



To: COUNCIL
Meeting Date: 9/2/2025
Subject: 575 Margaret Street - Civic Legion Park Property Acquisition
Submitted By: Bryan Boodhoo, City Solicitor
Prepared By: Neil Lacey, Manager of Realty Services
Report No.: 25-032-OCM
File No.: C11
Wards Affected: Ward 3

RECOMMENDATION(S):

THAT Report 25-032-OCM 575 Margaret Street - Civic Legion Park Property Acquisition be received;

AND THAT Council authorize the purchase of the property municipally known as 575 Margaret Street, Cambridge, Ontario in accordance with the terms and conditions as set out in the agreement of purchase and sale at a purchase price of \$4,000,000, plus applicable taxes, and an upset limit of \$100,000 toward ancillary cost (legal fees, development charges, planning fees and expenses, permits, demolition fees, etc.);

AND THAT Council direct the City Solicitor to terminate the lease between Branch 126 Royal Canadian Legion and the Corporation of the City of Cambridge entered in September 2018;

AND THAT a transfer of approximately \$4,000,000 plus applicable taxes and ancillary costs from project number A/01605-10 be approved;

AND FURTHER THAT the Mayor and Clerk be authorized to execute all documentation required to implement and give effect to the adopted recommendations as set out in this report, subject to the satisfaction of the City Solicitor.

EXECUTIVE SUMMARY:

Purpose

City staff has negotiated an agreement of purchase and sale (the “Agreement”) to acquire the Property at total acquisition cost of \$4,000,000, plus applicable taxes, and an upset limit of \$100,000 toward ancillary cost. The Property is currently being leased

at a nominal value from Branch 126 Royal Canadian Legion (“the Legion”). The purchase of this Property would ensure that it remains a park for the foreseeable future.

Key Findings

575 Margaret Street (Cambridge, ON)

Property details are as follows:

- Location: City of Cambridge, ON.
- Lot size: 2.282 acres.
- Ownership: Branch #126 Royal Canadian Legion.
- Zoning: Open Space (OS2).
- Highest and Best Use: Medium Density Residential Development Land.
- Current Use: Playground/park facilities, a baseball diamond and parking lot.
- City’s Proposed Use: Continued existing use.

Key Business Terms of the Agreement of Purchase and Sale

An agreement of purchase and sale has been negotiated, subject to Council approval.

The key business terms are as follows:

- The purchase price is \$4,000,000 plus applicable taxes.
- Upset Limit of \$100,000 to assist toward ancillary cost (legal fees, development charges, planning fees and expenses, permits, demolition fees, etc.).
- The Agreement has been signed by the Legion but is not binding on the City until properly executed by the City.
- The purchase of the Property is on an as-is where-is basis.

Due Diligence

Due diligence findings include the following:

- **Fair Market Value:** Realty services has performed its due diligence to confirm fair market value.
- **Environmental:** There was a Phase I Environmental Site Assessment completed on May 29, 2025. The report noted concerns relating to the historic use of the

site as a landfill operation, and concerns over neighbouring sites pertaining to the existing adjacent rail line and historic industrial uses. The recommendation from the consultant was to perform an environmental subsurface investigation to assess the quality of soil and/or groundwater at the site (i.e. Phase II ESA). However, The City's environmental records reveal that twelve (12) inches of clean fill was placed over the site in 1990 prior to development of the baseball diamond and parking lot to abide by MOE guidelines at the time. The City is not intending to change the current use of the property or perform any excavation to disturb the subsurface soil and therefore, it was determined no further studies would be required at this time due to being deemed low risk for the existing use.

Financial Implications

The acquisition of 575 Margaret Street will have the following financial implications:

- The total purchase price is \$4,000,000 plus applicable taxes, and an upset limit of \$100,000 toward ancillary costs.
- The costs will be charged to capital project number A/01605-10 (Land Acquisition – Civic Legion Park).
- The funding source is through Parkland Cash in Lieu Reserve Fund.

STRATEGIC ALIGNMENT:

Strategic Action

Objective(s): Not Applicable

Strategic Action: Not Applicable

OR

Core Service

Program: Recreation Programming

Core Service: Sports Fields

The acquisition of 575 Margaret Street supports the protection and continued use of Civic Legion Park. The Legion expressed an interest in selling the property to help fund their proposed development of a new building across the street at 334 Westminster Drive North.

BACKGROUND:

575 Margaret Street (the “Property”) is located at the NW corner of Margaret Street and Westminster Drive North, commonly referred to as Civic Legion Park. The Property is outlined in blue and identified by a marker in the aerial map below. Ownership of the Property is registered to Branch #126 Royal Canadian Legion. The Property is approximately 2.282 acres of parkland zoned for open space.



The City entered into a Lease Agreement with the Legion in September 2018 for a period of five (5) years, having an automatic renewal of a further five (5) year term that will expire on August 31, 2028. The City’s use of the Property has been, and will continue to be, as playground/park facilities, a baseball diamond and a parking lot.

Negotiations have been ongoing throughout 2024-2025 for the City to acquire the Property. The terms and conditions, subject to Council approval, have now been agreed upon and funding for the acquisition is in place and approved.

ANALYSIS:

The acquisition of 575 Margaret Street supports the protection and continued use of Civic Legion Park. An agreement of purchase and sale has been negotiated, subject to Council approval, for the City to acquire the Property. Upon Council approval and the City signing the Agreement, it will typically take between 30 and 90 days from the date the City provides signed copy of the Agreement to complete the conveyance.

EXISTING POLICY / BY-LAW(S):

By-Law 74-95 sets out provisions, procedures, and guidelines with respect to authority and due diligence for property acquisitions.

FINANCIAL IMPACT:**Acquisition Costs**

The acquisition of 575 Margaret Street will have the following financial implications:

- The purchase price of the Property is \$4,000,000 plus applicable taxes, and an upset limit of \$100,000 toward ancillary costs.
- The costs will be charged to capital project number A/01605-10 (Land Acquisition – Civic Legion Park).
- The funding source is through Parkland Cash in Lieu Reserve Fund.

Operating Budget Impact

There will be no impacts to the operating budget(s).

Capital Budget Impact

Outside of the initial acquisition costs and associated fees, there will be no further impacts to the capital budget(s).

PUBLIC VALUE:

The acquisition of 575 Margaret Street supports the protection and continued use of Civic Legion Park. It encourages recreation and the City's commitment to make it a desirable place to enjoy park programs and resources.

ADVISORY COMMITTEE INPUT:

Not Applicable.

PUBLIC INPUT:

Posted publicly as part of the report process.

INTERNAL / EXTERNAL CONSULTATION:

The following internal consultation undertaken:

- Legal Services consulted on agreement review.
- Planning and Building Services were consulted on fees, setbacks and preliminary concept designs for the Legion's proposed new building.
- Engineering and Transportation consulted on parking.

The following external consultation undertaken:

- Antec Appraisal Group was consulted and commissioned to prepare a valuation report for the Property.
- Englobe Corp. was consulted and commissioned to prepare a Phase I Environmental Site Assessment.

CONCLUSION:

The acquisition of 575 Margaret Street supports the protection and continued use of Civic Legion Park.

An appraisal was commissioned for the Property, and the valuation supports the purchase price.

REPORT IMPACTS:

Agreement: **Yes**

By-law: **No**

Budget Amendment: **No**

Policy: **No**

This report impacts the Lease Agreement as City ownership would negate the need for a lease arrangement to continue with the Legion.

APPROVALS:

This report has gone through the appropriate workflow and has been reviewed and or approved by the following as required:

Director

General Manager

Chief Financial Officer

City Solicitor

City Manager

ATTACHMENTS:

Not Applicable.