



Woodbridge Homes is seeking an experienced Development Manager to join us!

About Woodbridge:

Woodbridge is a Vancouver-based boutique developer with over one thousand units across six projects in our immediate pipeline. With over three decades of experience, we specialize in designing and building desirable multifamily homes in emerging areas of the Lower Mainland that are within the price point of local buyers and renters. The result is vibrant, livable communities where residents can truly thrive. At Woodbridge, quality homes isn't just what we do - it's who we are.

Woodbridge believes in being a good corporate citizen, which is why we continue to give back to the wider community and organize opportunities for our employees to participate in volunteer work and community engagement.

The Role:

The Development Manager reports to the VP, Construction and will be responsible for managing and facilitating all stages of the development process from land acquisition through to completion. The Development Manager will foster positive and productive relationships with all stakeholders and will use their expertise to ensure efficient project delivery that is on time and on budget.

Responsibilities:

- Work closely with the VP, Construction, President, and the other members of the development team to execute our multi-family and mixed-use development projects
- Assume responsibility for the design and development approval of our projects
- Navigate projects through development and building approval processes and entitlements, ensuring full adherence to municipal regulatory requirements
- Support required land designations/rezoning and permitting
- Manage projects through all legal and land title processes (housing agreements, easements, rights of ways, bylaws)
- Assist with acquisition due diligence and analysis
- Procure and project manage multidisciplinary consultant teams (i.e. urban designers, architects, landscape architects, civil engineers, geotechnical engineers, environmental engineers, etc.)
- Review and monitor architectural and engineering plans
- Closely manage each project's development objectives, budget, schedule, deliverables and reporting requirements
- Support the preparation of development proformas throughout the development process to ensure the viability of our projects
- Represent Woodbridge professionally at industry events and public engagements, being the public interface of the company with the community
- Create positive relationships with municipal staff, community representatives, and other stakeholders
- Attend related community events as a means of engagement
- Attend site and office meetings, prepare minutes, improve project flow
- Liaise and collaborate with colleagues in Finance, Sales & Marketing, and Property Management
- Actively participate in industry and policy consultation and convey the knowledge to the rest of team



- Maintain current knowledge of industry trends and policies, attend events as appropriate and share knowledge with the team
- Other tasks as assigned

Qualifications:

- Minimum of 3-5 years of relevant full cycle development experience, including multi-family residential and commercial projects
- An education or background in Real Estate, Planning, Urban Land Economics, Architecture or Engineering
- Strong understanding of real estate market, current market data and trends
- Thorough understanding of local municipal planning and development guidelines and policies
- A broad and thorough understanding of city permit applications, bylaws, building requirements, community consultation and approvals processes
- Ability to weigh competing interests and implement decisions that benefit the project's overall value
- Strong team player with solid communication skills. Must have ability to meaningfully engage with diverse views, opinions and perspectives in group settings.
- Productive working relationships with a wide network of municipal staff, design consultants and City Councils.
- Demonstrated knowledge of drawing standards and the ability to review consultant drawing submissions.
- Strong computer skills with proficiency in MS Office (Outlook, Excel, and Word). Familiarity with Bluebeam is an asset
- Enthusiasm, drive and genuine passion for real estate

What we offer:

- Support for your professional development; professional association dues, regular internal and external learning opportunities
- A great company culture; open space for collaboration, fun events to build relationships, and of course, talented colleagues who are passionate about Real Estate and elevating each other everyday
- A comprehensive benefit program (extended health, dental, employee assistance program, long term disability, life insurance and ASI)
- Paid flex time, flex holidays and sick days
- A competitive compensation package, including a base salary in the range of \$100,000 to \$130,000 based on experience as well as a discretionary annual bonus.

To apply:

If this opportunity sounds like a good fit for you, please submit your resume and cover letter in confidence through our website www.woodbridge.ca. We thank all applicants for their interest however only those selected for an interview will be contacted.