



Woodbridge Homes is seeking an experienced Development leader 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.

The Role:

The Director of Development will play an integral role overseeing the entire development process of our multi-family and mixed-use projects. Reporting to the President, this role works closely with the executive team and leads the development team advancing projects through due diligence, product design, municipal approvals and construction. This role is expected to contribute and exemplify our corporate vision and growth by participating in decision-making and demonstrating leadership while nurturing innovation, creativity, and sustainability across all aspects of our operations.

This position offers an exciting opportunity to lead and grow within our organization, with the potential for advancement to a Vice President (VP Development) position within the next 2 years, following demonstration of exceptional performance and achievement of predetermined milestones.

Responsibilities:

- Leading project due diligence, site planning and feasibility analysis, building layout and unit mix, elevations, risk assessments, budgets and schedules, proformas, legal and environmental review
- Guiding our development team and project consultants to achieve municipal project approval
- Managing project schedule and concurrent development processes to ensure the critical path is optimized
- Leading pre-construction meetings with external consultants, construction and sales and marketing
- Managing public consultation and engaging community groups throughout the municipal approval process resulting in timely entitlement
- Applying risk and opportunity framework to ongoing projects and upcoming projects to address and navigate both anticipated and unanticipated project challenges and opportunities alongside the executive team
- Attending project site meetings as needed to ensure proper execution of design intent
- Working with sales and marketing on building design, creative collateral, ensuring design and project efficiency
- Managing legal and title registration needs of the project including, raw lot consolidation, SRW's, easements, strata plans creation, disclosure statements and necessary legal obligations required for entitlement
- Overseeing drawing production process with construction through DP and BP drawing submissions and IFT and IFC to ensure project timeline are met



- Facilitating postmortem reviews for projects with consultants, customer input, and construction to identify opportunities for enhancing both the experience and efficiency and implementing these insights into future projects
- Actively participating in company business planning, optimizing operational efficiencies while fostering team growth and development

Qualifications:

- 8+ years experience leading, mentoring and collaborating in a team environment in real estate development
- Related post-secondary or post graduate degree and training in urban planning, real estate development, architecture and/or civil engineering
- Thorough understanding of urban design and planning principles, strong understanding of the development process and related government legislation and policies
- Ability to concurrently lead and manage multiple projects, in various stages of development
- Exceptional leadership, interpersonal skills and communication abilities
- Ability to develop excellent relationships with staff, consultants, municipal staff, the public and other stakeholders

What we offer:

- The opportunity to have a significant influence on the projects you oversee. You will be intricately involved from due diligence, design, entitlement, construction through to completion and project warranty
- 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 \$180,000 to \$220,000 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.