
Future Use of the Former Frankville Public School

*A public consultation about what
is the best use of the former
public school*

Township of Elizabethtown-Kitley
June 2026



Agenda

1

Welcome & purpose

Why we're gathered and what we hope to accomplish.

2

About the building

An overview of the building and the purchase by the Township..

3

Options

Options that have been identified for consideration..

4

Your input

Questions, comments, suggestion — every voice counts.

5

What happens next

Timeline, decisions, and how to stay involved.

Welcome and Purpose

- 1 The second of two public consultations. The first consultation was June 15, 2026.
- 2 No option is decided. The consultation is about gathering ideas, not defending one.
- 3 Concrete suggestions help more than broad opinions. Tell us why.
- 4 Strong views are welcome. Personal attacks are not..
- 5 Timeline, decisions, and how to stay involved.



Former Frankville Public School



Township of Elizabethtown-Kitley- June 2026



About the Building - Background



Built in 1960's providing K-8.

School closed in 2004 and merged with Meadowview Public School in Addison.

Changed to an Education Center in 2004 for administrative offices and IT services.

Education Center was closed in 2025.

Declared a surplus asset by UCDSB and listed for sale in January 2026.

About the Building – Township Purchase



Property listed for public sale on January 30, 2026, at a purchase price of \$325,000.

Property listed “As Is Condition”.

Township submitted Offer to Purchase on February 11, 2026.

Township took possession of property on May 25, 2026.

About the Building - Specifications



Interior Area Size – 12,938 s.f.

Exterior Property Size – 4.03 acres

Zoning – Institutional

Sewer System - Septic

Heat Source – Natural Gas

Heating Type – Hot Water Radiator

Air Conditioned – Partially

AODA Compliant – yes (minor adjustments)

About the Building – Repairs Required



Roof – replacement of damaged slabs with drywall to the underside of the roof and installation of a truss.

Cost of roof repairs - \$500,000.

Exterior – removal of cladding and insulation of exterior walls and replacement of cladding.

Exterior – replacement of all windows with ER-40 rated windows for energy efficient heat transfer.

Cost of exterior work - \$400,000.



Options That Have Been Identified



Option # 1

Relocation and Consolidation of Municipal Offices

Option # 1 – Building Specifications



Built in 1830

Interior Area Size – 6,140 s.f.

Number of Floors - 3

Exterior Property Size – 0.84 acres

Sewer System - Septic

Zoning – Institutional/Commercial

Heat Source – Propane

Heating Type – Electric Heat, Heat
Pump, Propane Forced Air

Option # 1 – Building Specifications



Air Conditioned – Yes

AODA Compliant - No

Option # 1 – Repairs Required



AODA compliance is required by December 31, 2030.

Current administration offices will need substantial upgrades for compliance resulting in a complete renovation of the building.

Temporary relocation of 12 months for renovations. Office space will be reduced.

Cost of renovations is estimated at \$1,500,000 to \$2,500,000.

Option # 1 – Repairs Required



The renovation of the existing building is extensive and will require the temporary relocation of all municipal services and staff.

A temporary relocation of 12 - 18 months would be required depending on the progress of renovations.

Cost of temporary relocation is dependent on available space in the Township, and the cost is estimated to be \$300,000 - \$500,000

Option # 1 – Cost of Conversion – Relocation and Consolidation of Municipal Offices



Purchase Price - \$325,000

Roof Repair and Exterior Repair - \$900,000

Interior Renovations - \$950,000

IT components, office equipment - \$150,000

Contingency - \$250,000

Net HST - \$41,174

Capital Cost - \$2,616,174

Option # 1 – Cost of Conversion – Relocation and Consolidation of Municipal Offices



Total Capital Cost of Conversion - \$2,616,174

LESS: Sale of current municipal office in New Dublin - (\$750,000)

Net Capital Cost - \$1,866,174

Option # 2

Repurpose of the Former Public School as a “Community Hub”

Option # 2 – “Community Hub”



Gathering spaces for residents

Relocation of Toledo Library

Recreational fitness programming

Senior's activities

Educational workshops

After-school programming

Professional services (TBD)

Option # 2 – Cost of Conversion – “Community Hub”



Purchase Price - \$325,000

Roof Repair and Exterior Repair - \$900,000

Interior Renovations - \$1,375,000

IT components, office equipment - \$50,000

Contingency - \$250,000

Net HST - \$46,371

Capital Cost - \$2,946,371

Option # 2 – Cost of Conversion - “Community Hub”



Cost of interior renovations is dependent on specific customization requirements that may be required by specific programs and services that are to be offered.

This option would not include the consolidation and relocation of municipal administrative offices if solely used as a “community hub”.

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Option # 3

Sell the Former school and recoup the \$325,000 the Township expended to purchase the property.

Option # 3 – Sell the Building



Declare the school as a surplus municipal asset and list the property for sale at a price of at least \$325,000 to recoup the money spent for the purchase of the property.

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Your Input



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Your Input



- Questions
- Comments
- Suggestions



What Happens Next



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How to Provide Feedback



1. Complete online survey on the Township website ektwp.ca
2. Complete a paper copy of survey at public consultation
3. Send an email to:
Director of Finance
cdowdall@ektwp.ca
Chief Administrative Officer
rnolan@ektwp.ca

Next Steps



1. Public input will be received until July 3, 2026
2. A staff report will be taken to Council on July 13, 2026, summarizing the public feedback with further recommendations for Council consideration.



Thank You



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