

BUILD A CITY. BUILD A FUTURE.



REAL ESTATE MANAGER, INFRASTRUCTURE REAL ESTATE REGULAR FULL-TIME

*As one of the fastest growing cities in Canada, City of Surrey is a globally recognized leader in building vibrant, sustainable communities through technology and innovation. City of Surrey employees are talented innovators, inspired by meaningful work and the opportunity to drive our city—and their careers—forward. **Build a City. Build a Future** at the City of Surrey.*

EMPLOYMENT STATUS

Exempt – Regular Full-Time

SCOPE

Reporting to the Director, Real Estate Services, the Real Estate Manager provides leadership and strategic oversight within the Infrastructure Real Estate team, supporting the delivery of key capital infrastructure projects across the City. This role leads and coordinates property acquisition activities required for road widening, road extensions, utility projects, and other priority infrastructure initiatives, including major projects such as 72 Avenue.

As a trusted advisor within Real Estate Services, the Manager advances fee simple acquisitions and partial acquisitions including statutory rights-of-way, easements, leases, licenses and related agreements needed to support project delivery. The role requires strong negotiation, stakeholder management, due diligence, valuation review, and project coordination skills, and includes work involving expropriation where negotiated acquisition is not achieved within required project timelines.

RESPONSIBILITIES

- Lead and coordinate real estate acquisition activities required to support the delivery of key infrastructure projects, including road widening, road extensions, utility works, and other priority capital projects.
- Secure a range of property interests, including fee simple acquisitions, partial acquisitions, statutory rights-of-way, easements, licenses, and related agreements required for infrastructure delivery.
- Plan and implement acquisition strategies for complex project corridors, coordinating with Engineering, Legal, Finance, external consultants, property owners, and other stakeholders to maintain project schedules.
- Lead negotiations with property owners, tenants, businesses, legal counsel, and other representatives, applying sound judgment, tact, and diplomacy in complex and sensitive acquisition matters.
- Review valuation information, market data, consultant reports, and project requirements to support recommendations, settlement positions, and approvals.
- Manage expropriation-related activities when required, including coordination of notices, approvals, advance payments, possession requirements, and settlement efforts in collaboration with Legal Services and project teams.
- Advance process improvements, tracking tools, reporting practices, and acquisition frameworks to enhance visibility, accountability, and timely project delivery.

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QUALIFICATIONS

- A Bachelor's degree in a related field from a recognized educational institution.
- Professional designation, coursework, or training related to infrastructure real estate, negotiations, appraisal, land acquisition, or project delivery would be an asset.
- I/RWA designation or related International Right of Way Association coursework is considered an asset.
- DULE, RI, NAIOP or other relevant real estate designations would be an asset.
- Minimum 7 years of progressive real estate experience, including infrastructure acquisitions, statutory rights-of-way, fee simple and partial acquisitions, valuation support, negotiations, and real estate advisory services.
- Knowledge of real estate law, land acquisition practices, valuation principles, statutory rights-of-way, and expropriation processes.
- Demonstrated ability to make complex, politically sensitive decisions with significant financial implications, exercising sound judgment and responding quickly and effectively.
- Demonstrated ability to conduct negotiations requiring a high level of tact and diplomacy.
- Demonstrated ability to assess and address complex, multi-dimensional issues where solutions are often unclear or not well-defined.
- Proven ability to build and maintain effective working relationships with internal teams, external partners, and diverse stakeholders.
- Possess leadership qualities and an entrepreneurial mindset.
- Valid driver's license

OTHER INFORMATION

Pay Grade: M3

Annual Rate: \$145,387 - \$171,044

APPLY

If you are interested in this opportunity, please apply at <https://www.surrey.ca/careers>, Job ID 7260

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