

Planner

Turner Drake & Partners Ltd.



This is One Cool Career!

Join us: there are challenges to meet, opportunities to be created, horizons to conquer; be part of the excitement! From our headquarters in Halifax we are undertaking assignments throughout Canada.

This isn't your typical planning job; we are not engineers or designers. Form follows finance, and so we approach city-building from an economic viewpoint. Over the past seven years we've leveraged our decades of experience in real estate consulting to build a Planning Division unlike any other. Our practice focuses on the mingling of demographic forces and economic trends, public interest and private profit, built supply and market demand, and how all of this determines whether planning documents garner results ... or gather dust. Help us continue the journey, and let your interests take us to new frontiers and successes!

Working in a team of planners and analysts, you will draw on the support of the entire firm; a group of professionals and resources painstakingly assembled, a smorgasbord of complementary skills whose whole is greater than the sum of its parts, able to provide clients with unique solutions. Valuation and Appraisal, Property Tax, Economic Intelligence (GIS), Counselling, Lasercad® Space Measurement, Brokerage (Sales & Leasing). Check our web site www.turnerdrake.com for a more detailed look at us.

Skills and Qualifications

You will have an accredited planning degree and preferably MCIP designation, or a pathway to it. You may have some experience under your belt, be a recent graduate... or perhaps even close to finishing your degree. A working knowledge of GIS, Adobe Creative Suite, and MS Office software would be assets. Familiarity with planning in Atlantic Canada, and especially in the context of Nova Scotia and the Halifax region (legislation, policy, major public or private projects and stakeholders) will be valuable. Strong communication skills and a command of the written word is essential, our work demands an ability to distill complex topics into cogent language.

Though we'd like someone who can hit the ground running, we care more about fit than finish. You should be ambitious, enthusiastic, a strategic thinker, creative, and open to viewing community planning through different eyes. You must have an interest in economics and a mind for numbers, but an ability to see the bigger picture. You will relish challenge, enjoy working in a multi-disciplinary team, and crave to broaden your horizons. You will be interested in a career rather than just a job, something that will get you up in the morning with a spring in your step. You will want to work with colleagues who share your enthusiasm and clients who value your contribution. You will value working in a team environment, have an eye for detail, be thorough, trustworthy, reliable, and will benefit from the opinion of your colleagues ... and they of yours. You will enjoy variety and merit the respect of your peers. You will have an enquiring mind and a sense of humour.

The Challenge

Traditional planning seeks to shape the built environment, but understands little about the forces that actually build it. As the world becomes more complex, and planning problems with it, the profession calls out for new expertise and analysis. Affordable housing, local economic development, aging populations, heritage preservation, municipal fiscal resiliency ... truly addressing these challenges requires a different set of tools. You will therefore expand your education, supplementing your planning knowledge with an understanding of real estate valuation, land economics, market analysis, and more.

As you develop this very particular set of skills you will lead and assist in a variety of tasks:

- (1) Working with public sector clients and multi-firm consulting teams you will undertake projects that:
 - (a) Provide background data and research in areas of demographics, economic development, housing, land needs, and market trends;
 - (b) Advise on the structure and implementation of new plans, policy tools, and market incentives;
 - (c) Analyse the impact of planning changes on development economics and the real estate market;
 - (d) Create projections and forecasts to better understand future conditions and the scale of current challenges;
 - (e) Engage with stakeholders and land owners to understand issues and develop solutions;
 - (f) Generally assist municipalities with understanding and leveraging real estate market conditions and functions in support of planning goals.

- (2) Working with private clients such as developers, property owners, and advocacy groups you will:
 - (a) Evaluate and communicate property development options under current and future planning frameworks;
 - (b) Sheppard planning and development applications through approval processes;
 - (c) Undertake specialist analyses to bolster planning applications and provide policy justification;
 - (d) Provide strategic advice, identify development opportunities, and evaluate project feasibility;
 - (e) Liaise with planners and other staff on behalf of clients through public engagement processes.

- (3) Supporting other Turner Drake divisions, you will:
 - (a) Interpret planning policy and development regulation to advise on their impact for client properties;
 - (b) Provide background information and future insights on development projects, planning applications, approval processes, probable policy changes, etc.;
 - (c) Provide strategic advice from a planning perspective.
 - (d) Work within the Planning Division to respond to tender calls, develop new consulting services, and engage in business development.

The Sexy Stuff:

We asked members of our professional staff who had recently joined us after university what they enjoyed most about their careers with us. This is what they said:

“What I like most about the job is that I’ve only been working full-time for just over a month and I have already been given the chance to do work on my own, which gave me a sense of pride and felt rewarding. It’s something that I never thought that I would be doing (a career in real estate) but have found it very interesting and I am always learning new things”.

“Dealing directly with business owners ... ability to be autonomous in my work ... having the breadth of knowledge in the different Divisions means that I’ve got access to colleagues who provide advice on so many facets of real estate: it would probably take three to four companies to amass the same type of exposure to these types of people if I hadn’t come to Turner Drake. At my former employer (a bank) we also spanned several Divisions but generally the physical separation of employees prevented a lot of exposure to different business lines”.

“The workload is always changing and evolving. The knowledge base which we are surrounded by is incredible and always available to us. We can walk across the hall and get advice from some of the industry’s leading consultants while also having in-house training modules and post-secondary studies provided by the company ... The training schedule provides structure and motivation looking forward to the future”.

“One of the benefits that I saw in working here when I was first starting out was the opportunity to be mentored by some of the most highly-educated and well-respected individuals in the industry (all of whom ultimately proved most generous in sharing their time and expertise).

I also saw real estate consultancy to be a unique application of the skills I’d acquired at Dal – it combined them in a way that other disciplines I’d considered did not.”

“I think a main benefit of working here is that you are able to learn a new field through on the job experience and the knowledge of senior staff and through education, the UBC courses. It is an opportunity to continue your education with a company that is willing to invest in you while gaining experience in a competitive field.”

Other highlights from our staff include:

- Continuous education through company funded courses at the UBC Sauder School of Business.
- Your own work area. No hot desks or shared space, giving you privacy and consistency.
- Social events with the company.
- You’re a consultant, not an assistant. You will do real work with real deadlines.
- Opportunity for traveling throughout Atlantic Canada.
- TDP has a strong reputation

Compensation

This is a salaried position with benefits, pension package (after a vesting period), and bonus program. Company sponsored training and professional designations are tied to salary increases, so your progression is only limited by your ambition and ability.

Enjoy a central urban office location in Atlantic Canada’s capital city, and an office culture that values a civilised work-life balance.

Commencement Date

Our focus is on finding the right candidate. While we have a current need, we will take the time and provide flexibility if the talent is worth it.

Application:

Submit your CV (with a *copy* of your University Transcript) together with a letter (≥ 500 words) explaining why you believe you are suited for this position to:

Mark Turner, B.Comm., DULE, BBRE, MRICS, MAI, AACI
Turner Drake & Partners Ltd.
Real Estate Counsellors
6182 North Street
Halifax NS B3K 1P5
email: markturner@turnerdrake.com

Please direct any enquiries to Mark Turner (902) 429-1811 Ext. 325 or toll free (800) 567-3033 Ext. 325.

Closing Date

Applicants will be evaluated and interviewed as they apply. An “official” version of your University Transcript is not required at this stage; a copy will suffice. The posting will be closed when the position is filled.

Confidentiality:

All applications will be treated in the strictest confidence.