

VIMAL LAD

Toronto, ON Canada
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SUMMARY

Accomplished real estate development professional with extensive experience. Specializing in creating value through site identification, design, and entitlement of projects varying in scale, including commercial, industrial, mixed use residential assets and master plan communities. Proven skills in government and private sector negotiations, financial viability, approvals, and construction project delivery. Expertise extends to acquisition assessment, due diligence, marketing plans, leasing, and sales support. Successful track record in leading high-performance teams to achieve project goals, objectives, and deliverables. Proficient across the development cycle, including strategic project vision, risk management, and navigating approvals. Effective communicator with a talent for building and sustaining long-term, collaborative relationships.

HIGHLIGHTS

- Strategic Decision Making
- Comprehensive Project Management
- Leadership and Management
- Legal and Contract Expertise
- Advance Contract and Budget Oversight
- Pro Forma Analysis
- Strategic Land/Property Acquisition
- Development of Various Asset Classes
- Risk Management and Mitigation
- Strategic Relationship Building
- Development and Construction Approvals
- Thorough Site Due Diligence
- Strategic Project Planning and Vision
- Effective Conflict Resolution
- Coordinate Site Servicing
- Strategic Project Marketing

EXPERIENCE

Forum Asset Management, Toronto ON

Senior Manager, Real Estate Development

Jan 2023 - Present

As a key member of the Real Estate Development team, I oversee tasks critical to executing the company's development business plan. From project inception to closure, I manage diverse responsibilities including leading the project team through entitlements, design, obtaining permits, and ensuring construction oversight, all while maintaining strict budget control and adherence to timelines. I continually monitor policy changes, market trends, and the competitive landscape, providing strategic recommendations on new acquisitions and partnerships. I foster interdivisional collaboration, build positive relationships with internal and external stakeholders, and contribute to regular reporting packages and presentations. My role also involves comprehensive project management, including scheduling, budgeting, financial reporting, and documentation control, along with responding to various tasks and special projects as required.

Armstrong Planning & Project Management, Vaughan ON

Senior Planner, Project Manager

Feb 2021 - Jan 2023

As a Senior Planner and Project Manager, I managed various development and construction approvals for a variety of projects. This involved completing site acquisition reviews, leading multi-disciplinary teams to support planning and building permit approvals, overseeing plan registrations, and providing input towards project budgets and timelines.

My project portfolio included, but was not limited to, high-rise and mid-rise mixed-use developments, infill projects, large-scale master plan communities, as well as commercial and industrial developments. I worked closely with stakeholders, government officials, and business professionals to ensure development approvals were achieved on time and within budget.

Empire Communities, Vaughan ON

Manager of Planning & Development
Planner - Project Manager

2020 - 2021
2017 - 2020

In this role, I directed high-rise developments from initial concept to project closeout, cultivating strategic relationships with internal and external stakeholders. I ensured project alignment with corporate vision, aided in department efficiency plans, and reviewed company acquisitions. I actively participated in acquisition and finance meetings, managed project risks, and led consulting teams. I prepared budgets, coordinated planning and construction approvals, and negotiated agreements with municipalities and landowners.

Before becoming Manager of Planning and Development, I served as a Planner - Project Manager, overseeing a mix of high-rise and low-rise projects, including master plan communities.

Bremont Homes Corporation, Vaughan ON

Development Manager

2015 – 2017

As the Development Manager at Bremont Homes, I held sole responsibility for overseeing the entire life cycle of land development projects, managing acquisitions, conceptual design, building permits, and project assumption. My role involved directing all consultants through planning applications and land development activities, conducting due diligence, and negotiating agreements with adjoining landowners and municipalities. I led the coordination of front-end agreements, oversaw site servicing works, and handled daily tasks such as assembling consultant costs, contract administration, progress payment approval, and timeline monitoring. Additionally, I managed letters of credit, played a crucial role in negotiation processes, and regularly reported to financial lending institutions.

Fivemain Group Ltd., Toronto ON

Co-founder and Development Planner

2013 – 2015

- Assist clients with zoning by-law amendment, consent and minor variance applications.
- Coordinate building permit applications with external consultants.
- Propose and implement strategies within various communities to promote active transportation.
- Liaise with municipal officials and community members to create educational programs and events to inform and educate the community of active transportation initiatives.
- Create and maintain effective and long standing relationships with internal and external stakeholders.

EDUCATION

PMP (Project Management Professional) Exam Prep Course

Sixth Dimension Learning, Mississauga ON

Completed 2015

Bachelor of Urban and Regional Planning

Ryerson University, Toronto ON

Graduated 2013