



LYTTON PARK RESIDENTS' ORGANIZATION INC.
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2 October 2021

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City Council consideration on October 4, 2021
MM36.33 Assessing the Impacts of Iceberg Houses

Dear Mayor Tory and Members of City Council:

Lytton Park Residents' Organization strongly supports the motion, tabled by Councillors Mike Colle and Jaye Robinson, to assess the impacts of Iceberg Houses - single-family detached dwellings with large, multi-storey underground basements that protrude significantly beyond the surface footprint of the building.

There is a need for the City to understand the issues and address these critically and urgently. An iceberg house in Hoggs Hollow was approved by the Committee of Adjustment, although it is located in a designated flood plain and subject to a 1-hour evacuation in the event of a dam release on the Don River. A 250-year-old tree on the property was allowed to be cut down.

These underground structures can have adverse impacts, and it appears that they are not regulated under relevant jurisdictions of the City of Toronto. The departments and authorities, as detailed in the members' motion, are requested to report back to Council on strategies to address the impacts of these iceberg houses.

Some of the issues are:

- Public Safety –The enclosed structure may have no secondary emergency exit. Fire, Police and Paramedic service personnel could be placed at extra risk during floods, fires, and power loss.
- Housing Standards – If these Iceberg Homes can be built anywhere, with no standards, there is the potential for these spaces to be rented out, with a significant risk to occupants as fire traps, and for public health issues resulting from damp and mould.
- Flood Plain Mapping – Iceberg Homes have the potential, with their extensive underground structure, to divert water and affect Flood Plain Mapping.
- Diversion of Water leads to soil instability, permeability and erosion; stresses City drainage and stormwater management; stresses drainage on abutting homes that could weaken their foundations and allow water seepage into the house.
- Mature Trees on the surface could be cut down or be severely damaged.

We strongly support Councillor Robinson's Motion and urge the support of the Mayor and all Councillors.

Maureen Kapral, Vice-President,
Lytton Park Residents' Organization

c: Councillor Mike Colle
Councillor Jaye Robinson
Chris Murray, City Manager
Will Johnston, Chief Building Official

The Lytton Park Residents' Organization ("LPRO") is an incorporated non-profit association, representing residents living in the area bounded by Lawrence Avenue West to Roselawn and Briar Hill Avenues, Yonge Street to Saguenay and Proudfoot Avenue.

<https://lyttonparkro.ca/>