

CLARA KIDE OMBIGA

SENIOR PROJECT MANAGER PLANNING AND REDEVELOPMENT

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PROFESSIONAL SUMMARY

Owner-side capital planning and redevelopment professional with 15+ years of project management experience across large, complex residential, mixed-use, and commercial projects. Led and managed the suite layout design process throughout her career and directed a concurrent \$500M+ portfolio through feasibility, planning, design coordination, procurement support, construction project delivery, operational readiness, municipal acceptance, and close-out. Manages scope, budget, schedule, risks, milestones, change, stakeholder decisions, and executive reporting; brings a transferable foundation for FF&E planning and implementation in a collaborative Alliance environment.

CORE CAPABILITIES

Strategic Project Leadership | Capital Planning and Redevelopment | Owner-Side Oversight | Suite Layout Planning and Design Coordination | FF&E Planning and Implementation Interfaces | User Engagement and Governance | Scope Budget Schedule and Risk Management | Financial Reporting | Procurement Strategy and Procurement Support | Contractor Vendor and Consultant Coordination | Delivery and Installation Readiness | Testing Training and Commissioning Coordination | Operational Readiness and Transition Planning | Change Management | Feasibility and Recommendations | Construction Project Delivery | Deficiency Management | Post-Occupancy and Project Close-Out | Performance Measures and Lessons Learned | Technical Communication | Group Facilitation and Conflict Resolution

SELECTED PROJECT LEADERSHIP RESULTS

- Directed seven concurrent projects in a portfolio exceeding \$500 million, coordinating architects, engineers, environmental specialists, legal counsel, construction teams, municipalities, utilities, and internal decision-makers around scope, budgets, schedules, risks, milestones, and approvals.
- Advanced seven condominium registrations across her career by directing completion of development agreement, rezoning, site plan, permit, and construction commitments; verified that approved plans and reports were followed and coordinated deficiencies through final acceptance.
- Secured \$6.5 million in returned letters of credit on two projects by aligning construction completion, inspections, deficiency correction, documentation, municipal sign-off, and close-out requirements.
- Avoided a proposed \$3-5 million road solution at 2151 Kingston Road by identifying servicing and easement constraints early, evaluating alternatives, and advancing an alternate corridor strategy.

PROFESSIONAL EXPERIENCE

Senior Manager Planning and Development | Atree Developments | Toronto ON | Feb 2023 - Oct 2025

- Provided strategic project leadership across feasibility, planning, design, permitting, construction coordination, acceptance, and close-out; directed multidisciplinary project teams and maintained regular communication on milestones, risks, progress, decisions, and lessons learned.
- Managed and reported on scope, consultant budgets, schedules, risks, approvals, changes, milestones, financial securities, and critical decisions; assessed feasibility and recommended practical alternatives based on cost, schedule, technical, and regulatory impacts.
- Led and managed the suite layout design process and owner-side design coordination with architects, engineers, consultants, vendors, construction teams, utilities, and municipal reviewers; resolved technical interfaces and ensured built work adhered to approved plans, reports, agreements, and applicable requirements.
- Coordinated stakeholder engagement, governance, timely decisions, and approvals; facilitated issue resolution among internal teams and external partners and communicated complex technical matters clearly to leadership and reviewers.
- Directed completion of infrastructure and public-realm work, site inspections, deficiency correction, testing and acceptance documentation, and transition to close-out; secured City Engineering, Forestry, and Planning sign-off.
- Mentored development coordinators and junior planners through coaching, work planning, document review, and escalation support.

Planner and Development Lead Approvals and Entitlements | Pinnacle International | Toronto ON | Sep 2021 - Jan 2023

- Led and managed the suite layout design process for large multi-tower projects while coordinating architects, engineers, legal counsel, and municipal authorities on planning, design, servicing, development agreements, rezoning, and site plan submissions.
- Improved submission quality and protected project schedules by resolving review comments, clarifying requirements, sequencing deliverables, tracking decisions, and reducing avoidable resubmissions.

Planner and Development Lead | BGS Homes | Ontario | Dec 2019 - Jun 2021

- Led and managed the suite layout design process across multiple active development files while controlling consultant scopes, budgets, schedules, feasibility reviews, approvals, LOIs, site control, risks, and stakeholder communications.
- Resolved conditions and advanced projects by facilitating decisions and negotiating technical, regulatory, and agreement requirements with municipal staff, agencies, consultants, and legal teams.

Manager Planning and Development | Mattamy Homes High-Rise Division | Toronto ON | Sep 2015 - May 2018

- Led and managed the suite layout design process together with capital planning, entitlement, design, and building permit coordination for high-rise developments; resolved zoning, agency, and technical issues to enable construction commencement.
- Protected delivery schedules by directing architects, engineers, planners, and environmental consultants and enforcing disciplined sequencing before downstream construction execution.

Development Manager | Lamb Development Corp | Toronto and Calgary | Oct 2011 - Jun 2015

- Led and managed the suite layout design process while directing feasibility, planning and programming, servicing, permitting, consultant coordination, budgets, schedules, and stakeholder relationships for complex urban projects in two jurisdictions.
- Kept constrained downtown projects moving under public and political scrutiny through clear recommendations, direct negotiation, risk analysis, and coordinated technical responses.

Development Coordinator Planning and Construction Interface | RioCan REIT | Toronto and National Portfolio | May 2003 - Sep 2011

- Led and managed suite layout design within planning, construction coordination, tenant-driven delivery, and redevelopment implementation across a national commercial portfolio; coordinated municipalities, utilities, consultants, contractors, vendors, and internal teams.
- Tracked approval conditions, technical deliverables, schedules, risks, and implementation requirements, and supported site inspections, issue resolution, and readiness for tenant occupancy and project close-out.
- Mentored a rotating cohort of summer students over five consecutive years on development processes, approvals workflows, and project documentation.

EDUCATION

Bachelor of Applied Arts Urban and Regional Planning | Toronto Metropolitan University formerly Ryerson

TECHNICAL SKILLS

MS Project | MS Excel Advanced | Bluebeam | MS PowerPoint | MS Word | AutoCAD | SketchUp | GIS Fundamentals | Financial Modeling | Pipeline Tracking and Project Reporting