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## Director, Development

### ABOUT SHAPE

SHAPE is the real estate investment, development and management company leading some of the largest and most exciting projects in North America including The Amazing Brentwood and The City of Lougheed in Metro Vancouver. SHAPE manages over 4M sq.ft of commercial space with over 3M sq.ft. of residential space under construction.

Through our fully integrated platform, SHAPE specializes in complete neighbourhoods with a top-calibre mix of shops, restaurants, residences, entertainment and a complete range of daily services with transit connected. With a thoughtful approach and continuous pursuit of innovation, we think differently to ensure our projects are relevant and dominant for the future of real estate.

### ABOUT THE ROLE

Reporting to the EVP of Development, the successful candidate will be responsible for full cycle management of the development process, managing partner relationships, mentoring other team members and contributing to the construction and sales/leasing & marketing strategies. The role will be focused on large complex residential/mixed-used development(s).

To succeed in the role, the candidate must have extensive, in-depth real estate development experience, be pro-active, ambitious, organized, and have excellent time management and communication skills. We are looking for a candidate who can work collaboratively in a fast-paced environment, while building relationships and upholding a high standard of performance individually and for the organization.

### Primary Responsibilities

- Manage the entire development process from due diligence, planning, design, scheduling and budgeting, to approvals, implementation and completion, ensuring that the project is delivered within scope, budget and schedule parameters.
- Manage project partnerships including joint venture agreements, partnership meetings, design collaboration, cost sharing agreements, etc.
- Lead a diverse team of internal and external professionals with the ability to influence stakeholders to gain alignment and achieve project objectives in a timely manner.
- Work collaboratively with the project team including construction, sales & marketing, finance, etc. to ensure project requirements of scope, schedule, budget and quality are being met.
- Manage the preparation and execution of legal documents including disclosure statements, air space parcels, housing agreements, easements, right of ways, bylaws, strata plans, etc.
- Travel as required to project sites and to meet with stakeholders.

## Qualifications

### *Required Knowledge, Skills, Abilities*

- Passion for real estate, continuous improvement, and a high level of individual and organizational performance.
- Excellent organization, time management and prioritization skills to balance competing priorities with the ability to multi-task.
- Exceptional interpersonal and communication skills, both verbal and written with the ability to foster relationships with teammates, consultants, partners, municipal staff and the public.
- Strong business acumen with the ability to strategize and think critically to evaluate complex business issues and how they affect project outcomes.
- Generally, understands the fields of construction, leasing, sales & marketing, property management, financing, etc.
- Strong computer skills and proficiency in MS Office applications.
- Minimum undergraduate degree in Commerce/Business, Urban Land Economics, Architecture, Planning/Design, Engineering or similar.

### *Required Training and Experience*

- Minimum of 10 years of relevant real estate development experience with a focus on residential multi-family and/or mixed-use projects.
- Successful full cycle development experience demonstrating an outstanding ability to achieve project objectives within scope, budget, schedule and quality parameters.
- Experience in leading stakeholder meetings and communicating complex issues in a simple way that matches the audience
- Proven ability to collaborate in a team environment to problem solve, meet timelines, and manage budgets under pressure and in a fast-paced environment.

## Working Conditions

Based at our corporate office, located in downtown Vancouver, the successful candidate may expect a comfortable and collaborative work environment in a modern office setting. The candidate may be required to travel from time to time to the various projects in the SHAPE portfolio.

## Benefits

- Opportunity to work with teams designing, coordinating, and representing some of Metro Vancouver's largest master planned communities in real estate development.
- Personal and professional development within the company and the industry.
- Competitive compensation package with comprehensive benefits.
- A fun, collaborative, and autonomous work environment.

To apply, please visit our website <http://shapeproperties.com/careers/>