

SENIOR DEVELOPMENT MANAGER

Are you seeking to use your skills to lead innovative, visionary projects that address the housing crisis and create communities where we can all thrive for generations?

Purpose Driven Development's mission is to lead the transformation of our built environment by delivering innovative development projects that create communities where we can all thrive for generations.

We are a visionary city building and real estate development consulting firm located in Vancouver that specializes in the delivery of mixed-income affordable housing to strengthen our cities and communities with a rigorous, private sector approach. We partner with non-profits, institutions, governments, developers and First Nations to deliver triple-bottom line projects- grounded in financial viability, but driven by social and environmental sustainability.

Our growth trajectory is strong and we are seeking a purpose-driven Senior Development Manager to join us.



For more information on our award-winning organization, projects, and mission and values:

<https://www.purposedrivenroi.com/about>.

OVERVIEW

- The S.DM will be fully engaged in a ground-breaking company, with a highly collaborative team, undertaking dynamic, complex, mixed-use projects that prioritize a solutions-oriented approach, a risk mitigation lens, a keen attention to detail, and a drive to be innovative.
- The S.DM role consists of two complementary components: 1) excellent in project delivery and development management, and 2) business development & company growth.

Development Management & Project Delivery:

- The S.DM will be given direct responsibility for multiple projects in our development portfolio with strategic guidance from senior management. This includes acquisitions assessment and due diligence, establishing project viability, kick starting the entitlement process, managing design development and municipal approvals, client reporting, and construction oversight. Their focus in this area will be ensuring efficient and effective project delivery with a focus on design, schedule, and budget.

Business Development & Company Growth:

- The S.DM will be a key part of the senior leadership team at Purpose Driven, as well as a growing business leader. The S.DM will actively participate in business planning, cultivating stakeholder relationships, contributing to business innovation and creativity, streamlining operational efficiencies, fostering collaboration, and exemplifying the values of the company with passion, professionalism, and integrity to all external stakeholders, including but not limited to, clients/potential clients, industry professionals, and partners/potential partners.
- The ideal candidate is a creative problem solver, relationship oriented, and highly skilled at communicating. You are a driven and kind individual who shares our vision and values, brings a passion for project delivery, business growth and development, and successfully cultivates longstanding industry and client relationships. The successful candidate will be joining a close-knit, fast-paced, collaborative team dedicated to high impact work in a highly supportive environment.

KEY RESPONSIBILITIES

- In collaboration with senior leadership, formulate and communicate the project vision to project participants, stakeholders, and the public.
- Create and track project budgets and schedules, and prepare and present status reports to management, clients, and project funders/financers.
- Hire and manage professional consultant teams with a high standard of excellence and collaboration, including all design consultants, engineering teams, and construction managers.
- Contribute expert input for potential acquisitions including site planning and feasibility analysis, budget and schedule, risk analysis, market research, due diligence investigations including legal and environmental review, and related tasks.
- Apply a risk framework to all project phases of projects and address complex project challenges as they arise, working closely with the leadership team to untangle complexities and reduce risk.
- Establish and maintain meaningful connections with relevant industry partners, colleagues, and other key stakeholders.
- As part of the senior leadership team, fully engage in company business planning, streamlining operational efficiencies, and fostering team growth and development.
- Under the mentorship of senior leadership, learn about and actively contribute to the long-term growth and prosperity of the business – further unlocking team capacity and revenue-generating potential, seeking and cultivating new business, partnerships, and talent.

CANDIDATE PROFILE

- 8- 12 years of full-time experience in real estate development, or a directly related discipline.
- Ability to thrive under pressure, allocating time and resources effectively and prioritizing competing deadlines and objectives.
- Thorough knowledge of planning and development, industry and market trends, political landscape, and related topics.
- Strong financial modeling skills and experience with development cash flows.
- Familiarity with contracts and consulting agreements.
- Proven history of successful collaboration with stakeholders including municipal and review agency staff, residents and community groups, and politicians and their professional staff.
- Proven track record in establishing and maintaining key relationships with clients, project partners, and lenders.
- Successful experience achieving regulatory approvals and navigating municipal approvals.
- Passion for business strategy, optimizing company and project performance and growth.
- Fluent in project management, people and team leadership, all phases of development and construction.
- Direct experience successfully achieving planning approvals within Metro Vancouver is an asset.
- Direct experience with property acquisitions is an asset.
- Professional designation is an asset (Engineer, Architect, Planner, PMP etc.)

COMPENSATION PACKAGE:

- Comprehensive compensation package commensurate with experience.
- Bonus based on individual and company performance.
- Flexible workdays and hours, and company culture that prioritizes performance and balanced with family needs.
- Strong focus on professional development and growth, with mentorship offered by leadership in all areas of development.
- Generous vacation package.
- Bonus based on individual and company performance.
- Extended health & dental benefits plan and reimbursement of standard expenses.
- Potential future ownership opportunities in the company.

Please submit cover letter, resume and any questions to Annelise van der Veen at annelise@purposedrivenroi.com. Applications will be considered until the position is filled.