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Housing Characteristics

Sixty one percent of Cooksville's population rent their dwellings. This is higher than the City's rental percentage of 35%.

Cooksville was one of the most active Districts within Mississauga between 1961 and 1985 with over three quarters of private homes constructed with the highest level of activity occurring in the 1970s. Citywide, private home construction activity during the same time period was slightly less at 67%.

Seventy percent of the housing stock in Cooksville are apartments. Single family homes account for 21% , semi-detached 4%, and townhouse units 5%. Cooksville has a high percentage of apartments compared to the City of Mississauga's average of 32%. Conversely, Cooksville has fewer single detached homes than the City average of 45%. Townhouses and semi-detached home stock also lags behind the City averages of 12 and 11 percent respectively.

Parks

The Cooksville District consists of 24 parks comprising an area of approximately 52.5 hectares (130 acres). These areas include a broad range of Neighbourhood Parks, Community Parks and Greenbelt lands. In the future, an additional six parks are planned for the District which will add 13.3 hectares (33 acres) of parkland, including a large 8.2 hectare (20 acre) City Park proposed on the former Cooksville Quarry site at the northeast corner of Dundas Street West and Mavis Road.

Schools

As an older established community, the District is not facing the types of accommodation shortages as seen in the newer developing areas of Mississauga. Currently, the Cooksville District is served by seven public schools and three separate schools. These schools and their 1995 enrollment levels are as follows:

Public Schools (4,081 pupils):

Camilla Road Senior Public (553 pupils)
Cashmere Avenue Elementary (233 pupils)
Clifton Elementary (263 pupils)
Corsair Elementary (659 pupils)
Floradale Elementary (567 pupils)
Munden Park Elementary (378 pupils)
T.L. Kennedy Secondary (1,433 pupils)

Separate Schools (1,819 pupils):

Mary Fix Catholic (572 pupils)
St. Catherines of Siena (627 pupils)
St. Timothy Separate (620 pupils)

Conclusion

Cooksville is a well established community that has a rich history within the City of Mississauga. The Cooksville District has evolved into a unique and mature area characterized by established, stable neighbourhoods and commercial areas. As an established area, future growth in Cooksville will focus largely on the redevelopment of numerous key sites throughout the District.



Cooksville

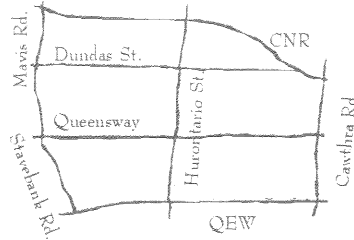


Community Profile

January 1996

Location

Cooksville is located in the central part of Mississauga. Its boundaries and major streets are shown below.



History

The Cooksville District has historically been centred around the Hurontario Street and Dundas Street intersection, commonly known as "The Cooksville Corners". The Cooksville Corners was originally a small village settled in the 1820s and became formally known as Cooksville in 1836 when it was named after Jacob Cook, the area's leading business entrepreneur.

In 1852, fire destroyed many of the original homes and businesses in the village and the area began to fall into decline. Much of the economic activity moved south to Port Credit as the result of the federal government's decision to build a railway along the Lake Ontario shoreline rather than along Dundas Street. The area continued to decline economically until the 1870s when Cooksville was chosen over Streetsville as the new site for the Toronto Township Hall.

Cooksville remained the centre of Toronto Township right up until the 1970s. Between the

1950s and the 1980s numerous residential neighbourhoods, such as North Cooksville, Munden Park, West Cooksville and Gordon Woods to name a few, evolved in all directions surrounding the original village.

During the 1980s and 1990s, office commercial and institutional uses started to leave the Cooksville area as the result of earlier decisions to develop a City Core for these types of uses near the Square One regional shopping mall and the surrounding lands south of Highway 403.

Today, Cooksville has become a transitional area with a future focus on both redevelopment and preservation of existing established neighbourhoods.

Demographic Profile

According to the 1991 Census of Canada, Cooksville had a population of approximately 36,000 people. The largest age group is

between the age of 20 and 29. Mississauga's most prevalent age cohort is between 30 to 39. Cooksville's population is estimated to reach approximately 42,000 people as of June 1996 and 54,400 in the year 2031.

Approximately half of the Cooksville population over 15 years of age are married while a third are single. Divorced/separated (9%) and widowed persons (6%) make up the remainder of the population. These numbers reflect the over all City percentages.

Sixty-nine percent of households in Cooksville are family households with the remaining 31% making up non-family households. Of the family households, 61% have children living at home. Of these, 12% are single parent families of which most (83%) are headed by women. Throughout Mississauga, 71% of families have children living at home.

As of 1991, the average family income in Cooksville was approximately \$53,000. Low income families are those that require 70% of their income to meet the basic needs of food, clothing and shelter. Within Cooksville as of 1991, fourteen percent or approximately 1,300 families fell into this category.

Forty-four percent of Cooksville residents are immigrants. Cooksville residents come from a wide variety of ethnic origins. English (12.0%), Portuguese (7.9%), Canadian (7.2%), Italian (6.3%) and Polish (5.7%) make up the top five ethnic origins. Seventy-one percent of the residents have English as their home language. Polish, Portuguese, Italian and Spanish are the next most frequently spoken home languages.

Cooksville Population Breakdown

