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immigrants (1996). Those of British (21%), East Indian (4.3%), Chinese (2.9%), Polish (2.8%), German (2.8%), and Italian (2.5%) ethnic origins made up 36.3% of the 1991 resident population. As of 1996, the most common languages spoken at home other than English include Chinese (4.2%), Polish (2.4%), Italian (2.1%) and Tamil and Urdu (1.8% each).

Housing Characteristics

According to the 1996 Census, the housing stock in Sheridan consisted of 55.5% detached houses, 7.2% semi-detached, 5.7% row dwellings, and 31.5% apartment units. Single detached dwellings comprise a larger percentage of the housing stock in Sheridan than found on a City-wide basis. Mississauga's housing distribution is 43.9% single detached, 10.2% semi-detached, 11.5% row dwellings, and 34.1% apartments.

At the time of the 1991 Census, 68% of dwelling occupants owned their homes with the remaining 32% renting. This represents a slightly higher owner occupied ratio than then is found in the City as a whole, at 66% owned and 34% rented.

Schools

The Sheridan Planning District is currently served by 4 public elementary schools, 1 separate elementary school, and 1 separate secondary school, with a total enrollment of approximately 3,552 students.

Community Parks

There are over 43 hectares (106 acres) of parkland and greenbelt through the Sheridan community, including 5 neighbourhood parks, one community park, and five greenbelt areas. The Credit River forms the eastern boundary and is the most prominent natural feature. The Mississauga Golf and Country Club is situated along this scenic waterway.

Community Profile Conclusion

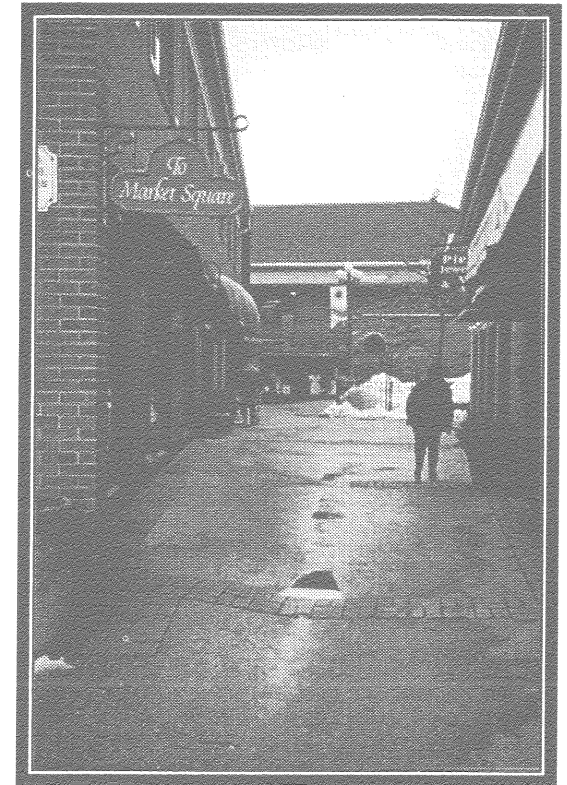
Sheridan is a mature suburban community characterized by predominately single family dwellings, tree-lined streets, mature landscape, and a variety of retail uses to serve the district.

Notable nearby uses include the Sheridan Research Park, a 300 acre development that is comprised of industries focussing on scientific research and development, and the Erindale Campus of the University of Toronto.

City of Mississauga
Planning and Building Department
Policy Planning Division

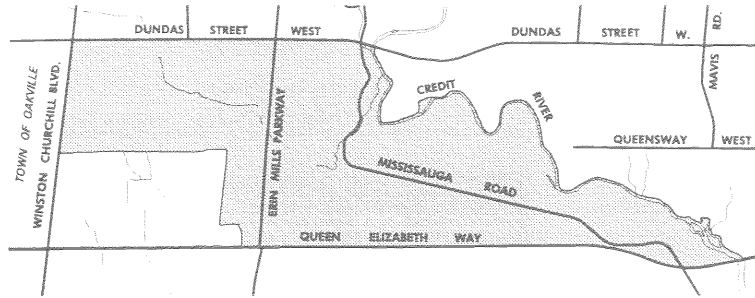


Sheridan Residential Community



Community Profile
March 1998

Location



The Sheridan Residential District is located in southwestern Mississauga, bounded by the Credit River on the east, the QEW and the Sheridan Research Park on the south, the Town of Oakville on the west and Dundas Street on the north. Its boundaries and major streets are shown on the map above.

History

The hamlet of Sheridan was originally named "Hammondsville", after David Hammond, a local resident who settled in the area prior to 1820. However, there was already a Hammondsville elsewhere in Ontario, and the hamlet had to change its name in order to have a local post office. A local blacksmith suggested the name "Sheridan", after the Irish playwright Richard B. Sheridan. The name Hammond is still remembered today in Hammond Road, which is located east of Erin Mills Parkway.

As the hamlet was located in the vicinity of the present day Winston Churchill Boulevard and the Queen Elizabeth Way, its history is shared between Peel and Halton Regions. The post office actually moved across current regional boundaries, depending upon which store it was located in. The only reminder of the hamlet of Sheridan left today is the Sheridan Cairn, located at the Winston Churchill/QEW interchange in Oakville. The marker was constructed in May, 1986.

Until 1965, lands in the Sheridan Residential District were used primarily for farming, with a few scattered orchards and some residential development along Liruma Road. In 1967, the United Land Corporation planned and built the residential community as we know it today. The construction of Sheridan Mall followed in 1968. Since that time, Sheridan has developed into a stable and mature residential community.

Source: The Mississauga Heritage Foundation Inc.

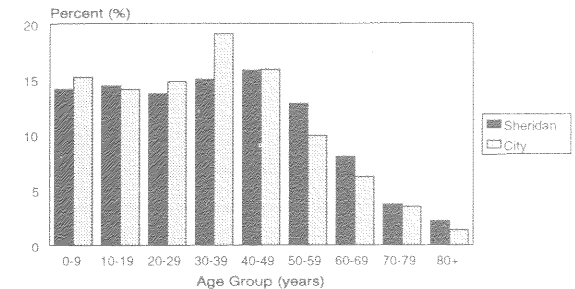
Demographic Profile

The following information is based on 1996 Census data, where available, and 1991 Census data for categories where 1996 data has not yet been released. Sheridan's population is approximately 16,700 persons according to the 1996 Census, up slightly from the 1991 population of 16,100. Sheridan has an aging population, wherein each age group over 50

years of age is proportionally larger than the same age categories in the City as a whole. The largest age group in Mississauga is 30-39 years of age, versus 40-49 in Sheridan. Projections indicate that Sheridan's population will decline to approximately 15,700 by the year 2031.

Population

Percentage of Population by Age Group



In 1996, 64% of the families, both husband and wife and common-law, living in Sheridan had children living at home. 15% of families are headed by lone parents, which are predominantly female. In 1991, 82% of Sheridan households consisted of one family.

The average family income for Sheridan (1991) was approximately \$62,600, close to 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 11% of the total number of families in this community.

Thirty-seven percent of Sheridan residents are