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detached dwellings, 10% semi-detached dwellings, 12% townhouses, and 34% apartment units.

Based on the 1991 Census, 93% of the dwellings were owned, and the remaining 7% were rented, while the City-wide breakdown was 71% and 29%, respectively.

Schools

The Lisgar District is currently served by four elementary schools and two secondary schools, one of which is located in the Meadowvale community, with a total school enrolment of approximately 6,293 students.

Community Parks

There are over 44 hectares (108 acres) of parkland and greenbelt lands in the Lisgar community, including one City park, one community park, 8 neighbourhood parks, and 26 hectares (64 acres) of greenbelt areas. A total of 4.5 hectares (11 acres) of woodlands can be found in Forest Park, Avonlea Grove and Trelawny Woods, with additional woodlands in the southwest area of the community to be acquired by the City in the near future. The Lisgar Meadow Brook Park, containing the Sixteen Mile Creek, runs north-south through the district, with an interconnecting trail providing links to several parklands. Three additional neighbourhood parks will be developed as development continues. Outdoor recreational facilities include softball diamonds,

senior and major soccer pitches, a lit baseball diamond, and several play structures scattered throughout the community.

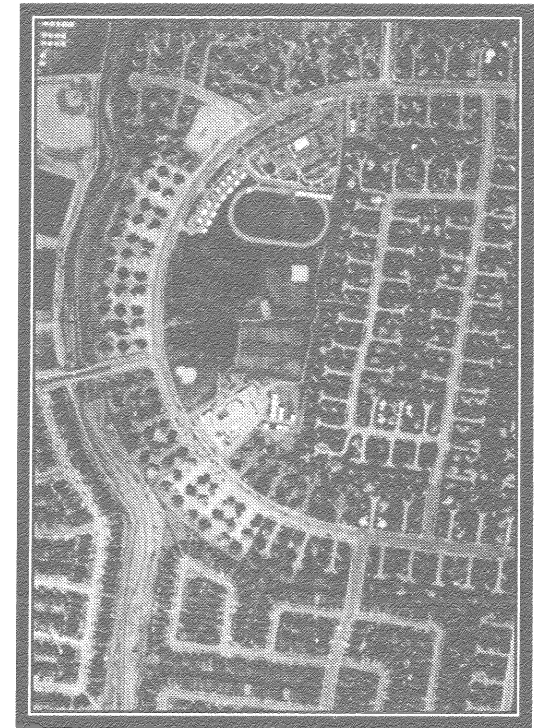
Conclusion

Lisgar is a developing residential district with approximately one-third of the lands yet to be built upon. The community contains a variety of housing, open spaces and recreational facilities, and is served by one neighbourhood commercial centre and one convenience commercial centre.

*City of Mississauga
Planning and Building Department
Policy Planning Division*



Lisgar Residential District

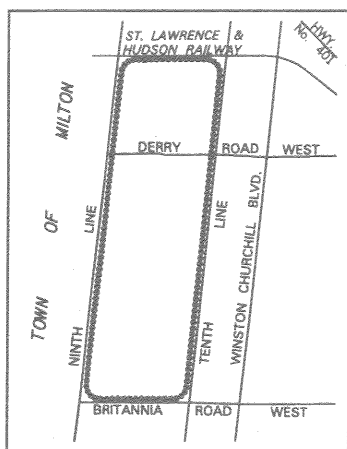


Aerial Photograph of Trelawny Circle Area

Community Profile
March 1998

Location

The Lisgar Residential District is located in the northwestern part of Mississauga. Its boundaries and major streets are shown on the map below.



History

The Lisgar Residential District was originally in the former Town of Oakville. With the advent of Regional Government in 1974, the City of Mississauga was established and Lisgar was incorporated through the extension of its westerly boundary to Ninth Line.

The Official (Primary) Plan of 1981 identified the major land use for this District as residential. The land use plan for Lisgar, consisting of various types of residential development, was

approved in 1984.

The first major development in Lisgar was the introduction of a modular development concept, for detached dwellings, by First City Developments, in the area around Trelawny Circle and Tenth Line West, and the first subdivision was registered in December 1984. This unique housing module consists of six detached dwellings, on obliquely angled lots, fronting on a 10 m (32.8 ft.) cul-de-sac off a conventional road.

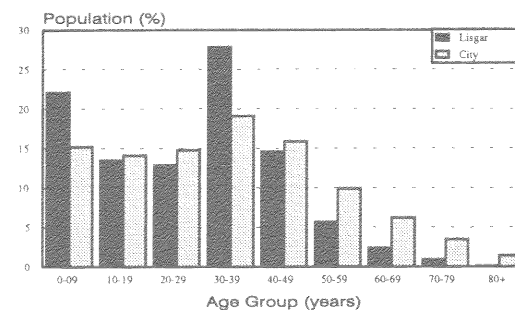
Today, Lisgar is one of the few residential districts in Mississauga with development still ongoing.

Demographic Profile

According to the 1996 Census of Canada, Lisgar's population is approximately 15,237 persons. The largest age group in Lisgar is between 30-39 years, which is consistent with Mississauga's most common age group. The second largest age group in Lisgar is between 0-9 years. Projections indicate that Lisgar's population will increase to approximately 30,000 persons by 2031.

The 1996 Census statistics estimated that immigrants account for 34% of the total population in Lisgar. After English, the most prominent population by mother tongue are Chinese, Italian and Portuguese. The most common languages spoken other than English are Chinese, Polish and Punjabi.

Population (1996)
Percentage of Population by Age Group



Of the families living in Lisgar, 69% have children living at home. Five percent of families have single parents, predominately headed by single mothers. Ninety-two percent of Lisgar households consist of one-family.

According to the 1991 Census, the average family income for Lisgar was approximately \$74,500, which was higher than the City's average family income of \$63,500. Low income families (defined as those that require 70% of their income to meet the basic food, clothing and shelter), account for less than 4% of the total number of families, which is less than the City's average of 10%.

Housing Characteristics

According to the 1996 Census, Lisgar consists of approximately 71% detached dwellings, 18% semi-detached dwellings, and 11% townhouses. Mississauga housing distribution is 44%