



**City of Kingston  
Report to Council  
Report Number 26-145**

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**To:** Mayor and Members of Council  
**From:** Neil Carbone, Commissioner, Corporate & Emergency Services  
**Resource Staff:** Speros Kanellos, Director, Facilities Management & Construction Services  
**Date of Meeting:** June 2, 2026  
**Subject:** Lemoine Point Farm Update

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**Council Strategic Plan Alignment:**

Theme: Corporate business

Goal: 2.3 Maintain the City's natural heritage and environmental assets.

**Executive Summary:**

On May 19, 2026 [Report Number 26-156](#) provided the funding needed for closing costs for the Winnett Fraser Farm at 2000 Front Road, also known as the Lemoine Point Farm, (the "Property") but did not address any initial capital need or ongoing operating budget, as due diligence investigations were still underway.

This report outlines the immediate capital needs and ongoing operating requirements to maintain and secure the Property in an acceptable manner. These numbers are meant to address only immediate, essential requirements and may be further refined in the future due to ongoing due diligence at the Property. The operating costs for the remainder of 2026 are estimated at around \$72,000. The anticipated initial capital requirements to maintain and secure the Property while maintaining health and safety needs is anticipated to cost up to \$300,000.

This report is not intended to address any future use(s) or any work related to the Property, as those details are still unknown. Further, the future community engagement and associated

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visioning process may lead to future capital and operating requirements to accommodate new use(s) that would require Council approval.

**Recommendation:**

**That** Council approve a capital budget amendment of \$300,000 to be funded from debt financing, with debt payments to be funded from the Municipal Capital Reserve Fund, for amounts related to secure and maintain the property municipally known as 2000 Front Road; and

**That** Council approve a 2026 operating budget amendment of \$72,000, with funding from the Working Fund Reserve, for the operation of the 2000 Front Road property, and direct staff to include operational funding in the 2027 operating budget, in accordance with the Mayor's budget direction.

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**Authorizing Signatures:**

**p.p.**

ORIGINAL SIGNED BY COMMISSIONER

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**Neil Carbone, Commissioner,  
Corporate & Emergency  
Services**

ORIGINAL SIGNED BY CHIEF

ADMINISTRATIVE OFFICER

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**Lanie Hurdle, Chief  
Administrative Officer**

**Consultation with the following Members of the Corporate Management Team:**

Paige Agnew, Commissioner, Growth & Development Services

Jennifer Campbell, Commissioner, Community Services Not required

David Fell, President & CEO, Utilities Kingston Not required

Desirée Kennedy, Chief Financial Officer & City Treasurer

Jenna Morley, City Solicitor

Ian Semple, Commissioner, Transportation & Infrastructure Services Not required

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**Options/Discussion:**

The Property was acquired by the City on May 20, 2026. On May 19, 2026 staff provided a public update on the status of the acquisition of the Property, through [Report Number 26-156](#), though the report did not include a request for the required operating and capital budget as those figures were still being evaluated based on an on-site inspection and additional information required. City staff are not proposing any immediate changes to the use of the Property at this time. Any consideration of the future uses of the Property will be guided by community informed planning with the public and the City’s not-for-profit partners, including the Cataraqui Region Conservation Authority, and other community agencies that have expressed interest in offering programming and activities on the Property. It is anticipated that a detailed engagement process will be formulated over the coming year, with updates and opportunities for input to be shared with the public through a dedicated project page on the City’s website.

It is important to note that the Property is currently occupied by residential tenants and as a result the Property is and, until further notice, will have to remain strictly closed to the public.

**Capital Budget**

Now that the City is the owner of the Property, capital works are required to limit access to portions of the Property as well as to mitigate interim physical and health and safety risks. Capital work will include required additional studies, fencing, removal of refuse and debris that pose a safety concern and securing of outbuildings. Much of these items are required to meet insurance coverage and policy requirements. Studies required will likely include a Designated Substance Report (DSR), and structural assessments. The initial capital upgrades and associated studies are expected to cost up to \$300,000.

**Operating Budget**

The interim 2026 operating budget costs include estimates for insurance, utilities, maintenance of essential water and septic services, necessary building maintenance items, winter control services, grass cutting, and regular security patrols as required by the City’s insurer. It is projected that the operating costs for the remainder of 2026 will be in the realm of \$72,000. Moving forward, operating costs will be included as an increase to the regular operating budget, beginning in 2027.

**Financial Considerations**

The figures noted are meant to address only immediate, essential requirements and may be further refined in the future due to ongoing due diligence at the Property. Further review is required to determine if additional funding will be required.

Operating costs for the balance of 2026 are projected to be in the range of \$72,000, net of lease revenues. It is proposed that the 2026 net operating costs of \$72,000 be funded from the Working Fund Reserve. The annual operating costs will be included in the regular operating budget beginning in 2027.

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It is expected that the initial capital costs to secure the Property, and provide adequate services to the site, as well as conduct a Designated Substance Report and other required studies to conduct initial work at the Property will be up to \$300,000. Therefore, a total capital budget amendment of \$300,000 is being recommended, funded by debt financing, with debt payments to be funded from the Municipal Capital Reserve Fund.

**Contacts:**

Speros Kanellos, Director, Facilities Management & Construction, 613-546-4291 extension 3133

**Other City of Kingston Staff Consulted:**

Lana Foulds, Director, Financial Services

Heather Scrannage, Manager, Real Estate

Brodie Richmond, Manager, Environment Operations & Programs

**Exhibits Attached:**

None