

Area Development (Construction) Manager

Who We Are

Located in Vancouver, Cressey Development Group is a leading real estate firm established over 55 years ago. We create exceptional homes, communities, and commercial spaces that redefine how people live, work, and connect. With a commitment to superior design and quality construction, Cressey continues to build on a legacy of excellence. This is Where Great Places Begin. This is Cressey.

Job Overview

You will play a pivotal role in delivering high-density, mixed-use communities that shape the urban fabric of Vancouver. This senior-level position leads all aspects of development - from land acquisition through rezoning, planning, budgeting, and construction - ensuring each project is strategically positioned and successfully delivered.

You will bring strong expertise in urban planning, public-private partnerships, financial modelling, and stakeholder engagement. As a cross-functional leader, you will collaborate with consultants, municipalities, and internal teams to navigate complex permitting processes, optimize project viability, and deliver exceptional results aligned with Cressey's reputation for quality and innovation.

Key Responsibilities

Project Planning and Development Management

- Lead and oversee mixed-use, high-density area developments from land acquisition through to construction and final delivery.
- Analyze (rezoning) and understand planning policies and propose strong development strategies accordingly.
- Navigate rezoning, development, and building permit processes in coordination with municipal authorities.
- Procure and manage interdisciplinary teams including architects, engineers, planners, and consultants, ensuring cohesive execution across subareas.
- Leverage experience in complex legal structures and public-private partnerships to optimize project approvals and manage risk
- Develop and maintain detailed development- and construction schedules, identifying critical paths and risk mitigation strategies.

Financial Oversight and Market Strategy

- Build and maintain detailed project proformas, ensuring comprehensive financial scenario modeling.
- Monitor and manage project budgets and cash flow, providing regular updates to senior management.
- Work with the finance department to review financing options and submit necessary applications (e.g., financial institutions, CMHC, etc.).
- Conduct (market) research to refine project positioning, ensuring designs align with market demand.
- Develop creative strategies to meet growing demands for sustainability and affordability.
- Value engineer construction budgets to align with cost estimates.

Stakeholder and Community Engagement

- Act as the primary liaison for community engagement, including public meetings, hearings, and consultations.
- Foster relationships with municipal officials, community groups, and industry partners to facilitate project approvals and success.
- Collaborate with internal marketing teams to develop project-specific marketing plans, sales strategies, and leasing campaigns.

Construction and Project Delivery

- Work closely with the in-house construction team to ensure projects are executed as planned, within scope, budget, and timeline.
- Coordinate with retail brokers to lease or sell commercial spaces within developments.
- Ensure a smooth transition from development to construction and final project delivery.

Requirements:

- 7+ years of experience in the real estate and area development industry.
- Master's degree in urban planning, urban geography, business administration, or a related field.
- Strong understanding of zoning regulations, permitting processes, and market dynamics.
- Strong analytical skills with the ability to navigate complex public (planning) policy and strategize accordingly.
- Familiarity with local, regional, and national building codes and regulations.
- Proven experience in project management, with the ability to manage multiple projects simultaneously.
- Financial acumen with experience in creating and maintaining project proformas, budgets, and cash flow analyses.
- Strong communication and interpersonal skills, with the ability to collaborate across departments and external stakeholders.
- Ability to navigate complex legal and regulatory requirements related to real estate and area development.
- Proficiency in (market) research and strategic planning to optimize project positioning and success.
- BC driver's license.

Work conditions are as follows:

- Wage \$67.31/hour; \$140,000.00 per year
- 30 – 40 hours per week
- Working location: Vancouver, BC
- Overtime is paid at 1.5 rate for hours exceeding 40 hours in any given week
- Vacation pay: 6%