



Career Opportunity

Development Manager (Permanent, Full-Time)

About Tenblock

Tenblock is a third-generation developer and owner of multi-family housing and mixed-use properties in Toronto. Our company is entering a new growth phase, acquiring properties for development while also identifying intensification and redevelopment opportunities within our existing legacy portfolio. We are committed to developing projects that advance public goals and improve the public realm while delivering on corporate objectives.

The Position

Are you passionate about built form and the urban environment? Are you a growing development leader, ready to manage and direct consultant teams to design and secure approvals for complex urban developments? Are you excited to join an entrepreneurial and rapidly growing organization with unparalleled opportunities for personal and professional growth?

The **Development Manager** will be entrusted with direct responsibility for multiple projects in our development portfolio, with strategic guidance from senior management. The Development Manager will also be meaningfully involved in new site acquisitions as well as assessing existing legacy sites for development potential.

Key Responsibilities

- With senior management, establish the project vision and communicate it effectively to project participants, stakeholders, and the public.
- Hire and lead professional consultant teams to produce materials for internal review, development applications, and public meetings.
- Prepare, submit, manage, and successfully achieve development approvals such as OPAs, ZBAs, S. 37 agreements, draft plans of subdivision, SPAs, minor variances, building permits, etc.
- Create and track project budgets and schedules, and prepare and present status reports to management and partners.
- Proactively monitor and provide actionable insight into municipal and provincial planning policy changes, City Council and Committee items, and industry trends.
- Contribute expert input for potential acquisitions including site planning and feasibility analysis, budget and schedule assumptions, risk analysis, market research, due diligence investigations including legal and environmental review, and related tasks.
- Build meaningful professional relationships with stakeholders including partners, municipal and agency staff, and neighbourhood stakeholders.
- Support senior management and other team members on a variety of assignments, as required.

Candidate Profile

- An undergraduate degree in planning, real estate development, or a directly related field, with a demonstrated history of academic achievement. A graduate or professional degree is an asset.
- Professional accreditation is an asset, particularly as a professional planner.
- Minimum of 5 years of full-time experience in planning, real estate development, or a directly related discipline.
- Direct experience successfully achieving planning approvals in the City of Toronto.
- Direct experience with property acquisitions is an asset.
- Ability to review and direct the refinement of development related materials including architectural and engineering drawings, technical reports, presentation materials, legal documents, etc.
- Thorough knowledge of planning and development, industry and market trends, the political landscape, and related topics.
- A proven history of successful collaboration with stakeholders including municipal and review agency staff, residents and community groups, and politicians and their professional staff.
- Creative and critical thinking skills with the determination to overcome complex and novel challenges with minimal supervision.
- Outstanding written and oral communication skills, with a well-defined sense of diplomacy and ability to tailor one's message to diverse audiences.
- Experience and skills in financial pro forma analysis for development are an asset.
- Integrity and a fundamental commitment to truthfulness and accuracy.
- Capability to thrive under pressure, allocating time and resources effectively and prioritizing competing deadlines and objectives.
- Intellectual curiosity and self-motivation to deepen existing skills and learn new skills.

Hiring Process

Please submit a resume and cover letter to careers@tenblock.ca. No telephone calls please.

We appreciate all applications. Only those candidates selected for interviews will be contacted.

Tenblock is committed to employment equity and encourages applications from Indigenous people, people with disabilities, racialized people, and people with diverse genders and orientations.