

JOIE

A LOVE STORY

WHEN WAS THE LAST TIME YOU FELL IN LOVE?

CAN YOU STILL TASTE, SEE, HEAR, INHALE,
OR TOUCH THE MEMORY?

LOVE SPEAKS TO ALL YOUR SENSES.

LOVE IS THE PUREST OF EMOTIONS.

LOVE IS JOY.

LOVE IS FEELING AT HOME – A SENSATION
YOU CAN EXPERIENCE WITHIN A VERDANT
SOUTH GRANVILLE ENCLAVE.

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17 SOPHISTICATED RESIDENCES IN THE HEART OF SOUTH GRANVILLE

Set at the corner of West 8th Avenue and Birch Street in Vancouver, JOIE unites three charming heritage homes with an exclusive collection of modern concrete townhomes. Elegance and craftsmanship timelessly intertwine, from architecture to interiors. Tranquility and contentment exist in the landscaped inner courtyard or from the comfort of home. Pause and take pleasure in the dreamlike views of mountain, city, and water outside your window.



THE TIMELESS ART OF CRAFTSMANSHIP

JOIE uniquely weaves three reimagined family-sized heritage homes with fourteen contemporary concrete townhomes. Each of the one to three bedroom homes features a private entry and overlooks a resident-only courtyard, forming a sense of exclusivity.

The upper floors of the modern structure to the north will feature two and three bedroom townhomes, with private elevators linking each home directly to secure parking. These luxurious homes are topped with spacious roof deck patios, showcasing stunning False Creek, downtown skyline, and North Shore mountain views.

JOIE

A BELOVED WESTSIDE COMMUNITY

South Granville offers the perfect opportunity for those who wish to enjoy all the amenities and glamour of city life – from one of the most beautiful and safe residential nooks in the city. South Granville has become well-known for its elegantly inclined streets, which fall north towards the city, as well as its birds-eye views of False Creek and Vancouver's impressive skyline. The North Shore mountains painted across a distant sky provide the ultimate backdrop to the commercial heart of the city.



JOIE

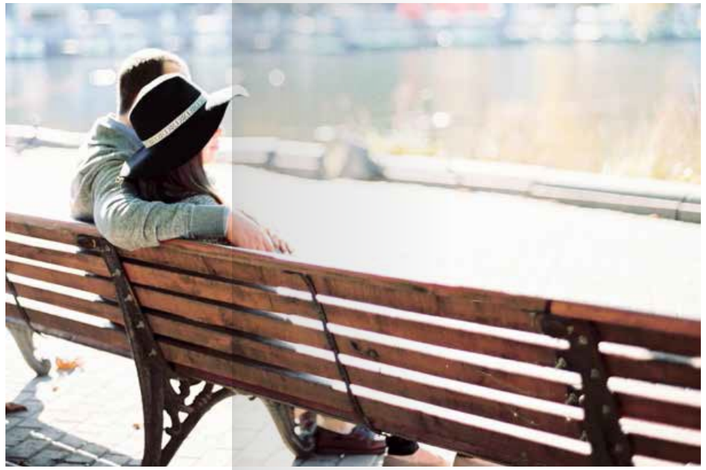
A COVETED NEIGHBOURHOOD AT THE EDGE OF DOWNTOWN



Here, you're surrounded by a plethora of parks, greenspaces and waterfront viewpoints.

Climb aboard an Aquabus from False Creek to downtown Vancouver in just 5 minutes.





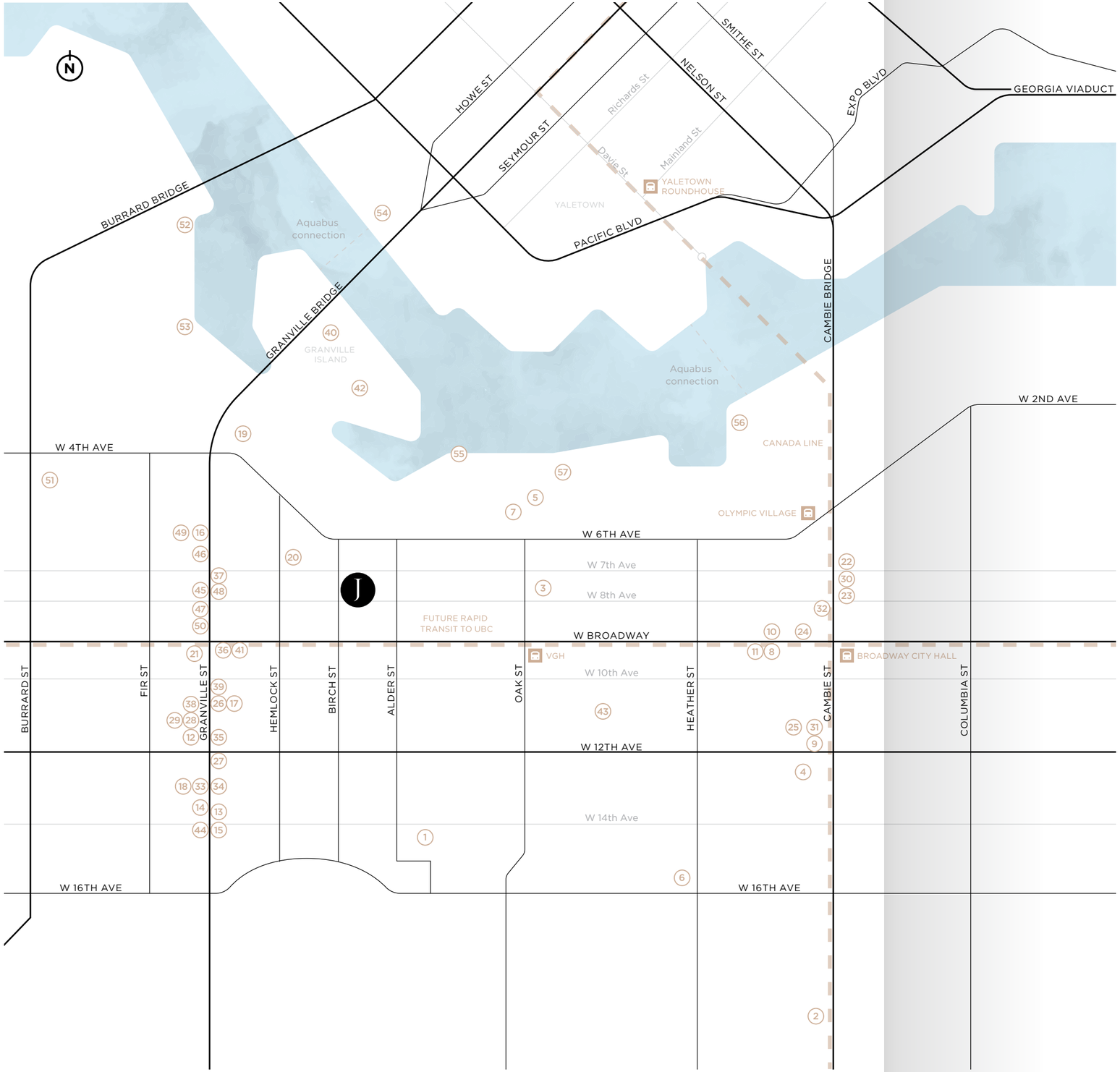
Despite being connected to the city, there is also ample opportunity to find peaceful moments.



Community bakeries, cafes and restaurants are all within strolling distance.

JOIE

SOUTH GRANVILLE



SCHOOLS & DAYCARE

1. L'École Bilingue
2. Cambie Montessori Children Centre
3. Canada Royal Arts High School
4. Blessed Sacrament Elementary School
5. False Creek Elementary School
6. Extra Steps Preschool
7. Family Montessori School

RESTAURANTS & BARS

8. Elysian Coffee Broadway
9. Kirin Restaurant
10. Cactus Club Cafe Broadway
11. Rogue Kitchen & Wetbar
12. Heirloom Vegetarian Restaurant
13. Meinhardt Fine Foods
14. Kyo Korean BBQ & Sushi House
15. The Ouisi Bistro
16. Paul's Omlettery
17. Vij's Rangoli
18. The Stable House Bistro
19. Starbucks
20. Wicked Cafe
21. Starbucks

SHOPPING & RETAIL

22. Canadian Tire
23. The Home Depot
24. London Drugs
25. City Square Shopping Centre
26. Ashia Mode
27. Black Goat Cashmere
28. Eileen Fisher
29. James Perse Vancouver
30. Save-On-Foods
31. Kin's Farm Market
32. Whole Foods Market
33. Williams-Sonoma
34. Anthropologie
35. Bacci's
36. EQ3
37. Industrial Revolution Furniture
38. Motiv Design Inc.
39. Pottery Barn
40. Granville Island Market

AMENITIES & ENTERTAINMENT

41. Vancouver Fire Hall No. 4
42. False Creek Community Centre
43. Vancouver General Hospital
44. Bau-Xi Gallery Ltd.
45. Douglas Reynolds Gallery
46. Heffel Fine Art Auction House
47. Marion Scott Gallery
48. Ian Tan Art Gallery Vancouver
49. Petley Jones Gallery
50. Kurbatoff Gallery
51. Fifth Avenue Cinemas
52. Burrard Civic Marina
53. Fisherman's Wharf
54. Aquabus Ferries - Hornby Street Ferry Dock
55. Spruce Harbour Marina
56. Heather Civic Marina
57. Charleson Park

THE HERITAGE BEHIND JOIE

To the south of the courtyard, three spacious family-sized heritage conversion homes offer the perfect combination of classic and modern design, elegance, and craftsmanship. The trio will form a stately presence on this picturesque residential street.


Coal Harbour
Stanley Park
Vancouver Seawall
Sunset Beach Park
Hyatt Regency Vancouver
Fairmont hotel
Vancouver Art Gallery
UBC downtown campus
Vancouver House
Four Seasons Hotel
Simon Fraser University Harbour Centre
Vancouver Convention Centre
Yaletown
JW Mariott Park Vancouver
Rogers Arena
Chinatown
Vancouver Central Business District
BCIT Downtown Campus
Waterfront Station
Burrard Station
Vancouver City Centre Station
Museum of Vancouver
Burrard St Bridge
Granville Island
Granville Bridge
George Wainborn Park
JOIE Residences - 5 mins to Vancouver's Business District

A STANDARD OF QUALITY BEYOND COMPARE

While architecture juxtaposes modern with heritage, interiors are consistently contemporary across all homes. Open-plan layouts allow light and air to circulate throughout, and bring family and friends together. The kitchen is a high-end experience, with Miele appliances, an expansive peninsula with a breakfast bar, and an abundance of storage and organizing solutions. A sophisticated shower system stands out in bathrooms, along with in-floor heating and motion-activated lighting. Take living to even greater heights, with optional smart home customization. From wall to wall, details are selected for quality, style, and purpose to make life effortless and memorable.



A CLOSER LOOK AT ELEVATED LIVING



Contemporary solid wood cabinetry with integrated and full-sized Classic Plus Miele appliances, highlight the elegance, and functionality of design.



Charming designer kitchens with beautifully constructed cantilever style peninsulas in larger units and featuring newly designed mirror-clad rangehoods.



Luxuriously designed interiors by locally renowned Kelly Deck. Generously sized windows, create warmth and comfort throughout.

JOIE



The living room design gives way to charm, elegance and soft touches throughout the homes.



Sleek, spacious and contemporary design in both light and dark schemes.



Featuring radiant heated tile flooring in the ensuite.



Brightness and warmth are expressed through elegant White Oak Wood flooring and clean, crisp accents in the light scheme kitchens.



Sophistication and a bit of moodiness unite in the dark scheme kitchens, expressed through the smokey mirror-clad hoodrange, and darker oak panelled floors.

CONCRETE RESIDENCES FEATURES

INTERIOR SPECS

Overview

Exterior building designed from concrete

Spacious Rooftop Patios for Upper Level Units with Panoramic Expansive Views of Downtown Vancouver, False Creek, and the North Shore Mountains

Private Elevators for Upper Level Units

Choice of Two Designer Colour Palettes Created by the Award Winning Team at Kelly Deck Design

Beautiful and Elegant White Oak Wood Flooring

Radiant Heated Tile Flooring in all Bathrooms

Smart Home Package w/ Customization Available:

- Lutron Caseta Smart Lighting
- In-Ceiling Speaker Prewire
- Prewire for smart blinds
- Integrated Smart Thermostat
- Sonos Audio System upgrade available

Full-size Classic Plus Miele Appliance Package w/ MasterChef Automatic Cooking

Standard A/C on all Upper units

All homes come with 1 EV Charging Outlet

Private Courtyard for Residents

Kitchen

Contemporary Solid Wood Cabinetry w/integrated appliances

Designer Solid Quartz Countertops

Cantilever Style Kitchen Peninsula in upper units

Mirror clad rangehood custom designed for JOIE residences

Under Cabinet LED Lighting

Custom Drawer Cutlery Organizer

Undersink Recycling Centre

Appliance Packages

3 Bedroom Townhomes

Panelised Integrated Miele 36” Mastercool Refrigerator

Miele 36” 5 Burner Gas Cooktop

Miele 30” Sensortronic Wall Oven w/MasterChef

Miele Speed Oven (oven/micro combo)

Optional upgrade to Steam Oven available

Fully Integrated Full Size Miele 24” Dishwasher

2 Bedroom Townhomes

Panelised Integrated Miele 30” Mastercool Refrigerator

Miele 30” 5 Burner Gas Cooktop

Miele 30” Sensortronic Wall Oven w/MasterChef

Miele Microwave Oven

Optional upgrade to Speed Oven available

Fully Integrated Full Size Miele 24” Dishwasher

Flooring

Luxurious Wide Plank White Oak Hardwood throughout Main Level

Standard Hardwood Flooring in Master Bedroom & Hallways (carpet option)

Designer Porcelain Tile in Guest Bathrooms

Bedrooms

White Oak or Carpeted Flooring in the Light or Dark Scheme

Built-in Premium Closet Organizers

Integrated USB Charging Ports near Bedside

Bathrooms

Radiant Heated Tile Flooring

Integrated Soaker Tubs

Optional 60” standalone tub configuration available in upper units

Shower System with Adjustable Height, Hand Shower and Wall Mounted Rainshower Heads in all Ensuites

Dual Flush, Soft Close Toilets

Built-in Medicine Cabinets for Additional Storage

Contemporary Solid Wood Cabinetry w/Soft Close Drawers

Luxurious, White Polish Solid Quartz Countertops

Designer Glass Blown Wall Sconces in Ensuite

Motion Activated Floor Lighting in Ensuite

Amenities

Upper Units Feature Spacious Rooftop Patios with Expansive Views

Private In-unit Elevators for Townhomes

Courtyard for Residents

Secured Underground Parking and Bicycle Storage

1 Electric Vehicle Charging Outlet Per Home

Parkade Level Car Wash / Dog Wash

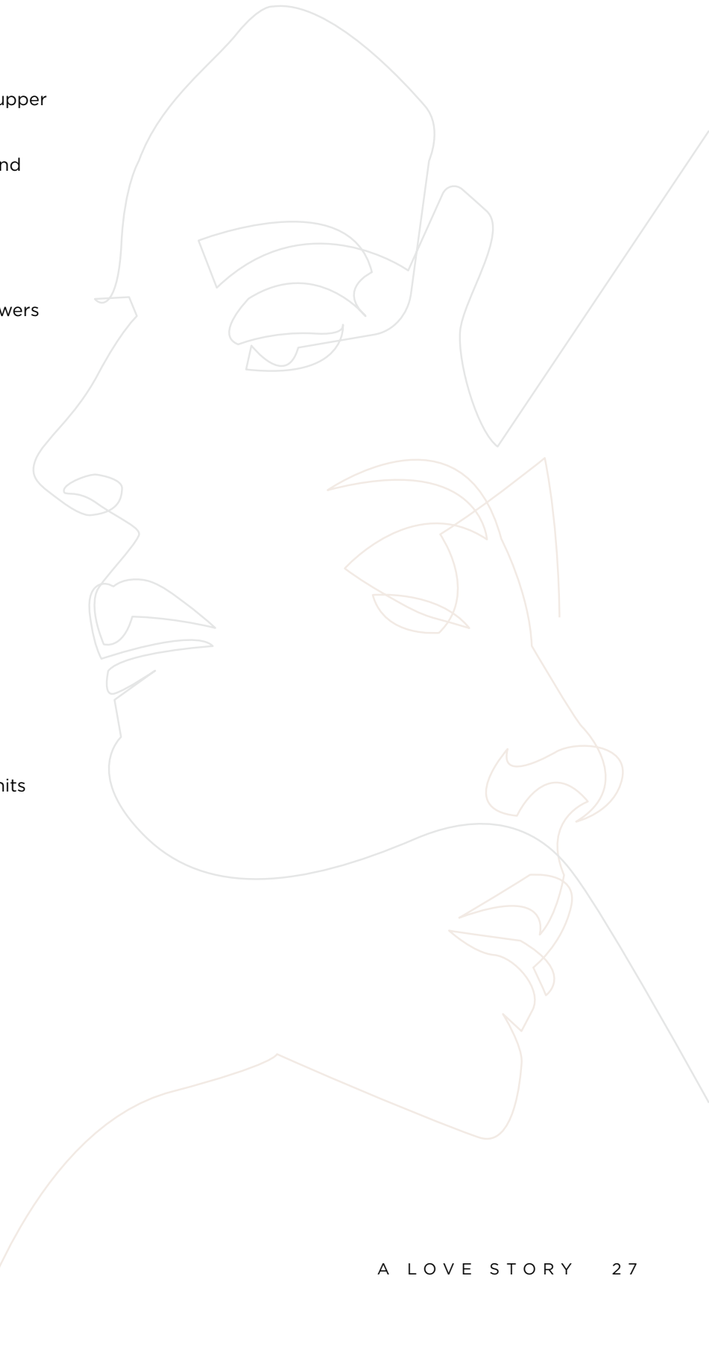
Roof Deck Fire Pit and BBQ Connection on all Upper Units

Optional DCS BBQ/Outdoor Kitchen System Built-In

Video Surveillance/Entry System for Complex

Garbage & Recycling Room

Comprehensive 2-5-10 Year New Home Warranty



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HERITAGE RESIDENCES FEATURES

INTERIOR SPECS

Overview

- Collection of 3 Brand New Heritage Homes, Re-Designed from the Ground Up
- Contemporary Open-Plan Interior Layouts
- Private Outdoor Patios with Entry From West 8th Avenue
- Top Floor Views of Downtown Vancouver, False Creek, and the North Shore Mountains
- Choice of Two Designer Colour Palettes Created by the Award Winning Team at Kelly Deck Design
- Beautiful and Elegant White Oak Wood Flooring
- Contemporary Mouldings
- Radiant Heated Flooring in all Bathrooms
- Smart Home Package w/ Customization Available:
  - Lutron Caseta Smart Lighting
  - In-Ceiling Speaker Prewire
  - Prewire for Smart Blinds
  - Integrated Smart Thermostat
  - Sonos Audio System Upgrade Available
- Full-size Classic Plus Miele Appliance Package
- All homes come with 1 EV charging outlet
- Private Courtyard for Residents

Kitchen

- Contemporary Solid Wood Cabinetry w/ integrated appliances
- Designer Solid Quartz Countertops
- Kitchen Peninsula w/Breakfast Bar
- Mirror clad rangehood custom designed for JOIE residences
- Generously Sized Kitchen Pantry & Storage
- Under Cabinet LED Lighting
- Custom Drawer Cutlery Organizers
- Undersink Recycling Centre

Appliance Packages

- Panelised Integrated Miele 36” Mastercool Refrigerator
- Miele 36” 5 Burner Gas Cooktop
- Miele 30” Sensortronic Wall Oven w/MasterChef
- Miele Speed Oven (oven/micro combo)
- Optional upgrade to Steam Oven available
- Fully Integrated Full Size Miele 24” Dishwasher

Flooring

- Luxurious Wide Plank White Oak Hardwood throughout Main Level
- Standard Hardwood Flooring in Master Bedroom & hallways (carpet option)
- Designer Porcelain Tile in Guest Bathrooms

Bedrooms

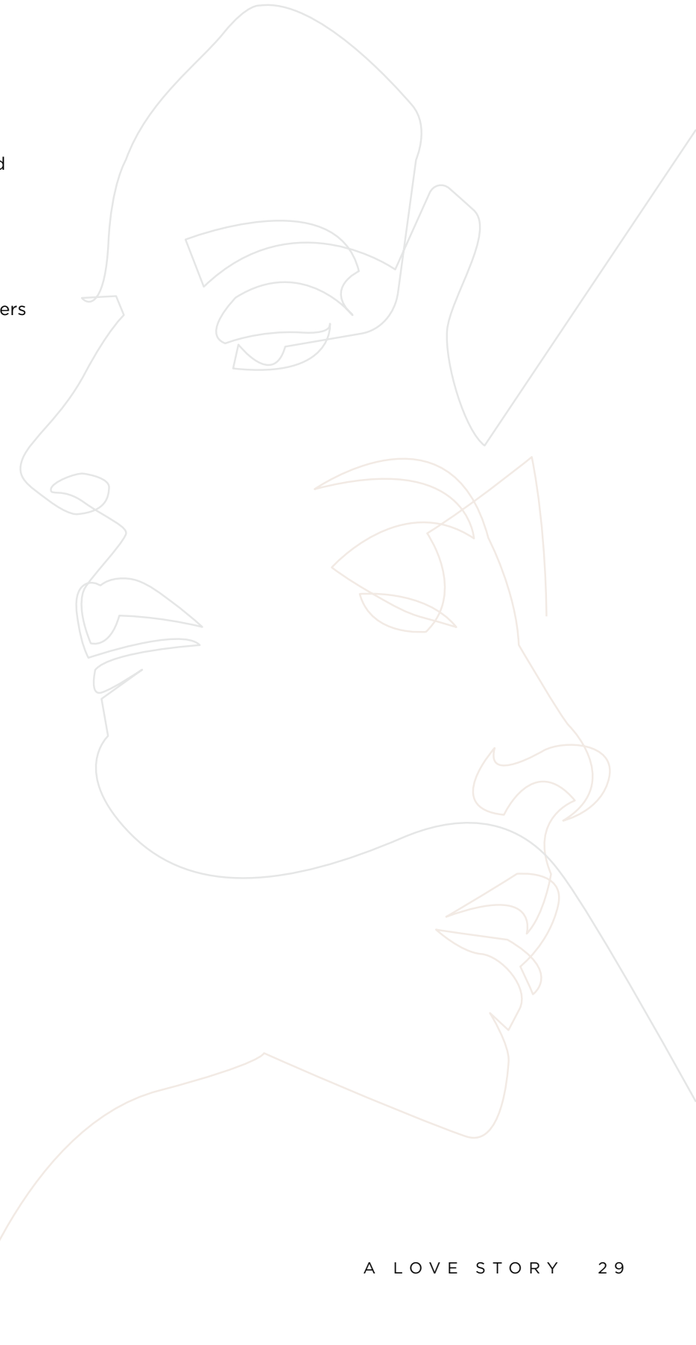
- White Oak or Carpeted Flooring in the Light or Dark Scheme
- Built-in Premium Closet Organizers
- Integrated USB Charging Ports near Bedside

Bathrooms

- Radiant Heated Tile Flooring
- Integrated Soaker Tubs
- Optional 60” Standalone Tub configuration available for Ensuite
- Shower System with Adjustable Height, Hand shower and Wall Mounted Rainshower Heads in all Ensuites
- Dual Flush, Soft Close Toilets
- Built-in Medicine Cabinets for Additional Storage
- Contemporary Solid Wood Cabinetry w/Soft Close Drawers
- Luxurious, White Polish Solid Quartz Countertops
- Designer Glass Blown Wall Sconces in Ensuite
- Motion Activated Floor Lighting in Ensuite

Amenities

- Private Courtyard for Residents
- Secured Underground Parking and Bicycle Storage
- 1 Electric Vehicle Charging Outlet Per Home
- Parkade Level Car Wash / Dog Wash
- Optional DCS BBQ/Outdoor Kitchen System
- Video Surveillance/Entry System for Complex
- Garbage & Recycling Room
- Comprehensive 2-5-10 Year New Home Warranty



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SITE PLAN



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A DEDICATION TO QUALITY

INHAUS DEVELOPMENT is an award-winning development company committed to sustainable infill development and green building technologies. Through thoughtful design, InHaus has evolved from a solid partnership into a fully integrated real estate company with more than $90 million in real estate transactions, either completed or currently under construction, in both Canada and the US.

InHaus maintains a strong reputation within the local Vancouver development community, blending contemporary architecture, environmental engineering, aesthetics, and quality materials to create homes where people feel alive. All homes are run through extensive computer testing and energy modeling during design, as well as rigorous third party testing to ensure they meet the requirements of LEED® or BuiltGreen® rating systems.

THE CIRCADIAN GROUP is a dynamic real estate development company, involved in land acquisition, concept planning, construction, project marketing and asset management. They ensure success by being involved, and in control at the ground level of each development. Their extensive relationships and focus on Metro Vancouver real estate allows them to effectively develop projects, From Start to Finish.

Circadian's numerous years of construction and development experience utilizes the ability to recognize and create development opportunities, effectively managing projects through the design, development & project marketing phases.

JOIE

BETTER TOGETHER

KELLY DECK INTERIOR DESIGN

Kelly Deck Design is renowned for tranquil and luxurious interiors. The firm's work focuses on interior design for high-end custom homes, and extends to home décor and turnkey services. Projects include Oceanside estates, modern city homes, and fine vacation properties around the world.

With over 15 years of experience collaborating with architects and designing homes for a global clientele, Kelly Deck Design is both conduit and custodian to the client's lifestyle and taste.

Kelly's interior design and home decor ideas have gained an international following through a column in the Globe and Mail, a series on Home and Garden Television, and ongoing contributions to Western Living, Canadian House and Home, and Style at Home.

STUDIO ONE ARCHITECTURE

Studio One was established in 1991, offering professional services in architecture, urban planning, interior design, and development consulting.

Studio One's qualified design team has been involved in a wide variety of design projects around the world. They have been responsible for numerous residential, commercial, recreational, educational, and public projects, many of which have involved large-scale urban planning and area development. In recent years, the firm's emphasis has been on the planning and design of large-scale residential, commercial, and hospitality developments.

They are recognized for starting the revitalization of Granville Street Mall, with the creation of Robson & Granville Commercial Development, a 100,000 sq. ft. development right in the heart of downtown Vancouver, as well as many other flagship projects in Metro Vancouver.

ALLAIRE CONSTRUCTION

Allaire Construction is an experienced contractor with more than 540,000 sq. ft. of construction, including over 610 residences in their portfolio – all known for style and elegance. They are craftsman-inspired homes, with wide-ranging purpose, from sophisticated townhouses to green projects to modern concrete apartment buildings, all over Vancouver.

Allaire's proven advantages lay in their strong local Canadian roots and in their ability to integrate complex building systems with structure, architecturally detailed envelopes, and premium finishes. Through their work, they show strong recognition for the importance of the environment, working with clients and partners to minimize waste and ensure decisions made today will still have a positive impact on future generations. A selection of their successfully completed Vancouver projects includes: Paris Annex, Parkgate, Osler Residences, Shaughnessy Residences, Oak and Park Residences, Easton, Clarke, and many more.

OAKWYN REALTY LTD.

OAKWYN REALTY is Vancouvers fastest growing real estate brokerage. There is a reason why so many real estate professionals have decided to be apart of the Oakwyn community. Focused on putting people first, Oakwyn Realtors believe that if you "work hard and stay humble" you will win. With continuous learning and professional development platforms, our realtors provide innovative services and knowledge in their local market. Agents lead by example in the industry and have proven that their services are unmatchable. Committed to improving industry from the inside out. Our core values hold strong in our culture and in our day to day businesses.

LOVE IS FOREVER, AT JOIE.

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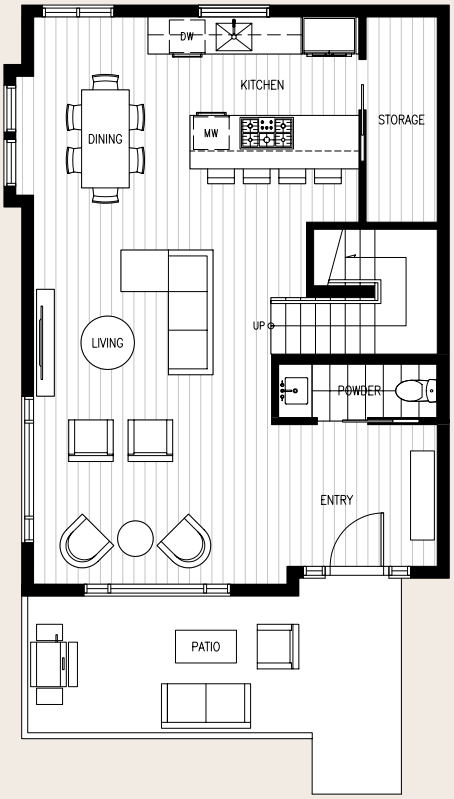
HERITAGE COLLECTION

1269 – THE NEILL RESIDENCE

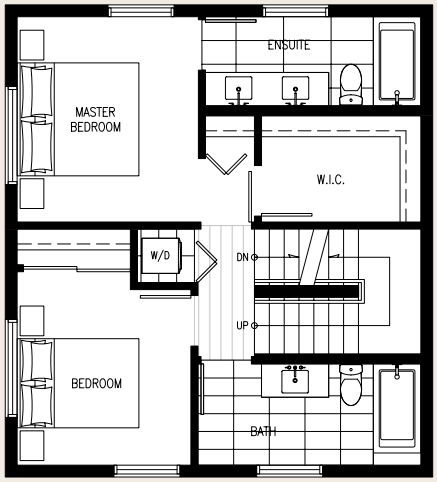
2 BEDROOM + FLEX

LIVING: 1,799 SQ FT

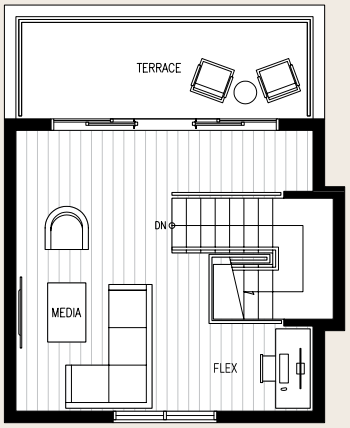
TOTAL OUTDOOR: 219 SQ FT



Level 2

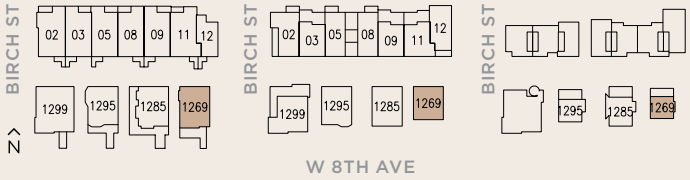


Level 3



Level 4

Level 2 Level 3 Level 4



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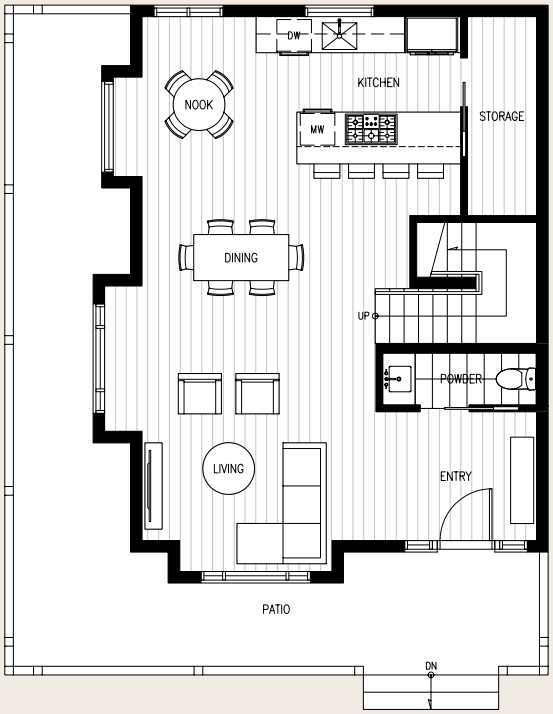
HERITAGE COLLECTION

1285 – THE SANDERSON RESIDENCE

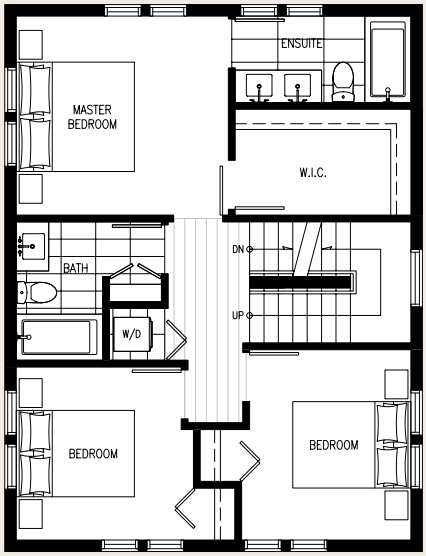
3 BEDROOM + FLEX

LIVING: 2,121 SQ FT

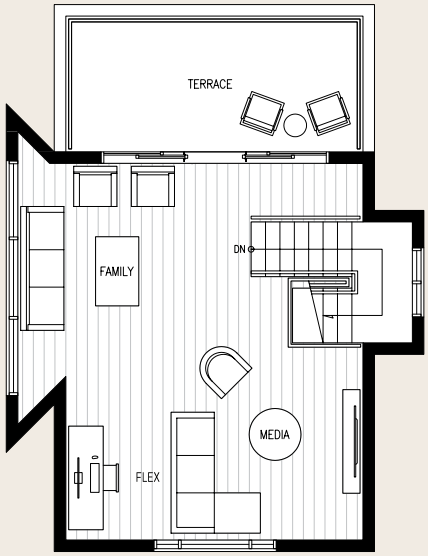
TOTAL OUTDOOR: 486 SQ FT



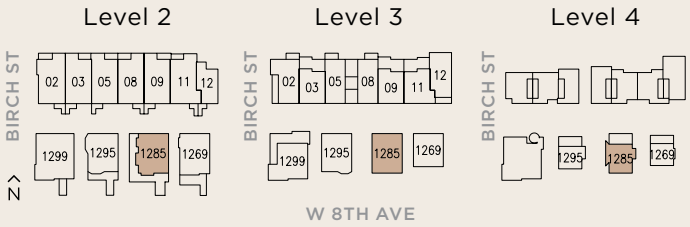
Level 2



Level 3



Level 4



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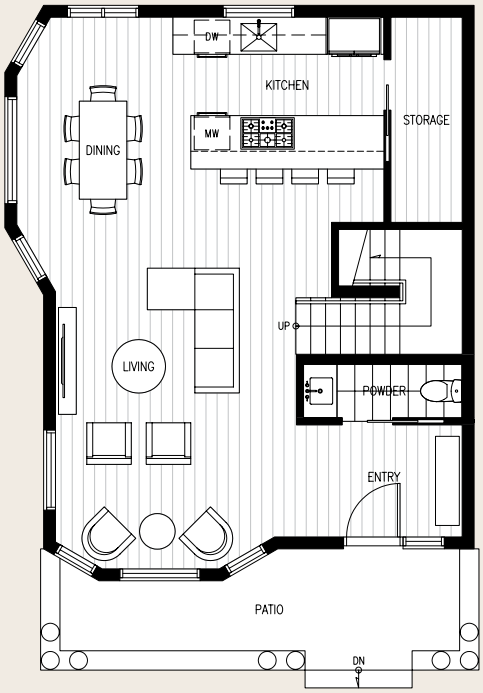
HERITAGE COLLECTION

1295 – THE GRANT RESIDENCE

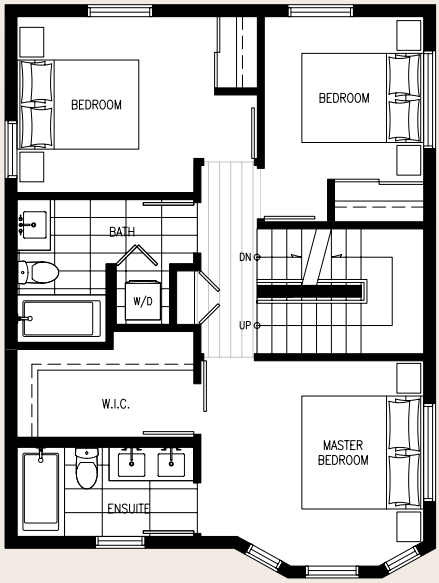
3 BEDROOM + FLEX

LIVING: 1,933 SQ FT

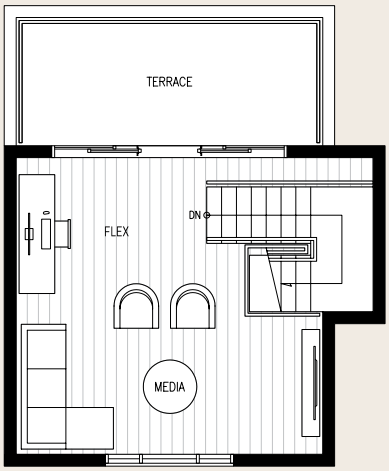
TOTAL OUTDOOR: 234 SQ FT



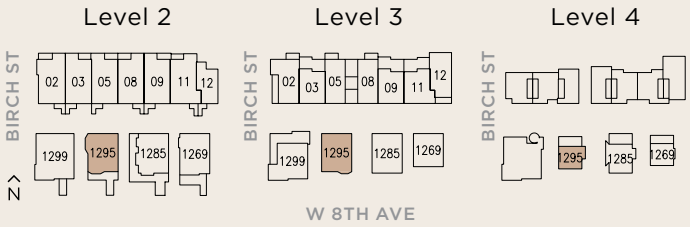
Level 2



Level 3



Level 4



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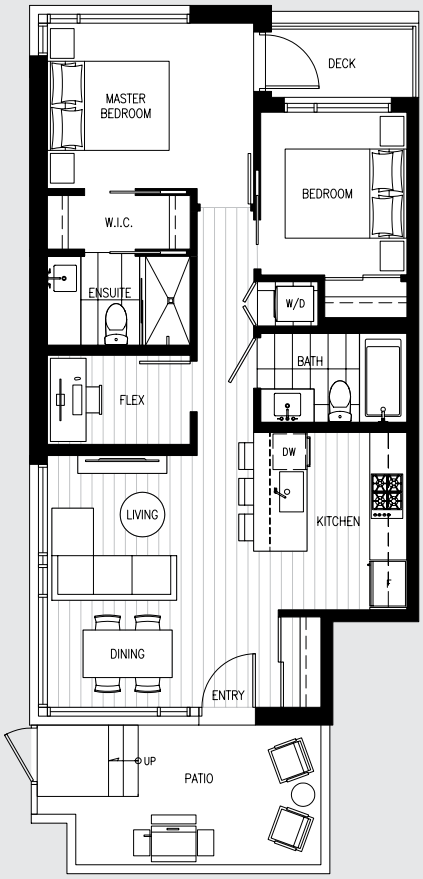
CONCRETE COLLECTION

RESIDENCE 1

2 BEDROOM + FLEX

LIVING: 853 SQ FT

TOTAL OUTDOOR: 145 SQ FT



Level 1



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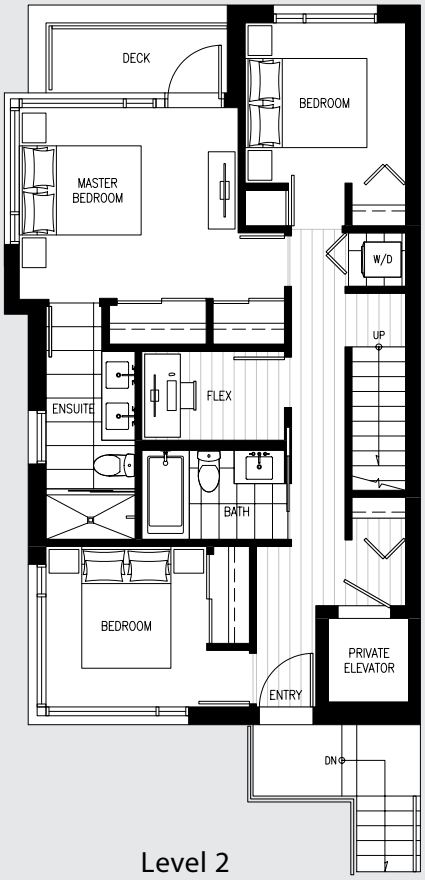
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CONCRETE COLLECTION

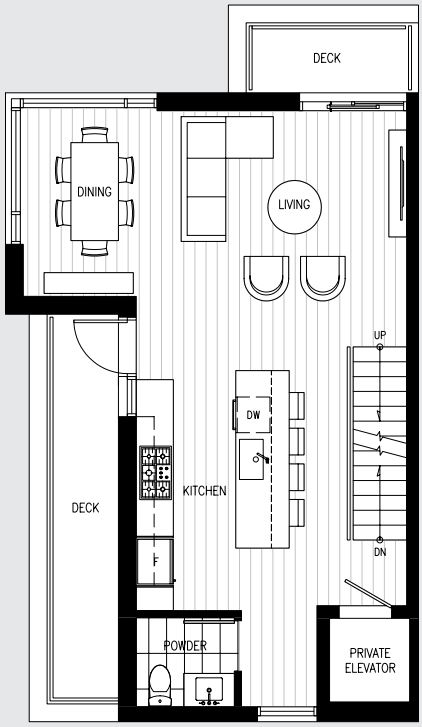
RESIDENCE 2

3 BEDROOM + FLEX

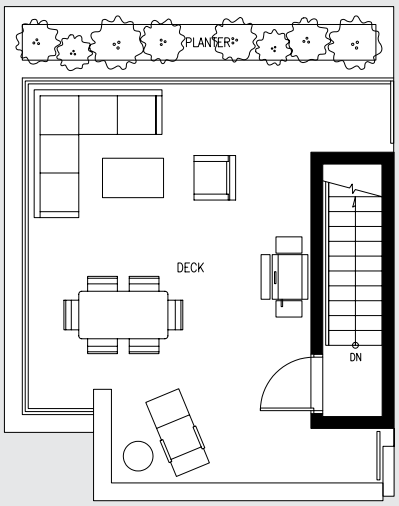
LIVING: 1,727 SQ FT ROOFTOP PATIO: 380 SQ FT TOTAL OUTDOOR: 558 SQ FT



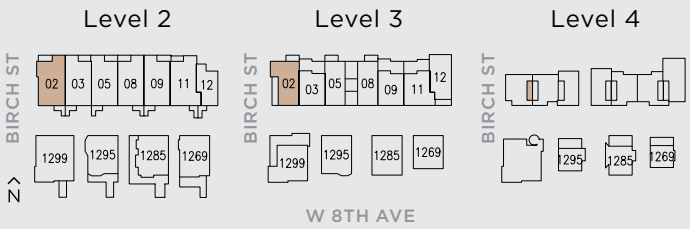
Level 2



Level 3



Level 4



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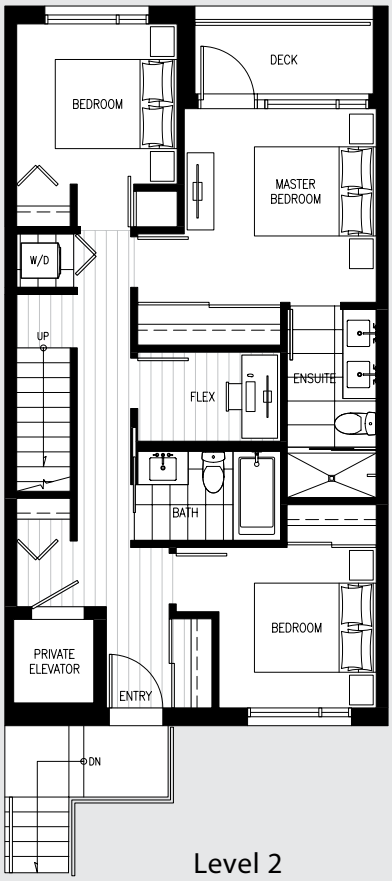
JOIE

CONCRETE COLLECTION

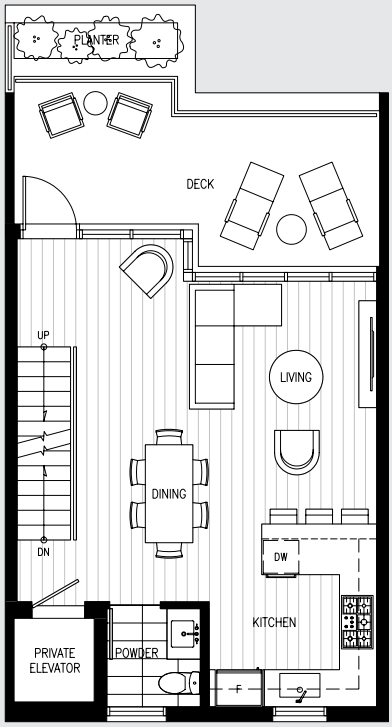
RESIDENCE 3

3 BEDROOM + FLEX

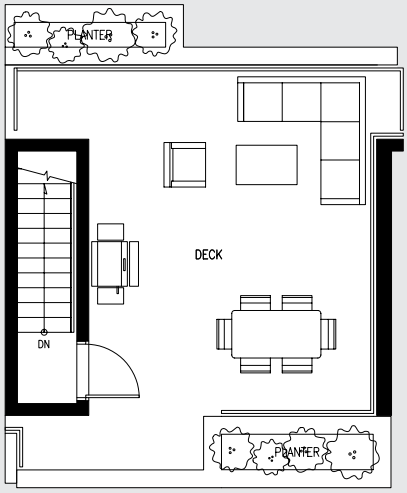
LIVING: 1,535 SQ FT ROOFTOP PATIO: 372 SQ FT TOTAL OUTDOOR: 596 SQ FT



Level 2

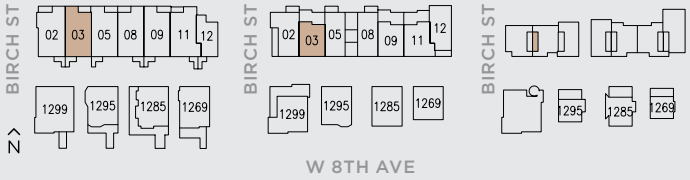


Level 3



Level 4

Level 2 Level 3 Level 4



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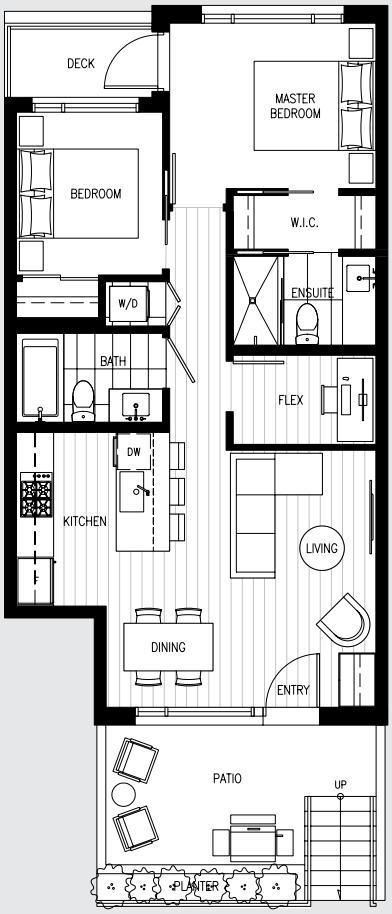
JOIE

RESIDENCE 4-6-7

2 BEDROOM + FLEX

LIVING: 816 – 821 SQ FT

TOTAL OUTDOOR: 154 – 157 SQ FT



Level 1



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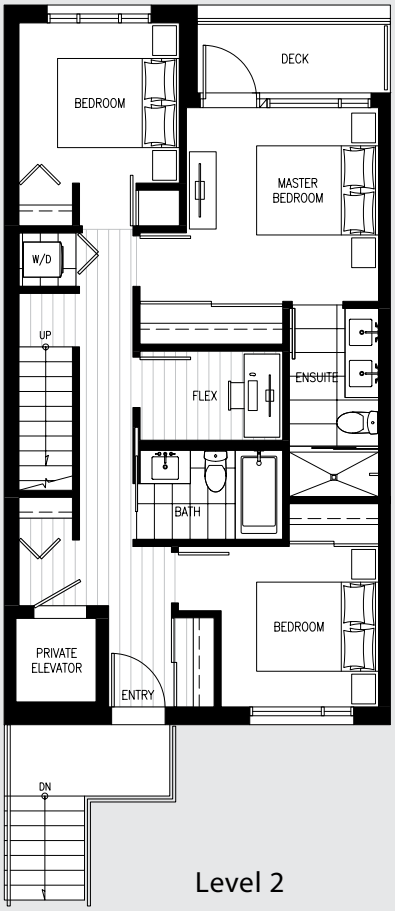
JOIE

CONCRETE COLLECTION

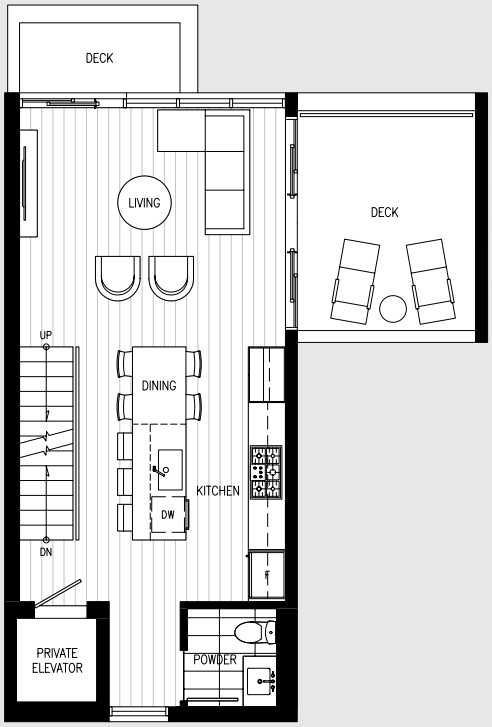
RESIDENCE 5

3 BEDROOM + FLEX

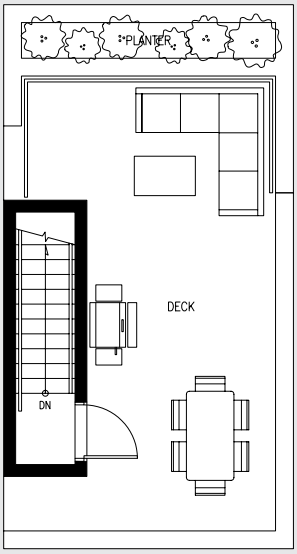
LIVING: 1,619 SQ FT ROOFTOP PATIO: 310 SQ FT TOTAL OUTDOOR: 497 SQ FT



Level 2

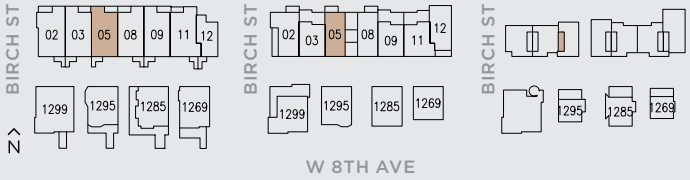


Level 3



Level 4

Level 2 | Level 3 | Level 4



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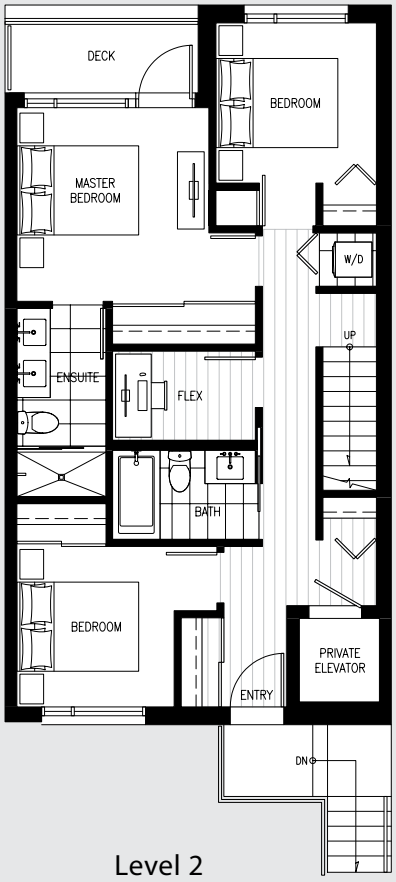
JOIE

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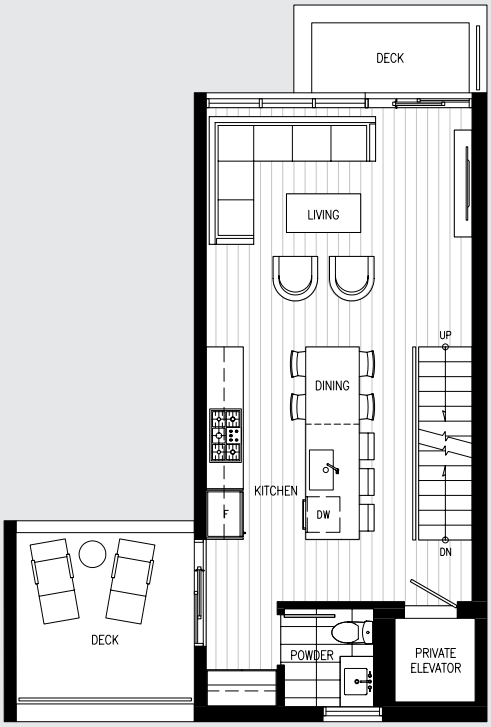
RESIDENCE 8

3 BEDROOM + FLEX

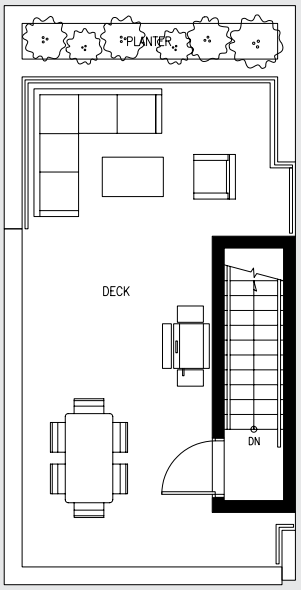
LIVING: 1,583 SQ FT ROOFTOP PATIO: 342 SQ FT TOTAL OUTDOOR: 541 SQ FT



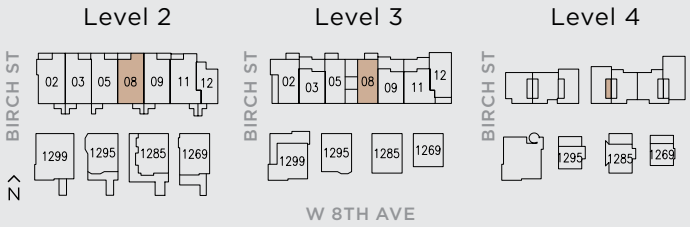
Level 2



Level 3



Level 4



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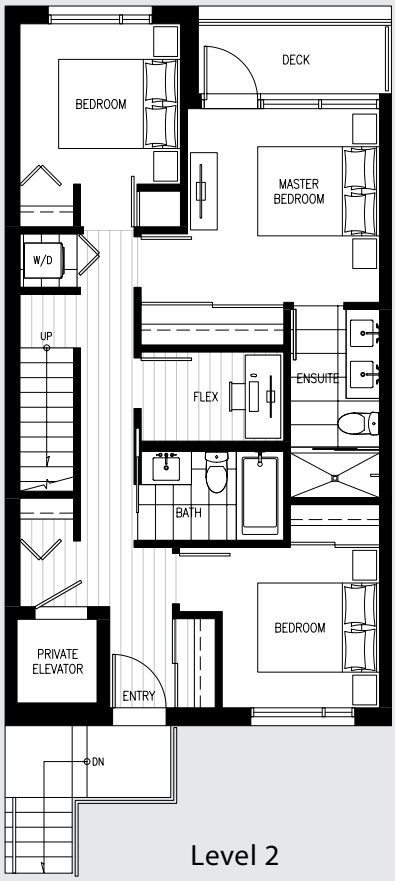
JOIE

CONCRETE COLLECTION

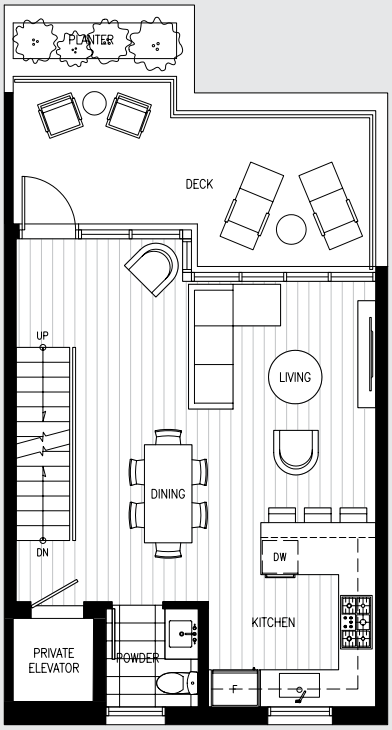
RESIDENCE 9

3 BEDROOM + FLEX

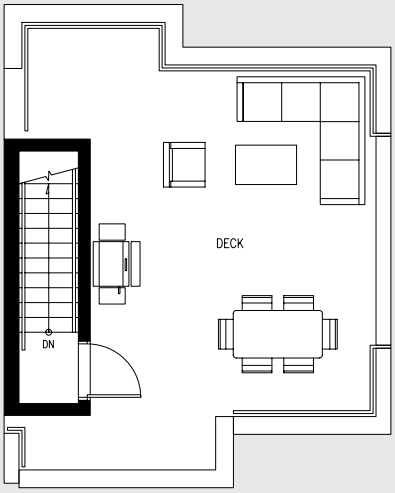
LIVING: 1,539 SQ FT ROOFTOP PATIO: 390 SQ FT TOTAL OUTDOOR: 628 SQ FT



Level 2

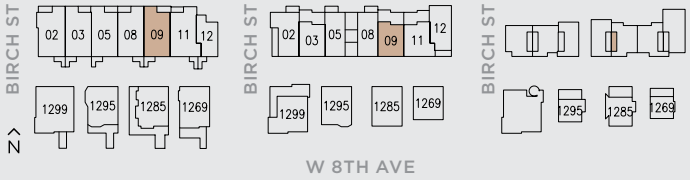


Level 3



Level 4

Level 2 Level 3 Level 4



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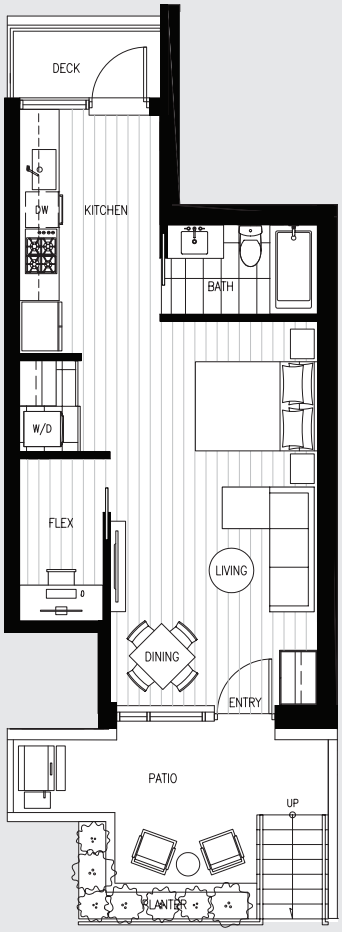
JOIE

RESIDENCE 10

STUDIO + FLEX

LIVING: 578 SQ FT

TOTAL OUTDOOR: 128 SQ FT



Level 1



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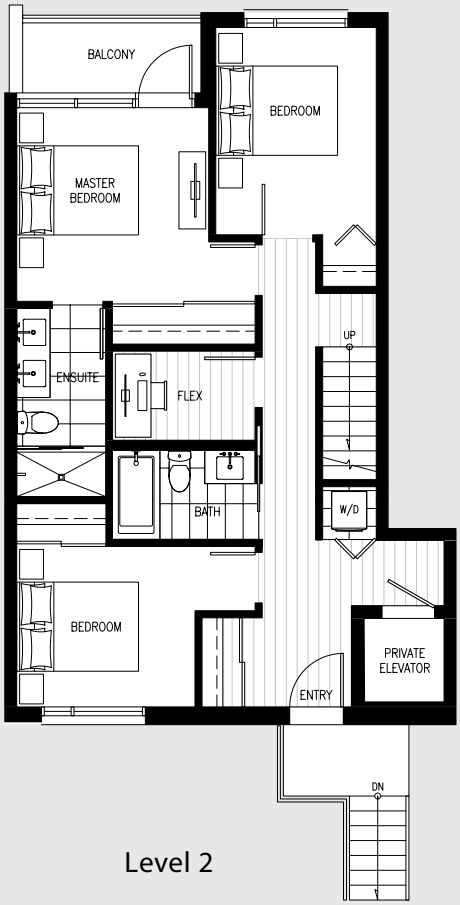
JOIE

CONCRETE COLLECTION

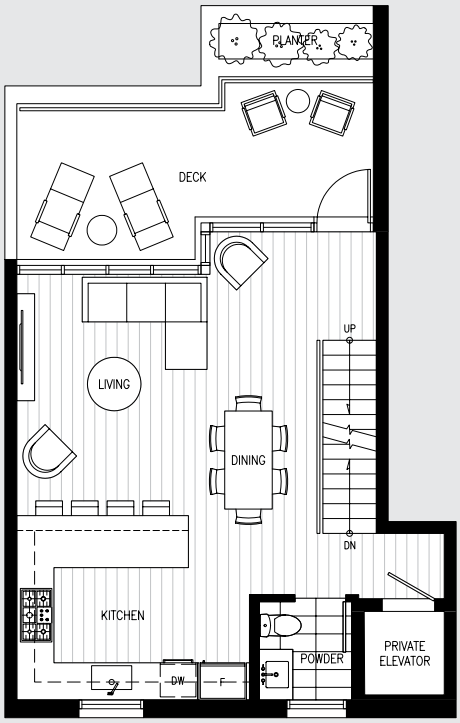
RESIDENCE 11

3 BEDROOM + FLEX

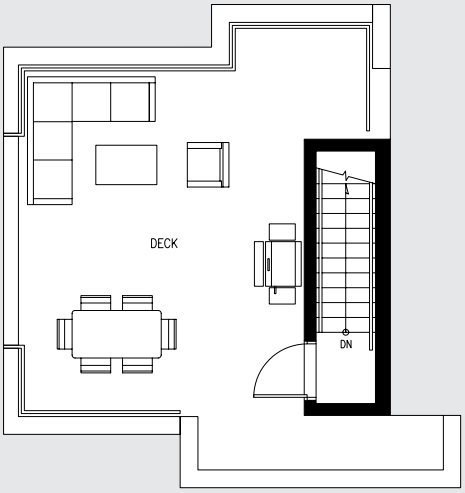
LIVING: 1,604 SQ FT ROOFTOP PATIO: 392 SQ FT TOTAL OUTDOOR: 634 SQ FT



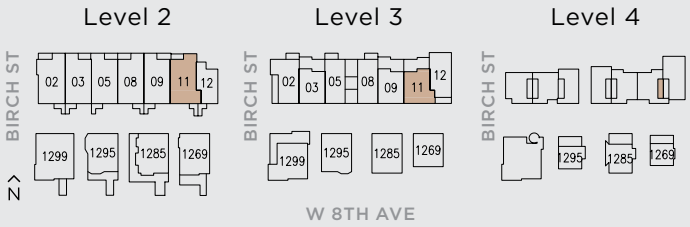
Level 2



Level 3



Level 4



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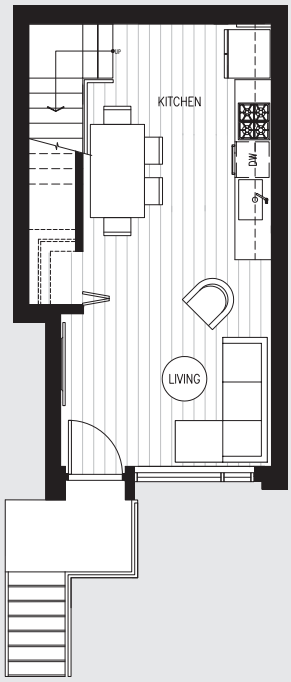
JOIE

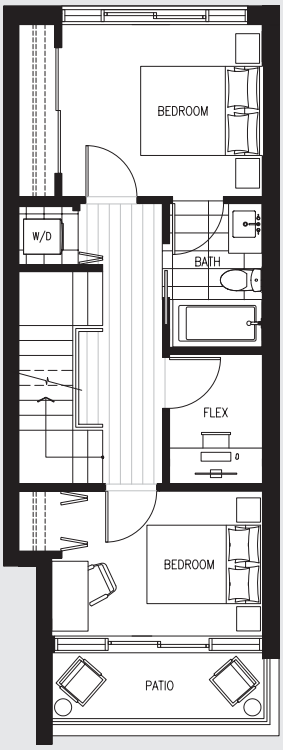
RESIDENCE 12

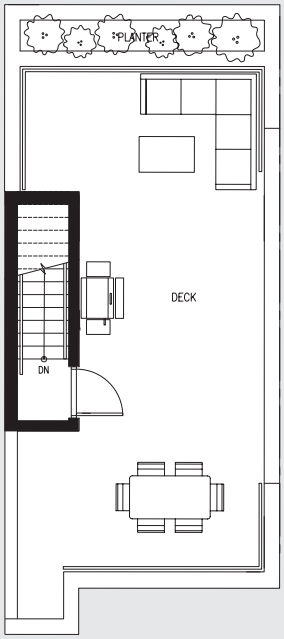
2 BEDROOM + FLEX

LIVING: 1111 SQ FT

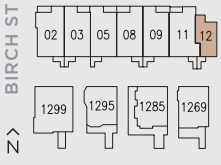
TOTAL OUTDOOR: 509 SQ FT







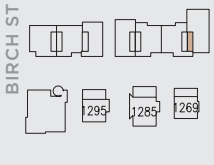
Level 2



Level 3



Level 4



W 8TH AVE

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CIRCADIAN
COMMITMENT FROM START TO FINISH

OAKWYN REALTY

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DEVELOPMENT LTD