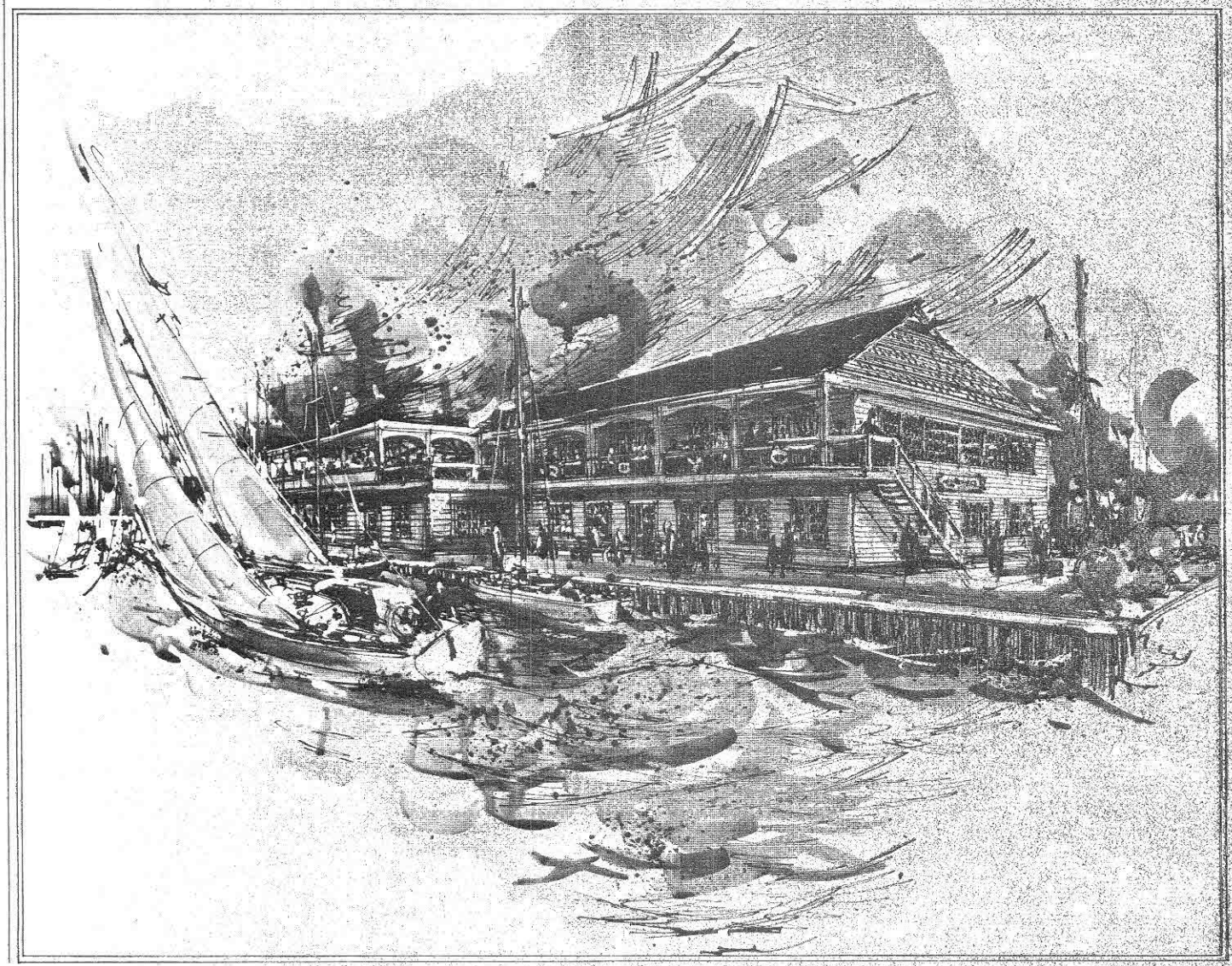
Queen City Yacht Club

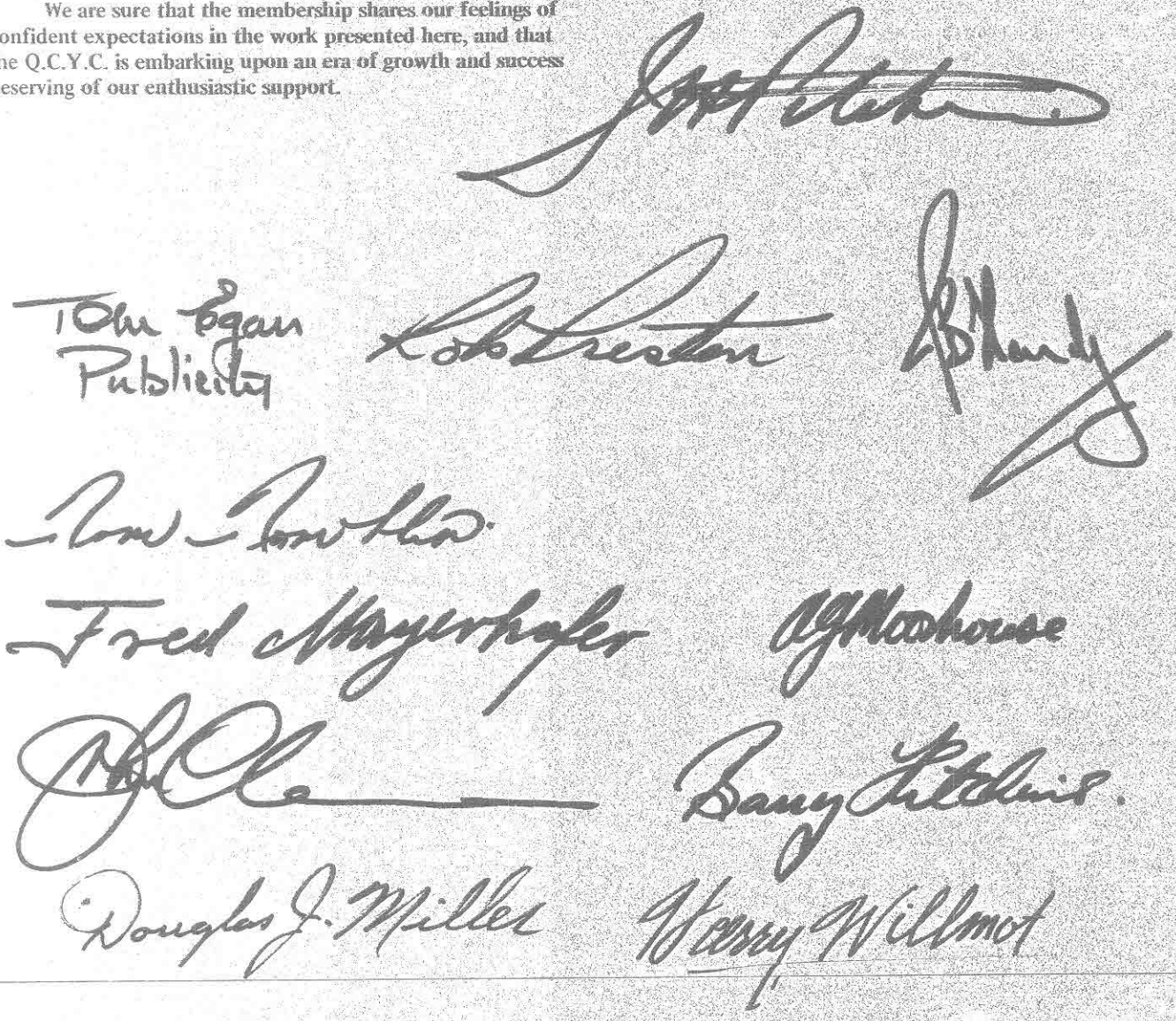
Planning committee proposal of clubhouse renovations to be presented to the membership at a special meeting in September, 1975



The Commodore

As chairman of the Board of Directors, I have watched with my fellow-directors the successful growth and development of these plans during the past months. I need hardly point out that planning of this kind is exacting, time-consuming and demands attention to a wealth of essential details.

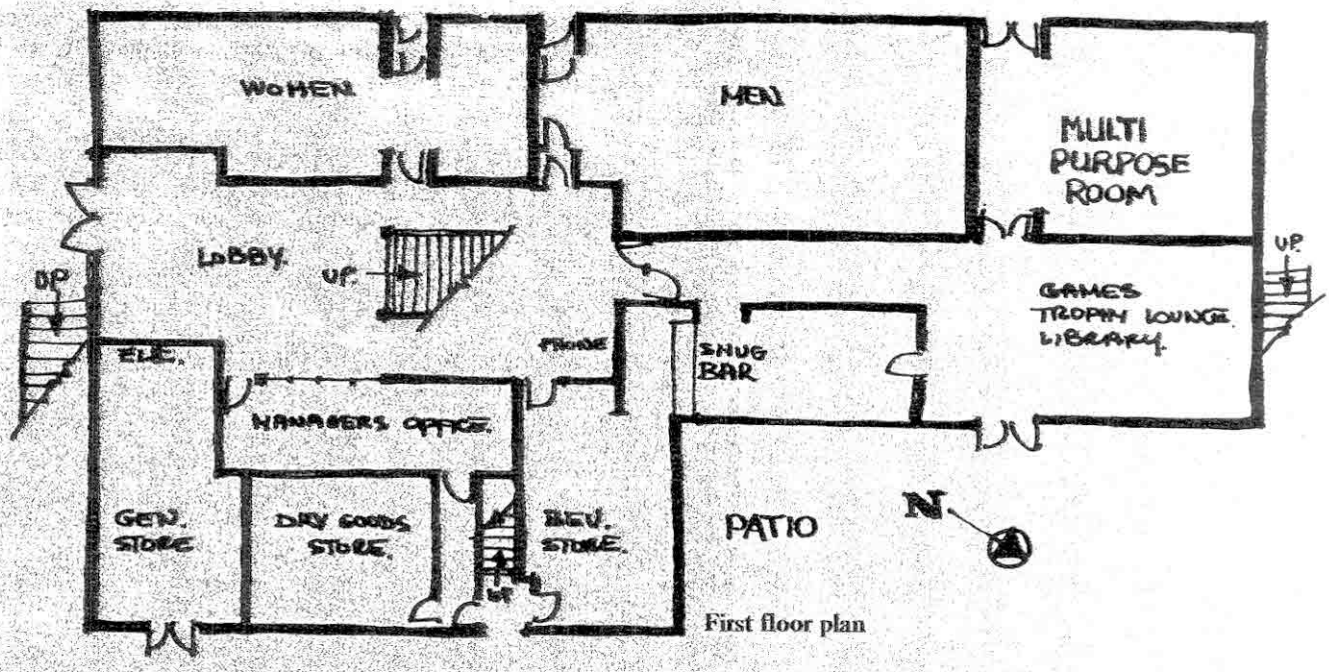
We are sure that the membership shares our feelings of confident expectations in the work presented here, and that the Q.C.Y.C. is embarking upon an era of growth and success deserving of our enthusiastic support.



The Planning Chairman's comments

I'm sure that many members will recognize suggestions of their own reflected in these plans. Indeed a major function that my committee has served, was to build up a composite picture of the expressed needs of the club and then incorporate them within a practical financial structure to present to the membership.

We have utilised and drawn upon expert opinions whenever we felt necessary in our planning. The resulting plans are in my opinion the most practical, beneficial and economic proposal that we can consider. I am confident that this renovation will enable Queen City to meet the needs of the members now and in the future. My thanks to all of the members whose individual contributions by questionnaire and additional notes made up the core of our plans. To my committee, a special note of appreciation. John Clemmer, Diana Moorhouse, Jeff Turner, Patrick Walton and Malcolm Wardman. Their unflagging interest, care and concern have made it a pleasure and privilege to work with them.

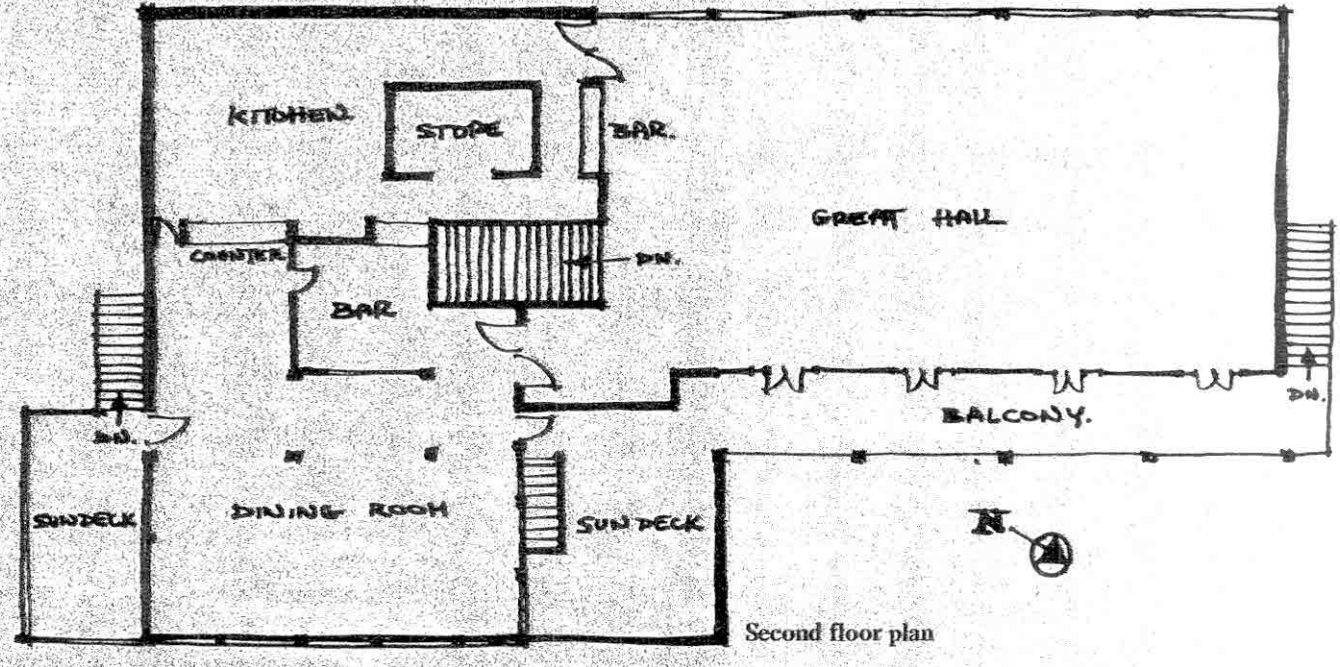


First floor plan

As you enter the new lobby from the existing entrance the new washrooms are conveniently located to your left with laundry facilities, hair dryers, adequate vanities and 25¢ lockers for security whilst sailing or dancing. The manager's office and reception desk is to the right which will double as cloakroom when necessary. Directly ahead is the snugbar and trophy room if you prefer a quiet drink and a chat away from the Great Hall activity or maybe you prefer a seat on the patio. The multi-purpose room will ensure a quiet place for board meetings, racing seminars and junior club instruction or social activities.

Mounting the new staircase we enter the Great Hall which retains its original charm with added seating accommodation and improved view of the City by the removal of the trophy partition (These trophies are now better displayed in the trophy room downstairs). Turning to the right we enter the dining room directly since the old bar has been relocated. The staff can now serve us either food or drink from the same area. On party nights there is another bar available in the Great Hall and double doors from the kitchen for faster service.

You will note that the original feeling of Q.C.Y.C. has been preserved but things have been reorganized to serve us better.



Second floor plan

History

For almost 100 years since the incorporation of Q.C.Y.C. in 1889, this Club has been a familiar landmark in Toronto harbour. The present clubhouse is part of both Q.C.'s heritage and, like the Trillium paddlesteamer, a feature of some historical interest; indeed, with our ever-changing skyline, the Clubhouse does represent a direct link with a style of life often forgotten.

Planning for the future

A recent structural inspection of the Clubhouse by a qualified consultant has reassured us that the basic structural foundations are substantially sound. The style and needs of our members have changed since the construction of the Clubhouse and it is in response to these demands, together with urgent and essential rejuvenation of basic services, that your Directors commissioned the Planning Committee to define the priorities and needs of the majority of members and, from this, present a complete renovation proposal, to be instituted as soon as possible.

Questionnaire priorities

The response to the questionnaire was excellent, demonstrating both care and concern by all the members, old and new; it is a tribute to the traditions of Queen City that the essential "sailors' spirit" is able to be appreciated even by the newest members. It is clearly the will of the members of this Club that our renovation should meet the following criteria:

(a) to preserve the basic architectural appearance which is a Toronto landmark.
(b) to maintain the Q.C.Y.C. tradition of being a friendly informal relaxed "sailors' club" and not convert it into a "posh" social club.
(c) to plan a renovation with a budget that is within the financial capabilities of the club.

In conjunction with the questionnaire, members of previous executives were consulted for their direct experience of operational problems in putting together a rough draft of our present and future needs, which included the following:

Proposed renovations

Modify and improve kitchen facilities for more efficient and better service and relocate bar for economics in staff.

Expand dining room and provide direct connection to Great Hall for overflow seating capacity for major functions.

Create snugbar to service patio and for use of members not wishing to attend functions in the Great Hall.

Modernize washrooms and showers including improved hot water supply, vanities and laundry facilities for the convenience of both living on board, and drying out the dinghy sailors.

Create multi-purpose meeting room for Junior Club, Board meetings, protest committee meetings and so on.

Improve security and management operation of clubhouse by relocating manager's office in relation to lobby and storage areas.

Far Left: The Snug Bar
Anyone recognizing some of our venerable members is not wholly imagining things! Salty and comfortable, the Snug should be a good place for spinning yarns, a quiet toddy, or just a place to gam with a few sailor friends.

Far Right: The Foyer
The foyer becomes an important thoroughfare; the office is

now located within the main building, to starb'd as you enter. Here the staff are ideally located to assist the coming and going of guests, visiting yachtsmen and members.

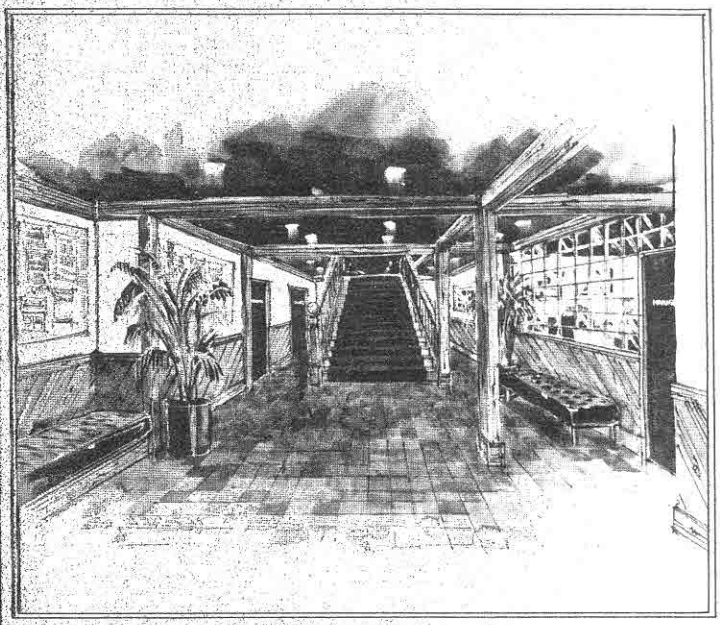
Above: The Dining Room

Looking into the restaurant from the south verandah. Hardly any structural changes, but an attention to detail and design that converts a canteen into a dining room!

Renovate exterior condition of clubhouse to ensure continuing architectural integrity and adequate ventilation to foundations to prevent dry rot.

The planning team

We at Queen City have always been fortunate in our access to our members' specialized skills and knowledge. The following members formed the Basic Planning Committee: Pat Walton, Geoff Turner, Mal Wardman, John Clemmer, John Moorhouse, Chairman. The rough draft of our needs was then developed by club members Al Rae Junior, Architect and Geoff Turner, Interior Designer, who prepared a set of drawings and renderings incorporating the proposals, in accordance with the necessary City of Toronto building regulations.



Financial planning

The Club Treasurer was included on the planning team to ensure that financial planning for the years ahead would provide for adequate operating funds and sinking fund for the replacement of capital plant. We have at present better than $20M in our Capital Development Fund. In order to carry out the proposed renovations, we suggest that the Club issue to each senior member a $500.00 redeemable debenture (see enclosed information). This will raise a further $100,000 with which to carry out the renovations. This debenture will be non-interest bearing and will not be negotiable except by the Club, and then only upon reassignment to a new member after the original member's resignation. All new members will be required to purchase the debenture in addition to their initiation fee.

Our existing lease with the City runs to the year 2001 subject to a 5 year notice of termination and a compensation value of $200,000 in 1980 reducing to $57,000 in 2001. Therefore at present every senior member has an equity of $1,000 in breakup value.