

Holar Developments – Senior Vice President, Development

Nature of Position: Full Time

Location: Okanagan is a preference. Other locations will be considered with regular travel to the region.

Start Date: ASAP

Compensation: Based on Experience

The Company

Holar Developments, a privately held real estate investment and development company, operates from the stunning Okanagan valley in central British Columbia. Boasting an extensive land bank of over 400 acres in prime locations across downtown Kelowna and the Central Okanagan Valley, our goal is to unleash its true potential through the creation of vibrant, cutting-edge mixed-use developments while taking advantage of the latest innovations in environmentally sustainable building and energy technologies.

A standout among our assets is a 40-acre waterfront gem next to Kelowna's downtown core. The redevelopment of the Kelowna Mill Site area is a once in a lifetime opportunity to transform a large industrial property into a master-planned, destination waterfront neighborhood.

Explore more on this exciting development at <https://kelownamillsite.ca/>

Fueled by substantial capital, we're on the lookout for new opportunities, seeking to invest in real estate assets across diverse markets. As a 100% family-owned venture by the Thorlakson family, founders of Tolko Industries Ltd. Holar carries the esteemed legacy of a company that has thrived for over 65 years. Tolko, a leader in sustainable forestry and manufacturing in Western Canada and the U.S, has instilled core values of safety, respect, integrity, open communication, and profit – values that form the bedrock of the Thorlakson family's heritage and future.

At Holar, our mission is to foster an energetic, high-performing team of real estate professionals devoted to applying these values in crafting sustainable, world-class communities and ensuring the ongoing development and success of every individual on our team. Let's build a future that's as dynamic as the team behind it!

The Role and Responsibilities

Reporting to the owner and real estate advisory board, the SVP of Development will play a crucial role in driving the strategic vision of the company through the successful planning, execution, and delivery of real estate development projects, in addition to building out a larger real estate investment portfolio. This leadership position requires a seasoned development professional with a strong background in real estate development, project management, and leadership. There will be an expectation of frequent travel to the Okanagan.

The responsibilities of this role include:

- Develop and implement strategic plans for real estate development in alignment with company goals.

- Oversee the life cycle of real estate development projects, ensuring adherence to timelines, budgets, and quality standards. Assess risks, profitability, and feasibility of projects, and make informed investment decisions.
- Provide expertise and guidance related to acquisitions process, budget planning and more generally regarding micro and macroeconomic insights in term of Development opportunities (cost, risk, profitability, timeline, scope)
- Identify and evaluate new business opportunities, market trends, and emerging technologies. Whilst thinking about scalability of the business across different provinces and risk management.
- Lead cross-functional teams to deliver projects on time and within budget.
- Build and maintain strong relationships with key stakeholders, including investors, partners, government agencies, local communities, and industry professionals.
- Establish key performance indicators (KPIs) and reporting frameworks to monitor financial performance, project milestones, and operational efficiency.
- Ensure a consistent financial and operating environment aligned with the family's core values. Manage project budgets, financial models, and feasibility studies for profitability and risk mitigation.
- Liaise with subsidiary investee companies' boards of directors and management.
- Stay informed about local, province, and federal regulations affecting real estate development.
- Ensure compliance with zoning laws, environmental regulations, and legal requirements.
- Represent the company at public hearings, community meetings, and industry events.
- Recruit, mentor, and lead a high-performing development team.
- Foster a collaborative and innovative work environment for professional growth.
- Utilize data-driven insights to inform decision-making and optimize project success.
- Frequent travel to Okanagan required.
- Other responsibilities as required.

WHAT YOU NEED TO SUCCEED

Qualifications

- Proven track record for a minimum of 10+ years successfully leading complex, large-scale real estate development projects. With 5 years experience within a leadership role.
- Evidence of successful progression within a property development environment with experience in the development process of residential multifamily, industrial, office, retail, and mixed-use projects.
- Bachelor's degree in real estate, Business, or related field with a preference for an MBA.

Skills

- Strong financial acumen with experience in budgeting, financial modeling, and investment analysis.
- Indisputable record of integrity & ethics and demonstrated commitment to the environment.
- Excellent leadership and team management skills, with experience in building and leading high performing teams.
- Proven track record in negotiating and working with joint venture partnerships.

- Exceptional communication and negotiation abilities.
- In-depth knowledge of regulatory requirements and compliance in real estate development.
- Ability to build and maintain effective relationships with internal and external stakeholders.
- Visionary mindset with the ability to think strategically and drive innovation.

WHAT YOU NEED TO DO NOW

If you are a seasoned executive within the real estate industry, enthused by the prospect of spearheading the establishment of a diversified real estate investment and development company, then this presents itself as an exceptional opportunity. With an immediate focus on the development of a substantial masterplan community on beautiful Lake Okanagan, this is a development which will shape Kelowna for years to come. This role affords you the chance to assemble an adept team and exercise strategic direction over the family's real estate development portfolio. For additional details, kindly submit your application via LinkedIn.

We express gratitude to all applicants for their interest; however, only candidates deemed suitable will be contacted.