

Position: Development Manager, Woodframe/Townhouse

Location: Squamish, BC

About BOSA:

The story of Bosa Properties is one of entrepreneurship, commitment and a passion for real estate and construction that began over 50 years ago. Decades in the business have taught us how to create homes that are timeless in design, universal in their appeal, and comfortable for homeowners at every stage of life. Being a forward-thinking company matters to us and influences everything from where we build our projects to the amenities and technologies we build into them.

Bosa is proud to have been named an Aon Best Employer for 2017 and 2018, ranking among the top 1/4 of all Canadian employers based on engagement, leadership, performance culture and employment brand.

About the Role:

As the Development Manager for our newest master-planned community, you will be responsible for developing and managing the project from inception through construction completion. Located just steps away from downtown Squamish, the project is comprised of almost 1000 ground-oriented two and three-bedroom townhomes and apartments, as well as 50,000 sq ft of commercial space. At 53 acres, this neighborhood will feature a 17,000SF Amenity Centre complete with a pool and fitness facility, a vibrant boardwalk and a thriving retail centre – all connected by an extensive park and trail network.

The Development Manager's main responsibilities surround ensuring the success of the project's municipal approvals, design and profitability. The key aspects of the role include:

General Responsibilities:

- Develops and executes project plan, schedule and budget for the project;
- Leads and motivates the project team through all phases of development and ensures critical dates and quality requirements are met;
- Assists in evaluation and due-diligence activities on potential acquisitions;
- Develops and maintains effective relationships with partners, consultants, community stakeholders, and government authorities;
- Stays current on market trends in the multi-family residential market which impact the amenities or suite configuration desired by prospective purchasers/tenants;
- Keeps up-to-date on local competition, market conditions and relevant development by-laws, regulations, and guidelines;
- Develops relationship with senior management, marketing, accounting, customer service, interior design and construction personnel.

Design and Development:

- Prepares project objectives, pro-formas and project schedules for approval by senior management;
- Retains design consultants in accordance with an approved pro forma and approved pre-development budget;
- Guides architects and other design consultants through project design bearing in mind construction costs, desirability, market trends, and the target market for the project;

- Prepares exterior and interior development specifications for approvals;
- Manages development schedules including critical project milestone dates;
- In conjunction with the Construction project manager, monitors construction documents for compliance with objectives and municipal permits;
- Ensures required disclosure statements and strata plans follow all approvals, design, and construction documents/projects;
- Assists with navigating projects through various approval process;
- Establishes strong relationships with consultants and works closely with them through to the completion of all projects.

Municipal Approvals:

- Secures all necessary regulatory project approvals in accordance with approved project schedule;
- Manages the approval process including agency interface & technical information requirements.

Financial:

- Collaborates with Finance to develop proposed projects, cash flows and overall investment returns for consideration by Senior Management;
- Maintains the overall development pro-forma throughout the development process - monitoring overall project cost and variances from budgets;
- Manages pre-development budgets and approves consultant invoices;
- Works with Finance to coordinate the best capital execution to support the project.

What you Bring:

To be successful in this role, you should be a self-starter who enjoys taking ownership of the success of your projects. You are intelligent, focused, driven, and an excellent relationship builder. Most notably, you understand that the success of your project depends on all stakeholders working together towards a common goal.

Our Must Haves:

To be successful in this role, you should have 4+ years of experience as a Development Manager with a focus on Woodframe, multifamily projects. Your skills and experience must include:

- Strong understanding of infrastructure and construction phasing;
- Experience with master-planned communities and multi-phase projects;
- Townhouse/woodframe experience;
- A design background would be an asset.

Your Rewards:

Our most important offering to anyone that joins the Bosa Properties team is our culture of innovation, achievement, and ownership. We bring out the best in each other by constantly striving to be world class in all we do. These values are reflected in our Real Estate Projects, our Company, and our People.

At Bosa, we also offer a very competitive compensation structure that supplements your regular income with a robust benefits package:

- **MSP, Medical and Dental Coverage:** Our industry leading benefits package covers you and your dependents at no cost.

- **Friends and Family Program:** Early and exclusive access to our newly released projects.
- **BOSAconnect™:** Our annual development conference that is designed and hosted by our leadership and complemented by a range of world-class speakers and workshop experts.
- **Professional Development and Education Support**

How to Apply:

Please submit an application using the links provided, or by sending an email to people@bosaproperties.com. We value your interest in the Bosa Family of Companies. While we can only respond to shortlisted applicants, we will keep your information on file and consider you for future opportunities as they come available.