



Rachel Chernos Lin



City Councillor
Ward 15 - Don Valley West
100 Queen Street West, Suite A12
Toronto, ON M5H 2N2

Councillor_ChernosLin@toronto.ca
RachelChernosLin.ca
416-395-6408

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North York Community Council
North York Civic Centre
5100 Yonge Street North York, ON M2N 5V7

NOTICE OF MOTION

RE: Advancing the Bayview Block Plan

Dear Chair and Colleagues,

Bayview Avenue from Post Road to the 401 is an area undergoing significant change. With the implementation of the Major Streets Policy, this area has seen an increasing number of midrise applications which are a departure from the historical low-rise development this area has traditionally seen. The large lots found on this stretch of Bayview Avenue are particularly conducive to this form of development, as plots of land are often large enough to accommodate buildings of a midrise scale without the consolidation that would be required to achieve a similar effect in other areas.

At the same time, this is an area with particular needs and nuances that should be taken into consideration as future development is planned. For example, Bayview Avenue is the singular connection point for many cul-de-sacs and dead-end roads, and as such is a high-traffic area prone to congestion and back-ups. It stands to reason that solutions and design approaches that may work in other areas of the City, may not work on Bayview Avenue.

The York Mills Residents' Association has been a constructive partner in conceptualizing and planning the future of this community. They have worked collaboratively with a number of applicants in the area, providing feedback to inform revisions and often reaching resolutions on their proposals.

Earlier this year, the York Mills Residents' Association (YMRA) undertook a process to develop the "Central Bayview Block Plan for Midrise Buildings", a comprehensive document drawing on lived experience and previous negotiations with applicants in the area, which outlines various considerations and concerns to inform future development along Bayview Avenue.



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With the Avenues Policy on the horizon, it is important that we plan the future of this community thoughtfully and with the engagement of residents. Receiving the Block Plan for information and incorporating it as an item of consideration in future development applications and Planning initiatives along Bayview Avenue will bring the work of the YMRA forward and help to strengthen the representative of community perspectives on local planning matters.

Recommendations:

1. North York Community Council forward the Central Bayview Block Plan to the Director of Community Planning, North York District, for information and consideration for Planning issues in the review of future development proposals along the portion of Bayview Avenue from Post Road to the 401 alongside existing planning policies and guidelines.
2. North York Community Council forward the Central Bayview Block Plan to the Chief Planner and Executive Director, City Planning, for information and consideration for Planning in the Avenues Policy implementation process in Ward 15, Don Valley West along the portion of Bayview Avenue from Post Road to the 401.

Yours truly,

Councillor Rachel Chernos Lin

Ward 15 – Don Valley West

Attachments:

- ***Central Bayview Block Plan for Midrise Buildings***