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income families, defined as those that require 70% of their income to meet the basic needs of food, clothing and shelter, account for less than 10% of the total number of families, and is comparable to the City's average of 10%.

Housing Characteristics

According to the 1996 Census, Mississauga Valleys consists of approximately 12% detached dwellings, 11% semi-detached dwellings, 16% townhouses and 61% apartment units. Mississauga's current distribution is 44% detached dwellings, 10% semi-detached dwellings, 12% townhouses and 34% apartment units.

Based on the 1991 Census, 55% of the dwellings were owned and 45% were rented. The rental percentage is much higher than the City's average of 29%.

Schools

The Mississauga Valleys District is currently served by six elementary schools and two secondary schools. The secondary schools are located outside of the Mississauga Valleys District, in the adjacent communities of Cooksville and Fairview. The total enrolment of all schools serving the Mississauga Valleys community is 6,570 students.

Community Parks

There are over 44 hectares (108 acres) of

parkland throughout the Mississauga Valleys community, including six neighbourhood parks and one community park. Recreational facilities include a community centre, an indoor swimming pool, outdoor sports facilities, several play structures, and a public library. The Cooksville Creek runs north-south through the district, with an interconnecting trail along the valley linking to several parklands.

Conclusion

Mississauga Valleys is a well established community and has evolved into a mature area characterized by diverse demographics, a variety of housing, open spaces, recreational facilities, and retail services. As an established area, planning issues will focus largely on potential redevelopment and revitalization of sites throughout the District.

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



Mississauga Valleys Residential Community

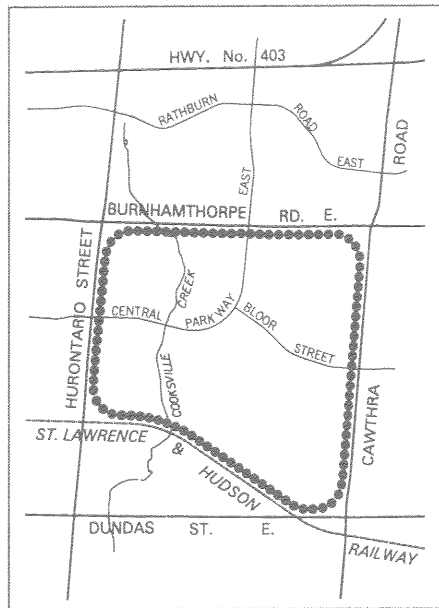


(Photo: Pictorial Atlas of Peel, 1877)

Community Profile
March 1998

Location

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



History

Mississauga Valleys was historically known as a part of the Village of Cooksville, settled in the 1820s and centred around the Hurontario Street and Dundas Street intersection. Mississauga Valleys was predominately vacant except for a few widely scattered single-family dwellings. The only City's designated heritage building in the area, the Cherry Hill House, was built in 1822. Until 1975, when it was moved further north to

the current location at 680 Silver Creek Boulevard to become a restaurant, the Cherry Hill House was used at various times as a residence, a Tea Gardens, a boarding house for the Cooksville Shale Brick Company located north of Dundas Street and west of Hurontario Street, and a tavern.

The Mississauga Valleys District area remained predominately rural until the mid-1950s when detached and semi-detached dwellings began to develop along the west side of Cawthra Road. In the late 1960s, the major landowner and developer, S.B. McLaughlin Associates Limited, began to develop the remainder of the Mississauga Valleys District area, comprising of approximately 290 hectares (720 acres) of land, for detached dwellings, semi-detached dwellings, townhouses, apartments, commercial centres, schools, parks and open spaces. Most of the housing stock in the district was built in the 1970s.

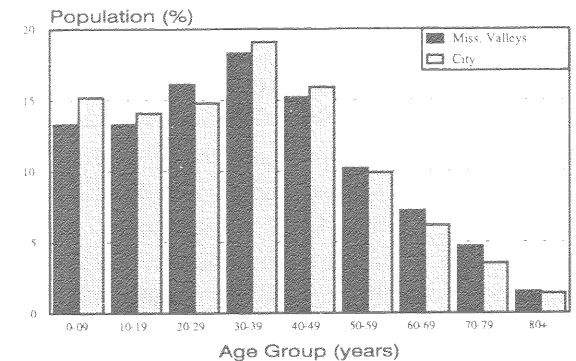
Today, Mississauga Valleys is an established residential community, providing a variety of housing types. There is limited opportunities for additional development in the District. The District is served by a number of retail centres and a community centre.

Demographic Profile

According to the 1996 Census of Canada, Mississauga Valleys had a population of approximately 26,544 persons. The largest age group was between 30-39 years, consistent with the City's most common age group. Projections indicate that Mississauga Valleys' population will

decline to approximately 24,400 persons by 2031, due to a projected decrease in household size.

Population (1996)
Percentage of Population by Age Group



The 1996 Census estimated that immigrants account for 57% of the total population in Mississauga Valleys. After English, the most prominent population by mother tongue are Polish, Portuguese and Tagalog (Filipino). The most common languages spoken other than English are Polish, Chinese, Tagalog (Filipino) and Arabic.

Of the families living in Mississauga Valleys, 72% have children living at home. Sixteen percent are lone-parent families, predominately headed by single mothers. Seventy-one percent of Mississauga Valleys' households consist of one-family.

According to the 1991 Census, the average family income for Mississauga Valleys was approximately \$49,042, which was lower than the City's average family income of \$63,500. Low