

Surveyed by Annis, O'Sullivan, Vollebek Ltd.

Scale 1 : 150

**Metric**  
 DISTANCES AND COORDINATES SHOWN ON THIS PLAN  
 ARE IN METRES AND CAN BE CONVERTED TO FEET BY  
 DIVIDING BY 0.3048.

**Surveyor's Certificate**  
 I CERTIFY THAT:  
 1. This survey and plan are correct and in accordance with the Survey Act, the Surveyors Act and the regulations made under them.  
 2. The survey was completed on the 29th day of July, 2025.

August 11, 2025  
 Date   
 E.H. Henneys  
 Ontario Land Surveyor

**PART 2**  
 THIS PLAN MUST BE READ IN CONJUNCTION WITH  
 SURVEY REPORT DATED: August 11, 2025

ANNIS, O'SULLIVAN, VOLLEBEK LTD. grants to  
 D. Nahon & J. Przybylak ("The Client"), their solicitors,  
 mortgages, and other related parties, permission to use original, signed, sealed  
 copies of the Surveyor's Real Property Report in transactions involving The Client.

**Notes & Legend**

- Denotes**
- Survey Monument Planted
  - Survey Monument Found
  - SIB Standard Iron Bar
  - SIB# Round Standard Iron Bar
  - IB Iron Bar
  - IB# Round Iron Bar
  - PB Plastic Bar
  - (WIT) Witness
  - Meas. Measured
  - (AOG) Annis, O'Sullivan, Vollebek Ltd.
  - (P1) Registered Plan 4M-76
  - (P2) Plan CAR-78
  - (P3) Plan 4R-445
  - (P4) Plan 4R-28190
  - (P5) (JDB) Plan dated August 6, 2014
  - M+ST Maintenance Hole (Storm Sewer)
  - M+S Maintenance Hole (Sanitary)
  - OHW — Overhead Wires
  - UP — Utility Pole
  - AN — Anchor
  - FH — Fire Hydrant
  - T/G — Top of Grate
  - GM — Gas Meter
  - HM — Hydro Meter
  - RWS — Stone Retaining Wall
  - RWT — Timber Retaining Wall
  - ELEV — Location of Elevations
  - ELEV# — Top of Retaining Wall Elevation
  - (Tree Symbol) — Deciduous Tree
  - (Star Symbol) — Coniferous Tree

SITE AREA = ±2033 Sq. Metres

Committee of Adjustment  
 Received | Reçu le  
 2026-04-24  
 City of Ottawa | Ville d'Ottawa  
 Comité de dérogation

ASSOCIATION OF ONTARIO  
 LAND SURVEYORS  
 PLAN SUBMISSION FORM  
 V-110900  
  
 THIS PLAN IS NOT VALID UNLESS  
 IT IS AN EMBOSSED ORIGINAL  
 COPY ISSUED BY THE SURVEYOR  
 IN ACCORDANCE WITH  
 REGULATION 1026, SECTION 29 (3)

Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations,  
 Monument No. IC5 147, Index No. 383, having an elevation of 54.558 metres  
 referred to the CGVD28 geoidetic datum. (NAD-83 (CSRS)) (2010).

For bearing comparisons, a rotation of 0°37'30" counter-clockwise was applied to bearings on (P1), (P2) and (P3), and a rotation of 0°04'40" counter-clockwise was applied to bearings on (P4).

Ties to the water's edge are perpendicular to the traverse line unless otherwise noted.

**ELEVATION NOTES**

1. Elevations shown are geoidetic and are derived from City of Ottawa Vertical Control Monument No. IC5 147, Index No. 383, having an elevation of 54.558 metres referred to the CGVD28 geoidetic datum.
2. It is the responsibility of the user of this information to verify that the job benchmark has not been altered or disturbed and that its relative elevation and description agrees with the information shown on this drawing.

**UTILITY NOTES**

1. This drawing cannot be accepted as acknowledging all of the utilities and it will be the responsibility of the user to contact the respective utility authorities for confirmation.
2. Only visible surface utilities were located.
3. A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.

HEMLOCK LAKE  
 (Known As McKay Lake)  
 PART 1 PLAN 5R-8057  
 BLOCK 15A  
 REGISTERED PLAN 92  
 PIN 04228 - 0258



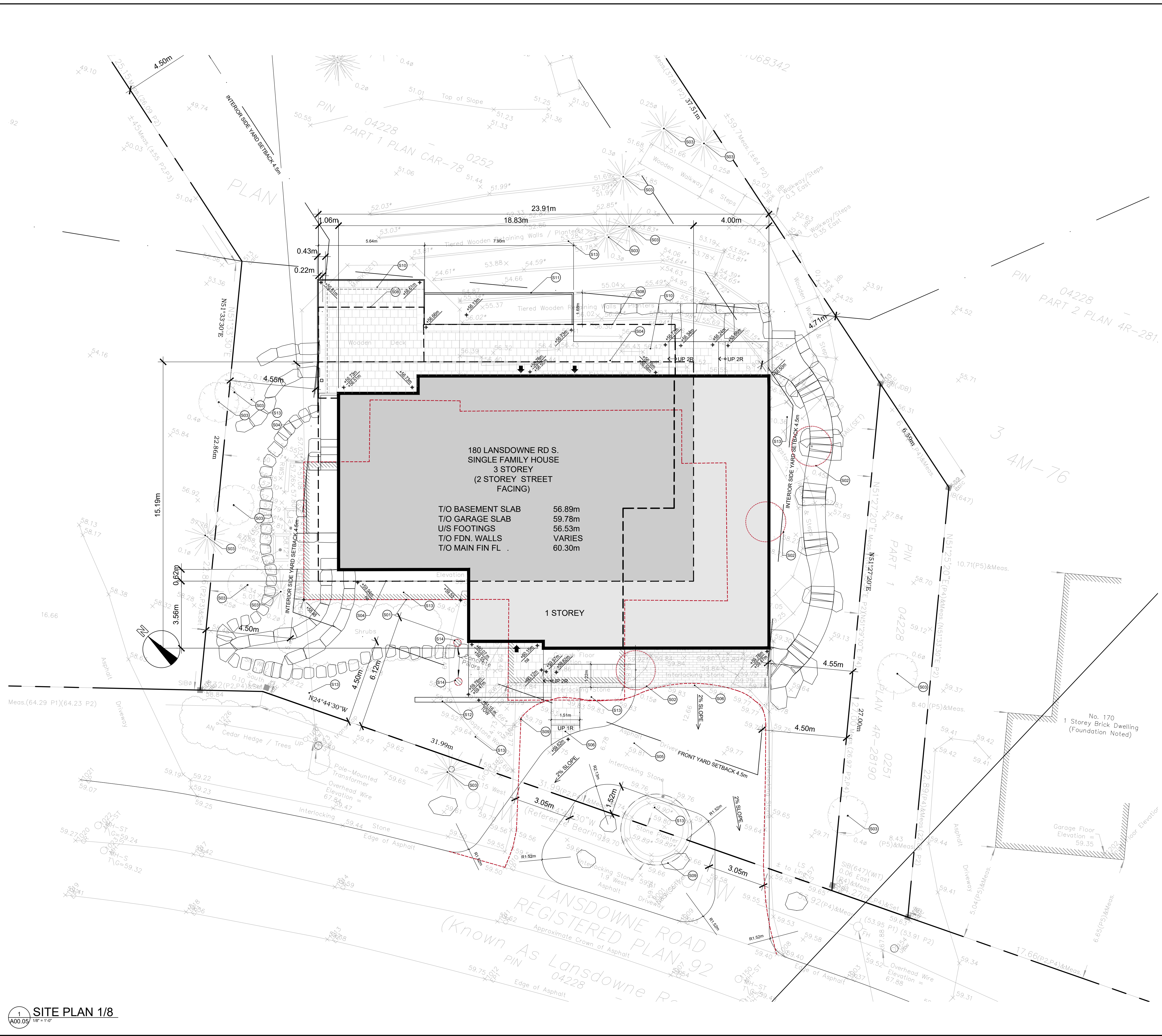
PART 2 PLAN 4R-445  
 PART 2 PLAN 4R-28190

PIN 04228 - 0253  
 PART 1 PLAN 4R-445

PIN 04228 - 0250  
 PART 2 PLAN 4R-28190

LANSDOWNE ROAD  
 REGISTERED PLAN 92  
 (Known As Lansdowne Road South)  
 PIN 04228 - 0283

SITING BENCHMARK  
 Fire Hydrant - Top of Spindle  
 Elevation = 60.37 Metres



### LEGEND

- PROPOSED HOUSE FOOTPRINT
- PROPERTY LINE
- SETBACK LINE
- EXISTING HOUSE FOOTPRINT
- PROPOSED 2 STOREY AREA (FROM STREET)
- PROPOSED 1 STOREY AREA (FROM STREET)
- NEW GRADE ELEVATION
- EXISTING GRADE ELEVATION
- EXISTING TREE TO BE REMOVED

- ### SITE NOTES
- S01 EXISTING BUILDING TO BE DEMOLISHED
  - S02 EXISTING TREE TO BE REMOVED
  - S03 EXISTING TREE TO BE PROTECTED AND MAINTAINED. REFER TO ARBORISTS NOTES
  - S04 OUTLINE OF UPPER STOREY CANTILEVER (FACE OF BUILDING)
  - S05 ASPHALT DRIVEWAY
  - S06 STONE PAVER PATHWAY
  - S07 STONE STEPS
  - S08 DECK ABOVE
  - S09 OLD DRIVEWAY AND PLANTER REMOVED AND REINSTATED WITH SOFT LANDSCAPING AND PLANTING WHERE NEW DRIVEWAY IS NOT LOCATED
  - S10 STONE PATIO
  - S11 LANDSCAPE FEATURE
  - S12 LANDSCAPE WALL
  - S13 PLANTING AREA - REFER TO PLANTING PLAN
  - S14 TO BE REMOVED

### GENERAL NOTES

- A THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL DISCREPANCIES TO THE ARCHITECT.
- B DO NOT SCALE DRAWINGS.
- C ALL WORK SHALL COMPLY WITH THE ONTARIO BUILDING CODE AND THE REQUIREMENTS OF ALL AUTHORITIES HAVING JURISDICTION.
- D THIS DRAWING IS THE EXCLUSIVE PROPERTY OF CHRISTOPHER SIMMONDS ARCHITECT INC. COPYRIGHT RESERVED.

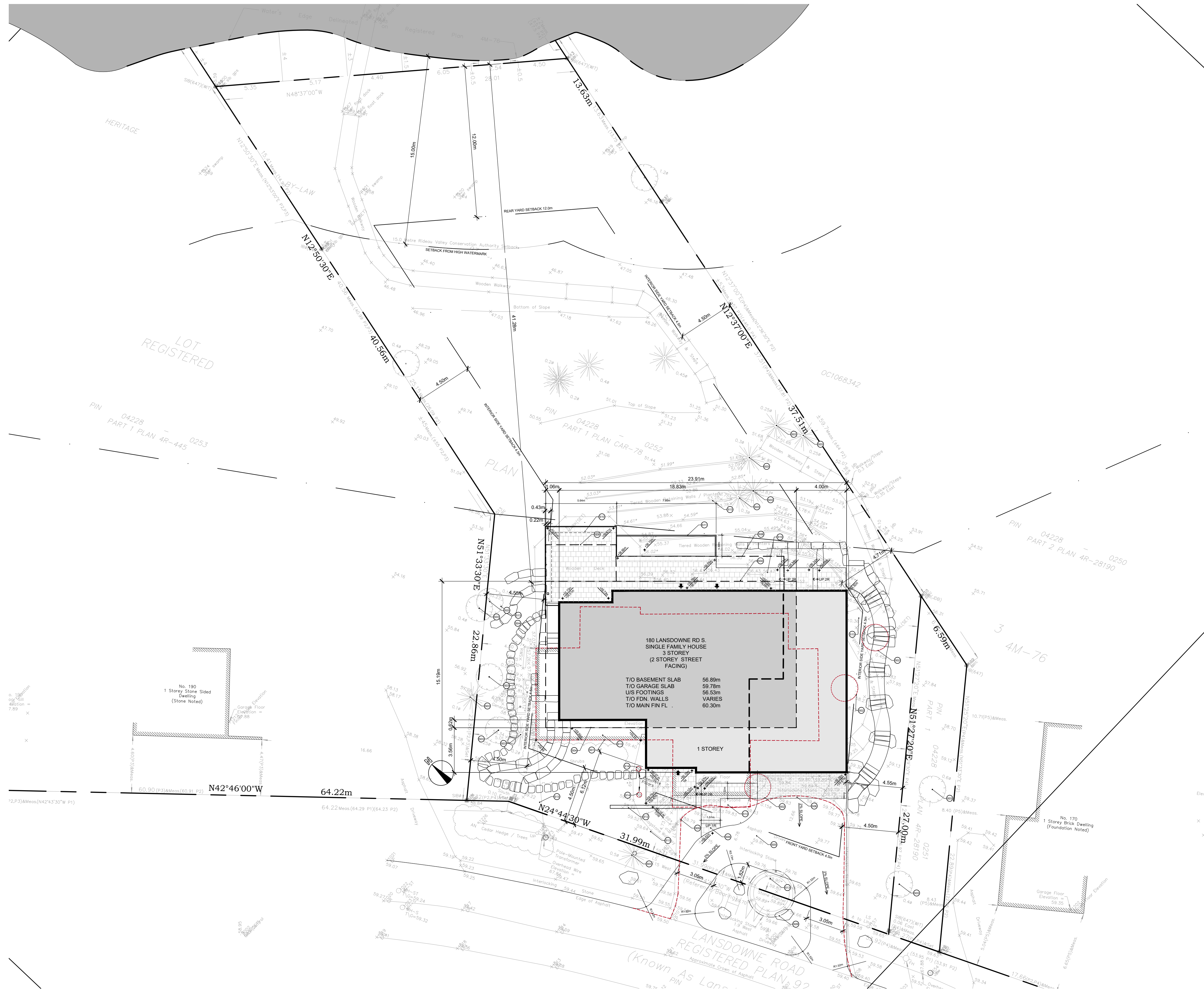
No.	DATE	DESCRIPTION
ARCHITECT'S SEAL: PROJECT NORTH:		
<b>Committee of Adjustment</b> Received   Reçu le <b>2026-04-24</b> City of Ottawa   Ville d'Ottawa Comité de dérogation		

**simmonds ARCHITECTURE**  
 340 Catherine Street  
 Ottawa, ON K1R 1C4  
 613.567.7888  
 simmondsarch.com

PROJECT:  
**180 LANSDOWNE ROAD SOUTH**  
**OTTAWA, ONTARIO**  
**K1M 0N4**

DRAWING TITLE:  
**ENLARGED**  
**SITE PLAN**

DATE:	2025.12.17	DRAWING No:	
SCALE:	1:50		
DRAWN BY:	JAH		
JOB No:	910-25		



### LEGEND

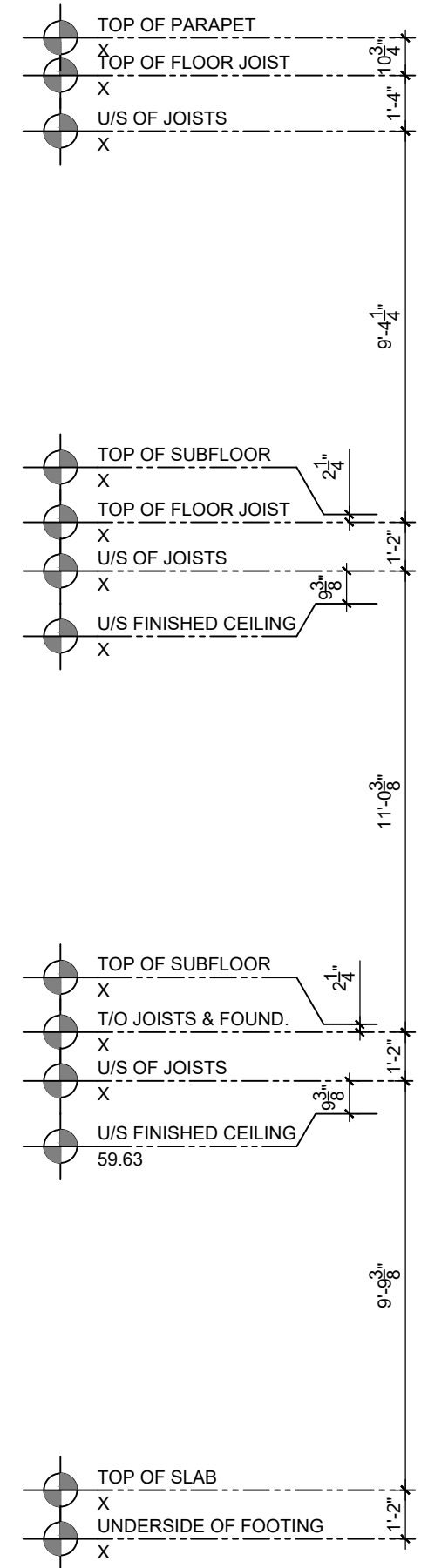
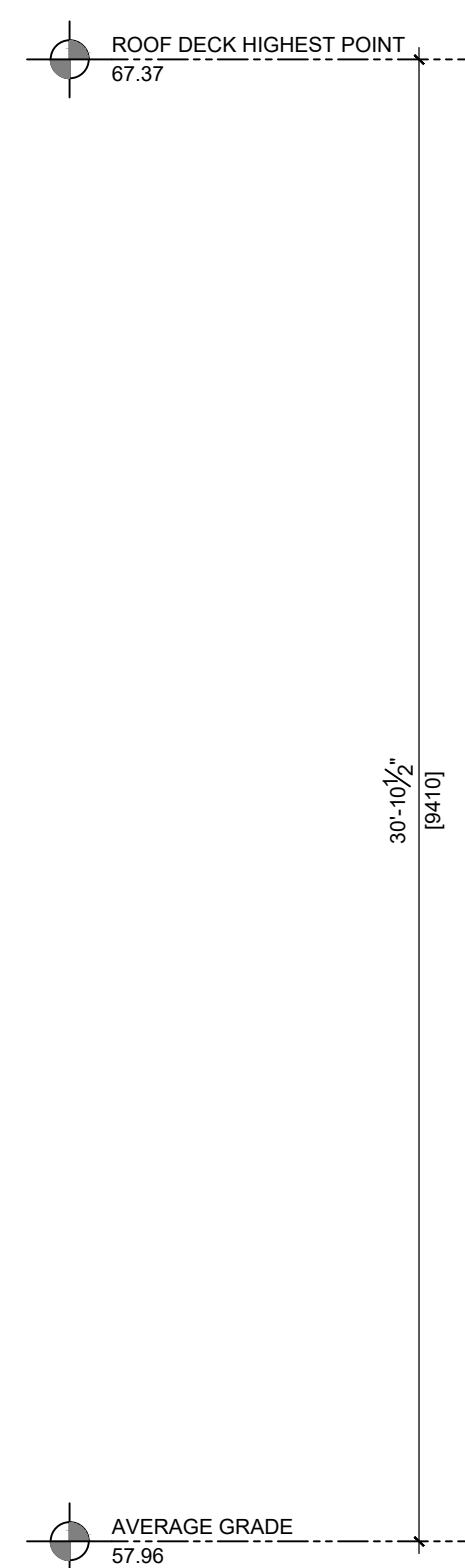
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  - S14 TO BE REMOVED

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ARCHITECT'S SEAL:		PROJECT NORTH:
<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 0 auto;"> <p>Committee of Adjustment Received   Reçu le <b>2026-04-24</b></p> <p>City of Ottawa   Ville d'Ottawa Comité de dérogation</p> </div>		
<p><b>simmonds ARCHITECTURE</b></p>		<p>340 Catherine Street Ottawa, ON K1R 1C4 613.567.7888 simmondsarch.com</p>
<p>PROJECT: <b>180 LANSDOWNE ROAD SOUTH OTTAWA, ONTARIO K1M 0N4</b></p>		
<p>DRAWING TITLE: <b>SITE PLAN SITE INFORMATION</b></p>		
DATE:	2025.12.17	DRAWING No:
SCALE:	1:150	
DRAWN BY:	JAH	
JOB No:	910-25	<b>A00.04</b>



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No.	DATE	DESCRIPTION
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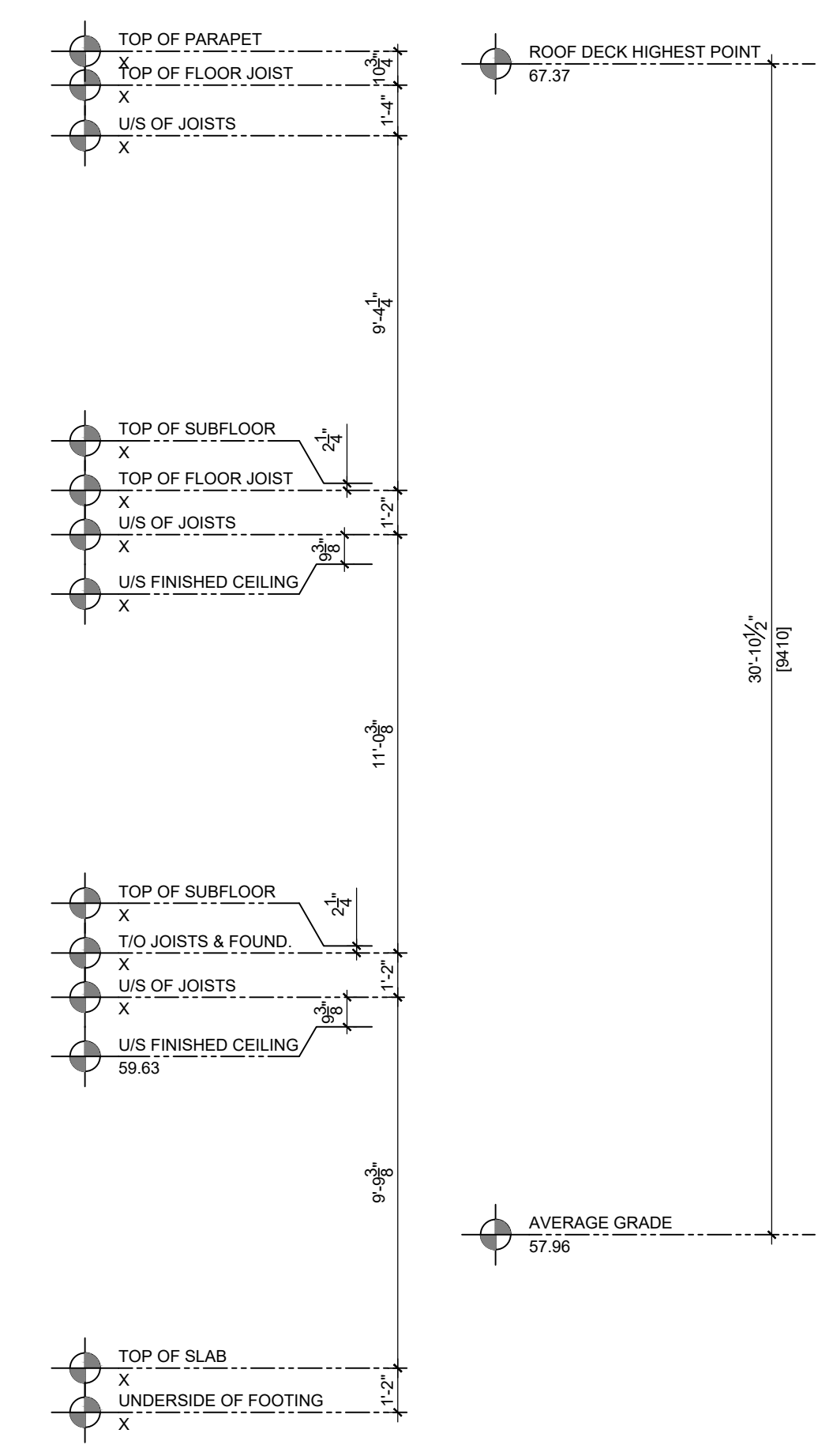
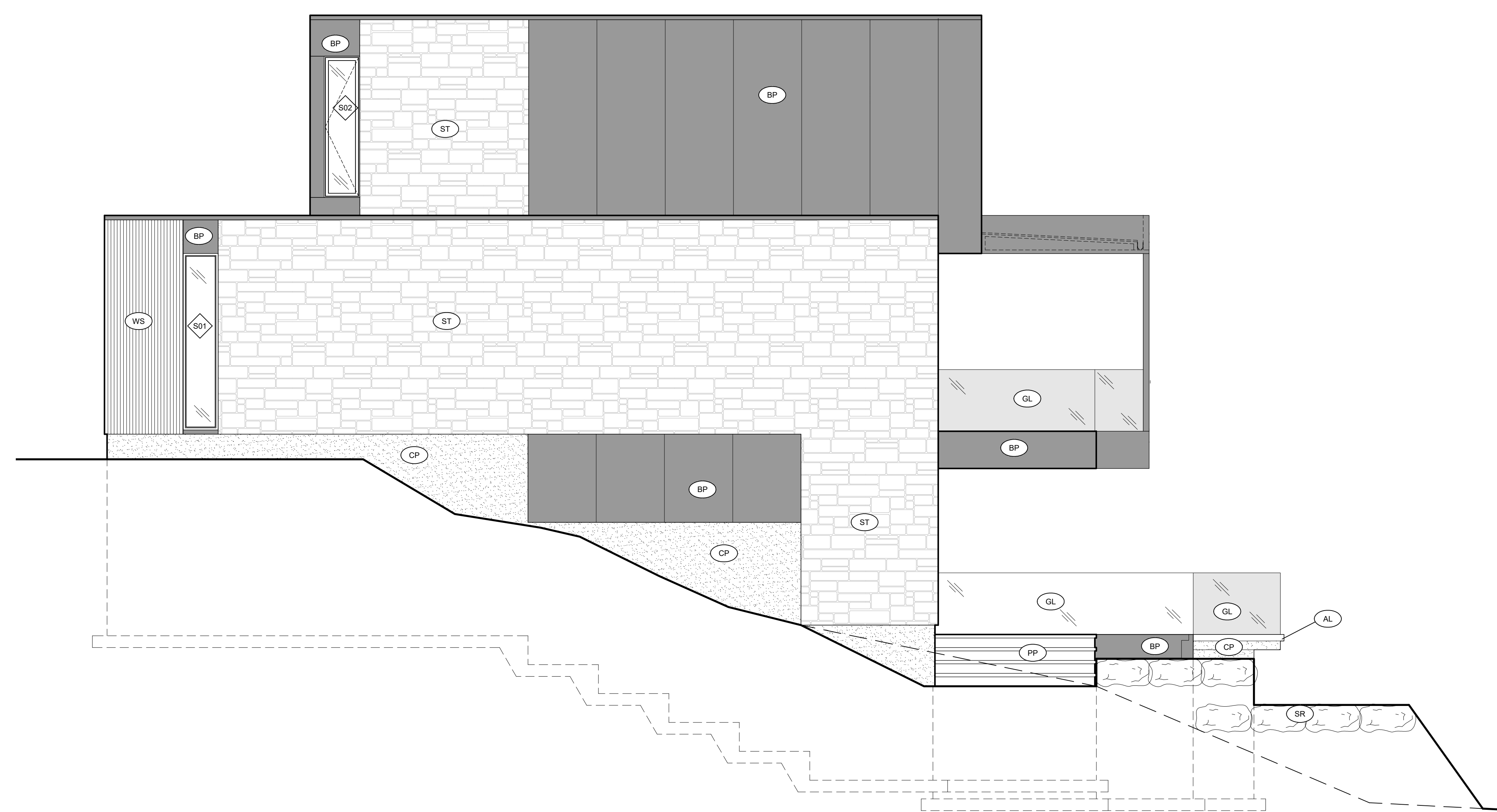
**simmonds**  
ARCHITECTURE

340 Catherine Street  
Ottawa, ON K1R 1C4  
613.567.7888  
simmondsarch.com

PROJECT:  
**McKAY LAKE**  
180 LANSDOWNE ROAD SOUTH  
OTTAWA, ONTARIO. K1M 0N4

DRAWING TITLE:  
**FRONT ELEVATION**

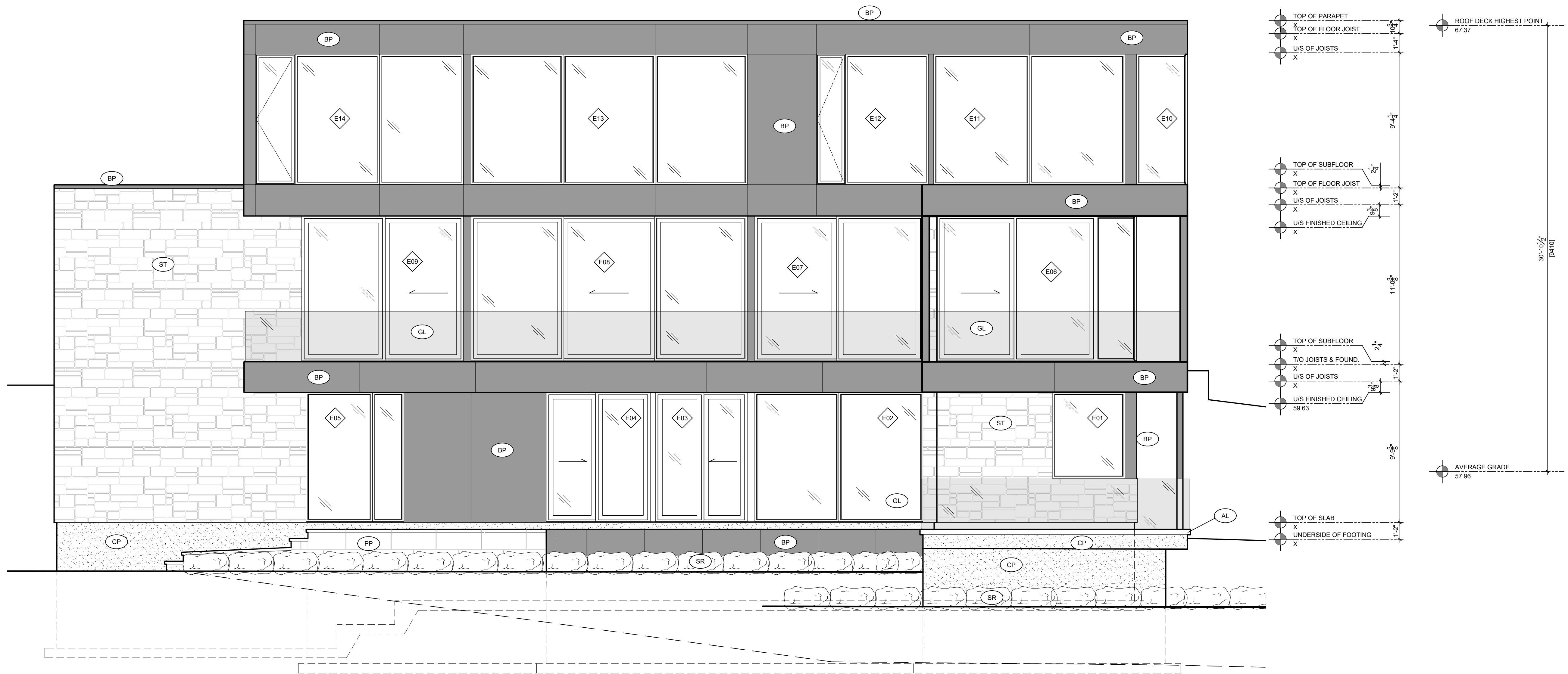
DATE:	2026.04.22	DRAWING No:	A02.01
SCALE:	1/4" = 1'-0"		
DRAWN BY:	JAH		
JOB No:	910-25		



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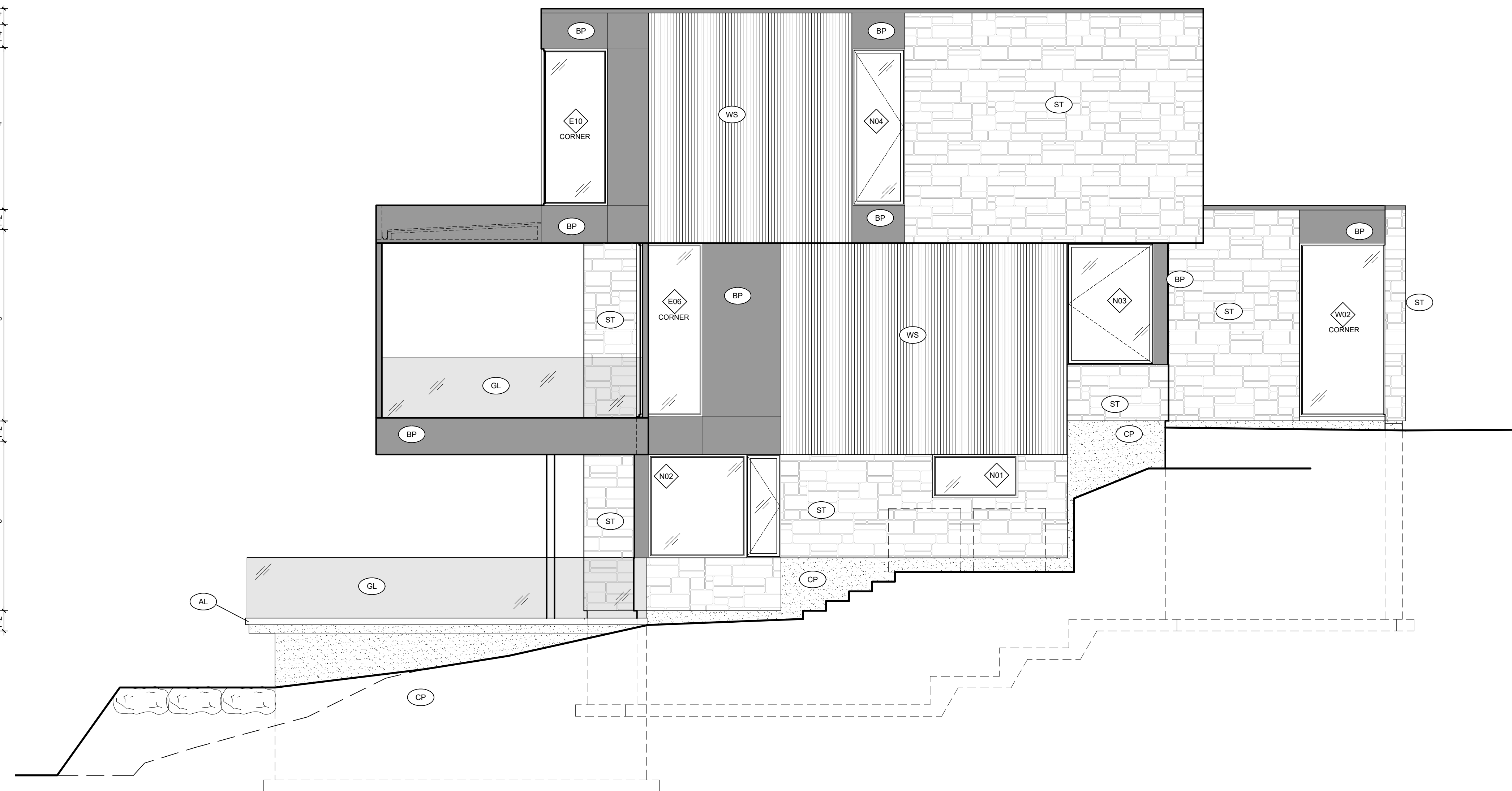
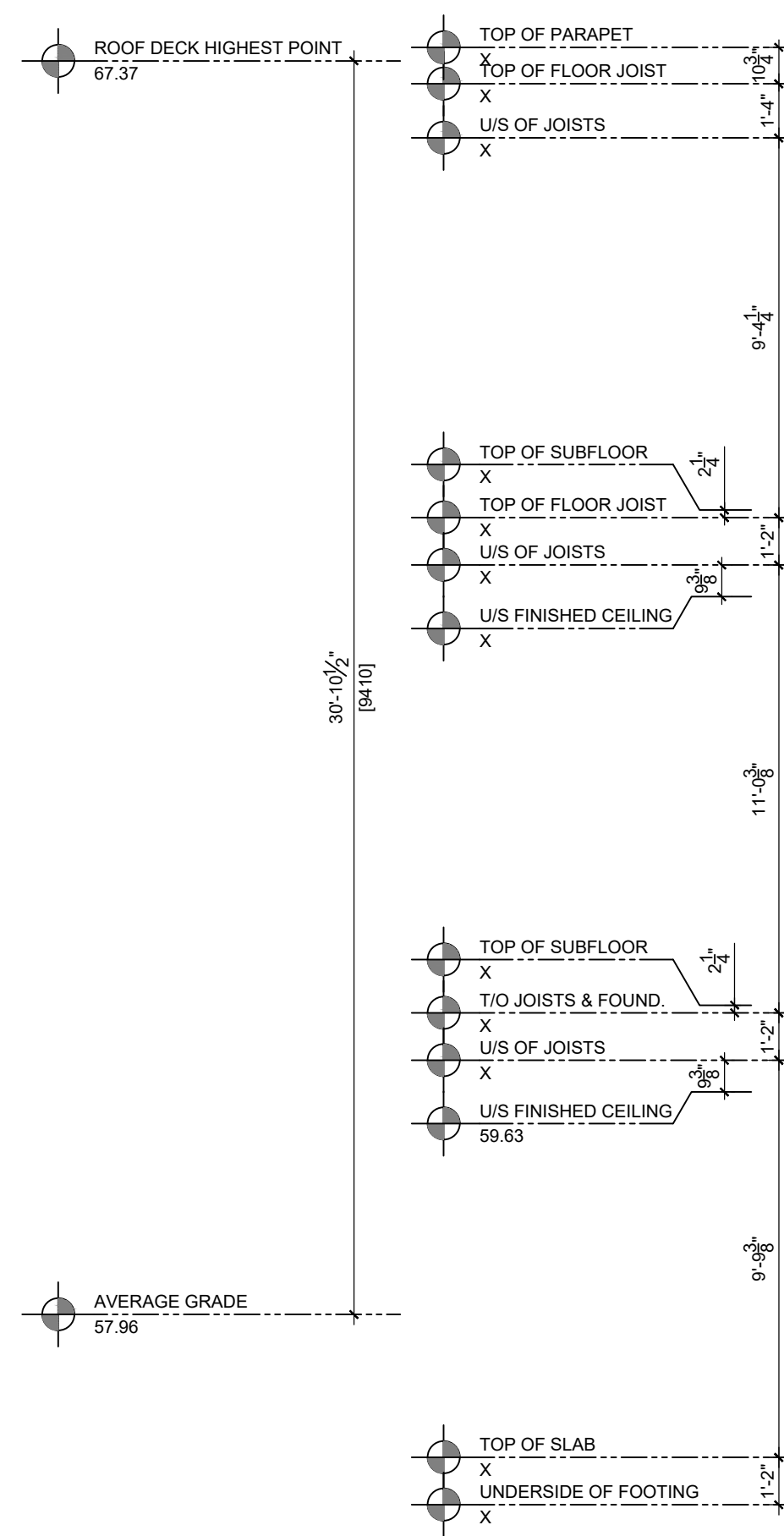
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ARCHITECT'S SEAL: PROJECT NORTH:		
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		<small>340 Catherine Street Ottawa, ON K1R 1C4 613.567.7888 simmondsarch.com</small>
PROJECT: <b>McKAY LAKE</b> 180 LANSDOWNE ROAD SOUTH OTTAWA, ONTARIO. K1M 0N4		
DRAWING TITLE: <b>EAST SIDE ELEVATION</b>		
DATE:	2026.04.22	DRAWING No:
SCALE:	1/4" = 1'-0"	
DRAWN BY:	JAH	
JOB No:	910-25	<b>A02.02</b>



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<b>simmonds</b> ARCHITECTURE <span style="font-size: small; float: right;">340 Catherine Street Ottawa, ON K1R 1C4 613.567.7888 simmondsarch.com</span>		
PROJECT: <b>McKAY LAKE</b> 180 LANSDOWNE ROAD SOUTH OTTAWA, ONTARIO, K1M 0N4		
DRAWING TITLE: <b>REAR ELEVATION</b>		
DATE:	2026.04.22	DRAWING No:
SCALE:	1/4" = 1'-0"	
DRAWN BY:	JAH	
JOB No:	910-25	<b>A02.03</b>



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<small>340 Catherine Street Ottawa, ON K1R 1C4 613.567.7888 simmondsarch.com</small>		
PROJECT: <b>McKAY LAKE</b> 180 LANSDOWNE ROAD SOUTH OTTAWA, ONTARIO, K1M 0N4		
DRAWING TITLE: <b>WEST SIDE ELEVATION</b>		
DATE:	2026.04.22	DRAWING No:
SCALE:	1/4" = 1'-0"	
DRAWN BY:	JAH	
JOB No:	910-25	A02.04

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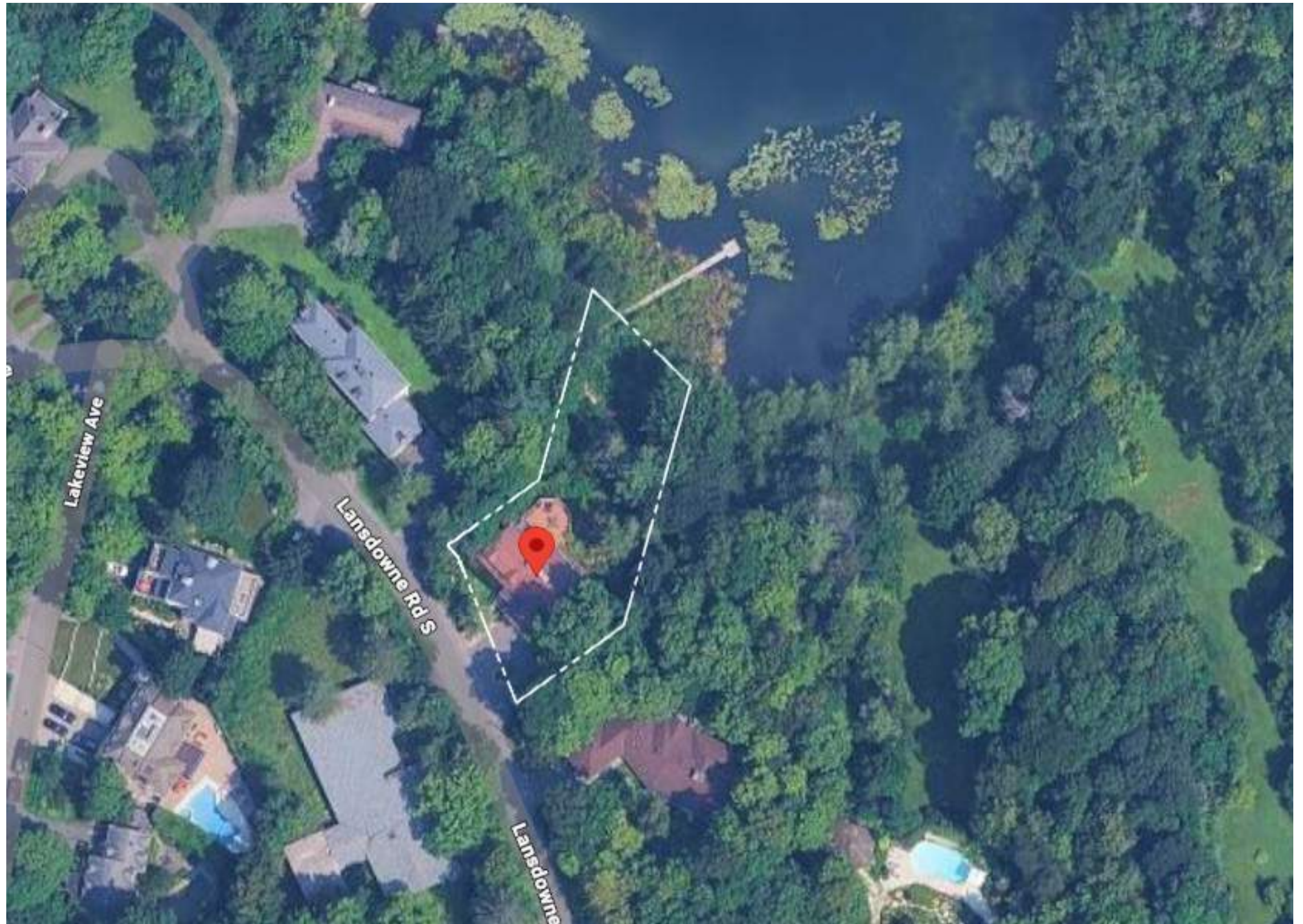
**2026-04-24**

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**180 Lansdowne Road S**

Minor Variance Application



**Committee of Adjustment**  
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**2026-04-24**

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180 Lansdowne Road S  
Subject Property - Satellite Image



170 Lansdowne Road S



190 Lansdowne Road S



187 Lansdowne Road S



193 Lansdowne Road S

Streetscape of Neighbouring Lots

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2026-04-24

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190 Lansdowne Road S

180 Lansdowne Road S - Subject Property - Proposed

170 Lansdowne Road S

SUBJECT  
BLDG HEIGHT  
9.41m ABOVE  
AVG. GRADE

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**2026-04-24**

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180 Lansdowne Road S - Proposed Design

Rendering - From Street

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180 Lansdowne Road S - Proposed Design

Rendering - Rear

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