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account for 27% of the total population in Meadowvale. After British and Canadian origins, East Indian, Chinese and Italian are the most prominent ethnic origins. The most common languages spoken other than English are Chinese, French and Polish.

Housing Characteristics

According to Mississauga's development monitoring system, Meadowvale consists of 38% detached, 13% semi-detached, 19% townhouse and 30% apartment units. These figures are similar to Mississauga's current housing distribution of 45% detached, 11% semi-detached, 12% townhouse and 32% apartment units.

At the time of the 1991 Census, 66% of dwelling occupants owned their homes with the remaining 34% renting. These figures are identical to the City-wide breakdown.

Schools

The Meadowvale District is currently served by 12 elementary and three secondary schools, one of which is located in the Lisgar community, with a total enrollment of approximately 10,500 students.

Community Parks

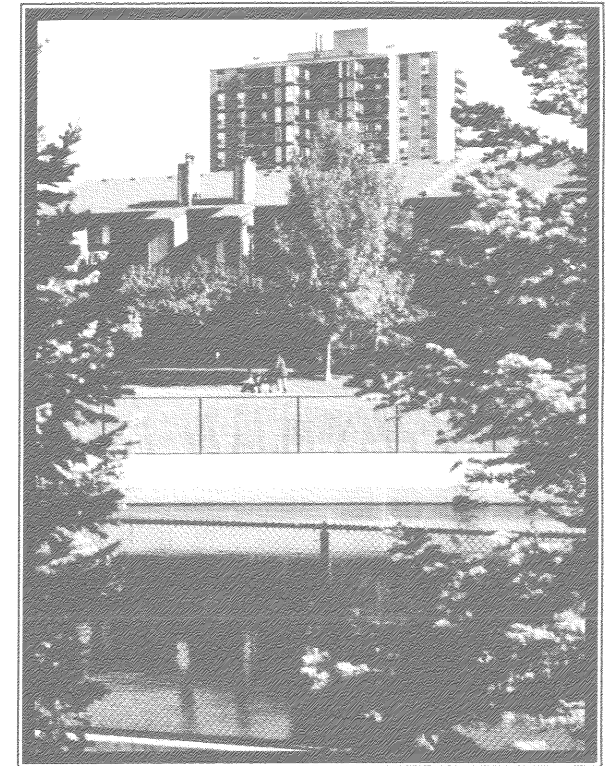
There are over 85 hectares (211 acres) of parkland and greenbelt throughout the Meadowvale community, including 17 neighbourhood parks, one community park, and four greenbelt areas. The

greenbelt areas provide an inter-connecting trail network linking many parklands such as Glen Eden Park, Lake Aquitaine, Lake Wabukayne, Settler's Green, Edengrove and Eden Woods. Recreational facilities include a community centre, indoor swimming pool, outdoor sports facilities, and a public library.

Conclusion

Meadowvale is a relatively established residential district with a small area of vacant land in the northwest portion of the community. Meadowvale was amongst the first of the planned communities in Mississauga. The community contains a variety of housing, open spaces and recreational facilities, and is served by a variety of local retail centres.

Meadowvale Residential Community

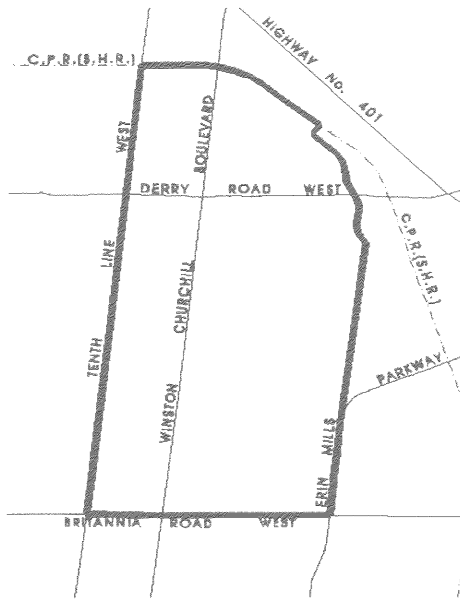


City of Mississauga
Planning and Building Department
Policy Planning Division

Community Profile
October 1996

Location

Meadowvale is located in the northwest portion of Mississauga. Its boundaries and major streets are shown on the map below.



History

The seeds of Mississauga's dynamic growth were sown in the 1950's with the emergence of planned residential and industrial subdivisions. Whereas previous subdivisions were small, random collections of homes built on lots carved out of recently sold farmland, the new planned communities included residential, as well as commercial and industrial components.

Throughout the 1960's plans based on the "new town" concept of providing employment opportunities, homes, schools and recreation facilities within an integrated community abounded, but by far the most ambitious and elaborate scheme was introduced in 1968 after years of deliberation. The vast tract of agricultural land located in the northwest part of Mississauga was earmarked for development as "two contiguous planned communities that would each form a community within a community". The southern community was known as Erin Mills. The northern community, called Meadowvale, covered over 3,000 acres, was owned by Markborough Properties, and was the base of what is now the Meadowvale North and South Business Parks and the Meadowvale Residential District.

The Meadowvale Residential District has been expanded numerous times over the years. Cadillac Fairview Corporation extended the area to Tenth Line in the late seventies. In the late 1980's Erin Mills Development Corporation extended the northern limits of the residential district to the CPR tracks.

Today, Meadowvale is a relatively established residential community which is representative of planning philosophies of the sixties and seventies.

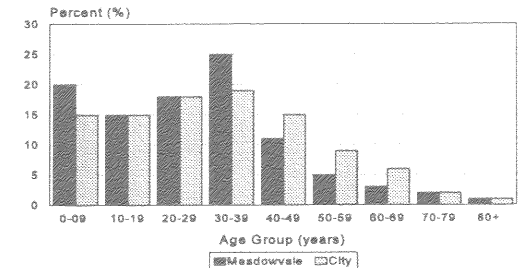
Demographic Profile

Meadowvale's current population is approximately 42,900 persons. According to the 1991 Census, the largest age group is between 30 - 39 years which is consistent with Mississauga's most common age

category. Projections indicate that Meadowvale's population will moderately increase within the next few years, followed by a decline to approximately 36,900 persons by the year 2031 due to decreasing household sizes.

Population

Percentage of Population by Age Group



The average family income for Meadowvale is approximately \$47,500, which is lower than the City's average 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 9% of the total number of families in this community, which is comparable with the City average of 10%.

Of the families living in Meadowvale, 74% have children living at home. Twelve percent of families have lone parents which are predominantly headed by single mothers. Eighty percent of Meadowvale households consist of one family.

The 1991 Census statistics estimate that immigrants