City of London

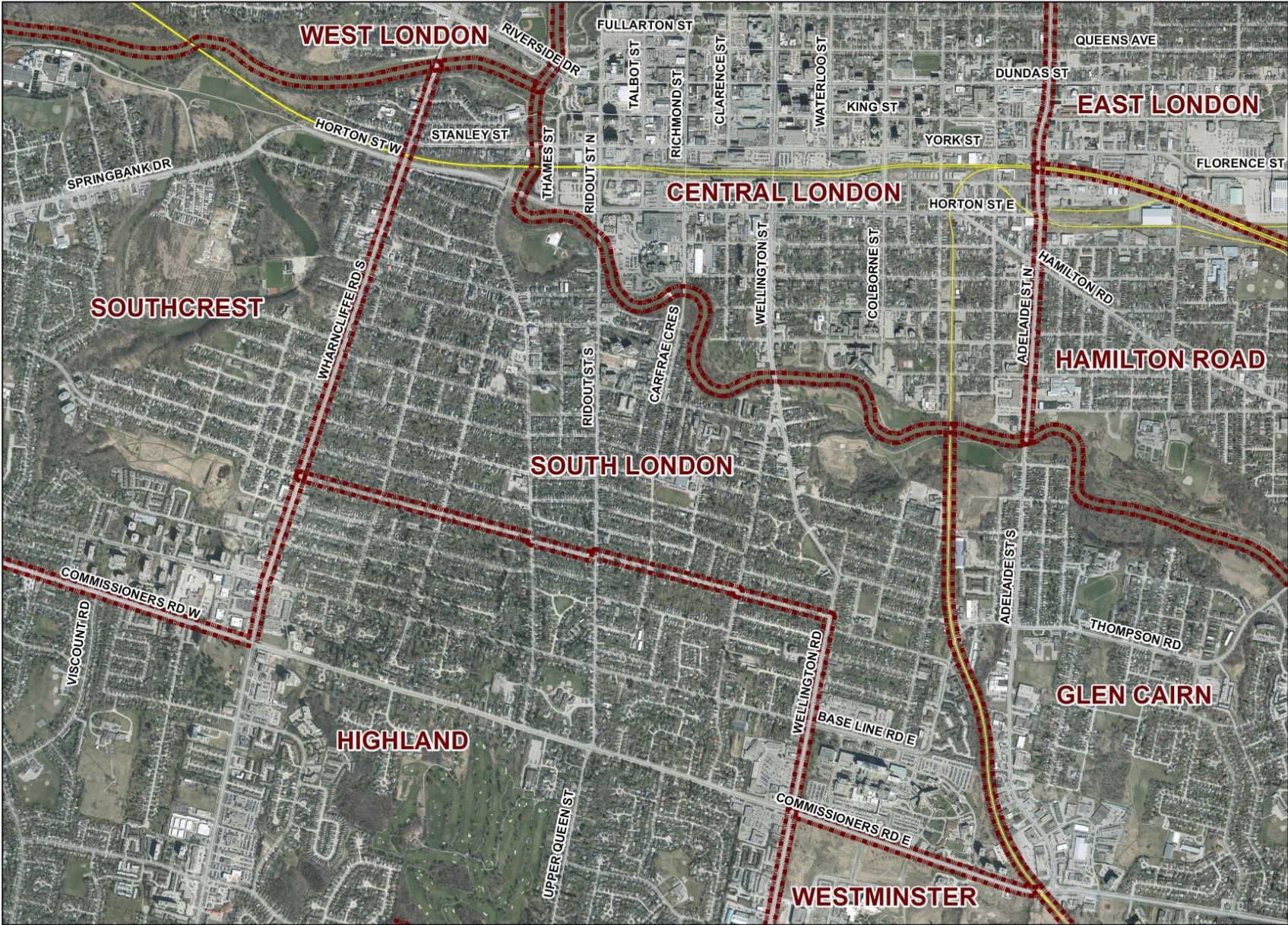**South London Neighbourhood Profile**

(1996-2016)

For further information contact:
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Email: neighbourhoods@london.ca

Date Created: Jan. 2014

Neighbourhood Profile -South London Planning District

WEST LONDON

RIVERSIDE DR

FULLARTON ST

QUEENS AVE

TALBOT ST

RICHMOND ST

CLARENCE ST

WATERLOO ST

KING ST

DUNDAS ST

EAST LONDON

HORTON ST W

STANLEY ST

THAMES ST

RIDOUT ST N

YORK ST

FLORENCE ST

SPRINGBANK DR

CENTRAL LONDON

HORTON ST E

WELLINGTON ST

HAMILTON RD

SOUTHCREST

WHARNCLIFFE RD S

CARFRAE CRES

COLBORNE ST

ADELAIDE ST N

HAMILTON ROAD

RIDOUT ST S

SOUTH LONDON

COMMISSIONERS RD W

VISCOUNT RD

ADELAIDE ST S

THOMPSON RD

GLEN CAIRN

WELLINGTON RD

BASE LINE RD E

HIGHLAND

UPPER QUEEN ST

COMMISSIONERS RD E

WESTMINSTER

0   0.25   0.5   1
Kilometers

Coordinate System: NAD 1983 UTM Zone 17N
Projection: Transverse Mercator
Datum: North American 1983

Acknowledgment:

Profiles for all 42 neighbourhoods across the city were compiled by the Policy and Planning Division (Dr. Momodou Jeng, Laure Eldik, Randy MacTaggart, and Anna Oliveira). Thank you to Planning Services for providing the 2016 census data that informed the development of this work.

Cautionary Notes:

1. **Comparability of Data**: caution should be used when comparing NHS data (2011) to long-form census data (1996, 2001, 2006 and 2016), **especially when it comes to data for small geographies due to a difference in data collection methodologies employed by Statistics Canada.**

2. **Percentage Totals:** some differences in the percentage totals (not adding up to 100%) are due to rounding and sampling errors, low response rates, and data suppression related to confidentiality rules adopted by Statistics Canada.

3. **As a % of Neighbourhood/As a % of Active Labour Force:** some differences in percentage totals (not adding up to 100%) are based on the data being compared to the overall population of the neighbourhood or the overall active labour force as opposed to the actual number of respondents to the census question (e.g. population aged 15 years and over).

4. **Changes from Previous Neighbourhood Profiles:** some revisions and omissions of data in the current Neighbourhood Profiles are based on the way in which data was aggregated by Statistics Canada (e.g. marital status) or questions not asked in the 2016 census (e.g. religion).

Data Sources:
1. 1996, 2001, 2006, 2011 and 2016 Census Data and 2011 NHS data, Statistics Canada, Ottawa.
2. Customized City of London Planning District data extracted and tabulated by the City of London Planning – Urban Design and Geographic Information Systems Division and the City of London Policy and Planning Support Division.

Legend:

↓ is a decrease   ↑ is an increase

▬ means no change   N.A. means (Not available)

Population Characteristics & Age Distribution

South London Neighbourhood	1996	2001	2006	2011	2016	Change From Previous Period (2011 to 2016)	
Total Population	**14,190**	**13,940**	**14,055**	**13,470**	**13,160**	↓	**-2%**
Female	7,565	7,325	7,445	7,145	6,860	↓	-4%
Male	6,630	6,610	6,615	6,325	6,300	↓	<1%

Age Structure	1996	2001	2006	2011	2016	Change From Previous Period (2011 to 2016)		As a % of Neighbourhood
0 to 19	**2,865**	**2,970**	**2,720**	**2,445**	**2,170**	↓	**-11%**	**16%**
0 to 4	900	750	710	700	610	↓	-13%	5%
5 to 9	655	705	640	570	595	↑	4%	5%
10 to 14	655	705	655	550	480	↓	-13%	4%
15 to 19	655	810	715	625	485	↓	-22%	4%
20 to 44	**7,075**	**6,420**	**6,020**	**5,605**	**5,350**	↓	**-5%**	**41%**
45 to 64	**2,320**	**3,000**	**3,640**	**3,715**	**3,795**	↑	**2%**	**29%**
65+	**1,770**	**1,610**	**1,665**	**1,700**	**1,850**	↑	**9%**	**14%**
Median Age	**N.A.**	**N.A.**	**N.A.**	**38.5**	**39.6**			

2016 Census Age Cohort Breakout	Male	Female	Total	As a % of Neighbourhood
0 to 4	365	240	605	5%
5 to 9	325	270	595	5%
10 to 14	230	250	480	4%
15 to 19	220	265	485	4%
20 to 24	405	490	895	7%
25 to 29	605	725	1,330	10%
30 to 34	610	670	1,280	10%
35 to 39	485	510	995	8%
40 to 44	405	440	845	6%
45 to 49	450	450	900	7%
50 to 54	385	495	880	7%
55 to 59	510	560	1,070	8%
60 to 64	460	490	950	7%
65 to 69	395	365	760	6%
70 to 74	175	220	395	3%
75 to 79	155	155	310	2%
80 to 84	60	135	195	1%
85+	70	130	200	2%
Total	**6,310**	**6,860**	**13,170**[1]	

[1] There is likely to be some differences due to rounding and sampling errors.

Age Cohort Breakout 1996 - 2016

Year	0 - 4 years	5 - 9 years	10 - 14 years	15 - 19 years	20-44 years	45-64 years	65+ years
2016	610	595	480	485	5,350	3,795	3,090
2011	700	570	550	625	5,605	3,715	2,940
2006	710	640	655	715	6,020	3,640	2,755
2001	750	705	705	810	6,420	3,000	2,630
1996	900	655	655	655	7,075	2,320	2,530

Legend: ■ 0 - 4 years ■ 5 - 9 years ■ 10 - 14 years ■ 15 - 19 years ■ 20-44 years ■ 45-64 years ■ 65+ years
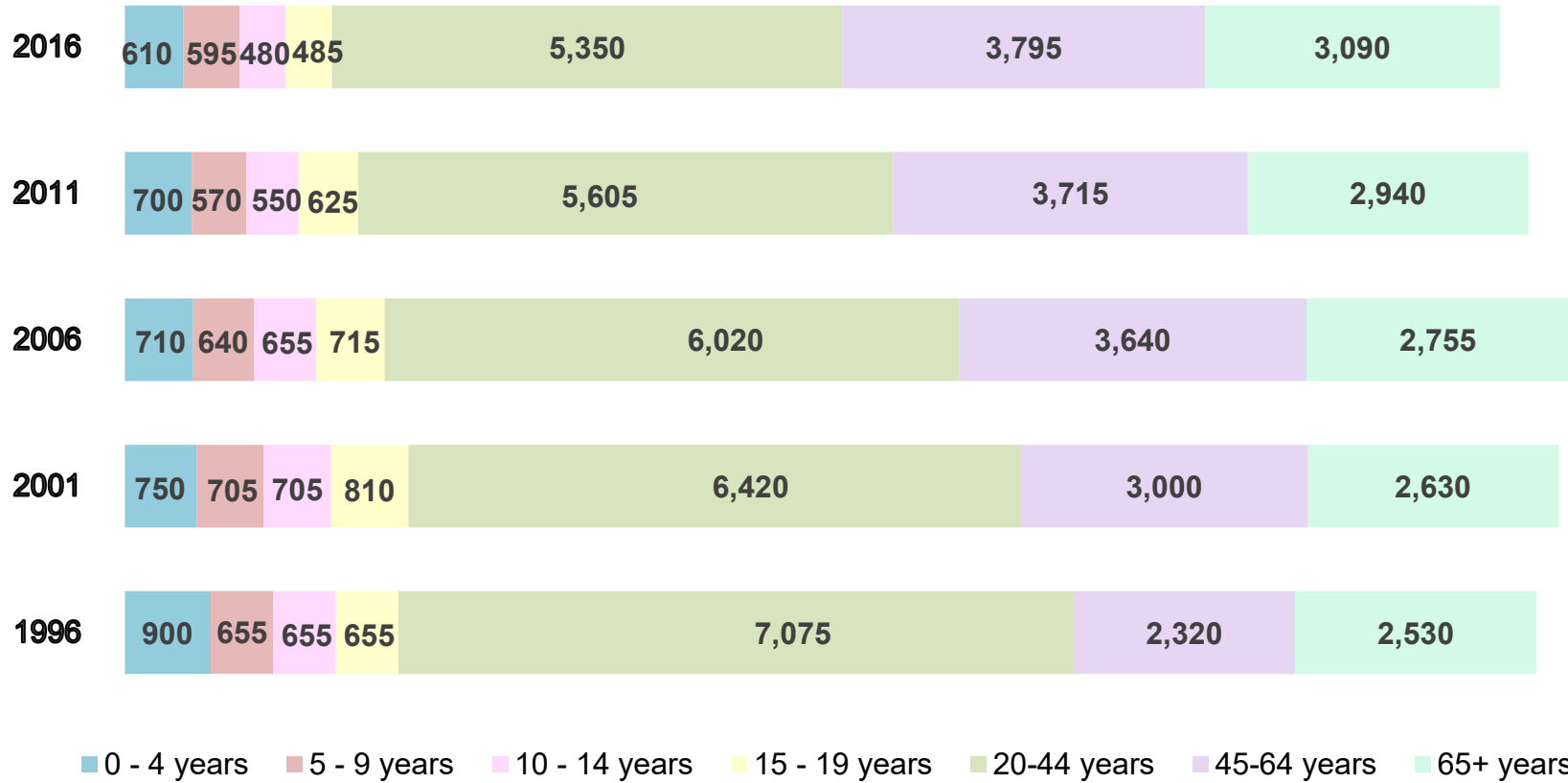
Marital Status	1996	2001	2006	2011	2016	Change From Previous Period (2011 to 2016)		As a % of Neighbourhood
Single	4,755	5,035	5,130	4,075	3,935	↓	-3%	30%
Married	4,595	4,375	4,240	3,905	3,865	↓	-1%	29%
Common-Law	1,110	1,300	1,470	1,390	1,525	↑	10%	12%
Divorced	1,165	1,205	1,280	1,070	1,170	↑	9%	9%
Separated	590	615	645	525	500	↓	-5%	4%
Widowed	1,165	615	745	680	475	↓	-30%	4%
Citizenship, Immigration& Ethnic Identity	1996	2001	2006	2011	2016	Change From Previous Period (2011 to 2016)		As a % of Neighbourhood
Citizenship								
Canadian Citizens	13, 565	13,460	13,525	12,940	12,755	↓	-1%	97%
Non-Canadian Citizens	630	485	525	390	405	↑	4%	3%
Immigration Status								
Canadian Born Population	11,825	11,990	12,125	11,615	11,595	↓	<-1%	88%
Foreign Born Population	2,305	1,865	1,825	1,640	1,425	↓	-13%	11%
Visible Minority Population	650	525	860	835	895	↑	7%	7%
Indigenous Identity Population	175	150	230	570	415	↓	-27%	3%

Family Composition	1996	2001	2006	2011	2016	Change From Previous Period (2011 to 2016)		As a % of Census Families
Number of Census Families	**3,430**	**3,535**	**3,575**	**3,320**	**3,355**	↑	**1%**	
Family Size - 2 Persons	1,890	1,965	2,040	1,920	2,050	↑	7%	61%
Family Size - 3 Persons	695	770	740	700	685	↓	-2%	20%
Family Size - 4 Persons	600	550	600	535	435	↓	-19%	13%
Family Size - ≥ 5 Persons	245	255	200	160	190	↑	19%	6%
Census Family - Average Size	**3**	**3**	**3**	**2.7**	**2.6**			

2016 Family Composition

Family Size - 2 Persons, 61%

Family Size - 3 Persons, 20%

Family Size - 4 Persons, 13%

Family Size - ≥ 5 Persons, 6%
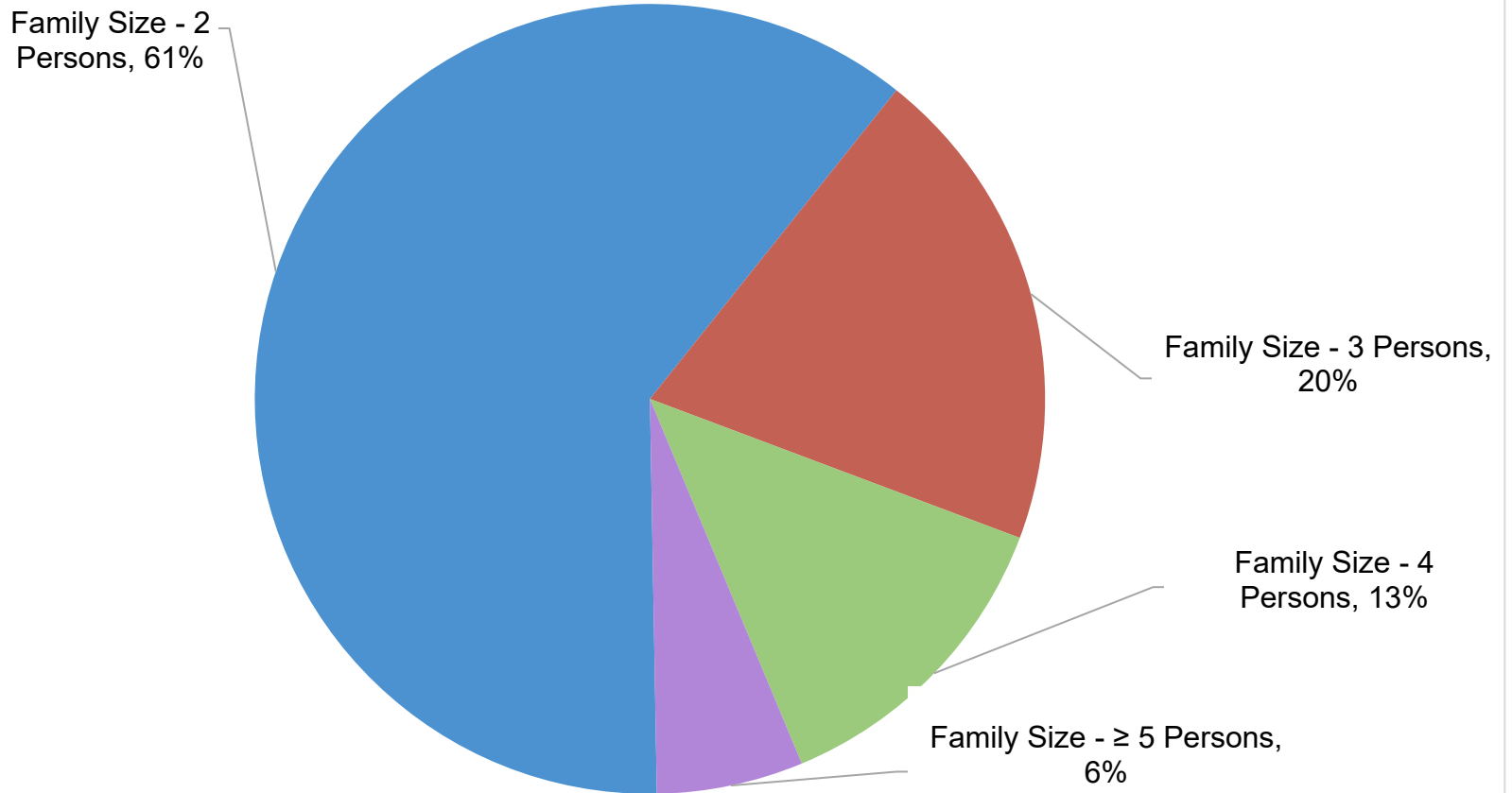
Family Structure & Number of Children	1996	2001	2006	2011	2016	Change From Previous Period (2011 to 2016)	
Couples (Married or Common Law)²	**2,795**	**2,795**	**2,830**	**2,615**	**2,660**	↑	**2%**
Without Children	1,475	1,505	1,575	1,450	1,570	↑	8%
With Children	1,320	1,290	1,255	1,155	1,085	↓	-6%
Lone Parent Families	**635**	**740**	**745**	**710**	**700**	↓	**-1%**
1 Child	420	455	465	470	475	↑	1%
2 Children	190	225	225	175	185	↑	6%
≥ 3 Children	20	65	60	60	35	↓	-42%
Male Headed	**80**	**80**	**105**	**130**	**130**	▬	
Female Headed	**560**	**660**	**640**	**580**	**575**	↓	**-1%**

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² 2016 Census combines data for Married or Common Law couples without/with Children.

Educational Attainment by Credential	1996	2001	2006	2011	2016	Change From Previous Period (2011 to 2016)		As a % of Neighbourhood
No Certificate, Diploma or Degree	N.A.	N.A.	1,985	1,355	1,355	▬		10%
High School Diploma or Equivalent	N.A.	N.A.	3,200	2,910	2,840	↓	-2%	22%
Apprenticeship, or Trade Certificate	365	1,015	800	535	595	↑	11%	5%
College Certificate or Diploma	N.A.	N.A.	2,675	2,925	2,770	↓	-5%	21%
University Certificate or Degree	N.A.	N.A.	N.A.	395	150	↓	-62%	1%
University - Bachelor's Degree	N.A.	N.A.	1,705	2,150	2,270	↑	6%	17%
University Degree above bachelor level (MA or PhD)	N.A.	N.A.	740	1,180	295	↓	-75%	2%

Education Attainment by Credential

Legend:
- No Certificate, Diploma or Degree
- High School Diploma or Equivalent
- Apprenticeship, or Trade Certificate
- College Certificate or Diploma
- University Certificate or Degree
- University -Bachelor's Degree
- University Degree above Bachelor level (M.A. or PhD)

Chart values: 2%, 10%, 17%, 1%, 21%, 5%, 22%

**City of London** South London Neighbourhood Profile
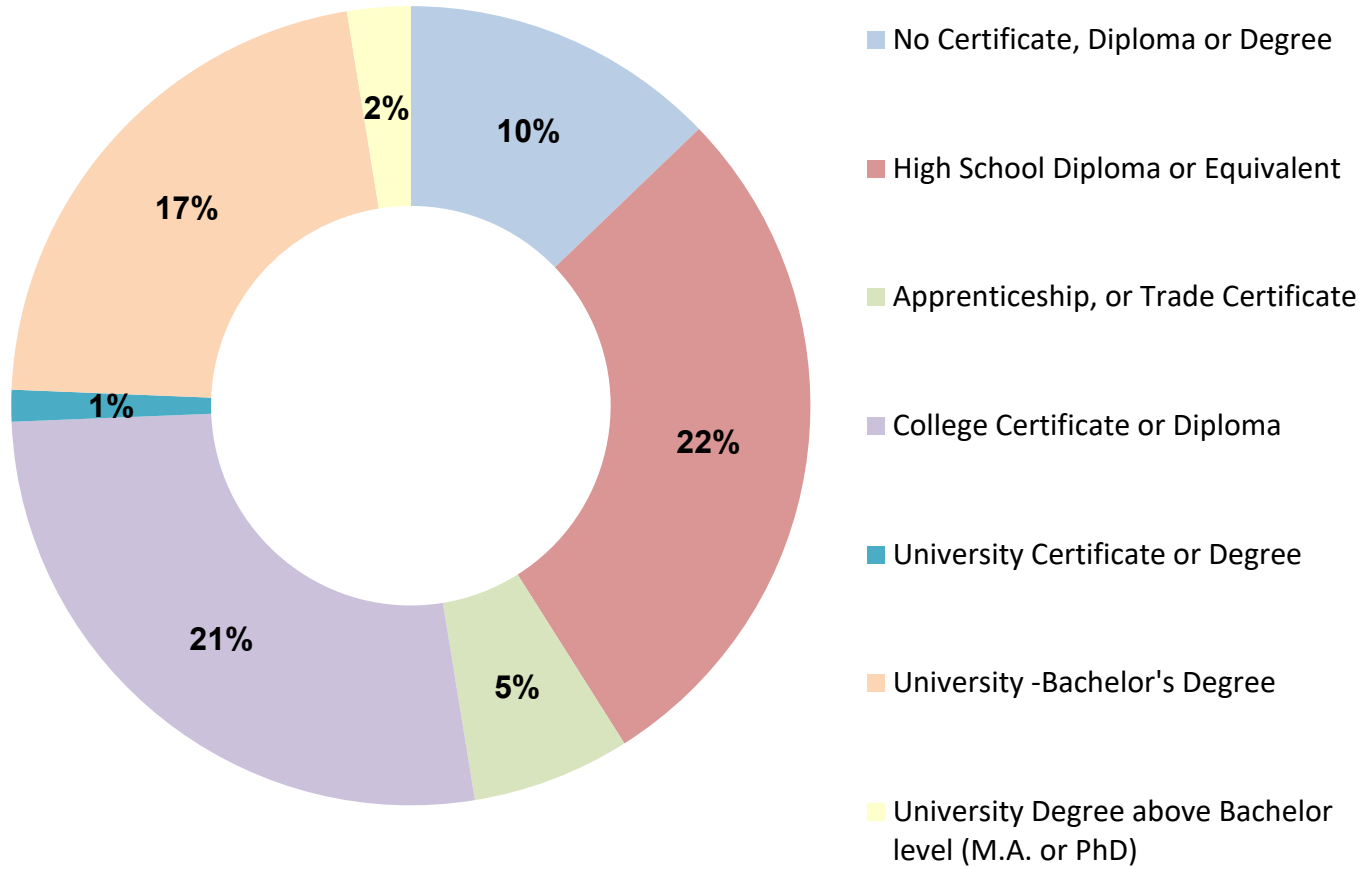
Housing by Structure Type & Tenure	1996	2001	2006	2011	2016	Change From Previous Period (2011 to 2016)		As a % of Total Occupied Dwellings
Total Occupied Dwellings	**7,075**	**7,070**	**7,185**	**6,930**	**7,045**	↑	**2%**	
Single-Detached	2,810	2,820	2,815	2,830	2,830	▬		40%
Semi-Detached	175	115	140	125	125	▬		2%
Row House	270	295	275	270	310	↑	15%	4%
Duplex	710	540	590	485	510	↑	5%	7%
Apartment < 5 Storeys	1,870	2,005	2,135	2,005	2,030	↑	1%	29%
Apartment ≥ 5 Storeys	1,205	1,265	1,205	1,200	1,235	↑	3%	18%
Number of Owned Dwellings	**3,080**	**3,170**	**3,360**	**3,370**	**3,265**	↓	**-3%**	
Owned as a % of Total	44%	45%	47%	47%	46%			
Number of Rented Dwellings	**4,000**	**3,905**	**3,825**	**3,735**	**3,780**	↑	**1%**	
Rented as a % of Total	56%	55%	53%	54%	54%	▬		
Average # of Rooms	6	6	6	5.7	5.6		↓	
Average Gross Rent	$616	$609	$741	$763	$904	↑	18%	
Average Value of Dwelling	$141,520	$139,874	$194,995	$229,465	$289,717	↑	26%	

Labour Market Indicators	1996	2001	2006	2011	2016	Change From Previous Period (2011 to 2016)		As a % of Neighbourhood
Total Labour Force ≥ 15 years	**8,555**	**8,465**	**8,215**	**8,240**	**8,150**	↓	-1%	**62%**
Female	4,245	4,305	4,030	4,185	4,205	↑	<1%	32%
Male	4,310	4,160	4,185	4,060	3,940	↓	-3%	30%
Unemployment Rate	**9%**	**7%**	**5%**	**7.5%**	**7%**	↓		
Female	8%	7%	5%	6.6%	6.5%	↓		
Male	10%	6%	6%	8.4%	7.6%	↓		
Employment Rate	**N.A.**	**N.A.**	**N.A.**	**66.6%**	**66.1%**	↓		
Participation Rate	**72%**	**72%**	**70%**	**72%**	**71%**	↓		
Female	66%	68%	66%	70.9%	69%	↓		
Male	79%	76%	75%	73.2%	73.2%	▬		

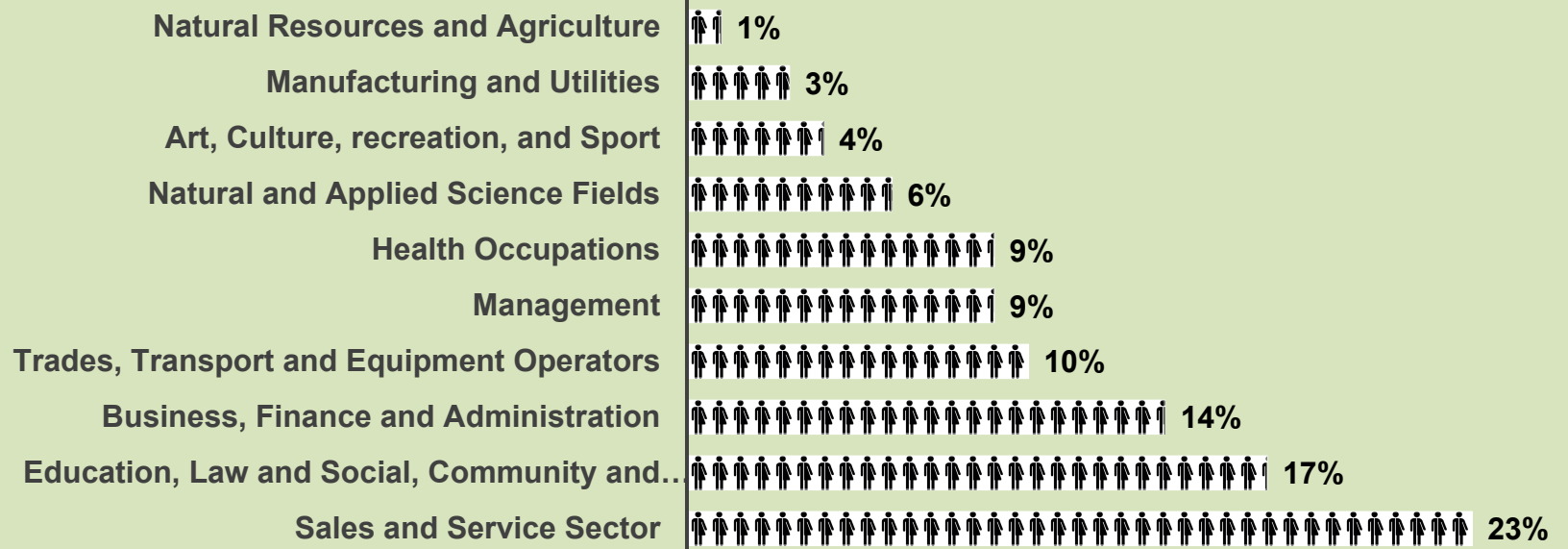| Income Characteristics of Economically Active Population[3]	1996	2001	2006	2011	2016	Change From Previous Period (2011 to 2016)	
Individual Income							
Average Income	$26,014	$29,802	$37,381	$37,919	$44,046	↑	16%
Median Income	$22,234	$25,869	$30,827	$30,121	$35,999	↑	20%
Income by Gender							
Average Income – Male	$28,870	$33,229	$37,381	$38,549	$47,602	↑	23%
Average Income- Female	$23,159	$26,376	$30,827	$37,330	$40,920	↑	10%
Median Income – Male	$25,314	$29,248	$31,293	$30,068	$37,955	↑	26%
Median Income - Female	$19,155	$22,491	$25,735	$30,282	$34,676	↑	15%
Household Income							
Average Household Income	$41,584	$47,952	$54,183	$58,701	$69,933	↑	19%
Median Household Income	$34,845	$39,946	$45,277	$46,023	$55,207	↑	20%
Family Income							
Average Family Income	$53,614	$62,414	$71,885	$82,468	$96,543	↑	17%
Median Family Income	$48,151	$57,042	$65,198	$69,643	$81,411	↑	17%
Lone-Parent Families							
Average Family Income	N.A.	N.A.	N.A.	$55,409	$64,400	↑	16%
Median Family Income	N.A.	N.A.	N.A.	$46,336	$49,440	↑	7%

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[3] Data Note: Income figures based on previous reporting year and reflect gross earnings (1995, 2000, 2005, 2010 & 2015).

Income & Employment Trends, 1996-2016

Average Income   Median Income   Unemployment rate
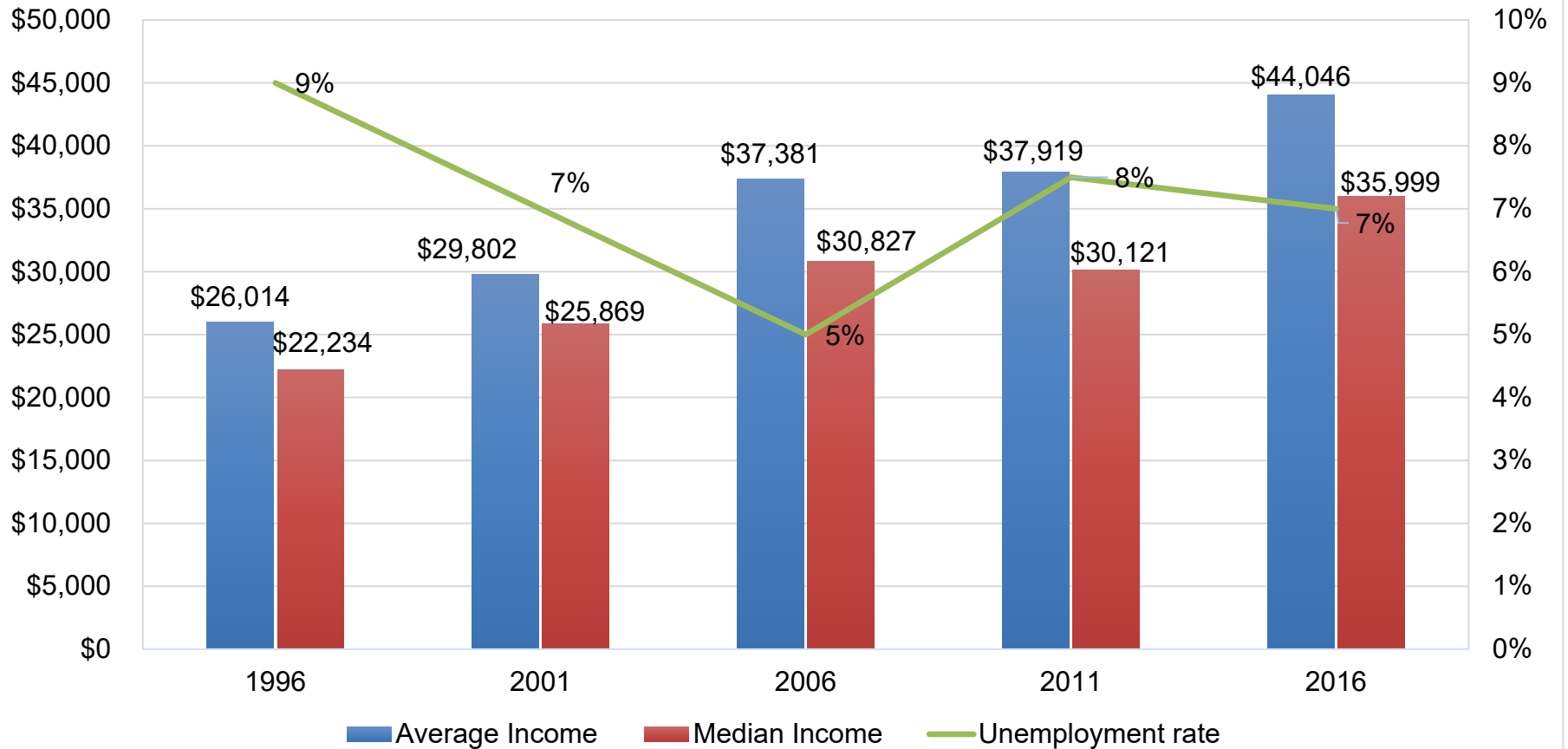
Labour Force by National Occupational Classification	1996	2001	2006	2011	2016	Change From Previous Period (2011 to 2016)		As a % of South London Active Labour Force
Management	830	900	600	885	750	↓	-15%	9%
Business, Finance and Administration	1,545	1,325	1,360	1,320	1,160	↓	-12%	14%
Natural and Applied Science Fields	345	585	570	530	505	↓	-5%	6%
Health Occupations	630	615	710	650	770	↑	18%	9%
Education, Law and Social, Community and Government Services	885	1,185	1,275	1,430	1,410	↓	-1%	17%
Art, Culture, recreation, and Sport	310	345	415	400	335	↓	-16%	4%
Sales and Service Sector	2,265	2,030	1,880	1,805	1,885	↑	4%	23%
Trades, Transport and Equipment Operators	815	870	985	790	835	↑	6%	10%
Natural Resources and Agriculture	110	75	135	85	60	↓	-29%	1%
Manufacturing and Utilities	560	135	425	180	255	↑	42%	3%

Employment Trends by Occupation Breakout - 2016

Occupation	Percentage
Natural Resources and Agriculture	1%
Manufacturing and Utilities	3%
Art, Culture, recreation, and Sport	4%
Natural and Applied Science Fields	6%
Health Occupations	9%
Management	9%
Trades, Transport and Equipment Operators	10%
Business, Finance and Administration	14%
Education, Law and Social, Community and...	17%
Sales and Service Sector	23%

Class of Worker	1996	2001	2006	2011	2016	Change From Previous Period		As a % of Neighbourhood
Employee	**7,325**	**7,560**	**7,665**	**7,260**	**7,180**	↓	**-1%**	**55%**
Female	3,780	3,945	3,980	3,895	3,790	↓	-3%	29%
Male	3,545	3,620	3,730	3,360	3,385	↑	1%	26%
Self-Employed	**940**	**825**	**670**	**810**	**795**	↓	**-2%**	**6%**
Female	350	305	260	230	335	↑	46%	3%
Male	590	525	420	580	460	↓	-21%	3%

Employment Status	1996	2001	2006	2011	2016	Change From Previous Period (2011 to 2016)		As a % of South London Active Labour Force
Worked Full-Time in 2015	N.A.	N.A.	N.A.	6,170	4,390	↓	-29%	52%
Worked Part-Time in 2015	N.A.	N.A.	N.A.	1,710	3,980	↑	133%	48%

Employment Status, 2015 Reference Period

Worked Full-Time 54%

Worked Part-Time 46%
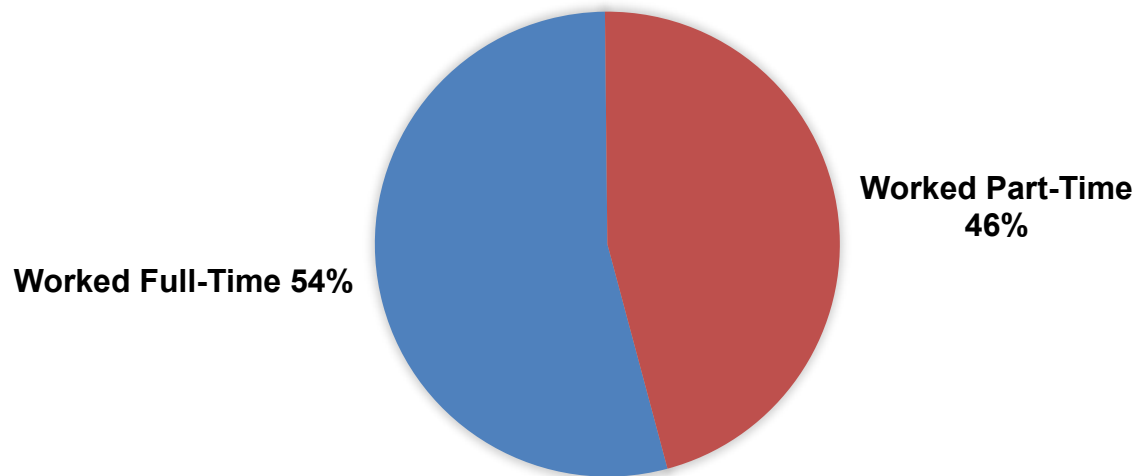
Mode of Transport to Work	1996	2001	2006	2011	2016	Change From Previous Period (2011 to 2016)		As a % of South London Active Labour Force
Automobile - As a Driver	4,715	4,855	4,710	4,375	4,520	↑	4%	56%
Car-Pool	520	580	635	450	510	↑	13%	6%
Public Transportation	840	865	835	840	745	↓	-11%	9%
Walked or Bicycled	1,085	1,090	1,315	1,295	1,110	↓	-14%	14%
Other Modes	50	75	80	110	100	↓	-9%	1%

Place of Work	1996	2001	2006	2011	2016	Change From Previous Period (2011 to 2016)		As a % of Neighbourhood
Worked at Home	580	435	395	555	560	↑	1%	4%
Worked at a Fixed Address	6,690	6,890	6,840	6,470	6,255	↓	-3%	48%
No Fixed Workplace Address	530	575	725	590	750	↑	27%	6%
Worked within Municipality	5,855	6,290	6,165	N.A.	5,660	N.A.		43%
Work in a different Municipality	830	595	670	N.A.	430	N.A.		3%
Worked outside Canada	10	35	30	0	15	↑		<1%

City of London

Mobility/Migration Status	1996	2001	2006	2011	2016	Change From Previous Period (2011 to 2016)		As a % of Neighbourhood
Lived at the same address 5 years ago	6,235	5,945	6,555	6,550	6,760	↑	3%	51%
Moved sometime within the last 5 years	7,055	7,245	6,780	5,990	5,790	↓	-3%	44%
Internal Migrants	1,740	1,730	1,900	1,620	1,715	↑	6%	13%
- Intra-provincial	1,505	1,590	1,590	1,400	1,460	↑	4%	11%
- Inter-provincial	235	310	310	220	260	↑	18%	2%
External Migrants	235	355	355	275	275	▬		2%
Lived at the same address 1 years ago	10,470	11,060	11,100	10,720	10,610	↓	-1%	81%
Moved sometime within the last year	3,550	2,690	2,810	2,450	2,435	↓	-1%	19%
Internal Migrants	720	550	1,900	670	690	↑	3%	5%
- Intra-provincial	620	435	1,590	640	570	↓	-11%	4%
- Inter-provincial	105	115	310	30	120	↑	300%	1%
External Migrants	85	125	120	90	150	↑	67%	1%

Place of Birth by Region	2011	2016	Change From Previous Period (2011 to 2016)		As a % of Neighbourhood
Total Immigrant Population	**1,635**	**1,425**	↓	**-13%**	**11%**
North America (US only)	320	95	↓	-70%	1%
Africa	55	55	▬		<1%
Asia	245	160	↓	-35%	1%
Caribbean	0	N.A.	N.A.		N.A.
Central and South America	70	180	↑	157%	1%
Oceania and other places of birth	N.A.	15	N.A.		<1%
Europe	995	920	↓	-8%	7%
Recent Immigrants	**225**	**75**	↓	**-67%**	**1%**
North America (US only)	35	20	↓	-43%	<1%
Africa	0	0	▬		0%
Asia	15	25	↓	-67%	<1%
Caribbean	0	N.A.	N.A.		N.A.
Central and South America	0	5	↑		<1%
Oceania and other places of birth	N.A.	10	N.A.		<1%
Europe	75	15	↓	-80%	<1%

Immigration by Place of Birth 2011	2011	As a % of Neighbourhood 2011	Immigration by Place of Birth 2016	2016	As a % of Neighbourhood 2016
1. United Kingdom	460	3%	1. United Kingdom	460	3%
2. United States	180	1%	2. United States	95	1%
3. Netherlands	125	1%	3. Germany	60	<1%
4. Germany	80	<1%	4. El Salvador	45	<1%
5. China	60	<1%	5. Hungary	45	<1%
6. Greece	55	<1%	6. Netherlands	40	<1%
7.. Columbia	50	<1%	7. Poland	40	<1%

Period of Immigration	1996	2001	2006	2011	2016	Change From Previous Period (2011 to 2016)		As a % of Neighbourhood
Before 1981	N.A.	N.A.	770	905	785	↓	-13%	11%
1981 to 1990	N.A.	N.A.	195	185	210	↑	14%	2%
1991 to 2000	N.A.	N.A.	385	130	160	↑	23%	1%
2001 to 2010	N.A.	N.A.	N.A.	425	195	↓	-54%	1%
2011 to 2016	N.A.	N.A.	N.A.	N.A.	70	N.A.		1%

Foreign Born - Population by Period of Immigration

Period	Value
2011 - 2016	70
2001 - 2010	195
1991 - 2000	160
1981 - 1990	210
Before 1981	785
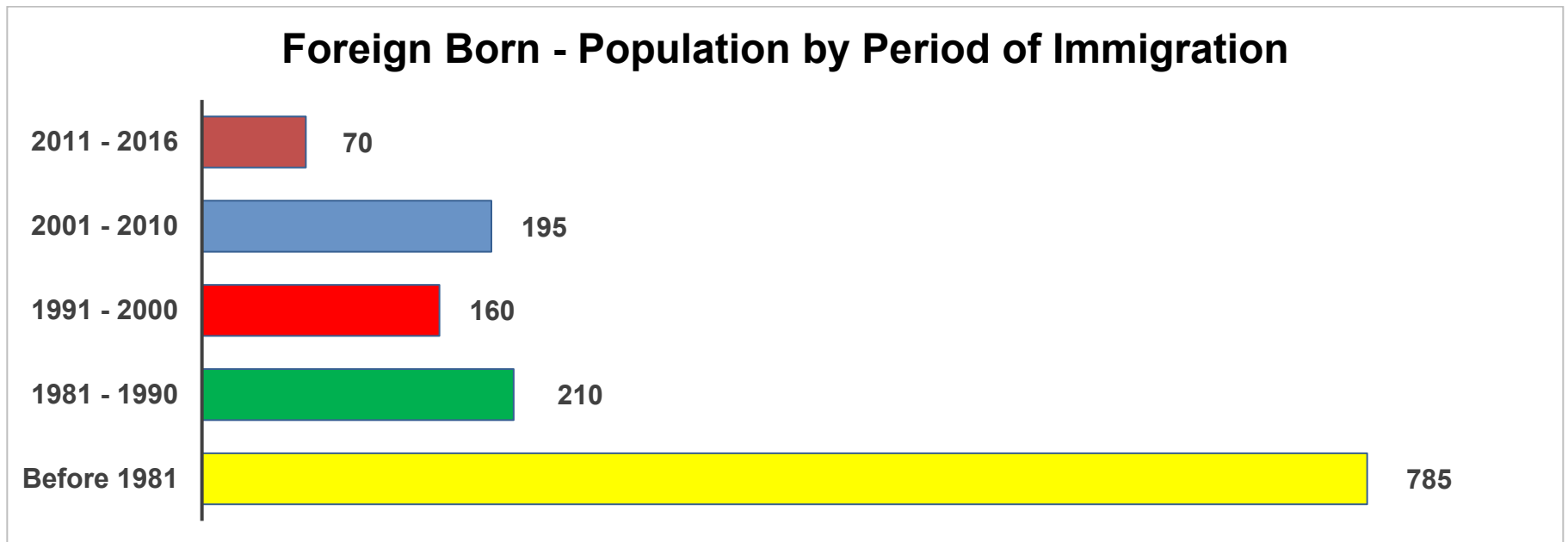
Language	1996	2001	2006	2011	2016	Change From Previous Period (2011 to 2016)		As a % of Neighbourhood
Knowledge of Official Languages								
English Only	12,960	12,570	12,665	12,135	11,860	↓	-2%	90%
French Only	0	0	0	10	0	↓	-100%	0%
English and French	1,175	1,365	1,375	1,200	1,250	↑	4%	9%
Neither English or French	50	10	10	30	50	↑	67%	<1%
Language Spoken Most Often at Home								
English	13,550	12,940	13,565	12,845	12,740	↑	6%	97%
French	55	40	80	45	50	↓	-71%	<1%
Non-Official Language	455	150	370	335	265	↓	-74%	2%
Mother Tongue [4]								
English	12,495	12,940	12,575	12,055	11,995	↓	<-1%	91%
French	220	40	205	170	170	▬		1%
Non-Official Language	1,340	150	1,190	1,025	905	↓	-12%	7%

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[4] Statistics Canada defines 'mother tongue' as the first language learned in childhood and still understood by the individual at the time of census reporting.

Top Non-Official Languages Spoken At Home[5]	2016	As a % of Neighbourhood
Arabic	35	<1%
Spanish	25	<1%
Russian	20	<1%
Japanese	20	<1%
Hungarian	20	<1%

[5] Data Note: The 2011 Neighbourhood profiles data reported on languages was discontinued in 2016; therefore, cannot be compared to 2016 data.