

AMENDMENT OF HOUSING ACCELERATOR FUND CONTRIBUTION AGREEMENT

THIS AMENDING AGREEMENT is made between **CANADA MORTGAGE AND HOUSING CORPORATION ("CMHC")** and **Corporation of the City of Port Coquitlam ("Recipient")** with respect to the Community and is dated as of the 25th day of MARCH, 2026.

WHEREAS:

- A. CMHC and the Recipient entered into a Housing Accelerator Fund Contribution Agreement dated as of the Effective Date (the "**Agreement**");
- B. The Recipient has applied to receive additional funding under HAF and, in support of its application, has proposed some new Initiatives and targets to add to its Approved Action Plan to increase its Commitments; and
- C. The Parties wish to amend the Agreement to revise Schedules A (Approved Action Plan) and B (HAF Funding) of the Agreement on the terms and conditions set forth herein.

In consideration of the mutual covenants contained in this Amending Agreement and, in the Agreement, the Parties agree each with the other as follows:

- 1. **The Agreement is hereby amended by deleting Schedules A and B in their entirety and replacing them with the revised Schedules A and B attached hereto.**
- 3. Except as specifically amended by this Amending Agreement, the provisions of the Agreement remain unchanged, and in full force and effect, which the Parties hereby ratify and confirm.
- 4. Capitalized terms used but not defined in this Amending Agreement will have the meaning ascribed to such terms in the Agreement.
- 5. This Amending Agreement shall be deemed to be effective on the date first written above.
- 6. This Amending Agreement may be executed in counterparts and by Electronic Signature pursuant to Section 12.20 in the Agreement.

[signature page follows]

IN WITNESS WHEREOF the duly authorized signatories of the Parties hereto have signed this Amending Agreement as of the date first written above.

CANADA MORTGAGE AND HOUSING CORPORATION

By:  _____

Name: Derek Antoine
Title: A/Director, Client Development and Government Relations

By: _____

Name:
Title:

We have the authority to bind the Corporation.

Corporation of the City of Port Coquitlam

By:  _____

Name: ROB BRENNER
Title: CAO

By: _____

Name:
Title:

I/We have the authority to bind the Recipient.

[signature page to the Amending Agreement - Housing Accelerator Fund Contribution Agreement]

SCHEDULE A
Approved Action Plan

Section A - Initiatives	
Initiative 1	1. Development Approvals Process Improvements
Start Date	2025-01-01
Completion Date	2026-06-01
Expected Results	50 estimated permitted units that the Initiative will incent.
Milestone 1	Create in-house registration of permits
Start Date	2025-04-01
Completion Date	2025-06-27
Milestone 2	Amend the City's Processing of Development Applications Policy to expedite Building Permits for purpose-built rental housing
Start Date	2025-01-01
Completion Date	2025-07-04
Milestone 3	Amend the City's Processing of Development Applications Policy to expedite rezonings and development permits for purpose-built rental housing
Start Date	2025-01-01
Completion Date	2025-07-04
Milestone 4	Implement pre-approved designs
Start Date	2026-01-01
Completion Date	2026-06-01
Initiative 2	2. Activate City Lands for Development and Explore Partnerships
Start Date	2025-06-01
Completion Date	2026-06-30
Expected Results	63 estimated permitted units that the Initiative will incent.
Milestone 1	Improve the City's process for activating city-owned land
Start Date	2025-06-01
Completion Date	2026-02-16
Milestone 2	Pursue land acquisition opportunities and utilize external and internal opportunities for funding potential land acquisition.
Start Date	2025-06-01

Completion Date	2026-06-30
Initiative 3	3. Develop Grant and Incentive Opportunities to Activate Housing Development
Start Date	2025-05-02
Completion Date	2026-10-30
Expected Results	22 estimated permitted units that the Initiative will incent.
Milestone 1	Develop an Affordable Housing Grant Program
Start Date	2025-12-01
Completion Date	2026-10-30
Milestone 2	Develop an Infrastructure Grant Program to support infill housing development
Start Date	2025-12-01
Completion Date	2026-10-30
Initiative 4	4. Identify Areas for Further Parking Reductions
Start Date	2024-04-05
Completion Date	2025-12-31
Expected Results	34 estimated permitted units that the Initiative will incent.
Milestone 1	Reduce parking for SSMUH (completed)
Start Date	2024-04-05
Completion Date	2024-06-28
Milestone 2	Reduce parking stall dimensions to make it easier to provide required parking (completed)
Start Date	2024-04-05
Completion Date	2024-06-28
Milestone 3	Complete a feasibility study to implement further parking reductions in new multi-family zones
Start Date	2025-03-03
Completion Date	2025-12-31
Milestone 4	Complete a study to review Transit Demand Management (TDM) measures that can be implemented to support alternative transportation.
Start Date	2025-03-03
Completion Date	2025-12-31

Initiative 5	5. Implement Pre-zoning to Activate Multifamily Housing Development
Start Date	2025-05-02
Completion Date	2025-12-30
Expected Results	41 estimated permitted units that the Initiative will incent.
Milestone 1	Complete pre-zoning across areas assessed as capable of supporting greater density through changes to the zoning bylaw
Start Date	2025-06-06
Completion Date	2025-12-05
Milestone 2	Designate new Transit-Oriented Areas not required by the Province
Start Date	2025-05-02
Completion Date	2025-12-30
Milestone 3	Identify Areas and Implement Prezoning
Start Date	2025-05-02
Completion Date	2025-12-30
Initiative 6	6. Increase Process Efficiency Through Use of New Technologies
Start Date	2024-04-01
Completion Date	2026-12-30
Expected Results	40 estimated permitted units that the Initiative will incent.
Milestone 1	Delegate development permit approvals
Start Date	2024-06-03
Completion Date	2024-12-26
Milestone 2	Implement digital applications for planning
Start Date	2025-08-01
Completion Date	2025-12-30
Milestone 3	Implement electronic permitting to improve application processing timelines
Start Date	2024-08-01
Completion Date	2026-12-30
Initiative 7	7. Eliminate Restrictions and Add Flexibility to Multi-Family Housing through a Comprehensive Density Bonus Review
Start Date	2025-04-01

Completion Date	2026-07-01
Expected Results	37 estimated permitted units that the Initiative will incent.
Milestone 1	Complete land economics study to determine density increases that incentivize development and allow affordable unit or cash contributions to the City.
Start Date	2025-05-02
Completion Date	2025-12-30
Milestone 2	Update density bonusing and inclusionary zoning policies to allow for greater densities within TOAs and in newly designated multi-family areas
Start Date	2025-05-02
Completion Date	2026-07-01
Initiative 8	Addressing Barriers to Housing Starts
Start Date	2026-04-06
Completion Date	2027-02-28
Expected Results	52 estimated permitted units that the Initiative will incent.
Milestone 1	Accelerate the delivery and supply of ground-oriented housing forms
Start Date	2026-04-06
Completion Date	2026-12-31
Milestone 2	Enable housing through infrastructure
Start Date	2026-04-06
Completion Date	2027-02-28
Section B – Targets	
<p>i.The Recipient agrees to a Housing Supply Growth Target of 1,183 permitted housing units.</p> <p>ii.The Recipient agrees to the following Additional Targets:</p> <ul style="list-style-type: none"> • 615 multi-unit housing units in close proximity to rapid transit • 139 missing middle housing units • 254 other multi-unit housing units • 8.13 percent of the Housing Supply Growth Target are affordable units. 	
Section C - Housing Needs Assessment Report	
<p>Select one applicable statement.</p> <p><input checked="" type="checkbox"/> The Recipient recently (within two years of the 2024 federal budget announcement (April 16, 2024)) completed a Housing Needs Assessment Report and there is a reoccurring scheduled review date included in the report. The Recipient requested that the Housing Needs Assessment Report requirement be waived. There is no requirement to complete or update a Housing Needs Assessment Report.</p>	

OR

The Recipient has recently (within two years of the 2024 federal budget announcement (April 16, 2024)) completed a Housing Needs Assessment Report, but it will need to be updated to include a reoccurring scheduled review date. The Recipient will add a reoccurring scheduled review date.

OR

The Recipient does not have a Housing Needs Assessment Report. The Recipient will complete one and include a reoccurring scheduled review date in the report.

SCHEDULE B

HAF Funding

Subject to compliance with the terms and conditions of this Agreement, the Recipient will be eligible for HAF Funding in the amount of \$ 12,017,323.10. HAF Funding will be disbursed in four separate advances as follows:

ADVANCES	CMHC FISCAL YEAR	AMOUNT AND DISBURSEMENTS
First Advance	2024/25 (Effective Date – March 31, 2025)	\$2,588,330.77
Second Advance	2025/26 (April 1, 2024 – March 31, 2026)	1) \$2,588,330.77 advanced on January 22, 2026 2) \$554,666.67 pursuant to the Amendment
Third Advance	2026/27 (April 1, 2025 – March 31, 2027)	\$3,142,997.44
Fourth Advance	2027/28 (April 1, 2026 – March 31, 2028)	\$3,142,997.46