

UTM Service Ancillary Budgets

Campus Affairs Committee

January 26, 2026



Forecasted Operating Results

2025-26

in thousands of dollars

	<u>Residence</u>	<u>Hospitality</u>	<u>Parking</u>
Revenue	23,034	4,207	4,923
Expenditures	<u>17,663</u>	<u>4,402</u>	<u>3,341</u>
Net operating results before transfers	5,371	(195)	1,582
Transfer in (out) of ancillary	<u>-</u>	<u>-</u>	<u>2,743</u>
Net operating results after transfers	<u>5,371</u>	<u>(195)</u>	<u>4,325</u>
Net operating results after transfer [2024-25]	<u>1,404</u>	<u>179</u>	<u>1,122</u>

University of Toronto Mississauga

Service Ancillaries Operations Budget Summary

Summary of 2025-26 and 2026-27 Capital Budgets

in thousands of dollars

Service Ancillary	2025-26 Budget	2026-27 Budget	Variance
Residence*	3,508	96,764	93,256
Hospitality	751	455	(296)
Parking**	2,868	-	(2,868)

* 2026-27 includes the cost of the New Residence Building

** 2025-26 includes the cost of the P4/P8 Waterproofing Project

Student Housing & Residence Life



**EXPERIENCE UTM RESIDENCE
#EXCELLENCE LIVES HERE**

TEAM | INTEGRITY | SERVICE | STUDENT CENTRED | FUN

Student Housing & Residence Life

Mission Statement

We strive to create safe, inclusive communities that serve as the foundation for academic excellence and personal growth. Through intentional programs, comprehensive services, and quality facilities, our dedicated team is committed to fostering a home where every student feels valued and empowered to thrive.

- High demand for residence at UTM
- Townhouse Revitalization Project is 80% complete
- New Residence Building opening Fall 2026
- Value of Living and Learning in Residence
- High level of student satisfaction in transitioning into residence
 - 90% of students reported being Satisfied or Strongly Satisfied with their overall move-in experience
 - 70% of students reported making at least one new friend in residence specific orientation events

Student Housing & Residence Life

Summary Statement of Operating Results

in thousands of dollars

	2024-25 Actual	2025-26 Forecast	2026-27 Budget
Total Revenue	21,258	23,034	28,908
Total Expenditures	19,854	17,663	23,150
Operating results before transfers	1,404	5,371	5,758



Townhouse Revitalization Project

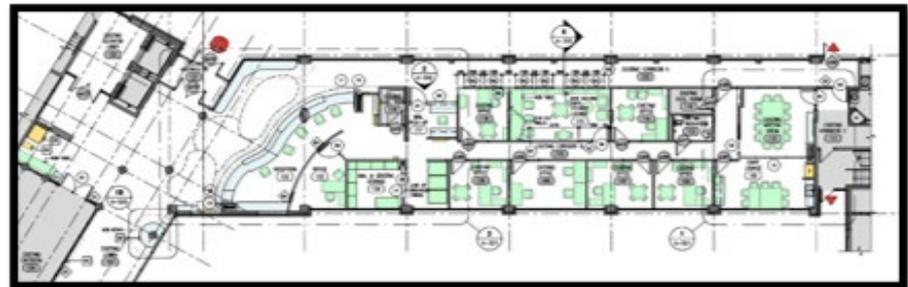
- Multi-year capital renewal initiative for undergraduate townhouse communities – 80% Complete
- Focus on extending asset life, improving energy efficiency, and enhancing the student experience
- SHRL has invested more than \$25M to date
- Phased scheduling used to minimize student disruption



Project	Status	Completion
Putnam Place	Complete ✓	Summer 2019
McLuhan Court	Complete ✓	Summer 2022
Leacock Lane	Complete ✓	Summer 2023
MaGrath Valley (Phase 1)	Complete ✓	Summer 2025
MaGrath Valley (Phase 2)	Planning ⌚	Summer 2029

Residence Services Desk & OPH Lobby

- Strategic redevelopment modernizing the “front door” of residence
- Creation of an integrated, student-centered Residence Services Desk
- Replacement of aging lobby, service desk, and office areas with a unified, accessible, and efficient space
- Design focused on operational efficiency, visibility, and an improved student experience
- Construction scheduled for completion before the new residence opens to align service operations, traffic flow, and staff support with system wide growth



New Student Residence



Progress on construction as of October 9, 2025

- 265 Units; 400 Beds - mix of single and double rooms with semi-private washrooms and shared kitchens.
- Includes student lounges, study rooms, community kitchens, and outdoor gathering areas.
- Construction began August 2024
- 10,088 GSMs (109,000 sq ft)
- Built to LEED standards, reflecting UTM's sustainability goals
- Will expand UTM's total residence capacity to 2,000 beds across nine communities.

University of Toronto Mississauga

Schedule of Residence Rates

- The new rate structure creates a wider range of price points so students can choose options that match their budget and needs.
- Lower priced units, like Schreiberwood undergraduate housing, decrease to improve affordability for students most sensitive to cost.
- Higher increases are targeted to buildings with stronger demand or higher operating needs, avoiding across the board increases.

		Residence Rates			
	Period	2025-26 Rate	% Change	\$ Change	2026-27 Rate
Undergraduate Student Housing - Annual Rate					
Roy Ivor Hall	Sept 1 - Apr 30	15,481	4.0%	619	16,100
Erindale Hall - Single	Sept 1 - Apr 30	15,481	4.0%	619	16,100
Erindale Hall - Double	Sept 1 - Apr 30	9,780	-2.0%	(196)	9,584
Oscar Peterson Hall	Sept 1 - Apr 30	15,481	9.0%	1,393	16,874
MaGrath Valley - Single - Phase 1	Sept 1 - Apr 30	16,132	9.0%	1,452	17,584
MaGrath Valley - Single - Phase 2	Sept 1 - Apr 30	14,709	7.0%	1,030	15,739
MaGrath Valley - 12 month	Sept 1 - Aug 31				
Schreiberwood	Sept 1 - Apr 30	13,476	-15.0%	(2,021)	11,455
McLuhan Court	Sept 1 - Apr 30	15,632	6.0%	939	16,571
Putnam Place	Sept 1 - Apr 30	15,632	6.0%	939	16,571
Leacock Lane	Sept 1 - Apr 30	15,632	6.0%	939	16,571
Phase 9 Single	Sept 1 - Apr 30				17,098
Phase 9 Double	Sept 1 - Apr 30				11,114
Graduate Student Housing - Annual Rate					
Schreiberwood - Small Bachelor	Sept 1 - Apr 30	11,096	3.0%	333	11,429
Schreiberwood - Large Bachelor	Sept 1 - Apr 30	11,660	3.0%	350	12,010
Medical Student Housing - Annual Rate					
Schreiberwood - Small Bachelor	Sept 1 - May 31	12,482	3.0%	374	12,856
Schreiberwood - Large Bachelor	Sept 1 - May 31	13,118	3.0%	394	13,512
Family Student Housing - Monthly Rate					
Schreiberwood - 3 bedroom	May 1 - Aug 31	2,215	4.5%	99	2,314
Schreiberwood - 3 bedroom	Sept 1 - Apr 30	2,314	0.0%	-	2,314
Schreiberwood - 4 bedroom	May 1 - Aug 31	2,295	4.5%	103	2,398
Schreiberwood - 4 bedroom	Sept 1 - Apr 30	2,398	0.0%	-	2,398

Hospitality Services



Hospitality Services

Summary Statement of Operating Results

in thousands of dollars

	2024-25	2025-26	2026-27
	Actual	Forecast	Budget
Total Revenue	15,338	16,195	18,808
Total Cost of Sales & Service	13,234	13,763	15,814
Contribution Margin	2,104	2,432	2,994
Other Revenue	2,039	1,775	1,663
Net Revenue	4,143	4,207	4,657
Total Expenditures	3,964	4,402	4,590
Operating Results before Transfers	179	(195)	67

Hospitality Services Budget Considerations

Food Prices

- **Inflation Forecasts for 2026:** 2.2-2.9% (Trading Economics Sep 2025), 4-6% (Canada's Food Report Dec 2025)

Meal Plans

- **Budgeted Increases for Required Meal Plans:** 2.5%
- **Budgeted Increases for Optional Larger Meal Plans:** 5.6%
- **Number of Meal Plan Students:** Will increase by approximately 400 with new residence opening

Expenses

- **Capital Investment:** North Side Bistro upgrades to convert to pre-ordering
- **Supplies:** Commerce Management System licensing and hardware to support pre-ordering expansion

Other Assumptions

- **Total Food Revenue:** Mostly inflationary increases
- **Other Revenue:** Decreasing space available for external revenue opportunities

Parking



Overview

- Revenues are currently trending above budget for permits and daily parking
- Parking is projected to return to a surplus position in 2025–26 following several years of deficits resulting from pandemic-related losses

Asset Management:

- CCT Parking Garage Restoration (Spring 2025)
- P4 & P8 Parking Decks Waterproofing (Summer 2025)
 - *Three-year repayment plan for parking deck loan; plans to accelerate repayment if results more favorable than forecasted*

Initiatives and Enhancements

- **CCT Garage Sessional Permit;** implemented in September 2025. This 8 month sessional permit available exclusively to students, offers increased flexibility and access to underground parking on campus.
- **Paid Motorcycle Parking;** effective September 2025. The ancillary introduced a parking fee for motorcycles to align parking standards for all plated vehicles.

Parking

Summary Statement of Operating Results

in thousands of dollars

	<u>2024-25 Actual</u>	<u>2025-26 Forecast</u>	<u>2026-27 Budget</u>
Total Revenue	4,679	4,923	5,066
Total Expenditures	3,800	3,341	3,912
Operating Results before Transfers	879	1,582	1,154



Proposed Parking Rates

- 2.5% increase for P4 and P8 permit types, 3% for all others
- No increase in hourly/daily parking rates



Thank you