



... a great place to live, work & play

One of the sunniest regions in BC's Lower Mainland, Delta embraces three unique communities - Ladner, North Delta and Tsawwassen. The City of Delta is looking for dedicated individuals to join our team and share in our commitment to lead the way in public service excellence.

Real Estate Manager

As the Real Estate Manager for the City of Delta, you will be a key member of the Corporate Services team, providing strategic advice and delivering on a wide range of real property services across the organization. Your portfolio will include leasing, property management, appraisals and negotiating acquisitions and dispositions including statutory rights of way. This role offers an exciting opportunity to contribute to complex and impactful projects that support municipal operations and shapes the future of the City of Delta.

Key Responsibilities

Reporting to the Director of the Corporate Services Department, the Real Estate Manager will:

- Negotiate real estate transactions including dispositions, acquisitions and leases;
- Manage Delta's lands inventory; making recommendations to optimize land use and preparing sites for redevelopment, lease or sale.
- Support civic infrastructure projects through the negotiation, preparation and approval of various land-related legal documents;
- Conduct property research through Land Title Office and historic information pertaining to land;
- Prepare reports and presentations for senior management and City Council on land-related matters;
- Support and / or lead a wide variety of special projects involving municipal land, such as revitalization and heritage preservation initiatives, expropriation, land disputes and parks projects;
- Make recommendations in respect of policies, procedures and best practices pertaining to municipal real property;
- Respond to land-related public inquiries, complaints and requests to use municipal land;
- Procure and review external appraisal and survey services as required;
- Provide general land valuation advice as required to support City initiatives;
- Supervise and direct work of two staff supporting the Real Estate Manager;
- Develop and maintain key external stakeholder relations with provincial Ministries, non-profit organizations, and industry and participate on various committees, as assigned;
- Initiate and develop partnerships with public and private sector agencies to acquire, lease or sell property interests; and
- Perform other related duties as needed.

Qualifications

- Degree from a recognized post-secondary institution in Business Administration, Urban Land Economics, Real Estate or a related field.
- Formal professional or technical designation, such as AACI, RI, IRWA, MRICS, RPA, FRI(E), would be an asset.
- Equivalent combination of education, training and experience will also be considered. Demonstrated knowledge of the Local Government Act, real estate laws, legal contracts, rights-of-way instruments, real estate appraisals and lease and contract terms.
- A minimum of 5 years of recent and relevant experience in real estate or a related field, ideally in a government context.
- Excellent negotiation, mediation and conflict resolution skills and ability to tactfully and diplomatically negotiate contracts, mediate disputes and resolve conflicts.
- Demonstrated organizational skills and the ability to multi-task.
- Knowledge of the LTSA electronic filing system and Land Title Office practice, and of contract and real estate law would be an asset.
- Ability to work independently, and with a complex set of stakeholders (including lawyers, appraisers, surveyors and real estate agents) and build and maintain positive and effective relationships.
- Strong interpersonal, communication (verbal and written) and problem-solving skills.

The City of Delta provides a competitive salary of **\$124,691 - \$148,697** (commensurate with experience); and an excellent benefits package including Municipal Pension Plan as well as an earned-days-off system. Interested applicants are requested to apply online at www.delta.ca/employment, to competition number **#25-185 EX** by **August 31, 2025**.

At the City of Delta, we are committed to recruiting and retaining a diverse workforce that is representative of our community, providing equal opportunity and fostering an inclusive workplace where our individual differences are recognized, valued and celebrated.

We thank all applicants for their interest; only those under consideration will be contacted.

Copies of relevant professional certificates, degrees, or tickets must be submitted with your application.

Preferred candidates will be required to submit a Police Information Check.