



THE REGIONAL MUNICIPALITY OF DURHAM

Social Services Department

Project Manager - Affordable Housing Development and Renewal (Regular Full-Time)

Job ID: 22881
Job Number: 560

Open: Nov 17, 2025 Close: Dec 07, 2025

Diversity, Equity and Inclusion Statement

The Region of Durham is committed to employment equity and is actively implementing measures to build and sustain an inclusive, barrier-free workplace that is reflective of the diverse residents it serves. We welcome applications from Indigenous Peoples, people from racialized communities, women, persons who live with disabilities, people from 2SLGBTQI+ communities and people with diverse identities.

In accordance with the Accessibility for Ontarians with Disabilities Act (AODA), accommodation will be provided throughout the recruitment process to applicants who live with disabilities.

Project Manager - AHDR

Reporting to the Manager, Affordable Housing Development and Renewal (AHDR), this position is responsible for planning, leading and implementing projects within the Affordable Housing Development and Renewal Division in support of the Region of Durham's Housing and Homelessness Plan, and the 10 Year Housing and Homelessness Service and Financing Strategy. The Project Manager will deliver a significant, complex and varied portfolio of housing capital projects with a construction value ranging from \$15-\$300 million and is involved and influential in all project delivery aspects such as conceptual planning, detailed design, construction, delivery and warranty.

The incumbent will:

- Oversee all aspects of direct delivery of new mixed income and affordable housing development projects throughout the stages of planning, design, tendering, construction, delivery and warranty. This includes developing project performance objects, monitoring progress and analyzing results.
- Provide technical advice and planning, design and construction management to deliver high-quality projects that meet the Region's design standards and programming requirements for new affordable housing developments.
- Oversee all project planning activities with accountability for project goals, timelines, and expectations including coordinating all aspects of the projects and supporting the Division for the successful delivery of projects.
- Assist the Division in the development of comprehensive capital development plans and budgets for new affordable housing developments.
- Support the business case process for new affordable housing developments to obtain the required funding approval for the design and construction of projects.
- Manage the hiring of outside consultants to provide professional services through the Region's procurement processes including preparing terms of reference, selection of consultants, managing consulting agreements, monitoring expenditures and providing oversight of the project, consultants, quality and timing.
- Manage contracts for affordable housing development projects through all stages of the process starting at procurement and ending with the end of the warranty period.
- Monitor and manage project budgets to comply with the Region's Budget Management Policy.
- Provide support to enable the advancement of projects through the municipal development approvals process.
- Provide input into divisional budget and business plan development.
- Prepare reports to various Standing Committees, the Housing Durham Board of Directors and Regional Council to support advancement of projects at various stages.
- Establish a common set of practices, principles, templates and methodologies for managing projects.
- Ensure adherence to project performance objectives and implement recommendations for continuous improvement of the process.

The successful applicant will possess:

- A University Degree in Planning, Engineering, Architecture, Public Administration, or a diploma in Civil Engineering Technology, Architectural Technology, or related discipline.



- Extensive experience in capital project planning, architecture, and/or project management.
- Previous experience in housing development; specific experience with affordable housing development would be considered an asset.
- Several years of supervisory experience.
- Licensed as a Professional Engineer with the Professional Engineers of Ontario (PEO), or licensed Architect registered with the Ontario Association of Architects (OAA).
- Designated Project Management Professional in accordance with the Project Management Institute.
- Knowledge of the theory, principles and practices related to building design, construction, architectural and engineering principles.
- Extensive experience in the administration of contracts using the various types of Canadian Construction Documents Committee contracts, including Stipulated Price Contract, Construction Management Contracts and Design-Build Stipulated Price Contracts.
- Experience implementing construction procurement processes including Requests for Proposals and Request for Tenders for consulting and contract services.
- Demonstrated knowledge of relevant Standards, Acts and Regulations.
- A capacity to integrate an equity-informed perspective into project planning, analysis, and execution.
- Strong leadership, political acuity and time management skills.
- Excellent interpersonal skills, effective verbal and written communication skills, negotiation, analytical and problem solving skills.
- The ability to work independently with competing pressures.
- The ability to travel to various locations, sites, and meetings within Durham Region

Management & Exempt Salary Grade 6

- Salary: \$105,922 to \$132,402 per annum

Conditions of Employment

All applicants are expected to comply with the Region of Durham's Code of Ethics and Code of Conduct Policies throughout the recruitment process. Proof of education, qualifications and any other job bona fide requirements will be required prior to start date.

External Application Process

Come find a home where exciting and rewarding careers are balanced with your lifestyle. We thank all applicants; however, only those being considered will be contacted. Please apply online at <https://bit.ly/4o6k6qd> no later than midnight (Eastern Standard Time) on the closing date indicated on the Job Posting.

The Region of Durham is an equal opportunity employer committed to an inclusive, barrier-free recruitment and selection process. If contacted for an employment opportunity and you require accommodation, or if this information is required in an accessible format, please contact us at: RecruitingHelp@durham.ca and a Recruiter will provide appropriate assistance pursuant to the Region's Accommodation and Accessibility policies. Please note that resumes should not be sent to RecruitingHelp@durham.ca.

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