

Housing Accelerator Fund Fee Incentives

1. 100% fee rebate for all approved rezoning applications of any parcel to a multi-unit residential or mixed-use zone, through April 1, 2024 - September 30, 2027.					
Incentive Budget:					\$10,000
Note:					
<ul style="list-style-type: none"> • Rebates are given for rezoning applications being adopted by Town Council. 					
2. 100% fee rebate for all approved Townhouse lots (3 or more dwellings) in a subdivision application to a maximum of 50 lots, through April 1, 2024 - September 30, 2027.					
Incentive Budget:					\$15,000
Potential new Townhouse dwellings					1,097 new dwellings
Note:					
<ul style="list-style-type: none"> • All rebates are conditional on final approval of subdivision. • 50 lots would permit a minimum of 150 new Townhouse dwelling units. 					
3. \$400 contribution rebate towards Capital Contributions per Townhouse dwellings, through April 1, 2024 - September 30, 2027.					
Capital Contribution	Fixed Rebate			New Townhouse Dwellings	
Min. \$1200 per dwelling	\$400			170 Townhouse dwellings	
Incentive Budget:					\$68,000
Note:					
<ul style="list-style-type: none"> • All rebates are conditional on foundations being completed and signed off by Town of Stratford Building Inspector before September 30, 2027. 					
4. Incentive rebate towards building permit fees, through April 1, 2024, to February 9, 2027, and foundation completed by September 30, 2027.					
<i>The following incentives are per dwelling unit, not per building.</i>					
House Type	Avg. Permit Fee	Fixed Rebate	Avg. Rebate %	House Type Cap	New Dwellings
Single Detached	\$1,000	\$250	25%	\$5,000	20 dwellings
Semi-Detached/Duplex	\$800	\$400	50%	\$20,000	50 dwellings
Townhouse	\$2,000	\$1,200	60-70%	\$204,000	170 dwellings
Potential New Dwelling Starts:					245 dwellings
Incentive Budget:					\$234,000
Note:					
<ul style="list-style-type: none"> • All rebates are conditional on foundations being completed and signed off by Town of Stratford Building Inspector before September 30, 2027. • Single Detached Houses are limited to houses no greater than 1,500 square feet including secondary suite but excludes garages. 					

Housing Accelerator Fund Fee Incentives

5 \$100 contribution rebate towards utility connections per Townhouse dwelling, through April 1, 2024 - September 30, 2027.			
Utility Connections Fee	Fixed Rebate	New Dwellings	
\$150 per dwelling	\$100	170 dwellings	
Incentive Budget:		\$17,000	
<p>Note:</p> <ul style="list-style-type: none"> All rebates are conditional on foundations being completed and signed off by Town of Stratford Building Inspector before September 30, 2027. 			
6 Secondary Suite & Accessory Dwelling Unit (once permitted) Grant, through July 1, 2024, to February 9, 2027, and occupancy permit issued by September 30, 2027.			
Development Type		Grant per new dwelling	Potential New Dwellings
Secondary Suite		\$5,000	8 new dwelling units
Accessory Dwelling Units		\$5,000	8 new dwelling units
Incentive Budget:		\$80,000	
Potential New Dwellings		16	
<p>Note:</p> <ul style="list-style-type: none"> Rebates for Accessory Dwelling Unit are only available once Accessory Dwelling Units are a permitted use within the Zoning Bylaw. 			
7 Incentive rebate towards building permit fees for large multi-unit residential developments, through April 1, 2024, to February 9, 2027, and foundation completed by September 30, 2027.			
Average Apartment Size (900sf + circulation space)	Assume Construction Value (avg. \$300 / sf)	Potential Building Permit Fee based on (\$7/per \$1000 CV)	Incentive Cap \$40,000 / 75% of Permit Fee
Examples below			
18 unit = 19,440 sf	\$5,832,000	\$40,824	\$30,618
24 unit = 25,920 sf	\$7,776,000	\$54,432	\$40,000
60 unit = 67,500 sf	\$20,250,000	\$141,750	\$40,000
Incentive Budget:		\$320,000 / \$40,000 cap = 8+ buildings	
<p>Note:</p> <ul style="list-style-type: none"> Any commercial component of a large multi-unit development is not included in the rebate and development fees related to commercial development are subject to the Town Fees Bylaw. 			