

UTM Service Ancillary Budgets

Campus Affairs Committee

January 9, 2024



Forecasted Revenues/Expenditures 2023-24

in thousands of dollars



	<u>SHRL</u>	<u>Hospitality</u>	<u>Parking</u>
Revenue	21,523	3,252	4,947
Expenditures	<u>19,983</u>	<u>3,981</u>	<u>3,175</u>
Net operating results before transfers	1,540	(729)	1,772
Transfer in (out) of ancillary	<u>-</u>	<u>-</u>	<u>-</u>
Net operating results after transfers	<u>1,540</u>	<u>(729)</u>	<u>1,772</u>
Net operating results after transfer [2022-23]	<u>1,477</u>	<u>(66)</u>	<u>923</u>

University of Toronto Mississauga Service Ancillaries Operations Budget Summary Summary of 2024-25 Capital Budgets *in thousands of dollars*

Service Ancillary	2023-24 Budget	2024-25 Budget
Residence	1,990	442
Hospitality	714	2,123
Parking	42	-
Total	2,746	2,565



Student Housing & Residence Life



Student Housing & Residence Life

- High demand for residence at UTM – met the first year guarantee
- 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
- 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

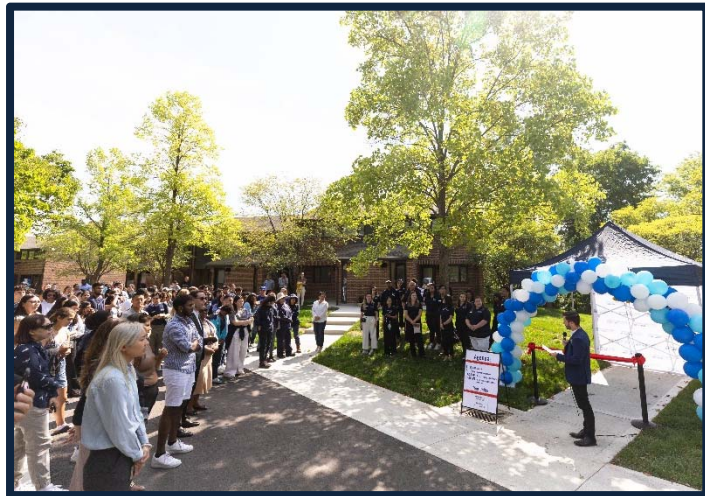
Summary Statement of Operating Results

in thousands of dollars

	2022-23 Actual	2023-24 Forecast	2024-25 Budget
Total Revenue	18,427	21,523	21,515
Total Expenditures	17,330	19,983	19,564
Operating results before transfers	1,097	1,540	1,951



SHRL Townhouse Renovation Plan



Leacock Lane Grand Re-Opening Event
August 2023

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

University of Toronto Mississauga

Schedule of Residence Rates

SCHEDULE 6

Undergraduate Student Housing	2023-24	% Increase	2024-25
Roy Ivor Hall	\$13,585	6.5%	\$14,468
Erindale Hall - Single	\$13,585	6.5%	\$14,468
Erindale Hall - Double	\$8,830	6.5%	\$9,404
Oscar Peterson Hall	\$13,585	6.5%	\$14,468
MaGrath Valley - Single	\$12,908	6.5%	\$13,747
MaGrath Valley - Double	\$8,390	6.5%	\$8,936
Schreiberwood	\$11,825	6.5%	\$12,594
McLuhan Court	\$13,717	6.5%	\$14,609
Putnam Place	\$13,717	6.5%	\$14,609
Leacock Lane	\$13,717	6.5%	\$14,609

	Period	2023-24	% Increase	2024-25
Graduate Student Housing				
Schreiberwood - Small Bachelor	Sept 1 – Apr 30	\$10,358	3.0%	\$10,669
Schreiberwood - Large Bachelor	Sept 1 – Apr 30	\$10,885	3.0%	\$11,212
Medical Student Housing				
Schreiberwood - Small Bachelor	Sept 1 – May 31	\$11,652	3.0%	\$12,002
Schreiberwood - Large Bachelor	Sept 1 – May 31	\$12,246	3.0%	\$12,613
Family Student Housing (Monthly Rate)				
Schreiberwood - 3 bedroom	May 1 – Aug 31	\$2,068	3.0%	\$2,130
Schreiberwood - 3 bedroom	Sept 1 – Apr 30	\$2,160	3.0%	\$2,225
Schreiberwood - 4 bedroom	May 1 – Aug 31	\$2,143	3.0%	\$2,207
Schreiberwood - 4 bedroom	Sept 1 – Apr 30	\$2,239	3.0%	\$2,306

Hospitality Services



Hospitality Services

Summary Statement of Operating Results

in thousands of dollars

	2022-23 Actual	2023-24 Forecast	2024-25 Budget
Total Revenue	12,287	15,465	16,114
Total Cost of Sales & Service	10,204	13,091	13,636
Contribution Margin	2,083	2,374	2,478
Other Revenue	1,426	878	1,699
Net Revenue	3,509	3,252	4,177
Total Expenditures	3,575	3,981	3,913
Operating Results before Transfers	(66)	(729)	264



Hospitality Services Budget Considerations



Food Prices

- **Inflation Forecasts for 2024:** government programs focusing on curbing food price increases – forecasted inflation ranging from 2.5-4.5 per cent (Source: Canada’s Food Price Report 2024, Dalhousie University)
- **Budgeted Cash Price Increase Average:** 3.3 per cent

Meal Plans

- **Budgeted Meal Plans Increase:** 3.4 per cent for Basic Funds (no change in Flex), overall average meal plan increase of 3 per cent



Expenses

- **Capital Investment:** Major Spigel Kitchen renovation

Other Assumptions

- **Total Food revenue:** mostly inflationary increases
- **Facility rentals:** Significant increase from movie shoot rentals (with end to Writers’ and Actors’ strikes) and focus on other external rental revenue

University of Toronto Mississauga Schedule of Meal Plan Rates

	2023-24	% Increase	2024-25
Meal Plans – First-years and Upper-years			
Plus +500 flex dollars	5,150	2.9%	5,300
Plus +250 flex dollars	4,900	3.1%	5,050
Full +500 flex dollars	4,650	2.7%	4,775
Full +250 flex dollars	4,400	2.8%	4,525
Meals Plans – Upper-years only			
Light +500 flex dollars	3,625	2.8%	3,725
Light +250 flex dollars	3,375	3.0%	3,475
Minimum +500 flex dollars	3,100	3.2%	3,200
Minimum +250 flex dollars	2,850	3.5%	2,950

Parking



Overview

- Parking is projecting deficit balance until 2025-26
- 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. A traffic study is currently underway.

Supporting UTM Strategic Initiatives:

- **License Plate Recognition**; implemented in September 2023. Notable benefits include reduced waste, increased operational efficiency, and a simplified user experience
- **EV Charging**; 3 new dual-port stations installed in spring 2023 bringing total to 12 charging ports on campus.
- **LED Lighting**; Retrofitted lighting in lower P8 with LED, energy consumption savings, better illumination, long term cost savings



Parking

Summary Statement of Operating Results

in thousands of dollars

	2022-23 Actual	2023-24 Forecast	2024-25 Budget
Total Revenue	4,111	4,947	5,106
Total Expenditures	3,188	3,175	4,095
Operating Results before Transfers	923	1,772	1,011



Proposed Parking Rates

- **3% ATB increase for all permit types**



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



Thank you.

Supplemental Slides

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		
	2022-23 Actual	2023-24 Forecast	2024-25 Budget	2022-23 Actual	2023-24 Forecast	2024-25 Budget	2022-23 Actual	2023-24 Forecast	2024-25 Budget
Total Fund Balance – Opening	10,993	12,470	14,010	4,127	4,061	3,332	2,813	3,736	5,508
Net Operating Results before Transfers	1,097	1,540	1,951	(66)	(729)	264	923	1,772	1,011
Transfers in (out of) Ancillary	380	-	-	-	-	-	-	-	-
Net Operating Results after Transfers	1,477	1,540	1,951	(66)	(729)	264	923	1,772	1,011
Total Fund Balance – Closing	12,470	14,010	15,961	4,061	3,332	3,596	3,736	5,508	6,519
Closing Fund Balance is made up of:									
Investments in Capital Assets	5,636	5,878	5,936	1,716	1,368	3,106	7,904	7,732	7,241
Internally Restricted Reserves	6,834	7,886	9,922	2,345	1,964	490	-	-	244
Unrestricted Surplus/(Deficit)		246	103	-	-	-	(4,168)	(2,224)	(966)

Ancillary Consultation Process for Proposed Operating Plans/Budgets

Student Housing Advisory Committee

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

Food Services Advisory Committee

- Oct. 4 & Nov. 28

Resident Student Dining Committee

- Oct. 17 & Nov. 22

Transportation & Parking Advisory Committee

- Oct. 27, Nov. 2



Student Housing Advisory Committee (SHAC) Membership (2023-24)

The Student Housing Advisory Committee (SHAC) had four (4) budget related meetings in September and October. **SHAC supported a draft 2024-25 budget and the proposed residence rates as presented in Schedule 6.**

- Three (3) Undergraduate Representatives within Residence Council: Jaiditya Dev, Elina Fakhoury, Nicholas Ospina
- Two (2) UTM First Year Residence Community Representatives : Albert Pan, Zainab Khalil
- One (1) UTM Upper Year Residence Community Representatives: Dick Gariepy, Sophia So
- One (1) Graduate Student Representatives within Residence : Vacant
- One (1) Family Representative within Residence: Vilija Batten
- One (1) Residence Don : Alexandra Lodmal, Parami Epaarachchi
- One (1) Residence Peer Academic Leader: *Angelina Siew*
- One (1) Residence Service Desk Staff: Sasha Legrand

Food Service Advisory Committee Membership (2023-2024)

Andrea De Vito (Co-Chair)	Hospitality & Ancillary Services
Vicky Jezierski (Co-Chair)	Hospitality & Ancillary Services
Gulfy Bekbolatova	UTMSU
Yongxin (John) Liang	UTMSU
Taylor Irvine	UTMAGS
Jaditya Dev	UTM Residence Council
Abigail Prince	UTM Residence Council
Deborah Brown	CAO
Lee Bailey	Faculty
Josee Johnston	Faculty
Monika Havelka	Faculty
Jennifer Skinner	Staff
Andrea Urie	Staff
Sabrina Coccagna	Hospitality & Ancillary Services
Megan Evans	Hospitality & Ancillary Services

Resident Student Dining Committee Membership (2023-2024)

Andrea De Vito	Co-Chair – Hospitality & Ancillary Services
Angela De Lorenzis	Co-Chair – Hospitality & Ancillary Services
Jaditya Dev	UTM Residence Council
Abigail Prince	UTM Residence Council
Angelina Siew	UTM Residence Council
Albert Pan	UTM Residence Council
Khue Tran	UTM Residence Council
Georgina Murray	UTM Residence Council
Samiksha Khetan	UTM Residence Council
Dubem Ozoh	UTM Residence Council
Emilia Abidemi Taiwo	UTM Residence Council
Ayman Kashif	UTM Residence Council
Jennifer Skinner	Student Housing & Residence Life
Vicky Jezierski	Hospitality & Ancillary Services
Megan Evans	Hospitality & Ancillary Services

Food Service Advisory Committee Membership (2023-2024)

Andrea De Vito	Co-Chair – Hospitality & Ancillary Services
Vicky Jezierski (Co-Chair)	Co-Chair – Hospitality & Ancillary Services
Gulfy Bekbolatova	UTMSU
Yongxin (John) Liang	UTMSU
Taylor Irvine	UTMAGS
Jaditya Dev	UTM Residence Council
Abigail Prince	UTM Residence Council
Deborah Brown	CAO
Lee Bailey	Faculty
Josee Johnston	Faculty
Monika Havelka	Faculty
Jennifer Skinner	Staff
Andrea Urie	Staff
Sabrina Coccagna	Hospitality & Ancillary Services
Megan Evans	Hospitality & Ancillary Services

Transportation & Parking Advisory Committee Membership & Attendees (2023-2024)

Lee Bailey	Chair - Faculty
Gulfy Bekbolatova	U/G Student – UTMSU (President)
Yongxin (John) Liang	U/G Student – UTMSU (VP External)
Kiki Ayoola	U/G Student – UTMSU (VP Internal)
Taylor Irvine	Grad Student – UTMAGS (President)
Jaditya Dev	UTM Residence Council (President)
Deborah Brown	CAO
Vicky Jezierski	Hospitality & Ancillary Services
Megan Evans	Hospitality & Ancillary Services
Mark Overton	Student Affairs
Brian Hoppie	Parking & Transportation Services
Antonia Lo	Budget, Planning and Finance
Ahmed Azhari	FM&P
Deborah Fritz	Campus Safety
Mariam Sharif	Staff
Kent Moore	Faculty

Rate Comparison

2023 - 2024 Post-Secondary Institution Residence Rates

UTM ROOM	UTM RATE	UTSC	Chestnut Residence	Innis College	New College	University College	Woodsworth College	Victoria College	Parkside	Campus One	HOEM
Townhouses (Schreiberwood)	\$11,825.00	10,771.00									
Townhouses (Leacock, McLuhan, Putnum)	\$13,585.00									16,416.00	16,900.00
Suites (Roy Ivor Hall & Erindale Hall) Single	\$13,585.00	11,931.00		12,145.00			12,372.00	12,600.00		16,416.00	16,900.00
Suites (Roy Ivor Hall & Erindale Hall) Double	\$8,830.00		13,358.00		9,600.00			10,983.00	13,350.00		
Oscar Peterson Hall Single	\$13,585.00	13,000.00	16,535.00		11,500.00	12,177.00		13,853.00			
Premium Townhouse MaGrath Valley Single	\$12,908.00										20,366.00
Premium Townhouse MaGrath Valley Double	\$8,390.00										
UTM ROOM	UTM RATE										Legend
		Western	Waterloo	McMaster	York	TMU	UBC	UofA	McGill		Residence
Townhouses (Schreiberwood)	\$11,825.00					\$11,433.00					UofT Res
Townhouses (Leacock, McLuhan, Putnum)	\$13,585.00	\$11,750.00	\$6,772.00	\$10,500.00	\$9,140.00	\$13,176.00	\$13,593.00	\$10,657.00	\$12,840.00		Private Res
Suites (Roy Ivor Hall & Erindale Hall) Single	\$13,585.00	\$11,750.00	\$8,481.00	\$10,500.00	\$9,140.00	\$13,176.00	\$13,593.00	\$10,657.00	\$12,840.00		Other PSEs
Suites (Roy Ivor Hall & Erindale Hall) Double	\$8,830.00								\$11,224.00		Rates
Oscar Peterson Hall Single	\$13,585.00	\$11,350.00		\$10,200.00			\$15,870.00	\$10,657.00	\$12,200.00		> UTM
Premium Townhouse MaGrath Valley Single	\$12,908.00				\$10,070.00		\$17,958.00				< UTM
Premium Townhouse MaGrath Valley Double	\$8,390.00										≈ UTM

Note: The housing options presented in this chart are limited to those with close comparators to UTM. Not every institution used for comparison provides an identical range of housing choices. Therefore, the chart focuses on options that closely align to ensure a more accurate and meaningful comparison.

Ontario University Meal Plan Rate Comparison 2023-24*

Declining Balance + Other UofT Schools

School	First-Year Min.	Upper-Year Min.	Proposed 2024-25 Increase***
UTM	\$4,400	\$2,950	3%
York	\$4,500	\$3,000	8%
U of Guelph	\$4,980	n/a	3%
McMaster	\$5,120	\$3,200	5.8%
University College	\$5,278	n/a	
U of Windsor	\$5,560	n/a	
UTSC**	\$5,795	n/a	
Chestnut/New College	\$5,830	n/a	
U of Waterloo	\$5,850	n/a	5%
Victoria University**	\$6,019	n/a	
Western	\$6,650	n/a	
Trinity College	\$6,726	n/a	
<p>* Some universities do not have 2024-25 meal plan rates posted at this time ** Board Plans - other UofT schools not listed do not post meal plan rates separate from residence rates ***For schools that shared proposed increase – Queen’s (Board Plan) proposing 3.25% increase</p>			

**University of Toronto Mississauga
Parking Services
Comparator Rates - 2023-24
in \$'s**

	<u>UTM</u>	<u>UTSC</u>	<u>St. George</u>	<u>York</u>	<u>McMaster</u>	<u>Credit Valley Hospital</u>
Reserved:				(1)		
Most expensive	\$1,496.60	\$1,880.28	\$4,200.00	\$1,536.00	\$1,524.00	
Least expensive	\$1,206.74	\$1,446.39	\$1,980.00	\$1,248.00		
Unreserved:						(2)
Most expensive	\$958.31	\$1,446.39	\$4,200.00	\$1,392.00	\$900.00	\$900.00
Least expensive	\$837.60	\$1,446.39	\$1,860.00	\$972.00	*\$612.00	\$900.00

Note:

(1) Does not currently provide summer rates for 2024. Calculation uses 8 month rate plus 4 month Winter rate

(2) Used multi-use parking pass options to calculate cost based on 260 weekdays in a year.

*Satellite lot not located on campus. Shuttle bus required.