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Twenty-eight percent of Clarkson-Lorne Park's population are immigrants. The most predominant ethnic origin\* within the community is English with many other origins comprising the remaining population. Similarly, English is the most frequently spoken home language with many others forming a smaller portion.

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## Housing Characteristics

Seventy-eight percent of the private dwellings within Clarkson - Lorne Park are owned by their occupants while 22% are rented. Over 65% of the houses in the district were constructed between 1961 and 1980 with the highest activity occurring between 1971 and 1980.

Fifty-three percent of the housing stock within Clarkson - Lorne Park are single detached dwellings. Apartments (18%), semi-detached (17%) and townhouses (12%) round out the remaining housing stock. Detached houses are more frequent in this area than the City which averages 45 percent. Apartments are lower in frequency than the City average of 32%. Townhouses and semi-detached houses are similar to City averages.

\* Refers to the ethnic or cultural group(s) to which a resident's ancestors belong

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## Schools

Generally, the Boards of Education enrollment capacity has not had to expand because the population growth of the community has levelled off and is expected to decline slightly. However, there is some pressure on the Separate School Board's elementary enrollment space. There are 11 public and 6 private schools in the district. Public school enrollment stands at 3,848 students while 3,362 students are enrolled in private establishments.

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## Community Parks

There are over 193 hectares (477 acres) of parkland and greenbelt throughout the Clarkson - Lorne Park community. The largest being Rattray Marsh (36 ha / 89 ac) and Jack Darling Memorial Park (36 ha/ 89 ac). The scenic overlooks of Lake Ontario and lush natural features have made these parks two of the most frequented public spaces in Mississauga.

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## Conclusion

Clarkson - Lorne Park has evolved into a scenic established community with an abundance of older growth trees and frequently used parks. The community has a distinct character that has developed since its inception in the early 1800's. As this community evolves, the preservation of its distinctive character will be a priority.

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# Clarkson - Lorne Park

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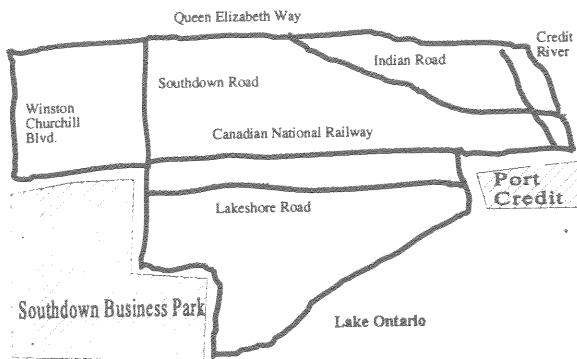
Benares, April 1995

## Community Profile

March 1996

## Location

Clarkson - Lorne Park is located in the southwest corner of Mississauga. The district is bounded to the north by the Queen Elizabeth Way. Winston Churchill Boulevard and the Southdown Industrial District form the westerly boundary. Port Credit and the Credit River are to the east and Lake Ontario is to the south.



## History

Lorne Park originated from a resort area based at the southerly end of Lorne Park Road. The area was frequented by many tourists and impressive two and three story cottages reflected the affluent background of their owners. Lorne Park remained a cottage community until after World War II when permanent residents began to move in.

The first evidence of a village in Clarkson was around 1830 with farming and milling as the traditional occupations for the community. As the community became

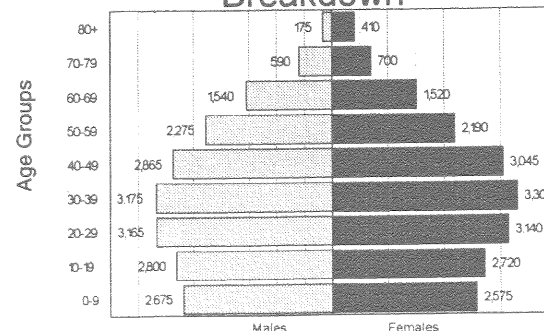
more established, "Clarkson Corners", at the railway and Clarkson Road became a stop commonly used during train travel between Toronto and Hamilton. The first general store and post office were established at this location by the Clarkson family.

The focus of development has shifted throughout the district over time. Stagecoach traffic along Clarkson Road between Dundas Street and Lakeshore Road influenced early settlement along that route. As rail transit became more popular, Clarkson Corners became a centre for the area.

Park Royal evolved in the 1950's and was referred to as the most pre-planned subdivision of its time. Progressive features of this area included buried service cables and its own sewer system in addition to planned school, recreation and commercial locations.

Many of the early structures are still present throughout the District. The McDougall house, the Anchorage, Bradley House Museum, Benares and the Clarkson - Barnett House are a few of the historic buildings still present.

## Clarkson - Lorne Park Population Breakdown



## Demographic Profile

According to the 1991 Census of Canada, The Clarkson - Lorne Park District had a population of approximately 39,000 people. The largest age group is between 30-39 which also reflects the City's most common age category. The population in the community is stable and there is limited opportunity for additional development. Projections indicate that there will be a slight increase in population within the next few years, followed by a decline due to decreasing household sizes.

Fifty-nine percent of Clarkson - Lorne Park's population above the age of 15 are married while 30% are single. Divorced / separated (7%) and widowed (4%) persons make up the balance.

As of 1991 the average family income in the Clarkson - Lorne Park District was approximately \$78,000. That is over 20% higher than the City's average family income of \$63,565. The top employment fields for the residents of this district are manufacturing, retail, and business service industries.

According to Statistics Canada, low income families are those that require 70% of their income to meet the basic needs of food, clothing and shelter. Within Clarkson - Lorne Park 6% of families fall in this category while Citywide 10% of families meet this classification.