

## DEVELOPMENT MANAGER

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Are you passionate about transforming land into vibrant communities? Avillia Developments is seeking a skilled and driven Development Manager to join our dedicated team.

### Position Overview:

Avillia Developments specializes in land development and construction, and we're looking for an experienced and motivated Development Manager to lead projects from concept to completion. The ideal candidate will have direct experience in the land development industry, a passion for creating neighborhoods, and a strong background in planning and/or engineering.

This role requires excellent organizational skills, a solution-driven mindset, and the ability to manage multiple priorities within a collaborative, hardworking team.

### Responsibilities:

- Oversee all aspects of land development and construction projects, from initial planning through completion.
- Evaluate the feasibility of each development stage and overall project viability.
- Collaborate with leading consultants on statutory documents and municipal applications.
- Manage municipal approval processes for zoning, subdivisions, and engineering plans.
- Develop strategies for construction execution, including tendering and negotiation.
- Analyze tender results and provide recommendations.
- Coordinate and oversee teams of planners, engineers, contractors, and other professionals.
- Monitor project schedules and budgets, ensuring timely and cost-effective delivery.
- Communicate project status to management, sales, and finance teams.
- Proactively identify risks and implement mitigation strategies.
- Prepare project data analyses, reports, and presentations for stakeholders.
- Maintain project contracts and financial documentation.

Note: As a small, high-functioning team, you may also engage in additional responsibilities beyond the core role.

### Key Attributes:

- Passionate about land development: You are excited about turning concepts into vibrant communities.
- Team player: You thrive in collaborative environments and excel in interpersonal communication.
- Detail-oriented: Precision and thorough documentation are second nature to you.
- Self-motivated: You take initiative and work independently to coordinate projects effectively.
- Adaptable under pressure: You handle urgent concerns calmly and return to priorities seamlessly.
- Eager to learn: You continuously seek new knowledge and contribute value every day.

### Qualifications:

- Degree or diploma in Engineering, Planning, Business, Management, or a related field.
- Minimum of five (5) years' experience in land development, with proven project management skills.
- Strong organizational and documentation skills, with an eye for detail.
- Advanced proficiency in Microsoft Excel, Word, PowerPoint, and Adobe products.
- Excellent written and verbal communication skills.
- Proven ability to manage multiple priorities and deliver high-quality results.
- Ability to visit, inspect and work on worksites outside the office (drivers' license and personal vehicle are necessary)

### What's Important To Us:

- Knowledge of land development, construction, and project management processes.
- Familiarity with municipal and provincial government operations.
- Active involvement in industry organizations or professional associations is a plus.

**Who We Are:**

Avillia Developments is a privately-owned and operated Land Development company with several projects in the Edmonton Capital region including the City of Edmonton, Sherwood Park, Beaumont, and Spruce Grove, and projects in British Columbia's Okanagan region.

We have been involved in developing neighbourhoods for over 25 years. What drives us is a passion for developing functional, beautiful, and diverse environments that we are proud to say are ours.

*Avillia Developments – It's all about lifestyle!*

If what we describe sounds exciting and appealing to you, please apply for the **Development Manager** position. Qualified candidates may be asked to answer an online questionnaire and then attend a telephone pre-screen prior to an in-person interview.