



FOR INFORMATION

PUBLIC

OPEN SESSION

TO: Business Board

SPONSOR: Jeff Lennon, Interim Chief Financial Officer
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PRESENTER: Same as above
CONTACT INFO:

DATE: February 25, 2026 for March 4, 2026

AGENDA ITEM: 7

ITEM IDENTIFICATION:

Service Ancillaries Operating Plans, 2026-27

JURISDICTIONAL INFORMATION:

Pursuant to Section 5.4(b) of the Business Board *Terms of Reference*, the Board is responsible for general financial policy on ancillary operations and monitoring of business ancillaries.

The operating plans are approved by other bodies within governance as delineated below.

GOVERNANCE PATH:

St. George Service Ancillaries

1. University Affairs Board [for approval] (March 05, 2026)
2. **Business Board [for information] (March 04, 2026)**

UTM Service Ancillaries

1. UTM Campus Affairs Committee [for recommendation] (January 26, 2026)
2. UTM Campus Council [for approval] (February 24, 2026)
3. University Affairs Board [for information] (March 05, 2026)
4. **Business Board [for information] (March 04, 2026)**
5. Executive Committee [for confirmation] (March 12, 2026)

UTSC Service Ancillaries

1. UTSC Campus Affairs Committee [for recommendation] (January 27, 2026)

2. UTSC Campus Council [for approval] (February 23, 2026)
3. University Affairs Board [for information] (March 05, 2026)
- 4. Business Board [for information] (March 04, 2026)**
5. Executive Committee [for confirmation] (March 12, 2026)

PREVIOUS ACTION TAKEN:

The UTSC and UTM Service Ancillaries were considered by their respective Campus Affairs Committee (CAC) and recommended to their respective Campus Council for approval. Under their respective Campus Council Terms of Reference, the operating plans for the campus and student services ancillaries are approved by the Campus Council and confirmed by the Executive Committee of the Governing Council.

The University Affairs Board, pursuant to its Terms of Reference, approved the Service Ancillaries Operating Plans for the St. George campus.

HIGHLIGHTS:

This report provides the Business Board with summary information on the budgets for the service ancillaries on St. George, Mississauga (UTM), and Scarborough (UTSC) campuses¹ to give context when reviewing the University's audited financial statements. Service ancillaries include residences (UTM, UTSC, University College, New College, Woodsworth College, and Innis College), conference services (UTSC), food and beverage/hospitality services (UTM, UTSC, and University College), parking/transportation services (UTM and UTSC), and Hart House.

This report does not include the operating plans of the Spaces & Experiences group on the St. George campus, which is comprised of: St. George Food and Beverage Services, University Family Housing, Chestnut Residence and Conference Centre, Graduate House Residence, Transportation Services, and Real Estate. The Spaces & Experiences (S&E) group operates as a Business Ancillary and will report to the Business Board on its operating plans in April 2026.

Service ancillaries are expected to cover the full cost of their operations by 1) operating without subsidy from the operating budget; 2) providing for all costs of capital renewal, including deferred maintenance, furniture, and equipment; 3) creating and maintaining an operating reserve at a minimum level of ten percent of annual expenditure budgets (net of the cost of goods sold, capital renewal costs and deans and dons' expenses); and 4) contributing net revenues to other activities if the operation has been successful with the three previous objectives.

¹ *The budgets and rates for each St. George service ancillary operation, and the rates only for each St. George business ancillary operation, are approved by the University Affairs Board. Budgets for UTM and UTSC service ancillaries are recommended by the Campus Council and confirmed by the Executive Committee.*

For 2026-27, the service ancillaries are anticipating a net income of \$11.6 million, based on revenues of \$132.0 million and expenses of \$120.4 million. This budgeted net income of \$11.6 million for 2026-27 represents a \$6.9 million decrease from the \$18.5 million forecasted for 2025-26. The decrease is primarily attributable to expense growth outpacing revenue growth, with the \$11.9 million increase in revenues more than offset by an \$18.8 million increase in expenses.

The long-range plan projects revenues to increase by \$22.8 million (17.3%) from 2026-27 to 2030-31. This growth includes \$11.7 million from residence and conference services, \$2.2 million from food and beverage/hospitality services, \$1.5 million from parking/transportation services, and \$7.4 million from Hart House.

For 2026–27, the service ancillaries are budgeting total net assets of \$329.1 million. Net assets are projected to increase to \$350.5 million by 2030–31, representing growth of \$21.4 million over the planning horizon. This increase reflects growth in residence and conference services (\$10.4 million), food and beverage/hospitality services (\$5.7 million), and Hart House (\$15.6 million), partially offset by a \$10.3 million reduction in parking and transportation services related primarily to depreciation and debt service impacts associated with the Retail and Parking Commons project.

FINANCIAL IMPLICATIONS:

Refer to highlights.

RECOMMENDATION:

For information.

DOCUMENTATION PROVIDED:

- *University of Toronto Service Ancillaries Report on Operating Plans, 2026-27*



UNIVERSITY OF
TORONTO

**Service Ancillaries Report on Operating Plans
2026-27**

TABLE OF CONTENTS

	Page
Introduction	1
Financial Summary	3
Schedule I Projected Operating Results for the year ending April 30, 2027	12
Schedule II Summary of Service Ancillary Operations Long-Range Budget Results.....	13
Schedule III Projected Funds to be Committed for Capital Renewal for the years ending April 30, 2027 and April 30, 2031	14
Schedule III.1 Projected Funds to be Committed for Operating and New Construction Reserves for the years ending April 30, 2027 through April 30, 2031.....	15
Schedule IV Projected Annual Operating Results for the years ending April 30, 2026 through April 30, 2031	16
Schedule V Summary of 2026-2027 Capital Budgets	18
Schedule VI Schedule of 2026-2027 Ancillary Rates.....	19
Appendix Budget Preparation Review and Consultation Process.....	24

Introduction

This report provides the Business Board with summary information on the budgets for the service ancillaries on the St. George, Mississauga (UTM), and Scarborough (UTSC) campuses¹ to give context when reviewing the University's audited financial statements. Service ancillaries include residences (UTM, UTSC, University College, New College, Woodsworth College, and Innis College), conference services (UTSC), food and beverage/hospitality services (UTM, UTSC, and University College), parking/transportation services (UTM and UTSC), and Hart House.

This report does not include the operating plans of the business ancillaries within the Spaces & Experiences group at the St. George Campus: St. George Food, Beverage and Campus Events; University Family Housing; Student Residence Communities (Chestnut Residence, Graduate House, Knox Residence and Oak House); Transportation Services; and Real Estate. Many units within S&E are student-focused and, as such, seek fee approvals and feedback on operating plans through the established processes at the University Affairs Board, while the Business Board will approve their detailed operating budgets for 2026-27 in cycle 4.

Service ancillaries are expected to cover the full cost of their operations by 1) operating without subsidy from the operating budget; 2) providing for all costs of capital renewal, including deferred maintenance, furniture, and equipment; 3) creating and maintaining an operating reserve at a minimum level of ten percent of annual expenditure budgets (net of the cost of goods sold, capital renewal costs and deans and dons' expenses); and 4) contributing net revenues to other activities if the operation has been successful with the three previous objectives.

Ancillary operations continue to focus on the delivery of a high-quality student experience while meeting their financial sustainability objectives. Proposed rate increases for 2026-27 take into account the current inflationary environment and assume modest growth in 2026-27.

¹ *The budgets and rates for each St. George service ancillary operation, and the rates only for each St. George business ancillary operation, are approved by the University Affairs Board. Budgets for UTM and UTSC service ancillaries are recommended by the Campus Council and confirmed by the Executive Committee.*

University Ancillary Operations

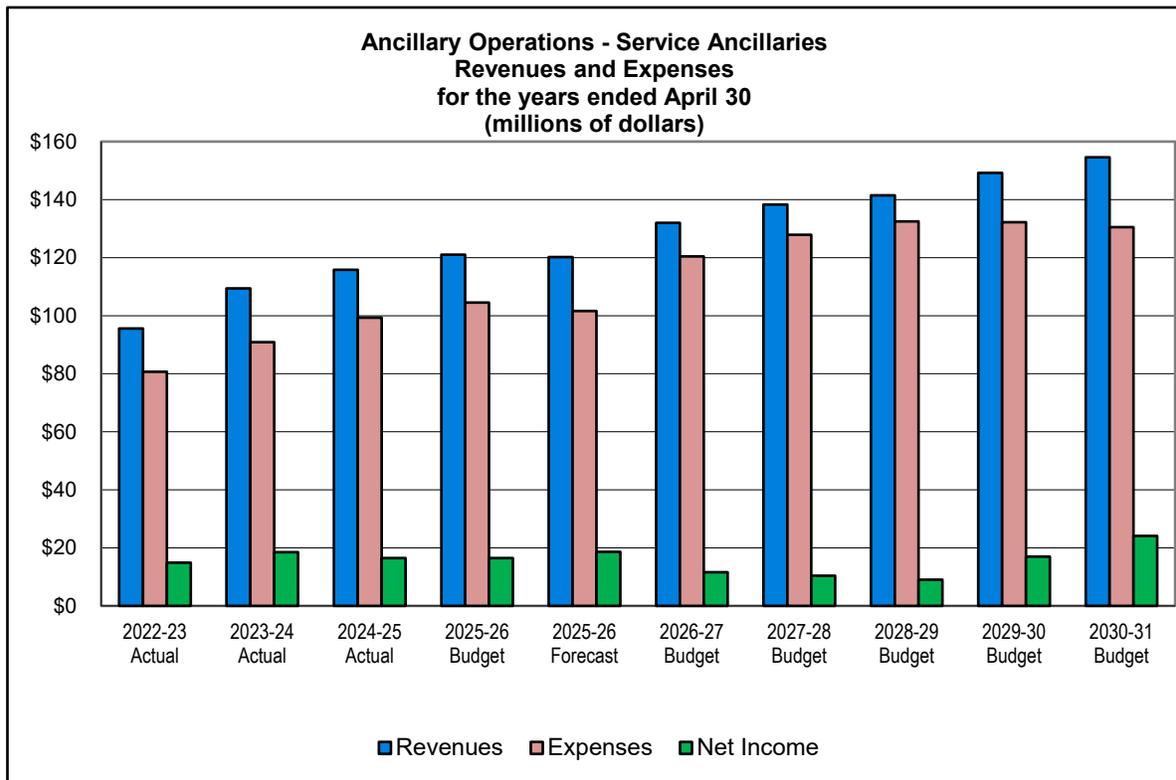
Business Ancillaries*	Service Ancillaries	UTM Ancillaries	UTSC Ancillaries
<input type="checkbox"/> Student Residence Communities	<input checked="" type="checkbox"/> Innis College Residence	<input checked="" type="checkbox"/> Student Housing & Residence Life	<input checked="" type="checkbox"/> Student Housing & Residence Life
<input type="checkbox"/> Food & Beverage Services	<input checked="" type="checkbox"/> New College Residence	<input checked="" type="checkbox"/> Hospitality Services	<input checked="" type="checkbox"/> Retail & Conference Services
<input type="checkbox"/> Transportation Services	<input checked="" type="checkbox"/> University College Residence	<input checked="" type="checkbox"/> Parking Services	<input checked="" type="checkbox"/> Food & Beverage Services
<input type="checkbox"/> University Family Housing	<input checked="" type="checkbox"/> Woodsworth College Residence		<input checked="" type="checkbox"/> Parking Services
<input type="checkbox"/> Real Estate	<input checked="" type="checkbox"/> University College Food & Beverage Services		
<input type="checkbox"/> Four Corners	<input checked="" type="checkbox"/> Hart House		
<input type="checkbox"/> Campus Events			
*i.e. Spaces & Experiences (S&E)	<input type="checkbox"/>	<input checked="" type="checkbox"/> Residences & Conferences	<input checked="" type="checkbox"/> Parking Services
		<input checked="" type="checkbox"/> Food & Beverage and Hospitality	<input checked="" type="checkbox"/> Hart House

Financial Summary

This report includes the proposed long-range plans for the five-year cycle 2026-27 to 2030-31 and a summary of financial schedules. Projections for future years (fiscal years 2027-28 to 2030-31) provide the framework in which the budgets will be prepared as foreseen at the time of preparation of this report. They are provided to facilitate planning and will be updated as appropriate each year to reflect changes in demand and the most recent information available for the ancillaries' revenues and expenses.

Budget Highlights

In the 2026-27 budget, the service ancillaries are anticipating a net income of \$11.6 million, based on revenues of \$132.0 million and expenses of \$120.4 million. This budgeted net income of \$11.6 million for 2026-27 represents a \$6.9 million decrease from the \$18.5 million forecasted for 2025-26. The decrease is primarily attributable to expense growth outpacing revenue growth, with the \$11.9 million increase in revenues more than offset by an \$18.8 million increase in expenses.



	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Budget	2025-26 Forecast	2026-27 Budget	2027-28 Budget	2028-29 Budget	2029-30 Budget	2030-31 Budget
Residences & Conferences	59.4	67.1	67.3	71.8	70.2	78.8	81.7	82.7	87.6	90.5
Food & Beverage / hospitality	8.6	10.6	12.3	12.1	12.6	13.6	14.3	14.7	15.3	15.8
Parking / transportation	7.3	8.2	9.3	9.1	9.9	10.7	11.2	11.6	12.0	12.2
Hart House	20.3	23.7	26.6	27.9	27.4	28.9	30.7	32.5	34.4	36.3
Total Revenue	95.6	109.6	115.5	120.9	120.1	132.0	137.9	141.5	149.3	154.8
Total Expense	80.7	90.9	99.3	104.5	101.6	120.4	127.9	132.5	132.2	130.5
Net income	14.9	18.7	16.2	16.4	18.5	11.6	10.0	9.0	17.1	24.3

The long-range plan projects revenues to increase by \$22.8 million (17.3%) from 2026-27 to 2030-31. This growth includes \$11.7 million from residence and conference services, \$2.2 million from food and beverage/hospitality services, \$1.5 million from parking/transportation services, and \$7.4 million from Hart House.

The 2026-27 financial outlook for **St. George Service Ancillary Residences** reflects continued stabilization supported by steady occupancy, approved residence rate increases, and ongoing investment in capital renewal. Innis College Residence is expected to maintain a positive operating position, supported by prior modernization initiatives and continued focus on the student experience. New College Residence is projected to achieve stable operating results, supported by approved rate adjustments and University College Residence is anticipated to continue generating strong financial performance, reflecting sustained occupancy levels and steady summer conference activity. Woodsworth College Residence anticipates a slight deficit in 2026–27, reflecting planned suite updates and maintenance projects, including deferred upgrades; however, reserve balances are expected to remain sufficient to support long-term capital needs and overall financial stability. Across all St. George residences, capital planning in 2026–27 will prioritize facility upkeep, renewal, and the strengthening of reserve positions to support long-term sustainability. For 2026–27, residence rates will increase between 0% and 5%.

UTSC Student Housing and Residence Life (SHRL) UTSC Student Housing and Residence Life (SHRL) manages 1,513 beds across South Residences and Harmony Commons. For 2026–27, SHRL is proposing residence fee increases ranging from 3% to 16.7%, reflecting inflationary pressures and the introduction of premium renovated townhouses. Fall and Winter occupancy is projected at approximately 97% across most residence types. The 2026–27 operating result is budgeted at a surplus of \$1.2 million before transfers, with a projected fund balance of \$20.3 million. Capital investments of approximately \$3.1 million will support townhouse modernization, lock retrofits, LED upgrades, and other infrastructure renewal initiatives, funded from reserves. **UTSC Retail and Conference Services (RCS)** is projected to return to a modest operating surplus in 2026–27, with revenues increasing by approximately 18% year-over-year, reflecting growth in conference accommodation, facility rentals, Green Path programming, summer camps, and film activity. Rates are increasing between 5% and 15% depending on service area, reflecting inflationary pressures and supporting a continued focus on maximizing utilization of Harmony Commons, the Sam Ibrahim Building, and Highland Hall while maintaining a self-sustaining financial model.

UTM Student Housing and Residence Life (SHRL) projects a strong operating surplus of approximately \$5.8 million in 2026–27, supported by sustained high occupancy and the opening of a new 400-bed residence in Fall 2026, increasing total system capacity to nearly 2,000 beds. Total revenues are projected at \$28.9 million, reflecting continued demand and approved residence rate adjustments to support capital renewal, major maintenance, and long-term financial sustainability.

Food and Beverage Services across campuses are projected to deliver improved operating results in 2026–27, supported by occupancy growth and approved rate adjustments. **University College Food Services** is budgeting a surplus of approximately \$576K, with a 5% meal plan rate increase address food cost inflation and rebuild reserves. **UTSC Food and Beverage Services** is projecting a \$477K surplus before transfers, with a 3% increase in all-access meal plan rates, which reflects continued growth in mandatory meal plan participation and retail optimization. **UTM Hospitality Services** anticipates a modest surplus of \$66K, supported by the Fall 2026 opening of a new 400-bed residence, which is expected to increase meal plan revenues by approximately 32%, alongside inflationary food price adjustments. UTM Hospitality meal plan rates are proposed to increase between 2.5% and 5.7% for 2026–27 to address cost pressures and maintain service levels.

Over the five-year planning period, **UTSC Parking Services** will report accounting deficits beginning in 2026–27 due to the opening of the Retail and Parking Commons, which introduces significant depreciation and debt service costs associated with the \$132 million parking structure project. The 2026–27 operating result before transfers is projected to be a deficit of \$3.2 million, reflecting building depreciation and loan interest on the \$25 million mortgage; however, operating income is expected to remain sufficient to cover operating and debt service costs, and total reserves remain positive throughout the planning period. Permit and visitor parking rates are proposed to increase by 3% in 2026–27 and annually thereafter to support the operating, maintenance, and financing costs of the new structure.

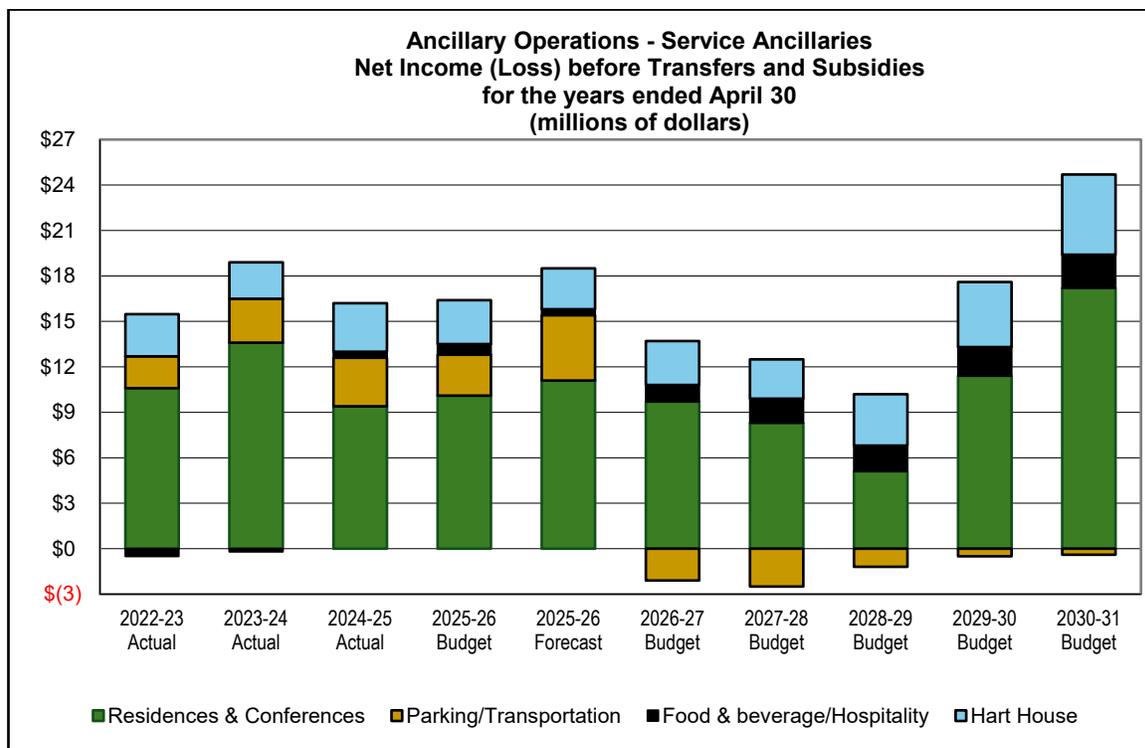
UTM Parking Services is projecting a return to stable surplus performance in 2026–27, with an operating surplus of approximately \$1.15 million, following a recovery in permit and daily parking revenues. The ancillary is proposing permit rate increases of 2.5% for P4 and P8 decks and 3% for other permit types, with no increase to hourly/daily rates, while continuing to prioritize infrastructure rehabilitation, capital renewal, and reserve stability.

Hart House is budgeting net income of approximately \$2.9 million in 2026–27, supported by continued recovery in fitness and hospitality operations and a proposed 4.98% student fee increase. To advance the multi-year Infrastructure Renewal Project, Hart House will also propose a new time-limited capital levy, separate from the operating levy, to help fund future phases of the estimated \$240 million renewal while maintaining long-term financial stability

Net Income

The 2026–27 consolidated budget anticipates total net income before transfers of \$11.6 million, comprised of approximately \$9.7 million from residence and conference services, \$2.9 million from Hart House, and \$1.1 million from food and beverage/hospitality services, partially offset by a projected \$2.1 million net loss in transportation services attributable primarily to depreciation and debt service costs at UTSC Parking Services following the opening of the Retail and Parking Commons.

Ancillary operations generally utilize accumulated reserves when operating losses occur or allocate annual net income to operating reserves, capital renewal reserves, and internal loan repayments. In 2026–27, Hart House will direct its full annual net income toward capital renewal, operating, and maintenance reserves to support the multi-year Infrastructure Renewal Project.



	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Budget	2025-26 Forecast	2026-27 Budget	2027-28 Budget	2028-29 Budget	2029-30 Budget	2030-31 Budget
Net income (loss)										
Residences & Conferences	10.6	13.6	9.4	10.1	11.1	9.7	8.3	5.1	11.4	17.2
Food & beverage/Hospitality	(0.5)	(0.2)	0.4	0.7	0.4	1.1	1.6	1.7	1.9	2.2
Parking/Transportation	2.1	2.9	3.2	2.7	4.3	(2.1)	(2.5)	(1.2)	(0.5)	(0.4)
Hart House	2.8	2.4	3.2	2.9	2.7	2.9	2.6	3.4	4.3	5.3
Net income (loss)	14.9	18.7	16.2	16.4	18.5	11.6	10.0	9.0	17.1	24.3

Over the five-year planning horizon, consolidated net income is projected to increase overall as operations stabilize, summer and conference activity expands, and annual rate adjustments are incorporated into the financial model. Ongoing moderate rate increases remain necessary to

address inflationary pressures, sustain service levels, and fund major maintenance and capital renewal requirements.

The temporary dip in net income in 2028–29 reflects the full-year impact of mortgage principal and interest payments associated with the new UTM residence, together with significant renovation and capital renewal investments under the UTM SHRL long-range plan. During this period, expense growth temporarily outpaces revenue growth before stabilizing in subsequent years.

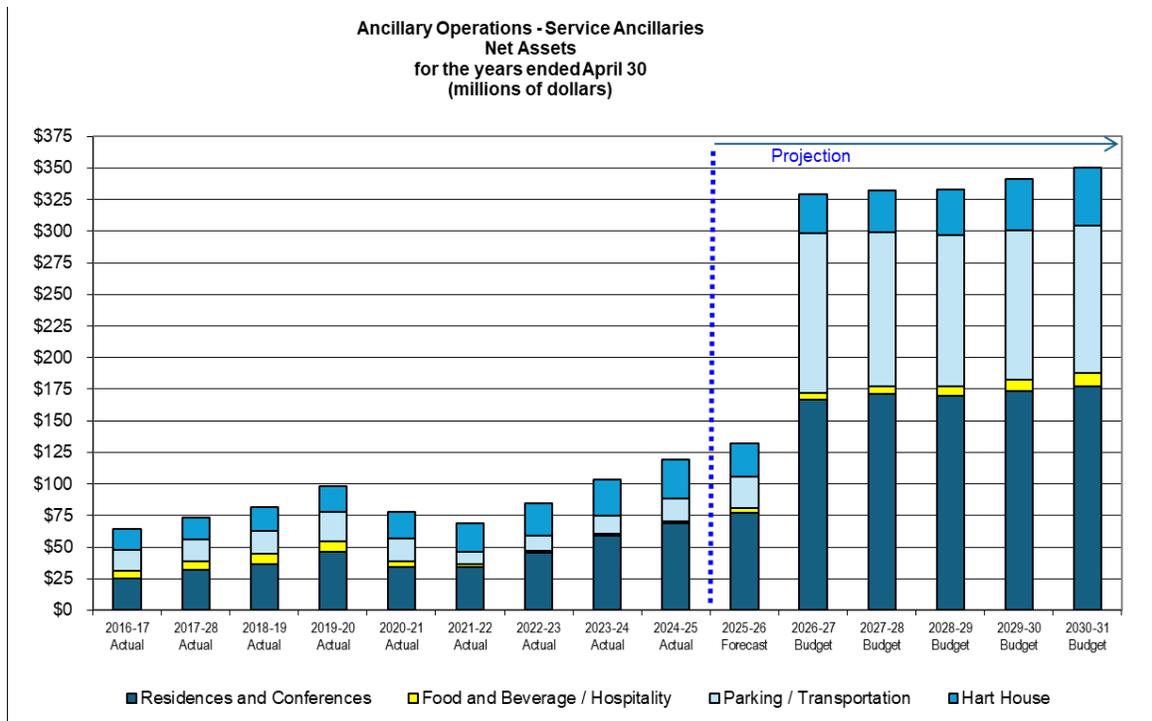
By 2030–31, consolidated net income is projected to reach approximately \$24.3 million, representing growth of \$12.7 million over 2026–27. This improvement is driven primarily by Residence and Conference Services (approximately \$7.5 million growth), followed by Hart House (\$2.4 million), parking and transportation services (approximately \$1.7 million improvement, though remaining in a net loss position), and food and beverage/hospitality services (\$1.1 million), reflecting expanded residence capacity, stabilized operations, and sustained revenue growth across the ancillary portfolio.

Net Assets

Net assets represent the accumulated financial position of the service ancillaries. They change each year based on operating results (net income or loss), transfers between funds, and any operating subsidies. The total net assets are made up of several components:

- **Unrestricted net assets** are funds available for general use that have not been set aside for a specific purpose.
- **Reserves** (such as operating, capital renewal, and new construction reserves) are funds that have been designated for future operating needs or capital projects.
- **Investment in capital assets** reflects the value of buildings and other infrastructure owned by the ancillaries. This balance increases when capital projects are completed and decreases over time as those assets are depreciated.

The following chart shows the history of actual net assets for service ancillaries from 2016-17 to 2024-25 and projects the net assets in accordance with long-range plans to 2030-31:



This chart presents net assets from 2024–25 actual through the 2026–27 budget and long-range projections, highlighting the cumulative effects of residence expansion, infrastructure investment, and ancillary growth in support of enrolment increases. The significant increases in 2026–27 reflect major capital additions, including the new UTM residence and the Retail and Parking Commons at UTSC, increasing investment in capital assets. Subsequent years incorporate related depreciation and debt service impacts, while continued reserve growth supports long-term financial sustainability.

**Ancillary Operations - Service Ancillaries
Net Assets
for the years ended April 30
(millions of dollars)**

	2024-25 Actual	2025-26 Budget	2025-26 Forecast	2026-27 Budget	2027-28 Budget	2028-29 Budget	2029-30 Budget	2030-31 Budget
UTM	17.9	24.2	23.3	109.7	111.6	105.5	103.7	99.1
UTSC	18.4	17.0	20.3	21.5	22.7	24.7	26.2	29.0
Innis College	8.9	9.1	10.1	10.5	11.0	11.5	12.1	12.6
New College	10.4	13.4	12.4	13.2	12.1	11.4	11.6	12.0
University College	5.0	6.9	3.2	4.4	6.1	7.9	10.2	13.5
Woodworth College	7.9	7.6	7.5	7.2	7.6	8.8	9.7	10.8
Residences and Conferences	68.5	78.2	76.8	166.6	171.1	169.8	173.5	177.0
Food and Beverage / Hospitality	1.6	2.6	4.3	5.4	6.4	7.7	9.3	11.1
Parking / Transportation	18.1	22.2	24.7	126.4	121.4	119.1	117.5	116.1
Hart House	31.4	42.6	26.2	30.7	33.3	36.7	41.1	46.3
Total	119.6	145.6	132.0	329.1	332.2	333.3	341.4	350.5

For 2026–27, the service ancillaries are budgeting total net assets of \$329.1 million. Net assets are projected to increase to \$350.5 million by 2030–31, representing growth of \$21.4 million over the planning horizon. This increase reflects growth in residence and conference services (\$10.4 million), food and beverage/hospitality services (\$5.7 million), and Hart House (\$15.6 million), partially offset by a \$10.3 million reduction in parking and transportation services related primarily to depreciation and debt service impacts associated with the Retail and Parking Commons project.

Ancillary Operations - Service Ancillaries
Net Assets by Category for the budget year 2026-27
(millions of dollars)

	Unrestricted Surplus (Deficit)	Investment in capital assets	Capital Renewal Reserve	Operating Reserve	New Construction Reserve	Total Net Assets
Residences and Conferences	0.7	122.5	7.0	8.0	28.4	166.6
Food & Beverage	0.8	3.0	0.0	0.9	0.7	5.4
Parking / Transportation	0.0	112.9	6.4	1.0	6.1	126.4
Hart House	0.0	25.1	1.7	3.9	0.0	30.7
Total Net Assets	1.5	263.5	15.1	13.8	35.2	329.1

The projected total net assets of \$329.1 million for 2026–27 consist of \$263.5 million in investment in capital assets, \$15.1 million designated for capital renewal, \$13.8 million in operating reserves, \$35.2 million in new construction reserves, and \$1.5 million in unrestricted surplus (see Schedules II and III for details).

Over time, depreciation reduces the investment in capital assets as infrastructure is utilized, with annual operating results determining changes in unrestricted balances and reserves. Ancillaries with accumulated deficits are charged interest on those balances and must absorb the related financing costs; all long-term loans remain at fixed interest rates.

Ancillary Debt

For 2026-27, the service ancillaries are projecting a total outstanding debt of \$80.0 million (on original loans issued of \$193.0 million), of which \$54.6 million is for residence services and \$25.4 million for parking/transportation services.

Estimated principal and interest repayments for residence services total approximately \$12.9 million in 2026–27, representing approximately 20% of core residence revenues for projects with outstanding debt.

**Ancillary Operations - Service Ancillaries
Principal Loan Balances
for the years ended April 30
(millions of dollars)**

	2024-25 Actual	2025-26 Forecast	2026-27 Budget	2027-28 Budget	2028-29 Budget	2029-30 Budget	2030-31 Budget
Residences							
UTM	16.1	13.6	45.5	42.2	39.4	37.0	34.5
UTSC	3.9	2.8	1.7	0.4	0.0	0.0	0.0
New College	6.1	4.4	2.6	0.7	0.0	0.0	0.0
University College	5.5	4.5	3.6	2.6	1.5	0.4	0.0
Woodsworth	4.9	3.1	1.2	0.1	0.0	0.0	0.0
	36.5	28.4	54.6	46.0	40.9	37.4	34.5
Parking/Transportation							
UTM	2.6	1.7	0.8	0.0	0.0	0.0	0.0
UTSC	0.0	0.0	24.6	24.3	23.8	23.3	22.9
	2.6	1.7	25.4	24.3	23.8	23.3	22.9
Total Loan Balance	39.1	30.1	80.0	70.3	64.7	60.7	57.4

Capital Expenditures

Individual capital projects are approved in accordance with the University’s Policy on Capital Projects. The 2026–27 capital budgets for service ancillary operations are summarized in Schedule V. Major capital initiatives included in the 2026–27 operating plan are as follows:

- **Innis College Residence** will undertake suite kitchen renovations and furnishings replacement to improve functionality and student experience.
- **New College Residence** will complete upgrades to dining hall furniture, refresh music rooms, and replace mattresses within residence accommodations.
- **University College Residence** will proceed with roof repairs at Morrison Hall and other prioritized maintenance projects.
- **UTSC Student Housing and Residence Life (SHRL)** will continue Phase II of the Premium Townhouse modernization project, including suite renovations, furniture replacement, LED lighting upgrades, lock retrofits, air conditioning replacements, and related infrastructure improvements.
- **UTM Student Housing and Residence Life (SHRL)** will complete construction of the new 400-bed residence opening in Fall 2026 and advance significant renovation work across existing residence buildings, including major system replacements and capital renewal projects.
- **UTSC Parking Services** will manage the Retail and Parking Commons facility and continue capital planning related to surface lot optimization and infrastructure improvements.
- **UTM Parking Services** will continue infrastructure rehabilitation and structural renewal work within existing parking facilities.
- **Hart House** will continue implementation of its Infrastructure Renewal plan, including elevator modernization, theatre and facility upgrades, HVAC improvements, accessibility

enhancements, fitness centre equipment replacement, hospitality equipment upgrades, and energy efficiency initiatives.

In the outer years of the long-range plan, UTM and UTSC residences, UTM Hospitality Services, and UTM and UTSC Parking Services will continue allocating unrestricted surpluses to new construction reserves to support future growth initiatives, including potential residence expansions, food service developments, and parking infrastructure projects.

UNIVERSITY OF TORONTO
SERVICE ANCILLARY OPERATIONS BUDGET SUMMARY
PROJECTED OPERATING RESULTS FOR THE YEAR ENDING APRIL 30, 2027
(with comparative forecasted surplus for the year ending April 30, 2026)
(thousands of dollars)

SCHEDULE I

	Revenues	Expenses	Net Income before Transfers	Transfers in (out)	Net Income (loss) after Transfers 2027	Forecast 2026
RESIDENCE SERVICES						
UTM	28,908	23,150	5,758	80,634	86,392	5,371
UTSC	10,553	9,345	1,208	-	1,208	2,032
Innis College	5,794	4,357	1,437	(965)	472	1,147
New College	14,672	14,437	235	504	739	2,021
University College	10,765	9,368	1,397	(150)	1,247	(1,810)
Woodsworth College	6,535	6,911	(376)	-	(376)	(386)
					-	
Total Residence Services	<u>77,227</u>	<u>67,568</u>	<u>9,659</u>	<u>80,023</u>	<u>89,682</u>	<u>8,375</u>
CONFERENCE SERVICES						
UTSC	1,523	1,510	13	-	13	(128)
Total Conference Services	<u>1,523</u>	<u>1,510</u>	<u>13</u>	<u>-</u>	<u>13</u>	<u>(128)</u>
FOOD AND HOSPITALITY SERVICES						
UTM Hospitality	4,657	4,590	67	-	67	(195)
UTSC	3,215	2,737	478	(200)	278	246
University College	5,689	5,112	577	-	577	2,601
Total Food and Hospitality Services	<u>13,561</u>	<u>12,439</u>	<u>1,122</u>	<u>(200)</u>	<u>922</u>	<u>2,652</u>
PARKING/ TRANSPORTATION SERVICES						
UTM	5,066	3,912	1,154	(1,731)	(577)	4,325
UTSC	5,640	8,875	(3,235)	105,647	102,412	2,220
Total Parking/ Transportation Services	<u>10,706</u>	<u>12,787</u>	<u>(2,081)</u>	<u>103,916</u>	<u>101,835</u>	<u>6,545</u>
HART HOUSE	<u>28,949</u>	<u>26,085</u>	<u>2,864</u>	<u>-</u>	<u>2,864</u>	<u>(5,271)</u>
TOTAL	<u>131,966</u>	<u>120,389</u>	<u>11,577</u>	<u>183,739</u>	<u>195,316</u>	<u>12,173</u>

SUMMARY OF SERVICE ANCILLARY OPERATIONS LONG-RANGE BUDGET RESULTS

SCHEDULE II

(thousands of dollars)

Service Ancillaries	Objectives to be met within the 2026-27 Budget:				2026 - 2027					2026 - 2027	2028-2029	2030-2031
					Projected Unrestricted Surplus/(Deficit)	Projected investment in capital assets	Projected Commitments to Capital Renewal (Schedule III)	Projected operating reserve (Schedule III.1)	Projected new construction reserve (Schedule III.1)	Net Assets	Net Assets	Net Assets
	1	2	3	4								
Residence Services												
UTM	Yes	Yes	Yes	No	25	104,161	50	1,469	3,990	109,695	105,477	99,077
UTSC	Yes	Yes	Yes	No	-	4,755	452	1,018	14,113	20,337	23,401	27,557
Innis College	Yes	Yes	Yes	Yes	214	8,415	1,500	398	-	10,527	11,541	12,622
New College	Yes	Yes	Yes	No	-	1,310	600	950	10,305	13,165	11,433	11,954
University College	Yes	Yes	Yes	Yes	522	1,527	1,584	795	-	4,428	7,890	13,473
Woodsworth College	Yes	Yes	Yes	No	-	2,296	2,650	2,236	-	7,182	8,757	10,841
Conference Services												
UTSC	Yes	Yes	Yes	No	-	54	3	1,146	-	1,202	1,271	1,436
Food and Hospitality Services												
UTM Hospitality	Yes	Yes	Yes	No	-	2,162	10	360	402	2,934	3,186	3,473
UTSC	Yes	Yes	Yes	Yes	427	553	26	444	250	1,700	2,352	3,170
University College	Yes	No	Yes	No	362	162	-	54	-	578	2,179	4,458
Parking/ Transportation Services												
UTM	Yes	Yes	Yes	No	-	9,131	10	245	-	9,386	11,876	17,653
UTSC	Yes	Yes	Yes	Yes	-	103,787	6,423	756	6,132	117,098	107,243	98,415
Hart House												
	Yes	Yes	Yes	No	-	25,137	1,713	3,867	-	30,717	36,729	46,312
Summary totals					1,550	263,450	15,021	13,738	35,192	328,949	333,334	350,441

OBJECTIVES:

Plans reflect (yes) or do not reflect (no) that the Ancillary:

1. Operates without a subsidy from the operating budget.
2. Includes all costs of capital renewal including deferred maintenance.
3. Generates sufficient surplus to cover operating contingencies.
4. Contributes net revenue to the operating budget.

UNIVERSITY OF TORONTO
SERVICE ANCILLARY OPERATIONS BUDGET SUMMARY
PROJECTED FUNDS TO BE COMMITTED FOR CAPITAL RENEWAL
FOR THE YEARS ENDING APRIL 30, 2026 AND APRIL 30, 2031
(thousands of dollars)

SCHEDULE III

	Forecast Balance May 1, 2026	Net increase (decrease) in commitments to capital renewal	Balance April 30, 2027	Balance April 30, 2031
RESIDENCE SERVICES				
UTM	50	-	50	50
UTSC	347	105	452	786
Innis College	5,500	(4,000)	1,500	-
New College	600	-	600	600
University College	700	884	1,584	2,477
Woodsworth College	1,000	1,650	2,650	3,650
Total Residence Services	<u>8,197</u>	<u>(1,361)</u>	<u>6,836</u>	<u>7,563</u>
CONFERENCE SERVICES				
UTSC	-	3	3	1
Total Conference Services	<u>-</u>	<u>3</u>	<u>3</u>	<u>1</u>
FOOD AND HOSPITALITY SERVICES				
UTM Hospitality	10	-	10	10
UTSC	33	(7)	26	62
University College	-	-	-	-
Total Food and Hospitality Services	<u>43</u>	<u>(7)</u>	<u>36</u>	<u>72</u>
PARKING/ TRANSPORTATION SERVICES				
UTM	10	-	10	10
UTSC	81	6,342	6,423	5,435
Total Parking/ Transportation Services	<u>91</u>	<u>6,342</u>	<u>6,433</u>	<u>5,445</u>
HART HOUSE				
	<u>2,822</u>	<u>(1,109)</u>	<u>1,713</u>	<u>5,713</u>
TOTAL	<u><u>11,153</u></u>	<u><u>3,868</u></u>	<u><u>15,021</u></u>	<u><u>18,794</u></u>

UNIVERSITY OF TORONTO
SERVICE ANCILLARY OPERATIONS BUDGET SUMMARY
PROJECTED FUNDS TO BE COMMITTED FOR OPERATING AND NEW CONSTRUCTION RESERVES
FOR THE YEARS ENDING APRIL 30, 2026 THROUGH APRIL 30, 2031
(thousands of dollars)

	OPERATING RESERVE				NEW CONSTRUCTION RESERVE			
	Balance May 1, 2026	Increase or (decrease) in operating reserve	Balance operating reserve April 30, 2027	Balance operating reserve April 30, 2031	Balance May 1, 2026	Increase or (decrease) in construction reserve	Balance new construction reserve April 30, 2027	Balance new construction reserve April 30, 2031
RESIDENCE SERVICES								
UTM	1,053	416	1,469	1,597	13,690	(9,700)	3,990	1,990
UTSC	953	65	1,018	1,128	15,741	(1,628)	14,113	14,415
Innis College	376	22	398	463	-	-	-	-
New College	920	30	950	820	9,743	562	10,305	9,554
University College	749	46	795	780	-	-	-	-
Woodsworth College	3,826	(1,590)	2,236	2,157	-	-	-	-
Total Residence Services	7,877	(1,011)	6,866	6,945	39,174	(10,766)	28,408	25,959
CONFERENCE SERVICES								
UTSC	1,125	21	1,146	1,423	-	-	-	-
Total Conference Services	1,125	21	1,146	1,423	-	-	-	-
FOOD AND HOSPITALITY SERVICES								
UTM Hospitality	343	17	360	412	387	15	402	796
UTSC	425	19	444	501	100	150	250	1,250
University College	8	46	54	119	-	-	-	-
Total Food and Hospitality Services	776	82	858	1,032	487	165	652	2,046
PARKING/ TRANSPORTATION SERVICES								
UTM	234	11	245	152	-	-	-	10,614
UTSC	663	93	756	837	-	6,132	6,132	6,326
Total Parking/ Transportation Services	897	104	1,001	989	-	6,132	6,132	16,940
HART HOUSE	3,692	175	3,867	4,676	-	-	-	-
TOTAL	14,367	(629)	13,738	15,065	39,661	(4,469)	35,192	44,945

UNIVERSITY OF TORONTO
SERVICE ANCILLARY OPERATIONS BUDGET SUMMARY
PROJECTED ANNUAL OPERATING RESULTS
FOR THE YEARS ENDING APRIL 30, 2026 THROUGH APRIL 30, 2031
(thousands of dollars)

	2025-2026 (Forecast)			2026 - 2027			2027-2028		
	Net Income (loss) before Transfers	Transfers in (out)	Net Income (loss) after Transfers	Net Income before Transfers	Transfers in (out)	Net Income (loss) after Transfers	Net Income (loss) before Transfers	Transfers in (out)	Net Income (loss) after Transfers
RESIDENCE SERVICES									
UTM	5,371	-	5,371	5,758	80,634	86,392	4,923	(3,000)	1,923
UTSC	2,032	-	2,032	1,208	-	1,208	1,157	-	1,157
Innis College	1,897	(750)	1,147	1,437	(965)	472	1,537	(1,030)	507
New College	1,536	485	2,021	235	504	739	(1,549)	529	(1,020)
University College	805	(2,615)	(1,810)	1,397	(150)	1,247	1,827	(150)	1,677
Woodsworth College	(386)	-	(386)	(376)	-	(376)	436	-	436
			-						
Total Residence Services	11,255	(2,880)	8,375	9,659	80,023	89,682	8,331	(3,651)	4,680
CONFERENCE SERVICES									
UTSC	(128)	-	(128)	13	-	13	25	-	25
Total Conference Services	(128)	-	(128)	13	-	13	25	-	25
FOOD AND HOSPITALITY SERVICES									
UTM Hospitality	(195)	-	(195)	67	-	67	171	-	171
UTSC	446	(200)	246	478	(200)	278	705	(400)	305
University College	136	2,465	2,601	577	-	577	732	-	732
Total Food and Hospitality Services	387	2,265	2,652	1,122	(200)	922	1,608	(400)	1,208
PARKING/ TRANSPORTATION SERVICES									
UTM	1,582	2,743	4,325	1,154	(1,731)	(577)	1,494	(1,477)	17
UTSC	2,686	(466)	2,220	(3,235)	105,647	102,412	(4,041)	(1,068)	(5,109)
Total Parking/ Transportation Services	4,268	2,277	6,545	(2,081)	103,916	101,835	(2,547)	(2,545)	(5,092)
HART HOUSE	2,729	(8,000)	(5,271)	2,864	-	2,864	2,588	-	2,588
TOTAL	18,511	(6,338)	12,173	11,577	183,739	195,316	10,005	(6,596)	3,409

UNIVERSITY OF TORONTO
SERVICE ANCILLARY OPERATIONS BUDGET SUMMARY
PROJECTED ANNUAL OPERATING RESULTS
FOR THE YEARS ENDING APRIL 30, 2026 THROUGH APRIL 30, 2031
(thousands of dollars)

	2028-2029			2029-2030			2030-2031		
	Net Income (loss) before Transfers	Transfers in (out)	Net Income (loss) after Transfers	Net Income (loss) before Transfers	Transfers in (out)	Net Income (loss) after Transfers	Net Income before Transfers	Transfers in (out)	Net Income after Transfers
RESIDENCE SERVICES									
UTM	(1,140)	(5,000)	(6,140)	3,208	(5,000)	(1,792)	6,391	(11,000)	(4,609)
UTSC	1,907	-	1,907	1,454	-	1,454	2,702	-	2,702
Innis College	1,536	(1,030)	506	1,573	(1,030)	543	1,567	(1,030)	537
New College	(1,267)	555	(712)	(424)	583	159	(221)	583	362
University College	1,936	(150)	1,786	2,419	(150)	2,269	3,464	(150)	3,314
Woodsworth College	2,140	(1,000)	1,140	2,985	(2,000)	985	3,099	(2,000)	1,099
Total Residence Services	5,112	(6,625)	(1,513)	11,215	(7,597)	3,618	17,002	(13,597)	3,405
CONFERENCE SERVICES									
UTSC	44	-	44	67	-	67	98	-	98
Total Conference Services	44	-	44	67	-	67	98	-	98
FOOD AND HOSPITALITY SERVICES									
UTM Hospitality	81	-	81	114	-	114	175	-	175
UTSC	747	(400)	347	781	(400)	381	837	(400)	437
University College	870	-	870	1,053	-	1,053	1,226	-	1,226
Total Food and Hospitality Services	1,698	(400)	1,298	1,948	(400)	1,548	2,238	(400)	1,838
PARKING/ TRANSPORTATION SERVICES									
UTM	2,472	-	2,472	2,779	-	2,779	2,998	-	2,998
UTSC	(3,679)	(1,068)	(4,747)	(3,305)	(1,068)	(4,373)	(3,386)	(1,068)	(4,454)
Total Parking/ Transportation Services	(1,207)	(1,068)	(2,275)	(526)	(1,068)	(1,594)	(388)	(1,068)	(1,456)
HART HOUSE	3,424	-	3,424	4,329	-	4,329	5,255	-	5,255
TOTAL	9,071	(8,093)	978	17,033	(9,065)	7,968	24,205	(15,065)	9,140

UNIVERSITY OF TORONTO
SERVICE ANCILLARY OPERATIONS
SUMMARY OF 2026-2027 CAPITAL BUDGETS
 (with comparative figures for 2025-2026)
 (thousands of dollars)

	<u>2026 - 2027</u>	<u>2025 - 2026</u>
RESIDENCE SERVICES		
UTM	96,764	3,508
UTSC	3,060	654
Innis College	5,005	2,750
New College	505	850
University College	25	425
Woodsworth College	27	108
Total Residence Services	<u>105,386</u>	<u>8,295</u>
CONFERENCE SERVICES		
UTSC	-	-
Total Conference Services	<u>-</u>	<u>-</u>
FOOD AND HOSPITALITY SERVICES		
UTM Hospitality	455	751
UTSC	100	312
University College	20	
Total Food and Hospitality Services	<u>575</u>	<u>1,063</u>
PARKING/ TRANSPORTATION SERVICES		
UTM	-	2,868
UTSC	131,688	1,755
Total Parking/ Transportation Services	<u>131,688</u>	<u>4,623</u>
HART HOUSE		
	<u>6,304</u>	<u>16,144</u>
TOTAL	<u><u>243,953</u></u>	<u><u>30,125</u></u>

SCHEDULE OF 2026-2027 ANCILLARY RATES

	2026/27 RATE \$	2025/26 RATE \$	INCREASE \$	INCREASE %	PRIOR YEAR'S INCREASE %
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RESIDENCE SERVICES

UTM

Undergraduate Students

Townhouses(Schreiberwood)	11,455	13,476	(2,021)	(15.0)	7.0
Townhouses(Leacock)	16,571	15,632	939	6.0	7.0
Townhouses(McLuhan)	16,571	15,632	939	6.0	7.0
Townhouses(Putnam)	16,571	15,632	939	6.0	7.0
Suites (Roy Ivor Hall & Erindale Hall) Single	16,100	15,481	619	4.0	7.0
Suites (Erindale Hall) Double	9,584	9,780	(196)	(2.0)	4.0
Dormitory (Oscar Peterson Hall)	16,874	15,481	1,393	9.0	7.0
Premium Townhouse MaGrath Valley (Single Phase 1)	17,584	16,132	1,452	9.0	17.3
Premium Townhouse MaGrath Valley (Single phase 2)	15,739	14,709	1,030	7.0	7.0
NEW residence(Phase 9 -Single)	17,098	-	-	-	-
NEW residence(Phase 9 -Double)	11,114	-	-	-	-

Graduate Student Housing

(Sept 1 - Apr 30)

Schreiberwood - Small Bachelor	11,429	11,096	333	3.0	4.0
Schreiberwood - Large Bachelor	12,010	11,660	350	3.0	4.0

Medical Student Housing

(Sept 1 - May 31)

Schreiberwood - Small Bachelor	12,856	12,482	374	3.0	4.0
Schreiberwood - Large Bachelor	13,512	13,118	394	3.0	4.0

Family Student Housing - Monthly Rate

Schreiberwood - 3 bedroom	2,314	2,215	99	4.5	4.0
Schreiberwood - 3 bedroom	2,314	2,314	-	-	4.0
Schreiberwood - 4 bedroom	2,398	2,295	103	4.5	4.0
Schreiberwood - 4 bedroom	2,398	2,398	-	-	4.0

UTSC

Winter

Phase I - III single	12,175	11,821	354	3.0	3.5
Phase I - III Single Premium	14,418	-	-	-	-
Phase I - small Room (1 Room)	10,765	10,452	314	3.0	3.6
Phase IV single	14,008	13,341	667	5.0	5.5
Phase I shared	9,289	9,019	271	3.0	3.7
Phase I shared basement	8,367	8,123	244	3.0	3.8
Phase IV shared	11,052	9,867	1,184	12.0	5.7

Summer

Phase I-III (academic term May 8 - August 27)	5,910	5,230	680	13.0	-
Visitor 8-week Rate	2,955	2,844	112	3.9	-
					-
Phase IV Foley Hall (May - August)	6,670	5,714	957	16.7	-
Visitor 8-week Rate	3,335	3,129	206	6.6	-
Visitor 4-week Rate	2,000	-	-	-	-

SCHEDULE OF 2026-2027 ANCILLARY RATES

	2026/27 RATE \$	2025/26 RATE \$	INCREASE \$	INCREASE %	PRIOR YEAR'S INCREASE %
<u>RESIDENCE SERVICES</u>					
St. George Campus					
<u>Innis College</u>					
Innis College - Fall/Winter -Single room	14,054	13,645	409	3.0	5.0
Innis College - Fall/Winter -Double Room	9,000	9,000	-	-	-
Innis College - Fall/Winter -Premium Single (new)	17,500	-	-	-	-
Innis College - Summer -Single room	4,800	4,660	140	3.0	7.0
Innis College - Summer -Double Room(new)	3,000	-	-	-	-
<u>New College</u>					
<u>Winter</u>					
<u>Residence Room - Wilson Hall & Wetmore Hall</u>					
Single room	12,950	12,575	375	3.0	3.1
Double room (per bed)	10,750	10,450	300	2.9	2.7
Economy double room (per bed)	8,195	7,950	245	3.1	3.9
<u>Residence Room - 45 Willcocks</u>					
Double room (per bed)	10,750	10,450	300	2.9	2.7
Single room	12,950	12,575	375	3.0	3.1
<u>Summer - Single</u>					
Continuing New College Students					
Wilson Hall & Wetmore Hall Sessional	3,816	3,745	71	1.9	8.4
45 Willcocks Sessional	3,922	3,852	70	1.8	8.1
Registered Students					
Wilson Hall & Wetmore Hall Sessional	3,811	3,708	103	2.8	9.1
45 Willcocks Sessional	3,914	3,811	103	2.7	8.8
Others					
Wilson Hall & Wetmore Hall Sessional	4,017	3,914	103	2.6	11.8
45 Willcocks Sessional	4,120	4,017	103	2.6	11.4
<u>Summer - Double</u>					
Continuing New College Students					
Wilson Hall & Wetmore Hall Sessional	3,127	3,103	24	0.8	8.4
45 Willcocks Sessional	3,233	3,210	23	0.7	8.1
Registered Students					
Wilson Hall & Wetmore Hall Sessional	3,039	2,987	52	1.7	9.4
45 Willcocks Sessional	3,142	3,090	52	1.7	9.1
Others					
Wilson Hall & Wetmore Hall Sessional	3,193	3,142	51	1.6	8.9
45 Willcocks Sessional	3,245	3,193	52	1.6	8.8
<u>University College</u>					
Sir Daniel Wilson Standard Singles	12,466	11,987	479	4.0	5.0
Sir Daniel Wilson Standard Doubles	10,423	10,119	304	3.0	4.0
Whitney Hall Standard Singles	12,466	11,987	479	4.0	5.0
Whitney Hall & Sir Daniel Wilson Alcove Singles	10,423	10,119	304	3.0	4.0
Whitney Hall Doubles	10,423	10,119	304	3.0	4.0
Morrison Hall Singles	14,298	13,682	616	4.5	6.0
<u>Woodsworth College</u>					
Woodsworth College - Winter	14,595	13,900	695	5.0	5.0
Woodsworth College - Summer	5,385	5,385	-	0.0	5.0
<u>HART HOUSE</u>					
St. George Full Time	148.39	141.35	7.04	4.98	9.2
St. George Part Time	29.68	28.27	1.41	4.98	9.2
Scarborough & Mississauga (Full time)	4.56	4.34	0.22	4.98	9.2
Scarborough & Mississauga (Part time)	0.91	0.87	0.04	4.98	9.2

SCHEDULE OF 2026-2027 ANCILLARY RATES

	2026/27 RATE \$	2025/26 RATE \$	INCREASE \$	INCREASE %	PRIOR YEAR'S INCREASE %
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PARKING/ TRANSPORTATION SERVICES

UTM

CCT Garage (annual)	1,635.38	1,587.74	47.64	3.0	3.0
CCT Garage (Sessional 8m)	1,336.16	1,297.24	38.92	-	-
Lot P1 (annual)	1,358.19	1,318.63	39.56	3.0	3.0
Lot P5 (annual)	1,318.64	1,280.23	38.41	3.0	3.0
Lot P9 (annual)	1,047.17	1,016.67	30.50	3.0	3.0
Lots P4 and P8 (annual)	910.83	888.61	22.22	2.5	3.0
Student (sessional - Lots P4 and P8)	379.50	370.24	9.26	2.5	3.0
Resident (annual)	1,166.94	1,132.95	33.99	3.0	3.0
Afternoon (annual - after 3:30pm)	271.97	264.04	7.93	3.0	3.0
Commercial (annual)	1,548.48	1,503.33	45.15	3.0	3.0
Motorcycle (annual)	247.20	240.00	7.20	-	-
Pay & Display (daily maximum)					
(6:30am to 8:00am next day)					
CCT Garage	20.50	20.50	-	-	2.5
Lot P9	18.00	18.00	-	-	2.9
Lot P4 and P8	15.50	15.50	-	-	3.3
Pay & Display (evening/weekend)					
(5:00pm to 8:00am next day)					
CCT Garage	10.50	10.50	-	-	5.0
Lot P9	7.50	7.50	-	-	7.1
Lot P4 and P8	6.50	6.50	-	-	8.3
Pay & Display (per half hour)					
(6:30am to 5:00pm)					
CCT Garage	3.25	3.25	-	-	8.3
Lot P9	3.00	3.00	-	-	9.1
Lot P4 and P8	2.75	2.75	-	-	10.0
Pay & Display (per half hour)					
(weekdays 5:00pm to 8:00am next day; weekends & holidays)					
CCT Garage	2.00	2.00	-	-	100.0
Lot P9	1.50	1.50	-	-	50.0
Lot P4 and P8	1.25	1.25	-	-	25.0

SCHEDULE OF 2026-2027 ANCILLARY RATES

	2026/27 RATE \$	2025/26 RATE \$	INCREASE \$	INCREASE %	PRIOR YEAR'S INCREASE %
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PARKING/ TRANSPORTATION SERVICES

UTSC

North Lot:

Annual North Lot, Premium (Lot K)	2,343.37	2,275.12	68.25	3.0	10.0
Annual North Lot, Payroll Employee	1,802.63	1,750.13	52.50	3.0	10.0
Student, Fall/ Winter	1,441.05	1,399.08	41.97	3.0	10.0
Monthly Student North Lot Permit	201.75	195.87	5.88	3.0	10.0
Fall or Winter Term	806.99	783.48	23.50	3.0	10.0
Summer term	361.58	351.05	10.53	3.0	10.0
Centennial Permit (Sep - May)	1,238.12	1,399.08	(160.96)	(11.5)	10.0
Centennial Fall or Winter Term Permit	806.99	783.48	23.50	3.0	10.0
Centennial Summer Permit	361.58	351.05	10.53	3.0	10.0

South Lots:

Annual, South Lots C, D Employee Premium	2,343.37	2,275.12	68.25	3.0	10.0
Annual, South Lot B ("Ring Road") Employee	2,109.05	2,047.62	61.43	3.0	10.0
Summer Term	468.70	455.05	13.65	3.0	10.0
Residence, Fall/Winter Term	1,659.03	1,610.71	48.32	3.0	10.0
Residence, Winter Term	929.06	902.00	27.06	3.0	10.0
Residence, Summer Term	414.78	402.70	12.08	3.0	10.0
Evening Payroll, Employee Annual	1,081.64	1,050.14	31.50	3.0	10.0

North Lots: Garage:

Annual North Lot, Payroll Employee	1,802.63	-	-	-	-
Student, Fall/Winter	1,441.05	-	-	-	-
Fall or Winter Term	806.99	-	-	-	-
Summer Term	361.58	-	-	-	-
TPASC: Fall or Winter Term	645.59	-	-	-	-
TPASC: Summer Term	289.27	-	-	-	-

Cash Parking

South Lots

Peak period Hourly rate	6.05	5.85	0.20	3.3	10.4
Flat rate- Evening	10.55	10.25	0.31	3.0	10.2
Flat rate- Weekend	10.55	10.25	0.31	3.0	10.2
Summer - Conference - Daily Rate	9.05	8.80	0.24	2.8	10.3
Summer - Conference - Youth bed rate	2.20	2.12	0.08	3.9	10.0

Instructional Center Lot K: Currently Permits Only

Flat Rate, Day	24.20	23.40	0.80	3.4	10.4
Flat Rate, Evening	10.55	10.25	0.31	3.0	10.2
Flat Rate, Weekend	10.55	10.25	0.31	3.0	10.2

Lots F and G (North Lots)

Flat Rate, Day	15.10	14.65	0.45	3.1	10.2
Flat Rate, Evening	9.05	8.80	0.25	2.9	10.0
Flat Rate, Weekend	7.50	7.30	0.20	2.7	9.8

Lot H (North Lots):

Peak period hourly rate	6.05	5.85	0.20	3.3	-
Flat Rate, Evening	10.55	10.25	0.31	3.0	-
Flat Rate, Weekend	10.55	10.25	0.31	3.0	-

Lot X (North Lots):

Hourly Rate	6.05	-	-	-	-
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Parking Garage:

Flat Rate, Day	15.10	14.65	0.45	3.1	-
Flat Rate, Evening	9.05	8.80	0.25	2.9	-
Flat Rate, Weekend	7.50	7.30	0.20	2.7	-
EV Charging Stations, metered	4				

SCHEDULE OF 2026-2027 ANCILLARY RATES

	2026/27 RATE \$	2025/26 RATE \$	INCREASE \$	INCREASE %	PRIOR YEAR'S INCREASE %
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FOOD AND BEVERAGE/HOSPITALITY SERVICES

UTM

Meals Plans : First years and Upper years

Plus +500 flex dollars	5,825	5,525	300	5.4	4.2
Full +500 flex dollars	5,100	4,975	125	2.5	4.2

Meals Plans : Upper-years only

Light +250 flex dollars(+ 100 flex dollars)	3,700	3,500	200	5.7	0.7
Minimum +250 flex dollars(+ 100 flex dollars)	3,025	2,950	75	2.5	-

St. George Campus

University College

Plan A	6,923	6,593	330	5.0	5.0
Plan B	6,110	5,819	291	5.0	5.0

Appendix

Budget Preparation Review and Consultation Process

The service ancillaries' annual budgets for 2026-27 and long-range plans for 2027-28 to 2030-31 were reviewed by several local committees and councils. Membership in these committees and councils includes students who play an integral part in the overall consultation process. Budget plans for service ancillaries in the Constituent Colleges on the St. George Campus were also reviewed by the Faculty of Arts & Science for overall alignment with divisional budget plans, including operating funded student service levels and capital project plans.

Following this consultation process, the Financial Services department reviews the management reports submitted by each ancillary. The Financial Services department analyzes the reports for completeness, adherence to fiscal policies, and financial feasibility. Financial Services also assesses the progress made by measuring their performance against the four financial objectives established for ancillaries. Issues requiring further action will be identified and addressed through a one-on-one meeting along with Planning & Budget. The St. George ancillary unit budgets are then reviewed by the St. George Service Ancillaries Review Group (SARG), which includes three members from the University Affairs Board. SARG provides advice and formulates recommendations on the operating plans for all service ancillaries. UTM and UTSC ancillary unit operating plans are reviewed by the respective Campus Affairs Committees.

Following these reviews, the University Affairs Board and the respective Campus Council at UTM and TSC approve operating plans, capital budgets, and schedules of rates or fees for all service ancillaries on an annual basis.

Projected residence fee revenues reflect approved rate adjustments and anticipated optimal occupancy during the fall and winter terms. Salaries, wages, and benefit projections have been budgeted following the terms of the collective agreements, as well as the compensation package for Professionals and Managers. Proposed major maintenance and capital expenditure budgets have been assembled in conjunction with expert staff from Facilities and Services and University Planning, Design, and Construction.