Newton is a vibrant and culturally diverse community that is home to the region’s largest South Asian community. Among the variety of educational, recreational and cultural facilities located in Newton are the main Surrey campus of Kwantlen Polytechnic University, the Bell Performing Arts Centre and the Newton Cultural Centre. Every year Newton plays host to one of the largest Vaisakhi Parades outside India.

Newton is bordered by the City of Delta to the west, Mud Bay and South Surrey to the south, 160th Street to the east and the communities of Whalley and Fleetwood to the north.

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

<table>
<thead>
<tr>
<th>AREA</th>
<th>AVERAGE HOUSEHOLD INCOME</th>
</tr>
</thead>
<tbody>
<tr>
<td>5,871 ha (32,621 ha)</td>
<td>$90,049 ($93,586)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>POPULATION</th>
<th>RENTERS</th>
</tr>
</thead>
<tbody>
<tr>
<td>149,040 (517,885)</td>
<td>31% (29%)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>IMMIGRANT POPULATION</th>
<th>UNEMPLOYMENT RATE</th>
</tr>
</thead>
<tbody>
<tr>
<td>49% (43%)</td>
<td>7% (7%)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>OCCUPIED PRIVATE DWELLINGS</th>
<th>TAKE TRANSIT TO WORK</th>
</tr>
</thead>
<tbody>
<tr>
<td>43,905 (169,970)</td>
<td>13% (15%)</td>
</tr>
</tbody>
</table>
POPULATION
In 2016, the population of Newton was 149,040 or 29% of Surrey’s total population.

POPULATION & FAMILIES

POPULATION
SURREY: 517,885 (100%)
NEWTON 149,040 (29%)

POPULATION BY FAMILY SIZE
The breakdown of family sizes in Newton in 2016 was fairly similar to the breakdown for Surrey.

<table>
<thead>
<tr>
<th>Family Size</th>
<th>Newton</th>
<th>Surrey</th>
</tr>
</thead>
<tbody>
<tr>
<td>2 Persons</td>
<td>38%</td>
<td>42%</td>
</tr>
<tr>
<td>3 Persons</td>
<td>23%</td>
<td>23%</td>
</tr>
<tr>
<td>4 Persons</td>
<td>28%</td>
<td>25%</td>
</tr>
<tr>
<td>5 Persons</td>
<td>11%</td>
<td>10%</td>
</tr>
</tbody>
</table>
POPULATION GROWTH
Newton’s population grew by 12% between 2011 and 2016. This was down from a previous high of 21% between 2006 and 2011. This was comparable with the city, which grew 11% between 2011 and 2016, down from 19% between 2006 and 2011.

POPULATION BY AGE GROUP
The breakdown of family sizes in Newton in 2016 was fairly similar to the breakdown for Surrey.
TOP 4 ETHNIC GROUPS

In 2016, 25% of the population in Newton was Caucasian. This was much 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, 12,765 of Newton’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.
TOP 5 PLACES OF ORIGIN OF RECENT IMMIGRANTS

In 2016, the top place of origin of recent immigrants to Newton was the India (70%). Similarly, the top place of origin of recent immigrants to the City was India (41%).

NEWTON

Map illustrates the top five places of origin of recent immigrants living in Newton in 2016, which equates to 84% of recent immigrants. The remaining 16% 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.
In 2016, 54% of Newton residents spoke English at home, compared with 66% citywide.
In 2016, there were 13,460 people that identified as aboriginal* living in Surrey. Of those 25% or 3,280 lived in Newton.

*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.
NUMBER OF EACH TYPE OF DWELLING UNIT

In 2016, single family homes remained the dominant residential building type in Newton and citywide. In 2016 there were 25,235 (58%) single and two family dwellings in Newton, and 99,235 (58%) in the Surrey.

<table>
<thead>
<tr>
<th>TYPE</th>
<th>NEWTON</th>
<th>SURREY</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Family Dwelling</td>
<td>57% (25,000)</td>
<td>58% (99,060)</td>
</tr>
<tr>
<td>Row/Townhouses</td>
<td>20% (8,745)</td>
<td>18% (30,440)</td>
</tr>
<tr>
<td>Apartments</td>
<td>23% (10,160)</td>
<td>24% (40,470)</td>
</tr>
<tr>
<td>Total Dwellings Units</td>
<td>43,905</td>
<td>169,970</td>
</tr>
</tbody>
</table>

TENURE

Ownership remained the predominant form of tenure in Newton and citywide. In 2016, 69% of Newton 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 Newton, the percentage of households who rented increased from 27% to 31% 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, 33% of renters in Newton and 37% in Surrey spent more than 30% of their income on rent. In comparison, 27% of home owners in Newton and 25% citywide spent 30% or more of their household income on housing.

AVERAGE VALUE OF DWELLINGS

The average value of dwellings* continued to increase in Newton and citywide between 2006 and 2016. In 2016, the average value of a dwelling in Newton was $682,999, 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.
AVERAGE HOUSEHOLD INCOME

In 2015, the average household income in Newton was $90,049, which was lower than the city’s average income ($93,586).

<table>
<thead>
<tr>
<th>TYPE</th>
<th>NEWTON</th>
<th>SURREY</th>
</tr>
</thead>
<tbody>
<tr>
<td>Couple Families Without Children</td>
<td>$84,631</td>
<td>$95,517</td>
</tr>
<tr>
<td>Couple Families with Children</td>
<td>$111,616</td>
<td>$119,698</td>
</tr>
<tr>
<td>Lone-Parent Families</td>
<td>$62,269</td>
<td>$62,818</td>
</tr>
<tr>
<td>Persons 15 Years and Over Not in Families</td>
<td>$34,737</td>
<td>$39,475</td>
</tr>
<tr>
<td>All Households</td>
<td>$90,049</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 Newton was fairly similar to the breakdown for the city.

**PERSONS IN LOW INCOME**

In 2015, 15% of Newton’s and the city’s population were considered low income*.

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

In 2016, 48% (16% + 32%) of Newton’s residents did not have a high school diploma, certificate or degree. This was higher than the city where 42% (12% + 30%) of residents did not have a high school diploma, certificate or degree.

**Newton**
- University certificate diploma or degree at bachelor level or above: 25%
- High school diploma or equivalent: 32%
- College or other non-university certificate or diploma: 21%
- Apprenticeship or trades certificate or diploma: 6%
- No certificate, diploma or degree: 16%

**Surrey**
- University certificate diploma or degree at bachelor level or above: 27%
- High school diploma or equivalent: 30%
- College or other non-university certificate or diploma: 24%
- Apprenticeship or trades certificate or diploma: 7%
- No certificate, diploma or degree: 12%
**LABOUR FORCE**

**TOP 5 MAJOR OCCUPATIONS**

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

![Bar chart showing top 5 major occupations in Newton and Surrey.](image)

**Employment**

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

**Self-Employed**

In 2016, 11% (8,275) of the employed labour force in Newton was self-employed, compared with 12% (31,800) citywide.

**Unemployment Rate**

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

* 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 84% of Newton’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 2.2% increase in Newton (up to 13%) and a 2.1% increase in Surrey (up to 15%) in the share of commuters who used public transit.
COMMUTE TIME FOR WORK
In 2016, commute times in Newton and in the city were very similar with close to 45% of the population spending less than 30 minutes commuting and the remaining 55% commuting more than 30 minutes.

PLACE OF WORK STATUS
In 2016, 4% (3,110) of the employed labour force in Newton worked from home, compared with 6% (16,085) citywide.