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income of \$55,600. Low income families, defined as those that require 70% of their income to meet the basic needs of food, clothing and shelter, account for 5% of the total number of families, less than the overall percentage in the City, which is 10% of families.

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## Housing Characteristics

According to the 1996 Census, the housing stock in Mineola consists of approximately 88% detached dwellings, 5% semi-detached dwellings, 4% townhouses and 3% apartment units<sup>(2)</sup> compared to the City housing supply of 44% detached dwellings, 10% semi-detached dwellings, 12% townhouses and 34% apartment units. The detached housing supply as a percentage of all the housing in the Mineola District is much greater than the City average, whereas the percentage of all other dwelling types is much lower than the City average.

<sup>(2)</sup> Includes units with basement apartments where reported.

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## Schools

The Mineola Residential District is currently served by one secondary school, one senior public school, three junior public schools, and one Catholic elementary school.

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## Community Parks

There are over 22 hectares (56 acres) of parkland throughout the Mineola community including six neighbourhood parks and three greenbelt areas. The Credit River forms the western boundary of the District, and is the most predominant natural feature. There are also a number of creeks that traverse the area.

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## Conclusion

Mineola is a mature suburban community characterized predominately by detached dwellings on relatively large, well treed lots. It has an aging population which is expected to decline in the future as the household size decreases. Mineola is directly linked to the Greater Toronto Area via the Port Credit GO station and the Queen Elizabeth Way.

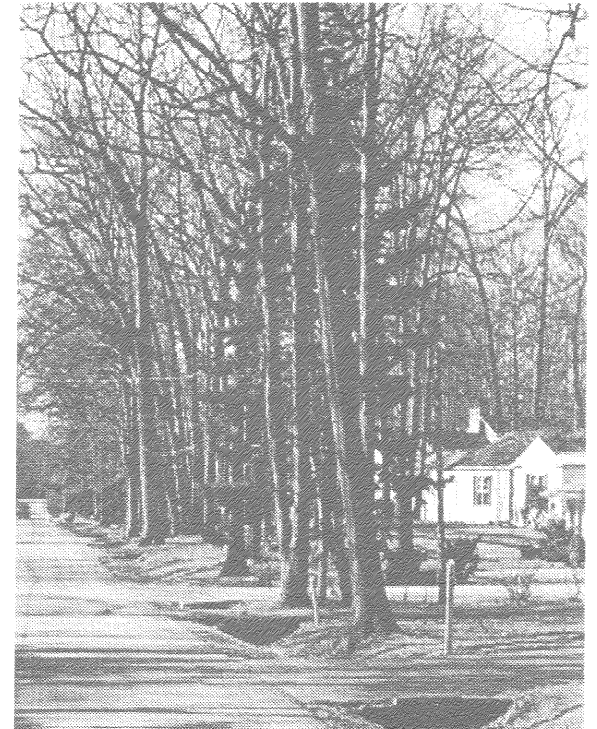
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City of Mississauga  
Planning and Building Department  
Policy Planning Division



# Mineola Residential Community

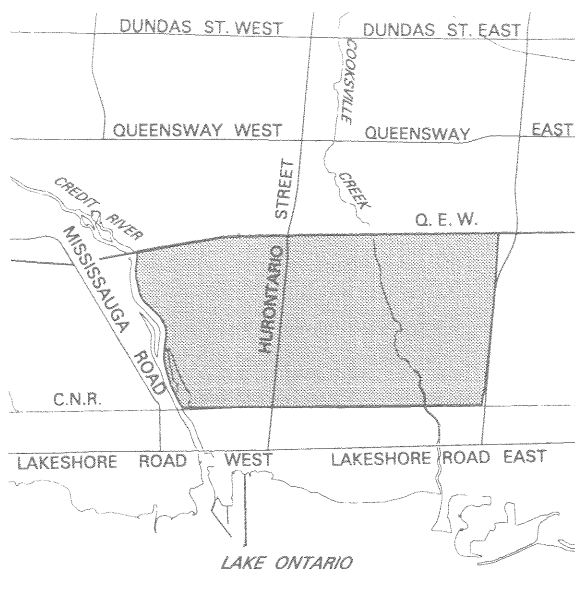
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Community Profile  
April 1998

## Location

The Mineola Residential District is located in south Mississauga, bounded by the Queen Elizabeth Way to the north, Cawthra Road to the east, the Canadian National Railway tracks to the south, and the Credit River to the west. 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. In 1805, they relinquished most of their holdings to the British Government, with the exception of a strip of land one mile on each side of the Credit River - the Credit Indian Reserve, which

now comprises part of Mineola, as we know it today. As settlement occurred, the Mississaugas sold most of the Credit Indian Reserve to the Crown in 1820. <sup>(1)</sup>

Following deforestation, the lands in Mineola were used for agriculture up to the 1930's. Growth pressures of Port Credit, together with construction of the Queen Elizabeth Way, including Canada's first "clover leaf" interchange at Hurontario Street, provided the impetus for development. Consequently, Mineola underwent suburban residential development on several parcels of land throughout the 1940's and 50's, and by 1950 newer homes along with older farmhouses lined Hurontario Street almost continuously from Port Credit to Cooksville. Since that time, infill development has continued to take place, abetted by the widening of Hurontario Street, and the introduction of GO train service in 1967.

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

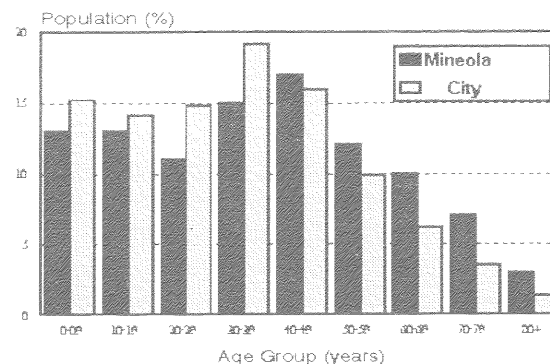
## Demographic Profile

According to the 1996 Census, Mineola's population is approximately 9,727 persons, a slight decrease from the 1991 Census population of 9,857 persons. It is expected that, by 2011, the population will further decline to about 9,600 persons due to decreasing household size. In 1996 the average household size in Mineola was 3.1 persons, whereas the average household size for the entire City was 3.2 persons. 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. Further,

all of the age groups older than 40 comprise a larger percentage of the entire Mineola population when compared to all of Mississauga.

## Population (1996)

Percentage of Population by Age Group



Of the families living in Mineola, 66% have children living at home whereas 69% of all families in Mississauga have children living at home. Twelve percent of families have lone parents which are predominantly headed by single mothers.

The 1996 Census statistics estimate that immigrants account for 27% of the total population in Mineola, almost 65% of whom arrived before 1970. The top immigrant birth countries of Mineola residents are as follows: Italy (18%), United Kingdom (17%), Portugal (10%), and Poland (9%). The most common home languages other than English include Italian, Portuguese and Polish.

According to the 1991 Census, the average family income for Mineola was approximately \$84,800 which was higher than the City's average family