Trilogy Tree Services Ltd.
2310 Lavallee Rd
Grande Pointe MB R5A 1K1

ARBORIST REPORT

PREPARED FOR: Galaxy Custom Homes
838 McMillan Ave
Winnipeg, MB R3M 0V4

PROPERTY ADDRESS: 838 McMillan Ave
Winnipeg, Manitoba R3M 0V4

September 12th, 2024

PREPARED BY: Carla Antonation
ISA Certified Arborist PR2332A
Qualified Tree Risk Assessor

Summary

Construction of new housing is slated for 838 McMillian Ave. There is one Spruce in the front yard that will be preserved throughout the development, changes to the site plan will be required. There is a willow at the east property line in the front yard that will also require protection.

Tree Inventory

Table 1.

Tree No.	Species	DBH	Assessment	Comments
1	White Spruce	25 cm	This tree is located in the front yard. It is in good health and has good structure.	This tree has moderate value.
2	Willow	69 cm	This tree on the east property line, it is in good health and has fair structure. The tree has grown at a significant angle, however this is not uncommon for the species. The trunk tissue and canopy growth have compensated for the lean.	This tree has moderate value. While this tree is mostly over the neighbour's property, there are significant structural roots on 838 McMillan. Severing the roots will cause potential for tree failure.
3	American Elm	80 cm	This tree is located on the front boulevard. It is in fair health and has very good structure.	This tree has high value.

Health Ratings:

Excellent 90% LCR (live crown ratio) – Tree does not show symptoms of decline or other life threatening disorders. It is also under the care of an arborist, receiving regular tree care practices.

Very good 80-90% LCR – Tree does not show symptoms of decline or other life threatening disorders. It is evident that the tree has received tree care practices in the past.

Average or Good 60%-80% LCR – Tree does not show symptoms of decline or other life threatening disorders. There may not be evidence of tree care practices. The tree will most likely maintain its current state of health under the same conditions.

Fair 40-60% LCR – Tree shows symptoms of decline and may be affected by other disorders that threaten health. It is possible for the tree to be stable in this state, however it will not likely thrive or improve without proper tree care practices.

Poor 20-40% LCR – Tree is in a state of decline where it will most likely continue declining.

Tree Protection During Demolition and Construction

Table 2.

Tree No.	Species	DBH	Tree Protection	Comments
1	White Spruce	25 cm	- Place a barrier around the tree to create a Tree Protection Zone. The barrier walls should be 2.4m* from the trunk of the tree. - Provide irrigation during the growing season.	- Amendment to the current proposal is required if this tree is to be preserved. - Increase the size of the TPZ as much as possible.
2	Willow	69 cm	- With the exception of the building footprint, place a barrier around the tree to create a Tree Protection Zone. The barrier walls should be 4.2m* from the trunk of the tree. - Create a secondary zone for structural root protection that is a minimum of 8ft from the base of the tree. Do not breach this zone.	The current proposal will breach the recommended Tree Protection Zone. Maintain the TPZ as much as possible. Significant structural roots exist in the area designated Structural Root Protection Zone. See Fig. 1. The soil should not be disturbed in this area.
3	American Elm	80 cm	- Place a barrier around the tree to create a Tree Protection Zone. The barrier walls should be 4.8m* from the trunk of the tree. - Provide irrigation during the growing season.	Amend the zone to the full size of the boulevard and the front yard not already protected by the spruce and willow.
* as per City of Winnipeg specification for Tree Protection Zones				

Tree Protection Zone

A tree protection zone (TPZ) is created to prevent trunk damage and as much root damage as possible from occurring. The specifications of a TPZ include: the area of zone around each tree, and what can or cannot be done within the zone. These specifications should be written in the plans for the construction project and followed by every contractor on site.

Table 2 lists the required size for each tree on this property. The fenced area is closed on all sides (unless it is at a property line), there are no openings. **Access is denied within the**

TPZ. This area should not be used to store building material, soil or fill, equipment, waste or debris, or host any other activity. Consult the City of Winnipeg's Principles and Guidelines for approved specifications and further details of Tree Protection Zones.

http://winnipeg.ca/publicworks/parksOpenSpace/UrbanForestry/PDF/Principles_and_Guidelines.pdf

Irrigation

While the trees are under stress from construction, they must not be subject to additional stress during periods of drought. Rainfall and soil moisture levels should be observed throughout the summer and if necessary, the trees should be irrigated.

Pruning

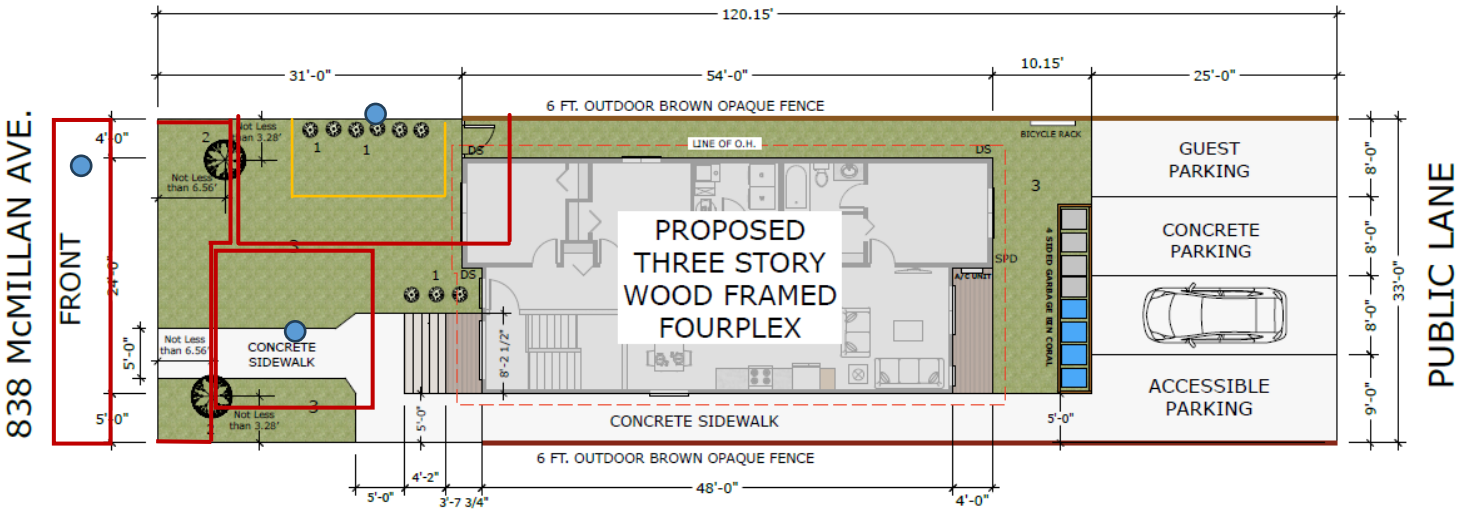
If a major limb or significant portion of the tree's canopy is obstructing the construction process, an arborist consultation is required. If branches or limbs are broken during the construction process, call an arborist to assess the damage. An arborist will determine the best place to make the corrective cut and property complete the task.

Monitoring

Monitoring the trees is an important step, from the beginning of the project and for years after construction is complete. Documenting activity around the trees along with images, can help tailor a treatment plan if they begin to decline. It is also important for accountability if the trees die. There are several signs and symptoms of decline that an arborist will recognize.

Appendix

Fig. 1



Site & Landscaping Plan

SCALE 1" = 10'

ISSUED FOR APPROVAL

- Approximate locations of existing trees in reference to proposed development.
- Recommended Tree Protection Zone
- Structural Root Protection Zone



Tree No. 1 White Spruce



Tree No. 2 Willow



Tree No. 3 American Elm