

UNA Works Yard Project Summary

The proposed UNA Works Yard will be located on Imperial Trail, off Nursery Road. The site encompasses approximately 2,820 m² and has been planned to accommodate the full range of the University Neighbourhoods Association's (UNA) operational needs. These include areas designated for nursery operations, laydown/storage area, parking, tool and equipment storage, irrigation parts storage, site trailer (office space), and staff and fleet parking. The existing UNA Works Yard will be decommissioned and all current equipment/materials will be removed from the existing site, which slated for future development.

The site will be serviced with water supply to the site trailer and the nursery, sanitary sewer to the trailer, power and communications to trailer with power extended to two parking stalls for electrical vehicle charging. Two catch basins are located on-site and convey drainage to the existing ditch along the south property frontage. The ditch has capacity to manage a major rainfall event from the site and surrounding properties.

Site access is provided via Imperial Trail, with the site's finished grades designed to sit approximately 1.7 metres above the surrounding existing grades. To accommodate this elevation change, a short retaining wall will be constructed along the northern and eastern frontages, transitioning into a 2.5:1 slope to the works yard grade. The decision to raise the site grade was driven by cost-efficiency: maintaining portion of the existing fill pile on the site significantly reduces the need for excavation and off-site removal. This fill pile will be retained and integrated into the site design along the western property frontage, where it will be shaped into a 3:1 finished grade cut slope, ensuring stability and visual integration with the surrounding landscape.