

DEVELOPMENT MANAGER

WHO WE ARE

At Bold, we're driven by the human experience of space, merging technology & design to create unparalleled homes. We believe the human experience should drive every detail. We're not just developers. We design, build, and sell homes that put people at the forefront. Our human-centered approach extends to our people, as our working culture promotes creativity and collaboration within our passionate team of real estate professionals

THE OPPORTUNITY

Bold Properties is seeking a talented professional to join our development team as a Development Manager. You will play an integral part in providing development management, coordination and leadership of ongoing projects and coordination with the internal project team.

The successful candidate will assist and coordinate with:

- Manage the complete development process after site acquisition to tenant move-in.
- Manage the selection of consultant team and coordinate of activities throughout the development process
- Preparation, submission, and monitoring of rezoning, subdivision, development, and building permit applications to ensure timely approval
- Public and municipal consultation processes
- Review progress drawings from all consultants and provide feedback as required.
- Coordinate with all departments to ensure company standards are maintained and project goals are achieved.
- Organize and manage concurrent projects using external consultants and supporting development staff
- Effectively negotiate land/zoning approvals with local approving authorities and possibly neighboring owners
- Effectively control project costs through the use of job cost reports
- Maintain an ongoing knowledge of local municipal processes
- Maintain an in-depth knowledge and understanding of current market trends and prices in relevant municipalities
- Participate in the sales and marketing initiatives throughout the development process
- Act as owner's representative of projects are under construction
- Complete development projects on time and on budget
- Due diligence of potential acquisitions

QUALIFICATIONS

Experience & Education

- A degree in a relevant field such as Planning, Real Estate, Urban Land Economics, Business, Construction, or Architecture;
- 5+ years of experience in real estate development - preferably in the Lower Mainland multi-family market;

Knowledge, skills, and abilities:

- Strong communication and organizational skills;
- Highly organized and self-starter who requires minimal supervision;
- Strong understanding of building construction. Knowledge of up-to-date building codes is an asset;

- Knowledge of the development process, including zoning and land use regulations, proformas, marketing and sales, and construction practices;
- Ability to read, understand and coordinate consultant's drawings (architectural, landscape, mechanical, electrical, etc.) an asset;
- Experience in and around a construction site
- Demonstrate the ability to exercise sound judgment and an excellent problem solver;
- Excellent negotiation skills with proven results;
- Well-developed communication skills with the ability to present in a concise manner; and
- Advanced knowledge of Microsoft Office.

COMPENSATION

Compensation commensurate on relevant experience. Bold offers a comprehensive benefit package as well as programs to continuously develop employees.

HOW TO APPLY

Please use this link to apply: [Click Here](#)