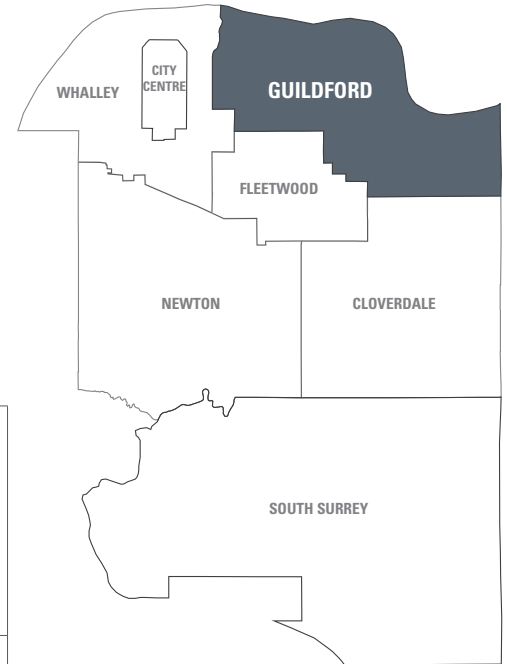










GUILDFORD

CITY OF SURREY COMMUNITY PROFILES

2016 Census Data
City of Surrey Statistics



 <p>AREA 4,421 ha (32,621 ha)</p>	 <p>AVERAGE HOUSEHOLD INCOME \$87,256 (\$93,586)</p>
 <p>POPULATION 60,745 (517,885)</p>	 <p>RENTERS 30% (29%)</p>
 <p>IMMIGRANT POPULATION 50% (43%)</p>	 <p>UNEMPLOYMENT RATE 7% (7%)</p>
 <p>OCCUPIED PRIVATE DWELLINGS 20,460 (169,970)</p>	 <p>TAKE TRANSIT TO WORK 19% (15%)</p>

City of Surrey statistics in brackets

Due to rounding, figures may be slightly lower or higher than stated and percentages may not add up to 100%.

Source data available at data.surrey.ca/dataset/2016-surrey-census

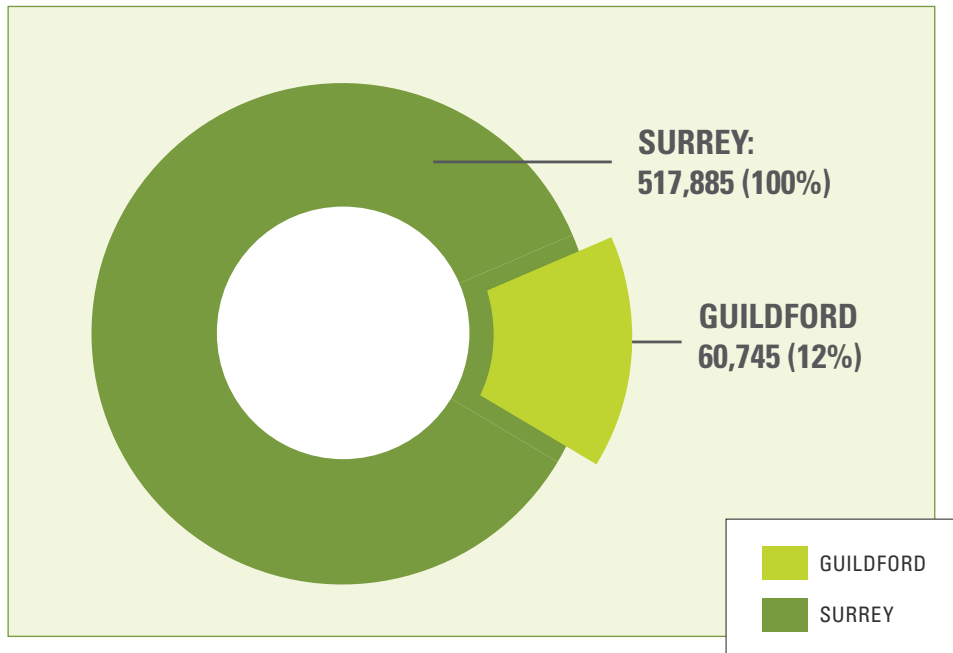
Guildford is comprised of mature urban neighbourhoods that grew up around the Guildford Town Centre shopping mall as well as the newer Fraser Heights subdivision which slopes down toward the Fraser River. Tynehead and Surrey Bend Regional Parks are significant natural environments in Guildford.

Located in the northeast corner of the city. The Fraser River surrounds the northern edge of the community with Whalley to the west, Langley to the east, and the southern border jogs from 96th down to 84th Avenue.

POPULATION & FAMILIES

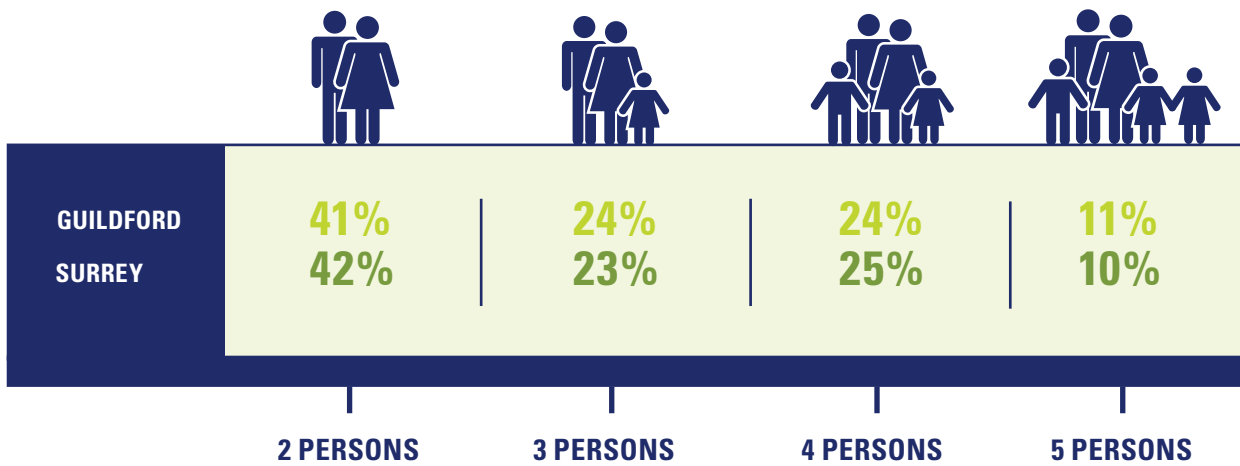
POPULATION

In 2016, the population of Guildford was 60,745 or 12% of Surrey's total population.



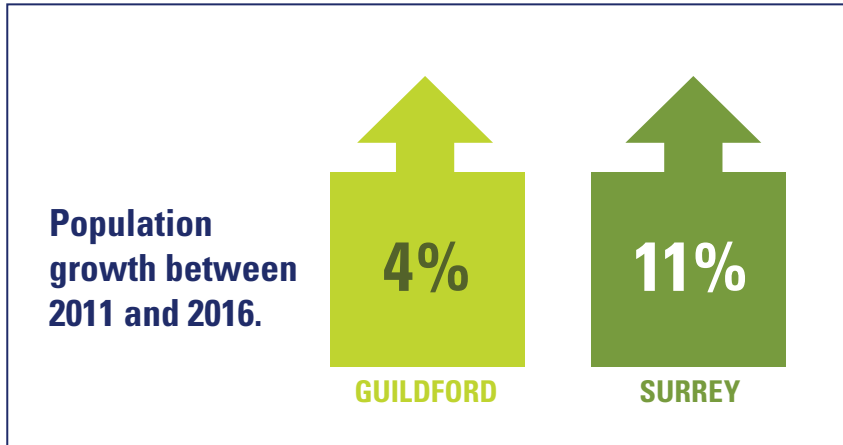
POPULATION BY FAMILY SIZE

The breakdown of family sizes in Guildford in 2016 was quite similar to the breakdown for Surrey.



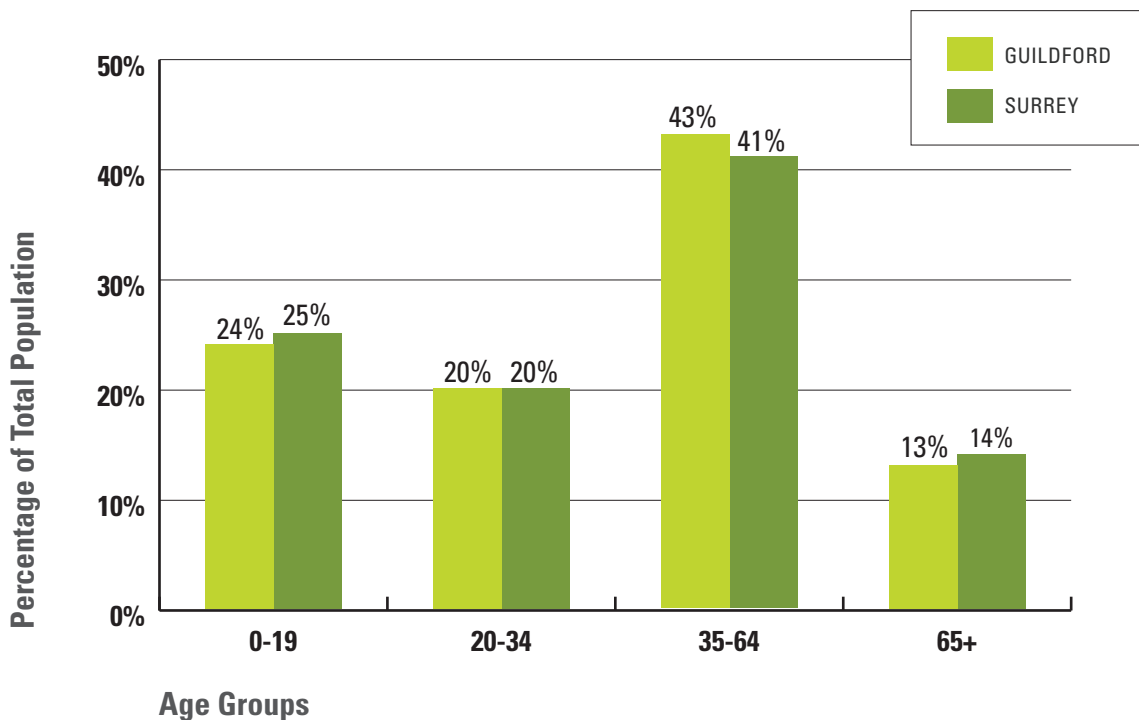
POPULATION GROWTH

Guildford's population grew by 4% between 2011 and 2016. This was down from a previous high of 11% between 2006 and 2011. This was lower than the city, which grew 11% between 2011 and 2016, down from 19% between 2006 and 2011.



POPULATION BY AGE GROUP

In 2016, the age composition of the population in Guildford and citywide was very similar.

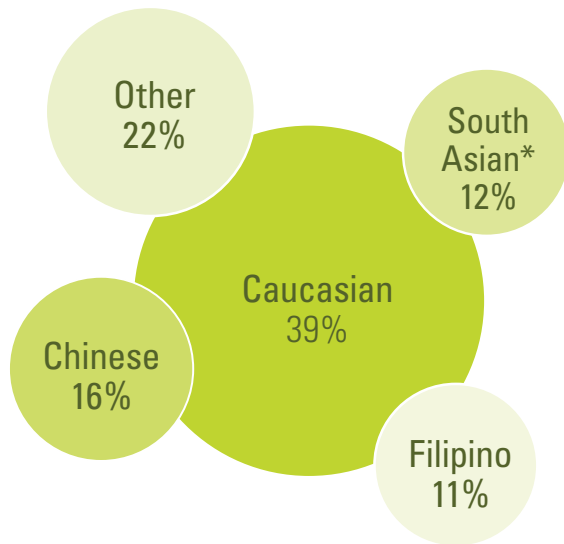


IMMIGRATION

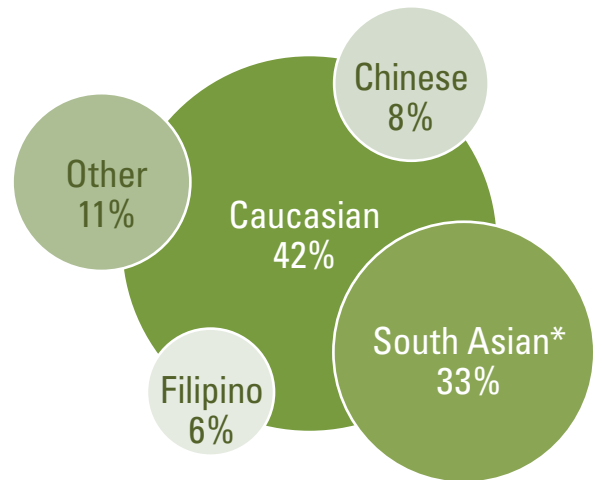
TOP 4 ETHNIC GROUPS

In 2016, 39% of the population in Guildford was Caucasian. This was lower than the city, where 42% of the population was Caucasian in 2016.

* South Asians include East Indian, Pakistani, Sri Lankan, etc.



GUILDFORD



SURREY

IMMIGRANTS* BY PERIOD OF IMMIGRATION

In 2016, 5,285 of Guildford's residents were considered recent immigrants having immigrated to Canada between 2011 and 2016. At the same time there were 36,335 recent immigrants living citywide in Surrey.

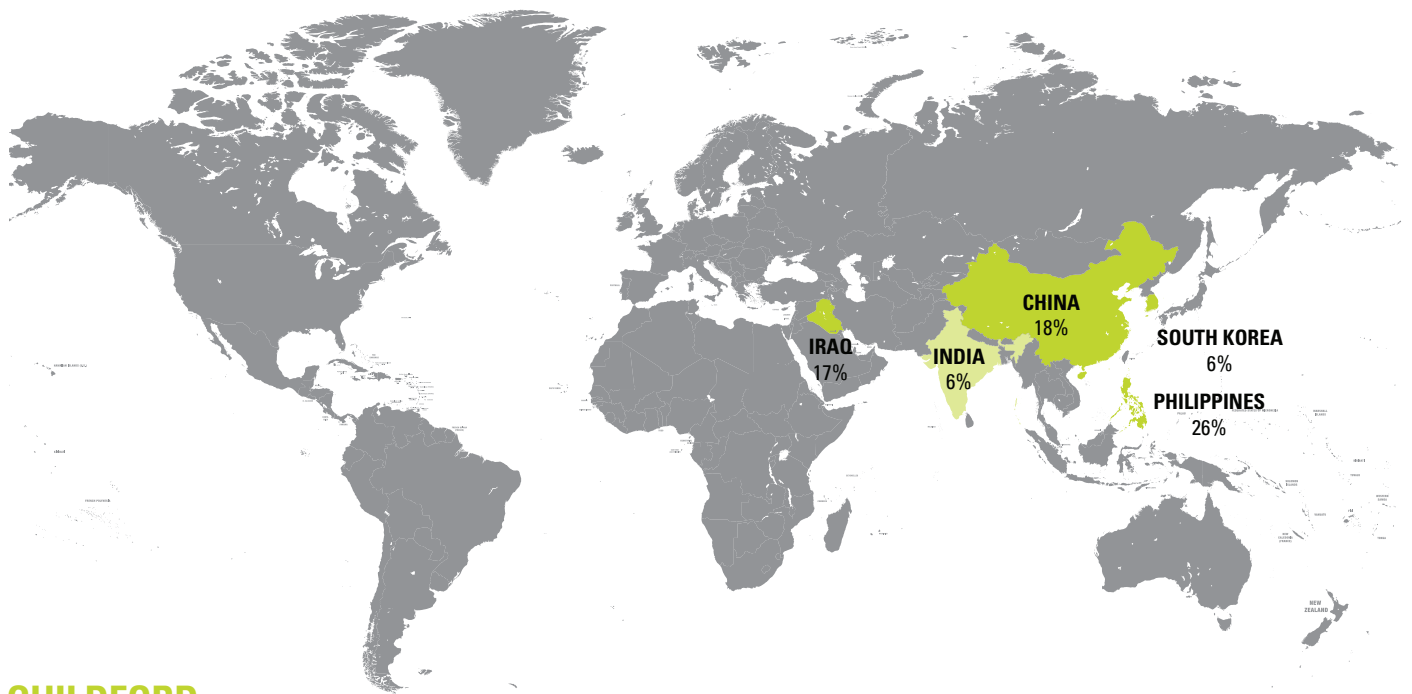


	BEFORE 1981	1981 – 1990	1991 – 2000	2001 – 2010	2011 – 2016
GUILDFORD	4,410	3,420	6,935	4,225	5,285
SURREY	37,055	25,490	52,570	68,705	36,335

IMMIGRATION POPULATION

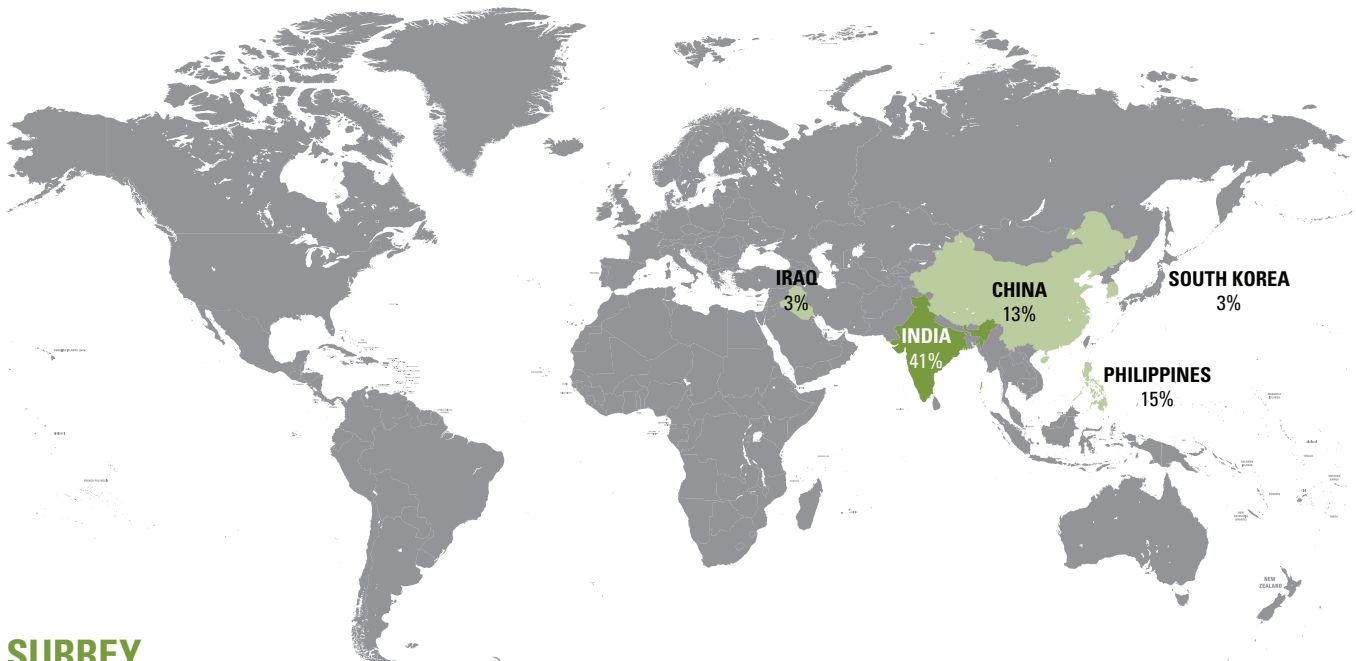
TOP 5 PLACES OF ORIGIN OF RECENT IMMIGRANTS

In 2016, the top place of origin of recent immigrants to Guildford was the Philippines (26%). By comparison, the top place of origin of recent immigrants to the City was India (41%).



GUILDFORD

Map illustrates the top five places of origin of recent immigrants living in Guildford in 2016, which equates to 73% of recent immigrants. The remaining 27% were not mapped.



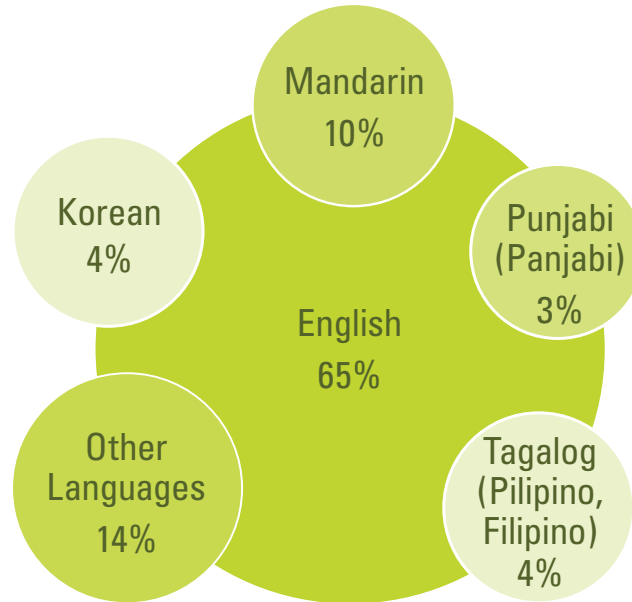
SURREY

Map illustrates the top five places of origin of recent immigrants living in Surrey in 2016, which equates to 75% of recent immigrants. The remaining 25% were not mapped.

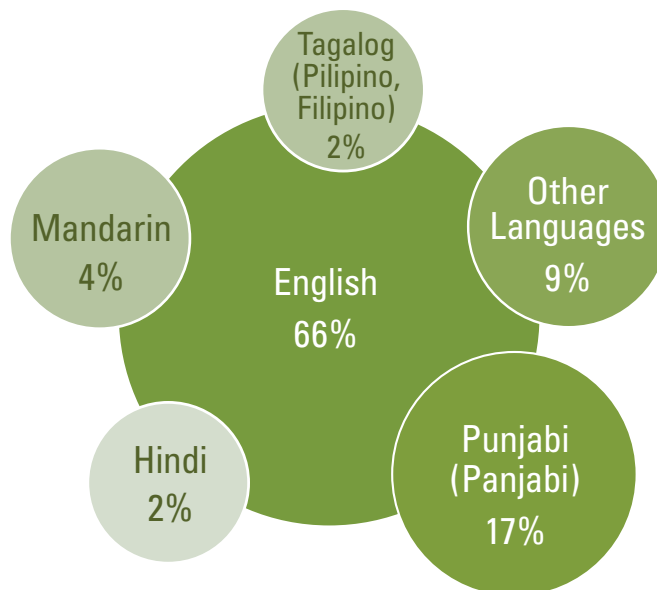
LANGUAGE

MOST COMMON LANGUAGE SPOKEN AT HOME

In 2016, 65% of Guildford residents spoke English at home, very similar to the percentage for the city, where 66% spoke English.



GUILDFORD



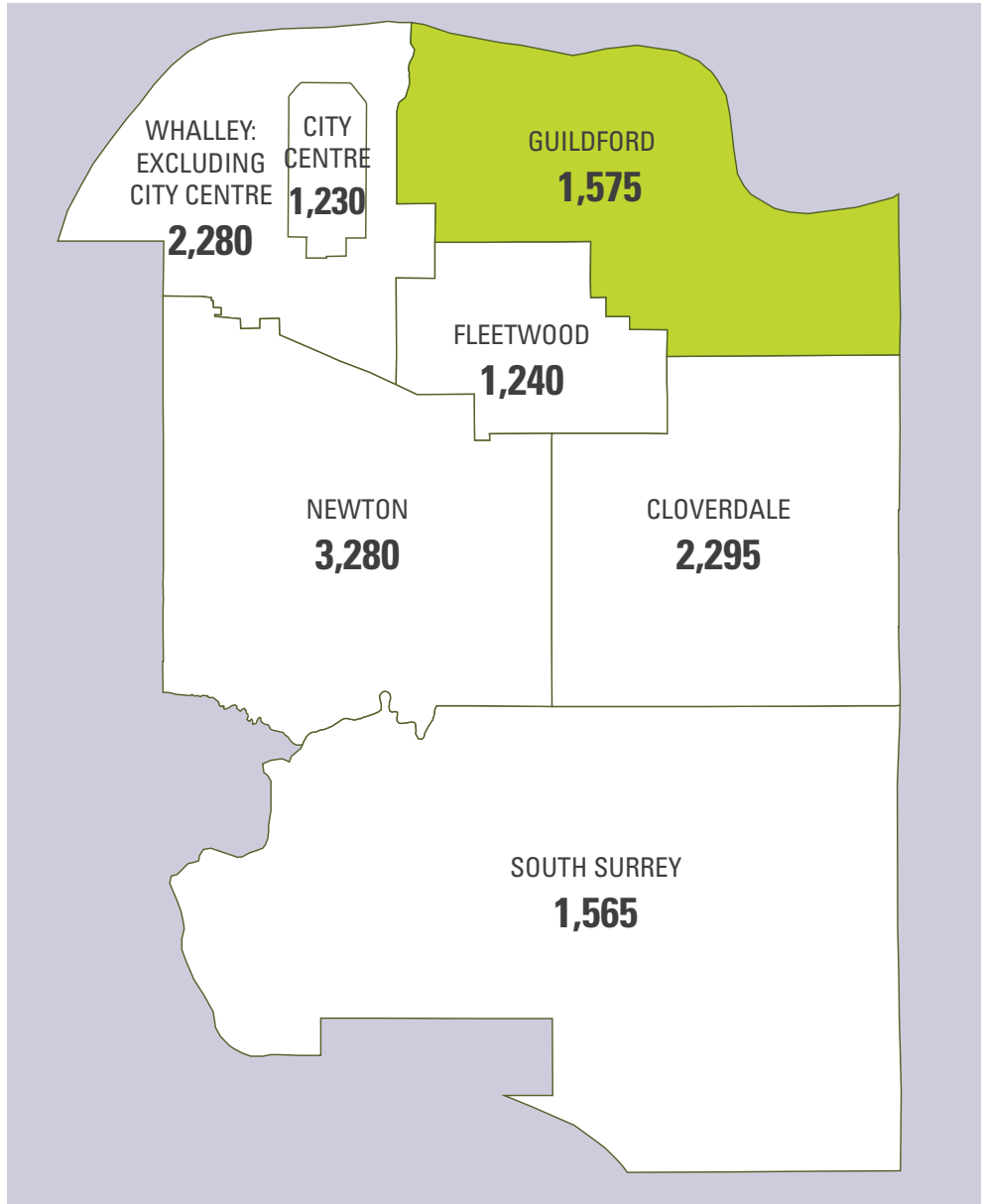
SURREY

INDIGENOUS

INDIGENOUS POPULATION BY COMMUNITY

In 2016, there were 13,460 people that identified as aboriginal* living in Surrey. Of those, 1,575 or 12% lived in Guildford.

*Aboriginal Identity refers to persons who report being Aboriginal, which includes First Nations, Métis or Inuit and/or Registered or Treaty Indian, and/or a member of a First Nations or Indian Band.



PERCENTAGE OF TOTAL POPULATION THAT IS INDIGENOUS

In 2016, 3% of Guildford's and the city's population was indigenous.





GUILDFORD 3% **SURREY 3%**



HOUSING

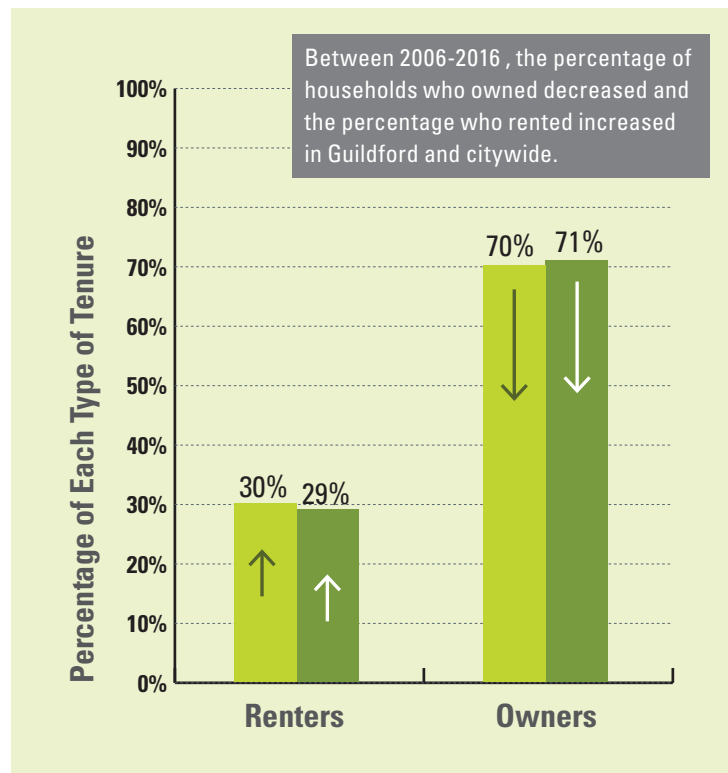
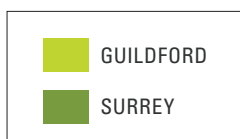
NUMBER OF EACH TYPE OF DWELLING UNIT

Single family homes remained the dominant residential building type in Guildford. In 2016 there were 10,990 single and two family dwellings in Guildford, which represented 54% of the private dwellings. This was lower than the city, where 58% (99,235) of the private dwellings were single family in 2016.

TYPE		GUILDFORD	SURREY
	Single Family Dwelling	54% (10,985)	58% (99,060)
	Row/Townhouses	11% (2,185)	18% (30,440)
	Low Rise Apartments	32% (6,615)	20% (34,520)
	High Rise Apartments	3% (675)	4% (5,950)
Total Dwellings Units		20,460	169,970

TENURE

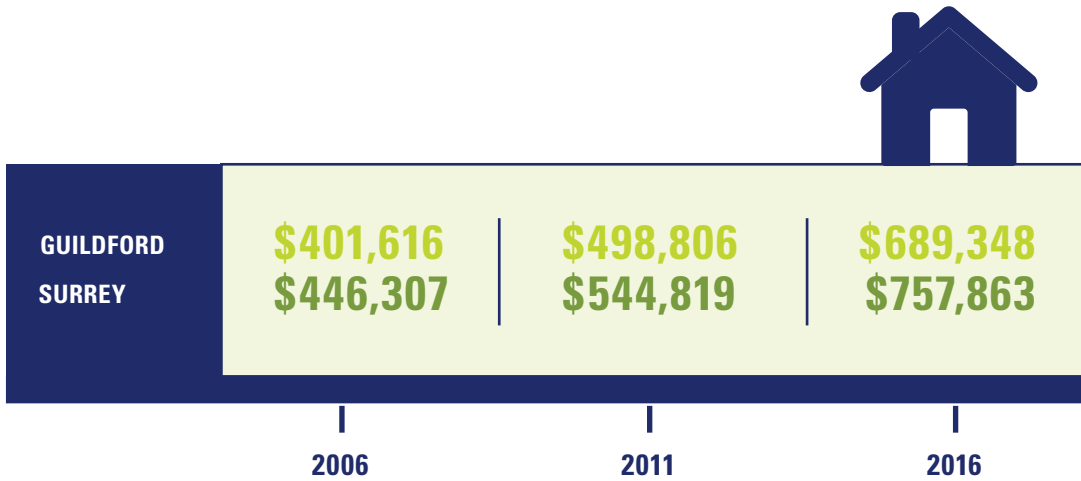
Ownership remained the predominant form of tenure in Guildford and citywide. In 2016, 70% of Guildford residents owned their home, compared with 71% for the City. However, between 2006 and 2016, the percentage of households who owned decreased while the percentage of households who rented increased. In Guildford, the percentage of households who rented increased from 29% to 30% and Citywide from 25% to 29% between 2006 and 2016.



AVERAGE VALUE OF DWELLINGS

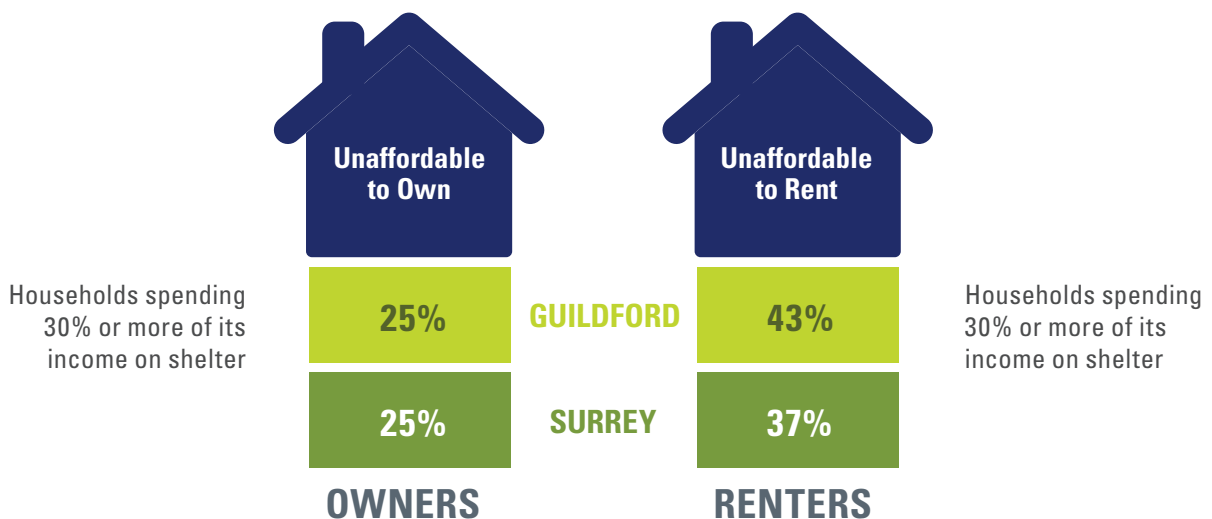
The average value of dwellings* continued to increase in Guildford and citywide between 2006 and 2016. In 2016, the average value of a dwelling in Guildford was \$689,348, compared with \$757,863 citywide.

*The average value of a dwelling refers to the value of the entire dwelling, including the value of the land it is on and of any other structure, such as a garage, which is on the property. If the dwelling is located in a building which contains several dwellings, or a combination of residential and business premises, all of which the household owns, the value is estimated as a portion of the market value that applies only to the dwelling in which the household resides.



HOUSING AFFORDABILITY

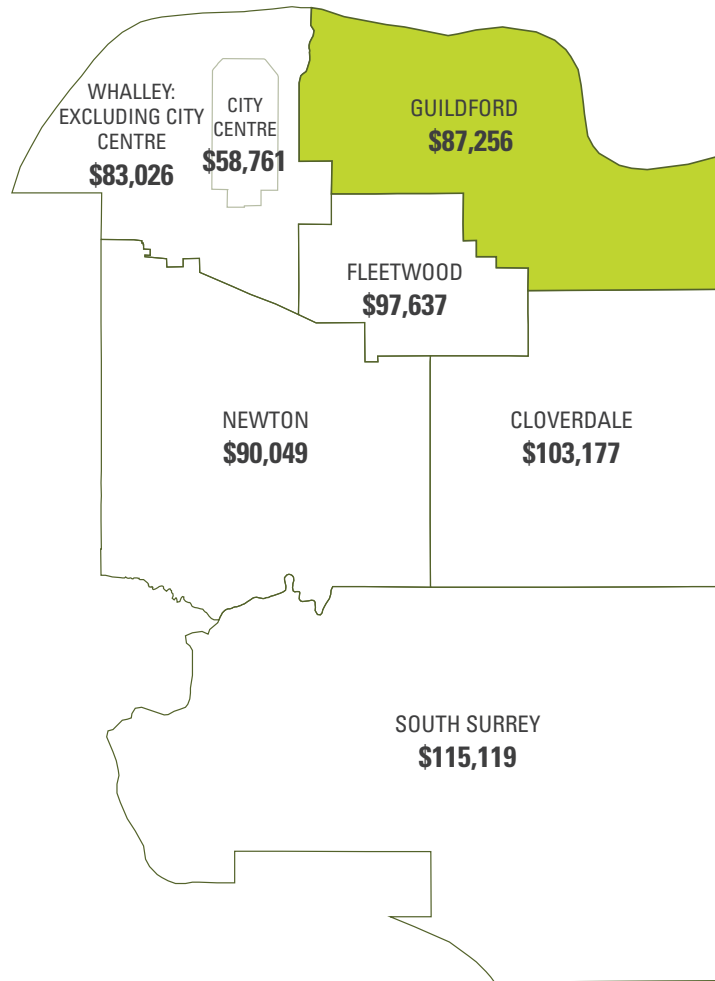
In Canada, housing is considered unaffordable if it costs more than 30% of a household's before-tax income. In 2016, 43% of renters in Guildford and 37% citywide spent more than 30% of their income on rent. In comparison, 25% of home owners in Guildford and citywide spent 30% or more of their household income on housing.



INCOME

AVERAGE HOUSEHOLD INCOME

In 2015, the average household income in Guildford was \$87,256, which was lower than the city's average income (\$93,586).



AVERAGE INCOME BY HOUSEHOLD TYPE

In 2015 in Guildford, the family type with the highest average household income* was couples with children, with an income of \$113,802. For each family type, the average income in Guildford was lower than those for the city.

TYPE	GUILDFORD	SURREY
Couple Families Without Children	\$82,317	\$95,517
Couple Families with Children	\$113,802	\$119,698
Lone-Parent Families	\$58,449	\$62,818
Persons 15 Years and Over Not in Families	\$37,134	\$39,475
All Households	\$87,256	\$93,586

* Household income is the sum of the total income of all members of the household. Income data for families refers to all persons living in the same home who are related by blood, marriage, common-law or adoption.

INCOME DISTRIBUTION

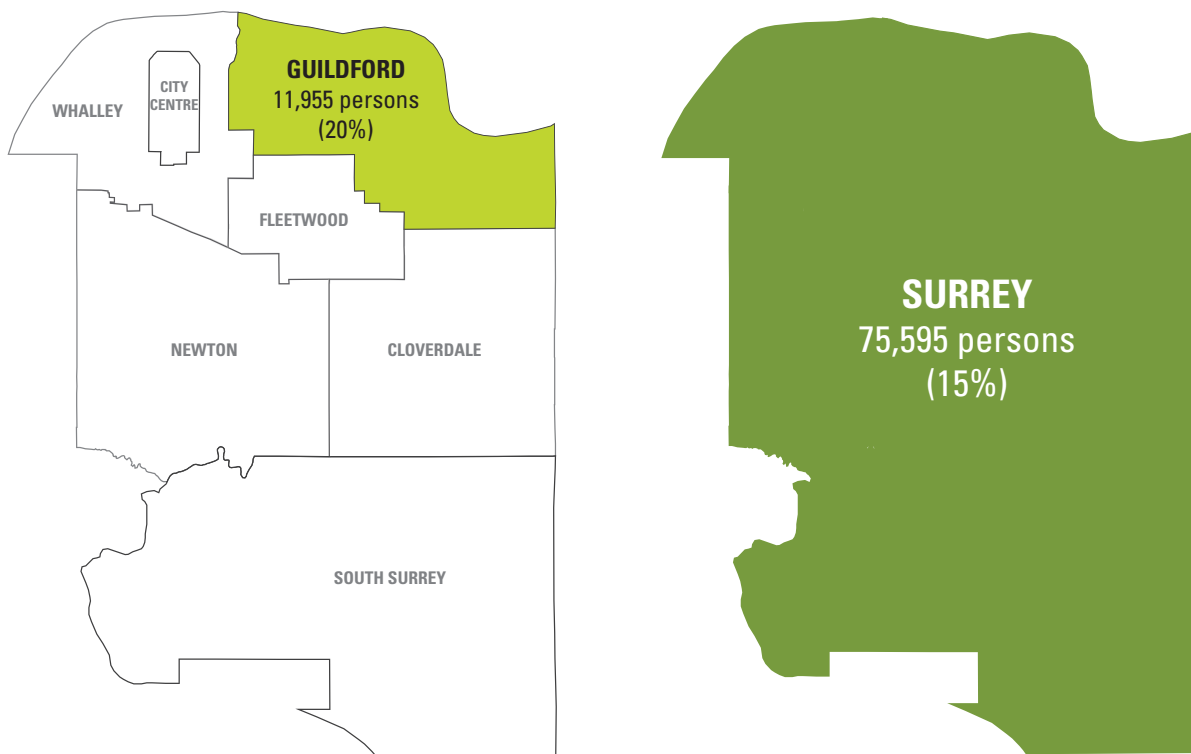
The breakdown of household incomes in Guildford was fairly similar to the breakdown for the city.



PERSONS IN LOW INCOME

In 2015, about 1 in 5, or 20% of the people in Guildford were considered low income*. This was higher than the percentage for the city, which was 15%.

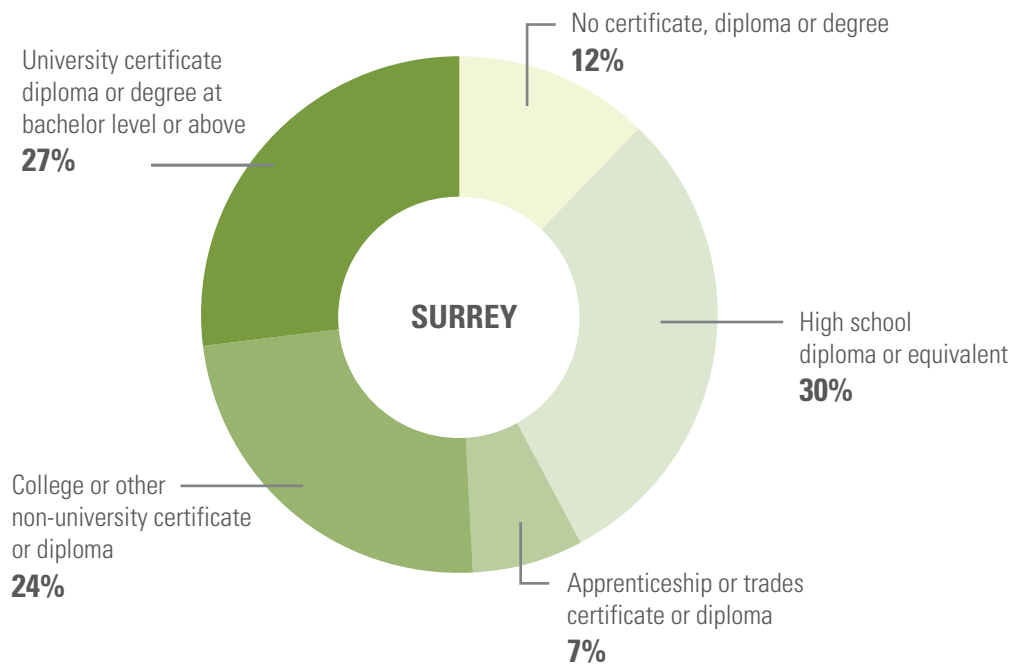
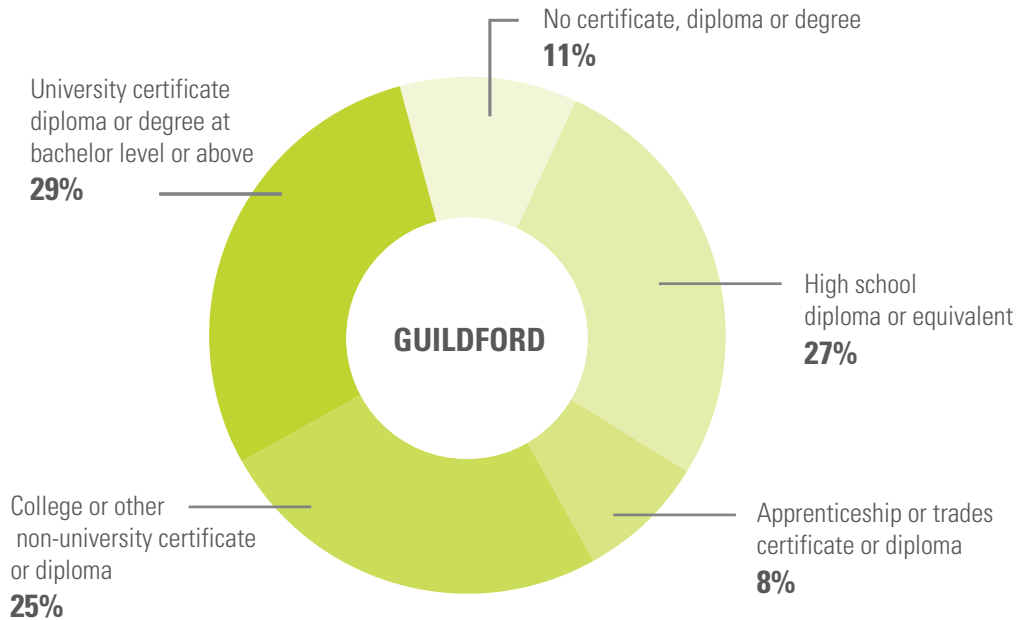
*Persons in low income are based on the Low-Income Measure, After Tax, (LIM-AT).



EDUCATION

HIGHEST LEVEL OF EDUCATION ATTAINED

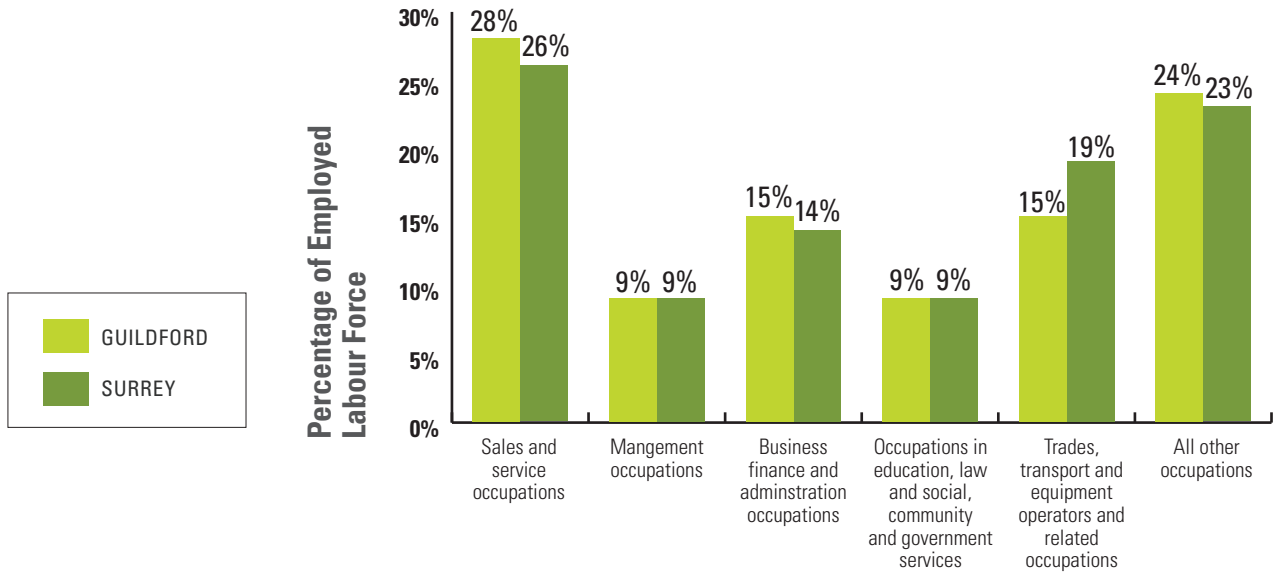
In 2016, 29% of Guildford's population aged 25 to 64 had a university degree (or above), compared with 27% for the city.



LABOUR FORCE

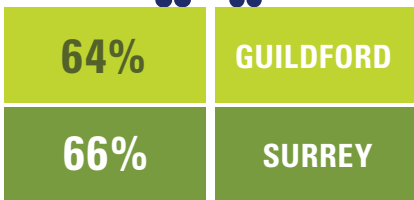
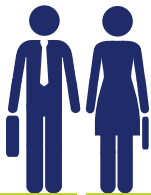
TOP 5 MAJOR OCCUPATIONS

The breakdown of occupations in Guildford in 2016 was fairly similar to the breakdown for Surrey.



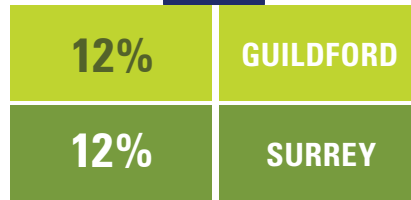
Employment

The overall labour force participation rate* in Guildford in 2016 was 64%, compared with 66% for the city.



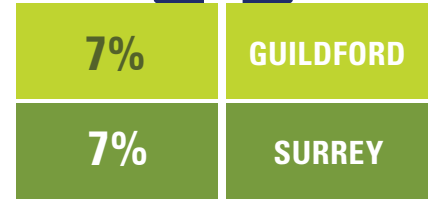
Self-Employed

In 2016, 12% of the employed labour force in Guildford and citywide were self-employed.



Unemployment Rate

In 2016, 7% of those participating in the labour force in Guildford and citywide were unemployed.



* Participation Rate refers to the labour force, both employed and unemployed individuals, in the week of Sunday, May 1 to Saturday, May 7, 2016, expressed as a percentage of the population aged 15 years and over.

JOURNEY TO WORK

GETTING TO WORK

In 2016 driving remained the primary mode of transportation with 75% of Guildford's and 81% of Surrey's employed labour force driving to work. However, between 2011 and 2016 the share of commuters who drove decreased while the share who used public transit increased. During this period there was a 1.9% increase in Guildford (up to 19%) and a 2.1% increase in Surrey (up to 15%) in the share of commuters who used public transit.



% Change in mode share between 2011-2016

WALKED OR CYCLED

6% (1,580)	↑ 0.4%	GUILDFORD
4% (10,125)	↑ 0.2%	SURREY



DROVE CAR

75% (20,920)	↓ -2.3%	GUILDFORD
81% (193,255)	↓ -2.3%	SURREY



USED PUBLIC TRANSIT

19% (5,415)	↑ 1.9%	GUILDFORD
15% (35,560)	↑ 2.1%	SURREY

COMMUTE TIME FOR WORK

In 2016 in Guildford, 57% (39% + 18%) of those in the workforce commuted more than 30 minutes and of those, 18% commuted more than an hour to work. In comparison, 54% (38% + 16%) of Surrey's workforce commuted more than 30 minutes and of those, 16% commuted more than an hour to work.



**LESS THAN
30 MINUTES**

43%

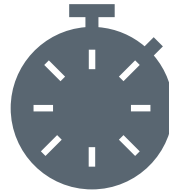
46%



**30 TO 59
MINUTES**

39%

38%



**60 MINUTES
AND OVER**

18%

16%

GUILDFORD

SURREY

PLACE OF WORK STATUS

In 2016, 7% (1,980) of the employed labour force in Guildford worked from home, compared with 6% (16,085) citywide.

**WORKED
FROM HOME**

7% (1,980)

6% (16,085)

GUILDFORD

SURREY

