

DATE: February 10, 2004

TO: Chairman and Members of the Planning and Development Committee

FROM: Edward R. Sajecki, Commissioner of Planning and Building

SUBJECT: **Mississauga: The Evolution of a City**
MEETING DATE: March 1, 2004

ORIGIN: Planning and Building Department

BACKGROUND: Attached under a separate cover is *Mississauga: The Evolution of a City*. This brochure provides a historical review of population growth, settlement patterns and development trends over the past 200 years. It presents the documentation of growth and development information back to the earliest recorded historical sources in response to requests for historic population information and data.

In addition, Mississauga which is now Canada's sixth largest city, has grown so quickly that many of the new citizens that have chosen the City as their home may not be aware of its rich and diverse history. To this end, this brochure reviews the City's growth and development in the 19th and 20th centuries and identifies some of the events and characteristics that have made Mississauga the City it is today.

The data in this brochure were compiled from a combination of Statistics Canada census results, tertiary research as well as selected information from the Planning and Building Department. Statistics Canada been used as the primary data source because of the widely recognized quality statistical information they provide as well as the comparability of these data to other municipalities.

Historic data have been verified with Mississauga Heritage Foundation. This brochure will be updated every five years as the Census of Canada is conducted.

The data have been presented in brochure format to facilitate dissemination. *Mississauga: The Evolution of a City* is available from the Planning and Building Department and is posted on the City's website. Further, the brochures will be distributed within the City, including all branches of the Mississauga Library System, and to agencies and organizations within Mississauga, such as school boards, ratepayer groups and the Mississauga Board of Trade.

COMMENTS:

Attached under separate cover is a brochure titled "*Mississauga: The Evolution of a City*" which provides information on historic population, settlement patterns and development trends in the City in the 19th and 20th centuries. From 1976, detailed information on population and dwellings by Planning District is reviewed as well as selected data on immigration, non-official languages and labour force characteristics.

Highlights from the brochure are as follows:

- By the late 1700s, the British had negotiated a series of treaties to acquire all the land on the north shore of Lake Ontario between Cataraqui (now known as Kingston) and Newark (now known as Niagara-on-the-Lake). A 26-mile (42 km) stretch of land between Burlington Bay and Etobicoke Creek was retained by the Mississauga Indians. This land became known as the "Mississauga Tract";
- In 1805, with the First Purchase Treaty, the British acquired some 70,000 acres (28 329 hectares) of the Mississauga Tract. These lands fronted Lake Ontario in the south and extended to what is now Eglinton Avenue. Lands along a number of creeks

and along the Credit River were not included in this purchase. The Mississauga Tract was divided into three townships: Nelson, Trafalgar and Toronto. The portion that was Toronto Township would become Mississauga south of Eglinton Avenue.

- In 1881 through the signing of the Second Purchase Treaty, the Crown acquired the remaining 648,000 acres (262 246 hectares) of the Mississauga Tract. With the Second Purchase, Toronto Township was extended north to present-day Steeles Avenue and increased in area to 64,777 acres (26 215 hectares). Present-day Mississauga, from Eglinton Avenue to the northern boundary¹ was included in the Second Purchase;
- Early settlers of the young Township were a mix of British origin (Irish, Welsh, English and Scots) emigrating from overseas and south of the border. They were lured by the fertile land close to the commercial centre of York (now known as Toronto). In 1809 Toronto Township recorded a population of 175;
- Waves of British immigrants in the first half of the 19th century would bring the population to 4,000 in 1835 and 7,539 in 1851. Toronto Township became a predominantly agrarian society;
- By the mid 19th century, villages and hamlets had sprung up in various parts of the Township. Among the villages that emerged at this time were Port Credit, Streetsville, the village of Meadowvale along the Credit River; Erindale, Cooksville, Dixie and Summerhill along the Dundas Road; Clarkson and Lorne Park in the south and Malton in the north;
- In the second half of the 19th century population growth had stalled as the rural economy could assimilate no more families with the existing land subdivision. From the total of 7,539

¹ The northern boundary of the City generally runs south of the Highway 407 right-of-way and generally follows the hydro transmission line.

residents in 1851 the population fell to 5,208 in 1901. This is the first and only time to-date that the population has declined;

- Prosperity returned to Toronto Township, Streetsville and Port Credit in the first half of the 20th century. Reversing the population decline in the last half of the 19th century, the population for these three municipalities increased from approximately 6,380 in 1901 to 12,231 in 1931. The pace of growth slowed during the depression and then picked up at the end of the second world war;
- Road improvement was key in promoting urban development. Residential growth and development in the early part of the 20th century can be linked to three trends: the interest in selected communities of Toronto Township as vacation destinations for the affluent; interest from middle income households working in neighbouring commercial centres; and, housing for workers in local industry;
- The change in the Township was evident by 1950 as newer homes interspersed with the older farmhouses and lined Hurontario almost continuously between Port Credit and Cooksville. The northern part of the Township held onto its rural heritage through the first half of the 20th century with the exception of Streetsville and Malton;
- The second half of the 20th century would see Toronto Township, Streetsville and Port Credit transformed from rural to urban, and from separate communities to one city. The population of Toronto Township, together with Port Credit and Streetsville, had reached 33,310 in 1951. In 10 years, the population of these three communities would more than double to 74,875 in 1961 and double again in the next decade to reach 172,352 in 1971;

- Transportation improvements, residential expansion and industrial and commercial development were intensified from the mid 20th century onward. As well, building began to take on a form that would come to characterize growth in Mississauga. Lands were no longer developed in small, piece meal increments but in the form of planned residential and industrial subdivisions;
- In 1968, Toronto Township became the Town of Mississauga. In 1974, the towns of Mississauga, Port Credit and Streetsville were incorporated as the City of Mississauga. In 1976, the City of Mississauga had a population of 250,017 and was the largest of the three municipalities in the newly incorporated Region of Peel;
- Growth has been a consistent theme in Mississauga's history. Often the pace and rate of growth in the community has been referred to as explosive. By 2001, the City's population had grown nearly two and a half times since its incorporation in the early 1970s and reached 612,925, making it the sixth largest City in Canada. On average, Mississauga's population grew by 14,500 people per year between 1976 and 2001. This represented an average annual growth rate of approximately 3.7%;
- The City's growth is also evident in its built form. The number of dwellings in the City has increased from 74,155 in 1976 to 198,235 in 2001. The City has added an average of approximately 5,000 dwellings per year between 1976 and 2001. This represents an annual growth rate of approximately 4% per year;
- Historically, Mississauga has been populated by waves of immigrants and the City continues to owe much of its growth to immigration. In 2001, Mississauga's immigrant population was 47% of the total population; in 1986, immigrants had represented 34% of the total population. Many of Mississauga's residents that are immigrants are newly arrived to Canada. Twenty-one percent of the City's immigrant

population emigrated to Canada between 1996 and 2001. Residents that are immigrants represented 74% of the City's population growth between 1996 and 2001.

- Growth in the City is matched by the growth of its labour force. The City's labour force increased approximately 2.7 times since 1976 from 177,240 in 1976 to 479,700 in 2001. Not only does the City have a large labour force but it has a highly diverse labour force. The City's labour force participates in many different industrial categories, the highest concentrations are in Manufacturing Trade; Retail Trade; and Professional, Scientific and Technical services;

CONCLUSION:

This brochure has reviewed population, growth and development trends in the 19th and 20th centuries. The City has grown so quickly that many of the new citizens that have chosen Mississauga as their home may not be aware of the rich history of the City they live in. To this end, this brochure has also discussed some of the principal events and novel characteristics that have shaped the City's history that it may serve as a resource to them. The brochure will be distributed within the City and to agencies and organizations within Mississauga.

RECOMMENDATION:

That the report titled "*Mississauga: The Evolution of a City*", dated February 10, 2004, from the Commissioner of Planning and Building be received for information.

Original Signed By:
Edward R. Sajecki,
Commissioner of Planning and Building