

MARLOW



MARLOW
BY FITZROVIA

Company Overview

Our mission is to completely reimagine how people live.

Fitzrovia is proud to lead the future of rental living, feeling more like a premium hotel than your average apartment building, and acting as a vibrant backdrop for their residents. They oversee every facet of their buildings, from construction and design to hiring and training their exceptional staff. They are on a mission to universally reinvent the rental housing experience.



300+ Employees, with Offices in Toronto and Montreal



8 Income Producing Properties Owned and Managed



8 Towers Completed*



8,800 Total Units



15 Towers Under Development and Construction



\$10 billion in Assets Under Management

* Includes Brixton and Liberty House, which Fitzrovia has since sold

fitzrovia.ca

The
future
of rental
living
is here.



Project

01

MARLOW



Bloor + Dufferin

PROJECT OVERVIEW

The Marlow masterplan is a community-oriented, pedestrian-first, mixed-use development located on the south west corner of Bloor and Dufferin. The development is envisioned as a world-class example of urban design that prioritizes vibrant community spaces and the preservation of the neighbourhood's rich heritage components. The master plan in partnership with Hazelview will feature more than 2,000 residential units, including 56 designated as affordable housing. It will also introduce a new private road and expansive open spaces. With a direct connection to the TTC via an underground tunnel from Dufferin Station, residents will enjoy seamless access to public transit.

PROJECTED COMPLETION
Q1 2026

RESIDENTIAL UNITS
897

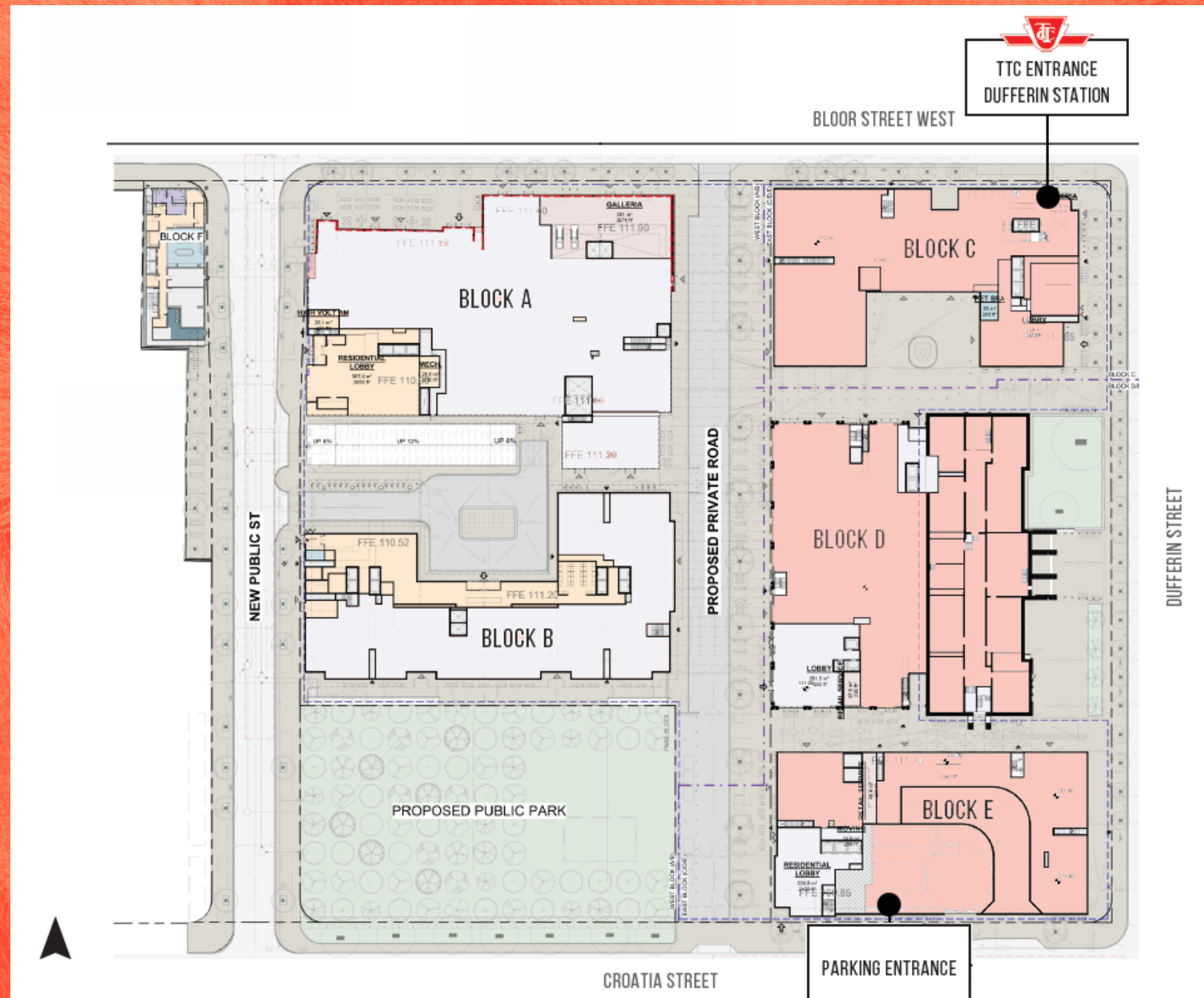
COMMERCIAL PARKING
90

TOTAL RETAIL GLA
45,000 SF

TOTAL OFFICE GLA
27,000 SF

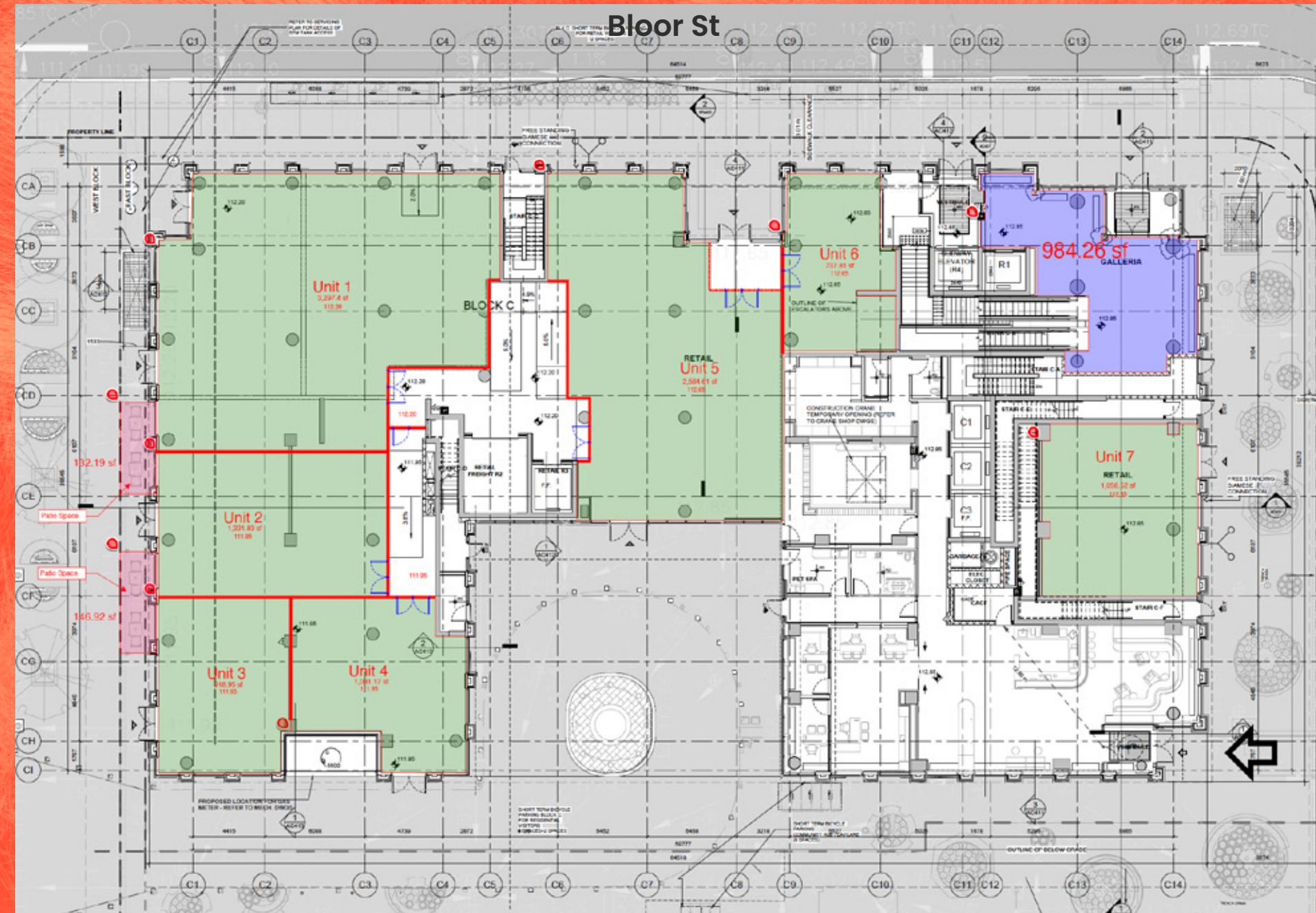


Site Plan



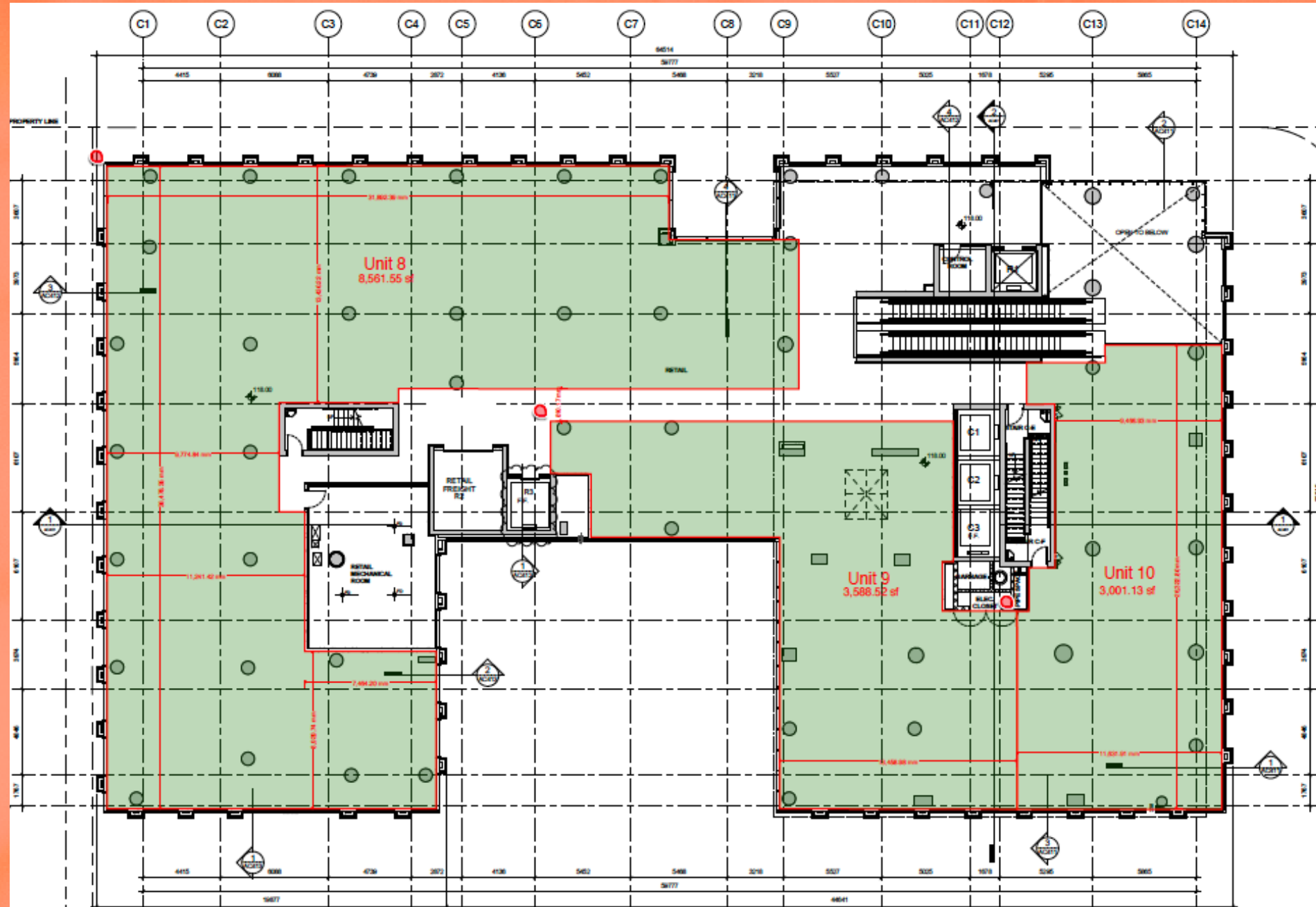
Block C Ground Floor

UNIT 1:	3,297 SF	AVAILABLE
UNIT 2:	1,332 SF	AVAILABLE
UNIT 3:	919 SF	AVAILABLE
UNIT 4:	1,081 SF	AVAILABLE
UNIT 5:	2,585 SF	AVAILABLE
UNIT 6:	738 SF	AVAILABLE
UNIT 7:	1,057 SF	AVAILABLE



Dufferin St

Bloor St



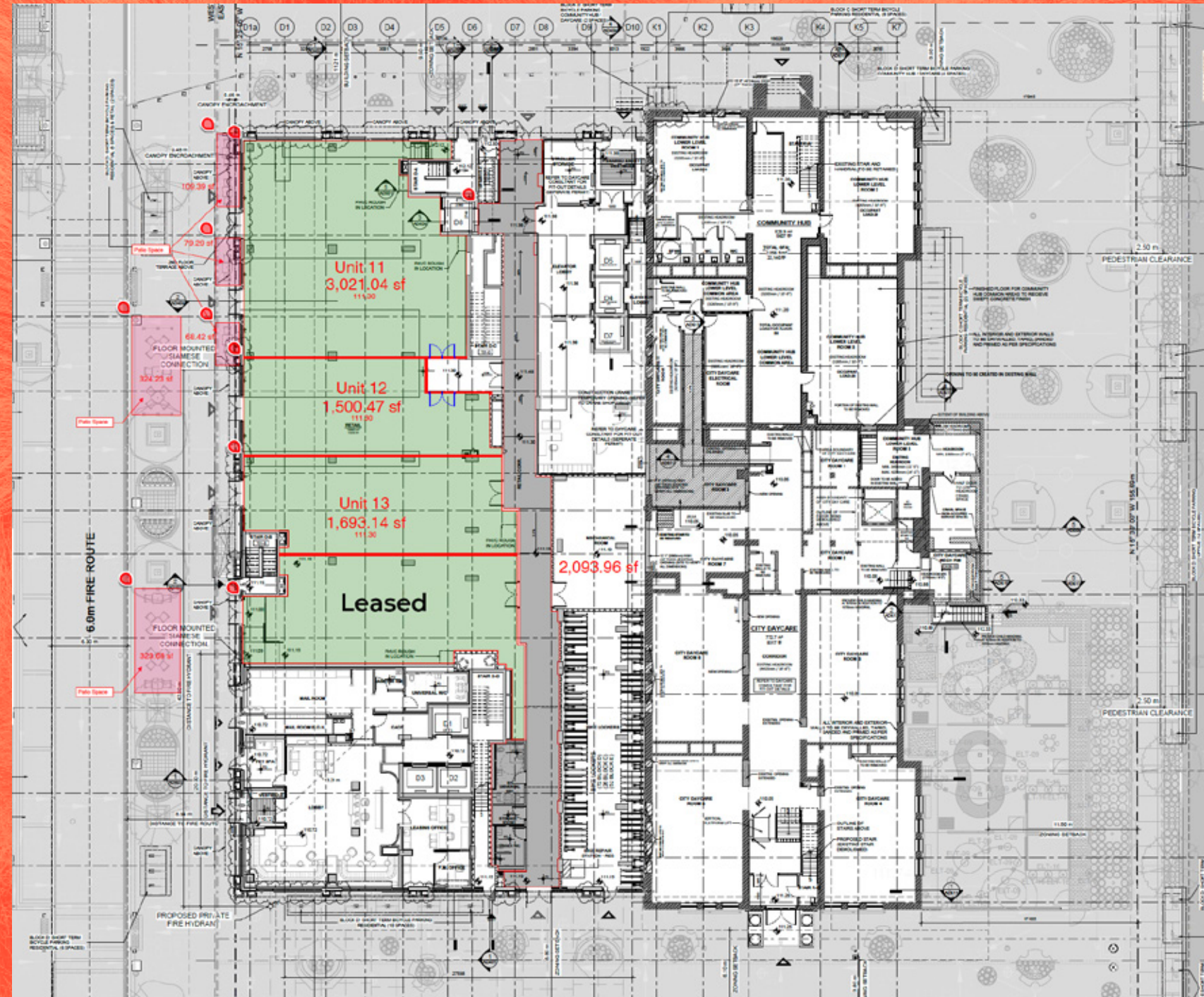
Dufferin St

Block C Second Floor

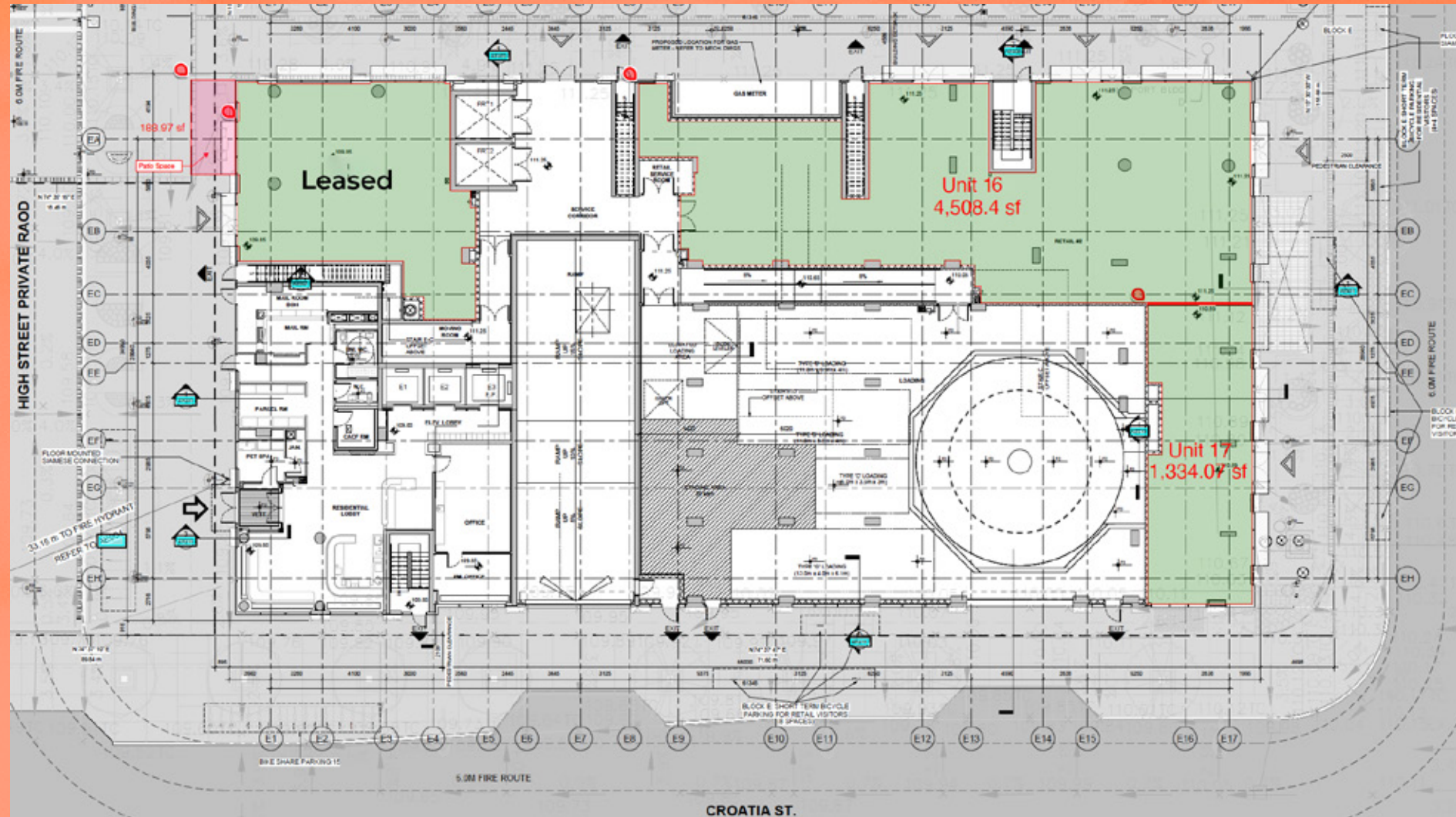
UNIT 8: 8,561 SF AVAILABLE
UNIT 9: 3,588 SF AVAILABLE
UNIT 10: 3,001 SF AVAILABLE

Block D Ground Floor

UNIT 11: 3,021 SF AVAILABLE
UNIT 12: 1,500 SF AVAILABLE
UNIT 13: 1,693 SF AVAILABLE
UNIT 14: 1,944 SF LEASED



Dufferin St



Dufferin St

Block E Ground Floor

UNIT 15: 1,894 SF	LEASED
UNIT 16: 4,508 SF	AVAILABLE
UNIT 17: 1,334 SF	AVAILABLE



02

Signature
Amenities

Nº 10 DEAN

INFUSE FLAVOUR INTO YOUR ROUTINE

All Fitzovia Collection communities are home to 10 DEAN, a new third-wave cafe and bar known for infusing aroma and flavour into your daily routine. Experience the perfectly balanced espresso from our rotating selection of single origin beans or savour a refreshing cocktail that was hand-crafted just for you.




Bloomsbury
Academy

A-B-C, NOW EASY AS 1-2-3

Bloomsbury Academy provides the Fitzovia Collection of properties with a best-in-class year-round preschool and kindergarten program. Following innovative best practices in early childhood education, Bloomsbury offers an inclusive learning environment to support all aspects of a child's well-being.

Bloomsbury reflects Fitzovia's commitment to positive social impact by supporting urban families and their busy schedules.



Beauty FOR THE BEAST

FROM RUFF TO FLUFF

Stocked with lush, pet-friendly shampoos and the best in wash, dry and grooming equipment, Beauty for the Beast is a one-of-a-kind paw-spa designed specifically for our residents' furry friends.

Our valued companions enjoy complimentary treat breaks in between grooming treatments, and a five-star treatment that matches the comfort and quality of our community experience. Cucumber slices not included.



Cleveland Clinic Canada

YOUR HEALTH MATTERS

Experience peace of mind with complimentary access to virtual care from Cleveland Clinic Canada, a global healthcare leader.

Using innovative technology, you can confidentially connect with a Cleveland Clinic Canada clinician for non-emergency medical.



Neighbourhood



Schools

1. St. Sebastian Catholic School
2. Westside Montessori School
3. St. Helen Catholic School
4. St. Mary Catholic Academy
5. St. Anthony Catholic School

Parks / Recreation

6. Dufferin Grove Park
7. Trekfit Outdoor Wokrout Park
8. Brockton Stadium
9. Paradise Theatre
10. Dovercourt Park
11. Toronto Public Library Bloor/Gladstone Branch

Grocery / Pharmacy

12. No Frills
13. Walmart Supercentre
14. Bengal Grocery
15. Remedy'sRx - Ultra Pharmacy
16. Easy Health Food Store

Retail

17. The Spot
18. The Monkey's Paw
19. Re-Life Vintage
20. The Wanderly
21. La Leur
22. Sweet Pete's Bicycle Shop
23. United Boxing Club

Restaurants

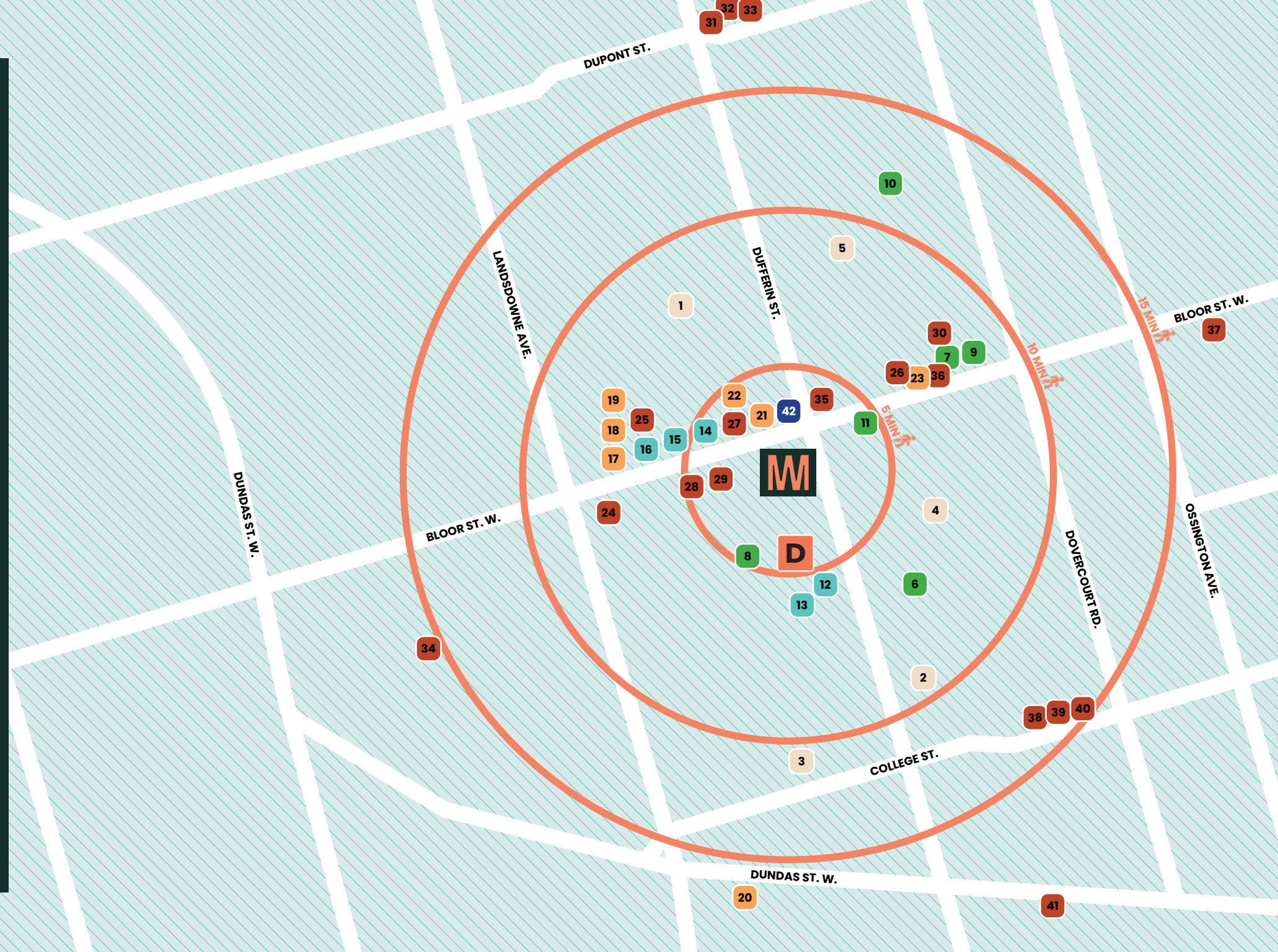
24. Sugo
25. Bakerbots Baking
26. Sarang Kitchen
27. Burdock Brewery
28. Monte Bianco Italian Cuisine and Pizzeria
29. The Three Speed
30. Osteria Rialto
31. Parllel
32. Paradise Grapevine Winery
33. General Public
34. Ethica Coffee Roasters
35. Pancho's Bakery
36. Gus Tacos
37. Saving Gigi
38. Giulietta
39. Lardo
40. Oroshi Fish Co.
41. Milou

Connectivity

42. Dufferin TTC Station - 27,837 Avg. Daily Weekday Customers

Dufferin Mall

- LCBO
- Sephora
- Winners





Marlow

Demographics

3KM RADIUS

POPULATION SIZE, 2024

287,233

AVG. HOUSEHOLD INCOME

\$131,660

HOUSEHOLDS, 2024

130,329

DAYTIME POPULATION

264,187

BACHELOR DEGREE & HIGHER

50.3%

MEDIAN AGE

37.5

PROJECTED POPULATION, 2029

306,589

PROJECTED AVG. HOUSEHOLD INCOME, 2029

\$156,334

PROJECTED HOUSEHOLDS, 2029

139,185

Contact

04

Always Connected



URBANREFORM®

Urban Reform Realty Inc. Brokerage

141 Adelaide Street West, Suite 903
Toronto, Ontario, M5H 3L5

Toran Eggert

Managing Partner, Broker of Record
416.629.2251
toran@urbanreformrealty.com

Chris Wanzel

Sales Representative
416.450.2098
chris@urbanreformrealty.com

Alex Charlebois

Sales Representative
647.924.7533
alex@urbanreformrealty.com

URBANREFORMREALTY.COM

MARLOW

BY FITZROVIA