

WESGROUP

Development Manager

Downtown Vancouver

Wesgroup Properties started as a family business in British Columbia more than 60 years ago and today is one of Western Canada's largest private real estate companies with a diversified portfolio spanning across residential and commercial real estate. Wesgroup owns and manages over 3.2 million square feet of commercial and multi-family real estate and has built more than 7,000 homes in 100 communities. With the active projects in our development pipeline, the portfolio will grow to over 7 million square feet over the next six years. Our operations are vertically integrated, encompassing land acquisition, construction, finance, design, marketing, sales, leasing, and property management. We have a long history of looking forward and we are dedicated to conducting business in line with our values of adaptability, accountability, relationships, and observing The Golden Rule without fail.

Wesgroup is seeking an experienced Development Manager to add to its development team in Vancouver. This individual can expect to lead a wide variety of projects over time, from large master-plan projects such as River District to smaller commercial/industrial projects. Wesgroup's approach is to have one person clearly responsible for the successful execution of a project, understanding it strategically and as a business. Its entrepreneurial spirit drives it to find creative ways to solve problems and create value.

This role will report to the VP, Development. The role of Development Manager will consist of, but not be limited to, the following:

Job Responsibilities:

- Responsible for leading the execution of multiple projects, including leading internal and external teams in delivering successful projects, taking responsibility for the design, approval and delivery, including financial viability of development projects
- Representing Wesgroup in interactions with municipal staff and politicians in support of our applications and issuance of rezoning, development and building permits
- Actively participate in industry and policy consultations, effectively communicating and reacting to impacts to Wesgroup projects and assets in real time
- Managing the general scope of legal agreements typically associated with development projects
- Lead public engagement activities, including being the public interface for Wesgroup with the community
- Assisting with acquisitions due diligence and analysis, determining and making recommendations on the feasibility of multiple development scenarios
- Project reporting, including the creation and management of business plans and development proformas
- Brings entrepreneurial spirit to development management, taking clear responsibility for the successful execution of a project, understanding it strategically and as a business

Qualifications and Knowledge:

- Minimum of 3-5 years of relevant experience, including multi-family residential and commercial projects with exposure to completion and delivery
- A fit with Wesgroup's culture and organizational approach is paramount
- Education and background in Real Estate, Commerce, Urban Land Economics, Architecture, Planning, Legal or Engineering
- Excellent understanding of the real estate market including general market analytics and trends, project launches and competitor awareness, and land regulation policies

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- Established network of contacts within the municipal, consultant and development communities
- Excellent organizational, time management and prioritization skills including the ability to multi-task with competing priorities
- Excellent understanding of business professionalism and the ability to work effectively under pressure within a fast-paced team environment
- Effective communication and interpersonal skills (both written and verbal) are required, along with demonstrable success in leading project teams to a common goal
- Excellent problem-solving skills and ability to balance multiple perspectives
- Positive attitude and a desire to help others
- Strong background in legal agreements
- Strong computer skills and proficiency in MS Office applications including, Excel, Outlook and Word

What we offer:

- A fun and inclusive culture supported by an employee-led Culture Committee with sponsorship from the President, providing you with opportunities to participate in group workouts, team sports, company-wide social events or celebrations, and other great initiatives.
- The Wesgroup Store, stocked with amazing name-brand apparel and items to purchase using points earned for milestones, participation, and going above and beyond.
- A competitive compensation package with robust and extensive health benefits including a generous Health Care Spending Account.
- A Lifestyle Spending Account which includes coverage for fitness, daycare, and eldercare costs.
- Wesgroup supports a broad range of community initiatives through donations and employee volunteer activities, including paid days off to volunteer your time each year.
- Stocked kitchens with healthy (and not-so-healthy!) snacks, fresh organic fruit, sparkling water, and a wide range of dairy alternatives for your beverage needs.
- A brand-new, beautifully designed office downtown, across from the Burrard sky train station.

If you are interested in exploring this exciting opportunity to join one of Western Canada's largest real estate companies, please visit our website at www.wesgroup.ca/careers/ and apply with your resume and cover letter today!

We thank all applicants for their interest; however, only those selected for follow-up will be contacted.