

WE'RE LOOKING FOR AN EXTRAORDINARY SENIOR CONSTRUCTION MANAGER, TOWNHOMES

ARE YOU...

Passionate about delivering extraordinary at-grade townhomes? Do you bring a field-driven builder mindset, strong technical judgment, and a passion for cost discipline and constructability? If so, you could be a great fit for our Senior Construction Manager, Townhomes position! Reporting to the VP, Construction, you will provide hands-on technical and strategic oversight across multiple townhome projects, ensuring consistent execution, risk management, and value-driven outcomes.

YOU BRING...

Extensive hands-on experience delivering Vancouver townhome projects, combined with the ability to lead consultants, influence builders, and uphold high standards across design, construction, and cost control. You are detail-oriented, highly organized, and comfortable making decisive technical calls in the field. You are a proven self-starter who communicates clearly and professionally, understands prioritization and de-escalation, and is comfortable working independently as well as part of a cross-functional team.

WE'D LIKE YOU TO HAVE...

- 10+ years of hands-on Vancouver townhome construction experience, with a proven track record delivering multiple at-grade townhouse developments
- Demonstrated leadership across multi-project townhome programs, including construction strategy, sequencing, and execution standards
- Strong technical expertise in low-rise building science, envelope design, framing systems, and finish quality
- Extensive experience guiding consultant teams through efficient, buildable low-rise detailing and constructability reviews
- Proven ability to exercise disciplined cost control, validate builder and trade pricing, benchmark designs, and prevent scope creep or over-engineering
- Confident provider of field-level technical direction and judgment, with the ability to influence builder decision-making and performance
- Highly organized, detail-oriented, and collaborative, with a practical, solutions-focused mindset and strong risk awareness
- A strong understanding of the Development process, specifically in the City of Vancouver
- Excellent knowledge base specific around at-grade townhomes– Interior & Exterior Finishes, Mechanical, Electrical and building assemblies
- Strong understanding of the VBBL Energy Code and how it can be effectively applied to this form of development
- A sense of humour!

We know this is a long list. If you don't quite check all the boxes, but you do have a can-do attitude and enthusiasm by the bucket load, we would encourage you to apply.

OUR VALUES



Respectful Integrity



Creative Improvement



Caring For Others



Collaboration



Results Through Effort

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Building the Extraordinary

A DAY IN THE LIFE

Whether you are working on-site or at our downtown office, you'll partner closely with internal teams, consultants, and builders as a key technical and strategic leader within Intracorp's Westside Townhome Program. Your day will balance hands-on technical oversight with big-picture program leadership, ensuring our townhome projects are delivered efficiently, consistently, and with strong cost discipline.

You will:

- Lead construction strategy across the our townhome portfolio
- Establish consistent execution standards and sequencing approaches across multiple sites
- Oversee townhome-specific risk management, site planning, and constructability considerations in conjunction with the builder group
- Guide consultant teams toward efficient, buildable low-rise detailing
- Review drawings and specifications to confirm constructability and cost effectiveness
- Identify opportunities for simplification and value engineering without compromising quality
- Benchmark project designs against <\$300/GBA targets
- Validate builder and trade pricing, quantities, and overall scope alignment
- Proactively mitigate scope creep and over-engineering
- Provide hands-on technical direction and field-level judgment throughout construction
- Review envelope, framing, and finishing quality
- Monitor builder performance and ensure adherence to established townhome best practices.

OUR CULTURE

Our diversity enables our creativity. It is our differences that help us to make better choices, innovate and deliver extraordinary results. Our culture is built upon inclusivity: we respect every team member's strengths, views and experiences. We're invested in your growth and offer much more than the typical job. With us, you'll not only build extraordinary homes, but an extraordinary career. It doesn't matter your position – once you're part of the Intracorp team we are dedicated to supporting you to succeed.

Intracorp Homes supports equal employment opportunity. We celebrate diversity and do not discriminate based on race, gender identity or expression, sexual orientation, age, disability status, or any other protected characteristics. We take pride in fostering an inclusive workplace where our team excel based on their merit and ability.

OUR COMPANY

Intracorp Homes has been building the extraordinary for 50 years. We are a sophisticated, full-service urban real estate company with collaborative teams and in-house expertise in acquisitions, design, city approvals, debt and equity financing, construction, marketing, and sales. We strive to enhance the lives of our homeowners and add to the fabric of the existing communities in which we build.

COMPENSATION

\$140,000.00 - \$170,000.00 commensurate with experience and qualifications, plus performance-based bonus.