

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 Annual 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 Rainfall:** 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

Month	Mean °C	Temp °F	Mean mm	Rainfall inches	Mean cm	Snowfall inches	Daylight hours
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 2010

New Detached (approximate value) - \$176,346

Price increase of 3.5% from 2009

Source: Niagara Association of Realtors 2010

RESALE HOUSING MARKET – 2009

	Units Sold in 2009	Average Price in 2009 (\$)
Brantford	1,884	220,369
Guelph	2,878	265,799
Hamilton-Burlington	12,680	290,946
Kitchener-Waterloo	6,580	269,552
Niagara Falls/Fort Erie	1,678	195,023
St. Catharines	2,808	225,421
Welland & District	1,322	194,336

Source: The Canadian Real Estate Association, 2010

APARTMENT VACANCY RATES AND AVERAGE RENT RATES – 2009

Apartment Type	# of Units	Average Rent (\$)
One Bedroom	957	638.00
Two Bedroom	1,317	761.00

Source: Canada Mortgage and Housing Corporation, 2010

MAJOR EMPLOYERS 2010

Employer	Number Employed
Canadian Tire Financial Services Ltd.	938
Niagara Health System – Welland Hospital Site	900
Convergys CMG Canada Limited Partnership	700
District School Board of Niagara	595
Niagara College of Applied Arts & Technology	526
Lakeside Steel Corporation	485
Corporation of the City of Welland	353
Wal-Mart Canada	290
Niagara Catholic District School Board	250
First Student Canada	200
Community Living – Welland/Pelham	174
Zehrs Food Plus	172
Bosch Rexroth Canada Corp.	167
A Childs World	160
McDonald's	125
Peninsula Security Services	125
Sobeys	125
Vesuvius Canada	110
Rapelje Lodge	110
Canadian Tire	105
Welland Forge	100
Canada Forgings	100

Source: 2010 Business Directory