

UTM Service Ancillary Budgets

Campus Affairs Committee

January 10, 2023



Service Ancillary Review Group (SARG) Objectives

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



Statement of Reserves

in thousands of dollars

	Student Housing & Residence Life			Hospitality Services			Parking Services		
	2021-22 Actual	2022-23 Forecast	2023-24 Budget	2021-22 Actual	2022-23 Forecast	2023-24 Budget	2021-22 Actual	2022-23 Forecast	2023-24 Budget
Total Fund Balance - Opening	13,861	10,993	9,586	5,072	4,126	4,129	5,643	2,813	3,776
Net Operating Results before Transfers ⁽¹⁾	1,991	(1,407)	(1,325)	(946)	3	152	(1,053)	963	1,258
Transfers into (out of) Ancillary	(4,859)	-	-	-	-	-	(1,777)	-	-
Net Operating Results after Transfers	(2,868)	(1,407)	(1,325)	(946)	3	152	(2,830)	963	1,258
Total Fund Balance - Closing	10,993	9,586	8,261	4,126	4,129	4,281	2,813	3,776	5,034
<i>Closing Fund Balance is made up of:</i>									
Investment in Capital Assets ⁽²⁾	5,346	5,614	7,160	2,184	2,048	2,141	8,334	8,202	7,449
Internally Restricted Reserves	5,647	3,294	992	1,942	2,081	2,140	-	-	236
Unrestricted Surplus/ (Deficit)	-	678	109	-	-	-	(5,521)	(4,426)	(2,651)

⁽¹⁾ Per **Schedule 1**

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

Forecasted Revenues/Expenditures 2022-23

in thousands of dollars



	<u>SHRL</u>	<u>Hospitality</u>	<u>Parking</u>
Revenue	17,567	3,565	4,099
Expenditures	18,974	3,563	3,136
Net operating results before transfers	(1,407)	2	963
Transfer in (out) of ancillary ⁽¹⁾	-	-	-
Net operating results after transfers	(1,407)	2	963
Net operating results after transfer [2021-22]	(2,868)	(946)	(2,830)

University of Toronto Mississauga Service Ancillaries Operations Budget Summary Summary of 2023-24 Capital Budgets *in thousands of dollars*

Service Ancillary	2022-23 Budget	2023-24 Budget
Residence	3,797	1,990
Hospitality	753	714
Parking	174	42
Total	4,724	2,746



Ancillary Consultation Process for Proposed Operating Plans/Budgets

Student Housing Advisory Committee

- Sept. 28, Oct. 5, 19, 26

Food Services Advisory Committee

- Oct. 5 & Nov. 2

Resident Student Dining Committee

- Oct. 25 & Nov. 2

Transportation & Parking Advisory Committee

- Oct. 27, Nov. 3



Student Housing & Residence Life



Student Housing & Residence Life

- Overwhelming demand for residence
- Townhouse Capital Renewal plan slated to be largely complete in 5-year plan
- Construction/renovation projects cost continue to rise
- Value of Living and Learning in Residence
- Under our Residence Education unit, developed a new Living Learning Community (LLC) in partnership with Prof. Elizabeth Coulson: Education LLC brings us to 8 LLCs in residence
- SHRL maintains the first year guarantee for residence spaces – concerns about outer years
- Have seen incredible student engagement so far this year
 - 87% of respondents indicate that they feel a positive sense of community in residence
 - 76% of respondents indicate that they feel supported in their academic transition
 - 92% indicate that they have made at least one new friendship in residence
 - 95% of residence student staff have made them feel welcomed
 - 83% feel a sense of belonging in residence

Student Housing & Residence Life

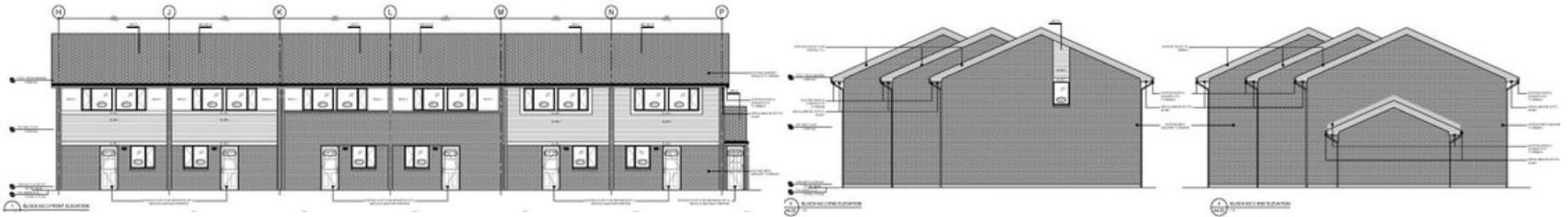
Summary Statement of Operating Results

in thousands of dollars

	2021-22 Actual	2022-23 Forecast	2023-24 Budget
Total Revenue	15,829	17,567	20,123
Total Expenditures	13,838	18,974	21,449
Operating results before transfers	1,991	(1,407)	(1,326)



SHRL Townhouse Renovation Plan



McLuhan Court Grand Re-Opening Event
August 2022

Project	Status	Completion/Expected Completion Date
Putnam Place	Complete ✓	Summer 2019
McLuhan Court	Complete ✓	Summer 2022
Leacock Lane	Under Construction 🛠️	Summer 2023
MaGrath Valley (Phase 1)	Planning	Summer 2024
MaGrath Valley (Phase 2)	Planning ⌚	Summer 2025
Schreiberwood (Phase 1)	Scheduled	Summer 2027
Schreiberwood (Phase 2)	Scheduled	Summer 2028

University of Toronto Mississauga Schedule of 2023-24 Residence Rates

	2022-23	% Change	\$ Change	2023-24
Undergraduate Student Housing				
Roy Ivor Hall	12,492	8.75%	1,093	13,585
Erindale Hall - Single	12,492	8.75%	1,093	13,585
Erindale Hall - Double	8,120	8.75%	710	8,830
Oscar Peterson Hall	11,889	14.27%	1,696	13,585
MaGrath Valley - Single	12,235	5.50%	673	12,908
MaGrath Valley - Double	7,953	5.49%	437	8,390
Schreiberwood	11,209	5.50%	616	11,825
McLuhan Court	12,613	8.75%	1,104	13,717
Putnam Place	12,613	8.75%	1,104	13,717
Leacock Lane	11,209	22.37%	2,508	13,717
New Residence Building - Single			-	
New Residence Building - Double			-	
Graduate Student Housing				
Schreiberwood - Small Bachelor	9,818	5.50%	540	10,358
Schreiberwood - Large Bachelor	10,318	5.50%	567	10,885
Medical Student Housing				
Schreiberwood - Small Bachelor	11,045	5.50%	607	11,652
Schreiberwood - Large Bachelor	11,608	5.50%	638	12,246
Family Student Housing - Monthly Rate				
Schreiberwood - 3 bedroom	1,960	5.51%	108	2,068
Schreiberwood - 3 bedroom	2,047	5.52%	113	2,160
Schreiberwood - 4 bedroom	2,031	5.51%	112	2,143
Schreiberwood - 4 bedroom	2,122	5.51%	117	2,239

Hospitality Services



Hospitality Services

Summary Statement of Operating Results

in thousands of dollars

	2021-22 Actual	2022-23 Forecast	2023-24 Budget
Total Revenue	5,387	13,247	13,912
Total Cost of Sales & Service	4,191	11,147	10,821
Contribution Margin	1,196	2,100	3,091
Other Revenue	757	1,465	1,112
Net Revenue	1,953	3,565	4,203
Total Expenditures	2,898	3,563	4,051
Operating Results before Transfers	(945)	2	152



Hospitality Services Budget Considerations



Food Prices

- **Inflation Forecasts for 2023:** still uncertain – ranging from 5-10 per cent
- **Budgeted Cash Price Increase Average:** 6.7 per cent

Meal Plans

- **Budgeted Meal Plans Increase:** 6.8 per cent for Basic Funds (no change in Flex), overall average meal plan increase of 6.1 per cent



Other Assumptions

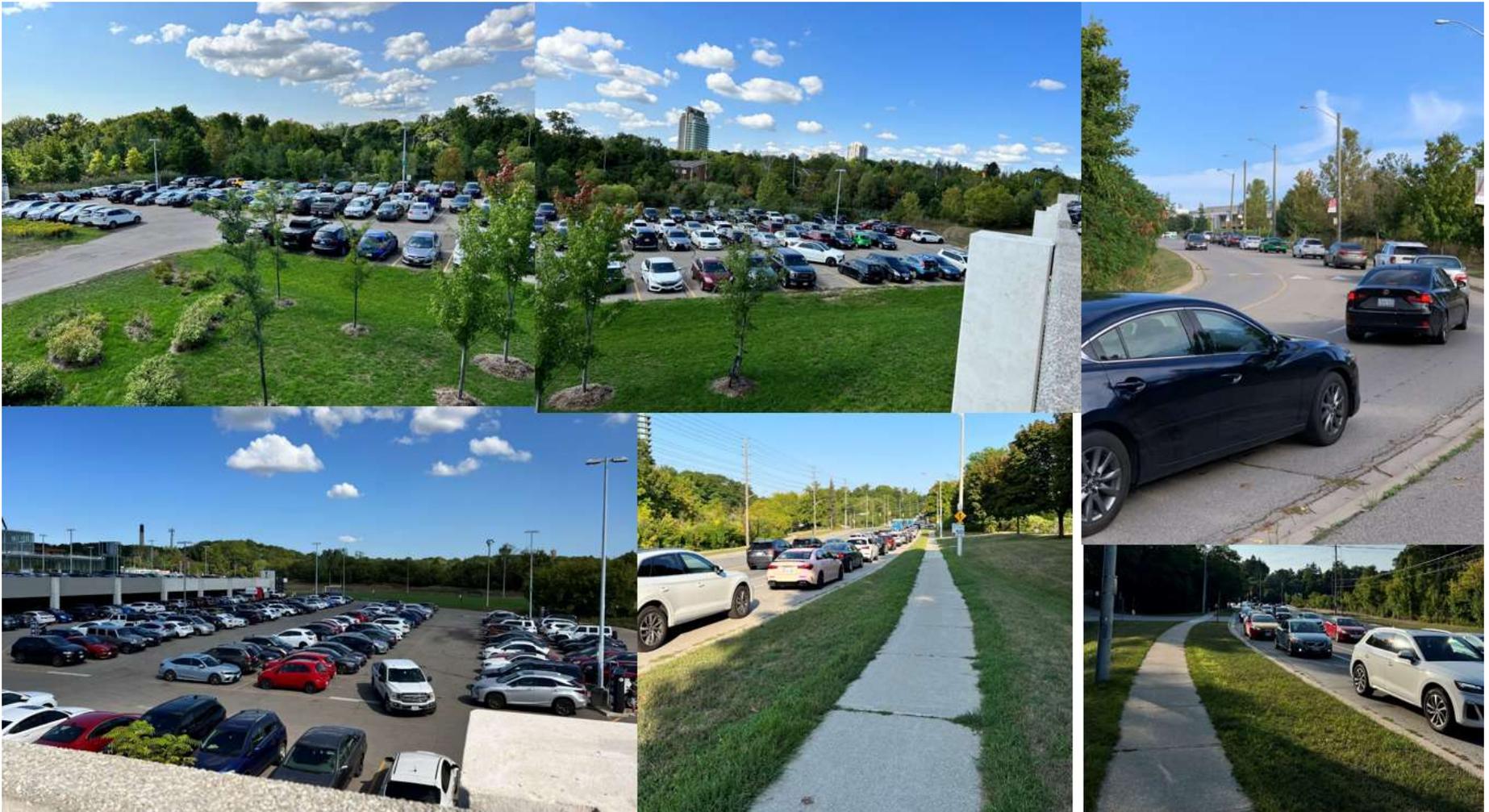
- **Food revenues:** return to pre-pandemic levels
- **Catering revenues:** return back to pre-pandemic levels after increase from Ontario Summer Games
- **Conference accommodations:** return to pre-pandemic levels
- **Facility rentals:** 25 per cent decrease due to less available space on campus for events and film shoots

University of Toronto Mississauga Schedule of 2022-23 Meal Plan Rates

	2022-2023	2023-2024	increase	Increase	Prior Year Increase
	\$	\$	\$	%	%
Meal Plans – First-years and Upper-years					
Plus +500 flex dollars	4,850	5,150	300	6.2%	9.0%
Plus +250 flex dollars	4,600	4,900	300	6.5%	7.0%
Full +500 flex dollars	4,375	4,650	275	6.3%	8.0%
Full +250 flex dollars	4,125	4,400	275	6.7%	5.8%
Meals Plans – Upper-years only					
Light +500 flex dollars	3,425	3,625	200	5.8%	12.3%
Light +250 flex dollars	3,175	3,375	200	6.3%	9.5%
Minimum +500 flex dollars	2,950	3,100	150	5.1%	11.3%
Minimum +250 flex dollars	2,700	2,850	150	5.6%	8.0%
AVERAGE				6.1%	8.9%

- Projected 6.7% increase in food prices (projected 6.8% increase in Basic Dollars)

Parking



Overview

- 2023-24 budget assumes parking demand at normal pre-pandemic levels:
 - Parking is projecting deficit balance until 2024-25
 - 2025-26: start to contribute to Construction Reserve
 - Long-term parking & financial plan; viable parking building sites being explored to offset future loss of existing surface parking

Supporting UTM Strategic Initiatives:

- License Plate Recognition (LPR) RFP in 2022-23; elimination of physical passes & permits, enhanced user experience, real-time data & business intelligence
- EV Charging; 3 new dual-port stations to be installed bringing total to 12 charging ports on campus
- LED Lighting; Replacement of lighting in lower P8 with LED, reduced energy consumption, better illumination, long term cost savings



Parking

Summary Statement of Operating Results

in thousands of dollars

	2021-22 Actual	2022-23 Forecast	2023-24 Budget
Total Revenue	1,774	4,099	4,705
Total Expenditures	2,827	3,136	3,447
Operating Results before Transfers	(1,053)	963	1,258



Proposed Parking Rates

- **2% increase for P4/P8 permit types**
- **3% increase for all others**

- **No increase in Pay & Display rates**



Thank you.

Supplemental Slides

Student Housing Advisory Committee (SHAC) Membership (2022-23)

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 (1) Undergraduate Representatives within Residence Council: *Mikas Agarwal*
- Two (2) UTM First Year Residence Community Representatives : *Aden Draude, Marta Malyk*
- One (1) UTM Upper Year Residence Community Representatives: *Vacant*
One (1) Graduate Student Representatives within Residence : *Karolina Szlapa*
- One (1) Family Representative within Residence: *Vilija Batten*
- One (1) Residence Don : *Shereece Hall*
- One (1) Residence Peer Academic Leader: *Ana Divarzak*
- One (1) Residence Service Desk Staff: *Trisha Banerjee*

Rate Comparison

Innis College						
Type	w/o Meal Plan	w/ Small Meal Plan	UTM Type	UTM Comparable (no meal plan)	UTM Comparable (meal)	Variance
Residence Suite FY	\$11,628	\$17,293	Roy Ivor Hall	\$12,514.00	\$16,639.00	\$885.86
New College						
Type	w/o Meal Plan	w/ Small Meal Plan	UTM Type	UTM Comparable		Variance
Wilson & Wetmore (Single) - Plan B		\$16,610	OPH	\$11,911.00	\$16,036.00	(\$574.00)
Wilson & Wetmore (Double) - Plan B		\$14,760	Erindale Double	\$8,142.00	\$12,267.00	(\$2,493.00)
Wilson (Bed Over Desk Double) - Plan B		\$12,660	Erindale Double	\$8,142.00	\$12,267.00	(\$393.00)
45 Willcocks (Single) - Plan B		\$16,785	OPH	\$11,911.00	\$16,036.00	(\$749.00)
45 Willcocks (Double) - Plan B		\$14,960	Erindale Hall	\$12,514.00	\$16,639.00	\$1,679.00
St Michael's College						
Type	w/o Meal Plan	w/ Small Meal Plan	UTM Type	UTM Comparable (no meal plan)	UTM Comparable (meal)	Variance
Elmsley Hall (etc.) - Single Room*		\$16,922	OPH	\$11,911.00	\$16,036.00	(\$886.00)
Sorbara (etc.) - Single Room		\$16,922	OPH	\$11,911.00	\$16,036.00	(\$886.00)
Elmsley Hall (etc.) - Double Room		\$16,086	Erindale Hall	\$12,514.00	\$16,639.00	\$553.00
Sorbara (etc.) - Double Room		\$16,086	Erindale Hall	\$12,514.00	\$16,639.00	\$553.00
*\$1600 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)	Variance
Residence Suite - Single	\$11,790	\$18,105	OPH	\$11,911.00	\$16,036.00	\$121.00
Residence Suite - Double	\$11,145	\$17,460	Erindale Double	\$8,142.00	\$12,267.00	(\$3,003.00)
University College						
Type	w/o Meal Plan	w/ Small Meal Plan	UTM Type	UTM Comparable (no meal plan)	UTM Comparable (meal)	Variance
Sir Daniel Wilson Residence - Single Room	\$10,419	\$15,446	OPH	\$11,911.00	\$16,036.00	\$1,492.00
Morrison Hall - Single Room	\$11,557	\$16,584	OPH	\$11,911.00	\$16,036.00	\$354.00
Whitney Hall/SDW - Single Room	\$10,419	\$15,446	OPH	\$11,911.00	\$16,036.00	\$1,492.00
Whitney Hall/SDW - Double Room	\$9,054	\$14,081	Erindale Double	\$8,142.00	\$12,267.00	(\$912.00)
Victoria College						
Type	w/o Meal Plan	w/ Small Meal Plan	UTM Type	UTM Comparable (no meal plan)	UTM Comparable (meal)	Variance
Margaret Addison Hall - Single Room Shared-bath	\$10,819	\$15,741	OPH	\$11,911.00	\$16,036.00	\$1,092.00
Rowell Jackman Hall - Single	\$11,842	\$16,764	Townhouse	\$11,231.00	\$15,356.00	(\$611.00)
Rowell Jackman Hall - Super Single with bath	\$13,020	\$17,942	Erindale Hall	\$12,514.00	\$16,639.00	(\$506.00)
Upper Burwash Hall - Single (Shared Bath)	\$11,111	\$16,033	OPH	\$11,911.00	\$16,036.00	\$800.00
Margaret Addison Hall - Double Room Shared-bath	\$10,032	\$14,954	Erindale Double	\$8,142.00	\$12,267.00	(\$1,890.00)
Rowell Jackman Hall - Double	\$10,323	\$15,245	Erindale Double	\$8,142.00	\$12,267.00	(\$2,181.00)
Rowell Jackman Hall - Double (with 2 piece en-suite bathroom)	\$10,616	\$15,538	Erindale Double	\$8,142.00	\$12,267.00	(\$2,474.00)
Upper Burwash Hall - Single (individual bathroom)	\$10,819	\$15,741	OPH	\$11,911.00	\$16,036.00	\$1,092.00
Lower Burwash Hall - Single	\$11,957	\$16,879	OPH	\$11,911.00	\$16,036.00	(\$46.00)
Lower Burwash Hall - Single w Alcove	\$12,874	\$17,796	OPH	\$11,911.00	\$16,036.00	(\$963.00)
Upper Burwash Hall - Loft Double	\$9,347	\$14,269	Erindale Double	\$8,142.00	\$12,267.00	(\$1,205.00)
Upper Burwash Hall - Double Room (Shared Bath)	\$10,323	\$15,245	Erindale Double	\$8,142.00	\$12,267.00	(\$2,181.00)
Upper Burwash Hall - Double Room (individual bathroom)	\$10,032	\$14,954	Erindale Double	\$8,142.00	\$12,267.00	(\$1,890.00)
Lower Burwash Hall - Double (semi-private bath)	\$10,616	\$15,538	Erindale Double	\$8,142.00	\$12,267.00	(\$2,474.00)
Woodsworth						
Type	w/o Meal Plan	w/ Small Meal Plan	UTM Type	UTM Comparable (no meal plan)	UTM Comparable (meal)	Variance
Residence Suite	\$11,803	\$17,468	Roy Ivor Hall	\$12,514.00	\$16,639.00	\$711.00

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	\$14,125	Roy Ivor Hall	\$12,514.00	\$16,639.00	\$3,264.00
Suites (4 person with single rooms)*	\$9,625	\$14,500	Townhouse	\$11,231.00	\$15,356.00	\$1,606.00
Single Room with Connected Shared Washroom	\$9,425	\$14,300	OPH	\$11,911.00	\$16,036.00	\$2,486.00
Super Single Room with Connected Shared Washroom	\$9,625	\$14,500	OPH	\$11,911.00	\$16,036.00	\$2,286.00
Single Room	\$8,700	\$13,575	OPH	\$11,911.00	\$16,036.00	\$3,211.00
Double Room	\$7,775	\$12,650	Erindale Double	\$8,142.00	\$12,267.00	\$367.00
Single Room with Access to Single User Washroom	\$8,975	\$13,850	OPH	\$11,911.00	\$16,036.00	\$2,936.00
Double Room with Access to Single User Washroom	\$7,975	\$12,850	MaGrath Double	\$7,975.00	\$12,100.00	\$0.00
Apartment (2 Person Double Room)	\$9,250	\$14,125	MaGrath Double	\$7,975.00	\$12,100.00	(\$1,275.00)
Double Room with Connected Shared Washroom	\$8,675	\$13,550	Erindale Double	\$8,142.00	\$12,267.00	(\$533.00)
Double Room (Twin Bed) with Connected Shared Washroom	\$8,375	\$13,250	Erindale Double	\$8,142.00	\$12,267.00	(\$233.00)
Single Room with Ensuite Bathroom	\$9,325	\$14,200	OPH	\$11,911.00	\$16,036.00	\$2,586.00
Double Room with Ensuite Bathroom	\$8,275	\$13,150	Erindale Double	\$8,142.00	\$12,267.00	(\$133.00)
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	\$14,870	\$19,995	OPH	\$11,911.00	\$16,036.00	(\$2,959.00)
Semi-Suite - Lowenberger Double	\$14,070	\$19,195	MaGrath Double	\$7,975.00	\$12,100.00	(\$6,095.00)
Semi-Suite - Lowenberger Single	\$14,870	\$19,995	MaGrath Premium	\$12,257.00	\$16,382.00	(\$2,613.00)
Semi-Suite - Vallee Single	\$14,870	\$19,995	OPH	\$11,911.00	\$16,036.00	(\$2,959.00)
Semi-Suite - Residence 8 Single	\$14,870	\$19,995	OPH	\$11,911.00	\$16,036.00	(\$2,959.00)
Gateway Suites	\$9,540	\$14,665	Roy Ivor Hall	\$12,514.00	\$16,639.00	\$2,974.00
Townhouse - Quarry View - Single (3/4 bedroom)	\$14,990	\$20,115	Townhouse	\$11,231.00	\$15,356.00	(\$3,759.00)
Traditional - Decew Double	\$13,570	\$18,695	Erindale Double	\$8,142.00	\$12,267.00	(\$5,428.00)
Traditional - Decew Single	\$14,370	\$19,495	OPH	\$11,911.00	\$16,036.00	(\$2,459.00)
Townhouse - Village - Double (1 double + 3 singles)	\$13,670	\$18,795	MaGrath Double	\$7,975.00	\$12,100.00	(\$5,695.00)
Townhouse - Village - Single (3 singles + 1 double)	\$14,870	\$19,995	Townhouse	\$11,231.00	\$15,356.00	(\$3,639.00)
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	\$11,762	OPH	\$11,911.00	\$16,036.00	\$4,399.00
Winters Suite - Single	\$7,512	\$11,762	Roy Ivor Hall	\$12,514.00	\$16,639.00	\$5,002.00
Bethune - Single	\$7,789	\$12,039	OPH	\$11,911.00	\$16,036.00	\$4,122.00
Bethune Single Suite (4 students)	\$8,815	\$13,065	Roy Ivor Hall	\$12,514.00	\$16,639.00	\$3,699.00
Bethune Single Suite (12 students)	\$8,427	\$12,677	OPH	\$11,911.00	\$16,036.00	\$3,484.00
Calument Single Suite (6 students)	\$9,294	\$13,544	Roy Ivor Hall	\$12,514.00	\$16,639.00	\$3,220.00
Pond - Single Suite (2 students)	\$9,712	\$13,962	MaGrath Premium	\$12,257.00	\$16,382.00	\$2,545.00
Stong - Traditional Single	\$7,789	\$12,039	OPH	\$11,911.00	\$16,036.00	\$4,122.00
Stong - Traditional Double	\$7,418	\$11,668	Erindale Double	\$8,142.00	\$12,267.00	\$724.00
Tatham Hall - Traditional Single	\$7,789	\$12,039	OPH	\$11,911.00	\$16,036.00	\$4,122.00
Tatham Hall - Traditional Double	\$7,418	\$11,668	Erindale Double	\$8,142.00	\$12,267.00	\$724.00
Vanier - Traditional Double	\$7,418	\$11,668	Erindale Double	\$8,142.00	\$12,267.00	\$724.00
Vanier - Traditional Single	\$7,789	\$12,039	OPH	\$11,911.00	\$16,036.00	\$4,122.00
Founders - Traditional Double	\$7,154	\$11,404	Erindale Double	\$8,142.00	\$12,267.00	\$988.00
Winters Suite - Doubles	\$7,154	\$11,404	Erindale Double	\$8,142.00	\$12,267.00	\$988.00
Bethune - Double	\$7,363	\$11,613	Erindale Double	\$8,142.00	\$12,267.00	\$779.00
Calument - Double	\$8,851	\$13,101	Erindale Double	\$8,142.00	\$12,267.00	(\$709.00)

Ontario University Meal Plan Rate Comparison 2022-23*

Declining Balance Schools Only

School	First-Year Minimum	Upper-Year Minimum
UTM	\$4,125	\$2,700
York	\$4,250	\$2,900
U of Guelph	\$4,600	n/a
McMaster	\$4,875	\$3,170
University College	\$5,027	n/a
U of Waterloo	\$5,430	n/a
U of Windsor**	\$5,450	n/a
Western	\$6,250	n/a

**Most schools do not have their 2023-24 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*