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.

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
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.
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.

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.

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### IMMIGRATION POPULATION

<table>
<thead>
<tr>
<th>GUILDFORD</th>
<th>4,410</th>
<th>3,420</th>
<th>6,935</th>
<th>4,225</th>
<th>5,285</th>
</tr>
</thead>
<tbody>
<tr>
<td>SURREY</td>
<td>37,055</td>
<td>25,490</td>
<td>52,570</td>
<td>68,705</td>
<td>36,335</td>
</tr>
</tbody>
</table>

---

GUILDFORD

- Caucasian: 39%
- Chinese: 16%
- South Asian: 12%
- Filipino: 11%
- Other: 22%

SURREY

- Caucasian: 42%
- South Asian*: 33%
- Other: 11%
- Filipino: 6%
- Chinese: 8%
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.
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.
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%
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.

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

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.
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.
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).

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

* 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).
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.
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.

### Journey to Work

<table>
<thead>
<tr>
<th>Mode of Transportation</th>
<th>Guildford 2016</th>
<th>Surrey 2016</th>
<th>% Change in mode share between 2011-2016</th>
</tr>
</thead>
<tbody>
<tr>
<td>Walked or Cycled</td>
<td>6% (1,580)</td>
<td>4% (10,125)</td>
<td>↑ 0.4%</td>
</tr>
<tr>
<td>Drove Car</td>
<td>75% (20,920)</td>
<td>81% (193,255)</td>
<td>↓ -2.3%</td>
</tr>
<tr>
<td>Used Public Transit</td>
<td>19% (5,415)</td>
<td>15% (35,560)</td>
<td>↑ 1.9%</td>
</tr>
</tbody>
</table>

% Change in mode share between 2011-2016:
- Guildford: 1.9% increase (up to 19%)
- Surrey: 2.1% increase (up to 15%)
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.

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.