

UTM Service Ancillary Budgets

Campus Affairs Committee

January 10, 2022



Service Ancillary Review Group (SARG) Objectives

Objective	Student Housing & Residence Life	Hospitality Services	Parking Services
Operate without subsidy	Yes	Yes	No
Provide for capital renewal	Yes	Yes	No
10 % operating reserve	Yes	Yes	No
Contribute to operating	No	No	No



Statement of Reserves

in thousands of dollars

	Student Housing & Residence Life			Hospitality Services			Parking Services		
	2020-21 Actual	2021-22 Forecast	2022-23 Budget	2020-21 Actual	2021-22 Forecast	2022-23 Budget	2020-21 Actual	2021-22 Forecast	2022-23 Budget
Total Fund Balance - Opening	11,603	13,861	14,475	6,907	5,072	3,939	9,437	5,643	2,419
Net Operating Results before Transfers ⁽¹⁾	(2,601)	473	(1,543)	(1,836)	(1,133)	(99)	(1,993)	(1,447)	1,334
Transfers into (out of) Ancillary	4,859	141	-	-	-	-	(1,801)	(1,777)	-
Net Operating Results after Transfers	2,258	614	(1,543)	(1,836)	(1,133)	(99)	(3,794)	(3,224)	1,334
Total Fund Balance - Closing	13,861	14,475	12,932	5,071	3,939	3,840	5,643	2,419	3,753
<i>Closing Fund Balance is made up of:</i>									
Investment in Capital Assets ⁽²⁾	6,214	8,001	11,490	2,734	2,455	2,547	8,653	8,213	7,930
Internally Restricted Reserves									
Capital Renewal Reserve	50	50	50	10	10	10	-	-	10
Operating Reserve	666	736	832	197	228	285	-	-	217
Construction Reserve	4,199	2,790	-	2,130	1,246	998	-	-	-
Building Renovation Reserve	2,732	160	-	-	-	-	-	-	-
Unrestricted Surplus/ (Deficit)	-	2,738	560	-	-	-	(3,010)	(5,794)	(4,404)

⁽¹⁾ Per **Schedule 1**

⁽²⁾ Includes the addition of capital assets, per **Schedule 5**; net of depreciation.

Forecasted Revenues/Expenditures 2021-22

in thousands of dollars



	<u>SHRL</u>	<u>Hospitality</u>	<u>Parking</u>
Revenue	15,519	1,864	1,515
Expenditures	15,046	2,997	2,962
Net operating results before transfers	473	(1,133)	(1,447)
Transfer in (out) of ancillary ⁽¹⁾	141		(1,777)
Net operating results after transfers	614	(1,133)	(3,224)
Net operating results after transfer [2020-21]	2,258	(1,836)	(3,794)

Notes:

(1) Transfer in to SHRL represents the loan from UTM Operating for the New Residence

(2) Transfer out of Parking represents the repayment of the loan from UTM Operating for the Parking Deck

University of Toronto Mississauga Service Ancillaries Operations Budget Summary Summary of 2022-23 Capital Budgets

in thousands of dollars

Service Ancillary	2022-23 Budget	2021-22 Budget
Residence	3,797	5,000
Hospitality	753	956
Parking	174	134
Total	4,724	6,090



Ancillary Consultation Process for Proposed Operating Plans/Budgets

Student Housing Advisory Committee

- Sept. 22, 29, Oct. 6, 20

Food Services Advisory Committee

- Oct. 21

Resident Housing Dining Committee

- Nov 10

Transportation & Parking Advisory Committee

- Oct. 28, Nov. 2



Student Housing & Residence Life



Student Housing & Residence Life

- Returned to mostly normal occupancy in Fall 2021. Over 500 students attended our information sessions and recruitment events
- Townhouse Capital Renewal plan slated to be largely complete in 5-year plan
- Offered in-person orientation in Fall 2021 with 70% attendance.
- Delivered 220 in-person community gatherings and 48 Living Learning Community Workshops
- With ISEF Funding, launched a new Global Living Learning Community in partnership with the International Education Centre and Anthropology
- Re-introduced our “Door Knocking” program where volunteers across UTM visited each resident to see how they are doing and show we care. The program recorded 560 conversations.

Student Housing & Residence Life Summary Statement of Operating Results

in thousands of dollars

	2020-21 Actual	2021-22 Forecast	2022-23 Budget
Total Revenue	7,973	15,519	17,378
Total Expenditures	10,574	15,046	18,921
Operating results before transfers	(2,601)	473	(1,543)



SHRL Townhouse Renovation Plan



2021-22 McLuhan Court

2022-23 Leacock Lane

2023-24 MaGrath Valley 1

2024-25 MaGrath Valley 2

2025-26 Schreiberwood 1

2026-27 Schreiberwood 2

University of Toronto Mississauga Schedule of 2022-23 Residence Rates

	2021-22	2022-23	Increase	Increase	Prior Year
	\$	\$	\$	%	Increase
					%
Undergraduate Students					
(Sept 1 - Apr 30)					
Roy Ivor Hall	11,926	12,492	566	4.7%	4.8%
Erindale Hall - Single	11,926	12,492	566	4.7%	4.8%
Erindale Hall - Double	7,752	8,120	368	4.7%	7.0%
Oscar Peterson Hall	11,350	11,889	539	4.7%	4.8%
MaGrath Valley - Single	11,680	12,235	555	4.8%	4.8%
MaGrath Valley - Double	7,592	7,953	361	4.7%	4.8%
Schreiberwood	10,726	11,209	483	4.5%	4.5%
McLuhan Court	10,726	12,613	1,887	17.6%	4.5%
Putnam Place	12,041	12,613	572	4.8%	4.7%
Leacock Lane	10,726	11,209	483	4.5%	4.5%
Graduate Student Housing					
(Sept 1 - Apr 30)					
Schreiberwood - Small Bachelor	9,395	9,818	423	4.5%	4.5%
Schreiberwood - Large Bachelor	9,874	10,318	444	4.5%	4.5%
Medical Student Housing					
(Sept 1 - May 31)					
Schreiberwood - Small Bachelor	10,569	11,045	476	4.5%	4.5%
Schreiberwood - Large Bachelor	11,108	11,608	500	4.5%	4.5%
Family Student Housing - Monthly Rate					
Schreiberwood - Small Bachelor	1,876	1,960	84	4.5%	4.5%
Schreiberwood - Large Bachelor	1,959	2,047	88	4.5%	4.5%
Schreiberwood - Small Bachelor	1,944	2,031	87	4.5%	4.5%
Schreiberwood - Large Bachelor	2,031	2,122	91	4.5%	4.5%

Hospitality Services



Hospitality Services

Summary Statement of Operating Results

in thousands of dollars

	2020-21 Actual	2021-22 Forecast	2022-23 Budget
Total Revenue	1,312	4,122	12,070
Total Cost of Sales & Service	1,125	2,863	9,427
Contribution Margin	187	1,259	2,643
Other Revenue	682	605	931
Net Revenue	869	1,864	3,574
Total Expenditures	2,705	2,997	3,673
Operating Results before Transfers	(1,836)	(1,133)	(99)



Hospitality Services Budget Considerations

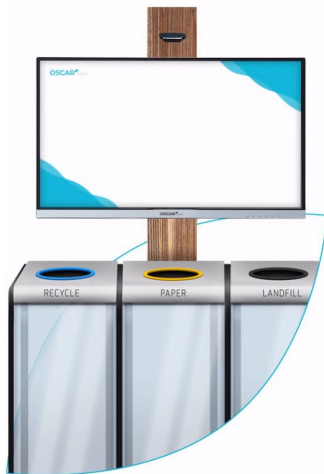


Food Prices

- **Trading Economics Predicts:** 2.1 per cent Inflation for Food
- **Budgeted Cash Price Increase Average:** 3.0 per cent

Meal Plans

- **Tax-Exempt Status:** Updated tax-exempt status of products to align with updated CRA guidelines; many products at Tim Hortons and Starbucks are no longer tax exempt when purchased with a meal plan
- **Budgeted Meal Plans Increase:** 3 per cent for Basic Funds and increase in Flex as requested by students to support increase in spending on taxable items



Other Assumptions

- **Food outlets revenues:** 90 per cent of pre-pandemic levels
- **Catering revenues:** 75 per cent of pre-pandemic levels including return of summer conference business
- **Conference accommodations:** 75 per cent of pre-pandemic levels
- **Facility rentals:** 75 per cent of pre-pandemic levels

University of Toronto Mississauga Schedule of 2022-23 Meal Plan Rates – Basic Funds

	2021-22	2022-23	Increase	Increase	Prior Year Increase
	\$	\$	\$	%	%
Basic Amount – First-years and Upper-years					
Plus	4,150	4,300	150	3.6%	2.4%
Full	3,750	3,825	75	2.0%	4.1%
Basic Amount – Upper-years only					
Light	2,750	2,875	125	4.5%	1.8%
Minimum	2,350	2,400	50	2.1%	4.4%
Average				3.0%	3.1%

- Basic = Tax-Exempt Portion of Meal plan
- Proposed 3% increase = projected 3% increase in food prices

University of Toronto Mississauga

Schedule of 2022-23 Meal Plan Rates – Flex Funds

	2021-22	2022-23	Increase	Increase	Prior Year Increase
	\$	\$	\$	%	%
Flex Amount – First-years and Upper-years					
Option 1	100	250	150	150%	0.0%
Option 2	250	500	250	100%	0.0%

- Flex = Taxable Portion of Meal plan
- Students want more Flex funds for purchases at food service outlets, like Tim Hortons and Starbucks, where more of their products are no longer tax-exempt
- As of November 2021, average Flex spend-through was projecting to be over 200% of initial value *before Tim Hortons even opened*

Parking



Overview

- 2022-23 budget assumes that parking demand will return to **normal** pre-pandemic levels
- License Plate Recognition (LPR) RFP in 2022; virtual permits, efficient management of usage, accurate counts, real-time lot utilization and reporting
- Impact of COVID-19 to the five-year plan:
 - Parking is projecting Deficit balance until 2024-25
 - 2025-26: start to contribute to Construction Reserve
 - Recent capital project planning included re-scoping of the F2 Build (formerly ACT) which resulted in the elimination of the proposed underground parking. (Cost and environmental/ground water factors)
 - Long-term parking & financial plan; viable parking building sites being explored to offset future loss of existing surface parking



Parking

Summary Statement of Operating Results

in thousands of dollars

	2020-21 Actual	2021-22 Forecast	2022-23 Budget
Total Revenue	781	1,515	4,527
Total Expenditures	2,774	2,962	3,193
Operating Results before Transfers	(1,993)	(1,447)	1,334



Proposed Parking Rates

- **3% increase for all permit types**
- **No increase in Pay & Display rates**



Thank you.

Supplemental Slides

Student Housing Advisory Committee (SHAC) Membership (2021-22)

The Student Housing Advisory Committee (SHAC) had four (4) budget related meetings in September and October. **SHAC supported a draft 2022-23 budget and the proposed residence rates as presented in Schedule 6.**

- Three (3) Undergraduate Representatives within Residence Council: *Asif Ibrahim, Saksham Bhawani, Shristi Aggarwal*
- Two (2) UTM First Year Residence Community Representatives : *Afreen Parpia, Do Thanh Phuong Tran*
- One (1) UTM Upper Year Residence Community Representatives: Barkat
One (1) Graduate Student Representatives within Residence : *Currently Vacant*
- One (1) Family Representative within Residence: *Currently Vacant*
- One (1) Residence Don : *Ezekiel Kennedy-Bissah*
- One (1) Residence Peer Academic Leader: *MiPinar Kahraman*
- One (1) Residence Service Desk Staff: *Nasim Sedaghat-Ramirez*

Rate Comparison

Innis College

Type	w/o Meal Plan	w/ Small Meal Plan	UTM Type	UTM Comparable (no meal plan)	UTM Comparable (meal plan)	Variance
Residence Suite FY	\$ 11,016.00		Roy Ivor Hall	\$ 11,948.00	N/A	\$ 932.00

New College

Type	w/o Meal Plan	w/ Small Meal Plan	UTM Type	UTM Comparable		Variance
Wilson & Wetmore (Single) - Plan B	\$ 10,425.00	\$ 16,170.00	OPH	\$ 11,372.00	\$ 14,422.00	\$ (1,748.00)
Wilson & Wetmore (Double) - Plan B	\$ 8,675.00	\$ 14,420.00	Erindale Double	\$ 7,752.00	\$ 10,802.00	\$ (3,618.00)
Wilson (Bed Over Desk Double) - Plan B	\$ 6,825.00	\$ 12,570.00	Erindale Double	\$ 7,752.00	\$ 10,802.00	\$ (1,768.00)
45 Willcocks (Single) - Plan B	\$ 10,800.00	\$ 16,545.00	OPH	\$ 11,372.00	\$ 14,422.00	\$ (2,123.00)
45 Willcocks (Double) - Plan B	\$ 9,025.00	\$ 14,770.00	Erindale Hall	\$ 11,948.00	\$ 14,998.00	\$ 228.00

St Michael's College

Type	w/o Meal Plan	w/ Small Meal Plan	UTM Type	UTM Comparable (no meal plan)	UTM Comparable (meal plan)	Variance
Elmsley Hall (etc.) - Single Room*		\$ 15,889.00	OPH		\$ 14,422.00	\$ (1,467.00)
Sorbara (etc.) - Single Room		\$ 15,889.00	OPH		\$ 14,422.00	\$ (1,467.00)

*\$1250 added for the ensuite bathroom

Trinity College

Type	w/o Meal Plan	w/ Small Meal Plan	UTM Type	UTM Comparable (no meal plan)	UTM Comparable (meal plan)	Variance
Residence Suite - Single	\$ 11,070.00	\$ 17,520.00	OPH	\$ 11,372.00		\$ 302.00
Residence Suite - Double	\$ 10,465.00	\$ 16,915.00	Erindale Double	\$ 7,752.00		\$ (2,713.00)
Residence Suite - Triple	\$ 10,190.00	\$ 16,640.00	N/A			

University College

Type	w/o Meal Plan	w/ Small Meal Plan	UTM Type	UTM Comparable (no meal plan)	UTM Comparable (meal plan)	Variance
Sir Daniel Wilson Residence - Single Room		\$ 15,705.00	OPH		\$ 14,422.00	\$ (1,283.00)
Morrison Hall - Single Room		\$ 14,719.00	OPH		\$ 14,422.00	\$ (297.00)
Whitney Hall/SDW - Single Room		\$ 14,719.00	OPH		\$ 14,422.00	\$ (297.00)
Whitney Hall/SDW - Super Single Room		\$ 15,705.00	Erindale Double		\$ 10,802.00	\$ (4,903.00)

Victoria College

Type	w/o Meal Plan	w/ Small Meal Plan	UTM Type	UTM Comparable (no meal plan)	UTM Comparable (meal plan)	Variance
Margaret Addison Hall - Single Room Shared-bath	\$ 10,304.00	\$ 15,611.00	OPH	\$ 11,372.00	\$ 14,422.00	\$ 1,068.00
Rowell Jackman Hall - Single	\$ 11,278.00	\$ 16,585.00	Townhouse	\$ 10,748.00	\$ 13,798.00	\$ (530.00)
Rowell Jackman Hall - Super Single with bath	\$ 12,400.00	\$ 17,707.00	Erindale Hall	\$ 11,948.00	\$ 14,998.00	\$ (452.00)
Upper Burwash Hall - Single (Shared Bath)	\$ 10,582.00	\$ 15,889.00	OPH	\$ 11,372.00	\$ 14,422.00	\$ 790.00
Rowell Jackman Hall - Double (with 2 piece en-suite bathroom)	\$ 9,831.00	\$ 15,138.00	Erindale Double	\$ 7,752.00	\$ 10,802.00	\$ (2,079.00)
Upper Burwash Hall - Single (individual bathroom)	\$ 10,304.00	\$ 15,611.00	OPH	\$ 11,372.00	\$ 14,422.00	\$ 1,068.00
Lower Burwash Hall - Single	\$ 11,388.00	\$ 16,695.00	OPH	\$ 11,372.00	\$ 14,422.00	\$ (16.00)
Lower Burwash Hall - Single w Alcove	\$ 12,261.00	\$ 17,568.00	OPH	\$ 11,372.00	\$ 14,422.00	\$ (889.00)
Margaret Addison Hall - Double Room Shared-bath	\$ 9,554.00	\$ 14,861.00	Erindale Double	\$ 7,752.00	\$ 10,802.00	\$ (1,802.00)
Upper Burwash Hall - Double Room (Shared Bath)	\$ 9,554.00	\$ 14,861.00	Erindale Double	\$ 7,752.00	\$ 10,802.00	\$ (1,802.00)
Lower Burwash Hall - Double (semi-private bath)	\$ 10,110.00	\$ 15,417.00	Erindale Double	\$ 7,752.00	\$ 10,802.00	\$ (2,358.00)

Woodsworth

Type	w/o Meal Plan	w/ Small Meal Plan	UTM Type	UTM Comparable (no meal plan)	UTM Comparable (meal plan)	Variance
Residence Suite	\$ 11,203.00	\$ 16,928.00	Roy Ivor Hall	\$ 11,948.00	\$ 14,998.00	\$ 745.00

McMaster

Type	w/o Meal Plan	w/ Small Meal Plan	UTM Type	UTM Comparable (no meal plan)	UTM Comparable (meal plan)	Variance
Apartment (4/6 Person Single Room)	\$ 9,250.00	\$ 11,622.50	Roy Ivor Hall	\$ 11,948.00	\$ 14,998.00	\$ 2,698.00
Suites (4 person with single rooms)*	\$ 9,625.00	\$ 11,997.50	Townhouse	\$ 10,748.00	\$ 13,798.00	\$ 1,123.00
Single Room with Connected Shared Washroom	\$ 9,425.00	\$ 11,797.50	OPH	\$ 11,372.00	\$ 14,422.00	\$ 1,947.00
Super Single Room with Connected Shared Washroom	\$ 9,625.00	\$ 11,997.50	OPH	\$ 11,372.00	\$ 14,422.00	\$ 1,747.00
Single Room	\$ 8,700.00	\$ 11,072.50	OPH	\$ 11,372.00	\$ 14,422.00	\$ 2,672.00
Double Room	\$ 7,775.00	\$ 10,147.50	Erindale Double	\$ 7,752.00		\$ (23.00)
Single Room with Access to Single User Washroom	\$ 8,975.00	\$ 11,347.50	OPH	\$ 11,372.00	\$ 14,422.00	\$ 2,397.00
Double Room with Access to Single User Washroom	\$ 7,975.00	\$ 10,347.50	MaGrath Double	\$ 7,592.00	\$ 10,642.00	\$ (383.00)
Apartment (2 Person Double Room)	\$ 9,250.00	\$ 11,622.50	MaGrath Double	\$ 7,592.00	\$ 10,642.00	\$ (1,658.00)
Double Room with Connected Shared Washroom	\$ 8,675.00	\$ 11,047.50	Erindale Double	\$ 7,752.00	\$ 10,802.00	\$ (923.00)
Double Room (Twin Bed) with Connected Shared Washroom	\$ 8,375.00	\$ 10,747.50	Erindale Double	\$ 7,752.00	\$ 10,802.00	\$ (623.00)

Brock

Type	w/o Meal Plan	w/ Small Meal Plan	UTM Type	UTM Comparable (no meal plan)	UTM Comparable (meal plan)	Variance
Semi Suite - Earp Single	\$ 9,170.00	\$ 14,420.00	OPH	\$ 11,372.00	\$ 14,422.00	\$ 2,202.00
Semi-Suite - Lowenberger Double	\$ 8,370.00	\$ 13,620.00	MaGrath Double	\$ 7,592.00	\$ 10,642.00	\$ (778.00)
Semi-Suite - Lowenberger Single	\$ 9,170.00	\$ 14,420.00	MaGrath Premium	\$ 11,702.00	\$ 14,752.00	\$ 2,532.00
Semi-Suite - Vallee Single	\$ 9,170.00	\$ 14,420.00	OPH	\$ 11,372.00	\$ 14,422.00	\$ 2,202.00
Semi-Suite - Residence 8 Single	\$ 9,170.00	\$ 14,420.00	OPH	\$ 11,372.00	\$ 14,422.00	\$ 2,202.00
Townhouse - Quarry View - Single (3/4 bedroom)	\$ 9,250.00	\$ 14,150.00	Townhouse	\$ 10,748.00	\$ 13,798.00	\$ 1,498.00
Traditional - Decew Double	\$ 7,870.00	\$ 13,120.00	Erindale Double	\$ 7,752.00	\$ 10,802.00	\$ (118.00)
Traditional - Decew Single	\$ 8,670.00	\$ 13,920.00	OPH	\$ 11,372.00	\$ 14,422.00	\$ 2,702.00
Townhouse - Village - Double (1 double + 3 singles)	\$ 7,970.00	\$ 12,870.00	MaGrath Double	\$ 7,592.00	\$ 10,642.00	\$ (378.00)
Townhouse - Village - Single (3 singles + 1 double)	\$ 9,170.00	\$ 14,420.00	Townhouse	\$ 10,748.00	\$ 13,798.00	\$ 1,578.00

York

Type	w/o Meal Plan	w/ Small Meal Plan	UTM Type	UTM Comparable (no meal plan)	UTM Comparable (meal plan)	Variance
Founders - Traditional Single	\$ 7,512.00	\$ 9,887.00	OPH	\$ 11,372.00	\$ 14,422.00	\$ 3,860.00
Founders - Traditional Super Single	\$ 8,367.00	\$ 10,742.00	Erindale Hall	\$ 11,948.00	\$ 14,998.00	
Winters Suite - Single	\$ 7,512.00	\$ 9,887.00	Roy Ivor Hall	\$ 11,948.00	\$ 14,998.00	\$ 4,436.00
Winters Suite - Super Single	\$ 8,367.00	\$ 10,742.00	Erindale Hall	\$ 11,948.00	\$ 14,998.00	
Bethune - Single	\$ 7,512.00	\$ 9,887.00	OPH	\$ 11,372.00	\$ 14,422.00	\$ 3,860.00
Bethune - Super Single	\$ 8,367.00	\$ 10,742.00	Erindale Hall	\$ 11,948.00	\$ 14,998.00	
Bethune Single Suite (4 students)	\$ 8,501.00	\$ 10,876.00	Roy Ivor Hall	\$ 11,948.00	\$ 14,998.00	\$ 3,447.00
Bethune Single Suite (12 students)	\$ 8,127.00	\$ 10,502.00	OPH	\$ 11,372.00	\$ 14,422.00	\$ 3,245.00
Calument Single Suite (6 students)	\$ 8,963.00	\$ 11,338.00	Roy Ivor Hall	\$ 11,948.00	\$ 14,998.00	\$ 2,985.00
Calument Super Single Suite (6 students)	\$ 9,366.00	\$ 11,741.00	Erindale Hall	\$ 11,948.00	\$ 14,998.00	
Pond - Single Suite (2 students)	\$ 9,366.00	\$ 11,741.00	MaGrath Premium	\$ 11,702.00	\$ 14,752.00	\$ 2,336.00
Stong - Traditional Single	\$ 7,512.00	\$ 9,887.00	OPH	\$ 11,372.00	\$ 14,422.00	\$ 3,860.00

Ontario University Meal Plan Rate Comparison 2021-22*

Declining Balance Schools Only

School	First-Year Minimum	Upper-Year Minimum
UTM	\$3,900	\$2,500
York	\$4,000	\$2,750
U of Guelph	\$4,380	n/a
McMaster	\$4,545	\$3,140
University College	\$4,587	n/a
U of Waterloo	\$5,048	n/a
U of Windsor**	\$5,100	n/a
Western	\$6,150	n/a

**Most schools do not have their 2022-23 meal plan rates posted at this time*

***University of Windsor is most comparable to UTM in terms of campus population, demographics, and number of meal plan students*