

Job Title: Senior Development Manager / Director of Development

Location: Vancouver, BC

About Us:

OpenForm Properties (“OpenForm”) is a boutique real estate development company with a clear purpose: to build spaces we’re proud of — ones where we’d happily have our friends and family live, work, and thrive. We focus on design-driven, truly livable projects that deliver lasting value for homeowners, tenants, and communities alike. As we enter our next phase of growth, we’re looking for a senior leader to join our team and help shape the future of our company.

Position Overview:

We’re seeking a **Senior Development Manager** or **Director of Development** (title based on experience) who can take ownership of complex urban development projects from acquisition through completion. This role reports directly to the President and is a key member of the leadership team. If you are strategic, decisive, and committed to excellence — and if you want your work to matter — you’ll fit right in.

Job Duties & Responsibilities:

- Lead the full development lifecycle for multi-family and mixed-use projects: from feasibility and design development to entitlement, financing, construction, and turnover
- Manage consultants, municipal approvals, and stakeholder relationships
- Oversee project budgets, schedules, pro formas, and key performance metrics
- Collaborate with internal and external partners to deliver high-quality, financially responsible projects
- Champion OpenForm’s values of thoughtful design, community impact, and long-term value
- Contribute to company strategy, culture, and growth initiatives

Qualifications and Experience:

- 8+ years of progressive experience in real estate development

- Proven track record managing residential and/or mixed-use projects through all stages
- Strong financial acumen and comfort with detailed pro forma analysis
- Deep understanding of municipal approval processes in the Lower Mainland
- High EQ and communication skills — you're as comfortable in a council chamber as you are on a construction site
- Ambition paired with humility — you take ownership and get things done without ego
- Passion for building meaningful, livable spaces that stand the test of time

Why OpenForm:

- Be part of a small, high-impact team with a growing portfolio and big aspirations
- Work on purposeful projects that reflect quality and integrity
- Real ownership of your work, with room to shape both projects and company direction
- Competitive compensation, performance incentives, and flexible work arrangements

Working Conditions:

- Full-time office-based work environment.

How to Apply:

- Interested candidates are invited to submit their resumes and cover letters to careers@openformproperties.ca.