

Senior Development Manager, Townline

About Townline:

Townline is an industry-leading, Vancouver-based real estate developer known for its innovative living solutions, unparalleled attention to detail, and renowned customer care. For over 40 years, every Townline project – from single-family homes and townhomes to concrete high-rise towers, mixed-use communities, and alternative housing solutions – has been defined by purposeful design, meticulous construction, forward-thinking amenities, and an unwavering commitment to enriching the cities and communities we build in.

Townline is deeply involved at each stage of every project, with in-house development, finance, construction, marketing, sales and leasing, and customer care teams. Townline has been building homes since 1980 and believes diversity is the cornerstone to our success and longevity. We believe in a person-to-person approach with each of our stakeholders, partners, homeowners, and tenants to ensure we meet the unique needs of neighbourhoods and the individuals within them. That's the Townline Way.

Townline offers ample opportunities for growth and development, a competitive compensation package, a comprehensive health benefits program and an on-site gym/wellness centre. As well, our office is conveniently located right on the Canada Line at Marine Gateway. This is an exciting opportunity for someone who is looking for a career in Vancouver's real estate development industry with one of BC's most respected and proven residential and mixed-use developers.

Summary:

Townline is currently seeking to add a senior member to the development team to lead multiple large-scale, mixed-use projects. The Senior Development Manager is required to utilize their experience and expertise to proactively manage complex projects and important partner relationships. Reporting directly to the Senior Director, Development the Senior Development Manager will also work closely with our in-house Construction, Finance, and Sales & Marketing to effectively drive the development of projects in a manner that meets Townline's high standards for quality and customer satisfaction.

General Duties & Responsibilities of a Senior Development Manager include but are not limited to:

- Demonstrate a high level of strategic project decision making and proactive problem solving reflective of the senior nature of the role
- Strategically oversee all aspects of a project ensuring to work closely with other departments to ensure all deliverables are executed on time and on budget
- Assist with the financial and strategic market evaluation of potential new projects
- Liaise with key external stakeholders throughout the project schedule and facilitate communication between various teams
- Create and manage the full scope of the Development program, from unit mix to amenities



- Work effectively with municipal counterparts to manage the approval process and secure all approvals
- Lead and manage a variety of consultants on the Project Development team
- Prepare and maintain detailed proformas and cash flows through the Development cycle
- Routinely communicate financial information to Finance and the Executive Team
- Create and monitor amendments to all project-related legal documents
- Represent the Company and the project to external communities and the general public
- Be the point of contact and connect all internal departments involved through the Development process to manage projects to completion
- Work collaboratively with internal colleagues across departments (Sales, Marketing, Property Management, Finance, Construction and Accounting)
- Support marketing initiatives and coordinate the completion of a sales centre
- Provide guidance and mentorship to junior team members and the broader development team
- Additional responsibilities as required

Skills & Requirements:

- Post Secondary Degree in Real Estate, Business, Urban Land Economics, Design or related field
- 8+ years of relevant management experience in the development industry with direct experience and exposure on working on projects from inception to completion
- Experience in complex large-scale mixed-use or master planned projects
- Experience with multiple product types (condo, rental, retail, office etc.)
- Strong working knowledge of MS Office, specifically MS Teams, Planner & Excel
- Experience working with multiple local governments
- Strong management, mentoring, delegation, planning and leadership skills
- Commitment to working in a team environment, with established team building abilities
- Strong communication, integration, problem-solving and interpersonal skills
- Superior public relations skills with a demonstrated track record of dealing successfully with internal and external customers and partners
- Results-oriented with the ability to interpret and effectively manage multiple and competing priorities and timelines
- Understanding fundamentals of contracts and experience in managing contractors under the terms of a contract
- Highly effective negotiation, diplomatic, and conflict resolutions skills
- Demonstrated reputation for always acting with a high level of integrity
- Ability to effectively communicate with all types of staff, including labourers, technical, professional, and upper management

- Ability to effectively and professionally communicate both verbally and in writing
- Demonstrated ability to exercise necessary cost control measures
- Flexibility to adjust to shifting priorities and deadlines.

Compensation:

The Senior Development Manager salary range is \$150,000 - \$185,000 plus an industry leading bonus program. The exact compensation offered will be dependent upon education & training, years of relevant experience, and internal equity.

APPLY HERE: [Job Details | Recruitment](#)

Please include with your application, a brief Cover Letter, Resume, and a Project Portfolio highlighting relevant project experience.