

## Ex-bus terminal still vacant

(Posted Date: Monday, January 5, 2009)

### *Plan for Yonge-Eglinton site long overdue, councillor says*

By [Karolyn Coorsh](#)

The time is ripe to start formalizing plans for the abandoned Eglinton TTC bus terminal site at Eglinton Ave. West and Duplex Ave., says Michael Walker.

The Ward 22 councillor says it's time to establish a final zoning plan for future development of the property, which has been sitting fenced-in and empty for the past six years.

The lands are part of a focused review being undertaken by the city to identify urban guidelines and development strategies for the neighbourhoods around the midtown intersection.

Walker would particularly like to see plans formalized for the four hectare southwest TTC site because it has the most development potential in the immediate area.

"We started the study in 2002, we finished it in 2006 and I've been waiting for the planners to finalize things and sign the report so we can take it out for public consultation," he said in mid-December. "We should've finalized this thing over a year ago."

The commercial- and residential-zoned area is the only unencumbered land in the immediate vicinity, and according to an online master plan, the TTC and the city are in the "process of formulating a request for proposals for development and sale of the surplus TTC lands at this location".

"We're trying to plan for the longterm use of those lands as part of the overall concept plan for that quadrant of the intersection," said Joe Nanos, the project's city planner.

The land will continue to be zoned commercial-residential, Walker said.

"Everybody would like nothing to change but it's going to. This is a node of major redevelopment," said the St. Paul's rep. "It's a node for intensification it always has been in the old city of Toronto official plan."

The current master plan envisions buildings of up to 40 storeys on the vacant lands.

One curveball is the pace at which TTC officials are hoping to install Transit City's Eglinton Crosstown Light Rail Transit line, which would run underground at Yonge and Eglinton and have its own bus terminal.

The transit line is a priority under the province's massive transportation plan to connect midtown urbanites with direct access to Pearson Airport.

"Two years ago the LRT was a very, very remote longterm planning possibility," said TTC planner Graham Tulett. "Now it's moved up many steps and there's an environmental assessment underway to figure out



**BUILD HERE:** Councillor Michael Walker is pushing for the city to finish its study on the old Eglinton TTC bus terminal so the site can be redeveloped.

where it's going to go, so that's changed our plans over what they were a couple of years ago."

Walker is also eager to finalize plans because he says he's concerned Mayor David Miller's Build Toronto initiative could lose sight of the current intentions for the property and lead to a "fire sale."

Announced in October by Miller, the new city agency was created to bolster Toronto's economy by working with public and private sectors to develop under-utilized city-owned real estate, including many TTC-owned properties.

"(Miller) talks about TTC lands and I'm concerned that he'll pull something through the back door and flog this land and try to get the highest dollar he can for it.

"I am really concerned, I want to get this thing finalized," Walker added.

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Story Location: <http://www.towncrieronline.ca/main/main.php?direction=viewstory&storyid=7613>