

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, 2007

New Detached approximate value - \$159,961

Price increase of 4.6% from 2006

Source: Niagara Association of Realtors 2007

2006 Resale Housing Market

	Units Sold in 2006	Units Sold in 2005	Average Price in 2006 (\$)	Average Price in 2005 (\$)
Brantford	2,139	2,204	198,716	182,470
Guelph	2,859	2,932	245,676	236,140
Hamilton-Burlington	13,059	13,565	248,754	229,753
Kitchener-Waterloo	6,115	6,147	237,913	220,511
Niagara Falls/Fort Erie	1,790	1,958	178,725	174,477
St. Catharines	3,214	3,217	213,032	196,928
Welland & District	1,406	1,523	173,000	162,089

Source: The Canadian Real Estate Association, 2007

2006 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	1,025	5.8	597.00
Two Bedroom	1,531	4.1	692.00

Source: Canada Mortgage and Housing Corporation, 2007

Major Employers

Employer	Number Employed
Canadian Tire Financial Services Ltd.	1700
Convergys Customer Management Canada	1000
Niagara Health System – Welland Hospital Site	900
John Deere Welland Works	880
GDX Automotive	750
District School Board of Niagara	595
Niagara College of Applied Arts & Technology	526
Lakeside Steel Corporation	480
Corporation of the City of Welland	387
Wal-Mart	290
Niagara Catholic District School Board	250
Community Living – Welland/Pelham	250
Laidlaw Education Services	230
Continental Promotion Group Canada	200
Bosch Rexroth Canada Corp.	176
Zehr's Food Plus	172
McDonald's	125
Sobeys	125
Tribune (Welland), The	120
Vesuvius Canada Refractories Inc.	110
Peninsula Security Services	110
Marusa Marketing	110
Rapelje Lodge	110
Canada Forgings	100

Source: 2007 Business Directory