

Basic Information

The following information presents an overview of the City's geographic and climatic characteristics, real estate statistics and its major employers.

Welland lies in the southeastern corner of the province between the Great Lakes of Erie and Ontario in the Niagara Peninsula fruit belt. The climate is moderated by the Great Lakes; mild without extremes in temperature or precipitation throughout the year.

The City's residential, commercial and industrial land and building prices are quite competitive in comparison with other Ontario communities. Large treed residential lots and serviced commercial and industrial properties are available at reasonable costs.

Geography

Land Area - 83.47 sq. km.

Topography – 175m (575 ft) above sea level. Slope less than 0.6m (2 ft) per 30.5 (100 ft).

Soil Type – Heavy clay.

General Overview

Growing Season: May to September

Probability of Spring Frost: Earliest last spring frost – April 8th

Probability of Autumn Frost: Earliest first autumn frost – September 10th

Average Frost Free Season: 161 days from May 4 to October 13

Shortest Frost Free Season: 110 days from May 22 to Sept 10

Longest Frost Free Season: 199 days from April 8 to October 25

Average Snowfall: 177.00 cm **Greatest Snowfall:** 399.1cm in 1901 **Least Snowfall:** 74.7cm in 1915

Average Annual Rainfall: 760.9mm **Greatest Rainfall:** 975.3mm in 1945 **Least:** 450.4mm in 1901

Average Annual Sunshine Hours: 2048

Average Annual Temperature: 8.6 °C **Coldest Temp:** -32.8°C **Warmest Temp:** 37.8°C

Warmest Annual Temperature: 10.2°C in 1949

Coldest Annual Temperature: 5.4°C in 1875

Greatest Annual Total Precipitation: 1191.5 mm in 1942

Least Annual Total Precipitation: 614.9 mm in 1934

Climatic Data

<u>Month</u>	<u>Mean</u> <u>°C</u>	<u>Temp</u> <u>°F</u>	<u>Mean</u> <u>mm</u>	<u>Rainfall</u> <u>inches</u>	<u>Mean</u> <u>cm</u>	<u>Snowfall</u> <u>inches</u>	<u>Daylight</u> <u>hours</u>
January	-4.9	23	33	1.30	50	20.00	288
February	-4.5	24	29	1.14	40	16.00	304
March	0.5	33	58	2.30	27	11.00	369
April	7.1	45	73	2.90	5	2.00	403
May	13.1	55	72	2.80	--	--	457
June	18.8	66	72	2.80	--	--	463
July	21.5	70	65	2.40	--	--	454
August	20.5	69	76	3.60	--	--	434
September	16.5	62	92	3.40	--	--	376
October	10.8	51	70	2.80	0	0	341
November	4.8	41	68	2.60	13	0	290
December	0	29	50	2.00	42	1	277
TOTAL	--	--	758	30.0	177.6	50	--

Real Estate Values, June 2009

New Detached approximate value - \$170,406

Price increase of 1.08% from 2008

Source: Niagara Association of Realtors 2009

2008 Resale Housing Market

	Units Sold in 2008	Average Price in 2008 (\$)
Brantford	2,097	218,890
Guelph	2,794	267,329
Hamilton-Burlington	12,110	280,790
Kitchener-Waterloo	6,269	271,222
Niagara Falls/Fort Erie	1,700	187,259
St. Catharines	2,894	222,104
Welland & District	1,302	184,021

Source: The Canadian Real Estate Association, 2009

October 2008 Apartment Vacancy Rates and Average Rent Rates

<i>Apartment Type</i>	<i># of Units</i>	<i>Vacancy Rates (%)</i>	<i>Average Rent (\$)</i>
One Bedroom	937	3.4	617.00
Two Bedroom	1,429	2.4	717.00

Source: Canada Mortgage and Housing Corporation, 2009

Major Employers

Employer	Number Employed
Canadian Tire Financial Services Ltd.	1184
Convergys CMG Canada Limited Partnership	1000
Niagara Health System – Welland Hospital Site	900
District School Board of Niagara	595
Niagara College of Applied Arts & Technology	526
John Deere Welland Works	524
Lakeside Steel Corporation	485
Corporation of the City of Welland	353
Wal-Mart Canada	290
Niagara Catholic District School Board	250
Henniges Automotive (Formerly GDX Automotive)	200
First Student Canada	200
Community Living – Welland/Pelham	189
Zehrs Food Plus	172
Bosch Rexroth Canada Corp.	167
McDonald's	125
Peninsula Security Services	110
Vesuvius	110
TOTAL	7,380

Source: 2009 Business Directory