHC	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
ALL UNITS	1,041 67.465	109 10.470	58 5.571	112 10.758	.250	.133	.256	502 32.534	130 25.896	52 10.358	.298	.119

SOURCE: PRODUCED FROM THE MINISTRY OF REVENUE, DECEMBER 1985 ASSESSMENT TAPE BY THE CITY OF MISSISSAUGA PLANNING DEPARTMENT

UNIT TYPE DESCRIPTION	P E E L B O A R D O F E D U C A T I O N							DUFFERIN - PEEL SEPARATE SCHOOL BOARD				
	SUPPORT NO. PC.	SCHOOL NO.5-13 PC.	AGE 11-13	POPULATION 14-19	SCHOOL YIELD/UNIT K-5 6-8 9-13			SUPPORT NO. PC.	SCHOOL NO.4-13	AGE 14-18	SCHOOL BOARD SCHOOL YIELD/UNIT JK-8 9-13	
APARTMENT CONDOMINIUM	739 79.296	50 6.737	26 3.295	63 7.964	.146	.076	.184	206 20.763	48 23.300	22 10.679	.140	.064
RENTAL	1,314 72.838	80 6.028	35 2.663	68 5.175	.099	.043	.084	490 27.161	98 20.000	23 4.693	.121	.026
OHC	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
SENIOR CITIZEN	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
ALL UNITS	2,103 75.133	130 6.121	61 2.960	131 6.229	.113	.053	.114	696 24.866	146 20.977	45 6.465	.127	.039
OTHER												
APTS. ABOVE STORES	33 68.750	4 12.121	2 6.060	3 9.090	.235	.117	.176	15 31.250	5 33.333	1 6.666	.294	.058
PLEXES	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
MULTI-USE	4 99.999	1 25.000	1 25.000	0 .000	1.000	1.000	.000	0 .000	0 .000	0 .000	.000	.000
INSTITUTIONAL	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
ALL UNITS	37 71.153	5 13.513	3 8.108	3 8.108	.277	.166	.166	15 28.846	5 33.333	1 6.666	.277	.055
DIST. 21 TOTAL	10,161 66.234	744 7.322	426 4.192	956 9.408	.161	.092	.206	5,180 33.765	1,150 22.200	528 10.193	.248	.114

SOURCE: PRODUCED FROM THE MINISTRY OF REVENUE, DECEMBER 1985 ASSESSMENT TAPE BY THE CITY OF MISSISSAUGA PLANNING DEPARTMENT

## ERIN MILLS SOUTH (1400)

### Location

The Erin Mills South Residential District is located in west-central Mississauga. The district is bounded by Highway 403 on the north, the Credit River on the east, Dundas Street West on the south, and Winston Churchill Boulevard on the west, as shown on Map 1.

### Planning and Development

Erin Mills South is a district which has developed sequentially by neighbourhood since 1971. Although the area initially developed on the basis of an Amendment for the entire West Credit Development Area (Amendment 218), revised planning policies for Erin Mills South were formulated as Amendment 246. This Amendment, necessitated by the objective of preserving Mississauga Road, the realignment of Burnhamthorpe Road West, the Parkway Best West Plan, and the addition of a secondary school site, was partially approved by the Ministry of Treasury, Economics, and Intergovernmental Affairs in December 1973, with the balance being approved by the Minister of Housing in January 1975. Amendment 246, as amended, continues in effect as the Erin Mills South Secondary Plan under the provisions of the Mississauga Official Plan. A new Secondary Plan is currently in process.

### Population

Erin Mills South has an assessed population of 26 653 persons, a 14% increase over the 1982 total of 23 324 persons. Approximately 44% of the population is accommodated in detached dwellings, 26% in semi-detached dwellings, 21% in townhouses, and 10% in apartments. Between 1982 and 1985, a greater proportion of the population was being accommodated in detached dwellings and townhouses, at the expense of semi-detached dwellings.

### Housing Distribution

The neighbourhoods in Erin Mills South were designed to be predominantly characterized by detached and semi-detached dwellings, with townhouse and apartment development to be located in proximity to the District Centre (South Common Mall) and Erindale College.



Of the 8 114 assessed residential units in Erin Mills South, 3 260 or 40% are detached dwellings, 1 951 or 24% are semi-detached dwellings, 1 786 or 22% are townhouses, and 1 117 or 13% are apartments.

A complete distribution of the dwelling units in Erin Mills South by unit type and tenure is provided on Table 29.

#### Household Size

The average household size in Erin Mills South is 3.32 persons per unit, a small increase from 3.29 persons per unit in 1982. As shown on Table 29, the average household size for detached and semi-detached dwellings is 3.59 and 3.52 persons per unit, respectively, 3.19 persons per unit for townhouses, and 2.36 persons per unit for apartments. The person per unit factors for a detached and townhouse units in Erin Mills South increased between 1982 and 1985, while a decrease was observed for semi-detached and apartment units.

#### Age Distribution

The age distribution of the population in Erin Mills South is shown on Table 29. Compared to the overall age distribution for the City, Erin Mills South has a much higher percentage of children and persons in the 30 to 49 years age category, and a considerably lower percentage of persons over the age of 40 and in the 20 to 29 age group.

#### School Population Profile

A complete school population profile for Erin Mills South is provided on Table 30. Approximately 71% of the residents in the district support the public school system; the remaining 29% the separate school system. In keeping with the age distribution of the population, the school yields of the district are higher than the average school yields for the City.



CITY OF MISSISSAUGA  
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POPULATION AND HOUSING PROFILE  
PLANNING DISTRICT - 14 ERIN MILLS SOUTH

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UNIT TYPE DESCRIPTION	UNITS:		A G E B R E A K D O W N												
	ASSESSED OCCUPIED	POP. P.P.U.	NO. 0-4 P.C.	5-9	10-14	15-19	20-29	30-39	40-49	50-59	60-64	65-69	70+	UNKNOWN	
<b>DETACHED</b>															
FREEHOLD +40	2,760	10,109	561	1,088	1,165	1,008	871	1,999	2,136	604	149	83	114	331	
	2,756	3.667	5.549	10.762	11.524	9.971	8.616	19.774	21.129	5.974	1.473	.821	1.127	3.274	
FREEHOLD -40	500	1,593	182	164	134	79	170	461	202	48	16	11	9	117	
	500	3.186	11.424	10.295	8.411	4.959	10.671	28.939	12.680	3.013	1.004	.690	.564	7.344	
CLUSTER CONDOS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	0	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	
MOBILE UNITS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	0	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	
ALL UNITS	3,260	11,702	743	1,252	1,299	1,087	1,041	2,460	2,338	652	165	94	123	448	
	3,256	3.593	6.349	10.699	11.100	9.289	8.895	21.022	19.979	5.571	1.410	.803	1.051	3.828	
<b>SEMI-DETACHED</b>															
ALL UNITS	1,951	6,866	475	760	761	581	682	1,626	1,110	306	115	51	74	325	
	1,950	3.521	6.918	11.069	11.083	8.461	9.933	23.681	16.166	4.456	1.674	.742	1.077	4.733	
<b>TOWNHOUSE</b>															
FREEHOLD	267	894	91	131	74	68	100	245	75	49	8	8	10	35	
	258	3.465	10.178	14.653	8.277	7.606	11.185	27.404	8.389	5.480	.894	.894	1.118	3.914	
CONDOMINIUM	1,095	3,217	197	271	324	261	494	746	477	185	57	28	28	149	
	1,063	3.026	6.123	8.423	10.071	8.113	15.355	23.189	14.827	5.750	1.771	.870	.870	4.631	
RENTAL	424	1,382	148	174	150	104	248	331	143	47	12	3	13	9	
	402	3.437	10.709	12.590	10.853	7.525	17.945	23.950	10.347	3.400	.868	.217	.940	.651	
OHC	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	0	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	
ALL UNITS	1,786	5,493	436	576	548	433	842	1,322	695	281	77	39	51	193	
	1,723	3.188	7.937	10.486	9.976	7.882	15.328	24.066	12.652	5.115	1.401	.709	.928	3.513	

SOURCE: PRODUCED FROM THE MINISTRY OF REVENUE, DECEMBER 1985 ASSESSMENT TAPE BY THE CITY OF MISSISSAUGA PLANNING DEPARTMENT

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CITY OF MISSISSAUGA  
REPORT REF: F097PLN

POPULATION AND HOUSING PROFILE  
PLANNING DISTRICT - 14 ERIN MILLS SOUTH

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UNIT TYPE DESCRIPTION	UNITS:		AGE GROUPS												
	ASSESSED OCCUPIED	POP. P.P.U.	NO. 0-4 P.C.	A 5-9	G 10-14	E 15-19	D 20-29	R 30-39	E 40-49	A 50-59	K 60-64	D 65-69	O 70+	N UNKNOWN	
APARTMENT CONDOMINIUM	168 165	409 2.478	28 6.845	34 8.312	31 7.579	29 7.090	87 21.271	89 21.760	41 10.024	19 4.645	4 .977	3 .733	9 2.200	35 8.557	
RENTAL	809 794	1,998 2.516	123 6.156	183 9.159	157 7.857	119 5.955	523 26.176	452 22.622	153 7.657	61 3.053	24 1.201	26 1.301	27 1.351	150 7.507	
OHC	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
SR. CITIZEN	140 139	185 1.330	0 .000	0 .000	0 .000	0 .000	1 .540	1 .540	2 1.081	8 4.324	20 10.810	38 20.540	114 61.621	1 .540	
ALL UNITS	1,117 1,098	2,592 2.360	151 5.825	217 8.371	188 7.253	148 5.709	611 23.572	542 20.910	196 7.561	88 3.395	48 1.851	67 2.584	150 5.787	186 7.175	
OTHER APTS OVER STORE	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
PLEXES	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
MULTI-USE	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
INSTITUTIONAL	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
ALL UNITS	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
DIST. 14 TOTAL	8,114 8,027	26,653 3.320	1,805 6.772	2,805 10.524	2,796 10.490	2,249 8.438	3,176 11.916	5,950 22.323	4,339 16.279	1,327 4.978	405 1.519	251 .941	398 1.493	1,152 4.322	

SOURCE: PRODUCED FROM THE MINISTRY OF REVENUE, DECEMBER 1985 ASSESSMENT TAPE BY THE CITY OF MISSISSAUGA PLANNING DEPARTMENT

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CITY OF MISSISSAUGA  
 REPORT REF: F027PLN

SCHOOL POPULATION PROFILE  
 PLANNING DISTRICT - 14 ERIN MILLS SOUTH

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UNIT TYPE DESCRIPTION	PEEL BOARD OF EDUCATION							DUFFERIN - PEEL SEPARATE			SCHOOL BOARD	
	SUPPORT NO. PC.	SCHOOL AGE NO. 5-10 PC.	POPULATION 11-17	POPULATION 14-19	SCHOOL YIELD/UNIT K-5	SCHOOL YIELD/UNIT 6-8	SCHOOL YIELD/UNIT 9-13	SUPPORT NO. PC.	SCHOOL AGE NO. 4-13	POPULATION 14-18	SCHOOL YIELD/UNIT JK-8	SCHOOL YIELD/UNIT 9-13
<b>DETACHED</b>												
FREEHOLD +40 FRONTAGE	6,505 67.316	831 12.211	412 6.054	708 10.404	.301	.149	.256	3,704 32.683	824 24.939	381 11.531	.298	.138
FREEHOLD -40 FRONTAGE	1,141 71.825	113 9.903	50 4.382	63 5.521	.226	.100	.126	452 28.374	122 26.991	30 6.637	.244	.060
CLUSTER CONDOMINIUM	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
MOBILE DWELLING UNITS	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
ALL UNITS	7,946 67.902	944 11.380	462 5.314	771 9.702	.289	.141	.236	3,756 32.097	946 25.186	411 10.942	.290	.126
<b>SEMI-DETACHED</b>												
ALL UNITS	4,794 69.822	550 11.472	302 6.299	428 8.927	.292	.154	.219	2,072 30.177	587 27.364	193 9.314	.290	.098
<b>TOWNHOUSE</b>												
FREEHOLD	547 72.371	91 14.064	29 4.482	55 8.500	.352	.112	.213	247 27.628	79 31.983	14 5.668	.306	.054
CONDOMINIUM	2,434 75.660	233 9.572	117 4.806	212 8.709	.219	.110	.199	783 24.339	175 22.349	83 10.600	.164	.078
RENTAL	1,001 72.431	153 15.284	52 5.194	94 9.390	.380	.129	.233	381 27.568	96 25.196	34 8.923	.238	.084
OHC	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
ALL UNITS	4,082 74.312	477 11.685	198 4.850	361 8.843	.276	.114	.209	1,411 25.687	350 24.805	131 9.284	.203	.076

SOURCE: PRODUCED FROM THE MINISTRY OF REVENUE, DECEMBER 1985 ASSESSMENT TAPE BY THE CITY OF MISSISSAUGA PLANNING DEPARTMENT

CITY OF MISSISSAUGA  
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SCHOOL POPULATION PROFILE  
 PLANNING DISTRICT - 14 ERIN MILLS SOUTH

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UNIT TYPE DESCRIPTION	PEEL BOARD OF EDUCATION							DUFFERIN - PEEL SEPARATE SCHOOL BOARD				
	SUPPORT NO. PC.	SCHOOL AGE NO.5-10 PC.	POPULATION			SCHOOL YIELD/UNIT		SUPPORT NO. PC.	SCHOOL AGE NO.4-13	POPULM 14-18	SCHOOL BOARD SCHOOL YIELD/UNIT JK-8 9-13	
			11-13	14-18	K-5	6-8	9-13					
APARTMENT CONDOMINIUM	711 76.039	22 7.073	11 3.536	25 8.038	.133	.066	.151	98 23.960	31 31.632	6 6.122	.187	.036
RENTAL	1,544 77.277	136 8.808	60 3.866	105 6.800	.171	.075	.132	454 22.722	114 25.110	29 6.387	.143	.036
OHC	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
SENIOR CITIZEN	161 87.027	0 .000	0 .000	0 .000	.000	.000	.000	24 12.972	0 .000	0 .000	.000	.000
ALL UNITS	2,016 77.777	158 7.837	71 3.521	130 6.448	.143	.064	.118	576 22.222	145 25.173	35 6.076	.132	.031
OTHER												
APTS. ABOVE STORES	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
PLEXES	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
MULTI-USE	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
INSTITUTIONAL	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
ALL UNITS	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
DIST. 14 TOTAL	18,833 70.678	2,129 11.301	1,033 5.483	1,690 8.971	.265	.128	.210	7,815 29.321	2,008 25.694	770 9.852	.250	.095

SOURCE: PRODUCED FROM THE MINISTRY OF REVENUE, DECEMBER 1985 ASSESSMENT TAPE BY THE CITY OF MISSISSAUGA PLANNING DEPARTMENT



## ERIN MILLS WEST (3300)

### Location

The Erin Mills West Residential District is located on the western periphery of Mississauga, as shown on Map 1. The district is bounded by Unity Drive on the north, Winston Churchill Boulevard on the east, Laird Road on the south, and Ridgeway Drive on the west.

### Planning and Development

The Mississauga Official Plan identified Erin Mills West as an undeveloped district requiring a Secondary Plan. The district was released for Secondary Plan preparation and for the processing of land development applications by City Council on December 12, 1983. The Ministry of Municipal Affairs and Housing approved the Erin Mills West Secondary Plan (Amendment 45) in September 1984. The district is currently being developed.

### Population

Erin Mills West has an assessed population of 39 persons.

### Housing Distribution

Existing development in Erin Mills West consists of 11 detached dwellings scattered along Winston Churchill Boulevard.

### Household Size

The average size of a household in Erin Mills West is 3.90 persons per unit.

Age Distribution

The age distribution of the population in Erin Mills West is presented on Table 31.

School Population Profile

The school population profile for Erin Mills West is provided on Table 32.

UNIT TYPE DESCRIPTION	UNITS: ASSESSED OCCUPIED	POP. P.P.U.	A G E B R E A K D O W N												
			NO. 0-4 P.C.	5-9	10-14	15-19	20-29	30-39	40-49	50-59	60-64	65-69	70+	UNKNOWN	
DETACHED FREEHOLD +40	11 10	39 3.900	1 2.564	1 2.564	2 5.128	1 2.564	11 28.205	3 7.692	4 10.256	1 2.564	2 5.128	2 5.128	1 2.564	10 25.641	
FREEHOLD -40	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
CLUSTER CONDOS	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
MOBILE UNITS	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
ALL UNITS	11 10	39 3.900	1 2.564	1 2.564	2 5.128	1 2.564	11 28.205	3 7.692	4 10.256	1 2.564	2 5.128	2 5.128	1 2.564	10 25.641	
SEMI-DETACHED ALL UNITS	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
TOWNHOUSE FREEHOLD	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
CONDOMINIUM	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
RENTAL	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
OHC	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
ALL UNITS	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	

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CITY OF MISSISSAUGA  
REPORT REF: F097PLN

POPULATION AND HOUSING PROFILE  
PLANNING DISTRICT - 33 ERIN MILLS WEST

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UNIT TYPE DESCRIPTION	UNITS: ASSESSED OCCUPIED	POP. P.P.U.	A G E B R E A K D O W N												
			NO. 0-4 P.C.	5-9	10-14	15-19	20-29	30-39	40-49	50-59	60-64	65-69	70+	UNKNOWN	
APARTMENT CONDOMINIUM	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
RENTAL	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
OHC	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
SR. CITIZEN	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
ALL UNITS	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
OTHER APTS OVER STORE	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
PLEXES	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
MULTI-USE	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
INSTITUTIONAL	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
ALL UNITS	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
DIST. 33 TOTAL	11 10	39 3.900	1 2.564	1 2.564	2 5.128	1 2.564	11 28.205	3 7.692	4 10.256	1 2.564	2 5.128	2 5.128	1 2.564	10 25.641	

SOURCE: PRODUCED FROM THE MINISTRY OF REVENUE, DECEMBER 1985 ASSESSMENT TAPE BY THE CITY OF MISSISSAUGA PLANNING DEPARTMENT



CITY OF MISSISSAUGA  
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PLANNING DISTRICT - 33 ERIN MILLS WESTRUN DATE - 86.DEC.02  
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UNIT TYPE DESCRIPTION	P E E L B O A R D O F E D U C A T I O N							DUFFERIN - PEEL SEPARATE			SCHOOL BOARD	
	SUPPORT NO. PC.	SCHOOL NO.5-10 PC.	AGE 11-13	POPULATION 14-18	SCHOOL YIELD/UNIT K-5 6-8 9-13			SUPPORT NO. PC.	SCHOOL NO.4-13	AGE 14-18	SCHOOL JK-E	BOARD YIELD/UNIT 9-13
DETACHED												
FREEHOLD +40 FRONTAGE	29 74.358	0 .000	0 .000	1 3.448	.000	.000	.100	10 25.641	3 30.000	0 .000	.300	.000
FREEHOLD -40 FRONTAGE	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
CLUSTER CONDOMINIUM	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
MOBILE DWELLING UNITS	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
ALL UNITS	29 74.358	0 .000	0 .000	1 3.448	.000	.000	.100	10 25.641	3 30.000	0 .000	.300	.000
SEMI-DETACHED												
ALL UNITS	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
TOWNHOUSE												
FREEHOLD	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
CONDOMINIUM	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
PENTAL	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
OHC	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
ALL UNITS	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000

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SCHOOL POPULATION PROFILE  
PLANNING DISTRICT - 33 ERIN MILLS WEST

RUN DATE - 86.DEC.02  
PAGE 48

UNIT TYPE DESCRIPTION	PEEL BOARD OF EDUCATION							DUFFERIN - PEEL SEPARATE SCHOOL BOARD				
	SUPPORT NO. PC.	SCHOOL AGE NO.5-10 PC.	POPULATION 11-13 14-18		SCHOOL YIELD/UNIT K-5 6-8 9-13			SUPPORT NO. PC.	SCHOOL AGE NO.4-13	POPULN 14-18	SCHOOL JK-8	BOARD YIELD/UNIT 9-13
DEPARTMENT												
CONDOMINIUM	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000
RENTAL	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000
OHC	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000
SENIOR CITIZEN	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000
ALL UNITS	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000
OTHER												
APTS. ABOVE STORES	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000
PLEXES	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000
MULTI-USE	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000
INSTITUTIONAL	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000
ALL UNITS	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000
DIST. 33 TOTAL	29 74.35%	0 .000	0 .000	1 2.44%	0 .000	0 .000	10 .100	10 25.641	3 30.000	0 .000	0 .000	0 .000

SOURCE: PRODUCED FROM THE MINISTRY OF REVENUE, DECEMBER 1985 ASSESSMENT TAPE BY THE CITY OF MISSISSAUGA PLANNING DEPARTMENT

## HURONTARIO (5700)

### Location

The Hurontario Residential District is located in north-central Mississauga. The district is bounded by Matheson Boulevard on the north, Highway 403 on the east and south, and the Mavis Road extension on the west, as shown on Map 1.

### Planning and Development

On November 2, 1981, City Council adopted Resolution 595-81 which directed the Planning Department to prepare the Secondary Plan for Hurontario, and also identified the neighbourhoods within the district for which development applications would later be processed towards approval. Hurontario is an developing district for which a Secondary Plan was approved by City Council on July 13, 1983 and by the Ministry of Municipal Affairs and Housing on December 1, 1983. Resolution 554-85, adopted by City Council in September 1985, released the remaining neighbourhoods in Hurontario for the processing of development applications.

### Population

Hurontario has an assessed population of 1 017 persons, a six-fold increase from the 1982 assessed population. Approximately 90% of the population resides in detached dwellings, 8% in semi-detached dwellings and 2% in other unit types.

### Housing Distribution

Hurontario is a rapidly developing residential district. To date most of this new development has occurred south of Eglinton Avenue, however, residential development north of Eglinton Avenue has begun and is expected to proceed in the next few years.

### Household Size

The average household size in Hurontario is 2.56 persons per unit. As shown on Table 33, the average household size for detached and semi-detached dwellings is 2.52 and 3.04 respectively, and 2.86 for other unit types.

### Age Distribution

The age distribution of the population in Hurontario is presented on Table 33. Compared to the overall structure of the City, Hurontario has a much higher pre-school population and population in the 30 to 39 age group. All other age groups are considerably lower than the City average.

### School Population Profile

A complete school population profile for Hurontario is provided on Table 34. Approximately 62% of the residents in Hurontario support the public school system; the remaining 38% the separate school system. With the exception of elementary schools in the separate school system, the school yields in Hurontario are lower than the City averages.



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POPULATION AND HOUSING PROFILE  
PLANNING DISTRICT - 57 HURONTARIO

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UNIT TYPE DESCRIPTION	UNITS: ASSESSED OCCUPIED	POP. P.P.U.	A G E B R E A K D O W N												
			NO. 0-4 P.C.	5-9	10-14	15-19	20-29	30-39	40-49	50-59	60-64	65-69	70+	UNKNOWN	
DETACHED FREEHOLD +40	119 117	322 2.752	28 8.695	26 8.074	24 7.453	8 2.484	45 13.975	65 20.186	25 7.263	22 6.832	8 2.484	6 1.863	8 2.484	57 17.701	
FREEHOLD -40	247 247	596 2.412	33 5.536	30 5.033	42 7.046	29 4.865	75 12.583	108 18.120	56 9.395	26 4.362	1 .167	1 .167	5 .838	190 31.879	
CLUSTER CONDOS	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
MOBILE UNITS	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
ALL UNITS	366 364	918 2.521	61 6.644	56 6.100	66 7.189	37 4.030	120 13.071	173 18.845	81 8.823	48 5.228	9 .980	7 .762	13 1.416	247 26.906	
SEMI-DETACHED ALL UNITS	26 26	79 3.038	4 5.063	8 10.126	7 8.860	1 1.265	10 12.658	13 16.455	5 6.329	2 2.531	0 .000	0 .000	0 .000	29 36.708	
TOWNHOUSE FREEHOLD	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
CONDOMINIUM	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
RENTAL	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
OHC	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
ALL UNITS	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	

SOURCE: PRODUCED FROM THE MINISTRY OF REVENUE, DECEMBER 1985 ASSESSMENT TAPE BY THE CITY OF MISSISSAUGA PLANNING DEPARTMENT

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POPULATION AND HOUSING PROFILE  
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UNIT TYPE DESCRIPTION	UNITS: ASSESSED OCCUPIED	POP. P.P.U.	A G E B R E A K D O W N												
			NO. 0-4 P.C.	5-9	10-14	15-19	20-29	30-39	40-49	50-59	60-64	65-69	70+	UNKNOWN	
APARTMENT															
CONDOMINIUM	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000
RENTAL	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000
OHC	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000
SR. CITIZEN	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000
ALL UNITS	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000
OTHER															
APTS OVER STORE	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000
PLEXES	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000
MULTI-USE	9 7	20 2.857	0 .000	0 .000	0 .000	2 10.000	6 30.000	1 5.000	0 .000	8 40.000	0 .000	0 .000	2 10.000	1 5.000	
INSTITUTIONAL	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000
ALL UNITS	9 7	20 2.857	0 .000	0 .000	0 .000	2 10.000	6 30.000	1 5.000	0 .000	8 40.000	0 .000	0 .000	2 10.000	1 5.000	
DIST. 57 TOTAL	401 397	1,017 2.561	65 6.391	64 6.293	73 7.177	40 3.933	136 13.372	187 18.387	86 8.456	58 5.703	9 .884	7 .688	15 1.474	277 27.236	

SOURCE: PRODUCED FROM THE MINISTRY OF REVENUE, DECEMBER 1985 ASSESSMENT TAPE BY THE CITY OF MISSISSAUGA PLANNING DEPARTMENT

UNIT TYPE DESCRIPTION	PEEL BOARD OF EDUCATION				SCHOOL YIELD/UNIT			DUFFERIN - PEEL SEPARATE			SCHOOL BOARD	
	SUPPORT NO. PC.	SCHOOL NO. 5-10 PC.	AGE 11-13	POPULATION 14-18	K-5	6-8	9-13	SUPPORT NO. PC.	SCHOOL NO. 4-13	AGE 14-18	POPULN	SCHOOL JK-8
<b>DETACHED</b>												
FREEHOLD +40 FRONTAGE	206 63.975	17 9.252	4 1.941	8 3.883	.145	.034	.068	116 36.024	29 25.000	5 4.310		.247 .042
FREEHOLD -40 FRONTAGE	372 62.416	18 4.838	11 2.256	15 4.032	.072	.044	.060	224 37.583	43 19.196	13 5.803		.174 .052
CLUSTER CONDOMINIUM	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000		.000 .000
MOBILE DWELLING UNITS	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000		.000 .000
ALL UNITS	578 62.962	35 6.055	15 2.595	23 3.979	.096	.041	.063	340 37.037	72 21.176	18 5.294		.197 .049
<b>SEMI-DETACHED</b>												
ALL UNITS	32 40.506	2 6.250	0 .000	0 .000	.076	.000	.000	47 59.493	12 25.531	3 6.382		.461 .115
<b>TOWNHOUSE</b>												
FREEHOLD	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000		.000 .000
CONDOMINIUM	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000		.000 .000
RENTAL	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000		.000 .000
OHC	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000		.000 .000
ALL UNITS	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000		.000 .000

SOURCE: PRODUCED FROM THE MINISTRY OF REVENUE, DECEMBER 1985 ASSESSMENT TAPE BY THE CITY OF MISSISSAUGA PLANNING DEPARTMENT

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UNIT TYPE DESCRIPTION	P E E L B O A R D O F E D U C A T I O N							DUFFERIN - PEEL SEPARATE			SCHOOL BOARD	
	SUPPORT NO. PC.	SCHOOL NO.5-10 PC.	AGE 11-13	POPULATION 14-19	SCHOOL YIELD/UNIT K-5 6-8 9-13			SUPPORT NO. PC.	SCHOOL AGE NO.4-13	POPULN 14-16	SCHOOL JK-E	BOARD 9-13
APARTMENT CONDOMINIUM	0 .000	0 .000	0 .000	0 .000	.000 .000	.000 .000	.000 .000	0 .000	0 .000	0 .000	.000 .000	.000 .000
RENTAL	0 .000	0 .000	0 .000	0 .000	.000 .000	.000 .000	.000 .000	0 .000	0 .000	0 .000	.000 .000	.000 .000
OHC	0 .000	0 .000	0 .000	0 .000	.000 .000	.000 .000	.000 .000	0 .000	0 .000	0 .000	.000 .000	.000 .000
SENIOR CITIZEN	0 .000	0 .000	0 .000	0 .000	.000 .000	.000 .000	.000 .000	0 .000	0 .000	0 .000	.000 .000	.000 .000
ALL UNITS	0 .000	0 .000	0 .000	0 .000	.000 .000	.000 .000	.000 .000	0 .000	0 .000	0 .000	.000 .000	.000 .000
OTHER												
APTS. ABOVE STORES	0 .000	0 .000	0 .000	0 .000	.000 .000	.000 .000	.000 .000	0 .000	0 .000	0 .000	.000 .000	.000 .000
PLEXES	0 .000	0 .000	0 .000	0 .000	.000 .000	.000 .000	.000 .000	0 .000	0 .000	0 .000	.000 .000	.000 .000
MULTI-USE	20 99.999	0 .000	0 .000	1 5.000	.000 .000	.000 .000	.142 .142	0 .000	0 .000	0 .000	.000 .000	.000 .000
INSTITUTIONAL	0 .000	0 .000	0 .000	0 .000	.000 .000	.000 .000	.000 .000	0 .000	0 .000	0 .000	.000 .000	.000 .000
ALL UNITS	20 99.999	0 .000	0 .000	1 5.000	.000 .000	.000 .000	.142 .142	0 .000	0 .000	0 .000	.000 .000	.000 .000
DIST. 57 TOTAL	630 61.946	37 5.873	15 2.360	24 3.809	.093 .093	.037 .037	.060 .060	387 38.053	94 21.705	21 5.426	.211 .211	.052 .052

SOURCE: PRODUCED FROM THE MINISTRY OF REVENUE, DECEMBER 1985 ASSESSMENT TAPE BY THE CITY OF MISSISSAUGA PLANNING DEPARTMENT



## LISGAR (3000)

### Location

The Lisgar Residential District is located in north-west Mississauga, as shown on Map 1. The district is bounded by the southern limit of the Meadowvale South Business Park on the north, Tenth Line West on the east, Britannia Road West on the south, and Ninth Line (the municipal boundary) on the west. In July 1986 City Council approved Amendment 79 which extends the northern boundary to the Canadian Pacific Railway tracks. This amendment is now awaiting approval by the Ministry of Municipal Affairs.

### Planning and Development

On November 2, 1981, City Council adopted Resolution 595-81 which directed the Planning Department to prepare the Secondary Plan for Lisgar and also released Neighbourhood 1 for the processing of development applications. Lisgar is a developing district for which a Secondary Plan has been approved by the Ministry of Municipal Affairs and Housing in April 1984. Neighbourhoods 2 and 3 were released for development in September of 1986.

### Population

Lisgar has an assessed population of 75 persons.

### Housing Distribution

The existing residential development in Lisgar consists of 24 detached dwellings scattered along Tenth Line West and Ninth Line. Extensive new residential development is now occurring just west of Tenth Line West.

### Household Size

The average household size in Lisgar is 3.13 persons per unit.

Age Distribution

The age distribution of the population in Lisgar is shown on Table 35.

School Population Profile

The school population profile for Lisgar is provided on Table 36.

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POPULATION AND HOUSING PROFILE  
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UNIT TYPE DESCRIPTION	UNITS: ASSESSED OCCUPIED	POP. P.P.U.	A G E B R E A K D O W N												
			NO. 0-4 P.C.	5-9	10-14	15-19	20-29	30-39	40-49	50-59	60-64	65-69	70+	UNKNOWN	
DETACHED FREEHOLD +40	24 24	75 3.125	6 8.000	3 4.000	5 6.666	5 6.666	16 21.333	7 9.333	13 17.333	6 8.000	6 8.000	5 6.666	1 1.333	2 2.666	
FREEHOLD -40	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
CLUSTER CONDOS	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
MOBILE UNITS	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
ALL UNITS	24 24	75 3.125	6 8.000	3 4.000	5 6.666	5 6.666	16 21.333	7 9.333	13 17.333	6 8.000	6 8.000	5 6.666	1 1.333	2 2.666	
SEMI-DETACHED ALL UNITS	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
TOWNHOUSE FREEHOLD	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
CONDOMINIUM	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
RENTAL	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
OHC	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
ALL UNITS	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	

SOURCE: PRODUCED FROM THE MINISTRY OF REVENUE, DECEMBER 1985 ASSESSMENT TAPE BY THE CITY OF MISSISSAUGA PLANNING DEPARTMENT

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UNIT TYPE DESCRIPTION	UNITS:		NO. 0-4 P.C.	A 5-9	G 10-14	E 15-19	B 20-29	R 30-39	E 40-49	A 50-59	K 60-64	D 65-69	O 70+	W UNKNOWN
	ASSESSED OCCUPIED	POP. P.P.U.												
APARTMENT CONDOMINIUM	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000
RENTAL	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000
OHC	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000
SR. CITIZEN	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000
ALL UNITS	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000
OTHER APTS OVER STORE	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000
PLEXES	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000
MULTI-USE	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000
INSTITUTIONAL	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000
ALL UNITS	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000
DIST. 30 TOTAL	24 24	75 3.125	6 8.000	3 4.000	5 6.666	5 6.666	16 21.333	7 9.333	13 17.333	6 8.000	6 8.000	5 6.666	1 1.333	2 2.666

SOURCE: PRODUCED FROM THE MINISTRY OF REVENUE, DECEMBER 1985 ASSESSMENT TAPE BY THE CITY OF MISSISSAUGA PLANNING DEPARTMENT

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UNIT TYPE DESCRIPTION	P E E L B O A R D O F E D U C A T I O N							DUFFERIN - PEEL SEPARATE			SCHOOL BOARD	
	SUPPORT NO. PC.	SCHOOL NO.5-10 PC.	AGE 11-13	POPULATION 14-18	SCHOOL K-5	YIELD/UNIT 6-8	POPULATION 9-13	SUPPORT NO. PC.	SCHOOL NO.4-13	AGE 14-18	SCHOOL JK-8	BOARD YIELD/UNIT 9-13
<b>DETACHED</b>												
FREEHOLD +40 FRONTAGE	61 81.333	4 6.557	2 3.278	3 4.918	.166	.083	.125	14 18.666	2 14.285	1 7.142	.083	.041
FREEHOLD -40 FRONTAGE	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
CLUSTER CONDOMINIUM	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
MOBILE DWELLING UNITS	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
ALL UNITS	61 81.333	4 6.557	2 3.278	3 4.918	.166	.083	.125	14 18.666	2 14.285	1 7.142	.083	.041
<b>SEMI-DETACHED</b>												
ALL UNITS	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
<b>TOWNHOUSE</b>												
FREEHOLD	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
CONDOMINIUM	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
RENTAL	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
OHC	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
ALL UNITS	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000

SOURCE: PRODUCED FROM THE MINISTRY OF REVENUE, DECEMBER 1985 ASSESSMENT TAPE BY THE CITY OF MISSISSAUGA PLANNING DEPARTMENT

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UNIT TYPE DESCRIPTION	P E E L B O A R D O F E D U C A T I O N							DUFFERIN - PEEL SEPARATE			SCHOOL BOARD	
	SUPPORT NO. PC.	SCHOOL AGE NO.5-10 PC.	POPULATION 11-13	POPULATION 14-18	SCHOOL YIELD/UNIT K-5	SCHOOL YIELD/UNIT 6-8	SCHOOL YIELD/UNIT 9-13	SUPPORT NO. PC.	SCHOOL AGE NO.4-13	POPULN 14-18	SCHOOL JK-8	BOARD YIELD/UNIT 9-13
APARTMENT CONDOMINIUM	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
RENTAL	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
OHC	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
SENIOR CITIZEN	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
ALL UNITS	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
OTHER												
APTS. ABOVE STORES	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
PLEXES	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
MULTI-USE	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
INSTITUTIONAL	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
ALL UNITS	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
DIST. 30 TOTAL	1 61.333	4 6.557	2 3.278	7 4.918	.166	.083	.125	14 19.666	2 14.285	1 7.142	.083	.041

SOURCE: PRODUCED FROM THE MINISTRY OF REVENUE, DECEMBER 1985 ASSESSMENT TAPE BY THE CITY OF MISSISSAUGA PLANNING DEPARTMENT

## MALTON (0800)

### Location

The Malton Residential District is located in the north-east corner of Mississauga. The district is bounded by the municipal boundary on the north and east, Derry Road East and Rexwood Road on the south, and a combination of Cattrick Street, Beverley Street, and Airport Road on the west, as shown on Map 1.

### Planning and Development

Malton is a developed planning district, whose growth and character has been significantly influenced by the changes in the type of operations at the Lester B. Pearson International Airport and in the aircraft-related industries in the vicinity. In response to development pressures from Metropolitan Toronto, Amendment 179, which facilitated large-scale development in the district, was prepared and approved by the Ministry of Municipal Affairs in September 1966. Amendment 179, as amended, continues in effect as the Malton Secondary Plan under the provisions of the Mississauga Official Plan. In addition, on September 14, 1981, City Council adopted the recommendations of the Malton Community Study as the framework for evaluating development proposals in relation to the vacant lands and outmoded commercial zone sites in the district.

### Population

Malton has an assessed population of 32 798, which represents a slight increase over the population level of 32 899 persons recorded in 1982. Approximately 37% of the population is accommodated in detached dwellings, 40% in semi-detached dwellings, 8% in townhouses, and 14% in apartments.

### Housing Distribution

There are 9 188 assessed residential units in Malton of which 3 339 or 36% are detached dwellings, 3 288 or 36% are semi-detached dwellings, 728 or 8% are townhouses, 1 764 or 19% are apartments, and 69 or 1% are other unit types. This distribution is unchanged from 1982.

Although there are established neighbourhoods within Malton that are predominantly characterized by detached dwellings, including the "Four-Corners" neighbourhood, Victory Park, Ridgewood Village, and the Westwood subdivision, most of the detached and semi-detached units are fairly evenly distributed throughout the district. The townhouse and apartment development is located on Airport Road, on Derry Road East east of Goreway Drive, and on Darcel Avenue.

A complete distribution of the dwelling units in Malton by unit type and tenure is provided on Table 37.

#### Household Size

The average size of a household in Malton is 3.59 persons per unit which is a slight decrease over the 3.68 persons per unit recorded in 1982. As shown on Table 37, the average household size for detached and semi-detached dwellings is 3.68 and 4.02 persons per unit, respectively, 3.60 persons per unit for townhouses, 2.67 persons per unit for apartments, and 2.48 persons per unit for all other types. Between 1980 and 1982 the occupancy levels for detached, semi-detached and townhouse units declined while the apartment and other unit categories increased.

#### Age Distribution

The age distribution of the population in Malton is shown on Table 37. Compared to the overall age distribution of the City, Malton has a lower percentage of persons in the pre-school, 30 to 39 and over 59 age categories and a higher percentage of persons age 5 to 29 and 40 to 59.

#### School Population Profile

A complete school population profile for Malton is provided on Table 38. Approximately 58% of the residents in Malton support the public school system; the remaining 42% the separate school system. Consistent with the age distribution of the population, the school yields for Malton are higher than the corresponding school yields for the City.



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POPULATION AND HOUSING PROFILE  
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UNIT TYPE DESCRIPTION	UNITS:		NO. 0-4 P.C.	A 5-9	G 10-14	E 15-19	B 20-29	R 30-39	E 40-49	A 50-59	D 60-64	O 65-69	W 70+	N UNKNOWN
	ASSESSED OCCUPIED	POP. P.P.U.												
DETACHED FREEHOLD +40	3,245 3,233	11,878 3.673	430 3.620	815 6.861	1,051 8.848	1,253 10.548	2,015 16.964	1,556 13.099	1,989 16.745	1,416 11.921	374 3.148	225 1.894	304 2.559	450 3.788
FREEHOLD -40	69 64	279 4.359	15 5.376	41 14.695	24 8.602	32 11.469	38 13.620	48 17.204	44 15.770	11 3.942	0 .000	2 .716	3 1.075	21 7.526
CLUSTER CONDOS	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000
MOBILE UNITS	25 25	59 2.360	3 5.084	2 3.389	1 1.694	3 5.084	14 23.728	6 10.169	6 10.169	15 25.423	1 1.694	4 6.779	2 3.389	2 3.389
ALL UNITS	3,339 3,322	12,216 3.677	448 3.667	858 7.023	1,076 8.808	1,288 10.543	2,067 16.920	1,610 13.179	2,039 16.691	1,442 11.804	375 3.069	231 1.890	309 2.529	473 3.871
SEMI-DETACHED ALL UNITS	3,288 3,272	13,159 4.021	627 4.764	1,124 8.541	1,389 10.555	1,445 10.981	2,135 16.224	2,037 15.479	2,029 15.419	1,095 8.321	244 1.854	140 1.063	224 1.702	670 5.091
TOWNHOUSE FREEHOLD	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000
CONDOMINIUM	682 681	2,470 3.627	130 5.263	235 9.514	220 8.906	244 9.878	416 16.842	381 15.425	334 13.522	153 6.194	40 1.619	18 .728	27 1.093	272 11.012
RENTAL	46 46	144 3.130	18 12.500	12 8.333	14 9.722	9 6.250	27 18.750	30 20.833	21 14.583	11 7.638	0 .000	0 .000	2 1.388	0 .000
OHC	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000
ALL UNITS	728 727	2,614 3.595	148 5.661	247 9.449	234 8.951	253 9.678	443 16.947	411 15.723	355 13.580	164 6.273	40 1.530	18 .688	29 1.109	272 10.405

SOURCE: PRODUCED FROM THE MINISTRY OF REVENUE, DECEMBER 1985 ASSESSMENT TAPE BY THE CITY OF MISSISSAUGA PLANNING DEPARTMENT

CITY OF MISSISSAUGA  
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POPULATION AND HOUSING PROFILE  
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UNIT TYPE DESCRIPTION	UNITS:		AGE GROUPS												
	ASSESSED OCCUPIED	POP. P.P.U.	NO. 0-4 P.C.	A 5-9	G 10-14	E 15-19	B 20-29	R 30-39	E 40-49	A 50-59	K 60-64	D 65-69	W 70+	N UNKNOWN	
APARTMENT CONDOMINIUM	997 982	2,837 2.889	158 5.569	212 7.472	194 6.838	186 6.556	744 26.224	516 18.188	256 9.023	231 8.142	84 2.960	47 1.656	53 1.868	156 5.498	
RENTAL	721 717	1,766 2.463	143 8.097	137 7.757	115 6.511	95 5.379	464 26.274	341 19.309	171 9.682	111 6.285	48 2.718	44 2.491	61 3.454	36 2.038	
OHC	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
SR. CITIZEN	46 46	52 1.130	0 .000	0 .000	0 .000	0 .000	1 1.923	0 .000	0 .000	0 .000	5 9.615	4 7.692	40 76.923	2 3.846	
ALL UNITS	1,764 1,745	4,655 2.667	301 6.466	349 7.497	309 6.638	281 6.036	1,209 25.972	857 18.410	427 9.172	342 7.346	137 2.943	95 2.040	154 3.308	194 4.167	
OTHER															
PTS OVER STORE	62 55	138 2.509	7 5.072	11 7.971	8 5.797	8 5.797	23 16.666	40 28.985	14 10.144	8 5.797	2 1.449	4 2.898	8 5.797	5 3.623	
PLEXES	3 3	9 3.000	1 11.111	2 22.222	0 .000	0 .000	3 33.333	2 22.222	1 11.111	0 .000	0 .000	0 .000	0 .000	0 .000	
MULTI-USE	4 4	7 1.750	0 .000	0 .000	0 .000	0 .000	3 42.857	1 14.285	0 .000	0 .000	0 .000	1 14.285	2 28.571	0 .000	
INSTITUTIONAL	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
ALL UNITS	69 62	154 2.483	8 5.194	13 8.441	8 5.194	8 5.194	29 18.831	43 27.922	15 9.740	8 5.194	2 1.298	5 3.246	10 6.493	5 3.246	
DIST. 08 TOTAL	9,188 9,128	32,798 3.593	1,532 4.671	2,591 7.899	3,016 9.195	3,275 9.985	5,883 17.937	4,958 15.116	4,865 14.833	3,051 9.302	798 2.433	489 1.490	726 2.213	1,614 4.921	

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SOURCE: PRODUCED FROM THE MINISTRY OF REVENUE, DECEMBER 1985 ASSESSMENT TAPE BY THE CITY OF MISSISSAUGA PLANNING DEPARTMENT

CITY OF MISSISSAUGA  
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UNIT TYPE DESCRIPTION	P E E L B O A R D O F E D U C A T I O N							DUFFERIN - PEEL SEPARATE			SCHOOL BOARD	
	SUPPORT NO. PC.	SCHOOL NO.5-10 PC.	AGE 11-13 PC.	POPULATION 14-18	SCHOOL YIELD/UNIT K-5 6-8 9-13			SUPPORT NO. PC.	SCHOOL NO.4-13	POPULN 14-18	SCHOOL JK-8	BOARD 9-13
DETACHED												
FREEHOLD +40 FRONTAGE	6,240 52.534	371 5.945	247 3.958	556 8.910	.114	.076	.171	5,638 47.465	1,086 19.262	683 12.114	.335	.211
FREEHOLD -40 FRONTAGE	132 47.311	19 14.393	5 3.767	16 12.121	.296	.078	.250	147 52.688	40 27.210	16 10.884	.625	.250
CLUSTER CONDOMINIUM	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
MOBILE DWELLING UNITS	57 96.610	2 3.508	1 1.754	3 5.263	.090	.040	.120	2 3.389	0 .000	0 .000	.000	.000
ALL UNITS	6,429 52.627	392 6.097	253 3.935	575 8.943	.118	.076	.173	5,787 47.372	1,126 19.457	699 12.078	.338	.210
SEMI-DETACHED												
ALL UNITS	7,266 55.216	632 8.698	758 4.927	742 10.211	.193	.109	.226	5,893 44.783	1,353 22.959	694 11.776	.413	.212
TOWNHOUSE												
FREEHOLD	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
CONDOMINIUM	1,736 72.307	166 9.294	93 5.207	168 9.406	.243	.136	.246	684 27.692	168 24.561	61 8.918	.246	.089
RENTAL	121 84.027	2 7.438	11 9.090	6 4.958	.195	.239	.130	23 15.972	7 30.434	0 .000	.152	.000
OHC	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
ALL UNITS	1,907 72.553	175 9.175	104 5.453	174 9.124	.240	.143	.239	707 27.046	175 24.752	61 8.628	.240	.083

SOURCE: PRODUCED FROM THE MINISTRY OF REVENUE, DECEMBER 1995 ASSESSMENT TAPE BY THE CITY OF MISSISSAUGA PLANNING DEPARTMENT

CITY OF MISSISSAUGA REPORT REF: F097PLN		SCHOOL POPULATION PROFILE PLANNING DISTRICT - 08 MALTON							RUN DATE - 86.DEC.02 PAGE 12				
UNIT TYPE DESCRIPTION	PEEL BOARD OF EDUCATION							DUFFERIN - PEEL SEPARATE SCHOOL BOARD					
	SUPPORT NO. PC.	SCHOOL AGE NO.5-10 PC.	POPULATION 11-13	POPULATION 14-18	SCHOOL YIELD/UNIT K-5 6-8 9-13			SUPPORT NO. PC.	SCHOOL AGE NO.4-13	POPULN 14-18	SCHOOL BOARD SCHOOL YIELD/UNIT JK-8 9-13		
APARTMENT CONDOMINIUM	2,056 72.470	154 7.490	65 3.161	130 6.322	.156	.066	.132	781 27.529	162 20.742	51 6.530	.164	.051	
RENTAL	1,334 75.537	101 7.571	35 2.623	70 5.247	.140	.048	.097	432 24.462	89 20.601	38 8.796	.124	.052	
OHC	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000	
SENIOR CITIZEN	38 73.076	0 .000	0 .000	0 .000	.000	.000	.000	14 26.923	0 .000	0 .000	.000	.000	
ALL UNITS	3,428 73.641	255 7.438	100 2.917	200 5.834	.146	.057	.114	1,227 26.358	251 20.456	89 7.253	.143	.051	
OTHER													
APTS. ABOVE STORES	94 68.115	4 4.255	4 4.255	7 7.446	.072	.072	.127	44 31.884	8 18.181	3 6.818	.145	.054	
PLEXES	5 55.555	0 .000	0 .000	0 .000	.000	.000	.000	4 44.444	2 50.000	0 .000	.666	.000	
MULTI-USE	6 85.714	0 .000	0 .000	0 .000	.000	.000	.000	1 14.285	0 .000	0 .000	.000	.000	
INSTITUTIONAL	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000	
ALL UNITS	105 68.161	4 3.909	4 3.909	7 6.666	.064	.064	.112	49 31.918	10 20.408	3 6.122	.161	.048	
DIST. TOTAL	19,135 58.341	1,458 7.619	919 4.260	1,698 8.973	.159	.089	.186	13,663 41.658	2,915 21.334	1,546 11.315	.319	.169	

SOURCE: PRODUCED FROM THE MINISTRY OF REVENUE, DECEMBER 1985 ASSESSMENT TAPE BY THE CITY OF MISSISSAUGA PLANNING DEPARTMENT



## MEADOWVALE VILLAGE (3400)

### Location

The Meadowvale Village Planning District is located in north Mississauga, on the Credit River immediately north of Highway 401. The district is bounded by the municipal boundary on the north, by the proposed Mavis Road extension mid-way between McLaughlin Road and Second Line West on the east, Highway 401 on the south, and Creditview Road on the west, as shown on Map 1.

### Planning and Development

The Village of Meadowvale is special because it is one of Ontario's few surviving communities with the physical charm of the mid to late nineteenth century. Although situated in a highly urbanized and rapidly growing area, Meadowvale Village has maintained an historical character which makes it a distinctive community in the contemporary urban landscape.

The origin of the Village pre-dates Confederation by almost half a century: in 1819, twenty-nine Irish families emigrated to the area from New York City. By 1836 the settlement had achieved village status and by the 1860's, Meadowvale boasted a larger population and more business enterprises than Brampton. However, subsequent to a decline in the lumber industry and a decision by the Canadian Pacific Railway to by-pass the Village, Meadowvale ceased to flourish as an economic centre. The progression of Meadowvale into the twentieth century was, therefore, a quiet one. Today, nothing remains of the mills which were so important in the historical development of the community. The residential structures have, however, fared somewhat better. Some of the earliest houses constructed in the Village are still in use.

During 1980, a Secondary Plan and a Heritage Conservation District Plan were prepared for Meadowvale Village. The intent of these documents is to ensure that the historical continuity of the Village is protected and enhanced while allowing for orderly growth and development. The Secondary Plan for the district was approved by the Ministry of Municipal Affairs and Housing on June 24, 1983.

### Population

Meadowvale Village has an assessed population of 284 persons. This population level has remained relatively unchanged since 1982.

### Housing Distribution

The Village is an established residential community consisting of 105 detached dwellings. In addition, there are 2 other (multi-use) dwelling units in the district.

### Household Size

The average size of a household in Meadowvale Village is 2.70 persons per unit.

### Age Distribution

The age distribution of the population in Meadowvale Village is shown on Table 39.

### School Population Profile

A complete school population profile for Meadowvale Village is provided on Table 40.

CITY OF MISSISSAUGA  
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POPULATION AND HOUSING PROFILE  
PLANNING DISTRICT - 34 MEADOWVALE VILLAGE

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UNIT TYPE DESCRIPTION	UNITS: ASSESSED OCCUPIED	POP. P.P.U.	A G E B R E A K D O W N												
			NO. C-4 P.C.	5-9	10-14	15-19	20-29	30-39	40-49	50-59	60-64	65-69	70+	UNKNOWN	
DETACHED															
FREEHOLD +40	105 103	273 2.650	9 3.296	13 4.761	18 6.593	16 5.860	35 12.820	39 14.285	38 13.919	22 8.058	13 4.761	17 6.227	24 8.791	29 10.622	
FREEHOLD -40	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
CLUSTER CONDOS	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
MOBILE UNITS	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
ALL UNITS	105 103	273 2.650	9 3.296	13 4.761	18 6.593	16 5.860	35 12.820	39 14.285	38 13.919	22 8.058	13 4.761	17 6.227	24 8.791	29 10.622	
SEMI-DETACHED															
ALL UNITS	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
TOWNHOUSE															
FREEHOLD	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
CONDOMINIUM	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
RENTAL	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
OHC	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
ALL UNITS	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	

SOURCE: PRODUCED FROM THE MINISTRY OF REVENUE, DECEMBER 1985 ASSESSMENT TAPE BY THE CITY OF MISSISSAUGA PLANNING DEPARTMENT

CITY OF MISSISSAUGA  
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POPULATION AND HOUSING PROFILE  
PLANNING DISTRICT - 34 MEADOWVALE VILLAGE

RUN DATE - 86.NOV.05  
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UNIT TYPE DESCRIPTION	UNITS:		AGE												
	ASSESSED OCCUPIED	POP. P.P.U.	NO. 0-4 P.C.	5-9	10-14	15-19	20-29	30-39	40-49	50-59	60-64	65-69	70+	UNKNOWN	
APARTMENT	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
CONDOMINIUM	0	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	
RENTAL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	0	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	
OHC	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	0	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	
SR. CITIZEN	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	0	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	
ALL UNITS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	0	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	
OTHER															
APTS OVER STORE	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	0	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	
PLEXES	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	0	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	
MULTI-USE	2	11	3	4	0	0	0	4	0	0	0	0	0	0	
	2	5.500	27.272	36.363	.000	.000	.000	36.363	.000	.000	.000	.000	.000	.000	
INSTITUTIONAL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	0	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	
ALL UNITS	2	11	3	4	0	0	0	4	0	0	0	0	0	0	
	2	5.500	27.272	36.363	.000	.000	.000	36.363	.000	.000	.000	.000	.000	.000	
DIST. 34 TOTAL	107	284	12	17	18	16	35	43	38	22	13	17	24	29	
	105	2.704	4.225	5.985	6.338	5.633	12.323	15.140	13.380	7.746	4.577	5.985	8.450	10.211	

SOURCE: PRODUCED FROM THE MINISTRY OF REVENUE, DECEMBER 1985 ASSESSMENT TAPE BY THE CITY OF MISSISSAUGA PLANNING DEPARTMENT



CITY OF MISSISSAUGA  
REPORT REF: F097PLNSCHOOL POPULATION PROFILE  
PLANNING DISTRICT - 34 MEADOWVALE VILLAGERUN DATE - 86.DEC.02  
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UNIT TYPE DESCRIPTION	P E E L B O A R D O F E D U C A T I O N							DUFFERIN - PEEL SEPARATE			SCHOOL BOARD	
	SUPPORT NO. PC.	SCHOOL NO.5-10 PC.	AGE 11-13	POPULATION 14-18	SCHOOL YIELD/UNIT K-5 6-8 9-13			SUPPORT NO. PC.	SCHOOL NO.4-13	AGE 14-18	SCHOOL JK-8	BOARD 9-13
<b>DETACHED</b>												
FREEHOLD +40 FRONTAGE	257 94.139	15 5.836	12 4.669	15 5.836	.145	.116	.145	16 5.860	1 6.250	2 12.500	.009	.019
FREEHOLD -40 FRONTAGE	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
CLUSTER CONDOMINIUM	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
MOBILE DWELLING UNITS	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
ALL UNITS	257 94.139	15 5.836	12 4.669	15 5.836	.145	.116	.145	16 5.860	1 6.250	2 12.500	.009	.019
<b>SEMI-DETACHED</b>												
ALL UNITS	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
<b>TOWNHOUSE</b>												
FREEHOLD	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
CONDOMINIUM	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
RENTAL	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
OHC	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
ALL UNITS	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000

SOURCE: PRODUCED FROM THE MINISTRY OF REVENUE, DECEMBER 1985 ASSESSMENT TAPE BY THE CITY OF MISSISSAUGA PLANNING DEPARTMENT

CITY OF MISSISSAUGA  
REPORT REF: F097PLN

SCHOOL POPULATION PROFILE  
PLANNING DISTRICT - 34 MEADOWVALE VILLAGE

RUN DATE - 86.DEC.02  
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UNIT TYPE DESCRIPTION	P E E L B O A R D O F E D U C A T I O N							DUFFERIN - PEEL SEPARATE SCHOOL BOARD				
	SUPPORT NO. PC.	SCHOOL AGE NO.5-10 PC.	POPULATION 11-13	POPULATION 14-18	SCHOOL YIELD/UNIT K-5 6-8 9-13			SUPPORT NO. PC.	SCHOOL AGE NO.4-13	POPULATION 14-18	SCHOOL BOARD SCHOOL YIELD/UNIT JK-8 9-13	
PARTMENT CONDOMINIUM	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
RENTAL	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
OHC	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
SENIOR CITIZEN	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
ALL UNITS	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
OTHER												
APTS. ABOVE STORES	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
PLEXES	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
MULTI-USE	11 99.999	4 36.363	0 .000	0 .000	2.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
INSTITUTIONAL	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
ALL UNITS	11 99.999	4 36.363	0 .000	0 .000	2.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
DIST. 34 TOTAL	20 94.306	19 7.089	12 4.477	15 5.597	.180	.114	.142	16 5.633	1 6.250	2 12.500	.009	.019

SOURCE: PRODUCED FROM THE MINISTRY OF REVENUE, DECEMBER 1985 ASSESSMENT TAPE BY THE CITY OF MISSISSAUGA PLANNING DEPARTMENT

Location

The Meadowvale West Residential District is located in north-west Mississauga. The district is bounded by the southerly limit of the Meadowvale South Business Park on the north, Fifth Line and Erin Mills Parkway on the east, Britannia Road West on the south, and Tenth Line West on the west, as shown on Map 1. In July 1986 City Council approved Amendment 79 which extends the northern boundary to the Canadian Pacific Railway tracks. This amendment is now awaiting approval by the Ministry of Municipal Affairs.

Planning and Development

Meadowvale West is a district which has developed sequentially by neighbourhood since 1973 and is now almost fully developed.

The area initially developed on the basis of Amendment 218; an amendment for the entire West Credit Development Area which was approved by the Ministry of Municipal Affairs in August 1970. In January 1973, Amendment 241, which consolidated the shopping centres, introduced mixed multiple and apartment designations, and generally provided revised land use proposals for Neighbourhoods 1, 2 and 8, was approved by the Minister of Treasury, Economics, and Municipal Affairs. Revised land use proposals for Neighbourhoods 3, 4, 5, 6, and 7 were also formulated and approved as Amendment 249 by the Ministry of Housing in January 1975.

With the advent of regional government in January 1974, the western boundary of the City of Mississauga was extended to the Ninth Line. Subsequently, the lands between Winston Churchill Boulevard and Tenth Line West were planned as an extension of the district which completed the community. In this regard, Amendment 35 to the Oakville Official Plan was approved by the Ministry of Housing in July 1978.

The relevant parts of Amendment 218, as amended, to the former Official Plan, as well as Amendment 35 to the Oakville Official Plan, continue in effect as the Meadowvale West Secondary Plan under the provisions of the Mississauga Official Plan.



## Population

Meadowvale West has an assessed population of 34 232 persons. This represents an increase of 8 381 persons or 32% over the 1982 population of 25 851. Approximately 38% of the population is accommodated in detached dwellings, 17% in semi-detached dwellings, 21% in townhouses, and 24% in apartments. Since 1982 the proportion of the population occupying detached dwellings and apartment units has increased while the proportion in townhouse and semi-detached dwellings has decreased.

## Housing Distribution

Meadowvale West is characterized by a variety of unit types. There are 12 000 assessed units in the district of which 3 941 or 33% are detached dwellings, 1 626 or 14% are semi-detached dwellings, 2 463 or 20% are townhouses, and 3 970 or 33% are apartments. Between 1982 and 1985, there was an increment of 1 535 detached dwellings and 1 197 apartment units. While the number of semi-detached units has remained stable and the townhouse stock increase marginally, the proportion of these dwelling types decreased.

## Household Size

The average size of a household in Meadowvale West is 2.90 persons per unit, a small decline from 2.95 persons per unit in 1982. As shown on Table 41, the average household size of detached and semi-detached dwellings is 3.28 and 3.48 persons per unit, respectively, 2.99 persons per unit for townhouses, and 2.19 persons per unit for apartments. The person per unit factors for semi-detached dwellings and apartment units increased between 1982 and 1985.

## Age Distribution

The age distribution of the population in Meadowvale West is shown on Table 41. Compared to the average age distribution for the City, Meadowvale West has a much higher percentage of pre-school children and elementary school students, a lower percentage of secondary school students and persons in the 20 to 29 years age category, a much higher percentage of persons in the 30 to 39 years age category, and a considerably lower percentage of persons over 40.

## School Population Profile

A complete school population profile for Meadowvale West is provided on Table 42. Approximately 74% of the residents in the district support the public school system; the remaining 26% the separate school system. The elementary public school yields for the district are higher than the average school yields for the City and the secondary school yields and separate school yields are lower.



CITY OF MISSISSAUGA  
REPORT REF: F097PLN

POPULATION AND HOUSING PROFILE  
PLANNING DISTRICT - 18 MEADOWVALE WEST

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UNIT TYPE DESCRIPTION	UNITS:		NO. 0-4 P.C.	A G E B R E A K D O W N										
	ASSESSED OCCUPIED	POP. P.P.U.		5-9	10-14	15-19	20-29	30-39	40-49	50-59	60-64	65-69	70+	UNKNOWN
DETACHED FREEHOLD +40	1,923 1,923	6,732 3.500	592 8.793	820 12.180	689 10.234	470 6.981	560 8.318	1,832 27.213	1,044 15.508	234 3.475	63 .935	36 .534	38 .564	354 5.258
FREEHOLD -40	1,882 1,881	5,756 3.060	655 11.379	601 10.441	402 6.984	232 4.030	985 17.112	1,683 29.239	478 8.304	130 2.258	57 .990	38 .660	40 .694	455 7.904
CLUSTER CONDOS	136 136	431 3.169	51 11.832	44 10.206	28 6.496	32 7.424	48 11.136	113 26.218	59 13.689	6 1.392	4 .928	1 .232	1 .232	44 10.208
MOBILE UNITS	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000
ALL UNITS	3,941 3,940	12,919 3.278	1,298 10.047	1,465 11.339	1,119 8.661	734 5.681	1,593 12.330	3,628 28.082	1,581 12.237	370 2.863	124 .959	75 .580	79 .611	853 6.602
SEMI-DETACHED ALL UNITS	1,626 1,626	5,655 3.477	495 8.753	760 13.439	586 10.362	370 6.542	551 9.743	1,575 27.851	725 12.820	183 3.236	53 .937	29 .512	41 .725	287 5.075
TOWNHOUSE FREEHOLD	155 155	452 2.916	46 10.176	61 13.495	29 6.415	18 3.982	45 9.955	144 31.858	45 9.955	21 4.646	11 2.433	9 1.991	2 .442	21 4.646
CONDOMINIUM	2,228 2,219	6,615 2.981	474 7.165	628 9.493	610 9.221	502 7.588	988 14.935	1,583 23.930	755 11.413	287 4.338	69 1.043	54 .816	52 .786	613 9.266
RENTAL	80 78	255 3.269	35 13.725	26 10.980	30 11.764	16 6.274	31 12.156	55 21.568	14 5.490	4 1.568	3 1.176	0 .000	0 .000	39 15.294
OHC	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000
ALL UNITS	2,463 2,452	7,322 2.986	555 7.579	717 9.792	669 9.136	536 7.320	1,064 14.531	1,782 24.337	814 11.117	312 4.261	83 1.133	63 .860	54 .737	673 9.191

SOURCE: PRODUCED FROM THE MINISTRY OF REVENUE, DECEMBER 1985 ASSESSMENT TAPE BY THE CITY OF MISSISSAUGA PLANNING DEPARTMENT

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CITY OF MISSISSAUGA  
REPORT REF: F097PLN

POPULATION AND HOUSING PROFILE  
PLANNING DISTRICT - 18 MEADOWVALE WEST

RUN DATE - 86 NOV 05  
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UNIT TYPE DESCRIPTION	UNITS:		AGE GROUPS												
	ASSESSED OCCUPIED	POP. P.P.U.	NO. 0-4 P.C.	5-9	10-14	15-19	20-29	30-39	40-49	50-59	60-64	65-69	70+	UNKNOWN	
APARTMENT															
CONDOMINIUM	596	1,362	59	84	80	89	257	233	154	116	61	49	68	112	
	588	2,316	4.331	6.167	5.873	6.534	18.869	17.107	11.306	8.516	4.478	3.597	4.992	8.223	
RENTAL	3,048	6,535	425	515	359	296	2,206	1,499	532	223	79	72	93	236	
	2,893	2,258	6.503	7.880	5.493	4.529	33.756	22.938	8.140	3.412	1.208	1.101	1.423	3.611	
OHC	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	0	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	
SR. CITIZEN	326	439	0	0	0	1	0	3	1	24	36	96	275	3	
	320	1,371	.000	.000	.000	.227	.000	.683	.227	5.466	8.200	21.867	62.642	.683	
ALL UNITS	3,970	8,336	484	599	439	386	2,463	1,735	687	363	176	217	436	351	
	3,801	2,193	5.806	7.185	5.266	4.630	29.546	20.813	8.241	4.354	2.111	2.603	5.230	4.210	
OTHER															
PTS OVER STORE	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	0	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	
PLEXES	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	0	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	
MULTI-USE	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	0	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	
INSTITUTIONAL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	0	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	
ALL UNITS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	0	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	
DIST. 18 TOTAL	12,000	34,232	2,832	3,541	2,813	2,026	5,671	8,720	3,807	1,228	436	384	610	2,164	
	11,819	2,896	8.272	10.344	8.217	5.918	16.566	25.473	11.121	3.587	1.273	1.121	1.781	6.321	

SOURCE: PRODUCED FROM THE MINISTRY OF REVENUE, DECEMBER 1985 ASSESSMENT TAPE BY THE CITY OF MISSISSAUGA PLANNING DEPARTMENT

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TABLE 42

CITY OF MISSISSAUGA  
REPORT REF: F327PLN

SCHOOL POPULATION PROFILE  
PLANNING DISTRICT - 13 MEADOWVALE WEST

RUN DATE - '86.DEC.02  
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PRINTED IN CANADA

UNIT TYPE DESCRIPTION	PEEL BOARD OF EDUCATION							DUFFERIN - PEEL SEPARATE SCHOOL BOARD				
	SUPPORT NO. PC.	SCHOOL AGE NO. 5-10 PC.	POPULATION 11-13	POPULATION 14-19	SCHOOL YIELD/UNIT K-5	SCHOOL YIELD/UNIT 6-8	SCHOOL YIELD/UNIT 9-13	SUPPORT NO. PC.	SCHOOL AGE NO. 4-13	POPULATION 14-18	SCHOOL YIELD/UNIT JK-8	SCHOOL YIELD/UNIT 9-13
<b>DETACHED</b>												
FREEHOLD +40 FRONTAGE	4,589 69.166	567 12.355	254 5.534	355 7.735	.294	.132	.184	2,147 31.833	616 28.744	184 8.586	.320	.095
FREEHOLD -40 FRONTAGE	2,921 63.120	397 10.124	133 3.391	184 4.692	.211	.070	.097	1,935 31.879	461 25.122	82 4.468	.245	.043
CLUSTER CONDOMINIUM	353 31.902	39 11.048	12 3.399	26 7.365	.286	.098	.191	78 19.097	16 20.512	8 10.256	.117	.058
MOBILE DWELLING UNITS	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
ALL UNITS	8,863 68.604	1,003 11.316	399 4.501	565 6.374	.254	.101	.147	4,056 31.395	1,093 26.947	274 6.755	.277	.069
<b>SEMI-DETACHED</b>												
ALL UNITS	3,991 70.574	573 14.357	233 5.838	308 7.717	.352	.143	.189	1,664 29.425	501 30.108	110 6.610	.308	.067
<b>TOWNHOUSE</b>												
FREEHOLD	341 75.442	43 12.609	12 3.519	19 5.571	.277	.077	.122	111 24.557	33 29.729	3 2.702	.212	.019
CONDOMINIUM	5,295 80.045	574 10.840	274 5.174	409 7.724	.258	.123	.184	1,320 19.954	315 23.863	128 9.696	.141	.057
RENTAL	217 85.098	26 11.981	14 6.451	16 7.373	.333	.179	.205	38 14.901	18 47.368	0 .000	.230	.000
OHC	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
ALL UNITS	5,853 79.937	643 10.985	300 5.125	444 7.585	.262	.122	.181	1,469 20.062	366 24.914	131 8.917	.149	.053

SOURCE: PRODUCED FROM THE MINISTRY OF REVENUE, DECEMBER 1985 ASSESSMENT TAPE BY THE CITY OF MISSISSAUGA PLANNING DEPARTMENT



CITY OF MISSISSAUGA  
REPORT REF: FJ97PLN

SCHOOL POPULATION PROFILE  
PLANNING DISTRICT - 18 MEADOWVALE WEST

RUN DATE - 26.DEC.02  
PAGE 24

UNIT TYPE DESCRIPTION	PEEL BOARD OF EDUCATION							DUFFERIN - PEEL SEPARATE			SCHOOL BOARD	
	SUPPORT NO. PC.	SCHOOL AGE NO. 5-13 PC.	POPULATION 11-13	POPULATION 14-18	SCHOOL YIELD/UNIT K-5 6-8 9-13			SUPPORT NO. PC.	SCHOOL AGE NO. 4-13	POPULN 14-16	SCHOOL JK-8	BOARD YIELD/UNIT 9-13
APARTMENT												
CONDOMINIUM	1,093 30.249	69 6.312	41 3.751	72 6.587	.117	.069	.122	269 19.750	43 15.985	16 5.947	.073	.027
RENTAL	5,030 76.970	410 8.151	154 3.061	240 4.771	.141	.053	.082	1,505 23.029	275 18.272	77 5.116	.095	.026
OHC	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
SENIOR CITIZEN	372 84.738	0 .000	0 .000	1 .268	.000	.000	.003	67 15.261	0 .000	0 .000	.000	.000
ALL UNITS	6,495 77.915	479 7.374	195 3.002	313 4.819	.126	.051	.082	1,841 22.064	316 17.273	93 5.051	.083	.024
OTHER												
APTS. ABOVE STORES	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
PLEXES	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
MULTI-USE	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
INSTITUTIONAL	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
ALL UNITS	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
DIST. 18 TOTAL	25,202 73.621	2,698 10.705	1,127 4.471	1,630 6.467	.226	.095	.137	9,030 26.378	2,278 25.227	608 6.733	.192	.051

SOURCE: PRODUCED FROM THE MINISTRY OF REVENUE, DECEMBER 1985 ASSESSMENT TAPE BY THE CITY OF MISSISSAUGA PLANNING DEPARTMENT



## MISSISSAUGA MEADOWS (2600)

### Location

The Mississauga Meadows Residential District is located in central Mississauga immediately east of the City Centre. The district is bounded by Highway 403 on the north, Cawthra Road on the east, Burnhamthorpe Road East on the south, and Hurontario Street on the west, as shown on Map 1.

### Planning and Development

Mississauga Meadows is a developing district which has undergone considerable change since the mid 1970's. Development in the easterly part of the district, that is, the lands east of the east branch of Cooksville Creek, proceeded in 1976. The westerly part of the district was to be considered in conjunction with the City Core Area Study. In September 1977, the West Meadows area was released from the Core Area Study subject to, among other things, the approval of a Secondary Plan. Subsequently, in October 1977, development applications in this part of the district were released for processing. Amendment 287 to the former Official Plan was approved by the Minister of Housing in July 1978 and development in the area has since occurred on that basis.

Amendment 287 to the former Official Plan, as amended, continues in effect as the Mississauga Meadows Secondary Plan (West Area) under the provisions of the Mississauga Official Plan.

### Population

Mississauga Meadows has an assessed population of 8 883 persons, a 37% increase over the 1980 total of 6 501 persons. Approximately 26% of the population is accommodated in detached dwellings, 31% in semi-detached dwellings, 19% in townhouses, and 24% in apartments.

### Housing Distribution

There are a total of 2 728 assessed residential units in Mississauga Meadows of which 641 or 23% are detached dwellings, 733 or 27% are semi-detached dwellings, 507 or 19% are townhouses, 846 or 31% are apartments, and 1 is an other unit type. The majority of the detached development is located in the vicinity of Wilcox Road and immediately west of Central Parkway East. Most of the townhouse and apartment development is located in the central part of the district.

A complete distribution of the dwelling units in Mississauga Meadows by unit type and tenure is provided on Table 43.

### Household Size

The average size of a household in Mississauga Meadows is 3.31 persons per unit, a decline from the 1982 factor of 3.41 persons per unit. The average household size for detached and semi-detached dwellings is 3.67 and 3.77 persons per unit, respectively, 3.29 persons per unit for townhouses, and 2.62 persons per unit for apartments. Between 1982 and 1985, the person per unit factor for both semi-detached and apartments increased while those in townhouses and detached dwellings declined.

### Age Distribution

The age distribution of the population in Mississauga Meadows is shown on Table 43. Compared to the overall age distribution of the City, there is a higher percentage of children and persons persons in the 30 to 39 years age category, and a lower percentage of persons in the other age categories.

### School Population Profile

A complete school population profile for Mississauga Meadows is provided on Table 44. Approximately 48% of the residents in the district support the public school system; the remaining 52% the separate school system. The public school yields for the district are lower than the corresponding school yields for the City; whereas, the separate school yields are much higher, particularly for the elementary school component.

CITY OF MISSISSAUGA  
REPORT REF: F097PLNPOPULATION AND HOUSING PROFILE  
PLANNING DISTRICT - 26 MISSISSAUGA MEADOWSRUN DATE - 86, NOV, 05  
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UNIT TYPE DESCRIPTION	UNITS:		A G E B R E A K D O W N												
	ASSESSED OCCUPIED	POP. P.P.U.	NO. 0-4 P.C.	5-9	10-14	15-19	20-29	30-39	40-49	50-59	60-64	65-69	70+	UNKNOWN	
DETACHED FREEHOLD +40	537 535	2,000 3.738	124 6.200	182 9.100	206 10.300	176 8.800	245 12.250	358 17.900	351 17.550	155 7.750	56 2.800	30 1.500	41 2.050	76 3.800	
FREEHOLD -40	104 104	346 3.326	27 7.803	25 7.225	30 8.670	24 6.936	48 13.872	79 22.832	52 15.028	25 7.225	7 2.023	2 .578	4 1.156	23 6.647	
CLUSTER CONDOS	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
MOBILE UNITS	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
ALL UNITS	641 639	2,346 3.671	151 6.436	207 8.823	236 10.059	200 8.525	293 12.489	437 18.627	403 17.178	180 7.672	63 2.685	32 1.364	45 1.918	99 4.219	
SEMI-DETACHED ALL UNITS	733 732	2,760 3.770	207 7.500	278 10.072	230 8.333	244 8.840	426 15.434	550 19.927	366 13.260	198 7.173	64 2.318	38 1.376	43 1.557	116 4.202	
TOWNHOUSE FREEHOLD	73 73	243 3.328	14 5.761	29 11.934	21 8.641	18 7.407	33 13.580	53 21.810	40 16.460	11 4.526	5 2.057	0 .000	4 1.646	15 6.172	
CONDOMINIUM	434 427	1,403 3.285	88 6.272	170 12.116	123 8.766	104 7.412	221 15.751	365 26.015	167 11.903	70 4.989	23 1.639	6 .427	9 .641	57 4.062	
RENTAL	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
OHC	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
ALL UNITS	507 500	1,646 3.292	102 6.196	199 12.089	144 8.748	122 7.411	254 15.431	418 25.394	207 12.575	81 4.921	28 1.701	6 .364	13 .789	72 4.374	

SOURCE: PRODUCED FROM THE MINISTRY OF REVENUE, DECEMBER 1985 ASSESSMENT TAPE BY THE CITY OF MISSISSAUGA PLANNING DEPARTMENT

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CITY OF MISSISSAUGA  
REPORT REF: F097PLN

POPULATION AND HOUSING PROFILE  
PLANNING DISTRICT - 26 MISSISSAUGA MEADOWS

RUN DATE - 86.NOV.05  
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UNIT TYPE DESCRIPTION	UNITS:		A G E B R E A K D O W N												
	ASSESSED OCCUPIED	POP. P.P.U.	NO. 0-4 P.C.	0-4	5-9	10-14	15-19	20-29	30-39	40-49	50-59	60-64	65-69	70+	UNKNOWN
APARTMENT															
CONDOMINIUM	448 419	934 2.229	36 3.854	30 3.211	37 3.961	49 5.246	187 20.021	177 18.950	115 12.312	92 9.850	26 2.783	17 1.820	18 1.927	150 16.059	
RENTAL	398 394	1,196 3.035	116 9.698	130 10.869	105 8.779	88 7.357	318 26.588	252 21.070	92 7.692	44 3.678	16 1.337	8 .668	9 .752	18 1.505	
OHC	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
SR. CITIZEN	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
ALL UNITS	846 813	2,130 2.619	152 7.136	160 7.511	142 6.666	137 6.431	505 23.708	429 20.140	207 9.718	136 6.384	42 1.971	25 1.173	27 1.267	168 7.887	
OTHER															
APTS OVER STORE	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
PLEXES	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
MULTI-USE	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
INSTITUTIONAL	1 1	1 1.000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	1 99.999	
ALL UNITS	1 1	1 1.000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	1 99.999	
W.D. ST. 26 TOTAL	2,728 2,685	8,883 3.308	612 6.889	844 9.501	752 8.465	703 7.913	1,478 16.638	1,834 20.646	1,183 13.317	595 6.698	197 2.217	101 1.137	128 1.440	456 5.133	

SOURCE: PRODUCED FROM THE MINISTRY OF REVENUE, DECEMBER 1985 ASSESSMENT TAPE BY THE CITY OF MISSISSAUGA PLANNING DEPARTMENT

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CITY OF MISSISSAUGA  
REPORT REF: F097PLN

SCHOOL POPULATION PROFILE  
PLANNING DISTRICT - 26 MISSISSAUGA MEADOWS

RUN DATE - 86.DEC.02  
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UNIT TYPE DESCRIPTION	P E E L B O A R D O F E D U C A T I O N							DUFFERIN - PEEL SEPARATE			SCHOOL BOARD	
	SUPPORT NO. PC.	SCHOOL NO.5-10 PC.	AGE 11-13	POPULATION 14-18	SCHOOL YIELD/UNIT K-5 6-8 9-13			SUPPORT NO. PC.	SCHOOL NO.4-13	POPULN 14-18	SCHOOL JK-8	BOARD YIELD/UNIT 9-13
<b>DETACHED</b>												
FREEHOLD +40 FRONTAGE	723 36.150	55 7.607	29 4.011	32 4.426	.102	.054	.059	1,277 63.850	283 22.161	148 11.589	.528	.276
FREEHOLD -40 FRONTAGE	148 42.774	6 4.054	6 4.054	7 4.729	.057	.057	.067	198 57.225	42 21.212	18 9.090	.403	.173
CLUSTER CONDOMINIUM	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
MOBILE DWELLING UNITS	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
ALL UNITS	871 37.127	61 7.003	35 4.018	39 4.477	.095	.054	.061	1,475 62.872	325 22.033	166 11.254	.508	.259
<b>SEMI-DETACHED</b>												
ALL UNITS	982 35.579	86 8.757	28 2.851	54 5.498	.117	.038	.073	1,778 64.420	398 22.272	190 10.686	.540	.259
<b>TOWNHOUSE</b>												
FREEHOLD	131 57.909	12 9.160	7 5.343	9 6.870	.164	.095	.123	112 46.090	32 28.571	11 9.821	.438	.150
CONDOMINIUM	852 60.727	94 11.032	43 5.046	62 7.276	.220	.100	.145	551 39.272	146 26.497	49 8.892	.341	.114
PENTAL	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
PHC	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
ALL UNITS	983 59.720	106 10.783	50 5.088	71 7.222	.212	.100	.142	663 40.279	178 26.847	60 9.049	.356	.120

SOURCE: PRODUCED FROM THE MINISTRY OF REVENUE, DECEMBER 1985 ASSESSMENT TAPE BY THE CITY OF MISSISSAUGA PLANNING DEPARTMENT

CITY OF MISSISSAUGA REPORT REF: F097PLN		SCHOOL POPULATION PROFILE PLANNING DISTRICT - 26 MISSISSAUGA MEADOWS							RUN DATE - 86.DEC.02 PAGE 36			
UNIT TYPE		P E E L B O A R D O F E D U C A T I O N						DUFFERIN - PEEL SEPARATE			SCHOOL BOARD	
DESCRIPTION	SUPPORT NO. PC.	SCHOOL NO.5-10 PC.	AGE 11-13	POPULATION 14-18	SCHOOL YIELD/UNIT K-5 6-8 9-13			SUPPORT NO. PC.	SCHOOL NO.4-13	POPULN 14-18	SCHOOL JK-8	BOARD YIELD/UNIT 9-13
APARTMENT CONDOMINIUM	689 73.768	14 2.031	12 1.741	23 3.338	.033	.028	.054	245 26.231	35 14.285	20 8.163	.083	.047
RENTAL	765 63.963	76 9.934	36 4.755	56 7.320	.192	.091	.142	431 36.036	115 26.682	33 7.656	.291	.083
OHC	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
SENIOR CITIZEN	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
ALL UNITS	1,454 68.262	90 6.189	48 3.701	79 5.433	.110	.059	.097	676 31.737	150 22.189	53 7.840	.184	.065
OTHER												
APTS. ABOVE STORES	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
PLEXES	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
MULTI-USE	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
INSTITUTIONAL	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	1 99.999	0 .000	0 .000	.000	.000
ALL UNITS	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	1 99.999	0 .000	0 .000	.000	.000
DIST. 26 TOTAL	4,290 48.294	347 7.295	181 3.752	243 5.664	.127	.059	.090	4,593 51.705	1,049 22.639	469 10.211	.390	.174

SOURCE: PRODUCED FROM THE MINISTRY OF REVENUE, DECEMBER 1985 ASSESSMENT TAPE BY THE CITY OF MISSISSAUGA PLANNING DEPARTMENT

## MISSISSAUGA VALLEYS (2200)

### Location

The Mississauga Valleys Residential District is located in central Mississauga immediately south-east of the City Centre. The district is bounded by Burnhamthorpe Road East on the north, Cawthra Road on the east, Dundas Street East and the Canadian Pacific Railway on the south, and Hurontario Street on the west, as shown on Map 1.

### Planning and Development

Mississauga Valleys was originally planned as part of the North Cooksville Community in 1966. Development did not proceed in the district, however, until detailed land use policies were approved as Amendment 216 by the Minister of Municipal Affairs in April 1970.

Amendment 216 to the former Official Plan, as amended, continues in effect as the Mississauga Valleys Secondary Plan under the provisions of the Mississauga Official Plan.

### Population

Mississauga Valleys has an assessed population of 23 912 persons, a 10% increase over its 1982 population of 21 767 persons. Approximately 18% of the population is accommodated in detached dwellings, 15% in semi-detached dwellings, 24% in townhouses, and 42% in apartments. The proportion of the population residing in apartments increased between 1982 and 1985 while the proportion in detached, semi-detached, and townhouse units declined.

### Housing Distribution

Mississauga Valleys is a district characterized by a variety of housing types. There are 9 522 assessed units in the area, a net increase of 1 014 units or 12% over the 8 508 assessed units recorded in 1982. Of the total number of assessed units 1 242 or 13% are detached dwellings, 1 023 or 11% are semi-detached dwellings, 1 832 or 19% are townhouses, 5 423 or 57% are apartments and 2 are other unit types. For the most part, the townhouse development is located on the periphery of each neighbourhood, that is, along Central Parkway East, Mississauga Valley Boulevard, and Bloor Street. In support of the City Centre, the north-west quadrant of the district has been primarily developed for apartment purposes. A considerable proportion of the increment of units in the district since 1980 were apartment units.



A complete distribution of the dwelling units in Mississauga Valleys by unit type and tenure is provided on Table 45.

#### Household Size

The average size of a household in Mississauga Valleys is 2.62 persons per unit, a decrease from the 2.75 persons per unit experienced in 1982. The overall decline in the average household size in the district can be largely attributed to the considerable increment of apartment units between 1982 and 1985. Apartment units typically have lower person per unit factors than other forms of housing. The average household size for detached and semi-detached dwellings is 3.52 and 3.60 persons per unit, respectively, 3.19 persons per unit for townhouses, and 2.00 persons per unit for apartments. The average household size for all unit types declined between 1982 and 1985.

#### Age Distribution

The age distribution of the population in Mississauga Valleys is shown on Table 45. Compared to the overall age distribution of the City, Mississauga Valleys has a higher percentage of persons between the ages of 20 to 39 years and 60 to 64, and over the age of 69 and a lower percentage of persons in all other age groups.

#### School Population Profile

A complete school population profile for Mississauga Valleys is provided on Table 46. Approximately 67% of the residents in the district support the public school system; the remaining 33% the separate school system. The school yields for the district are considerably lower than the corresponding yields for the City.



CITY OF MISSISSAUGA  
REPORT REF: F097PLNPOPULATION AND HOUSING PROFILE  
PLANNING DISTRICT - 22 MISSISSAUGA VALLEYSRUN DATE - 86.NOV.05  
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UNIT TYPE DESCRIPTION	UNITS:		A G E B R E A K D O W N												
	ASSESSED OCCUPIED	POP. P.P.U.	NO. 0-4 P.C.	0-4	5-9	10-14	15-19	20-29	30-39	40-49	50-59	60-64	65-69	70+	UNKNOWN
DETACHED FREEHOLD +40	1,239 1,233	4,343 3.522	184 4.236	318 7.322	409 9.417	413 9.509	652 15.012	594 13.677	796 18.328	544 12.525	142 3.269	72 1.657	99 2.279	120 2.763	
FREEHOLD -40	3 2	4 2.000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	4 99.999	
CLUSTER CONDOS	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
MOBILE UNITS	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
ALL UNITS	1,242 1,235	4,347 3.519	184 4.232	318 7.315	409 9.408	413 9.500	652 14.998	594 13.664	796 18.311	544 12.514	142 3.266	72 1.656	99 2.277	124 2.852	
SEMI-DETACHED ALL UNITS	1,023 1,021	3,673 3.597	199 5.417	368 10.019	378 10.291	332 9.038	474 12.904	688 18.731	600 16.335	279 7.595	73 1.987	28 .762	59 1.606	195 5.309	
TOWNHOUSE FREEHOLD	15 15	35 2.333	0 .000	1 2.857	2 5.714	3 8.571	3 8.571	6 17.142	5 14.285	10 28.571	1 2.857	0 .000	2 5.714	2 5.714	
CONDOMINIUM	1,739 1,728	5,477 3.169	313 5.714	438 7.997	487 8.891	471 8.599	815 14.880	1,004 18.331	725 13.237	405 7.394	142 2.592	76 1.387	58 1.058	543 9.914	
RENTAL	78 77	286 3.714	22 7.692	28 9.790	48 16.783	50 17.482	39 13.636	41 14.335	28 9.790	10 3.496	10 3.496	4 1.398	2 .699	4 1.398	
OHC	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
ALL UNITS	1,832 1,820	5,798 3.185	335 5.777	467 8.054	537 9.261	524 9.037	857 14.780	1,051 18.126	758 13.073	425 7.330	153 2.638	80 1.379	62 1.069	549 9.468	

SOURCE: PRODUCED FROM THE MINISTRY OF REVENUE, DECEMBER 1985 ASSESSMENT TAPE BY THE CITY OF MISSISSAUGA PLANNING DEPARTMENT

CITY OF MISSISSAUGA  
REPORT REF: F097PLN

POPULATION AND HOUSING PROFILE  
PLANNING DISTRICT - 22 MISSISSAUGA VALLEYS

RUN DATE -- 86-NOV-05  
PAGE 28

UNIT TYPE DESCRIPTION	UNITS:		NO. 0-4 P.C.	A 5-9	G 10-14	E 15-19	B 20-29	R 30-39	E 40-49	A 50-59	K 60-64	D 65-69	O 70+	N UNKNOWN
	ASSESSED OCCUPIED	POP. P.P.U.												
APARTMENT CONDOMINIUM	2,434 2,217	4,675 2.108	117 2.502	152 3.251	144 3.080	180 3.850	904 19.336	742 15.871	544 11.636	503 10.759	304 6.502	241 5.155	345 7.379	499 10.673
RENTAL	2,653 2,504	5,010 2.000	242 4.830	214 4.271	160 3.193	153 3.053	1,795 35.828	1,190 23.752	479 9.560	327 6.526	125 2.495	90 1.796	108 2.155	127 2.534
OHC	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000
SR. CITIZEN	336 331	399 1.205	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	7 1.754	24 6.015	76 19.047	281 70.426	11 2.756
ALL UNITS	5,423 5,052	10,084 1.996	359 3.560	366 3.629	304 3.014	333 3.302	2,699 26.765	1,932 19.159	1,023 10.144	837 8.300	453 4.492	407 4.036	734 7.278	637 6.316
OTHER APTS OVER STORE	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000
PLEXES	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000
MULTI-USE	2 2	10 5.000	0 .000	1 10.000	2 20.000	1 10.000	1 10.000	2 20.000	0 .000	2 20.000	0 .000	0 .000	1 10.000	0 .000
INSTITUTIONAL	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000
ALL UNITS	2 2	10 5.000	0 .000	1 10.000	2 20.000	1 10.000	1 10.000	2 20.000	0 .000	2 20.000	0 .000	0 .000	1 10.000	0 .000
DIST. 22 TOTAL	9,522 9,130	23,912 2.619	1,077 4.504	1,520 6.356	1,630 6.816	1,603 6.703	4,683 19.584	4,267 17.844	3,177 13.286	2,087 8.727	821 3.433	587 2.454	955 3.993	1,505 6.293

SOURCE: PRODUCED FROM THE MINISTRY OF REVENUE, DECEMBER 1985 ASSESSMENT TAPE BY THE CITY OF MISSISSAUGA PLANNING DEPARTMENT

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UNIT TYPE DESCRIPTION	PEEL BOARD OF EDUCATION							DUFFERIN - PEEL SEPARATE			SCHOOL BOARD	
	SUPPORT NO. PC.	SCHOOL AGE NO. 5-10 PC.	POPULATION 11-13	POPULATION 14-19	SCHOOL YIELD/UNIT K-5	SCHOOL YIELD/UNIT 6-8	SCHOOL YIELD/UNIT 9-13	SCHOOL AGE NO. 4-13	POPULATION 14-18	SCHOOL YIELD/UNIT JK-E	SCHOOL YIELD/UNIT 9-13	
<b>DETACHED</b>												
FREEHOLD +40 FRONTAGE	2,401 55.284	181 7.539	106 4.414	220 9.162	.146	.085	.178	1,942 44.715	381 19.618	209 10.762	.309 .169	
FREEHOLD -40 FRONTAGE	4 99.999	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000 .000	
CLUSTER CONDOMINIUM	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000 .000	
MOBILE DWELLING UNITS	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000 .000	
ALL UNITS	2,405 55.325	181 7.525	106 4.407	220 9.147	.146	.085	.178	1,942 44.674	381 19.618	209 10.762	.308 .169	
<b>SEMI-DETACHED</b>												
ALL UNITS	2,120 57.718	213 10.047	113 5.330	183 8.632	.208	.110	.179	1,553 42.281	367 23.631	155 9.980	.359 .151	
<b>TOWNHOUSE</b>												
FREEHOLD	24 68.571	0 .000	0 .000	0 .000	.000	.000	.000	11 31.428	1 9.090	5 45.454	.066 .333	
CONDOMINIUM	3,681 67.208	280 7.606	176 4.781	305 8.285	.162	.101	.176	1,796 32.791	402 22.383	174 9.688	.232 .100	
RENTAL	185 64.685	25 13.513	18 9.729	31 16.756	.324	.233	.402	101 35.314	28 27.722	17 16.831	.363 .220	
OHC	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000 .000	
ALL UNITS	3,890 67.092	305 7.840	194 4.987	336 8.637	.167	.106	.184	1,908 32.907	431 22.589	196 10.272	.236 .107	

SOURCE: PRODUCED FROM THE MINISTRY OF REVENUE, DECEMBER 1985 ASSESSMENT TAPE BY THE CITY OF MISSISSAUGA PLANNING DEPARTMENT



CITY OF MISSISSAUGA REPORT REF: FD97PLN		SCHOOL POPULATION PROFILE PLANNING DISTRICT - 22 MISSISSAUGA VALLEYS							RUN DATE - 86.DEC.02 PAGE 28				
UNIT TYPE		P E E L B O A R D O F E D U C A T I O N						DUFFERIN - PEEL SEPARATE			SCHOOL BOARD		
DESCRIPTION		SUPPORT	SCHOOL AGE POPULATION			SCHOOL YIELD/UNIT			SUPPORT	SCHOOL AGE	POPULN	SCHOOL	BOARD
		NO. PC.	NO.5-10 PC.	11-13	14-18	K-5	6-8	9-13	NO. PC.	NO.4-13	14-18	JK-8	9-13
APARTMENT													
CONDOMINIUM		3,671 78.524	102 2,778	59 1,607	103 2,805	.046	.026	.046	1,004 21,475	122 12.151	63 6.274	.055	.028
RENTAL		3,595 71.756	124 3,449	44 1,223	98 2,726	.049	.017	.039	1,415 28,243	192 13,568	57 4.028	.076	.022
OHC		0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
SENIOR CITIZEN		317 79.448	0 .000	0 .000	0 .000	.000	.000	.000	82 20.551	0 .000	0 .000	.000	.000
ALL UNITS		7,583 75.198	226 2,980	103 1,358	201 2,650	.044	.020	.039	2,501 24,801	314 12,554	120 4,798	.062	.023
OTHER													
APTS. ABOVE STORES		0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
PLEXES		0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
MULTI-USE		5 50.000	0 .000	0 .000	1 20.000	.000	.000	.500	5 50.000	3 60.000	0 .000	1.500	.000
INSTITUTIONAL		0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
ALL UNITS		5 50.000	0 .000	0 .000	1 20.000	.000	.000	.500	5 50.000	3 60.000	0 .000	1.500	.000
DIST. 22 TOTAL		16,007 66,924	925 5,780	516 3,224	941 5,880	.101	.056	.103	7,909 33,075	1,496 18,915	680 8,597	.163	.074

SOURCE: PRODUCED FROM THE MINISTRY OF REVENUE, DECEMBER 1985 ASSESSMENT TAPE BY THE CITY OF MISSISSAUGA PLANNING DEPARTMENT



## NORTH DIXIE (0500)

### Location

The North Dixie Residential District is located in east-central Mississauga. The district is bounded by Burnhamthorpe Road East on the north, Etobicoke Creek (the municipal boundary) on the east, Dundas Street East on the south, and Cawthra Road on the west, as shown on Map 1.

### Planning and Development

North Dixie is generally an established district with only a few remaining opportunities for development. While a limited amount of development occurred in the district prior to 1960, development on a large scale only occurred after the approval of Amendment 160 to the former Official Plan in December 1963. The former Amendment, as amended, relating to the district continues in effect as the North Dixie Secondary Plan under the provisions of the Mississauga Official Plan. A new Secondary Plan for the District is currently in preparation.

### Population

North Dixie has an assessed population of 37 283 persons, a slight increase over the 1982 assessed population of 37 188 persons. Of the total population, 31% reside in detached dwellings, 15% in semi-detached dwellings, 12% in townhouses, and 42% in apartments.

### Housing Distribution

There are several established neighbourhoods in North Dixie which are characterized by low density development. However, the concentration of apartment development in the vicinity of Bloor Street and Dundas Street East, results in a housing mix for the district of 3 388 or 25% detached dwellings, 1 544 or 12% semi-detached dwellings, 1 298 or 10% townhouses, 7 042 or 53% apartments, and 22 other units. There is a total of 13 294 dwelling units in North Dixie.

A complete distribution of the dwelling units in North Dixie by unit type and tenure is provided on Table 47.

### Household Size

The average size of a household in North Dixie is 2.84 persons per unit, a slight decline from the occupancy factor of 2.92 experienced in 1982. As shown on Table 47, the average household size for detached and semi-detached dwellings is 3.44 and 3.66 persons per unit, respectively, 3.49 persons per unit for townhouses, and 2.23 persons per unit for apartments. The average household size for detached, semi-detached and townhouse dwellings decreased between 1982 and 1985 while those for apartment units remained the same.

### Age Distribution

The age distribution of the population in North Dixie is shown on Table 47. Compared to the overall age distribution of the City, pre-school and elementary school age children constitute a smaller percentage of the population in North Dixie, secondary school students and persons in the 20 to 29 age group a larger percentage, persons aged 30 to 49 a lower percentage, and persons age 50 plus a higher percentage.

### School Population Profile

A complete school population profile for North Dixie is provided in Table 48. Approximately 69% of the population in the district support the public school system; the remaining 31% the separate school system. The school yields in North Dixie for both public and separate elementary schools are less than the corresponding school yields for the City.

CITY OF MISSISSAUGA  
REPORT REF: F097PLNPOPULATION AND HOUSING PROFILE  
PLANNING DISTRICT - 05 NORTH DIXIERUN DATE - 86.NOV.05  
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UNIT TYPE DESCRIPTION	UNITS: ASSESSED OCCUPIED	POP. P.P.U.	A G E B R E A K D O W N												
			NO. 0-4 P.C.	5-9	10-14	15-19	20-29	30-39	40-49	50-59	60-64	65-69	70+	UNKNOWN	
DETACHED															
FREEHOLD +40	3,083 3,076	10,885 3.538	300 2.756	474 4.354	750 6.890	1,113 10.225	1,979 18.180	1,052 9.664	1,712 15.728	1,875 17.225	590 5.420	321 2.949	434 3.987	285 2.618	
FREEHOLD -40	59 59	205 3.474	7 3.414	17 8.292	27 13.170	22 10.731	10 4.878	43 20.975	31 15.121	11 5.365	5 2.439	3 1.463	7 3.414	22 10.731	
CLUSTER CONDOS	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
MOBILE UNITS	246 233	507 2.175	8 1.577	9 1.775	17 3.353	13 2.564	63 12.426	46 9.072	66 13.017	113 22.287	52 10.256	49 9.664	64 12.623	7 1.380	
ALL UNITS	3,388 3,368	11,597 3.443	315 2.716	500 4.311	794 6.846	1,148 9.899	2,052 17.694	1,141 9.838	1,809 15.598	1,999 17.237	647 5.579	373 3.216	505 4.354	314 2.707	
SEMI-DETACHED															
ALL UNITS	1,544 1,542	5,641 3.658	194 3.439	379 6.718	500 8.863	600 10.636	929 16.468	783 13.880	895 15.865	758 13.437	215 3.811	112 1.985	140 2.481	136 2.410	
TOWNHOUSE															
FREEHOLD	48 48	172 3.583	7 4.069	21 12.209	15 8.720	19 11.046	18 10.465	32 18.604	31 18.023	4 2.325	3 1.744	5 2.906	6 3.488	11 6.395	
CONDOMINIUM	436 436	1,413 3.240	63 4.458	115 8.138	125 8.846	140 9.907	223 15.782	269 19.037	228 16.135	107 7.572	35 2.476	24 1.698	15 1.061	69 4.883	
RENTAL	731 704	2,533 3.598	135 5.329	244 9.632	241 9.514	274 10.817	494 19.502	463 18.278	326 12.870	233 9.198	55 2.171	26 1.026	25 .986	17 .671	
OHC	83 83	313 3.771	13 4.153	30 9.584	54 17.252	62 19.808	36 11.501	40 12.779	29 9.265	15 4.792	6 1.916	6 1.916	20 6.389	2 .638	
ALL UNITS	1,298 1,271	4,431 3.486	218 4.919	410 9.252	435 9.817	495 11.171	771 17.400	804 18.144	614 13.856	359 8.102	99 2.234	61 1.376	66 1.489	99 2.234	

SOURCE: PRODUCED FROM THE MINISTRY OF REVENUE, DECEMBER 1985 ASSESSMENT TAPE BY THE CITY OF MISSISSAUGA PLANNING DEPARTMENT



CITY OF MISSISSAUGA  
REPORT REF: F097PLNPOPULATION AND HOUSING PROFILE  
PLANNING DISTRICT - 05 NORTH DIXIERUN DATE - 86.NOV.05  
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UNIT TYPE DESCRIPTION	UNITS: ASSESSED OCCUPIED	POP. P.P.U.	A G E B R E A K D O W N											
			NO. 0-4 P.C.	5-9	10-14	15-19	20-29	30-39	40-49	50-59	60-64	65-69	70+	UNKNOWN
APARTMENT CONDOMINIUM	1,777 1,764	4,437 2.515	180 4.056	285 6.423	287 6.468	283 6.378	662 14.919	722 16.272	482 10.863	353 7.955	167 3.763	159 3.583	256 5.769	601 13.545
RENTAL	5,153 5,059	10,915 2.157	588 5.387	638 5.845	462 4.232	414 3.792	2,952 27.045	2,180 19.972	1,051 9.628	857 7.851	466 4.269	364 3.334	746 6.834	197 1.804
OHC	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000
SR. CITIZEN	112 112	130 1.160	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	1 .769	12 9.230	19 14.615	98 75.384	0 .000
ALL UNITS	7,042 6,935	15,482 2.232	768 4.960	923 5.961	749 4.837	697 4.502	3,614 23.343	2,902 18.744	1,533 9.901	1,211 7.821	645 4.166	542 3.500	1,100 7.105	798 5.154
OTHER														
APTS OVER STORE	13 11	30 2.727	1 3.333	2 6.666	5 16.666	4 13.333	6 20.000	5 16.666	3 10.000	1 3.333	0 .000	1 3.333	0 .000	2 6.666
PLEXES	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000
MULTI-USE	9 9	102 11.333	3 2.941	3 2.941	2 1.960	6 5.882	3 2.941	5 4.901	7 6.862	2 1.960	1 .980	1 .980	15 14.705	54 52.941
INSTITUTIONAL	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000
ALL UNITS	22 20	132 6.600	4 3.030	5 3.787	7 5.303	10 7.575	9 6.818	10 7.575	10 7.575	3 2.272	1 .757	2 1.515	15 11.363	56 42.424
DIST. 05 TOTAL	13,294 13,136	37,283 2.838	1,499 4.020	2,217 5.946	2,485 6.665	2,950 7.912	7,375 19.781	5,640 15.127	4,861 13.038	4,330 11.613	1,607 4.310	1,090 2.923	1,826 4.897	1,403 3.763

SOURCE: PRODUCED FROM THE MINISTRY OF REVENUE, DECEMBER 1985 ASSESSMENT TAPE BY THE CITY OF MISSISSAUGA PLANNING DEPARTMENT



CITY OF MISSISSAUGA  
REPORT REF: F097PLNSCHOOL POPULATION PROFILE  
PLANNING DISTRICT - 05 NORTH DIXIERUN DATE - 86.DEC.02  
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UNIT TYPE DESCRIPTION	P E E L B O A R D O F E D U C A T I O N							DUFFERIN - PEEL SEPARATE			SCHOOL BOARD	
	SUPPORT NO. PC.	SCHOOL AGE NO. 5-10 PC.	POPULATION 11-13	POPULATION 14-18	SCHOOL YIELD/UNIT K-5	SCHOOL YIELD/UNIT 6-8	SCHOOL YIELD/UNIT 9-13	SUPPORT NO. PC.	SCHOOL AGE NO. 4-13	POPULN 14-18	SCHOOL JK-8	BOARD YIELD/UNIT 9-13
DETACHED												
FREEHOLD +40 FRONTAGE	7,035 65.069	225 4.022	227 3.147	662 9.343	.092	.072	.215	3,800 34.910	566 14.894	401 10.552	.184	.130
FREEHOLD -40 FRONTAGE	94 45.553	5 5.319	3 3.191	14 14.893	.054	.050	.237	111 54.146	31 27.927	11 9.909	.525	.186
CLUSTER CONDOMINIUM	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
MOBILE DWELLING UNITS	448 68.362	14 3.125	7 1.562	9 2.008	.060	.030	.038	59 11.637	2 3.389	3 5.084	.008	.012
ALL UNITS	7,627 65.767	304 3.985	237 3.054	685 8.981	.090	.069	.203	3,970 34.232	599 15.088	415 10.453	.177	.123
SEMI-DETACHED												
ALL UNITS	3,078 54.564	198 6.432	120 3.898	283 9.194	.128	.077	.183	2,563 45.435	479 18.689	302 11.783	.310	.195
TOWNHOUSE												
FREEHOLD	102 59.302	12 11.764	4 3.921	11 10.784	.250	.083	.229	70 40.697	20 28.571	7 10.000	.416	.145
CONDOMINIUM	937 67.445	69 7.240	47 4.931	100 10.493	.158	.107	.229	460 32.554	104 22.608	47 10.217	.238	.107
RENTAL	1,936 76.431	202 10.433	109 5.830	209 10.795	.286	.154	.296	597 23.568	142 23.785	65 10.887	.201	.092
OHC	230 75.357	22 9.205	25 11.715	55 22.012	.245	.337	.662	74 23.642	26 35.135	6 8.108	.313	.072
ALL UNITS	3,230 72.995	305 9.442	183 5.920	375 11.609	.239	.147	.295	1,201 27.104	292 24.313	125 10.407	.229	.096

SOURCE: PRODUCED FROM THE MINISTRY OF REVENUE, DECEMBER 1985 ASSESSMENT TAPE BY THE CITY OF MISSISSAUGA PLANNING DEPARTMENT

CITY OF MISSISSAUGA REPORT REF: F097PLN		SCHOOL POPULATION PROFILE PLANNING DISTRICT - 05 NORTH DIXIE							RUN DATE - 86.DEC.02 PAGE 8				
UNIT TYPE DESCRIPTION	P E E L B O A R D O F E D U C A T I O N							DUFFERIN - PEEL SEPARATE SCHOOL BOARD					
	SUPPORT NO. PC.	SCHOOL NO. 5-10 PC.	AGE 11-13	POPULATION 14-18	SCHOOL YIELD/UNIT K-5 6-8 9-13			SUPPORT NO. PC.	SCHOOL NO. 4-13	AGE 14-18	SCHOOL BOARD SCHOOL YIELD/UNIT JK-8 9-13		
APARTMENT CONDOMINIUM	3,219 72.549	159 6.132	103 3.199	175 5.436	.112	.058	.099	1,218 27.450	239 19.622	93 7.635	.135	.052	
RENTAL	8,210 75.217	469 5.712	172 2.095	279 3.398	.092	.033	.055	2,705 24.782	435 16.081	121 4.473	.085	.023	
OHG	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000	
SENIOR CITIZEN	107 82.307	0 .000	0 .000	0 .000	.000	.000	.000	23 17.692	0 .000	0 .000	.000	.000	
ALL UNITS	11,536 74.512	668 5.790	275 2.383	454 3.935	.096	.039	.065	3,946 25.487	674 17.080	214 5.423	.097	.030	
OTHER													
APTS. ABOVE STORES	15 50.000	0 .000	2 13.333	2 13.333	.000	.181	.181	15 50.000	3 20.000	3 20.000	.272	.272	
PLEXES	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000	
MULTI-USE	90 69.235	7 3.333	1 1.111	1 1.111	.333	.111	.111	12 11.764	1 6.333	3 25.000	.111	.333	
INSTITUTIONAL	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000	
ALL UNITS	105 79.545	7 2.857	7 2.857	3 2.857	.150	.150	.150	27 20.454	4 14.614	6 22.222	.200	.300	
DIST. 05 TOTAL	25,576 69.599	1,479 5.778	819 3.232	1,500 7.037	.112	.062	.137	11,707 31.400	2,048 17.493	1,062 9.071	.155	.080	

SOURCE: PRODUCED FROM THE MINISTRY OF REVENUE, DECEMBER 1985 ASSESSMENT TAPE BY THE CITY OF MISSISSAUGA PLANNING DEPARTMENT

## NORTH-NORTH DIXIE (0700)

### Location

The North-North Dixie Residential District is located in east-central Mississauga. The district is bounded by the southern limit of the Parkway Belt West on the north, Etobicoke Creek on the east, Burnhamthorpe Road East on the south, and Cawthra Road on the west, as shown on Map 1.

### Planning and Development

Although preliminary planning proposals for North-North Dixie were formulated during the 1960's, detailed land use policies for the district, Amendment 225, were not approved by the Minister of Treasury, Economics and Intergovernmental Affairs until August 1973. Development immediately proceeded in the Rockwood Neighbourhood east of Fieldgate Drive but the majority of the lands in the district remained undeveloped pending traffic studies. In view of the delays which occurred, a comprehensive review of the development concept for the area was undertaken and revised policies, Amendment 276, were approved by the Ministry of Housing in March 1978. Since 1979, North-North Dixie has experienced rapid development and considerable building activity.

Former Amendment 225, as amended, continues in effect as the North-North Dixie Secondary Plan under the provisions of the Mississauga Official Plan.

### Population

North-North Dixie has an assessed population of 18 123 persons, an increase of 4 504 persons or 33% over the 1982 population of 13 619. About 69% reside in detached dwellings, 6% in semi-detached dwellings, 12% in townhouses, and 12% in apartments. A larger proportion of the population now reside in apartment units, and less in townhouses. The proportion in detached and semi-detached units relatively remained stable.

### Housing Distribution

Of the 5 702 units in the district, 3 412 or 60% are detached dwellings, 323 or 6% are semi-detached dwellings, 809 or 14% are townhouses, and 1 158 or 20% are apartments.

A complete distribution of the dwelling units in North-North Dixie by unit type and tenure is provided on Table 49.

### Household Size

The average size of a household in North-North Dixie is 3.21 persons per unit, almost identical to the persons per unit factor experienced in 1982. As shown on Table 49, the average household size for detached and semi-detached dwellings is 3.69 and 3.48 persons per unit, respectively, 2.74 persons per unit for townhouses and 1.98 persons per unit for apartments. The person per unit factor for detached and semi-detached units increased since 1982, while it decreased for townhouses and apartments.

### Age Distribution

The age distribution of the population in North-North Dixie is shown on Table 49. Compared to the overall age distribution of the City, the district has a higher percentage of pre-school and elementary age children and persons in the 30 to 49 age group, and a lower percentage of persons in all other age groups.

### School Population Profile

A complete school population profile for North-North Dixie is provided on Table 50. Approximately 53% of the people in North-North Dixie support the public school system; the remaining 47%, the separate school system. The public school yields in North-North Dixie are less than the average school yields for the City, but the separate school yields are all considerably higher than the average yields for the City.



CITY OF MISSISSAUGA  
REPORT REF: F097PLN

POPULATION AND HOUSING PROFILE  
PLANNING DISTRICT - 07 NORTH-NORTH DIXIE

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UNIT TYPE DESCRIPTION	UNITS: ASSESSED OCCUPIED	POP. P.P.U.	NO. 0-4 P.C.	A G E B R E A K D O W N										
				5-9	10-14	15-19	20-29	30-39	40-49	50-59	60-64	65-69	70+	UNKNOWN
<b>DETACHED</b>														
FREEHOLD +40	2,100 2,097	8,132 3.877	438 5.386	777 9.554	865 10.636	783 9.628	945 11.620	1,457 17.916	1,414 17.388	660 8.116	174 2.139	105 1.291	172 2.115	342 4.205
FREEHOLD -40	1,312 1,312	4,462 3.400	411 9.211	478 10.712	341 7.642	254 5.692	544 12.191	1,132 25.369	556 12.460	217 4.863	70 1.568	31 .694	61 1.367	367 8.225
CLUSTER CONDOS	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000
MOBILE UNITS	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000
<b>ALL UNITS</b>	<b>3,412 3,409</b>	<b>12,594 3.694</b>	<b>849 6.741</b>	<b>1,255 9.965</b>	<b>1,206 9.575</b>	<b>1,037 8.234</b>	<b>1,489 11.823</b>	<b>2,589 20.557</b>	<b>1,970 15.642</b>	<b>877 6.963</b>	<b>244 1.937</b>	<b>136 1.079</b>	<b>233 1.850</b>	<b>709 5.629</b>
<b>SEMI-DETACHED</b>														
ALL UNITS	323 323	1,123 3.476	92 8.192	107 9.528	103 9.171	75 6.678	173 15.405	246 21.905	141 12.555	63 5.609	22 1.959	15 1.335	19 1.691	67 5.966
<b>TOWNHOUSE</b>														
FREEHOLD	1 1	5 5.000	0 .000	0 .000	2 40.000	1 20.000	0 .000	1 20.000	1 20.000	0 .000	0 .000	0 .000	0 .000	0 .000
CONDOMINIUM	808 805	2,207 2.741	144 6.524	109 4.938	127 5.754	148 6.705	357 16.175	575 26.053	319 14.454	170 7.702	54 2.446	23 1.042	25 1.132	156 7.068
RENTAL	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000
OHC	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000
<b>ALL UNITS</b>	<b>809 806</b>	<b>2,212 2.744</b>	<b>144 6.509</b>	<b>109 4.927</b>	<b>129 5.831</b>	<b>149 6.735</b>	<b>357 16.139</b>	<b>576 26.039</b>	<b>320 14.466</b>	<b>170 7.685</b>	<b>54 2.441</b>	<b>23 1.039</b>	<b>25 1.130</b>	<b>156 7.052</b>

SOURCE: PRODUCED FROM THE MINISTRY OF REVENUE, DECEMBER 1985 ASSESSMENT TAPE BY THE CITY OF MISSISSAUGA PLANNING DEPARTMENT

CITY OF MISSISSAUGA  
REPORT REF: F097PLNPOPULATION AND HOUSING PROFILE  
PLANNING DISTRICT - 07 NORTH-NORTH DIXIERUN DATE -- 86.NOV.05  
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UNIT TYPE DESCRIPTION	UNITS:		A G E B R E A K D O W N												
	ASSESSED OCCUPIED	POP. P.P.U.	NO. 0-4 P.C.	5-9	10-14	15-19	20-29	30-39	40-49	50-59	60-64	65-69	70+	UNKNOWN	
APARTMENT CONDOMINIUM	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
RENTAL	968 919	1,941 2.112	97 4.997	95 4.894	56 2.885	82 4.224	682 35.136	443 22.823	209 10.767	143 7.367	43 2.215	25 1.287	35 1.803	31 1.597	
OHC	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
SR. CITIZEN	190 189	253 1.338	0 .000	0 .000	0 .000	0 .000	1 .395	0 .000	3 1.185	11 4.347	9 3.557	60 23.715	162 64.031	7 2.766	
ALL UNITS	1,158 1,108	2,194 1.980	97 4.421	95 4.329	56 2.552	82 3.737	683 31.130	443 20.191	212 9.662	154 7.019	52 2.370	85 3.874	197 8.979	38 1.731	
OTHER APTS OVER STORE	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
PLEXES	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
MULTI-USE	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
INSTITUTIONAL	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
ALL UNITS	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
DIST. 07 TOTAL	5,702 5,646	18,123 3.209	1,182 6.522	1,566 8.640	1,494 8.243	1,343 7.410	2,702 14.909	3,854 21.265	2,643 14.583	1,264 6.974	372 2.052	259 1.429	474 2.615	970 5.352	

SOURCE: PRODUCED FROM THE MINISTRY OF REVENUE, DECEMBER 1985 ASSESSMENT TAPE BY THE CITY OF MISSISSAUGA PLANNING DEPARTMENT

CITY OF MISSISSAUGA  
REPORT REF: FG97PLNSCHOOL POPULATION PROFILE  
PLANNING DISTRICT - 07 NORTH-NORTH DIXIERUN DATE - 86.DEC.02  
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UNIT TYPE DESCRIPTION	P E E L B O A R D O F E D U C A T I O N							DUFFERIN - PEEL SEPARATE			SCHOOL BOARD	
	SUPPORT NO. PC.	SCHOOL AGE NO.5-10 PC.	POPULATION 11-13	POPULATION 14-18	SCHOOL YIELD/UNIT K-5	SCHOOL YIELD/UNIT 6-8	SCHOOL YIELD/UNIT 9-13	SUPPORT NO. PC.	SCHOOL AGE NO.4-13	POPULN 14-18	SCHOOL YIELD/UNIT JK-8	SCHOOL YIELD/UNIT 9-13
DETACHED												
FREEHOLD +40 FRONTAGE	3,524 43.334	295 8.371	177 5.022	313 8.881	.140	.084	.149	4,608 56.665	1,073 23.285	533 11.566	.511	.254
FREEHOLD -40 FRONTAGE	2,346 52.577	238 10.144	85 3.623	121 5.157	.181	.064	.092	2,116 47.422	502 23.724	138 6.521	.382	.105
CLUSTER CONDOMINIUM	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
MOBILE DWELLING UNITS	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
ALL UNITS	5,870 46.609	533 9.080	262 4.463	434 7.393	.156	.076	.127	6,724 53.390	1,575 23.423	671 9.979	.462	.196
SEMI-DETACHED												
ALL UNITS	483 43.009	44 9.109	18 3.726	33 6.832	.176	.055	.102	640 56.990	145 22.656	42 6.562	.448	.130
TOWNHOUSE												
FREEHOLD	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	5 99.999	2 40.000	1 20.000	2.000	1.000
CONDOMINIUM	1,644 74.490	64 5.109	39 2.772	99 6.021	.104	.048	.122	563 25.509	99 17.584	52 9.236	.122	.064
RENTAL	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
CHC	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
ALL UNITS	1,644 74.321	64 5.109	39 2.772	99 6.021	.104	.048	.122	568 25.679	101 17.781	53 9.330	.125	.065

SOURCE: PRODUCED FROM THE MINISTRY OF REVENUE, DECEMBER 1985 ASSESSMENT TAPE BY THE CITY OF MISSISSAUGA PLANNING DEPARTMENT



CITY OF MISSISSAUGA REPORT REF: F097PLN		SCHOOL POPULATION PROFILE PLANNING DISTRICT - 07 NORTH-NORTH DIXIE							RUN DATE - 86.DEC.02 PAGE 10			
UNIT TYPE DESCRIPTION	P E E L B O A R D O F E D U C A T I O N							DUFFERIN - PEEL SEPARATE SCHOOL BOARD				
	SUPPORT NO. PC.	SCHOOL AGE NO.5-10 PC.	POPULATION 11-13	POPULATION 14-18	SCHOOL YIELD/UNIT K-5 6-8 9-13			SUPPORT NO. PC.	SCHOOL AGE NO.4-13	POPULN 14-18	SCHOOL JK-8	BOARD YIELD/UNIT 9-13
APARTMENT CONDOMINIUM	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
RENTAL	1,355 69.809	66 4.870	21 1,549	54 3,985	.071	.022	.058	586 30.190	49 8.361	34 5.802	.053	.036
OHC	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
SENIOR CITIZEN	208 82.213	0 .000	0 .000	0 .000	.000	.000	.000	45 17.786	0 .000	0 .000	.000	.000
ALL UNITS	1,563 71.239	66 4.222	21 1,343	54 3,454	.059	.018	.048	631 28.760	49 7.765	34 5.388	.044	.030
OTHER												
APTS. ABOVE STORES	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
PLEXES	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
MULTI-USE	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
INSTITUTIONAL	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
ALL UNITS	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
DIST. 07 TOTAL	9,563 52.750	707 7.604	340 3,556	620 6,465	.126	.046	.109	8,563 47.249	1,870 21.638	800 9.342	.331	.141

SOURCE: PRODUCED FROM THE MINISTRY OF REVENUE, DECEMBER 1985 ASSESSMENT TAPE BY THE CITY OF MISSISSAUGA PLANNING DEPARTMENT



## PORT CREDIT (2300)

### Location

The Port Credit Residential District is located in south-central Mississauga and is comprised of all the lands in the former Town of Port Credit prior to its incorporation into the City of Mississauga in January, 1974. The district is bounded by the Canadian National Railway on the north, the line of Seneca Avenue on the east, Lake Ontario on the south, and a line adjacent to and east of Crozier Court on the west, as shown on Map 1.

### Planning and Development

Port Credit is one of the oldest residential areas in Mississauga having been first surveyed as a village in the nineteenth century. In 1914 Port Credit achieved the official status of Village and in 1961, it was incorporated as the Town of Port Credit. Development in the area was prompted by the location of the St. Lawrence Starch Company and the Texaco oil refinery in Port Credit in 1889 and 1932, respectively.

Since its incorporation into the City of Mississauga in 1974, Port Credit has undergone extensive planning studies with the objective of formulating policies to preserve the unique character of the area and to strengthen community identity. To this end, the Port Credit Secondary Plan was approved by City Council on October 27, 1980 and approved by the Minister of Municipal Affairs in February 1986. The Secondary Plan for Port Credit is scheduled for review. It is anticipated that the Texaco Industrial District that is south of the Canadian National Railway and all of the St. Lawrence Industrial District will be included in the Port Credit Planning District and be developed for residential use.

### Population

Port Credit has an assessed population of 10 347 persons, a modest decline from the 10 514 persons recorded in 1982. Approximately 27% of the population is accommodated in detached dwellings, 12% in townhouses, 49% in apartments, and 12% in other unit types, unchanged from the proportional representation experienced in 1982.

### Housing Distribution

There are 5 011 assessed residential units in Port Credit of which 1 034 or 21% are detached dwellings, 6 or approximately 0.1% are semi-detached dwellings, 384 or 8% are townhouses, 2 983 or 60% are apartments, and 604 or 12% are other unit types.

Port Credit is predominantly characterized by areas of well established, stable detached dwellings. There is a concentration of high density apartment development between Stavebank Road and Hurontario Street while other unit types and some medium and high density apartment buildings are located along Lakeshore Road. The only townhouses in Port Credit are those situated on the western periphery of the district.

A complete distribution of the dwelling units in Port Credit by unit type and tenure is provided on Table 51.

#### Household Size

The average size of a household in Port Credit is 2.10 persons per unit, a small decrease from the 2.14 persons per unit noted in 1982. As shown on Table 51, the average household size for detached and semi-detached dwellings is 2.72 and 1.83 persons per unit, respectively, 3.33 persons per unit for townhouses, 1.73 persons per unit for apartments and 2.10 persons per unit for other unit types. The average household size decreased for detached and apartments and increased for semi-detached and townhouse units.

The occupancy factors for all unit types in Port Credit are lower than the corresponding factors for the City.

#### Age Distribution

The age distribution of the population in Port Credit is shown on Table 51. Compared to the overall age distribution of the City. Port Credit has a lower percentage of children and, with the exception of the 40 to 49 age group, a higher percentage of adults. Of note is the particularly high percentage of adults aged 70 plus.

#### School Population Profile

A complete school population profile for Port Credit is provided on Table 52. Approximately 78% of the residents in the district support the public school system; the remaining 22% the separate school system. Consistent with the age distribution of the district, the school yields from Port Credit are considerably lower than the average school yields for the City.

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UNIT TYPE DESCRIPTION	UNITS:		NO. P.C.	A 0-4	G 5-9	E 10-14	B 15-19	R 20-29	E 30-39	A 40-49	K 50-59	D 60-64	O 65-69	W 70+	N UNKNOWN
	ASSESSED OCCUPIED	POP. P.P.U.													
DETACHED															
FREEHOLD +40	971 963	2,628 2,728		111 4.223	146 5.555	112 4.261	138 5.251	379 14.421	429 16.324	281 10.692	318 12.100	150 5.707	139 5.289	297 11.301	128 4.870
FREEHOLD -40	63 61	155 2,540		9 5.806	6 3.870	8 5.161	4 2.580	17 10.967	34 21.935	9 5.806	11 7.096	9 5.806	15 9.677	17 10.967	16 10.322
CLUSTER CONDOS	0 0	0 .000		0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000
MOBILE UNITS	0 0	0 .000		0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000
ALL UNITS	1,034 1,024	2,783 2,717		120 4.311	152 5.461	120 4.311	142 5.102	396 14.229	463 16.636	290 10.420	329 11.821	159 5.713	154 5.533	314 11.282	144 5.174
SEMI-DETACHED															
ALL UNITS	6 6	11 1.833		1 9.090	0 .000	0 .000	0 .000	4 36.363	1 9.090	0 .000	0 .000	0 .000	2 18.181	2 18.181	1 9.090
TOWNHOUSE															
FREEHOLD	0 0	0 .000		0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000
CONDOMINIUM	384 383	1,275 3,328		81 6.352	149 11.686	123 9.647	89 6.980	191 14.980	295 23.137	160 12.549	75 5.882	17 1.333	12 .941	20 1.568	63 4.941
RENTAL	0 0	0 .000		0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000
OHC	0 0	0 .000		0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000
ALL UNITS	384 383	1,275 3,328		81 6.352	149 11.686	123 9.647	89 6.980	191 14.980	295 23.137	160 12.549	75 5.882	17 1.333	12 .941	20 1.568	63 4.941

SOURCE: PRODUCED FROM THE MINISTRY OF REVENUE, DECEMBER 1985 ASSESSMENT TAPE BY THE CITY OF MISSISSAUGA PLANNING DEPARTMENT



UNIT TYPE DESCRIPTION	UNITS:		A G E B R E A K D O W N												
	ASSESSED OCCUPIED	POP. P.P.U.	NO. D-4 P.C.	5-9	10-14	15-19	20-29	30-39	40-49	50-59	60-64	65-69	70+	UNKNOWN	
APARTMENT CONDOMINIUM	143 142	299 2.105	7 2.341	6 2.006	8 2.675	12 4.013	46 15.384	29 9.698	30 10.033	42 14.046	26 8.695	16 5.351	41 13.712	36 12.040	
RENTAL	2,742 2,704	4,683 1.731	170 3.630	124 2.647	121 2.583	141 3.010	1,362 29.083	885 18.898	465 9.929	418 8.925	203 4.334	202 4.313	527 11.253	65 1.387	
OHC	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
SR. CITIZEN	98 98	100 1.020	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	1 1.000	0 .000	6 6.000	10 10.000	80 80.000	3 3.000	
ALL UNITS	2,983 2,944	5,082 1.726	177 3.482	130 2.558	129 2.538	153 3.010	1,408 27.705	914 17.985	496 9.759	460 9.051	235 4.624	228 4.486	648 12.750	104 2.046	
OTHER APTS OVER STORE	312 287	576 2.006	28 4.861	31 5.381	25 4.340	23 3.993	201 34.895	112 19.444	48 8.333	26 4.513	21 3.645	9 1.562	22 3.819	30 5.208	
PLEXES	287 277	610 2.202	28 4.590	27 4.426	22 3.606	33 5.409	134 21.967	144 23.606	54 8.852	39 6.393	9 1.475	26 4.262	43 7.049	51 8.360	
MULTI-USE	5 5	10 2.000	1 10.000	1 10.000	0 .000	0 .000	0 .000	4 40.000	0 .000	0 .000	3 30.000	1 10.000	0 .000	0 .000	
INSTITUTIONAL	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
ALL UNITS	604 569	1,196 2.101	57 4.765	59 4.933	47 3.929	56 4.682	335 28.010	260 21.739	102 8.528	65 5.434	33 2.759	36 3.010	65 5.434	81 6.772	
DIST. 23 TOTAL	5,011 4,926	10,347 2.100	436 4.213	490 4.735	419 4.049	440 4.252	2,334 22.557	1,933 18.681	1,048 10.128	929 8.978	444 4.291	432 4.175	1,049 10.138	393 3.798	

SOURCE: PRODUCED FROM THE MINISTRY OF REVENUE, DECEMBER 1985 ASSESSMENT TAPE BY THE CITY OF MISSISSAUGA PLANNING DEPARTMENT



TABLE 51 (Cont'd)

SCHOOL POPULATION PROFILE  
PLANNING DISTRICT - 23 PORT CREDITRUN DATE - 86.DEC.02  
PAGE 29PEEL BOARD OF EDUCATION  
SUPPORT SCHOOL AGE POPULATION SCHOOL YIELD/UNIT  
NO. NO.5-10 11-13 14-18 K-5 6-8 9-13  
PC. PC.DUFFERIN - PEEL SEPARATE SCHOOL BOARD  
SUPPORT SCHOOL AGE POPULN SCHOOL YIELD/UNIT  
NO. NO.4-13 14-18 JK-8 9-13  
PC.

DESCRIPTION	SUPPORT NO. PC.	SCHOOL AGE NO.5-10 PC.	POPULATION 11-13	POPULATION 14-18	SCHOOL YIELD/UNIT K-5	SCHOOL YIELD/UNIT 6-8	SCHOOL YIELD/UNIT 9-13	SUPPORT NO. PC.	SCHOOL AGE POPULN NO.4-13	POPULN 14-18	SCHOOL BOARD YIELD/UNIT JK-8	SCHOOL BOARD YIELD/UNIT 9-13
<b>DETACHED</b>												
FREEHOLD +40 FRONTAGE	1,949 74.162	116 5.951	42 2.154	88 4.515	.120	.043	.091	679 25.837	87 12.812	44 6.480	.090	.045
FREEHOLD -40 FRONTAGE	132 85.161	5 3.787	3 2.272	2 1.515	.081	.049	.032	23 14.838	4 17.391	1 4.347	.065	.016
CLUSTER CONDOMINIUM	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
MOBILE DWELLING UNITS	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
ALL UNITS	2,081 74.775	121 5.814	45 2.162	90 4.324	.118	.043	.087	702 25.224	91 12.962	45 6.410	.088	.043
<b>SEMI-DETACHED</b>												
ALL UNITS	6 54.545	0 .000	0 .000	0 .000	.000	.000	.000	5 45.454	0 .000	0 .000	.000	.000
<b>TOWNHOUSE</b>												
FREEHOLD	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
CONDOMINIUM	918 72.000	100 10.897	46 5.010	74 8.061	.261	.120	.193	357 28.000	108 30.252	17 4.761	.281	.044
RENTAL	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
OHC	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
ALL UNITS	918 72.000	100 10.897	46 5.010	74 8.061	.261	.120	.193	357 28.000	108 30.252	17 4.761	.281	.044

SOURCE: PRODUCED FROM THE MINISTRY OF REVENUE, DECEMBER 1985 ASSESSMENT TAPE BY THE CITY OF MISSISSAUGA PLANNING DEPARTMENT

CITY OF MISSISSAUGA  
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UNIT TYPE DESCRIPTION	P E E L B O A R D O F E D U C A T I O N							DUFFERIN - PEEL SEPARATE			SCHOOL BOARD	
	SUPPORT NO. PC.	SCHOOL AGE NO.5-10 PC.	POPULATION 11-13	POPULATION 14-18	SCHOOL YIELD/UNIT K-5 6-8 9-13			SUPPORT NO. PC.	SCHOOL AGE NO.4-13	POPULN 14-18	SCHOOL YIELD/UNIT JK-8 9-13	
APARTMENT CONDOMINIUM	266 88.963	5 1.879	3 1.127	4 1.503	.035	.021	.028	33 11.036	7 21.212	3 9.090	.049	.021
RENTAL	3,769 80.482	103 2.732	59 1.565	95 2.520	.038	.021	.035	914 19.517	93 10.175	20 2.188	.034	.007
OHC	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
SENIOR CITIZEN	87 87.000	0 .000	0 .000	0 .000	.000	.000	.000	13 13.000	0 .000	0 .000	.000	.000
ALL UNITS	4,122 81.109	108 2.620	62 1.504	99 2.401	.036	.021	.033	960 18.890	100 10.416	23 2.395	.033	.007
OTHER												
APTS. ABOVE STORES	475 82.465	29 6.105	12 2.526	18 3.789	.101	.041	.062	101 17.534	13 12.871	2 1.980	.045	.006
PLEXES	441 72.295	13 2.947	7 1.587	20 4.535	.046	.025	.072	169 27.704	27 15.976	9 5.325	.097	.032
MULTI-USE	6 60.000	0 .000	0 .000	0 .000	.000	.000	.000	4 40.000	2 50.000	0 .000	.400	.000
INSTITUTIONAL	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
ALL UNITS	922 77.090	42 4.555	19 2.060	38 4.121	.073	.033	.066	274 22.909	42 15.328	11 4.014	.073	.019
DIST. 23 TOTAL	8,049 77.790	371 4.669	172 2.136	301 3.739	.075	.034	.061	2,298 22.209	341 14.838	96 4.177	.069	.019

SOURCE: PRODUCED FROM THE MINISTRY OF REVENUE, DECEMBER 1995 ASSESSMENT TAPE BY THE CITY OF MISSISSAUGA PLANNING DEPARTMENT

## QUEEN ELIZABETH (1300)

### Location

The Queen Elizabeth Residential District is located in south-central Mississauga. The district is bounded by the Queen Elizabeth Way on the north, Cawthra Road on the east, the Canadian National Railway on the south, and the Credit River on the west, as shown on Map 1.

### Planning and Development

Queen Elizabeth developed throughout the 1950's in the absence of an overall Secondary Plan for the district. Although Queen Elizabeth is entirely developed, the Mississauga Official Plan specifies that a Secondary Plan for the district is required in order to maintain the stability of existing neighbourhoods and to facilitate redevelopment where considered desirable. On March 9, 1981, City Council adopted the Queen Elizabeth Secondary Plan which was approved on April 1, 1982 by the Ministry of Municipal Affairs and Housing.

### Population

Queen Elizabeth has an assessed population of 9 777 persons, a 3% decline from the 1982 population of 10 106 persons. Approximately 90% of the population is accommodated in detached dwellings, 5% in semi-detached dwellings, 4% in townhouses, and 1% in the other unit types.

This distribution is unchanged from 1982.

### Housing Distribution

Residential development within Queen Elizabeth consists almost entirely of detached dwelling units. Of the 3 228 assessed units in the district, 90% or 2 898 units are detached, 4% or 139 units are semi-detached, 5% or 150 units are townhouses, and 1% or 41 units are other unit types.

A complete distribution of the dwelling units in Queen Elizabeth by unit type and tenure is provided on Table 53.

### Household Size

The average size of a household in Queen Elizabeth is 3.05 persons per unit, a reduction from the 1982 level of 3.17 persons per unit. As shown on Table 53, the average household size for detached and semi-detached dwellings is 3.04 and 3.83 persons per unit, respectively, 2.76 persons per unit for townhouses, and 2.43 for other units. The average household size declined between 1980 and 1982 for each unit type in the district, except other units.

### Age Distribution

The age distribution of the population in Queen Elizabeth is shown on Table 53. Compared to the overall age distribution of the City, persons under the age of 15 constitute a smaller percentage of the population in Queen Elizabeth, persons age 15 to 19 a higher percentage, persons age 20 to 39 a lower percentage and persons in the age categories over 40 years a substantially higher percentage.

### School Population Profile

A complete school population profile for Queen Elizabeth is provided on Table 54. Approximately 75% of the population in the district support the public school system, the remaining 25% the separate school system. The public secondary school yield for the district is higher than the corresponding school yield for the City while all other school yields are lower.



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UNIT TYPE DESCRIPTION	UNITS:		A G E B R E A K D O W N												
	ASSESSED OCCUPIED	POP. P.P.U.	NO. 0-4 P.C.	5-9	10-14	15-19	20-29	30-39	40-49	50-59	60-64	65-69	70+	UNKNOWN	
DETACHED															
FREEHOLD +40	2,857 2,840	8,654 3.047	323 3.732	481 5.558	509 5.881	677 7.822	1,286 14.860	1,142 13.196	1,252 14.467	1,073 12.398	516 5.962	419 4.841	604 6.979	372 4.298	
FREEHOLD -40	41 40	97 2.425	2 2.061	0 .000	2 2.061	6 6.185	16 16.494	17 17.525	11 11.340	15 15.463	7 7.216	7 7.216	11 11.340	3 3.092	
CLUSTER CONDOS	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
MOBILE UNITS	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
ALL UNITS	2,898 2,880	8,751 3.038	325 3.713	481 5.496	511 5.839	683 7.804	1,302 14.878	1,159 13.244	1,263 14.432	1,088 12.432	523 5.976	426 4.868	615 7.027	375 4.285	
SEMI-DETACHED															
ALL UNITS	139 137	525 3.832	19 3.619	52 9.904	49 9.333	42 8.000	84 16.000	79 15.047	69 13.142	59 11.238	20 3.809	14 2.666	13 2.476	25 4.761	
TOWNHOUSE															
FREEHOLD	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
CONDOMINIUM	150 149	411 2.758	9 2.189	16 3.892	27 6.569	42 10.218	60 14.598	64 15.571	70 17.031	43 10.462	15 3.649	12 2.919	11 2.676	42 10.218	
RENTAL	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
OHC	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
ALL UNITS	150 149	411 2.758	9 2.189	16 3.892	27 6.569	42 10.218	60 14.598	64 15.571	70 17.031	43 10.462	15 3.649	12 2.919	11 2.676	42 10.218	

SOURCE: PRODUCED FROM THE MINISTRY OF REVENUE, DECEMBER 1985 ASSESSMENT TAPE BY THE CITY OF MISSISSAUGA PLANNING DEPARTMENT

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POPULATION AND HOUSING PROFILE  
PLANNING DISTRICT - 13 QUEEN ELIZABETH

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UNIT TYPE DESCRIPTION	UNITS:		NO. 0-4 P.C.	A 5-9	G 10-14	E 15-19	B 20-29	R 30-39	E 40-49	A 50-59	K 60-64	D 65-69	O 70+	N UNKNOWN
	ASSESSED OCCUPIED	POP. P.P.U.												
APARTMENT														
CONDOMINIUM	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000
RENTAL	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000
OHC	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000
SR. CITIZEN	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000
ALL UNITS	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000
OTHER														
APTS OVER STORE	27 25	60 2.400	3 5.000	1 1.666	1 1.666	3 5.000	22 36.666	2 3.333	10 16.666	10 16.666	2 3.333	2 3.333	3 5.000	1 1.666
PLEXES	14 12	30 2.500	3 10.000	0 .000	2 6.666	6 20.000	8 26.666	2 6.666	2 6.666	1 3.333	2 6.666	1 3.333	1 3.333	2 6.666
MULTI-USE	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000
INSTITUTIONAL	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000
ALL UNITS	41 37	90 2.432	6 6.666	1 1.111	3 3.333	9 10.000	30 33.333	4 4.444	12 13.333	11 12.222	4 4.444	3 3.333	4 4.444	3 3.333
DIST. 13 TOTAL	3,228 3,203	9,777 3.052	359 3.671	550 5.625	590 6.034	776 7.936	1,476 15.096	1,306 13.357	1,414 14.462	1,201 12.283	562 5.748	455 4.653	643 6.576	445 4.551

SOURCE: PRODUCED FROM THE MINISTRY OF REVENUE, DECEMBER 1985 ASSESSMENT TAPE BY THE CITY OF MISSISSAUGA PLANNING DEPARTMENT

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CITY OF MISSISSAUGA  
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SCHOOL POPULATION PROFILE  
PLANNING DISTRICT - 13 QUEEN ELIZABETH

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UNIT TYPE DESCRIPTION	P E E L B O A R D O F E D U C A T I O N							DUFFERIN - PFEL SEPARATE SCHOOL BOARD				
	SUPPORT NO. PC.	SCHOOL NO. 5-11 PC.	AGE 11-13	POPULATION 14-18	SCHOOL YIELD/UNIT K-5 6-8 9-13			SUPPORT NO. PC.	SCHOOL NO. 4-13	AGE 14-18	POPULN JK-5 9-13	SCHOOL YIELD/UNIT
<b>DETACHED</b>												
FREEHOLD +40 FRONTAGE	6,637 76.692	372 5.604	200 3.013	486 7.222	.170	.070	.171	2,017 23.307	317 15.716	169 8.378	.111	.059
FREEHOLD -40 FRONTAGE	66 66.041	0 .000	0 .000	7 4.545	.000	.000	.075	31 31.958	1 3.225	1 3.225	.025	.025
CLUSTER CONDOMINIUM	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
MOBILE DWELLING UNITS	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
ALL UNITS	6,703 76.596	372 5.549	200 2.983	489 7.295	.129	.069	.169	2,048 23.403	318 15.527	170 8.300	.110	.059
<b>SEMI-DETACHED</b>												
ALL UNITS	197 37.523	10 5.076	10 5.076	13 6.592	.072	.072	.094	328 62.476	78 23.780	30 9.146	.569	.218
<b>TOWNHOUSE</b>												
FREEHOLD	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
CONDOMINIUM	366 89.051	17 4.644	13 3.551	37 10.109	.114	.087	.248	45 10.948	5 11.111	3 6.666	.033	.020
RENTAL	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
OHC	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
ALL UNITS	366 89.051	17 4.644	13 3.551	37 10.109	.114	.087	.248	45 10.948	5 11.111	3 6.666	.033	.020

SOURCE: PRODUCED FROM THE MINISTRY OF REVENUE, DECEMBER 1985 ASSESSMENT TAPE BY THE CITY OF MISSISSAUGA PLANNING DEPARTMENT



CITY OF MISSISSAUGA  
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SCHOOL POPULATION PROFILE  
PLANNING DISTRICT - 13 QUEEN ELIZABETH

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UNIT TYPE DESCRIPTION	PEEL BOARD OF EDUCATION			DUFFERIN - PEEL SEPARATE			SCHOOL BOARD	
	SUPPORT NO. PC.	SCHOOL AGE NO.5-13 PC.	POPULATION	SCHOOL YIELD/UNIT	SCHOOL AGE NO.4-13 PC.	POPULN	SCHOOL YIELD/UNIT	JK-8 9-13
APARTMENT CONDOMINIUM	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000
RENTAL	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000
OHC	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000
SENIOR CITIZEN	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000
ALL UNITS	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000
OTHER								
APTS. ABOVE STORES	54 90.000	1 1.951	1 1.851	2 3.703	.040 .040	.080 .080	6 10.000	0 .000
PLEXES	29 96.666	1 3.448	1 3.448	5 17.241	.083 .083	.416 .416	1 7.333	0 .000
MULTI-USE	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000
INSTITUTIONAL	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000
ALL UNITS	83 92.222	2 2.409	2 2.409	7 8.433	.054 .054	.189 .189	7 7.777	0 .000
DIST. 13 TOTAL	7,349 75.166	401 5.456	225 3.061	546 7.429	.125 .125	.070 .070	.170 24.833	203 8.360

SOURCE: PRODUCED FROM THE MINISTRY OF REVENUE, DECEMBER 1985 ASSESSMENT TAPE BY THE CITY OF MISSISSAUGA PLANNING DEPARTMENT



## SOUTH DIXIE (5300)

### Location

The South Dixie Industrial District is located on the eastern periphery of Mississauga. The approximate boundaries of the district are Dundas Street East on the north, Etobicoke Creek (the municipal boundary) on the east, Queensway East on the south, and the rear of lots off Hensall Street on the west, as shown on Map 1.

### Planning and Development

The Mississauga Official Plan identifies South Dixie as an industrial district. The residential area within the district that developed on Coram Crescent in the early 1960's is, however, recognized on Schedule 11, Land Use Long Term Concept of the Official Plan.

### Population

The assessed population of South Dixie is 558 persons of which 49% are accommodated in detached dwellings, 47% in semi-detached dwellings, and 5% in other unit types.

### Housing Distribution

There are 169 assessed residential units in South Dixie of which 81 or 48% are detached dwellings, 68 or 40% are semi-detached dwellings, and 20 or 12% are other unit types. Most of the detached and all of the semi-detached dwellings are located on Coram Crescent. Some detached dwellings and the units identified as other unit types are scattered throughout the industrial area.

A complete distribution of the dwelling units in South Dixie by unit type and tenure is provided on Table 55.

### Household Size

The average size of a household in South Dixie is 3.51 persons per unit.

Age Distribution

The age distribution of the population in South Dixie is shown on Table 55.

School Population Profile

A complete school population profile for South Dixie is provided on Table 56.

CITY OF MISSISSAUGA  
REPORT REF: F097PLN

POPULATION AND HOUSING PROFILE  
PLANNING DISTRICT - 53 SOUTH DIXIE

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UNIT TYPE DESCRIPTION	UNITS: ASSESSED OCCUPIED	POP. P.P.U.	A - G E B R E A K D O W N												
			NO. 0-4 P.C.	5-9	10-14	15-19	20-29	30-39	40-49	50-59	60-64	65-69	70+	UNKNOWN	
<b>DETACHED</b>															
FREEHOLD +40	70 67	228 3.402	9 3.947	8 3.508	14 6.140	17 7.456	53 23.245	26 11.403	23 10.087	27 11.842	19 8.333	12 5.263	16 7.017	4 1.754	
FREEHOLD -40	11 11	43 3.909	1 2.325	3 6.976	1 2.325	4 9.302	14 32.558	3 6.976	6 13.953	9 20.930	1 2.325	0 .000	0 .000	1 2.325	
CLUSTER CONDOS	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
MOBILE UNITS	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
<b>ALL UNITS</b>	81 78	271 3.474	10 3.690	11 4.059	15 5.535	21 7.749	67 24.723	29 10.701	29 10.701	36 13.284	20 7.380	12 4.428	16 5.904	5 1.845	
<b>SEMI-DETACHED</b>															
ALL UNITS	68 68	260 3.823	5 1.923	12 4.615	16 6.153	32 12.307	52 20.000	24 9.230	34 13.076	41 15.769	12 4.615	10 3.846	9 3.461	13 5.000	
<b>TOWNHOUSE</b>															
FREEHOLD	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
CONDOMINIUM	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
RENTAL	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
OHC	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
<b>ALL UNITS</b>	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	

SOURCE: PRODUCED FROM THE MINISTRY OF REVENUE, DECEMBER 1985 ASSESSMENT TAPE BY THE CITY OF MISSISSAUGA PLANNING DEPARTMENT

CITY OF MISSISSAUGA  
REPORT REF: F097PLN

POPULATION AND HOUSING PROFILE  
PLANNING DISTRICT - 53 SOUTH DIXIE

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UNIT TYPE DESCRIPTION	UNITS: ASSESSED OCCUPIED	POP. P.P.U.	A - G - E - B - R - E - A - K - D - O - N - N											
			NO. 0-4 P.C.	5-9	10-14	15-19	20-29	30-39	40-49	50-59	60-64	65-69	70+	UNKNOWN
APARTMENT CONDOMINIUM	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000
RENTAL	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000
OHC	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000
SR. CITIZEN	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000
ALL UNITS	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000
OTHER														
APTS OVER STORE	7 1	3 3.000	0 .000	0 .000	0 .000	0 .000	0 .000	0 33.333	1 .000	0 33.333	1 33.333	0 .000	0 .000	0 .000
PLEXES	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000
MULTI-USE	13 12	24 2.000	1 4.166	0 .000	0 .000	1 4.166	7 29.166	0 .000	6 25.000	6 25.000	0 .000	0 .000	2 8.333	1 4.166
INSTITUTIONAL	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000
ALL UNITS	20 13	27 2.076	1 3.703	0 .000	0 .000	1 3.703	7 25.925	1 3.703	6 22.222	7 25.925	1 3.703	0 .000	2 7.407	1 3.703
DIST. 53 TOTAL	169 159	558 3.509	16 2.867	23 4.121	31 5.555	54 9.677	126 22.580	54 9.677	69 12.365	84 15.053	33 5.913	22 3.942	27 4.838	19 3.405

SOURCE: PRODUCED FROM THE MINISTRY OF REVENUE, DECEMBER 1985 ASSESSMENT TAPE BY THE CITY OF MISSISSAUGA PLANNING DEPARTMENT



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SCHOOL POPULATION PROFILE  
PLANNING DISTRICT - 52 SOUTH DIXIE

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UNIT TYPE DESCRIPTION	P E E L B O A R D O F E D U C A T I O N							DUFFFRIN - PEEL SEPARATE			SCHOOL BOARD	
	SUPPORT NO. PC.	SCHOOL NO.5-10 PC.	AGL 11-13	POPULATION 14-18	SCHOOL K-5	YIELD/UNIT 6-8	UNIT 9-13	SUPPORT NO. PC.	SCHOOL NO.4-13	AGF 14-18	POPULN JK-8	YIELD/UNIT 9-13
<b>DETACHED</b>												
FREEHOLD +40 FRONTAGE	36 37.719	2 2.325	0 .000	3 3.488	.029	.000	.044	142 62.280	18 12.676	15 10.563	.268	.223
FREEHOLD -40 FRONTAGE	19 44.136	0 .000	0 .000	2 10.526	.000	.000	.181	24 55.213	4 16.666	2 8.333	.363	.181
CLUSTER CONDOMINIUM	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
MOBILE DWELLING UNITS	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
ALL UNITS	105 38.745	2 1.904	0 .000	5 4.761	.025	.000	.064	166 61.254	22 13.253	17 10.240	.282	.217
<b>SEMI-DETACHED</b>												
ALL UNITS	92 35.364	7 7.608	2 2.173	8 8.695	.102	.029	.117	168 64.615	19 11.309	19 11.309	.279	.279
<b>TOWNHOUSE</b>												
FREEHOLD	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
CONDOMINIUM	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
RENTAL	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
OHC	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
ALL UNITS	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000

SOURCE: PRODUCED FROM THE MINISTRY OF REVENUE, DECEMBER 1985 ASSESSMENT TAPE BY THE CITY OF MISSISSAUGA PLANNING DEPARTMENT

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UNIT TYPE DESCRIPTION	P E E L B O A R D O F E D U C A T I O N							DUFFERIN - PEEL SEPARATE			SCHOOL BOARD	
	SUPPORT NO. PC.	SCHOOL AGE NO. 5-10 PC.	POPULATION 11-13	POPULATION 14-18	SCHOOL YIELD/UNIT K-5 6-8 9-13			SUPPORT NO. PC.	SCHOOL AGE NO. 4-13	POPULN 14-18	SCHOOL JK-8	BOARD 9-13
APARTMENT CONDOMINIUM	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
RENTAL	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
OHC	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
SENIOR CITIZEN	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
ALL UNITS	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
OTHER												
APTS. ABOVE STORES	3 99.999	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
PLEXES	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
MULTI-USE	22 91.666	0 .000	0 .000	1 4.545	.000	.000	.083	2 8.333	0 .000	0 .000	.000	.000
INSTITUTIONAL	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
ALL UNITS	25 92.592	0 .000	0 .000	1 4.000	.000	.000	.076	2 7.407	0 .000	0 .000	.000	.000
DIST. 53 TOTAL	222 39.784	9 4.054	2 .900	14 6.306	.056	.012	.088	336 60.215	41 12.202	36 10.714	.257	.226

SOURCE: PRODUCED FROM THE MINISTRY OF REVENUE, DECEMBER 1985 ASSESSMENT TAPE BY THE CITY OF MISSISSAUGA PLANNING DEPARTMENT

## STREETSVILLE (2400)

### Location

The Streetsville Residential District is located along the Credit River in the north-west quadrant of Mississauga. The boundaries of the district are shown on Map 1 and while they do not correspond exactly, the district is comprised of the majority of the lands within the former Town of Streetsville prior to its incorporation into the City of Mississauga in January, 1974.

### Planning and Development

Streetsville was founded by surveyor Timothy Street in 1818 thereby making it the first settled village in the Region of Peel. By the middle of the nineteenth century, Streetsville had established itself as a service and market centre for the surrounding agricultural area. The Village of Streetsville was incorporated in 1858.

In 1954, in order to accommodate the growth in Streetsville, occurring as a result of its proximity to a growing Metropolitan Toronto, the Minister of Planning and Development approved an Official Plan for the area. Streetsville achieved Town status in 1962 and a new Official Plan to guide development in the Town during the 1963 to 1972 period was approved by the Ministry of Municipal Affairs in April 1965.

In 1974, the Town of Streetsville was incorporated into the City of Mississauga. The Official Plan of the former Town, as amended, as well as Amendments to the former Town of Mississauga Official Plan continue in effect as the Streetsville Secondary Plan under the provisions of the Mississauga Official Plan. A Secondary Plan which consolidated and reviewed all of the existing planning policies for the district was approved by City Council on July 13, 1983 and by the Ministry of Municipal Affairs on September 3, 1985.

Although Streetsville is an established district, opportunities for development exist principally, in the north-west quadrant of the district.

### Population

The assessed population of Streetsville is 11 129 persons, up slightly from the 9 672 persons recorded in 1982. Approximately 60% of the population is accommodated in detached dwellings, 10% in semi-detached dwellings, 20% in townhouses, 8% in apartments, and 2% in other unit types.



### Housing Distribution

There are 3 775 assessed residential units in Streetsville of which 2 110 or 56% are detached dwellings, 319 or 8% are semi-detached dwellings, 720 or 19% are townhouses, 510 or 14% are apartments, and 116 or 3% are other unit types.

As revealed by the housing mix, the district is predominantly characterized by detached dwellings. The townhouse development is located in the relatively new neighbourhood in the north of the district with the apartment units and other unit types being primarily dispersed throughout the downtown core area of the former Town.

A complete distribution of the dwelling units in Streetsville by unit type and tenure is provided on Table 57.

### Household Size

The average size of a household in Streetsville is 2.98 persons per unit, a slight decline from 3.01 persons per unit in 1982. The average household size for detached and semi-detached dwellings is 3.16 and 3.65 persons per unit, respectively, 3.15 persons per unit for townhouses, 1.68 persons per unit for apartments, and 2.28 persons per unit for other unit types. The average household size for detached, semi-detached and townhouse units declined between 1982 and 1985, while the other unit types increased and for apartments it remained the same.

### Age Distribution

The age distribution of the population in Streetsville is shown on Table 57. Compared to the overall age distribution of the City, Streetsville has a higher percentage of children age 0 to 9, a lower percentage of persons in the 10 to 29 age group, a higher percentage of persons between the ages of 30 to 39 years, lower percentage of persons between the ages of 40 to 49, and a higher percentage of persons age 50 plus.

### School Population Profile

A complete school population profile for Streetsville is provided on Table 58. Approximately 75% of the residents in Streetsville support the public school system; the remaining 25% the separate school system. The public school yields in Streetsville are higher than the corresponding school yields for the City, but lower for the separate school system.



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POPULATION AND HOUSING PROFILE  
PLANNING DISTRICT - 24 STREETSVILLE

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UNIT TYPE DESCRIPTION	UNITS:		A G E B R E A K D O W N												
	ASSESSED OCCUPIED	POP. P.P.U.	NO. 0-4 P.C.	5-9	10-14	15-19	20-29	30-39	40-49	50-59	60-64	65-69	70+	UNKNOWN	
DETACHED FREEHOLD +40	1,808 1,800	5,743 3.190	251 4.370	366 6.372	404 7.034	486 8.462	825 14.365	893 15.549	826 14.382	743 12.937	316 5.502	182 3.169	213 3.708	238 4.144	
FREEHOLD -40	183 183	553 3.021	49 8.860	55 9.945	42 7.594	22 3.978	100 18.083	158 28.571	45 8.137	20 3.616	3 .542	6 1.084	5 .904	48 8.679	
CLUSTER CONDOS	119 119	338 2.840	21 6.213	30 8.875	34 10.059	18 5.325	40 11.834	96 28.402	44 13.017	18 5.325	5 1.479	4 1.183	7 2.071	21 6.213	
MOBILE UNITS	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
ALL UNITS	2,110 2,102	6,634 3.156	321 4.838	451 6.798	480 7.235	526 7.928	965 14.546	1,147 17.289	915 13.792	781 11.772	324 4.883	192 2.894	225 3.391	307 4.627	
SEMI-DETACHED ALL UNITS	319 319	1,164 3.648	72 6.185	117 10.051	126 10.824	109 9.364	148 12.714	239 20.532	171 14.690	69 5.927	25 2.147	8 .687	22 1.890	58 4.982	
TOWNHOUSE FREEHOLD	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
CONDOMINIUM	720 716	2,258 3.153	228 10.097	249 11.027	217 9.610	152 6.731	360 15.943	530 23.472	240 10.628	80 3.542	25 1.107	12 .531	18 .797	147 6.510	
RENTAL	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
OHC	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
ALL UNITS	720 716	2,258 3.153	228 10.097	249 11.027	217 9.610	152 6.731	360 15.943	530 23.472	240 10.628	80 3.542	25 1.107	12 .531	18 .797	147 6.510	

SOURCE: PRODUCED FROM THE MINISTRY OF REVENUE, DECEMBER 1985 ASSESSMENT TAPE BY THE CITY OF MISSISSAUGA PLANNING DEPARTMENT

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POPULATION AND HOUSING PROFILE  
PLANNING DISTRICT - 24 STREETSVILLE

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UNIT TYPE DESCRIPTION	UNITS:		A G E B R E A K D O W N												
	ASSESSED OCCUPIED	POP. P.P.U.	NO. 0-4 P.C.	5-9	10-14	15-19	20-29	30-39	40-49	50-59	60-64	65-69	70+	UNKNOWN	
APARTMENT CONDOMINIUM	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
RENTAL	428 425	759 1.785	41 5.401	20 2.635	22 2.898	30 3.952	244 32.147	140 18.445	59 7.773	73 9.617	22 2.898	32 4.216	76 10.013	0 .000	
OHC	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
SR. CITIZEN	82 80	91 1.137	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	2 2.197	1 1.098	5 5.494	13 14.285	70 76.923	0 .000	
ALL UNITS	510 505	850 1.683	41 4.823	20 2.352	22 2.588	30 3.529	244 28.705	140 16.470	61 7.176	74 8.705	27 3.176	45 5.294	146 17.176	0 .000	
OTHER APTS OVER STORE	77 64	132 2.062	8 6.060	10 7.575	5 3.787	3 2.272	29 21.969	28 21.212	7 5.303	12 9.090	6 4.545	5 3.787	8 6.060	11 8.333	
PLEXES	23 21	48 2.285	2 4.166	3 6.250	5 10.416	1 2.083	18 37.500	13 27.083	1 2.083	1 2.083	0 .000	1 2.083	3 6.250	0 .000	
MULTI-USE	15 12	40 3.333	2 5.000	2 5.000	2 5.000	5 12.500	8 20.000	8 20.000	2 5.000	4 10.000	4 10.000	1 2.500	1 2.500	1 2.500	
INSTITUTIONAL	1 1	3 3.000	0 .000	0 .000	0 .000	0 .000	0 .000	1 33.333	0 .000	1 33.333	1 33.333	0 .000	0 .000	0 .000	
ALL UNITS	116 98	223 2.275	12 5.381	15 6.726	12 5.381	9 4.035	55 24.663	50 22.421	10 4.484	18 8.071	11 4.932	7 3.139	12 5.381	12 5.381	
DIST. 24 TOTAL	3,775 3,740	11,129 2.975	674 6.056	852 7.655	857 7.700	826 7.422	1,772 15.922	2,106 18.923	1,397 12.552	1,022 9.183	412 3.702	264 2.372	423 3.800	524 4.708	

SOURCE: PRODUCED FROM THE MINISTRY OF REVENUE, DECEMBER 1985 ASSESSMENT TAPE BY THE CITY OF MISSISSAUGA PLANNING DEPARTMENT

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CITY OF MISSISSAUGA  
REPORT REF: F097PLNSCHOOL POPULATION PROFILE  
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UNIT TYPE DESCRIPTION	P E E L B O A R D O F E D U C A T I O N							DUFFERIN - PEEL SEPARATE			SCHOOL BOARD	
	SUPPORT NO. PC.	SCHOOL NO.5-10 PC.	AGE 11-12	POPULATION 14-18	SCHOOL YIELD/UNIT K-5 6-8 9-13			SUPPORT NO. PC.	SCHOOL NO.4-13	AGE 14-18	POPULN	SCHOOL JK-8
<b>DETACHED</b>												
FREEHOLD +40 FRONTAGE	4,287 74.647	277 6.461	150 3.499	340 7.930	.153	.083	.188	1,456 25.352	269 18.475	129 8.859	.149	.071
FREEHOLD -40 FRONTAGE	376 67.992	40 10.639	13 3.457	14 3.723	.218	.071	.076	177 32.007	37 20.903	13 7.344	.202	.071
CLUSTER CONDOMINIUM	264 78.106	25 9.469	14 5.303	12 4.545	.210	.117	.100	74 21.893	19 25.675	8 10.810	.159	.067
MOBILE DWELLING UNITS	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
ALL UNITS	4,927 74.269	342 6.941	177 3.592	366 7.429	.162	.084	.174	1,707 25.731	325 19.039	150 8.787	.154	.071
<b>SEMI-DETACHED</b>												
ALL UNITS	747 64.175	79 10.441	52 6.961	73 9.772	.244	.163	.228	417 35.824	98 23.501	40 9.592	.307	.125
<b>TOWNHOUSE</b>												
FREEHOLD	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
CONDOMINIUM	1,793 79.406	223 12.437	100 5.577	124 6.915	.311	.139	.173	465 20.593	124 26.666	37 7.956	.173	.051
RENTAL	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
OHC	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
ALL UNITS	1,793 79.406	223 12.437	100 5.577	124 6.915	.311	.139	.173	465 20.593	124 26.666	37 7.956	.173	.051

SOURCE: PRODUCED FROM THE MINISTRY OF REVENUE, DECEMBER 1985 ASSESSMENT TAPE BY THE CITY OF MISSISSAUGA PLANNING DEPARTMENT



CITY OF MISSISSAUGA  
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UNIT TYPE DESCRIPTION	P E E L B O A R D O F E D U C A T I O N							DUFFERIN - PEEL SEPARATE			SCHOOL BOARD	
	SUPPORT NO. PC.	SCHOOL AGE NO.5-10 PC.	POPULATION 11-13	POPULATION 14-18	SCHOOL YIELD/UNIT K-5 6-8 9-13			SUPPORT NO. PC.	SCHOOL AGE NO.4-13	POPULN 14-18	SCHOOL JK-8	BOARD YIELD/UNIT 9-13
APARTMENT CONDOMINIUM	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
RENTAL	604 79.573	20 3.311	9 1.490	20 3.311	.047	.021	.047	155 20.421	12 7.741	6 3.870	.028	.014
OHC	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
SENIOR CITIZEN	77 84.615	0 .000	0 .000	0 .000	.000	.000	.000	14 15.384	0 .000	0 .000	.000	.000
ALL UNITS	681 80.117	20 2.936	9 1.721	20 2.936	.039	.017	.039	169 19.882	12 7.100	6 3.550	.023	.011
OTHER												
APTS. ABOVE STORES	109 81.818	7 6.481	0 .000	2 1.851	.109	.000	.031	24 18.181	8 33.333	1 4.166	.125	.015
PLEXES	43 69.583	6 13.953	2 4.651	0 .000	.285	.095	.000	5 10.416	0 .000	0 .000	.000	.000
MULTI-USE	27 67.500	1 3.703	0 .000	2 7.407	.083	.000	.166	13 32.500	3 23.076	1 7.692	.250	.083
INSTITUTIONAL	3 99.999	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
ALL UNITS	181 81.165	14 7.734	2 1.104	4 2.209	.142	.020	.040	42 18.834	11 26.190	2 4.761	.112	.020
DIST. 24 TOTAL	9,729 74.840	677 9.128	340 4.082	587 7.047	.181	.090	.156	2,800 25.159	570 20.357	235 8.392	.152	.062

SOURCE: PRODUCED FROM THE MINISTRY OF REVENUE, DECEMBER 1985 ASSESSMENT TAPE BY THE CITY OF MISSISSAUGA PLANNING DEPARTMENT



## WEST COOKSVILLE (1000)

### Location

The West Cooksville Residential District is located in south-central Mississauga. The district is bounded by Dundas Street West on the north, Mary Fix Creek on the east, the Queen Elizabeth Way on the south, and the Credit River on the west, as shown on Map 1.

### Planning and Development

Although West Cooksville developed without an approved Secondary Plan, development in the district proceeded throughout the 1970's within the context of the West Cooksville Community Study; a planning study for the area which was completed in 1967 but never adopted by Council.

The Mississauga Official Plan identifies West Cooksville as a rapidly growing area requiring a Secondary Plan in order to determine the most appropriate uses for the remaining lands adjacent to Dundas Street West and to ensure the preservation of the distinct older neighbourhoods in the district, including Erindale Village, the Glen Sharon area, and the area south of Queensway West. On October 26, 1981, City Council adopted the West Cooksville Secondary Plan as part of the Mississauga Official Plan. This plan was approved on March 8, 1983 by the Minister of Municipal Affairs and Housing.

### Population

West Cooksville has an assessed population of 13 190 persons, which represents an increase of 7% over the 1982 level of 12 303 persons. Approximately 67% of the population reside in detached dwellings, 25% in semi-detached dwellings, 6% in townhouses, and 1% in apartments.

### Housing Distribution

West Cooksville is a district characterized primarily by detached and semi-detached dwellings with some townhouse development scattered along Dundas Street West. There is a total of 3 659 assessed units in the district of which 2 378 or 65% are detached dwellings, 862 or 24% are semi-detached dwellings, 273 or 7% are townhouses, 143 or 4% are apartments, and 3 are other unit types. There was a net addition of 440 units in the district between 1982 and 1985.

A complete distribution of dwelling units in West Cooksville by unit type and tenure is provided on Table 59.

### Household Size

The average size of a household in West Cooksville is 3.73 persons per unit, slightly lower than the 3.86 persons per unit experienced in 1982. As shown on Table 59, the average household size for detached and semi-detached dwellings is 3.75 and 3.96 persons per unit, respectively, 3.13 persons per unit for townhouses and 2.37 for apartments. The average household size for both detached and semi-detached unit types decreased between 1982 and 1985 and increased for townhouse units. There were no apartment units in 1982.

### Age Distribution

The age distribution of the population in West Cooksville is shown on Table 59. Compared to the age distribution of the City, pre-school children constitute a lower proportion of the population in West Cooksville, school age children constitute a larger percentage of the population; persons in the 20 to 39 years age category a lower percentage; persons in the 40 to 59 years age categories a higher percentage; and persons over the age of 60 a lower percentage.

### School Population Profile

A complete school population profile for West Cooksville is provided on Table 60. Approximately 54% of the population in West Cooksville supports the public school system; the remaining 46% the separate school system. The school yields for West Cooksville are considerably higher than the average school yields for the City.

CITY OF MISSISSAUGA  
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PLANNING DISTRICT - 10 WEST COOKSVILLERUN DATE - 86.NOV.05  
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UNIT TYPE DESCRIPTION	UNITS: ASSESSED OCCUPIED	POP. P.P.U.	A G E B R E A K D O W N												
			NO. 0-4 P.C.	5-9	10-14	15-19	20-29	30-39	40-49	50-59	60-64	65-69	70+	UNKNOWN	
DETACHED FREEHOLD +40	2,325 2,318	8,724 3.763	320 3.668	631 7.232	883 10.121	942 10.797	1,179 13.514	1,142 13.090	1,632 18.707	1,014 11.623	282 3.232	141 1.616	266 3.049	292 3.347	
FREEHOLD -40	53 53	175 3.301	9 5.142	24 13.714	14 8.000	12 6.857	17 9.714	40 22.857	21 12.000	8 4.571	3 1.714	2 1.142	1 .571	24 13.714	
CLUSTER CONDOS	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
MOBILE UNITS	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
ALL UNITS	2,378 2,371	8,899 3.753	329 3.697	655 7.360	897 10.079	954 10.720	1,196 13.439	1,182 13.282	1,653 18.575	1,022 11.484	285 3.202	143 1.606	267 3.000	316 3.550	
SEMI-DETACHED ALL UNITS	862 847	3,355 3.961	184 5.484	342 10.193	404 12.041	321 9.567	425 12.667	710 21.162	497 14.813	219 6.527	66 1.967	28 .834	67 1.997	92 2.742	
TOWNHOUSE FREEHOLD	63 63	145 2.301	3 2.068	3 2.068	6 4.137	8 5.517	22 15.172	13 8.965	23 15.862	27 18.620	8 5.517	3 2.068	3 2.068	26 17.931	
CONDOMINIUM	123 87	292 3.356	14 4.794	29 9.931	25 8.561	37 12.671	38 13.013	48 16.438	52 17.808	20 6.849	2 .684	2 .684	0 .000	25 8.561	
RENTAL	87 86	301 3.500	37 12.292	47 15.614	33 10.963	24 7.973	33 10.963	54 17.940	20 6.644	9 2.990	4 1.328	0 .000	2 .664	38 12.624	
OHC	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
ALL UNITS	273 236	738 3.127	54 7.317	79 10.704	64 8.672	69 9.349	93 12.601	115 15.582	95 12.872	56 7.588	14 1.897	5 .677	5 .677	89 12.059	

SOURCE: PRODUCED FROM THE MINISTRY OF REVENUE, DECEMBER 1985 ASSESSMENT TAPE BY THE CITY OF MISSISSAUGA PLANNING DEPARTMENT



CITY OF MISSISSAUGA  
REPORT REF: F097PLN

POPULATION AND HOUSING PROFILE  
PLANNING DISTRICT - 10 WEST COOKSVILLE

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UNIT TYPE DESCRIPTION	UNITS:		AGE GROUPS												
	ASSESSED OCCUPIED	POP. P.P.U.	NO. 0-4 P.C.	A 5-9	G 10-14	E 15-19	B 20-29	R 30-39	E 40-49	A 50-59	K 60-64	D 65-69	O 70+	N UNKNOWN	
APARTMENT CONDOMINIUM	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
RENTAL	143 81	192 2.370	7 3.645	6 3.125	11 5.729	16 8.333	40 20.833	49 25.520	20 10.416	13 6.770	3 1.562	1 .520	1 .520	25 13.020	
OHC	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
SR. CITIZEN	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
ALL UNITS	143 81	192 2.370	7 3.645	6 3.125	11 5.729	16 8.333	40 20.833	49 25.520	20 10.416	13 6.770	3 1.562	1 .520	1 .520	25 13.020	
OTHER															
APTS OVER STORE	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
PLEXES	2 2	3 1.500	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	2 66.666	1 33.333	0 .000	
MULTI-USE	1 1	3 3.000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	2 66.666	1 33.333	0 .000	0 .000	0 .000	
INSTITUTIONAL	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
ALL UNITS	3 3	6 2.000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	2 33.333	1 16.666	2 33.333	1 16.666	0 .000	
DIST. 10 TOTAL	3,659 3,538	13,190 3,728	574 4.351	1,082 8.203	1,376 10.432	1,360 10.310	1,754 13.297	2,056 15.587	2,265 17.172	1,312 9.946	369 2.797	179 1.357	341 2.585	522 3.957	

SOURCE: PRODUCED FROM THE MINISTRY OF REVENUE, DECEMBER 1985 ASSESSMENT TAPE BY THE CITY OF MISSISSAUGA PLANNING DEPARTMENT



MINUTES IN CHARGE

UNIT TYPE DESCRIPTION	F F E L B O A R D O F E D U C A T I O N							DUFFERIN - PEEL SEPARATE			SCHOOL BOARD	
	SUPPORT NO. PC.	SCHOOL AGE NO. 5-10 PC.	POPULATION 11-17	POPULATION 14-19	SCHOOL YIELD/UNIT K-5	SCHOOL YIELD/UNIT 6-8	SCHOOL YIELD/UNIT 9-13	SUPPORT NO.	SCHOOL AGE NO. 4-13	POPULN 14-18	SCHOOL JK-8	BOARD YIELD/UNIT 9-13
<b>DETACHED</b>												
FREEHOLD +40 FRONTAGE	4,213 56.215	767 7,469	253 5,149	497 10,116	.158	.109	.214	3,811 43.684	750 19.679	445 11.676	.323	.191
FREEHOLD -40 FRONTAGE	93 52.142	0 5,602	4 4,301	3 3,225	.150	.075	.056	82 46.857	27 22.926	7 8,536	.509	.132
CLUSTER CONDOMINIUM	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
MOBILE DWELLING UNITS	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
ALL UNITS	5,006 56.253	375 7,491	257 5,133	500 9,988	.158	.108	.210	3,893 43.746	777 19.958	452 11,610	.327	.190
<b>SEMI-DETACHED</b>												
ALL UNITS	1,433 42.712	134 9,351	98 6,838	120 8,374	.158	.115	.141	1,922 57.267	483 25.130	210 10,926	.570	.247
<b>TOWNHOUSE</b>												
FREEHOLD	120 62.758	1 .933	3 2,500	7 5,833	.015	.047	.111	25 17,241	3 12,000	1 4,000	.047	.015
CONDOMINIUM	200 68.493	24 12,000	5 3,000	25 12,500	.275	.068	.287	92 31,506	15 16,304	15 16,304	.172	.172
RENTAL	204 67.774	31 15,196	15 7,352	17 8,333	.360	.174	.197	97 32,225	32 32,989	8 8,247	.372	.093
OHC	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
ALL UNITS	524 71.002	56 10,687	24 4,580	49 9,351	.237	.101	.207	214 28,997	50 23,364	24 11,214	.211	.101

SOURCE: PRODUCED FROM THE MINISTRY OF REVENUE, DECEMBER 1985 ASSESSMENT TAPE BY THE CITY OF MISSISSAUGA PLANNING DEPARTMENT

CITY OF MISSISSAUGA  
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SCHOOL POPULATION PROFILE  
PLANNING DISTRICT - 10 WEST COOKSVILLE

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UNIT TYPE DESCRIPTION	P E E L B O A R D O F E D U C A T I O N							DUFFERIN - PEEL SEPARATE			SCHOOL BOARD	
	SUPPORT NO. PC.	SCHOOL AGE NO.5-10 PC.	POPULATION 11-13 14-18		SCHOOL YIELD/UNIT K-5 6-8 9-13			SUPPORT NO. PC.	SCHOOL AGE NO.4-13	POPULN 14-18	SCHOOL JK-8	BOARD YIELD/UNIT 9-13
APARTMENT CONDOMINIUM	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
RENTAL	166 86.458	5 3.012	7 4.216	14 8.433	.061	.086	.172	26 13.541	2 7.692	2 7.692	.024	.024
OHC	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
SENIOR CITIZEN	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
ALL UNITS	166 86.458	5 3.012	7 4.216	14 8.433	.061	.086	.172	26 13.541	2 7.692	2 7.692	.024	.024
OTHER												
APTS. ABOVE STORES	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
PLEXES	3 99.999	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
MULTI-USE	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	3 99.999	0 .000	0 .000	.000	.000
INSTITUTIONAL	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
ALL UNITS	3 50.000	0 .000	0 .000	0 .000	.000	.000	.000	3 50.000	0 .000	0 .000	.000	.000
DIST. 10 TOTAL	7,132 54.071	570 7.992	386 5.412	683 9.576	.161	.109	.193	6,058 45.928	1,312 21.657	688 11.356	.370	.194

SOURCE: PRODUCED FROM THE MINISTRY OF REVENUE, DECEMBER 1985 ASSESSMENT TAPE BY THE CITY OF MISSISSAUGA PLANNING DEPARTMENT

Location

The West Erindale Residential District is located in south-west Mississauga. The district is bounded by Dundas Street West on the north, the Credit River on the east, the Queen Elizabeth Way on the south, and Winston Churchill Boulevard on the west, as shown on Map 1.

Planning and Development

West Erindale is an established residential area. An overall development plan for the area was approved by the Ministry of Municipal Affairs in 1963 and by the late 1960's the district had almost been entirely subdivided. In recent years, development within the district has constituted infilling or redevelopment. A new Secondary Plan which consolidates all existing policies and provides revised planning policies for the district received Council approval on November 23, 1981 and was approved by the Ministry of Municipal Affairs and Housing on February 4, 1983.

Population

West Erindale has an assessed population of 14 765 persons which represents only a slight decrease in population from the 1982 total of 14 800. Approximately 61% of the population is accommodated in detached dwellings, 10% in semi-detached dwellings, 4% in townhouses, 24% in apartments, and 1% in other unit types. This distribution is unchanged from the 1982 distribution.

Housing Distribution

West Erindale is predominantly characterized by detached dwellings on large residential lots with some townhouse development on Woodchester Drive and Homelands Drive, and a concentration of apartment development on Roche Court, east of Erin Mills Parkway, and along Sheridan Park Drive, west of Erin Mills Parkway. There is a total of 4 643 assessed units in the district which represents an increase of 100 units from the 1982 total. Of these, 2 521 units or 54% are detached units, 387 or 8% are semi-detached, 224 or 5% are townhouse; 1 505 or 32% are apartment and 6 are other unit types.

A complete distribution of dwelling units in West Erindale by unit type and tenure is provided on Table 61.



### Household Size

The average size of a household in West Erindale is 3.20 persons per unit, down from the 3.31 persons per unit reported in 1982. As shown on Table 61, the average household size for detached and semi-detached dwellings is 3.56 and 3.68 persons per unit respectively, 2.94 persons per unit for townhouses, and 2.38 persons per unit for apartments. The person per unit factors for all unit types declined between 1982 and 1985. The person per unit factor for the other unit types is not representative due to the effect of Erin Mills Lodge, a senior citizen complex, on the calculation.

### Age Distribution

The age distribution of the population in West Erindale is shown on Table 61. Compared to the overall age distribution of the City, persons between the ages of 10 to 19 and 40 to 64 constitute a higher percentage of the population in the district and all other age groups a smaller percentage.

### School Population Profile

A complete school population profile for West Erindale is provided on Table 62. Approximately 75% of the residents in the district support the public school system; the remaining 25% the separate school system. The school yields for public schools are higher in West Erindale than the overall City average; whereas, the school yields for the separate school system are lower.



UNIT TYPE DESCRIPTION	UNITS:		NO. P.C.	A 0-4	G 5-9	E 10-14	B 15-19	R 20-29	E 30-39	A 40-49	K 50-59	D 60-64	O 65-69	W 70+	N UNKNOWN
	ASSESSED OCCUPIED	POP. P.P.U.													
<b>DETACHED</b>															
FREEHOLD +40	2,515 2,512	8,953 3.564	262 2.926	531 5.930	802 8.957	1,020 11.392	1,365 15.246	868 9.695	1,698 18.965	1,322 14.766	329 3.674	159 1.775	194 2.166	403 4.501	
FREEHOLD -40	6 6	17 2.833	0 .000	1 5.882	3 17.647	2 11.764	0 .000	5 29.411	3 17.647	0 .000	0 .000	0 .000	0 .000	3 17.647	
CLUSTER CONDOS	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
MOBILE UNITS	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
<b>ALL UNITS</b>	<b>2,521 2,518</b>	<b>8,970 3.562</b>	<b>262 2.920</b>	<b>532 5.930</b>	<b>805 8.974</b>	<b>1,022 11.393</b>	<b>1,365 15.217</b>	<b>873 9.732</b>	<b>1,701 18.963</b>	<b>1,322 14.738</b>	<b>329 3.667</b>	<b>159 1.772</b>	<b>194 2.162</b>	<b>406 4.526</b>	
<b>SEMI-DETACHED</b>															
ALL UNITS	387 387	1,425 3.682	68 4.771	134 9.403	156 10.947	156 10.947	177 12.421	227 15.929	276 19.368	124 8.701	32 2.245	19 1.333	27 1.894	29 2.035	
<b>TOWNHOUSE</b>															
FREEHOLD	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
CONDOMINIUM	152 151	457 3.026	28 6.126	34 7.439	28 6.126	44 9.628	99 21.663	67 14.660	64 14.004	41 8.971	14 3.063	5 1.094	5 1.094	28 6.126	
RENTAL	72 70	192 2.742	11 5.729	20 10.416	10 5.208	8 4.166	47 24.479	45 23.437	25 13.020	12 6.250	6 3.125	4 2.083	3 1.562	1 .520	
OHC	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
<b>ALL UNITS</b>	<b>224 221</b>	<b>649 2.936</b>	<b>39 6.009</b>	<b>54 8.320</b>	<b>38 5.855</b>	<b>52 8.012</b>	<b>146 22.496</b>	<b>112 17.257</b>	<b>89 13.713</b>	<b>53 8.166</b>	<b>20 3.081</b>	<b>9 1.386</b>	<b>8 1.232</b>	<b>29 4.468</b>	

SOURCE: PRODUCED FROM THE MINISTRY OF REVENUE, DECEMBER 1985 ASSESSMENT TAPE BY THE CITY OF MISSISSAUGA PLANNING DEPARTMENT

UNIT TYPE DESCRIPTION	UNITS:		A G E B R E A K D O W N											
	ASSESSED OCCUPIED	POP. P.P.U.	NO. 0-4 P.C.	0-4	5-9	10-14	15-19	20-29	30-39	40-49	50-59	60-64	65-69	70+
APARTMENT CONDOMINIUM	474 467	1,278 2,736	85 6.651	119 9.311	87 6.807	85 6.651	306 23.943	221 17.292	113 8.841	49 3.834	25 1.956	17 1.330	25 1.956	146 11.424
RENTAL	1,031 1,019	2,263 2,220	173 7.644	182 8.042	162 7.158	129 5.700	560 24.745	423 18.692	208 9.191	128 5.656	72 3.181	64 2.828	150 6.628	12 .530
OHC	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000
SR. CITIZEN	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000
ALL UNITS	1,505 1,486	3,541 2,382	258 7.286	301 8.500	249 7.031	214 6.043	866 24.456	644 18.186	321 9.065	177 4.998	97 2.739	81 2.287	175 4.942	158 4.462
OTHER APTS OVER STORE	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000
PLEXES	1 1	2 2.000	0 .000	0 .000	0 .000	1 50.000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	1 50.000
MULTI-USE	3 3	19 6.333	0 .000	0 .000	1 5.263	2 10.526	3 15.789	2 10.526	6 31.578	3 15.789	0 .000	0 .000	1 5.263	1 5.263
INSTITUTIONAL	2 2	159 79.500	2 1.257	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	1 .628	0 .000	100 62.893	56 35.220
ALL UNITS	6 6	180 30.000	2 1.111	0 .000	1 .555	3 1.666	3 1.666	2 1.111	6 3.333	3 1.666	1 .555	0 .000	101 56.111	58 32.222
DIST. 04 TOTAL	4,643 4,618	14,765 3,197	629 4.260	1,021 6.915	1,249 8.459	1,447 9.800	2,557 17.317	1,858 12.583	2,393 16.207	1,679 11.371	479 3.244	268 1.815	505 3.420	680 4.605

SOURCE: PRODUCED FROM THE MINISTRY OF REVENUE, DECEMBER 1985 ASSESSMENT TAPE BY THE CITY OF MISSISSAUGA PLANNING DEPARTMENT

CITY OF MISSISSAUGA  
REPORT REF: F097PLNSCHOOL POPULATION PROFILE  
PLANNING DISTRICT - 04 WEST ERINDALERUN DATE - 86.DEC.02  
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UNIT TYPE DESCRIPTION	P E E L B O A R D O F E D U C A T I O N							DUFFERIN - PEEL SEPARATE			SCHOOL BOARD	
	SUPPORT NO. PC.	SCHOOL NO.5-10 PC.	AGE 11-13	POPULATION 14-18	SCHOOL K-5	YIELD/UNIT 6-8	POPULATION 9-13	SUPPORT NO. PC.	SCHOOL NO.4-13	AGE 14-18	SCHOOL JK-8	BOARD YIELD/UNIT 9-13
DETACHED												
FREEHOLD +40 FRONTAGE	6,664 74.433	439 6.587	322 4.831	720 10.804	.174	.128	.286	2,280 25.566	411 17.955	282 12.319	.163	.112
FREEHOLD -40 FRONTAGE	13 76.470	1 7.692	1 7.692	2 15.384	.166	.166	.333	4 23.529	2 50.000	0 .000	.333	.000
CLUSTER CONDOMINIUM	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
MOBILE DWELLING UNITS	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
ALL UNITS	6,677 74.437	440 6.589	323 4.837	722 10.813	.174	.128	.286	2,293 25.562	413 18.011	282 12.298	.164	.111
SEMI-DETACHED												
ALL UNITS	1,078 75.649	115 10.667	58 5.380	128 11.873	.297	.149	.330	347 24.350	80 23.054	37 10.662	.206	.095
TOWNHOUSE												
FREEHOLD	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
CONDOMINIUM	731 72.428	24 7.250	8 2.416	25 7.552	.153	.052	.165	126 27.571	23 18.253	14 11.111	.152	.092
RENTAL	142 76.041	16 10.958	2 1.369	6 4.109	.228	.028	.085	46 23.958	11 23.913	1 2.173	.157	.014
OHC	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
ALL UNITS	477 73.497	40 8.385	10 2.096	31 6.499	.180	.045	.140	172 26.502	34 19.767	15 8.720	.153	.067

SOURCE: PRODUCED FROM THE MINISTRY OF REVENUE, DECEMBER 1985 ASSESSMENT TAPE BY THE CITY OF MISSISSAUGA PLANNING DEPARTMENT



CITY OF MISSISSAUGA  
REPORT REF: F097PLN

SCHOOL POPULATION PROFILE  
PLANNING DISTRICT - 04 WEST ERINDALE

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UNIT TYPE DESCRIPTION	P E E L B O A R D O F E D U C A T I O N							DUFFERIN - PEEL SEPARATE SCHOOL BOARD				
	SUPPORT NO. PC.	SCHOOL AGE NO.5-10 PC.	POPULATION 11-13	POPULATION 14-18	SCHOOL YIELD/UNIT K-5	SCHOOL YIELD/UNIT 6-8	SCHOOL YIELD/UNIT 9-13	SUPPORT NO. PC.	SCHOOL AGE NO.4-13	POPULN 14-18	SCHOOL YIELD/UNIT JK-8	SCHOOL YIELD/UNIT 9-13
APARTMENT CONDOMINIUM	983 76.917	29 9.053	27 2.746	69 7.019	.190	.057	.147	295 23.082	81 27.457	16 5.423	.173	.034
RENTAL	1,809 79.938	100 8.844	76 4.201	112 6.191	.157	.074	.109	454 20.061	91 20.044	24 5.286	.089	.023
OHC	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
SENIOR CITIZEN	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
ALL UNITS	2,792 78.847	249 8.918	103 3.689	181 6.482	.167	.069	.121	749 21.152	172 22.963	40 5.340	.115	.026
OTHER												
APTS. ABOVE STORES	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
PLEXES	2 99.999	0 .000	0 .000	1 50.000	.000	.000	1.000	0 .000	0 .000	0 .000	.000	.000
MULTI-USE	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	19 99.999	0 .000	2 10.526	.000	.666
INSTITUTIONAL	99 62.264	0 .000	0 .000	0 .000	.000	.000	.000	60 37.735	0 .000	0 .000	.000	.000
ALL UNITS	101 56.111	0 .000	0 .000	1 .990	.000	.000	.100	79 43.888	0 .000	2 2.531	.000	.333
DIST. TOTAL	11,125 75.347	844 7.806	494 4.440	1,063 9.555	.132	.106	.230	3,640 24.652	699 19.203	376 10.329	.151	.081

SOURCE: PRODUCED FROM THE MINISTRY OF REVENUE, DECEMBER 1985 ASSESSMENT TAPE BY THE CITY OF MISSISSAUGA PLANNING DEPARTMENT



## WINSTON CHURCHILL (3100)

### Location

The Winston Churchill Residential District is located on the western periphery of Mississauga. The district is bounded by Britannia Road West on the north, Winston Churchill Boulevard on the east, Eglinton Avenue West on the south, and Ninth Line (the municipal boundary) on the west, as shown on Map 1.

### Planning and Development

The Mississauga Official Plan identifies Winston Churchill as an undeveloped district requiring a Secondary Plan. On January 26, 1987 City Council directed the Planning and Building Department to prepare a Secondary Plan for Winston Churchill and the Central Business Park Industrial District.

### Population

Winston Churchill has an assessed population of 82 persons.

### Housing Distribution

Existing residential development in Winston Churchill consists of 26 detached dwellings scattered throughout the district.

### Household Size

The average size of a household in Winston Churchill is 3.15 persons per unit.

Age Distribution

The age distribution of the population in Winston Churchill is shown on Table 63.

School Population Profile

The school population profile for Winston Churchill is provided on Table 64.

CITY OF MISSISSAUGA  
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POPULATION AND HOUSING PROFILE  
PLANNING DISTRICT - 31 WINSTON CHURCHILL

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UNIT TYPE DESCRIPTION	UNITS:		AGE GROUPS												
	ASSESSED OCCUPIED	POP. P.P.U.	NO. 0-4 P.C.	A 0-4	G 5-9	E 10-14	E 15-19	D 20-29	R 30-39	E 40-49	A 50-59	K 60-64	D 65-69	O 70+	N UNKNOWN
DETACHED FREEHOLD +40	26 26	82 3.153	1 1.219	6 7.317	9 10.975	5 6.097	15 18.292	21 25.609	6 7.317	4 4.878	6 7.317	1 1.219	1 1.219	7 8.536	
FREEHOLD -40	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
CLUSTER CONDOS	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
MOBILE UNITS	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
ALL UNITS	26 26	82 3.153	1 1.219	6 7.317	9 10.975	5 6.097	15 18.292	21 25.609	6 7.317	4 4.878	6 7.317	1 1.219	1 1.219	7 8.536	
SEMI-DETACHED ALL UNITS	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
TOWNHOUSE FREEHOLD	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
CONDOMINIUM	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
RENTAL	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
OHC	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
ALL UNITS	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	

SOURCE: PRODUCED FROM THE MINISTRY OF REVENUE, DECEMBER 1985 ASSESSMENT TAPE BY THE CITY OF MISSISSAUGA PLANNING DEPARTMENT

CITY OF MISSISSAUGA  
REPORT REF: F097PLN

POPULATION AND HOUSING PROFILE  
PLANNING DISTRICT - 31 WINSTON CHURCHILL

RUN DATE - 86.NOV.05  
PAGE 44

UNIT TYPE DESCRIPTION	UNITS:		A G E B R E A K D O W N												
	ASSESSED OCCUPIED	POP. P.P.U.	NO. 0-4 P.C.	0-4	5-9	10-14	15-19	20-29	30-39	40-49	50-59	60-64	65-69	70+	UNKNOWN
APARTMENT CONDOMINIUM	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000
RENTAL	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000
OHC	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000
SR. CITIZEN	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000
ALL UNITS	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000
OTHER APTS OVER STORE	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000
PLEXES	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000
MULTI-USE	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000
INSTITUTIONAL	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000
ALL UNITS	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000
DIST. 31 TOTAL	26 26	82 3.153	1 1.219	6 7.317	9 10.975	5 6.097	15 18.292	21 25.609	6 7.317	4 4.878	6 7.317	1 1.219	1 1.219	7 8.536	

SOURCE: PRODUCED FROM THE MINISTRY OF REVENUE, DECEMBER 1985 ASSESSMENT TAPE BY THE CITY OF MISSISSAUGA PLANNING DEPARTMENT



CITY OF MISSISSAUGA  
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SCHOOL POPULATION PROFILE  
PLANNING DISTRICT - 31 WINSTON CHURCHILL

RUN DATE - 86.DEC.02  
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UNIT TYPE DESCRIPTION	P E E L B O A R D O F E D U C A T I O N							DUFFERIN - PEEL SEPARATE			SCHOOL BOARD	
	SUPPORT NO. PC.	SCHOOL AGE NO.5-10 PC.	POPULATION 11-13	POPULATION 14-18	SCHOOL YIELD/UNIT K-5	SCHOOL YIELD/UNIT 6-8	SCHOOL YIELD/UNIT 9-13	SUPPORT NO. PC.	SCHOOL AGE NO.4-13	POPULN 14-18	SCHOOL JK-8	BOARD YIELD/UNIT 9-13
<b>DETACHED</b>												
FREEHOLD +40 FRONTAGE	62 75.609	7 11.290	2 3.225	4 6.451	.269	.076	.153	20 24.390	3 15.000	2 10.000	.115	.076
FREEHOLD -40 FRONTAGE	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
CLUSTER CONDOMINIUM	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
MOBILE DWELLING UNITS	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
ALL UNITS	62 75.609	7 11.290	2 3.225	4 6.451	.269	.076	.153	20 24.390	3 15.000	2 10.000	.115	.076
<b>SEMI-DETACHED</b>												
ALL UNITS	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
<b>TOWNHOUSE</b>												
FREEHOLD	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
CONDOMINIUM	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
RENTAL	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
OHC	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
ALL UNITS	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000

SOURCE: PRODUCED FROM THE MINISTRY OF REVENUE, DECEMBER 1985 ASSESSMENT TAPE BY THE CITY OF MISSISSAUGA PLANNING DEPARTMENT

CITY OF MISSISSAUGA  
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SCHOOL POPULATION PROFILE  
PLANNING DISTRICT - 31 WINSTON CHURCHILL

RUN DATE - 86.DEC.02  
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UNIT TYPE DESCRIPTION	P E E L B O A R D O F E D U C A T I O N							DUFFERIN - PEEL SEPARATE SCHOOL BOARD				
	SUPPORT NO. PC.	SCHOOL AGE NO.5-10 PC.	POPULATION 11-13	POPULATION 14-18	SCHOOL YIELD/UNIT K-5 6-8 9-13			SUPPORT NO. PC.	SCHOOL AGE NO.4-13	POPULATION 14-18	SCHOOL JK-8	BOARD YIELD/UNIT 9-13
DEPARTMENT												
CONDOMINIUM	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000
RENTAL	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000
OHC	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000
SENIOR CITIZEN	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000
ALL UNITS	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000
OTHER												
APTS. ABOVE STORES	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000
PLEXES	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000
MULTI-USE	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000
INSTITUTIONAL	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000
ALL UNITS	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000
DIST. 31 TOTAL	62 75.609	7 11.290	2 3.225	4 6.451	.269	.076	.153	20 24.390	3 15.000	2 10.000	.115	.076

SOURCE: PRODUCED FROM THE MINISTRY OF REVENUE, DECEMBER 1985 ASSESSMENT TAPE BY THE CITY OF MISSISSAUGA PLANNING DEPARTMENT

## INDUSTRIAL DISTRICTS (excluding South Dixie)

### Location

The locations of the industrial planning districts in the City are shown on Map 1.

### Planning and Development

The Mississauga Official Plan designates the lands within the industrial districts for either General, Prestige, and Heavy Industrial uses or for Mixed Industrial and Commercial uses. The South Dixie Industrial District contains a residential component, the statistics for which have been previously presented. The population and housing distribution for South Dixie has not, therefore, been included in the totals below.

### Population

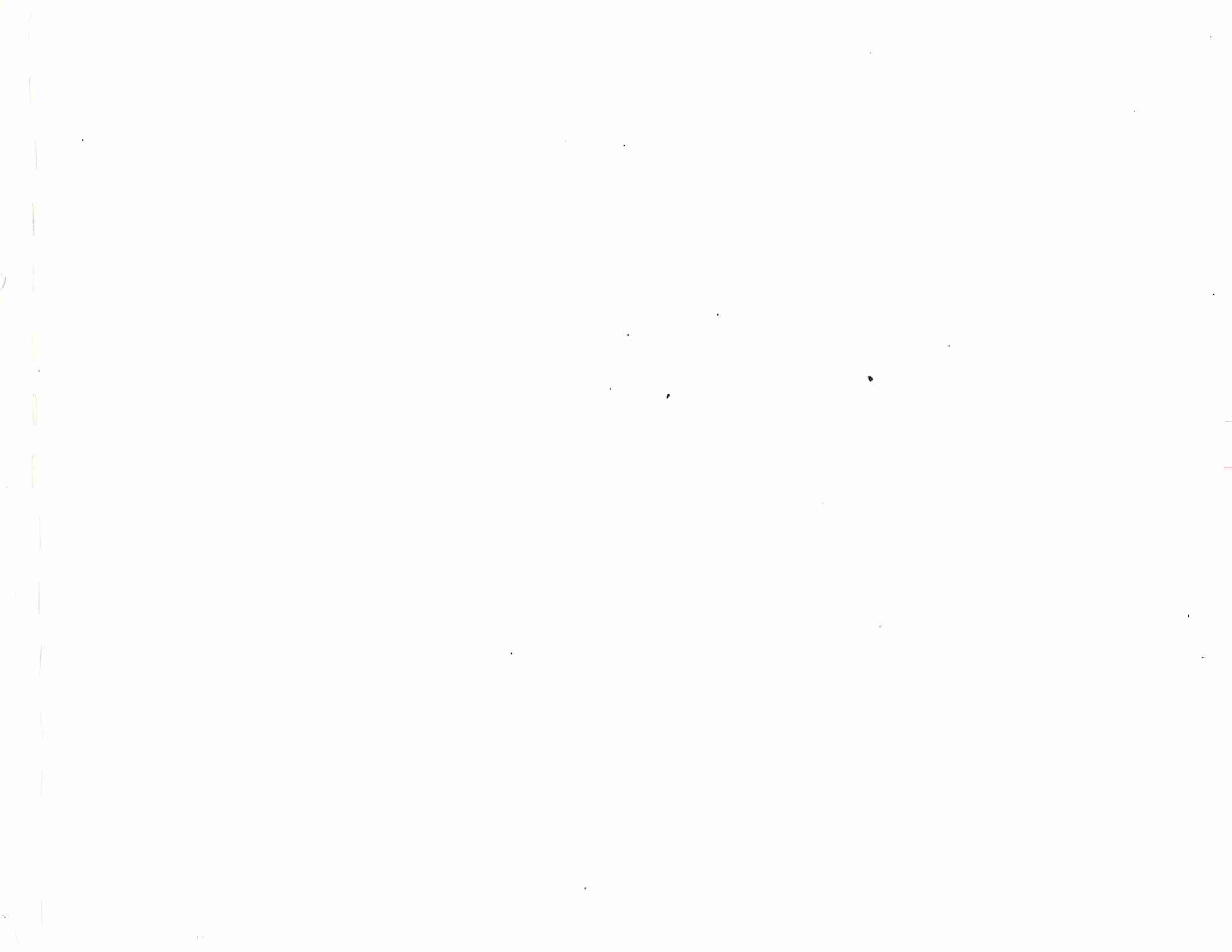
The number of people residing within the industrial districts is 711 persons, down 206 from 1982. Approximately 91% of the population is accommodated in detached dwellings, 1% in semi-detached dwellings, and 8% in other unit types.

### Housing Distribution

There are a total of 259 assessed residential units in the industrial districts, of which 235 or 90% are detached units, 1% are semi-detached units, and 9% are other unit types. The assessed unit total is lower than the 316 units recorded in 1982.

### Household Size

The average size of a household in the industrial districts is 2.96 persons per unit.





CITY OF MISSISSAUGA  
REPORT REF: F099PLN

POPULATION AND HOUSING PROFILE  
PLANNING DISTRICT - INDUSTRIAL DISTRICTS (EXCLUDING SOUTH DIXIE)

RUN DATE - 86.DEC.02  
PAGE 1

UNIT TYPE	UNITS: ASSESSED	POP. P.P.U.	A NO. 0-4 P.C.	G 5-9	E 10-14	B 15-19	R 20-29	E 30-39	A 40-49	K 50-59	D 60-64	O 65-69	W 70+	N UNKNOWN	
<b>DETACHED</b>															
FREEHOLD +40	219 205	605 2.951	15 2.479	28 4.628	37 6.115	32 5.289	112 18.512	84 13.884	72 11.900	86 14.214	37 6.115	28 4.628	19 3.140	55 9.090	
FREEHOLD -40	16 15	45 3.000	1 2.222	2 4.444	7 15.555	4 8.888	4 8.888	10 22.222	4 8.888	1 2.222	2 4.444	1 2.222	5 11.111	4 8.888	
CLUSTER CONDOS	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
MOBILE UNITS	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
ALL UNITS	235 220	650 2.954	16 2.461	30 4.615	44 6.769	36 5.538	116 17.846	94 14.461	76 11.692	87 13.384	39 6.000	29 4.461	24 3.692	59 9.076	
<b>SEMI-DETACHED</b>															
ALL UNITS	1 1	4 4.000	0 .000	1 25.000	1 25.000	0 .000	0 .000	1 25.000	0 .000	1 25.000	0 .000	0 .000	0 .000	0 .000	
<b>TOWNHOUSE</b>															
FREEHOLD	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
CONDOMINIUM	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
PENTAL	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
OHC	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	
ALL UNITS	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	

SOURCE: PRODUCED FROM THE MINISTRY OF REVENUE, DECEMBER 1985 ASSESSMENT TAPE BY THE CITY OF MISSISSAUGA PLANNING DEPARTMENT

CITY OF MISSISSAUGA  
REPORT REF: F099PLNPOPULATION AND HOUSING PROFILE  
PLANNING DISTRICT - INDUSTRIAL DISTRICTS (EXCLUDING SOUTH DIXIE)RUN DATE - 86.DEC.02  
PAGE 2

INIT TYPE DESCRIPTION	UNITS:		NO. D-4 P.C.	A	G	E	15-19	B	R	E	A	K	D	O	W	N
	ASSESSED OCCUPIED	POP. P.P.U.		0-4	5-9	10-14		20-29	30-39	40-49	50-59	60-64	65-69	70+	UNKNOWN	
<b>APARTMENT</b>																
CONDOMINIUM	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000
RENTAL	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000
OHC	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000
SR. CITIZEN	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000
ALL UNITS	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000
<b>OTHER</b>																
APTS OVER STORE	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000
PLEXES	2 2	5 2.500	1 20.000	0 .000	0 .000	0 .000	0 .000	.2 40.000	2 40.000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000
MULTI-USE	21 17	52 3.055	0 .000	5 9.615	4 7.692	5 9.615	7 13.461	9 17.307	5 9.615	5 9.615	5 9.615	0 .000	2 3.846	5 9.615		
INSTITUTIONAL	0 0	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000
ALL UNITS	23 19	57 3.000	1 1.754	5 8.771	4 7.017	5 8.771	9 15.789	11 19.298	5 8.771	5 8.771	5 8.771	0 .000	2 3.508	5 8.771		
DIST. TOTAL	259 240	711 2.962	17 2.390	30 5.063	49 6.891	41 5.766	125 17.580	106 14.908	81 11.392	93 13.060	44 6.188	29 4.078	26 3.656	64 9.001		

SOURCE: PRODUCED FROM THE MINISTRY OF REVENUE, DECEMBER 1985 ASSESSMENT TAPE BY THE CITY OF MISSISSAUGA PLANNING DEPARTMENT

CITY OF MISSISSAUGA  
REPORT REF: F055PLASCHOOL POPULATION PROFILE  
PLANNING DISTRICT - INDUSTRIAL DISTRICTS (EXCLUDING SOUTH DIXIE)FUN DATE - 28.NOV.06  
PAGE 1

UNIT TYPE DESCRIPTION	PEEL BOARD OF EDUCATION							DUFFERIN - PEEL SEPARATE			SCHOOL BOARD	
	SUPPORT NO. PC.	SCHOOL AGE NO.5-10 PC.	POPULATION 11-13	POPULATION 14-18	SCHOOL YIELD/UNIT K-5	SCHOOL YIELD/UNIT 6-8	SCHOOL YIELD/UNIT 9-13	SUPPORT NO. PC.	SCHOOL AGE NO.4-13	POPULN 14-18	SCHOOL JK-8	BOARD YIELD/UNIT 9-13
DETACHED												
FREEHOLD 40 FRONTAGE	499 82.479	28 5.210	15 3.006	25 5.010	.126	.073	.121	106 17.520	16 15.094	6 5.660	.078	.029
FREEHOLD 40 FRONTAGE	41 91.111	2 4.878	3 7.317	6 14.634	.133	.200	.400	4 8.888	2 50.000	0 .000	.133	.000
CLUSTER CONDOMINIUM	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
MOBILE DWELLING UNITS	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
ALL UNITS	540 83.076	28 5.185	18 3.333	31 5.740	.127	.081	.140	110 16.923	18 16.363	6 5.454	.081	.027
SEMI-DETACHED												
ALL UNITS	4 99.999	1 25.000	1 25.000	0 .000	1.000	1.000	.000	0 .000	0 .000	0 .000	.000	.000
TOWNHOUSE FREEHOLD	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
CONDOMINIUM	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
RENTAL	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
GHC	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000
ALL UNITS	0 .000	0 .000	0 .000	0 .000	.000	.000	.000	0 .000	0 .000	0 .000	.000	.000

SOURCE: PRODUCED FROM THE MINISTRY OF REVENUE, DECEMBER 1985 ASSESSMENT TAPE BY THE CITY OF MISSISSAUGA PLANNING DEPARTMENT

SCHOOL POPULATION PROFILE  
PLANNING DISTRICT - INDUSTRIAL DISTRICTS (EXCLUDING SOUTH DIXIE)

UNIT TYPE DESCRIPTION	PEEL BOARD OF EDUCATION							DUFFERIN - PEEL SEPARATE SCHOOL BOARD					
	SUPPORT NO. PC.	SCHOOL NO.5-10 PC.	AGE 11-13	POPULATION 14-18	SCHOOL YIELD/UNIT K-5 6-8 9-13			SUPPORT NO. PC.	SCHOOL NO.4-13	AGE 14-18	POPULN JK-8	SCHOOL BOARD SCHOOL YIELD/UNIT 9-13	
APARTMENT CONDOMINIUM	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000
RENTAL	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000
OHC	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000
SENIOR CITIZEN	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000
ALL UNITS	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000
OTHER APTS. ABOVE STORES	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000
PLEXES	5 99.999	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000
MULTI-USE	41 78.846	2 4.878	1 2.439	6 14.634	.117	.058	.352	11 21.153	4 36.363	0 .000	.235	.000	
INSTITUTIONAL	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000	0 .000
ALL UNITS	46 80.701	2 4.347	1 2.173	6 13.043	.105	.052	.315	11 19.298	4 36.363	0 .000	.210	.000	
DIST. TOTAL	590 82.981	31 5.254	20 3.389	37 6.271	.129	.083	.154	121 17.018	22 18.181	6 4.958	.091	.025	

SOURCE: PRODUCED FROM THE MINISTRY OF REVENUE, DECEMBER 1985 ASSESSMENT TAPE BY THE CITY OF MISSISSAUGA PLANNING DEPARTMENT



## GLOSSARY

ASSESSED RESIDENTIAL UNIT - A dwelling unit which has been assessed for municipal tax purposes. Such a unit is either occupied or available for immediate occupancy.

ELEMENTARY SCHOOL AGE POPULATION - The number of people within the 5 to 14 years age category.

HOUSEHOLD FORMATION AGE POPULATION - The number of people within the 20 to 39 years age category.

LABOUR FORCE POPULATION - The number of people between the ages of 20 years and 64 years of age.

NO. - An abbreviation for number.

OCCUPIED UNIT - An assessed residential unit which is occupied.

P.C. - An abbreviation for per cent.

POP. - The population accommodated in the occupied units.

P.P.U. - The average number of people per occupied unit.

PRE-SCHOOL AGE POPULATION - The number of people within the 0 to 4 years age category.

SCHOOL YIELD - The number of school age children generated per occupied unit.

SECONDARY SCHOOL AGE POPULATION - The number of people within the 15 to 19 years age category.

SENIOR CITIZEN POPULATION - The number of people over the age of 65 years.

UNKNOWN - The number of people for which date of birth information is unknown.

(2600) - Planning District number.