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persons of Indian and Philippine origin are in both top 5 rankings of Mississauga and East Credit totals for immigrant birth countries. The City of Mississauga's top 5 immigrant birth countries are India (10.2%), United Kingdom (8.5%), Poland (8.3%), Philippines (6.1%) and Italy (5.9%).

The average family income for East Credit in 1996 was approximately \$68,566 slightly higher than the City's average family income of \$65,252.

Housing Characteristics

According to the 1996 Census, East Credit consists of 78% detached, 3% semi-detached, 12% townhouse, and 7% apartment units. East Credit has a higher number of single detached dwellings compared to Mississauga's current distribution of 44% detached, 10% semi-detached, 12% townhouse and 34% apartment/duplex units.

90% of dwelling occupants owned their homes with the remaining 10% renting. This is a contrast to the City-wide breakdown of 66% ownership and 34% rentalship rates.

Schools

The East Credit District is currently served by three public elementary, one senior elementary, four separate elementary and one separate secondary school. The new East Credit Secondary School is scheduled to open in September 1999 and will initially accommodate students in grades 9 and 10. School enrollment in the district currently totals 7,993.

Community Parks

There are over 194 hectares (478 acres) of parkland and greenbelt throughout the East Credit community, including 18 neighbourhood parks, two community parks, and seven greenbelt areas. The David J. Culham Trail provides an inter-connecting network linking many parklands such as Streetsville Memorial Park, Rivergrove and Credit Meadows Park. The City is finalizing the acquisition of the 4.6 hectare Creditview Wetland (also known as the Creditview Bog) which is located north of Eglinton Avenue, east of Creditview Road. It is a unique ecosystem which is home to a large diversity of plant and animal species. Recreational facilities in the community include the Rivergrove Community Centre with an indoor swimming pool, fitness facility, community rooms and outdoor sports facilities. An 18-hole golf course is planned for a portion of the Britannia Land Fill site and will be opened in May 1999. Additional community parkland and greenbelt areas will be acquired in conjunction with future residential development.

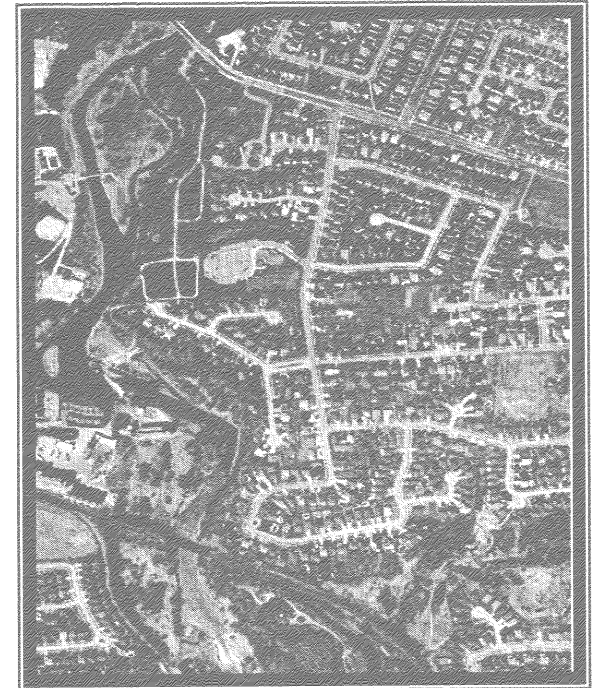
Conclusion

East Credit is a relatively new community with the largest wave of new development beginning in the mid-1980's with a good range and mix of housing units. Existing and remaining new development proposals are intended to be harmonious with surrounding neighbourhoods and districts while also establishing a strong sense of community.

City of Mississauga
Planning and Building Department
Policy Planning Division



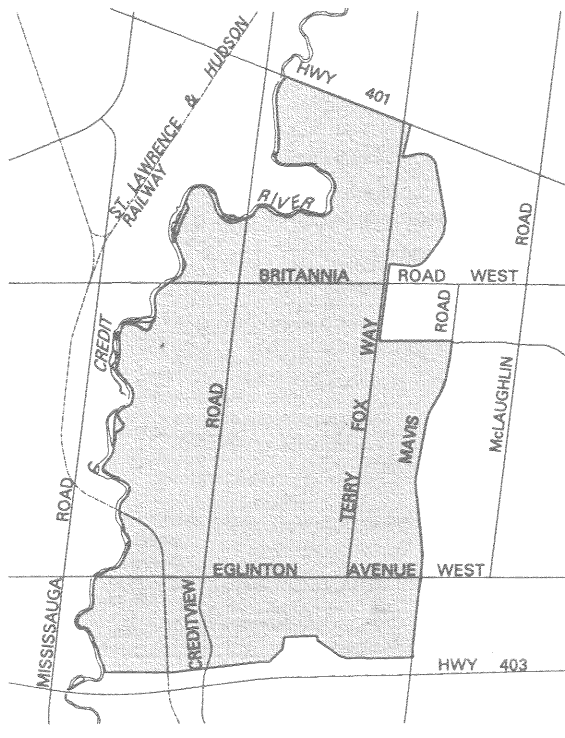
East Credit



Community Profile
April 1999

Location

The East Credit District is located in north central Mississauga and is bounded by Highway 401 on the north, the Credit River on the west, Highway 403 on the South and most of Mavis Road on the East. Its boundaries and major streets are shown on the map below.



History

From the late 17th century to the early 19th century, the Credit River Valley was the exclusive domain of the Mississaugas, a band of the Ojibway. They were nomadic hunters and fishers who travelled the entire length of the Credit River from Lake Ontario to

Georgian Bay.¹ Settlement in East Credit began in the late 1800's as vast tracts of land began to be farmed intensively with farming activities and housing being the most predominant land uses. The first planning documents covering the area, the Township of Toronto Planning Area (1953) and the Town of Streetsville Planning Area (1965) plans, recognized the dominance of agricultural, housing and greenbelt activities. The area remained largely undeveloped until the early 1980's when extensive new housing development began as the City expanded north.

The East Credit Residential District was created from the previous districts of Streetsville East and a small part of Britannia.

The Britannia Land Fill was established in 1978 and was to be utilized as an interim sanitary landfill site. The site is still in operation today.

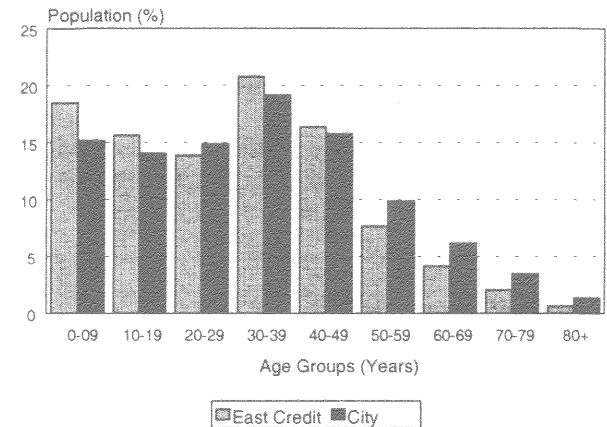
East Credit offers a wide choice of housing units, shopping facilities, parks and community facilities.

¹ Roger Riendeau, Mississauga, an Illustrated History. (Windsor Publications Ltd., 1985) p.16-23.

Demographic Profile

In 1996, the population of the East Credit district was 35,280 a 82.5% increase from the 1991 population of 19,325. By comparison, the City grew by 17.5%. The population is anticipated to be approximately 65,000 by 2016 and 72,000 by 2031.

Population (1996)
Percentage of Population by Age Group



In 1996 the average household size in East Credit was 3.8 persons, whereas the average household size on a City-wide basis was 3.2 persons. The largest age group in East Credit is between 30 and 39 which reflects the City-wide rate. The next highest group is the 0-9 age group which reflects a high number of young families in the community. Husband and wife families make up 91% of all households with 77% of these households having children at home. The City-wide level is 69%. 9% of families in East Credit were headed by lone parents and primarily female lone-parents (79%).

According to the 1996 Census, 47% of East Credit residents identified themselves as immigrants. The top 5 immigrant birth countries were Hong Kong (14%), India (10.5%), Portugal (6.1%), Philippines (6%) and Jamaica (5.7%). There were 45 other countries of birth recorded, 32 of which made up less than 1% of the immigrant population. Only