



SENIOR DEVELOPMENT MANAGER

The Cape Group is a three-generation, family-run, vertically integrated real estate group of companies operating across Western Canada since 1956. With more than 65 years of experience in development, construction, and property management, we have a lot of firsts to our name as well as a diverse portfolio. We develop high-quality projects that complement the vibrancy of neighbourhoods and make sure to have fun while we're at it. From residential high-rise to industrial warehouses, office buildings to master-planned communities, our dedication to building quality and building relationships is at the forefront of everything we do.

The Senior Development Manager is an integral member of the development team under Cape Group Management Ltd. This position is responsible for work relating to acquisitions, design, and permitting such as rezoning, Development Permit and Building Permit drawings and applications, coordination and quality control of working drawings, and ongoing consultant team management. The ideal candidate has a degree in architecture and several years of relevant experience in overseeing design and construction of major residential and commercial developments.

The Senior Development Manager is not afraid to get their hands dirty on site, can manage a dynamic work environment and large project team, and is always looking for ways to take initiative and improve our projects, processes, and people. Mandatory skills are strong organizational abilities, communication skills, and proficiency in design process and documentation, as well as demonstrated leadership skills and the ability to mentor junior team members.

To thrive in this position, the candidate must be passionate about real estate, architecture, and construction with a firm knowledge of municipal planning and permitting processes and development from conception to completion. Most importantly, the candidate must be a team player who strives for excellence and loves to have a good laugh, is able to think fast, be critical, and make sound technical and business decisions while working in a fast-paced environment.

Our goal is to conceptualize and create landmark projects to serve the communities we live in, and which we can be proud of for generations. Our mandate is to love what we do and to be excellent at it.

RESPONSIBILITIES:

- Senior Development Manager has overarching responsibility for the development process as owner's representative including development team performance, project performance, and acting as the main point of communications for all stakeholders including consultants, pre-construction team, construction team, tenants, property management, marketing, brokers, PR, and municipal authorities as required.
- Senior Development Manager's overall focus is to facilitate and drive consistency and accountability to achieve the project schedule, budget, and key deliverables.
- Manage residential development projects by executing development process from start to finish, with a focus on design coordination and drawing review, managing the consultant team to ensure accountability to the highest standards in producing adequate designs and drawings.
- Plan and schedule project timelines, cash flows, and milestones using appropriate tools and resources.
- Effectively monitor and control development budget by liaising with internal and external stakeholders

including managing the general contractor/construction management company in developing and achieving the project budgets and schedules.

- Ensure project milestones are being successfully met.
- Advise in the acquisition and planning of land and properties, particularly through identifying technical issues and conceptual design.
- Create a strong and cohesive project team by assuming a leadership role and capitalizing on individual and group strengths to ensure project targets are achieved.
- Mentor, guide, and coach project team members to expand their capabilities and build depth within the local market to grow partnerships with Cape.
- Proactively assess, clarify, and validate team needs on a regular basis while building team relationships to better understand specific needs and identify professional development opportunities.
- Develop, implement, and monitor management processes for project workflow, including design process, scheduling, RFPs and tendering, contracts, drawing review, owner approvals, permits and approvals, financial applications, and project reporting.

REQUIREMENTS:

- Master's in Architecture (preferred) and proven architecture experience
- Proficiency in BC Building Code and VBBL
- 10+ years relevant experience in development & construction, in a leadership role
- Full understanding of multi-family residential, industrial, and commercial development
- All applicants must have legal authorization to work in Canada.