

# MARLOW

  
URBANREFORM®  
URBAN REFORM REALTY INC., BROKERAGE

**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

The future of rental living is here.

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

[fitzrovia.ca](https://fitzrovia.ca)



Project



# 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**

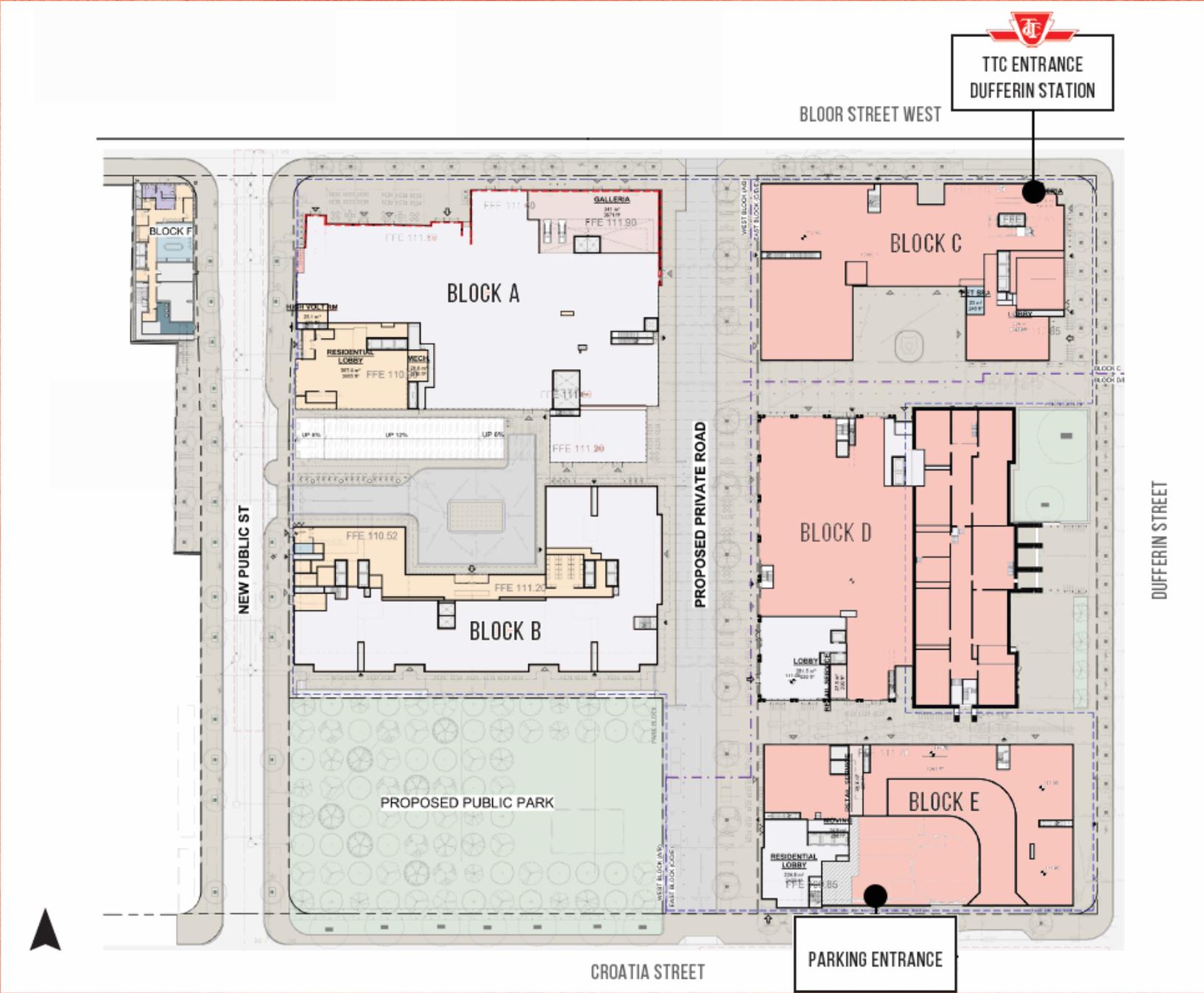
COMMERCIAL PARKING  
**90**

TOTAL RETAIL GLA  
**45,000 SF**

TOTAL OFFICE GLA  
**27,000 SF**

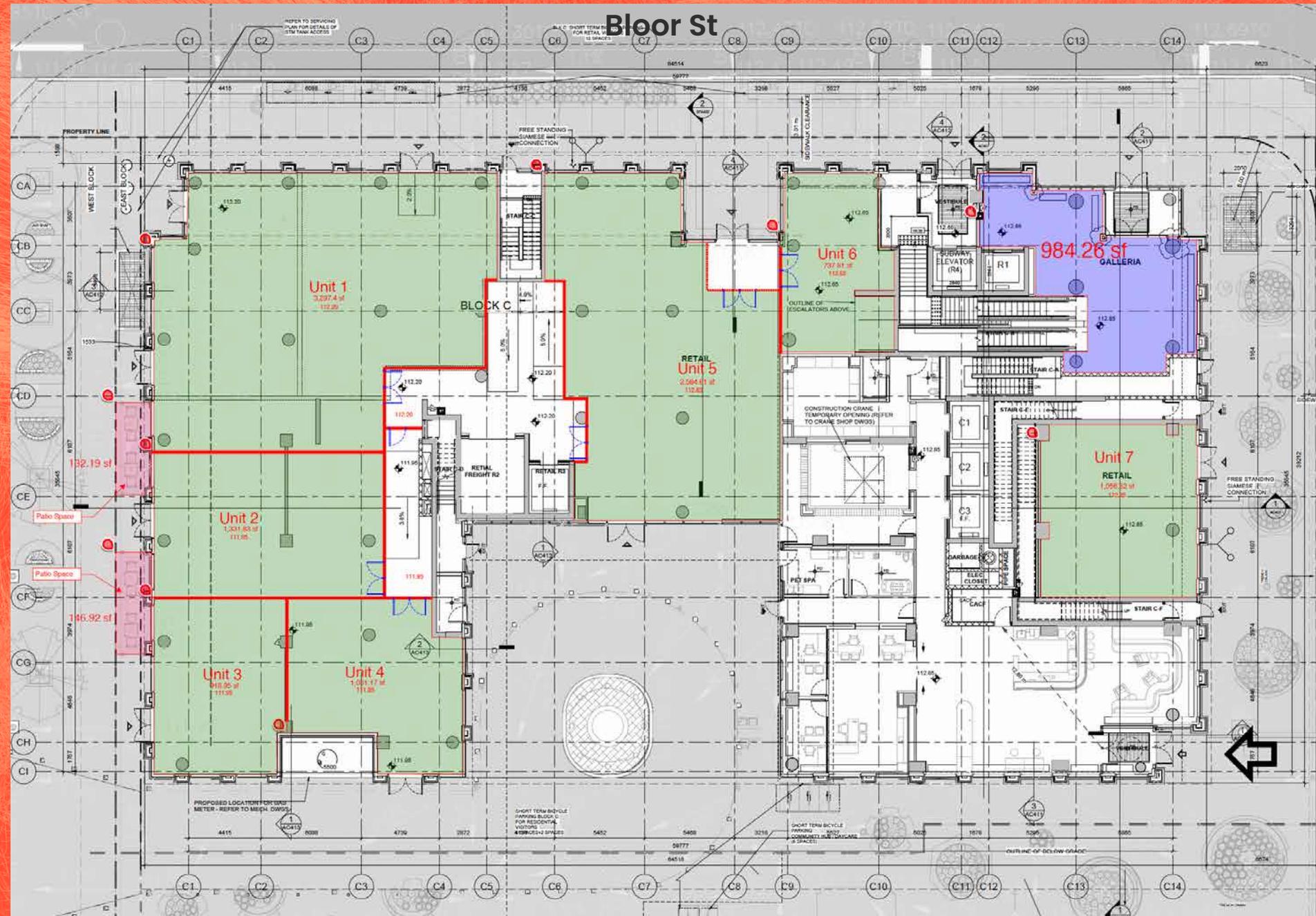


# Site Plan



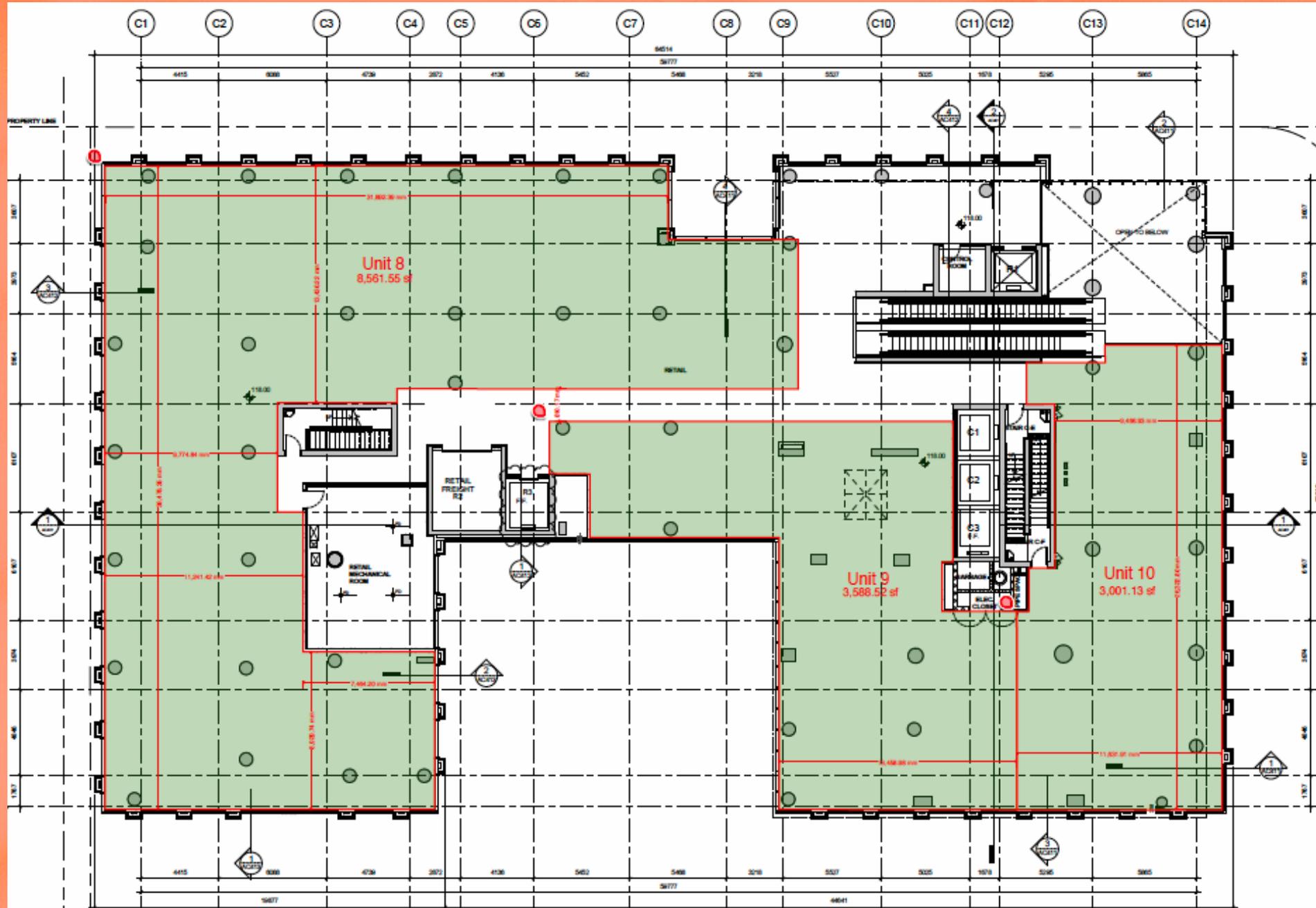
# Block C Ground Floor

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



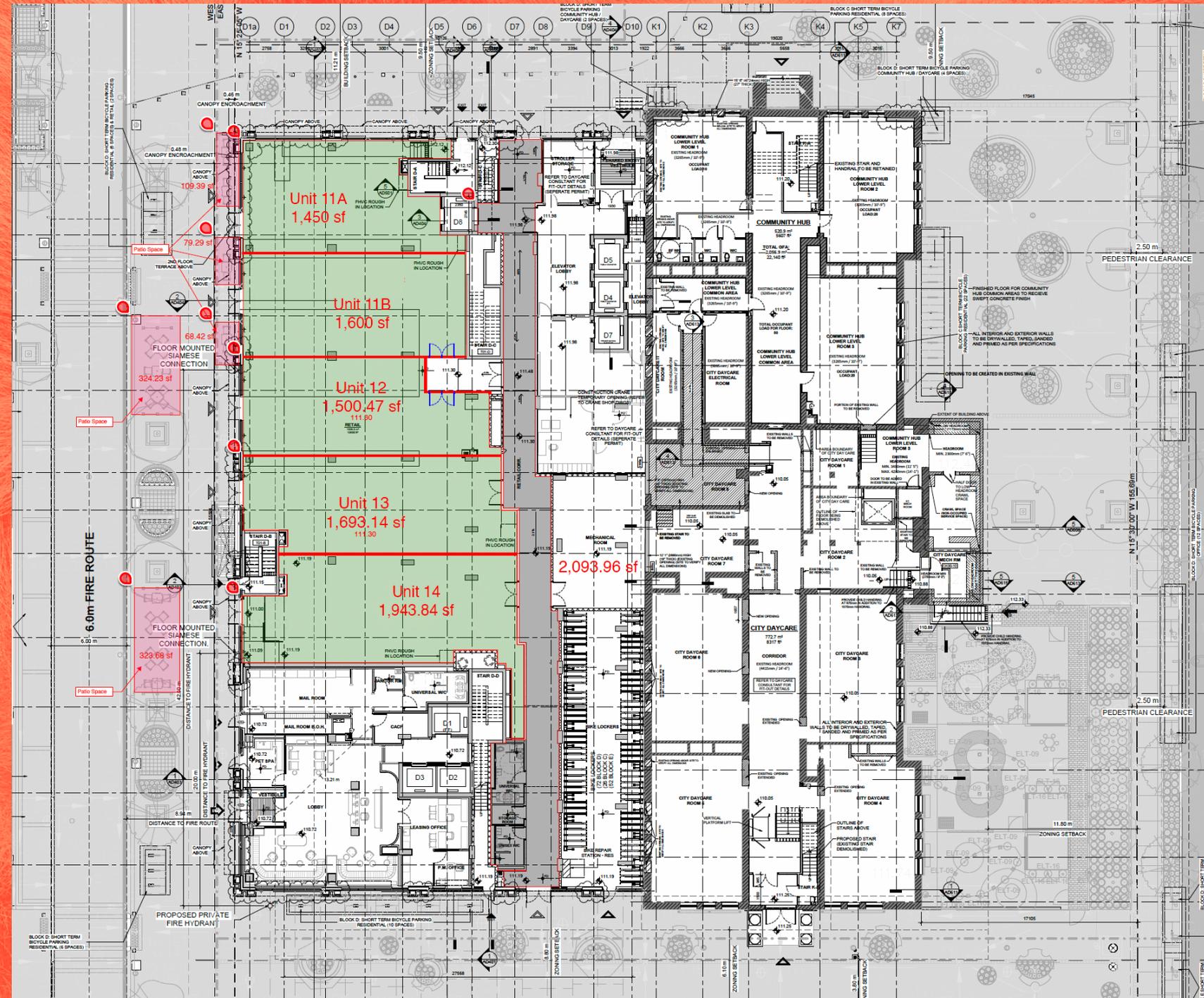
Dufferin St

# Block C Second Floor

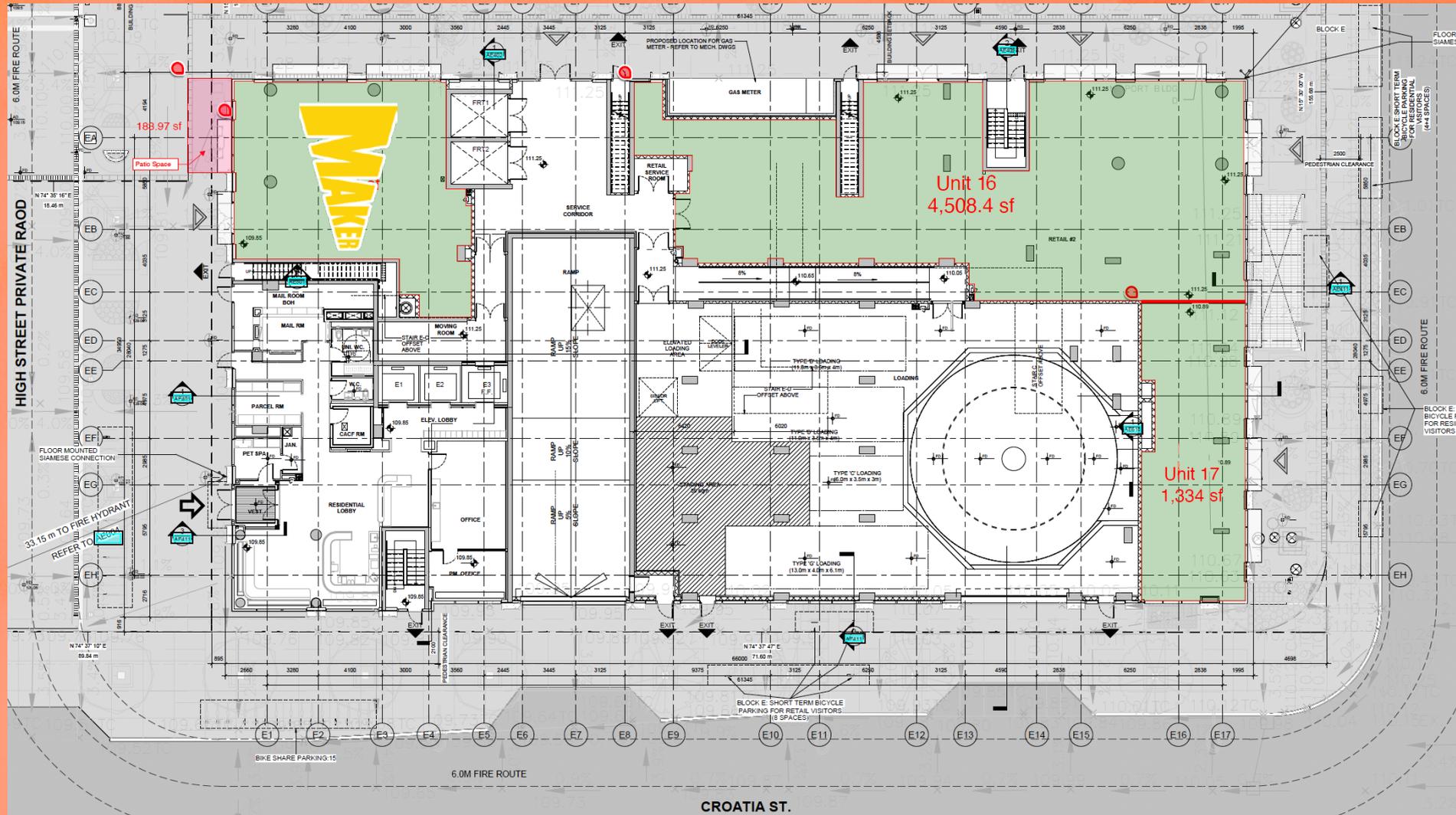
UNIT 8: 8,561 SF UNDER NEGOTIATION  
UNIT 9: 3,588 SF UNDER NEGOTIATION  
UNIT 10: 3,001 SF UNDER NEGOTIATION

# Block D Ground Floor

UNIT 11A: 1,450 SF UNDER NEGOTIATION  
 UNIT 11B: 1,600 SF AVAILABLE  
 UNIT 12: 1,500 SF AVAILABLE  
 UNIT 13: 1,693 SF AVAILABLE  
 UNIT 14: 1,944 SF AVAILABLE



Dufferin St



Dufferin St

# Block E Ground Floor

- UNIT 15: 1,894 SF MAKER PIZZA
- UNIT 16: 4,508 SF AVAILABLE
- UNIT 17: 1,334 SF UNDER NEGOTIATION

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 Workout 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

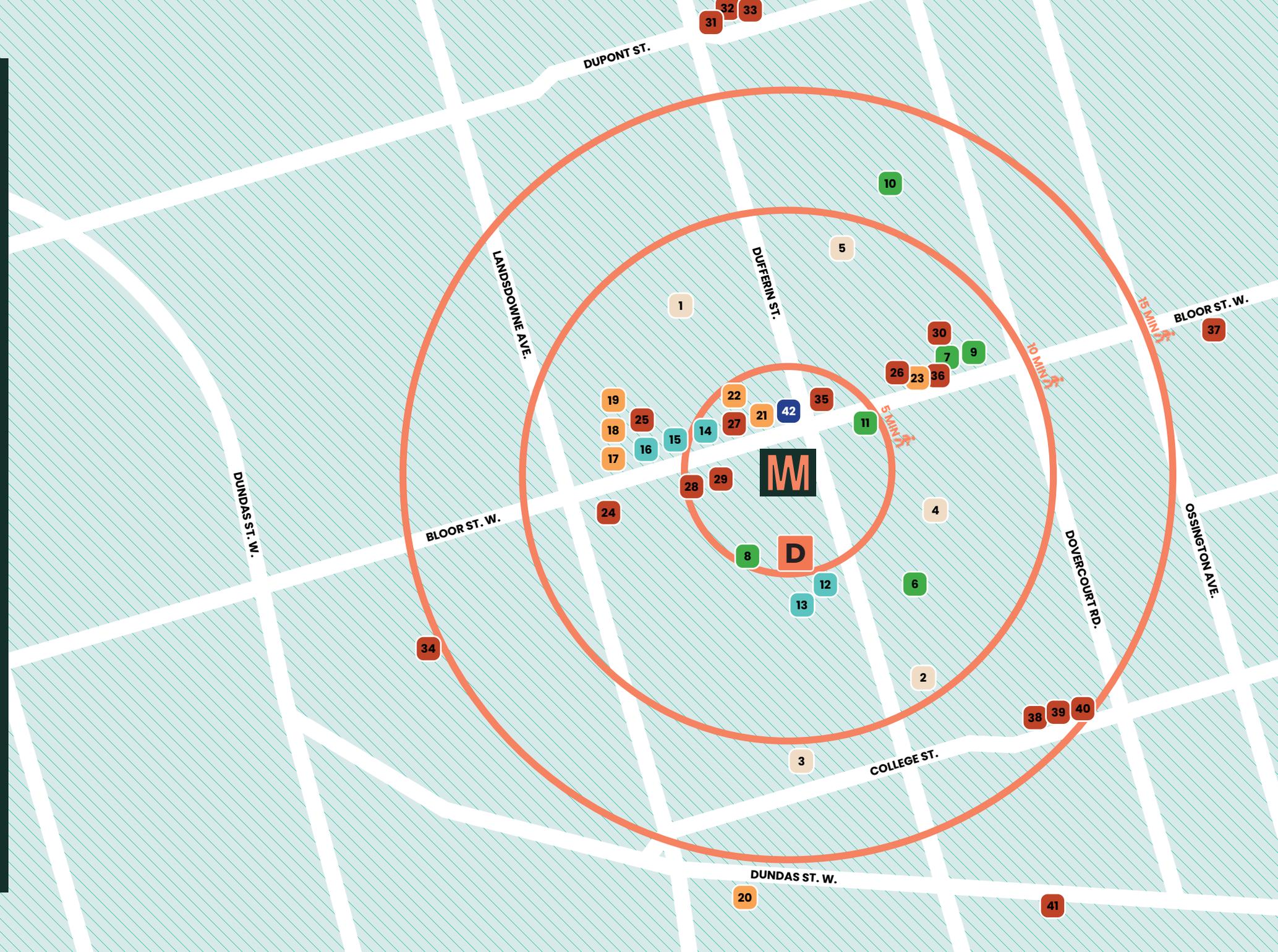
24. Sugo
25. Bakerbots Baking
26. Sarang Kitchen
27. Burdock Brewery
28. Monte Bianco Italian Cuisine and Pizzeria
29. The Three Speed
30. Osteria Rialto
31. Parlel
32. Paradise Grapevine Winery
33. General Public
34. Ethica Coffee Roasters
35. Pancho's Bakery
36. Gus Tacos
37. Saving Gigi
38. Giulietta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

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POPULATION SIZE, 2025

292,458

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AVG. HOUSEHOLD INCOME

\$139,927

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HOUSEHOLDS, 2025

127,778

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DAYTIME POPULATION

267,291

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BACHELOR DEGREE & HIGHER

50.8%

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MEDIAN AGE

37.8

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PROJECTED POPULATION, 2030

299,417

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PROJECTED AVG. HOUSEHOLD INCOME, 2030

\$166,825

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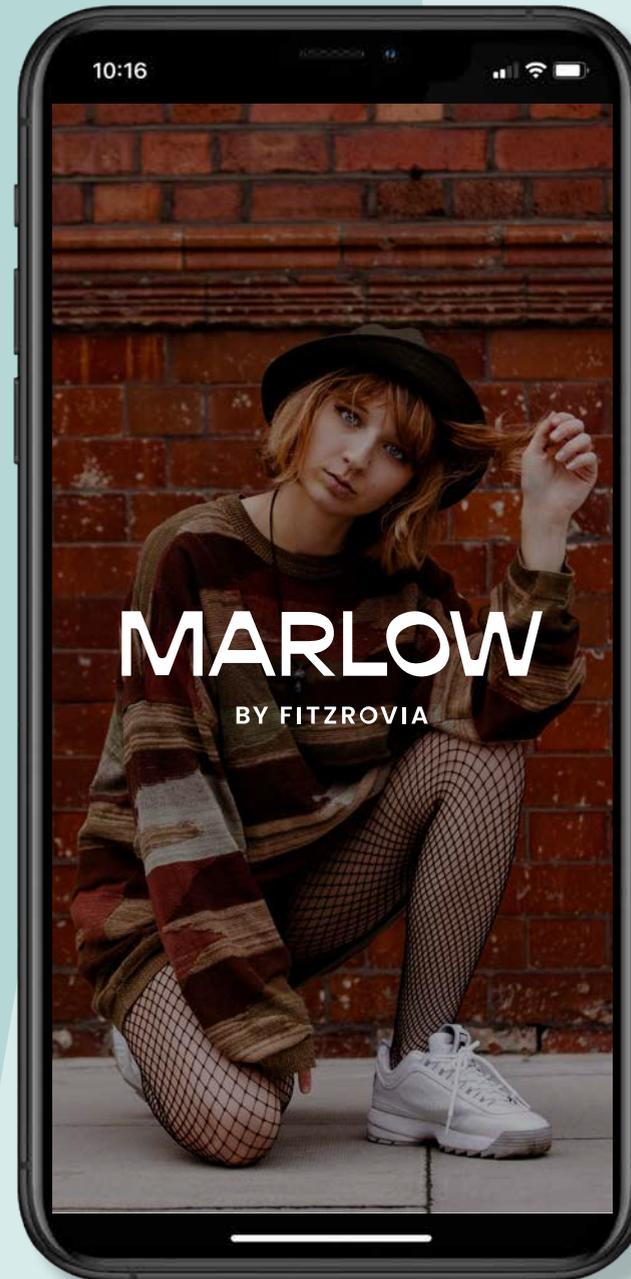
PROJECTED HOUSEHOLDS, 2030

130,823

Contact

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# Always connected



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