

**TITLE:** DEVELOPMENT MANAGER

**LOCATION:** VANCOUVER

**WHAT YOU'LL DO**

As the Development Manager, you will manage all aspects of proposed development plans to achieve project quality, budget, schedule and revenue objectives. You will interact with stakeholders and permitting, design, construction, marketing and development teams, government authorities and members of the real estate industry.

- Prepare financial and physical due diligence reports and summaries and update project proforma
- Manage Broker relationships during real estate purchase, due diligence, leasing and sales
- Assist with construction financing documentation
- Provide regular reporting to stakeholders on a timely basis
- Assist in the preparation and creation of GP/LP, JV, Co-ownership, or other partnership documentation
- Develop strong relationships with stakeholders through excellent service and performance
- Meet or beat target investment and delivery schedule
- Achieve project budget and revenue targets
- Manage all contracts and agreements for the complete entitlement, design, construction and development of the project
- Engage and manage in-house team and external consultants
- Manage the municipal approvals process including liaising with municipal staff and elected officials
- Manage transition from construction to completed product including tenant hand-over and deficiencies
- Monthly project reports for internal team members and external stakeholders
- Process and approve all required paperwork (invoicing, change orders, etc.) in a timely manner
- Prepare a monthly financial forecast for cashflows, project tracking, internal metrics and profitability, and monthly bank draws for active projects
- Network to increase client base and business volume
- Obtain, research, and analyze market data to determine the value of the project in current markets
- Prospect for investment land and assist with land acquisition
- Collect market intelligence through professional network and community involvement
- Perform other duties as required

**WHAT YOU'LL BRING**

- 3 to 8 years development, design and construction experience
- Diploma or degree in Business, Real Estate, Marketing, Development, Urban Land Economics, Construction, or Architecture

**OMICRON CANADA INC.**

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- Holds a Professional Designation (i.e. P.Eng., PQS, PMP, CFA), is considered an asset
- Proven experience successfully managing at least one project of \$5+ million in value
- Has a diversity of experience in a range of real estate asset types
- Active member of NAIOP, UDI, ICSC or other industry associations
- Excellent analytical and financial modeling skills related to due diligence, feasibility studies, Pro Forma and project cashflow
- Superior communication and interpersonal skills (tact, diplomacy, decision making, etc) is essential. Must be able to prepare technical letters, memos, and emails at a professional level, particularly when addressed to (or on behalf of) clients
- Extensive knowledge of real estate development and municipal laws and processes

### **A LITTLE BIT ABOUT US**

Omicron is one of the largest integrated development, design and construction firms in Western Canada, providing solutions to clients in the Industrial, Institutional, Building Renewal, Commercial, Retail and Residential sectors.

Omicron was established in 1998 by people who believed real estate strategists, architects, interior designers, engineers and builders could work as one unified team to deliver a better experience throughout each step of a building project. In an industry driven by antiquated practices and procedures, we continuously search for **a better way** of delivering projects by questioning convention and actively supporting our team through the systemic challenges of the building industry.

Omicron was borne on the idea of inclusion: actively inviting different voices to the table and ensuring all ideas are considered, enabling a meaningful process and comprehensive decision-making. Through this philosophy, we created our values and guiding principles for both ourselves and those we work with:

***We spark curiosity.*** Bring your passion. Get involved, ask questions, and unleash your potential.

***We show courage.*** Have the confidence to be heard. Challenge convention and be willing to be challenged.

***We value respect.*** For ourselves, others, and our planet. Seek to include and cultivate a culture of support.

***We create connections.*** Embrace differences and build trust. Diversity drives our innovation.

***We are one.*** Our commitment to each other is our superpower. Together, we persevere and thrive.

Our vision is to create meaningful contributions to our communities, protect our planet, and enrich the human experience. **Our mission** is a better way of delivering buildings that redefines the design and construction process.

We have been a winner of Canada's Best Managed Companies program since 2009, maintaining Platinum Club member status since 2015. This program recognizes companies that implement world class business practices and create value in innovative ways.

We have a distinctly entrepreneurial culture and are a tech-forward, innovative, sustainable, and award-winning organization focused on success for clients and staff alike.

### **THE PERKS WE OFFER**

- Work-life balance – enjoy 3 weeks of vacation!
- Wellness package including comprehensive group health and dental benefits, a Health Care Spending Account, an Employee Assistance Program (EAP), and Fitness Program
- Group RRSP matching
- Continuing education opportunities to support your career goals
- Parental leave top-up program for new and expecting parents
- Social events like our Grouse Grind BBQ, themed quadrant parties, and impromptu celebrations!
- Being a part of the community through volunteer and fundraising activities
- Convenient location – be steps away from restaurants, shopping and transit
- Corporate discounts and cashback incentives
- And more!