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family income of \$63,500. Low income families, defined as those that require 70% of their income to meet the basic needs of food, clothing and shelter, account for under 6% of the total number of families, less than the City's average of 10%.

⁽¹⁾Where data from the 1996 Census is not yet available, 1991 Census information was used.

⁽²⁾This figure includes 330-350 Rathburn Road West.

Housing Characteristics

According to the 1996 Census, Creditview consists of approximately 84.8% detached, 4.2% semi-detached, 0.3% townhouses and 10.7% apartment units⁽³⁾ compared to the City housing supply of 44% detached, 10% semi-detached, 12% townhouses and 34% apartment units. The detached housing supply as a percentage of all the housing in the District is much greater than the City average, whereas the percentage of all other types of dwelling types is much lower than the City average.

At the time of the 1991 Census, 90% of Creditview dwellings were owned, and the remaining 10% were rented, while the City-wide breakdown is 71% and 29% respectively.

⁽³⁾Includes units with basement apartments where reported.

Schools

The Creditview Residential District is currently served by six elementary and three secondary schools. Only two Catholic elementary schools are located within the Creditview community

boundaries. The total enrollment of all schools serving Creditview is approximately 8,235 students.

Community Parks

There are over 21 hectares (51 acres) of parkland throughout the Creditview community including seven neighbourhood parks and one community park. Recreational facilities include a number of outdoor sports facilities and a portion of the Burnhamthorpe Trail which runs along the north side of Burnhamthorpe Road. To the east, in City Centre, a fitness centre and library serve the Creditview community. The site of the proposed public gardens and a part of the David J. Culham Trail is to the west.

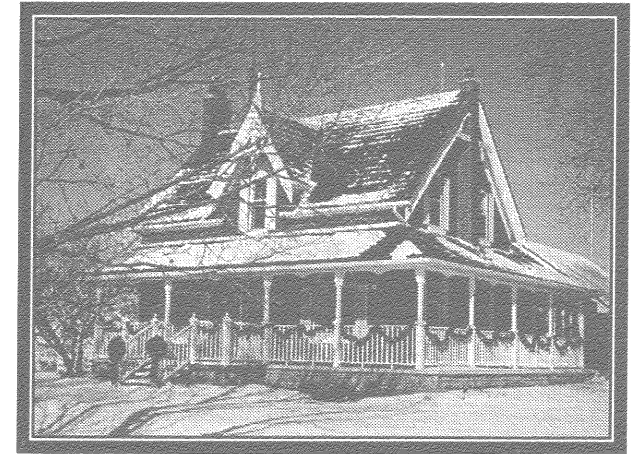
Conclusion

Creditview is a recently established suburban community characterized predominately by detached dwellings and a multi-cultural population. The community contains a variety of open spaces and local retail centres. The community has a unique and exciting location situated between the Mississauga City Centre to the east and the site of the proposed City public gardens to the west. Creditview is directly linked to the Greater Toronto Area via the Erindale GO station.



City of Mississauga
Planning and Building Department
Policy Planning Division

Creditview Residential Community

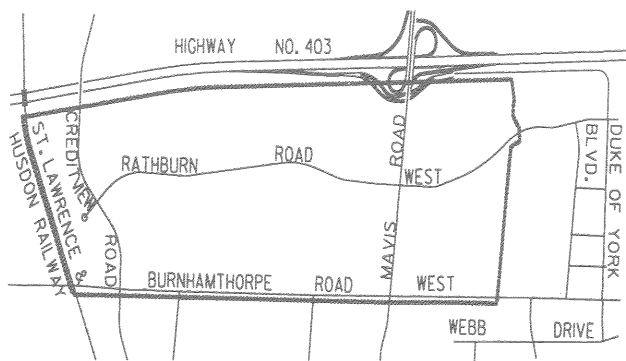


Crozier Family Residence

Community Profile
February 1998

Location

The Creditview Residential District is located in central Mississauga, east of the Credit River and the St. Lawrence and Hudson Railway (formerly Canadian Pacific Railway), south of Highway 403 and west of Mississauga's City Centre. Its boundaries and major streets are shown on the map below.



History

Unlike many other planning districts in Mississauga, such as Port Credit, Streetsville and Malton, the lands known today as the Creditview Community did not include an historic village. The subject lands were part of the hinterland associated with the historic villages of Cooksville and Erindale. The 1877 Historic Atlas of Peel County indicates that seven families owned the farmland that the Creditview Planning District encompasses, with approximately one-third of the land in the ownership of the Crozier family. One of the Crozier family residences still stands in the community, located at the north end of Perivale Road, and is listed on the Mississauga Heritage Inventory for its architectural significance.

The Township of Toronto Official Plan, approved in 1953, confirmed the land use of most of Creditview for agricultural purposes, with the exception of the most easterly lands which were designated residential.

Between 1973 and mid-1977, all the lands west of Mavis Road were designated to permit industrial development. Despite the industrial and residential land use designations, Creditview remained mostly undeveloped with some parts used for low-intensity farming. The more evident uses existing at that time were a self service gas bar at the north-west corner of Burnhamthorpe Road and Mavis Road, several detached dwellings along the west side of Mavis Road and the north side of Burnhamthorpe Road, a landscaping contractor and an industrial establishment. The Creditview Secondary Plan, approved in February of 1978, re-established Creditview as a residential community.

Today, Creditview is a recently established, stable, residential district, providing mostly detached dwellings. The District is served by the Erindale GO station, three retail commercial centres and benefits from its proximity to the City Centre.

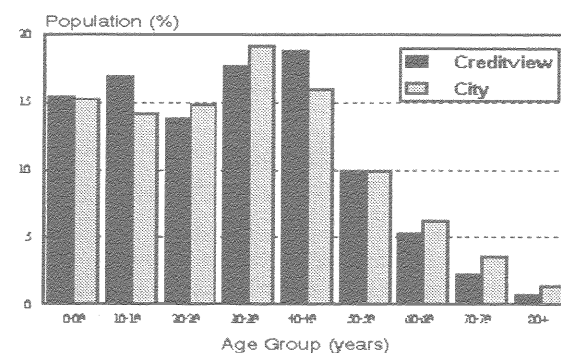
Demographic Profile⁽¹⁾

According to the 1996 Census of Canada, Creditview's population is approximately 12,583 persons.⁽²⁾ The largest age group is between 40 - 49 years of age, which is older than the City's most common age group of 30 - 39 years of age. Approximately 17% of Creditview's population is between the ages of 10 - 19. These two factors imply that Creditview has a higher proportion of established families with teenagers than the City

average. City projections indicate that Creditview's population will decline to approximately 10,600 persons by the year 2031 due to decreasing household sizes.

Population (1996)

Percentage of Population by Age Group



Of the families living in Creditview, 76% have children living at home. Ten percent of families have lone parents which are predominantly headed by single mothers. Eighty-six percent of Creditview households consist of one-family.

The 1996 Census statistics estimate that immigrants account for 51% of the total population in Creditview. The top immigrant birth countries of Creditview residents are as follows: Philippines (7%), India (6%), Hong Kong (5%), Portugal (3%), China (3%) and Poland (2%). The remaining 25% consists of many varied countries. The most common home languages other than English include Chinese, Punjabi, Tagalog (Filipino) and Spanish.

According to the 1991 Census, the average family income for Creditview was approximately \$55,300, which was lower than the City's average