

THIS DRAWING MUST NOT BE SCALED.

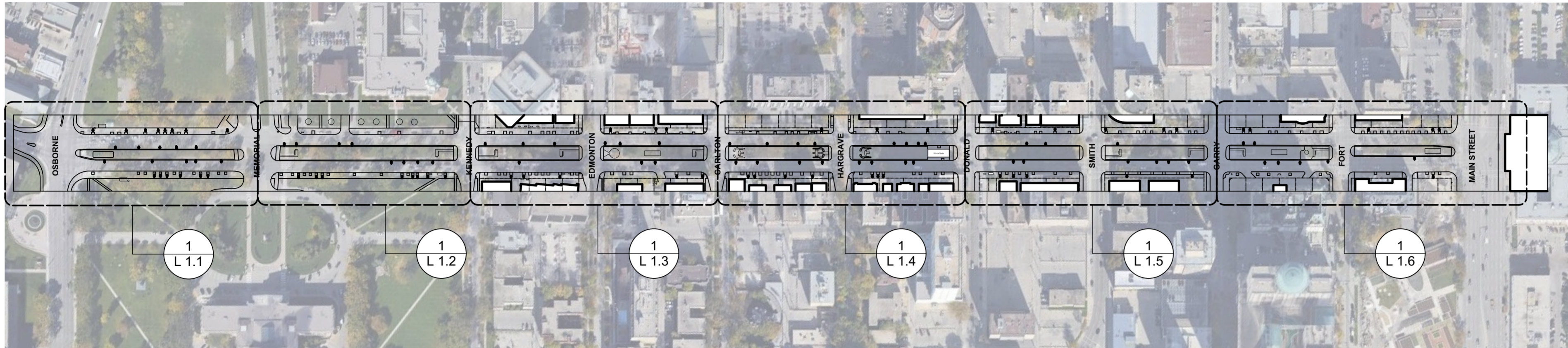
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NOTES:

**UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES. UTILITIES SHOULD BE FIELD LOCATED ON SITE PRIOR TO COMMENCEMENT OF ANY UNDERGROUND WORK.**



KEY PLAN

GENERAL NOTES:

1. The City prefers the future vision of trees on Broadway to remain as a street of elms to retain the heritage characteristic of the Avenue of Elms on Broadway. Diversity of species within the genus of elm to be promoted.

2. Most existing tree planting pits are 1.8 m square, however a 2.0 m square planting pit is preferred if resources are not available for enhanced planting infrastructure.

3. In existing tree pits, rock mulch is preferred over wood mulch, however alternative coverings such as pervious rubber mulch are to be considered. Wood mulch is used as a ground cover for young, or newly planted trees and is changed out for rock mulch after tree is established in the boulevard trees only. Median trees are given the wood mulch treatment when planted and then grass is permitted to grow close to the roots after the tree is established.

4. Raised planters (such as those near Fort Garry Hotel) are a good solution on wide sidewalks (5.0 m or wider). The planters ensure undisturbed and uncompacted soil while providing seating opportunities. Need to ensure adequate setback and space for pedestrian corridor and sidewalk snow-clearing equipment.

5. Raised planters should include a "sacrificial" concrete curb below any decorative elements for snow clearing equipment.

6. Flowers in raised planters disturb the soil around the tree roots unnecessarily and often, and should be avoided. Dedicated flower planters are preferred as resources permit - opportunity for partnership with BIZ.

7. Watering to best practice and proper drainage are two critical factors in the success of street trees.

8. Subdrainage was not a major concern; not worth trying to retrofit subdrainage into existing tree wells.

9. Sidewalks to be renewed based on condition as resources permit.

10. Old light standards to be upgraded, and replaced in same locations as previously. Some light standard piles run deeper than others.

11. Salt damage is not a major concern in mature trees along Broadway as they are taller and branches are further away from the plume. Some salt spray damage is noted in some trees on the boulevard.

12. Low quality soil structure in center median is a concern for future growth of trees on Broadway. Soil replacement may be a consideration.

13. Silva Cells are the preferred method of tree planting for both tree viability and conduit to run utilities through. Removal during utility repair is straightforward and cells return to previous locations quickly. This system provides the opportunity to combine services - utility corridors, storm water management and tree canopy.

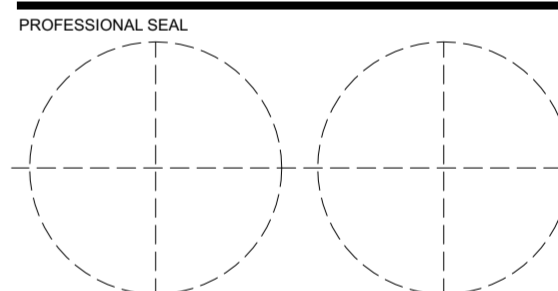
14. Urban Forestry prefers no tree guards as they are difficult to remove when tree has expanded in diameter or when tree needs to be replaced, and are not cost-effective.

15. Tree grates (ADA-compliant) allow for widening the pedestrian environment, and in most cases the grates are performing well. However there are some locations where the frame is missing or broken and it causes unstable surfaces and a concern for pedestrian safety.

16. Tree alignment along Broadway Median to be reviewed to locate appropriate setback from roadway. Current setbacks are too close to curb, a 2.4 m setback is preferred. Ensure tree alignment reserves room for underground services/utility corridor along median. Placement to ensure visibility of street signage and traffic signals and to ensure setback from intersections to aid in visibility of cross traffic and traffic signals.

17. Tree protection measures shall be required for all constructions activities on Broadway in accordance with current tree protection guidelines and specifications.

NO.	ISSUE NOTES	DATE
E	ISSUED FOR FINAL REVIEW	2022-07-14
D	ISSUED FOR REVIEW	2022-03-07
C	ISSUED FOR REVIEW	2021-04-15
B	ISSUED FOR REVIEW	2020-10-06



**HTFC**  
 PLANNING & DESIGN  
 500-115 Bannatyne Avenue East Winnipeg, MB R3B 0R3  
 PHONE 204 944 9907 WEB htfc.mb.ca

PROJECT TITLE		
BROADWAY STREET TREES		
WINNIPEG, MANITOBA		
SHEET TITLE		
COVER SHEET		
DRAWN SL	REVIEWED GM	DRAWING NO. L 0.0
SCALE	PROJECT NO. 19-086	

**PRELIMINARY - NOT FOR CONSTRUCTION**

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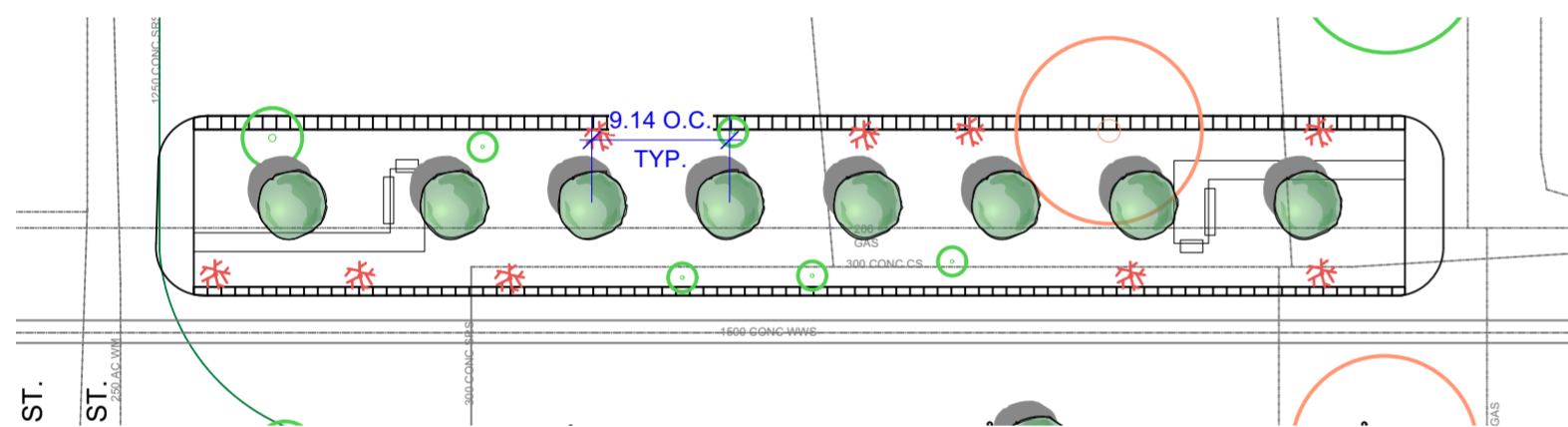
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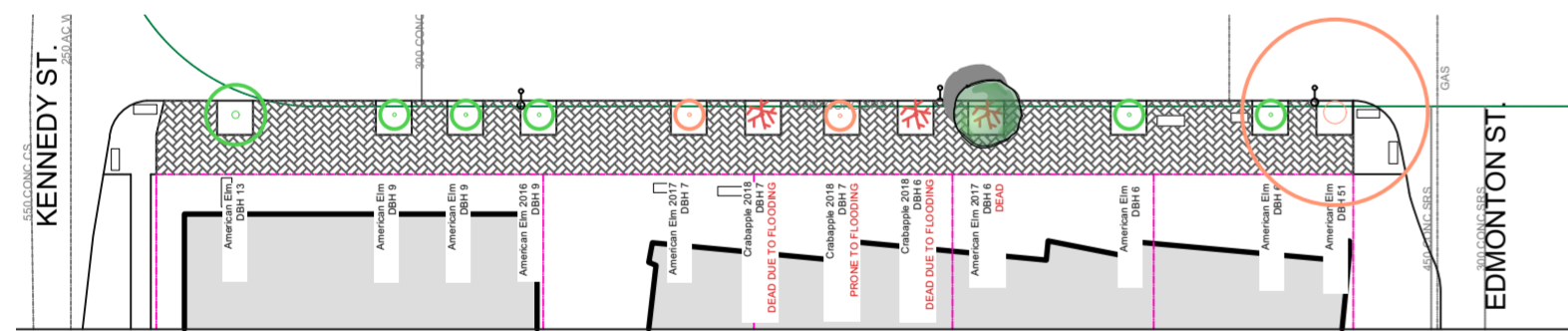


**RECOMMENDED STRATEGIES**

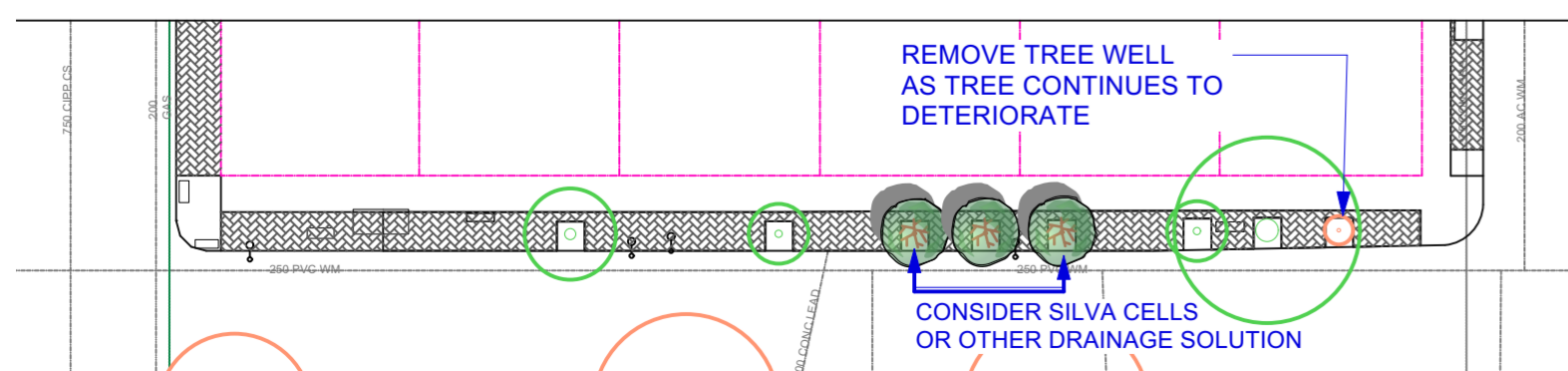
1. Increase spacing: more light, less competition.



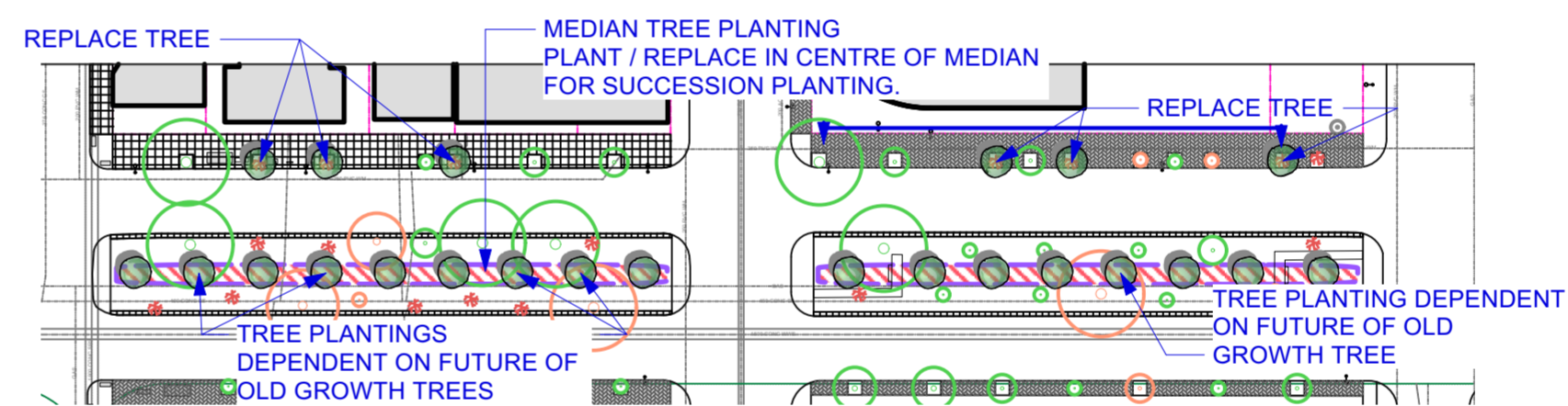
2. Diversity within the genus of elm (Ulmus) using different species and cultivars.



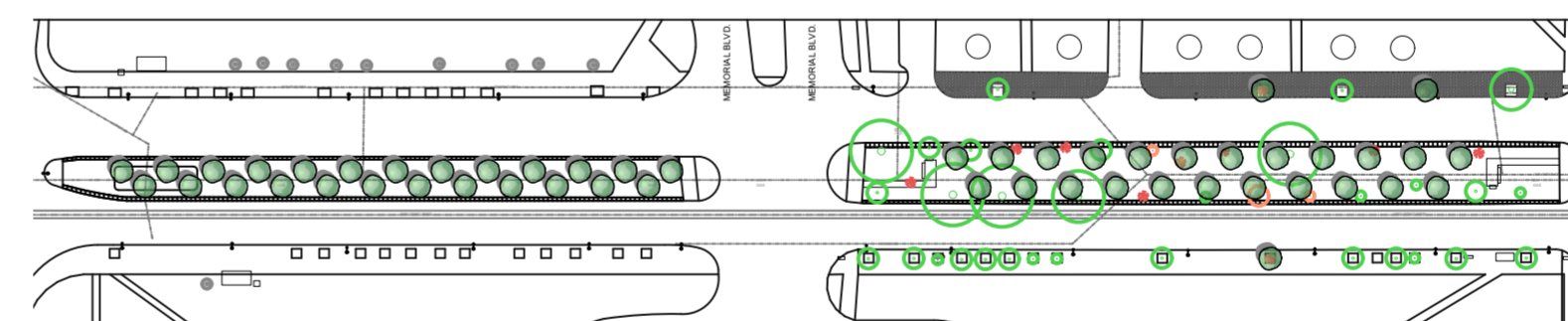
3. On boulevards, maximize soil volume with root growth trenches and silva cells under pavement, and remove trees that are in poor locations (like too close to intersections).



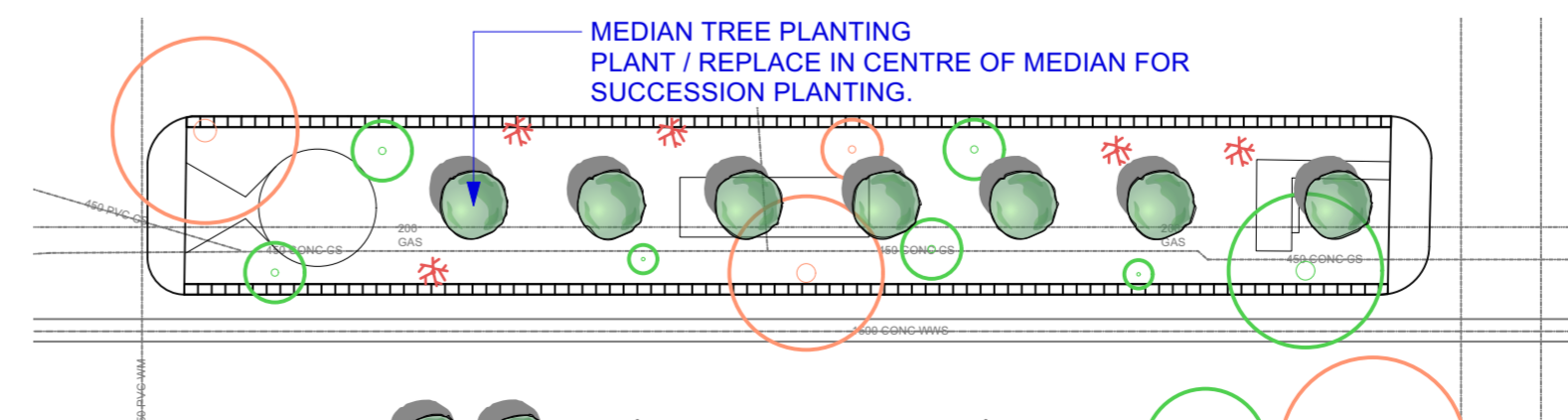
4. Plant whole blocks at a time to help maintain canopy uniformity



5. In median, double rows are to be staggered at Legislative Building to highlight those two blocks and avoid utility locations.

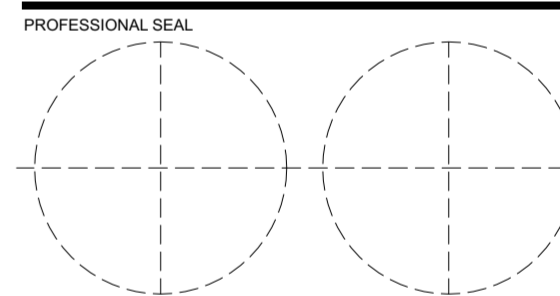


6. Other median planting moved to centre to reduce contamination, avoid UG utility locations, improve road safety and snow storage, and provide more soil volume per tree.



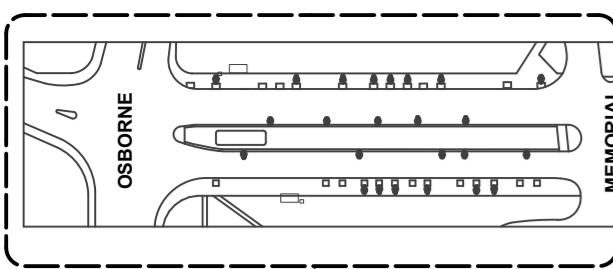
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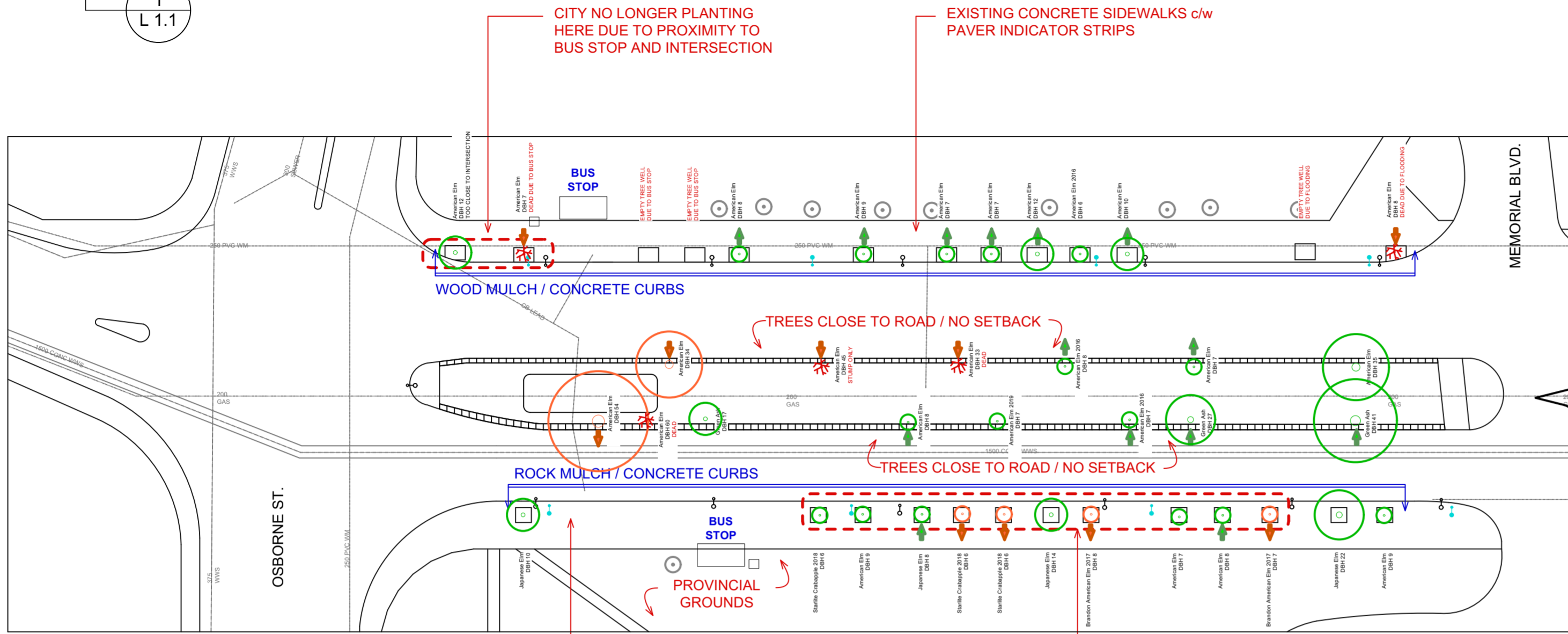
**HTFC**  
 PLANNING & DESIGN  
 500-115 Bannatyne Avenue East Winnipeg, MB R3B 0R3  
 PHONE 204 944 9907 WEB htfc.mb.ca

PROJECT TITLE	BROADWAY STREET TREES	
WINNIPEG, MANITOBA	SHEET TITLE	
STRATEGIES	DRAWN	DRAWING NO.
	SL	L 0.1
	SCALE	PROJECT NO.
	19-086	

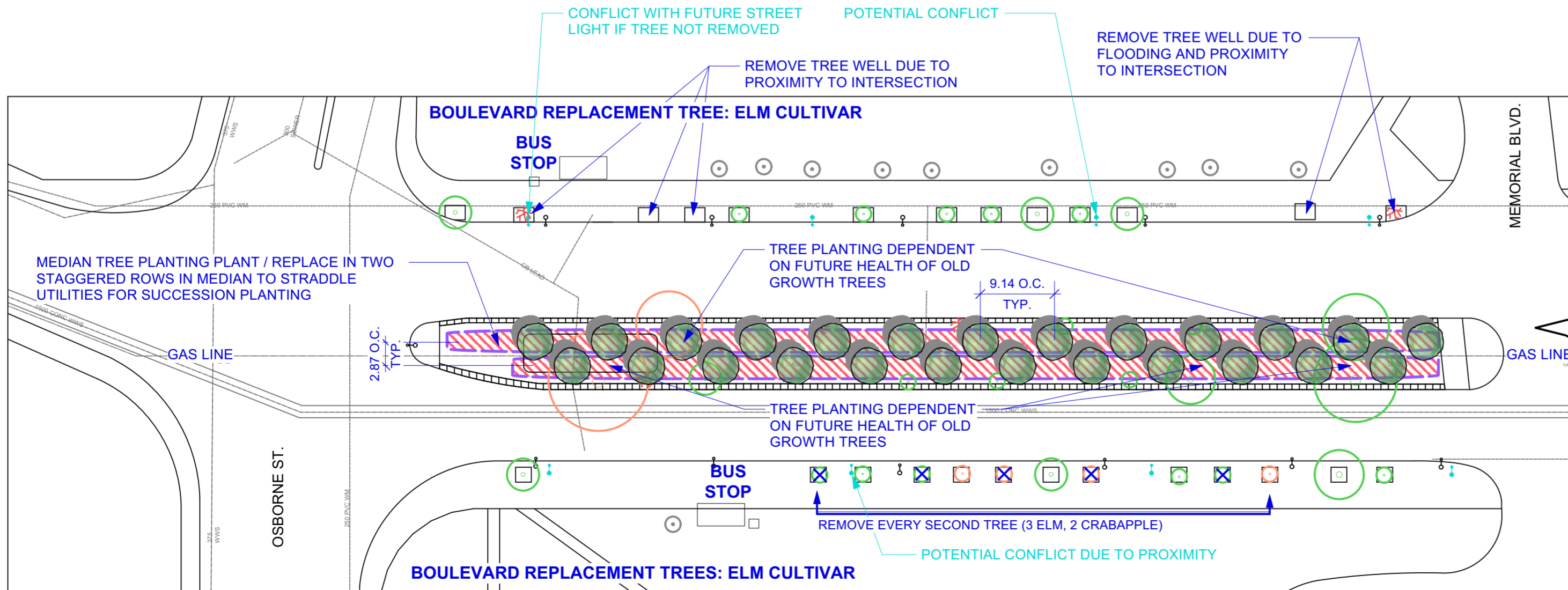


KEY PLAN

1  
L 1.1



1 EXISTING TREE CONDITIONS  
L 1.1 Scale: 1:500



2 FUTURE TREE PLANTING STRATEGY  
L 1.1 Scale: 1:500

LEGEND:

LEGEND:

- PROPERTY LINES
- CONCRETE UNISTONE PAVERS
- CONCRETE BROADWAY PAVERS
- TINTED CONCRETE MEDIAN PADS
- EXISTING STREET LIGHTS
- FUTURE STREET LIGHTS
- TREE HEALTH INCREASED BETWEEN 2019 - 2020
- TREE HEALTH DECREASED BETWEEN 2019 - 2020
- DEAD / REMOVED TREES (2020)
- EXISTING TREE GOOD OR FAIR/GOOD CONDITION
- EXISTING TREE FAIR/POOR OR POOR CONDITION

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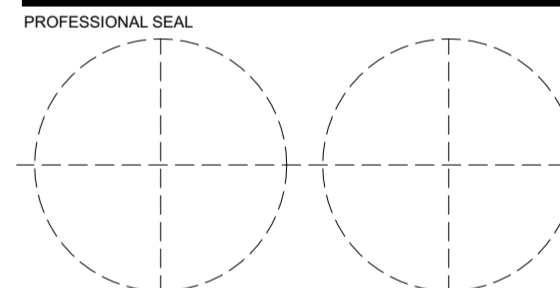
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DBH	Count
0-9"	20
10-19"	6
20-29"	2
30-39"	2
40-49"	1
50"+	1
Dead	5
<b>TOTALS</b>	<b>37</b>

Health Status	Count
No Change	12
Health Improved	14
Health Declined	11

NO.	ISSUE NOTES	DATE
E	ISSUED FOR FINAL REVIEW	2022-07-14
D	ISSUED FOR REVIEW	2022-03-07
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B	ISSUED FOR REVIEW	2020-10-06



PROJECT TITLE

BROADWAY STREET TREES

WINNIPEG, MANITOBA

SHEET TITLE

OSBORNE TO MEMORIAL

DRAWN SL	REVIEWED GM	DRAWING NO. L 1.1
SCALE	PROJECT NO. 19-086	

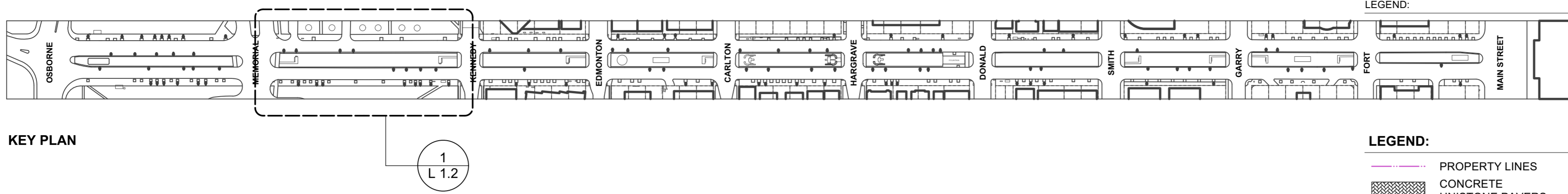
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**SEE DRAWING L1.2 - MEMORIAL TO KENNEDY**

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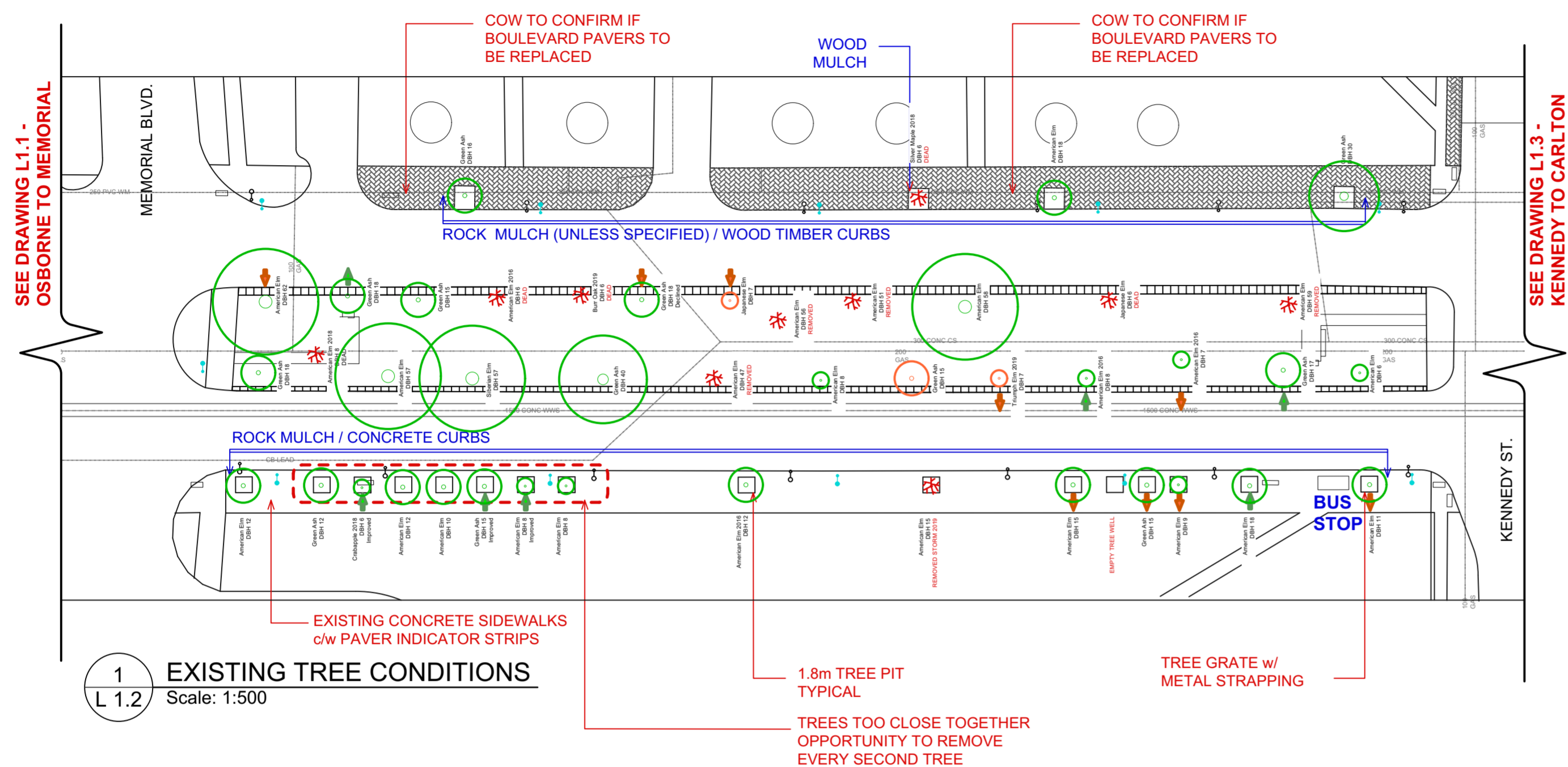
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1. REPLACE ANY WOOD CHIP MULCH AREAS WITH GRANITE MULCH OR CONSIDER PERVIOUS RUBBER MULCH.
2. WHEN EXISTING STREET PAVERS ARE UPGRADED, REPLACE ALL TIMBER TREE BORDERS WITH FLUSH CONCRETE CURBS. WHEN SIDEWALK RECONSTRUCTED, INSTALL SILVA CELLS.
3. DO NOT REPLACE MEDIAN TREES UNTIL AFTER ROADWORK IS COMPLETED.
4. MEDIAN TREE REPLACEMENT STRATEGY: ELM CULTIVARS.



KEY PLAN

1 L.1.2



- LEGEND:
- PROPERTY LINES
  - ▨ CONCRETE UNISTONE PAVERS
  - ▧ CONCRETE BROADWAY PAVERS
  - ▤ TINTED CONCRETE MEDIAN PADS
  - ⊙ EXISTING STREET LIGHTS
  - ⊙ FUTURE STREET LIGHTS
  - ↑ TREE HEALTH INCREASED BETWEEN 2019 - 2020
  - ↓ TREE HEALTH DECREASED BETWEEN 2019 - 2020
  - ✖ DEAD / REMOVED TREES (2020)
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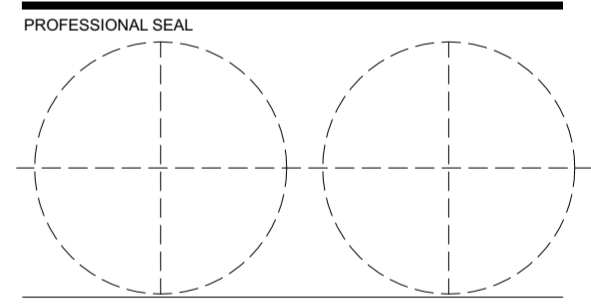
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DBH	Count
0-9"	10
10-19"	18
30-39"	1
40-49"	1
50"+	4
None	10
<b>TOTALS</b>	<b>44</b>

Health Status	Count
No Change	18
Health Improved	7
Health Declined	19

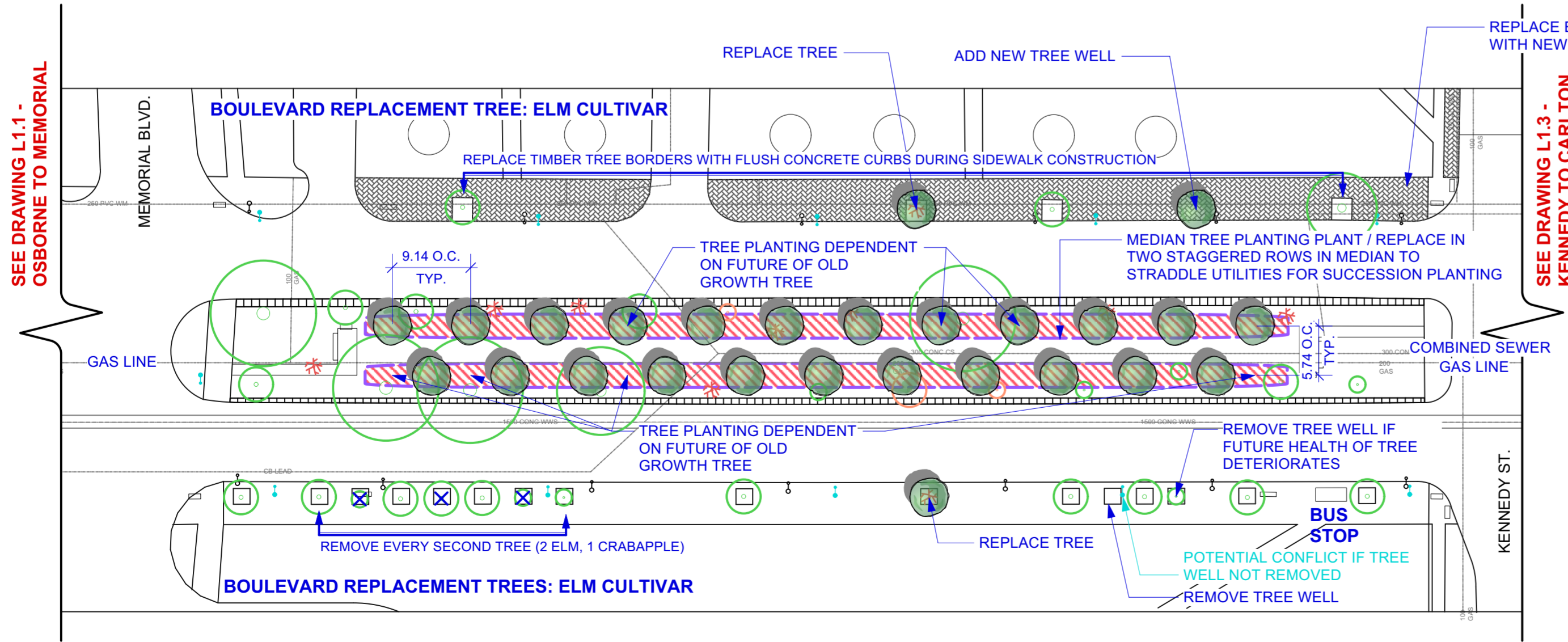
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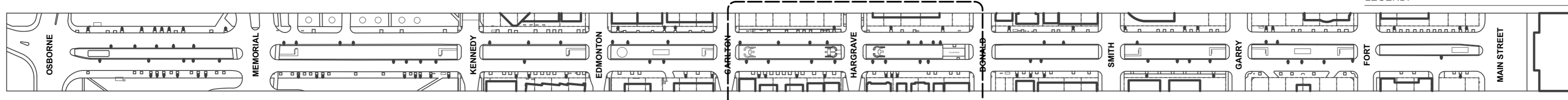
PROJECT TITLE	BROADWAY STREET TREES	
WINNIPEG, MANITOBA		
SHEET TITLE	MEMORIAL TO KENNEDY	
DRAWN	REVIEWED	DRAWING NO.
SL	GM	L 1.2
SCALE	PROJECT NO.	
	19-086	



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  - DO NOT REPLACE MEDIAN TREES UNTIL AFTER ROADWORK IS COMPLETED.
  - MEDIAN TREE REPLACEMENT STRATEGY: ELM CULTIVARS.

PRELIMINARY - NOT FOR CONSTRUCTION





**KEY PLAN**

LEGEND:

**LEGEND:**

- PROPERTY LINES
- CONCRETE UNISTONE PAVERS
- CONCRETE BROADWAY PAVERS
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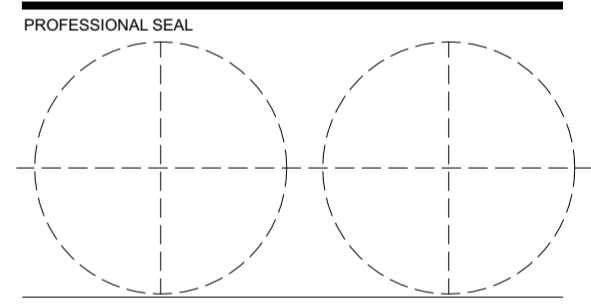
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DBH	Count
0-9"	16
10-19"	11
20-29"	2
30-39"	2
40-49"	5
50"+	10
None	18
<b>TOTALS</b>	<b>64</b>

Health Status	Count
No Change	20
Health Declined	37
Health Improved	7

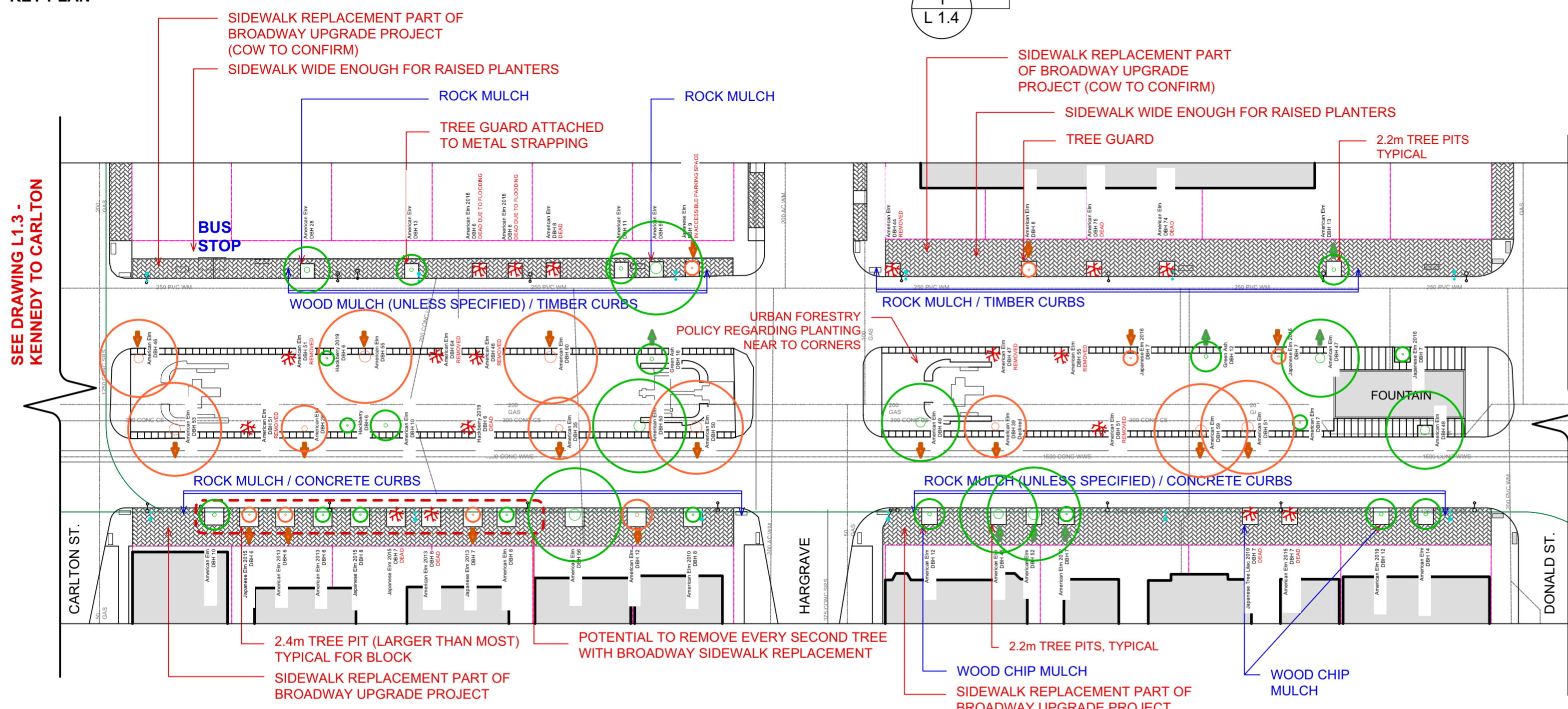
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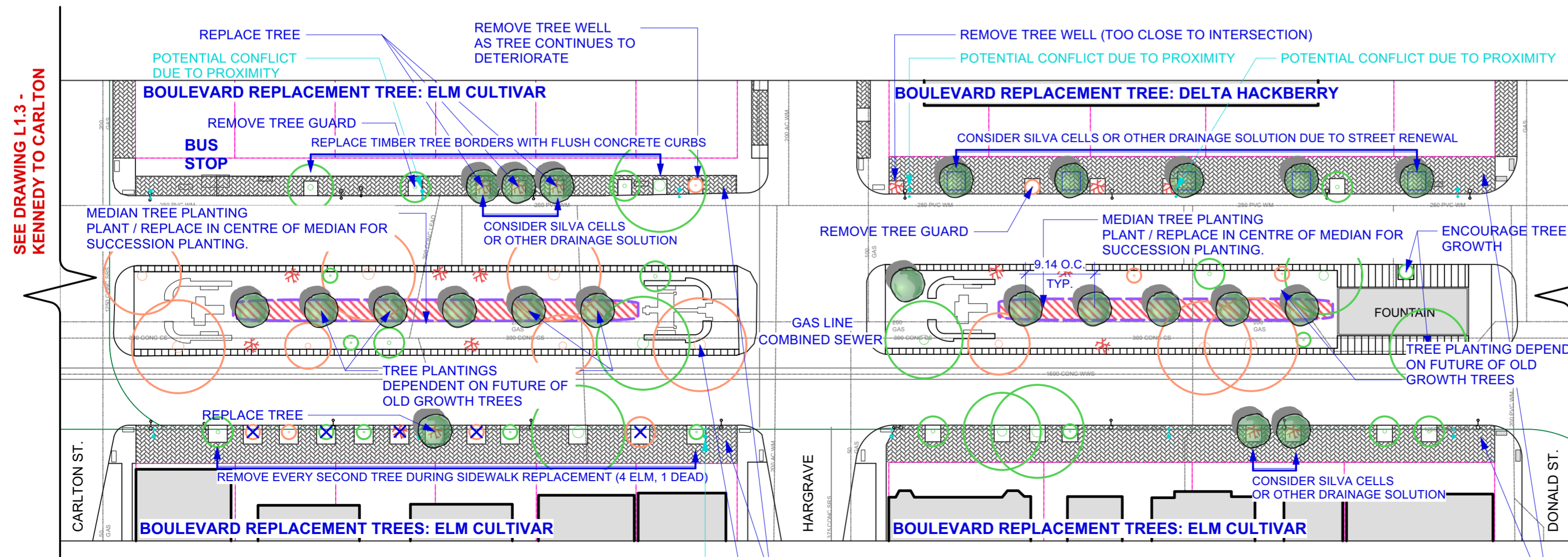
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PROJECT TITLE	BROADWAY STREET TREES	
WINNIPEG, MANITOBA		
SHEET TITLE	CARLTON TO DONALD	
DRAWN	REVIEWED	DRAWING NO.
SL	GM	L 1.4
SCALE	PROJECT NO.	
	19-086	



**1 EXISTING TREE CONDITIONS**  
Scale: 1:500

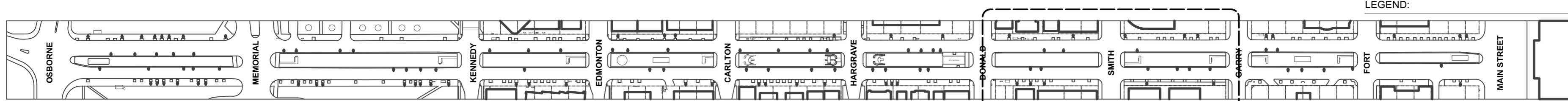


**2 FUTURE TREE PLANTING STRATEGY**  
Scale: 1:500

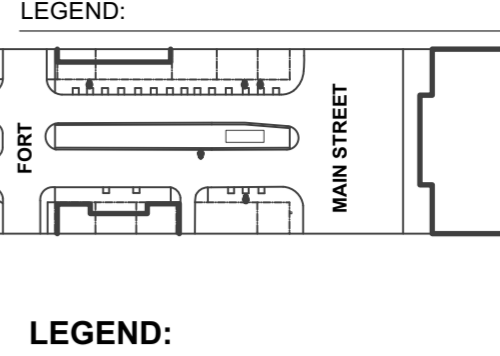
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4. MEDIAN TREE REPLACEMENT STRATEGY: ELM CULTIVARS.

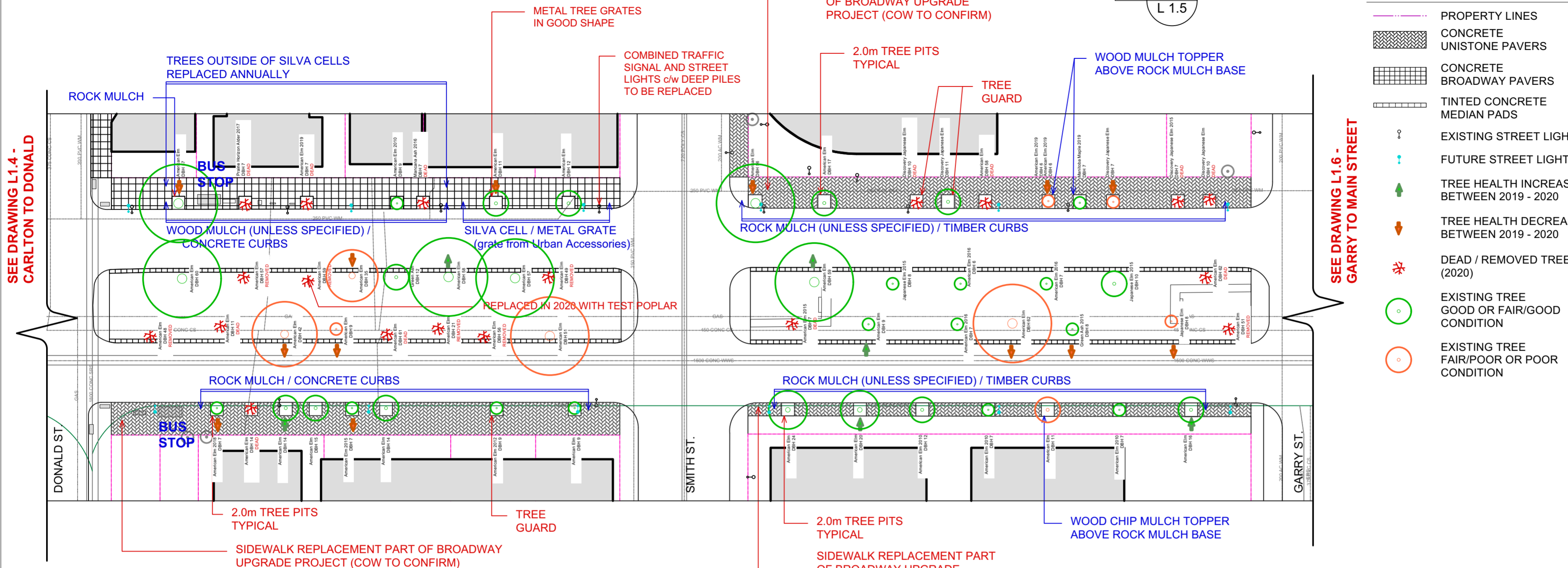
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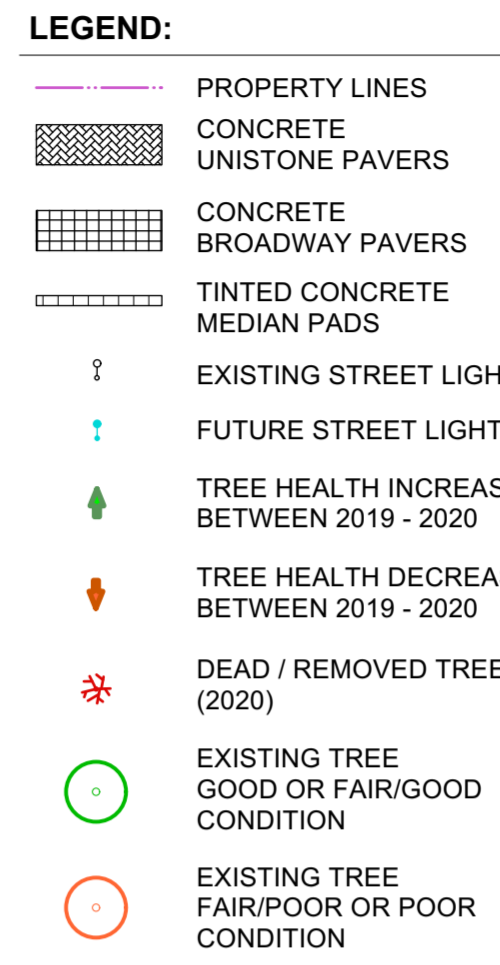
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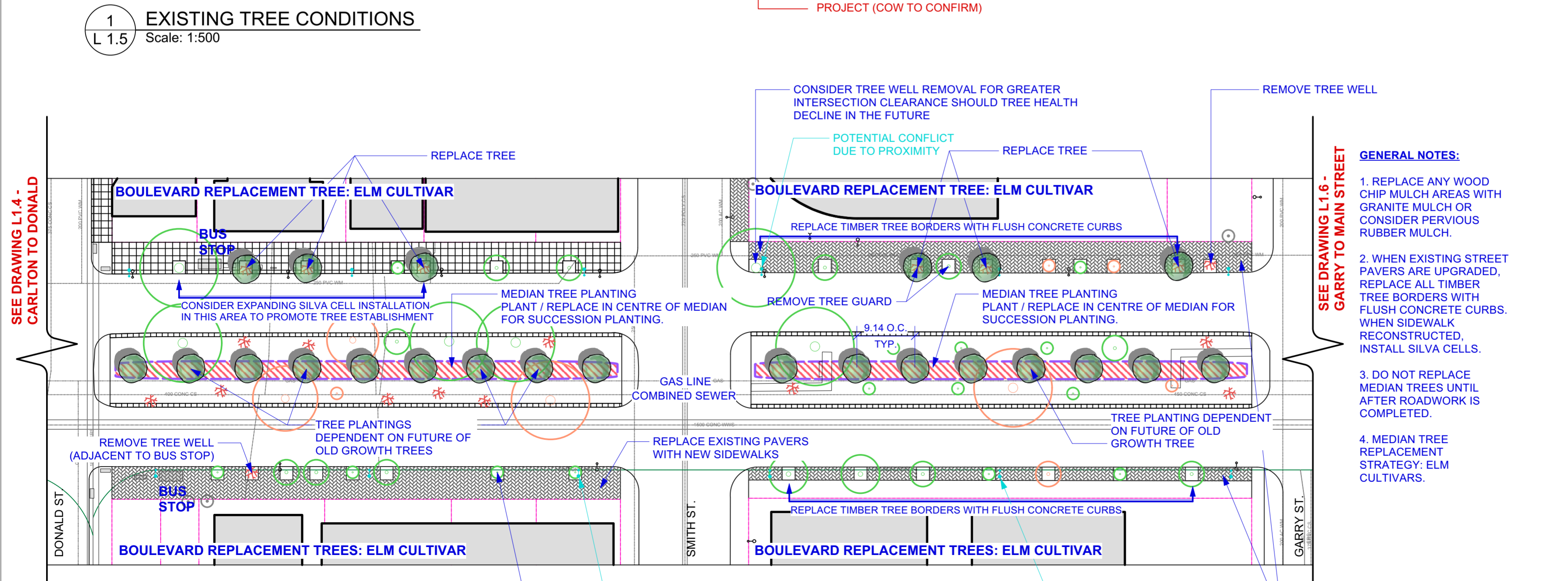
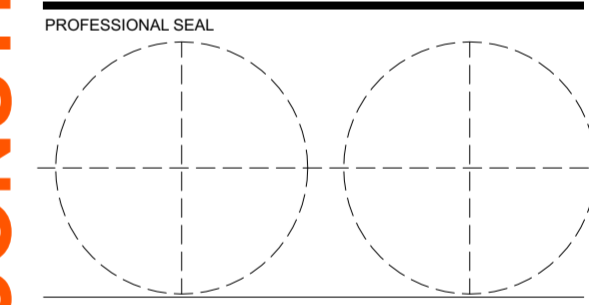


**LEGEND:**  
 PROPERTY LINES  
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 CONCRETE BROADWAY PAVERS  
 TINTED CONCRETE MEDIAN PADS  
 EXISTING STREET LIGHTS  
 FUTURE STREET LIGHTS  
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 DEAD / REMOVED TREES (2020)  
 EXISTING TREE GOOD OR FAIR/GOOD CONDITION  
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DBH	Count
0-9"	18
10-19"	12
20-29"	2
30-39"	1
40-49"	1
50"+	8
None	19
<b>TOTALS</b>	<b>61</b>

Health Status	Count
Health Declined	32
Health Improved	5
No Change	24

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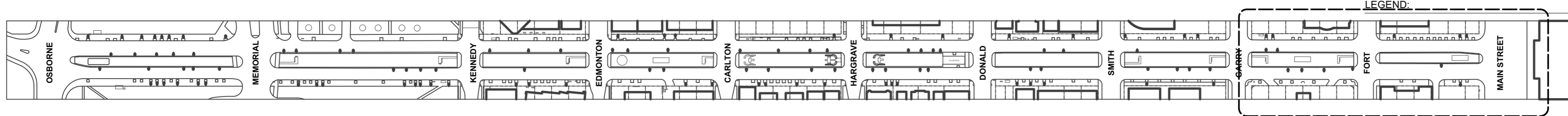
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PROJECT TITLE	BROADWAY STREET TREES	
WINNIPEG, MANITOBA	SHEET TITLE	
DONALD TO GARRY	DRAWN	DRAWING NO.
	SL	GM
	SCALE	PROJECT NO.
		19-086



**KEY PLAN**

1  
L 1.6

**LEGEND:**

- PROPERTY LINES
- CONCRETE UNISTONE PAVERS
- CONCRETE BROADWAY PAVERS
- TINTED CONCRETE MEDIAN PADS
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- TREE HEALTH DECREASED BETWEEN 2019 - 2020
- DEAD / REMOVED TREES (2020)
- EXISTING TREE GOOD OR FAIR/GOOD CONDITION
- EXISTING TREE FAIR/POOR OR POOR CONDITION

**GENERAL NOTES:**

THIS DRAWING MUST NOT BE SCALED.  
 THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUMS AND LEVELS PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS AND OMISSIONS TO BE REPORTED IMMEDIATELY TO THE LANDSCAPE ARCHITECT.  
 VARIATIONS & MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE LANDSCAPE ARCHITECT.  
 THIS DRAWING IS THE EXCLUSIVE PROPERTY OF THE LANDSCAPE ARCHITECTS AND CAN BE REPRODUCED ONLY WITH THE PERMISSION OF THE LANDSCAPE ARCHITECTS, IN WHICH CASE THE REPRODUCTION MUST BEAR THEIR NAME AS LANDSCAPE ARCHITECTS.

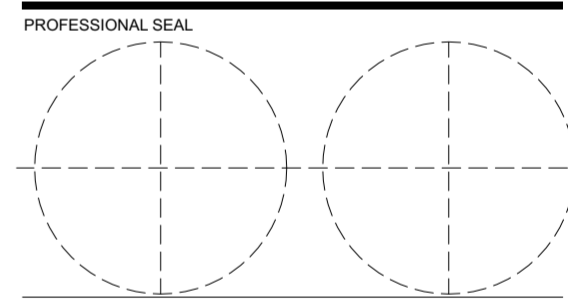
**NOTES:**

**UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES. UTILITIES SHOULD BE FIELD LOCATED ON SITE PRIOR TO COMMENCEMENT OF ANY UNDERGROUND WORK.**

DBH	Count
0-9"	13
10-19"	18
20-29"	5
30-39"	1
40-49"	7
50"+	4
None	13
<b>TOTALS</b>	<b>61</b>

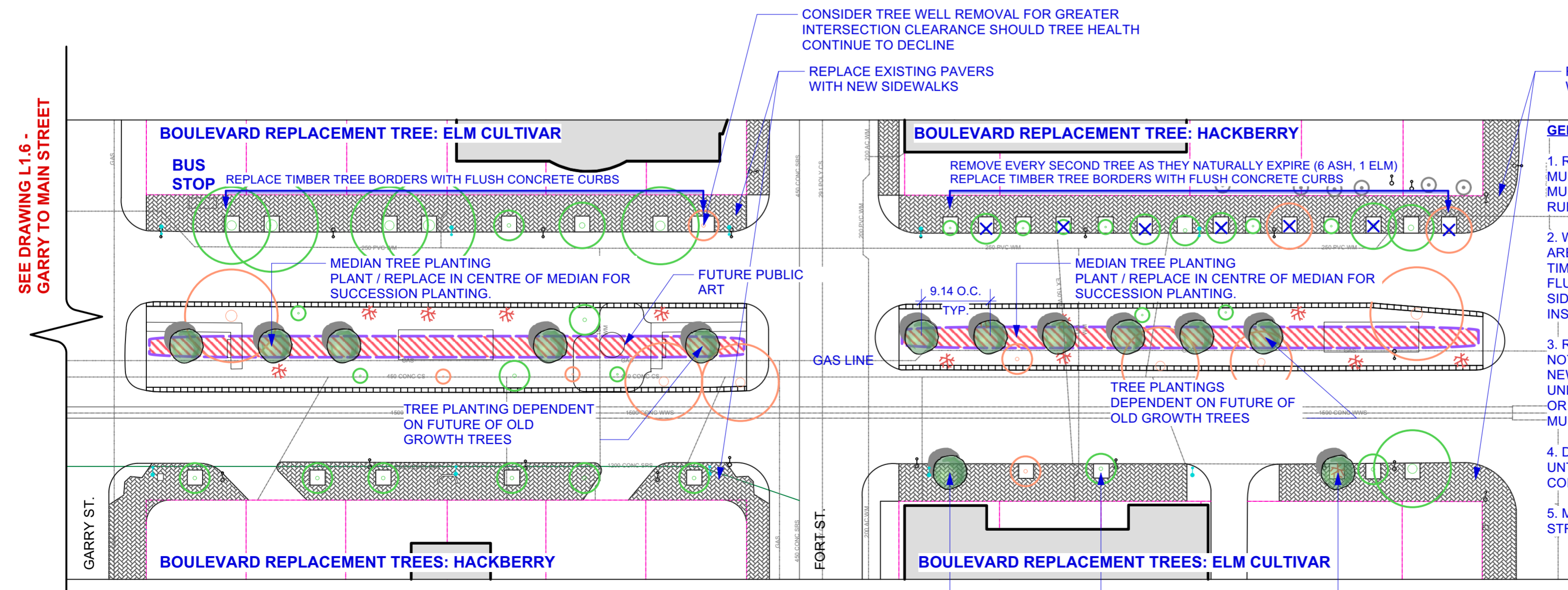
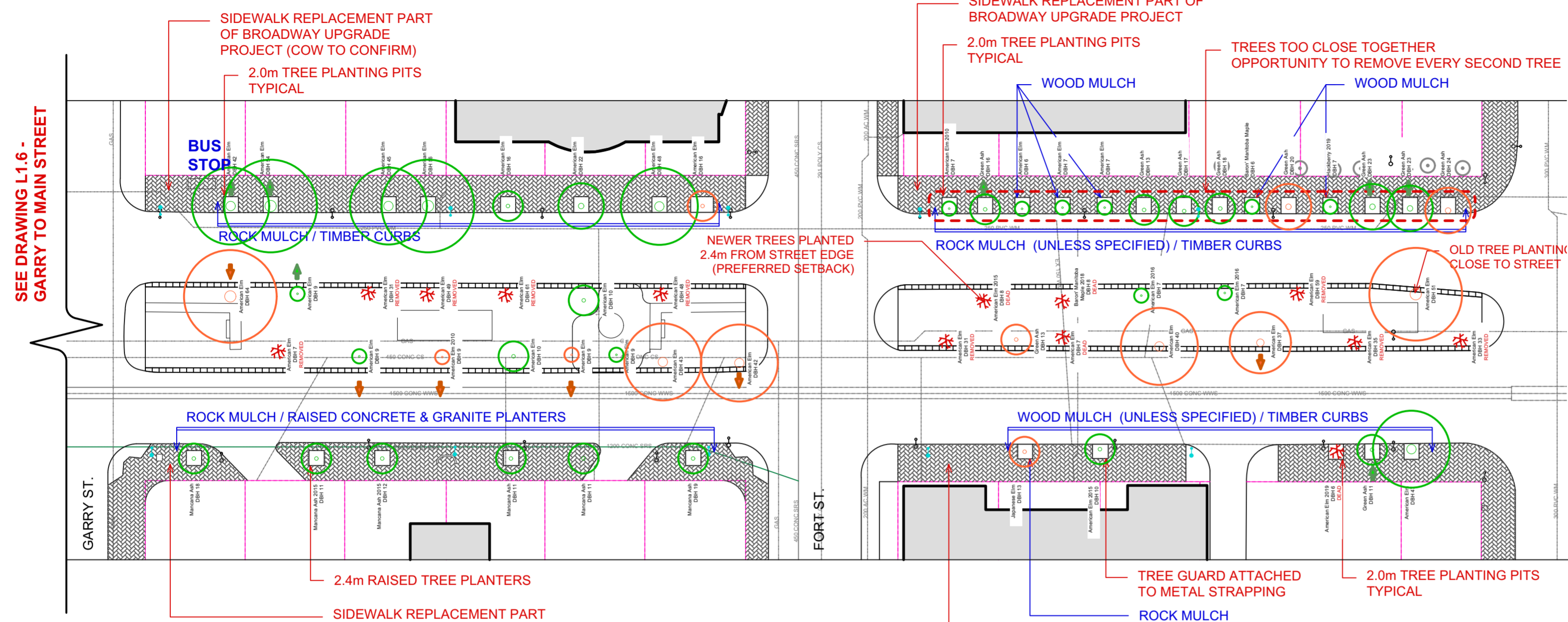
Health Status	Count
No Change	35
Health Improved	7
Health Declined	19

NO.	ISSUE NOTES	DATE
E	ISSUED FOR FINAL REVIEW	2022-07-14
D	ISSUED FOR REVIEW	2022-03-07
C	ISSUED FOR REVIEW	2021-04-15
B	ISSUED FOR REVIEW	2020-10-06



**HTFC**  
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PROJECT TITLE	BROADWAY STREET TREES	
WINNIPEG, MANITOBA		
SHEET TITLE	GARRY TO MAIN STREET	
DRAWN	REVIEWED	DRAWING NO.
SL	GM	L 1.6
SCALE	PROJECT NO.	
	19-086	



**GENERAL NOTES:**

1. REPLACE ANY WOOD CHIP MULCH AREAS WITH GRANITE MULCH OR CONSIDER PERVIOUS RUBBER MULCH.
2. WHEN EXISTING STREET PAVERS ARE UPGRADED, REPLACE ALL TIMBER TREE BORDERS WITH FLUSH CONCRETE CURBS. WHEN SIDEWALK RECONSTRUCTED, INSTALL SILVA CELLS.
3. REMOVE ALL TREE GRATES. DO NOT PUT TREE GRATES ON ANY NEW TREE REPLACEMENTS. UNLESS INSTALLING SILVA CELLS OR CONSIDER PERVIOUS RUBBER MULCH.
4. DO NOT REPLACE MEDIAN TREES UNTIL AFTER ROADWORK IS COMPLETED.
5. MEDIAN TREE REPLACEMENT STRATEGY: ELM CULTIVARS.

**PRELIMINARY - NOT FOR CONSTRUCTION**