

Commenter	Comment #	Comment	Response
Building Department, March 17 & 26, 2025			
Ebtessam Mahrous, Building Architect	1	Location of exits shall be designed per Div. B, 3.4.2.5. OBC 2024	Acknowledged
Ebtessam Mahrous, Building Architect	2	Area of unprotected openings and construction of exposing building face shall be designed per Div. B, 3.2.3. OBC 2024	Acknowledged
Ebtessam Mahrous, Building Architect	3	Location and design of fire access route shall comply with Div. B, 3.2.5.5. and 3.2.5.6. OBC 2024	Acknowledged
John Kewell, Senior Plans Examiner - Mechanical/Life Safety	1	A building permit is required to be issued prior to commencement of any construction.	Acknowledged
John Kewell, Senior Plans Examiner - Mechanical/Life Safety	2	Indicate the location of a required fire department connection serving a sprinkler and/or standpipe system.	Provided.
John Kewell, Senior Plans Examiner - Mechanical/Life Safety	3	Indicate the location of a required fire hydrant showing conformance to Div. B, 3.2.5.7.(2) and Div., B, 3.2.5.16.	Provided.
John Kewell, Senior Plans Examiner - Mechanical/Life Safety	4	Hydrants protecting the building shall be no closer than 12.2m as per NFPA 24, 7.2.3.	Provided.
John Kewell, Senior Plans Examiner - Mechanical/Life Safety	5	Indicate the location of a required fire access route showing conformance to the requirements of Div. B, 3.2.5.5 and 3.2.5.6.	Provided.
Development and Design, Community Planning, March 31, 2025			
Silvia Laban, Planner - Urban Design	N/A	The mandate of BUD is to provide independent, objective and professional urban design advice to the Community Planning Department on all tall and mid-rise buildings, five storeys or greater. As such, this proposal is not eligible for a BUD review.	Acknowledged. No action required.
Development Engineering, April 11, 2025			
Garry R. Colorado Hernandez, Senior Engineering Technologist	General Comments - 1	All plans to use the same base layer.	Provided.
Garry R. Colorado Hernandez, Senior Engineering Technologist	General Comments - 2	Identify existing and/or proposed property lines on all plans.	Provided.
Garry R. Colorado Hernandez, Senior Engineering Technologist	General Comments - 3	Identify existing and/or proposed municipal easements on all plans. For existing municipal easements, provide copies of registered instruments/agreements.	The existing easement (Instrument No. H54236) has been identified on the Site Plan and survey. The easement limits are shown on the drawings. A copy of the registered instrument can be provided if required.
Garry R. Colorado Hernandez, Senior Engineering Technologist	General Comments - 4	Identify limits of existing and/or proposed underground parking on all plans.	Provided.
Garry R. Colorado Hernandez, Senior Engineering Technologist	General Comments - 5	Identify existing reserves across property frontage.	There are no existing reserves along the property frontage.
Garry R. Colorado Hernandez, Senior Engineering Technologist	General Comments - 6	Identify regulated hazards and all applicable external agency setbacks on all plans.	Applicable regulated hazards and external agency setbacks have been identified and shown on the Site Plan.
Garry R. Colorado Hernandez, Senior Engineering Technologist	General Comments - 7	Identify required land dedications on all plans.	No land dedications are required for the proposed development.
Garry R. Colorado Hernandez, Senior Engineering Technologist	General Comments - 8	All private utilities must be constructed within the subject property limits.	Acknowledged
Garry R. Colorado Hernandez, Senior Engineering Technologist	General Comments - 9	For phased development provide a description and details for how it will proceed.	The proposed development is a single-phase project. No phased development is proposed.
Garry R. Colorado Hernandez, Senior Engineering Technologist	General Comments - 10	City Plan and Profile drawings may be downloaded from the Open Data Portal https://experience.arcgis.com/experience/2626c2b72f0846cea3ded16aa6df5f41/page/Storm-sewers/?views=Streetsight-view-image	Acknowledged. No action required.
Garry R. Colorado Hernandez, Senior Engineering Technologist	General Comments - 11	Identify nearby developments that may impact the subject development via the links below. • https://www.burlington.ca/Modules/News/en/Development • https://burlington.maps.arcgis.com/apps/MapSeries/index.html?appid=15a4c48c8bce40d68678d46302b1bb63	Acknowledged. No action required.
Garry R. Colorado Hernandez, Senior Engineering Technologist	General Comments - 12	Provide a pre-development CCTV inspection of the receiving storm system to ensure it is suitable for a connection.	Pre-Development CCTV inspection completed in 2022. Proposed connection to MH within easement shown to be suitable, manhole in good condition. Refer to CCTV inspection report and video for CB3 to END.
Garry R. Colorado Hernandez, Senior Engineering Technologist	Right Of Way - 1	Provide a Draft Reference Plan identifying any land conveyances and easements that are clearly labeled with part numbers. The items shall include but not be limited to full right of way labelled with full dimensions matching the criteria received from the Transportation staff, daylight triangle, park dedication, POPS, woodlot, easements, and setbacks.	The existing easement (Instrument No. H54236) has been identified on the Site Plan and survey.
Garry R. Colorado Hernandez, Senior Engineering Technologist	Right of Way - 2	Please be advised that any land conveyances are to be free and clear of contamination and will not be accepted with a Certificate of Property Use. As such, for sites with contamination concerns, environmental investigations should clearly delineate between lands to be conveyed and those to be retained.	Noted. No land conveyances are proposed as part of the current development application.

Garry R. Colorado Hernandez, Senior Engineering Technologist	Right Of Way - 3	Conduct daylighting to confirm the servicing feasibility and include the confirmed servicing inverts on the servicing plan.	Daylighting will be performed during construction to confirm feasibility.
Garry R. Colorado Hernandez, Senior Engineering Technologist	Right Of Way - 4	A Municipal Consent Permit is required for any works on public lands, including but not limited to daylighting, temporary staging, grading, servicing, construction, or disturbance of vegetation. Fees for a Municipal Consent Permit shall be in accordance with the City's Rates and Fees By-law, as amended. Please contact engpermitrequests@burlington.ca for any Municipal Consent Permit related questions.	Acknowledged. No action required.
Garry R. Colorado Hernandez, Senior Engineering Technologist	Environmental Site Assessments - 1	Provide a Phase One Environmental Site Assessment (ESA), signed by a Qualified Person, and completed in accordance with Ontario Regulation 153/04, as amended.	Provided, report dated March 11, 2026
Garry R. Colorado Hernandez, Senior Engineering Technologist	Environmental Site Assessments - 2	If recommended by Phase 1 ESA, provide a Phase Two Environmental Site Assessment, signed by a Qualified Person, and completed in accordance with Ontario Regulation 153/04, as amended.	NA - Phase Two ESA not recommended
Garry R. Colorado Hernandez, Senior Engineering Technologist	Environmental Site Assessments - 3	Provide a Remediation Plan if remedial works are identified within the Phase Two ESA.	NA - Remediation not required
Garry R. Colorado Hernandez, Senior Engineering Technologist	Environmental Site Assessments - 4	If the report(s) excludes third party reliance, submit a Letter of Reliance that allows the City to rely upon the documents.	Provided, dated May 29, 2026.
Garry R. Colorado Hernandez, Senior Engineering Technologist	Detailed Noise and Vibration Study - 1	All documents to be prepared in accordance with the MECP's Environmental Noise Guideline Publication NPC-300, as amended.	The Noise and Vibration Study has been prepared in accordance with the MECP Environmental Noise Guideline Publication NPC-300.
Garry R. Colorado Hernandez, Senior Engineering Technologist	Detailed Noise and Vibration Study - 2	To be signed by a Professional Engineer.	The report is signed and sealed by a Professional Engineer.
Garry R. Colorado Hernandez, Senior Engineering Technologist	Detailed Noise and Vibration Study - 3	Should an external agency have differing requirements then the most stringent criteria shall apply	Noted. Where applicable, the most stringent criteria have been applied in the assessment.
Garry R. Colorado Hernandez, Senior Engineering Technologist	Detailed Noise and Vibration Study - 4	The study to include but not limited to the following: a. Considered a Class 1 property. b. Identify offsite stationary noise sources that may require mitigation for existing and/or proposed development and provide the mitigation requirements. If offsite mitigation is required, then confirmation of a legal agreement between the development and offsite sources is required. Please note, adjacent property owners are not obligated to mitigate their onsite stationary noise sources, as it relates to stationary noise impacts on the subject development. The applicant is responsible for mitigating the exceedances within the limits of the subject development, which may require a site redesign. c. Provide all model calculations for both onsite and offsite. d. Provide any onsite noise measurements. e. Use reflective surfaces for model calculations where applicable. f. Utilize capacity volumes or volumes received from the City's Transportation Services department for municipal roads in model calculations. Include a copy of the correspondence with municipal staff within the appendix. g. Provide any correspondence from external agencies to confirm traffic and/or train counts within the appendix. h. Provide all mitigating measure calculations including but not limited to window glazing, façade requirements, noise walls, etc. i. Provide a key plan identifying points of reception. j. Provide a key plan identifying sources of noise for both stationary and linear and including distances from subject property. k. Points of reception and NPC-300 exceedances for every floor and side of building for high-rise development sites. l. Predictable worst case noise impact(s) to be identified for all development sites. m. Points of reception required for representative and worst-case scenario neighbouring sensitive land uses. n. Provide a table for the points of reception and include the allowable noise level under NPC-300, estimated noise level, and the mitigated noise level. o. Provide warning clause recommendations where applicable. p. Provide a summary and drawing of any required mitigation measures.	The Noise and Vibration Study prepared by SS Wilson Associates, dated May 5, 2026, addresses the City's requirements outlined in this comment and includes the requested items, where applicable to the proposed development.
Garry R. Colorado Hernandez, Senior Engineering Technologist	Detailed Noise and Vibration Study - 5	If the report excludes third party reliance, submit a Letter of Reliance that allows the City to rely upon the documents.	Noted.

Garry R. Colorado Hernandez, Senior Engineering Technologist	Functional Servicing and Stormwater Management Report - 1	All documents to be prepared in accordance with the Council approved Stormwater Management Design Guidelines (COB SWM), as amended. https://www.burlington.ca/en/planning-and-development/resources/Urban-Design-Guidelines/Stormwater-Management-Design-Guidelines.pdf	Acknowledged.
Garry R. Colorado Hernandez, Senior Engineering Technologist	Functional Servicing and Stormwater Management Report - 2	To be signed by a Professional Engineer.	Acknowledged.
Garry R. Colorado Hernandez, Senior Engineering Technologist	Functional Servicing and Stormwater Management Report - 3	Should an external agency have differing requirements then the most stringent criteria shall apply.	Acknowledged. No action required.
Garry R. Colorado Hernandez, Senior Engineering Technologist	Functional Servicing and Stormwater Management Report - 4.a.	The City's Stormwater Engineer has provided the following criteria: a. Quality Control (COB SWM 6.1.4.1 and 6.1.4.2): - Enhanced 80.0% TSS removal achieved with a treatment train approach. An OGS will only be credited with 50.0% TSS removal. - OGS CA-ETV certified units only. - OGS to be sized to capture and treat a min. 90.0% of the runoff volume. - Use the City's IDF curves as per S-IDF https://www.burlington.ca/en/building-and-renovating/resources/Standards-and-Drawings/S-IDF%20-%20Intensity%20Duration%20Frequency%20Curves.pdf. - Runoff coefficients as per COB SWM 4.2.3 Table 4.1. - Imperviousness values as per COB SWM 4.2.4 Table 4.2. 75mm min. orifice tube, plates are not permitted. Orifice tubes with a diameter less than 75mm require a vortex type valve. - Rooftop areas may be considered clean if the flows are separated from non-roof areas as per COB SWM 3.6 and 6.1.4.1.	Acknowledged.
Garry R. Colorado Hernandez, Senior Engineering Technologist	Functional Servicing and Stormwater Management Report - 4.b.	The City's Stormwater Engineer has provided the following criteria: b. Quantity Control (COB SWM 6.1.1.1): - Engineering consultant to contact the City's Stormwater Engineer (umar.malik@burlington.ca) and Site Engineering staff (garry.hernandez@burlington.ca) to determine the quantity control. - Discharge to a watercourse control post development to pre-development for the 2-year to the 100-year. - Discharge to a storm sewer shall require control of either the 100-year post-development storm or Regional Storm, whichever is greater, to the 5-year pre-development storm flows. - A max. pre-development imperviousness of 36.0% (C = 0.50) for re-development is to be used for the pre-development calculations.	Acknowledged.
Garry R. Colorado Hernandez, Senior Engineering Technologist	Functional Servicing and Stormwater Management Report - 4.c.	The City's Stormwater Engineer has provided the following criteria: c. Erosion Control (COB SWM 3.4 and 6.1.2): N/A	Acknowledged.
Garry R. Colorado Hernandez, Senior Engineering Technologist	Functional Servicing and Stormwater Management Report - 4.d.	The City's Stormwater Engineer has provided the following criteria: d. Water Budget (COB SWM 3.5 and 6.1.3): Strongly recommend the first 5mm of rainfall be retained and infiltrated or reused onsite.	Acknowledged, infiltration not possible as a result of poor soil conditions. Refer to FSR and Geotechnical report (by others) for more details.
Garry R. Colorado Hernandez, Senior Engineering Technologist	Functional Servicing and Stormwater Management Report - 4.e.	The City's Stormwater Engineer has provided the following criteria: e. Groundwater: If there is a foundation drainage collection system, flows must be accommodated in the quantity control for the site, and discharge must meet the Storm Sewer Discharge Bylaw 59-2022 Table 1 criteria, as amended. https://www.burlington.ca/en/by-laws-and-animal-services/resources/By-laws/By-law-Search/2022-By-laws/059-2022-Storm-Sewer-Discharge-By-law.pdf	Acknowledged.
Garry R. Colorado Hernandez, Senior Engineering Technologist	Functional Servicing and Stormwater Management Report - 4.f.	The City's Stormwater Engineer has provided the following criteria: f. External Flows: Identify all external flows and safely accommodate them under the developed conditions to avoid upstream flooding or ponding.	Acknowledged. No action required.
Garry R. Colorado Hernandez, Senior Engineering Technologist	Functional Servicing and Stormwater Management Report - 4.g.	The City's Stormwater Engineer has provided the following criteria: g. Overland Flow Route (COB SWM 5.3.2 and 6.1.1.3): - Provide the emergency overland flow route on the plans and direct it towards South Service Road. Include the neighbouring properties to ensure existing drainage patterns are being maintained. 300mm max. depth for the overland flow route. 300mm min. freeboard between all at grade building openings.	Acknowledged.

Garry R. Colorado Hernandez, Senior Engineering Technologist	Functional Servicing and Stormwater Management Report - 5	Confirm the receiving municipal service capacity.	Acknowledged.
Garry R. Colorado Hernandez, Senior Engineering Technologist	Functional Servicing and Stormwater Management Report - 6	Provide stormwater storage details including the location, proposed/required storage volumes, and manufacturer's construction design details. For underground storage provide an emergency overflow to convey the uncontrolled 100-year or Regional storm event, whichever is greater, in the event it becomes inoperable as per COB SWM 6.1.1.2. NOTE TO STAFF: Underground storage tanks cannot occupy required parking spaces.	Acknowledged.
Garry R. Colorado Hernandez, Senior Engineering Technologist	Functional Servicing and Stormwater Management Report - 7	Provide full sized scalable, signed, and stamped plans for the following: a. pre-development storm drainage area, including external drainage areas, subdrainage areas and associated runoff coefficients/% imperviousness b. post-development storm drainage area, including external drainage areas, subdrainage areas and associated runoff coefficients/% imperviousness c. grading d. servicing e. any additional applicable plans	Acknowledged.
Garry R. Colorado Hernandez, Senior Engineering Technologist	Functional Servicing and Stormwater Management Report - 8	Provide a storm sewer design sheet. a. 85.0% max. storm sewer capacity as per COB SWM 5.2.1. b. Gravity foundation drains required to be a min. 1.0 m above the receiving storm sewer obvert and a min. 0.30 m above the HGL at that point as per COB SWM 5.2.1. c. 0.75m/s min. and 4.5m/s max. flow velocity as per COB SWM 5.2.1. d. 0.5% min. storm sewer slope or 0.3% is the absolute min. if demonstrated that 0.5% is not achievable as per COB SWM 5.2.1. e. 300mm min. storm sewer diameter as per COB SWM 5.2.2. f. Obverts to match for the upstream and downstream storm sewer for increases in diameter as per COB SWM 5.2.2. g. Decreases in diameter from upstream to downstream are not permitted, except for approved storm controls as per COB SWM 5.2.2.	Acknowledged.
Garry R. Colorado Hernandez, Senior Engineering Technologist	Functional Servicing and Stormwater Management Report - 9	Additional Design Considerations a. Diameters >=450mm shall be concrete as per COB SWM 5.2.2. b. 2.5m min. obvert coverage or 1.2m min. if demonstrated that 2.5m is not achievable as per COB SWM 5.2.3. c. 0.5m min. horizontal and vertical separation between storm sewers and all other services/utilities as per COB SWM 5.2.3. d. 2.5m min. horizontal separation between storm sewers and watermain unless demonstrated that it is not achievable as per COB SWM 5.2.3. e. 0.03m min. maintenance hole drop for 0 to 45 degrees and 0.06m min. drop for 45 to 90 degrees as per COB SWM 5.2.4. f. >=1.2m maintenance hole drops require a drop structure in accordance with OPSD 1003.020 as per COB SWM 5.2.4. g. Catch basin min. diameters and slopes as per COB SWM 5.2.5 Table 5.3. h. Headwalls designed to match or slow velocities to avoid negative impacts to receiving watercourse as per COB SWM 5.2.6. i. Culverts <1200mm not permitted to be CSP as per COB SWM 5.4. j. No surface storage (ponding) up to the 5-year post development storm for commercial and industrial sites only, no surface storage permitted for residential as per COB SWM 6.1.1.3.	Acknowledged.
Garry R. Colorado Hernandez, Senior Engineering Technologist	Functional Servicing and Stormwater Management Report - 10	300mm max. ponding up to the 100-year post development or Regional Storm, whichever is greater as per COB SWM 5.2.1, 5.3.2 and 6.1.1.3.	Acknowledged.
Garry R. Colorado Hernandez, Senior Engineering Technologist	Functional Servicing and Stormwater Management Report - 11	Maintenance holes (MH) shall be constructed along the storm sewer system at the downstream and upstream ends, as well as at maximum spacing as per COB SWM 5.2.1, including provision of a MH at the municipal storm sewer connection. Confirm with Design and Construction.	Acknowledged.
Garry R. Colorado Hernandez, Senior Engineering Technologist	Functional Servicing and Stormwater Management Report - 12	LID techniques are encouraged. Reference the Geotechnical Report comment 6 for minimum design parameters.	Acknowledged.
Garry R. Colorado Hernandez, Senior Engineering Technologist	Functional Servicing and Stormwater Management Report - 13	If the report(s) excludes third party reliance, submit a Letter of Reliance that allows the City to rely upon the documents.	Acknowledged.

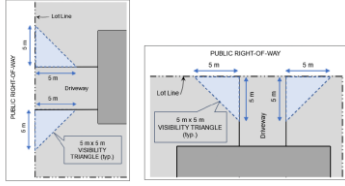
Garry R. Colorado Hernandez, Senior Engineering Technologist	Detailed Civil Engineering Plans - 1	All documents to be prepared in accordance with the City's Site Plan Application Guidelines, as amended, the Engineering Services Standard Drawings, as amended, and the Ontario Provincial Standard Drawings, as amended. https://www.burlington.ca/en/planning-and-development/resources/Site-Plans/Site-Plan-Application-Guidelines.pdf https://www.burlington.ca/en/building-and-renovating/engineering-services-standards-and-drawings.aspx	Acknowledged.
Garry R. Colorado Hernandez, Senior Engineering Technologist	Detailed Civil Engineering Plans - 2	All plans to be signed and stamped by a Professional Engineer.	Acknowledged.
Garry R. Colorado Hernandez, Senior Engineering Technologist	Detailed Civil Engineering Plans - 3	Provide detailed Civil Engineering drawings, including but not limited to the following:	Acknowledged.
Garry R. Colorado Hernandez, Senior Engineering Technologist	Detailed Civil Engineering Plans - 4	Drainage Area Plan a. Provide Pre and Post Development Plans. b. Provide drainage areas and runoff coefficients. c. Provide the proposed storm system.	Acknowledged.
Garry R. Colorado Hernandez, Senior Engineering Technologist	Detailed Civil Engineering Plans - 5	Erosion and Sediment Control Plan a. All documents to be prepared in accordance with City's CMMP Policy and COB SWM 7.0. b. Divide the ESC plan into phased drawings for earth works, servicing works, and above grade works to better capture the complexities of the proposal. These plans may be combined with the CMMP requirements.	Acknowledged.
Garry R. Colorado Hernandez, Senior Engineering Technologist	Detailed Civil Engineering Plans - 6	Grading Plan a. Identify the major overland flow route. b. Provide the following elevations: • Finished Floor Elevation (FFE) • Top of Foundation Wall Elevation (TFW) • Underside Footing Elevation (USF) • Top of Retaining Wall Elevation (TW) • Grade at lower retaining wall face (LF) • Grade at the higher retaining wall face (HF) • Maximum exposed retaining wall face height (H) c. Provide cross sections for berms and/or retaining walls. d. Provide a 300mm freeboard for underground parking ramps as per COB SWM 6.1.1.3. e. Identify snow storage. f. Identify all curb depressions. g. Identify all accessible parking spaces. • 1.5% max. running slope and 1.0% max. cross slope as per AODA 4.3. h. 0.5% min. hardscape slope as per SPA S.6.2. i. 1.0% min. softscape slope as per SPA S.6.2. j. 6.0% max. driveway slope, absolute maximum 8.0% as per SPA S.6.2. k. 2.0% min. swale slope or 1.5% to 1.0% with a subdrain and suitable outlet as per COB SWM 5.1.5. l. Provide sections at strategic locations to demonstrate the interface between the subject property and adjacent properties, at minimum one section per each side of the property to be provided.	Acknowledged.
Garry R. Colorado Hernandez, Senior Engineering Technologist	Detailed Civil Engineering Plans - 7	Servicing Plan a. The City defers to the Building Department and Region for water and waste water servicing. b. Identify control structure locations, details, and cross section. c. Identify any existing services and confirm whether they will be removed or reused. For reused services refer to 6.b. d. Storm sewers shall not be located underneath a building. e. Provide obvert and invert elevations for all service crossings. f. Catch basins within landscape areas shall be sumpless with a bee-hive lid as per COB SD S-176.	Acknowledged.
Garry R. Colorado Hernandez, Senior Engineering Technologist	Detailed Civil Engineering Plans - 8	Utility Coordination Plan a. Submit a Utility Coordination Plan which indicates, but is not necessarily limited to, the following: • The location of all existing and proposed above ground utilities (i.e. street lights, hydro poles, transformers and pedestals, cable and Bell pedestals, hydrants, and gas meters) within the City's road allowance that fronts the subject property and within the subject property limits; • The location and elevations of all existing and proposed underground utilities (i.e. road crossings, conduits and duct banks, gas mains, and hand hole boxes) within the City's road allowance that fronts the subject property and within the subject property limits. Existing underground utility elevations are to be confirmed by daylighting; and • The location of all existing and proposed trees within the City's road allowance that front the subject property, are within 3 metres of any other shared property line or are within the subject property limits. b. All private utilities must be constructed within the subject property limits. c. The Civil Engineering Consultant will need to provide confirmation that there are no conflicts with civil works.	Acknowledged, UCP will be prepared once utility locates have been performed.
Garry R. Colorado Hernandez, Senior Engineering Technologist	Outdoor Lighting - 1	Provide a Lighting and Photometric Plan, prepared and signed by a Professional Engineer, including but not limited to the following:	Prepared by Optimal Engineering, May 21, 2026, and provided.

		All documents to be prepared in accordance with the Illuminating Engineering Society, the City's Guidelines for Outdoor Lighting, as amended, and the City's Street Lighting Specifications and Design Manual (SS-08), as amended. a. All lighting units to be provided in lux. b. All light fixtures must be dark sky compliant and full cutoff, BUG U=0. c. Provide detail sheets for all proposed light fixtures and the BUG rating. d. Provide 100 lux for main building entrances. e. Provide 30 lux for main walkways. f. Provide 30 lux for accessible parking spaces. g. Provide a 20:1 max. to min. for parking spaces and parking lanes with an average 10-25 lux. h. 2 lux min. and 6 lux max. at property lines unless residential then 0 lux. i. 1.6W/m² max. lighting power density. j. Provide a table identifying parameters to confirm compliance with Appendix A of the City's Guidelines for Outdoor Lighting. k. Provide a table with Lighting Power Densities to demonstrate compliance with Table B.1. of the City's Guidelines for Outdoor Lighting. https://www.burlington.ca/en/building-and-renovating/resources/Urban-Design-Guidelines/Lighting%20Design%20Guidelines.pdf	
Garry R. Colorado Hernandez, Senior Engineering Technologist	Outdoor Lighting - 2	https://www.burlington.ca/en/building-and-renovating/resources/Standard-Specifications/SS08%20-%20Street%20Lighting%20Design%20Manual.pdf	Prepared by Optimal Engineering, May 21, 2026, and provided. Find attached outdoor Photometric drawings addressing all the comments.
Garry R. Colorado Hernandez, Senior Engineering Technologist	Geotechnical and Hydrogeological Reports - 1	Provide a Geotechnical Investigation, to be signed by a Professional Engineer, including typical geotechnical items (i.e. borehole information, backfill recommendations, pavement structure, etc.), AND including but not limited to the following:	Please see Geotechnical Investigation prepared by Soil-Mat Engineers & Consultants Ltd. and submitted under separate cover.
Garry R. Colorado Hernandez, Senior Engineering Technologist	Geotechnical and Hydrogeological Reports - 2	Provide groundwater monitoring readings from all seasons to determine the seasonally high groundwater elevation.	Please see Geotechnical Investigation prepared by Soil-Mat Engineers & Consultants Ltd. and submitted under separate cover.
Garry R. Colorado Hernandez, Senior Engineering Technologist	Geotechnical and Hydrogeological Reports - 3	Confirm whether a Hydrogeological Study is required or not to address dewatering. The Hydrogeological Study to be stamped and certified by a Professional Geoscientist or a Professional Engineer.	Construction to remain above seasonally high groundwater, no further hydrogeological study warranted
Garry R. Colorado Hernandez, Senior Engineering Technologist	Geotechnical and Hydrogeological Reports - 4	Please be advised that a Temporary Storm Sewer Discharge Permit, in accordance with Storm Sewer Discharge By-law 59-2022, as amended, may be required for temporary construction dewatering to the storm sewer.	Construction to remain above seasonally high groundwater, no further hydrogeological study warranted
Garry R. Colorado Hernandez, Senior Engineering Technologist	Geotechnical and Hydrogeological Reports - 5	Address any permanent concerns with groundwater that may require special consideration, including but not limited to the following: a. Seasonally high groundwater elevations b. Zone of influence for permanent dewatering c. Dewatering rate to be accounted for in the Stormwater Management quantity controls and/or storage d. Chemical analysis and comparison to the Storm Sewer Discharge Bylaw 59-2022 Table 1 criteria, as amended e. Permit to Take Water requirements Please be advised that a Groundwater Discharge Permit, in accordance with Storm Sewer Discharge By-law 59-2022, as amended, may be required for permanent groundwater dewatering to the storm sewer.	Construction to remain above seasonally high groundwater, no further hydrogeological study warranted

Garry R. Colorado Hernandez, Senior Engineering Technologist	Geotechnical and Hydrogeological Reports - 6	The City encourages the implementation of Low Impact Development Best Management Practices (LID BMP) wherever practical to address the requisite water quality control criteria for their site as well as complementary benefits for water balance and erosion control. Potential LID BMPs which are supported by the City are noted in COB SWM 6.1.4.5. Designers should reference available resources through the Credit Valley Conservation (CVC), Toronto Region Conservation Authority (TRCA) and MECP. The selection and design of LID BMPs must consider site characteristics, including but not limited to: a. Local groundwater table elevation (seasonal maximum) • Minimum 1m clearance from seasonally high groundwater elevation b. Subsurface soil type(s) and associated permeability/infiltration capacity (minimum soil infiltration rate of 15mm/hr) • If there is a less permeable soil horizon within 1.5m of the bottom elevation than apply a factor of safety as per CVC Appendix C – Site Evaluation and Soil Testing Protocol For Stormwater Infiltration. https://sustainabletechnologies.ca/app/uploads/2013/02/LID-SWM-Guide-v1.0_2010_4_Appendix-C_Site-Evaluation-and-Soil-Testing-Protocol.pdf c. Depth to bedrock • Minimum 1m clearance from bedrock d. Sub-surface conflicts • Minimum 4m clearance from below grade structures e. Site boundaries • Minimum 3m clearance from property lines	LID not feasible. Please see Geotechnical Investigation prepared by Soil-Mat Engineers & Consultants Ltd. and submitted under separate cover.
Garry R. Colorado Hernandez, Senior Engineering Technologist	Geotechnical and Hydrogeological Reports - 7	A precondition survey of the surrounding City buildings and City infrastructure prior to any construction or earthworks. This may also be provided by an Acoustical & Vibration Consultant: a. Construction requirements within a zone of influence. b. Details of the impacts of construction and related vibration on neighbouring properties. c. Vibration monitoring will be required for the duration of construction.	Noted. A pre-condition survey of adjacent properties and municipal infrastructure, together with any required vibration monitoring, will be undertaken prior to and during construction in accordance with the recommendations of the project's consultants and applicable municipal requirements.
Garry R. Colorado Hernandez, Senior Engineering Technologist	Geotechnical and Hydrogeological Reports - 8	If the report(s) excludes third party reliance, submit a Letter of Reliance that allows the City to rely upon the documents.	Provided, dated May 29, 2026.
Garry R. Colorado Hernandez, Senior Engineering Technologist	Shoring Design - 1	Development Engineering only reviews shoring design to confirm the proposed development and construction of the proposed development is within the subject property limits. Development Engineering defers to the Building Department in all other regard	Noted. Shoring drawings have been prepared and submitted as part of the application.
Garry R. Colorado Hernandez, Senior Engineering Technologist	Shoring Design - 2	Provide typical sections, min. 1 for each side of the property, clearly identifying the property line, underground parking structure, including shoring, piles, tiebacks, etc, and existing utilities. This is intended to illustrate the relationship between underground structures and whether they require temporary or permanent encroachments onto adjacent property to construct.	Requested sections are provided in the submitted shoring drawings. Refer to the shoring package for details.
Garry R. Colorado Hernandez, Senior Engineering Technologist	Shoring Design - 3	Generally, tie-backs (only) may be permitted to encroach into the ROW with an encroachment agreement.	Acknowledged.
Garry R. Colorado Hernandez, Senior Engineering Technologist	Shoring Design - 4	Letter of acknowledgement of encroachment from the adjacent properties.	No encroachment onto adjacent private properties is proposed
Garry R. Colorado Hernandez, Senior Engineering Technologist	Construction and Mobility Management Plan - 1	A Construction and Mobility Management Plan (CMMP) is to be completed in accordance with the City's Construction and Mobility Management Policy, as amended, to ensure the development may be completed to the satisfaction of the Director of Engineering Services and the Director of Transportation Services (https://burlingtonpublishing.escribemeetings.com/filestream.ashx?DocumentId=34323).	Acknowledged.
Garry R. Colorado Hernandez, Senior Engineering Technologist	Construction and Mobility Management Plan - 2	The CMMP is to included plans for each phase of construction, including but not limited to earthworks, foundation/servicing works, and above grade works, to better capture the complexities of the proposed development works. These plans may be combined with the ESC requirements.	Acknowledged.

Garry R. Colorado Hernandez, Senior Engineering Technologist	Construction and Mobility Management Plan - 3	Use of the City's ROW for construction staging has not been approved and needs to be assessed and coordinated with other nearby public and private works. For staff to property assess and minimize the impact to residents, vehicles, pedestrians, and local businesses the following information is required as part of the CMMP: a. Proposed limits of construction. b. Proposed truck haulage routes and location of truck stacking. c. Proposed location of mud mat and vehicle wash down area. d. Proposed location of crane assembly and swing radius, where applicable. e. Proposed traffic control measures, specifically addressing signage and/or any lane closures/restrictions. f. Proposed pedestrian control measures for signage and pedestrian routing. g. Proposed temporary encroachments on public and private lands and duration. h. Existing trees to be retained and the necessary tree protection hoarding to ensure compliance with the MTPZ as per the City of Burlington Tree Protection and Preservation Spec. SS12A, as amended. https://www.burlington.ca/en/home-property-and-environment/resources/Forestry/Tree-Protection/City-of-Burlington-Standard-Specification-for-Tree-Protection-and-Preservation.pdf i. Study limits and locations for vibration monitoring on public lands during construction, as determined by the qualified vibration professional. • Including written confirmation of completed precondition surveys of surrounding City buildings and City infrastructure. • Including written confirmation from adjacent property owners for vibration monitors that are to be located offsite. • Including written acknowledgement that any issues/claims due to construction vibration shall be a civil matter between the developer and other parties.	Acknowledged.
<i>Fire Department, March 19, 2025</i>			
Jason Bridge, Fire Prevention Inspector	1	Limited fire access details provided, applicant to provide further details on the proposed fire access to the building such as fire department connections (if applicable), hydrant locations, fire access route design etc. Fire access routes are to be designed, constructed and designated as a fire access route in accordance with Articles 3.2.5.4., 3.2.5.5. and 3.2.5.6. of the 2012 Ontario Building Code	The Site Plan identifies the proposed fire access route, and Fire Department Connection (FDC) location. The fire access route has been designed in accordance with the applicable requirements of Articles 3.2.5.4., 3.2.5.5., and 3.2.5.6. of the 2012 Ontario Building Code.
<i>Realty Services, April 9, 2025</i>			
Nick Pirzas	N/A	Provided the nature of this Pre-Con is non-residential, Realty Services administers the nonresidential CILP By-law. Kristen L. (Kristen.Ljubicic@burlington.ca) in Realty Services will be able to provide further details with respect to the amount and calculations.	Acknowledged. No action required.
<i>Planning and Building Department, April 7, 2025</i>			
Mark Dalrymple	N/A	We have reviewed this Zoning Bylaw Amendment application and have the following comments: The subject property is zoned BC1-225, Business Corridor, under By-law 2020, as amended. Additional information requested to confirm regulations required for the Site Plan Application:	Acknowledged. See comment responses below.
Mark Dalrymple	1	All plans required to be signed and stamped by the architect	Acknowledged.
Mark Dalrymple	2	Confirm the area of the reception area and waiting areas in the lobby (for parking calculations)	The updated Site Plan drawings include the Area of the Lobby/Waiting Area and parking calculations that comply with the Zoning By-law. Please see updated Site Plan submitted.
Mark Dalrymple	3	Confirm all parking space sizes, including the width of the accessible walkways	Please refer to the updated Site Plan which confirms the project statistics with respect to proposed parking and identifies parking space sizes, including the width of the accessible walkways.
Mark Dalrymple	4	Confirm all bicycle parking spaces	The updated Site Plan proposes 8 bicycle parking spaces in compliance with the Zoning By-law. Please see updated Site Plan submitted.
Mark Dalrymple	5	Detailed elevation plans for the building and confirm the building height	Please refer to the updated Site Plan which provides elevation plans. The building height is 15.35 m as identified on the updated Site Plan.
Mark Dalrymple	6	Provide details on the "garbage disposal" area, including any details on an enclosure, if provided	Please see the Updated Site Plan submitted that identify the garbage disposal area details.
Mark Dalrymple	Preliminary List of Non- Conformity - 1	FAR is greater than the permitted maximum	Floor Area Ratio has been reduced to 0.65:1 as permitted in the Zoning By-law. Please see the updated Site Plan submitted.
Mark Dalrymple	Other Comments	All plans should be signed and stamped by the architect	Acknowledged.
Mark Dalrymple	Other Comments	A zoning clearance certificate is required for the proposed building.	Acknowledged.
Mark Dalrymple	Other Comments	Property is regulated by Conservation Halton.	Acknowledged. No action required.
Mark Dalrymple	Other Comments	Property is regulated by the MTO	Acknowledged. No action required.
Mark Dalrymple	Zoning Table (Bolded) - Exception 225	Notwithstanding Part 3, Section 4.10 and Part 1, Section 2.2.3: Waste containers and/or garbage enclosures are permitted in a yard abutting the South Service Road. applicant to provide details on the "garbage disposal" area, including any details on an enclosure(*)	Please see the Updated Site Plan submitted that identify the garbage disposal area details.

		Maximum Floor Area Ratio for all uses: 0.65:1.	
Mark Dalrymple	Zoning Table (Bolded) - Exception 225	PROPOSED: 1.15:1(*) 9200 m2 (4000 +2600+2600) / 8000 m2. Applicant to confirm the lot area of the site. FAR is greater than the maximum permitted.	The Lot Area is identified on the updated Site Plan as 7,944 sq. m. (85, 508 sq. ft.) and the proposed Floor Area Ratio has been reduced to 0.65:1 as permitted in the Zoning By-law. Please see the updated Site Plan submitted.
Mark Dalrymple	Zoning Table (Bolded) - BC1 Zone Regulations	Building Height: No maximum. applicant to confirm height(*). Applicant to provide detailed elevations plans.	The building is 15.35 m and there is no maximum building height identified in the Zoning By-law. Detailed elevation plans have been provided in the updated Site Plan drawing package.
Mark Dalrymple	Zoning Table (Bolded) - BC1 Zone Regulations	BUILT FORM (a) A decorative exterior finish shall be maintained on building elevations: • facing a street; • facing a residential zone; • within 7.5 m of a wall facing a street having a deemed width of 26 m or less; • within 15 m of a wall facing a street having a deemed width greater than 26 m. Site Planning to confirm (*). Applicant to provide detailed elevations plans.	The proposed development complies with the Built Form requirement. All elevations facing a street are finished with architectural cladding systems, including decorative perforated façade panels, curtain wall glazing, and architectural metal panels. The building incorporates material variation, façade articulation, and integrated architectural lighting to provide a high-quality appearance from the public realm.
Mark Dalrymple	Zoning Table (Bolded) - Parking	REQUIRED PARKING: Office: 3 spaces / 100 m2 Industrial 1 space / 100m2 Applicant to confirm the area of the reception and waiting areas in the lobby.	The updated Site Plan includes the Area of the Lobby/Waiting Area. Parking Calculation statistics in compliance with the Zoning By-law are provided on the updated Site Plan. Please see updated Site Plan submitted.
Mark Dalrymple	Zoning Table (Bolded) - 2.26 General Parking Provisions	applicant to confirm parking space widths, lengths and areas.	The updated Site Plan identifies parking space sizes, including the width of the accessible walkways, in compliance with the Zoning By-law. Please see updated Site Plan submitted.
Mark Dalrymple	Zoning Table (Bolded) - Designated Accessible Parking Spaces	applicant to confirm parking space widths, lengths and areas, including confirming the width of the accessible walkways	The updated Site Plan identifies parking space sizes, including the width of the accessible walkways, in compliance with the Zoning By-law. Please see updated Site Plan submitted.
Mark Dalrymple	Zoning Table (Bolded) - Bicycle Parking	Applicant to confirm all bike parking sizes	The updated Site Plan proposes 8 bicycle parking spaces that are 0.6 m x 1.8 m in compliance with the Zoning By-law. Please see updated Site Plan submitted.
Transportation Services Department, April 10, 2025			
Stephanie Robinson, Transportation Planning Technologist	N/A	Transportation Planning offer the following comments, recommendations, and information to assist the Applicant when preparing their application for Site Plan Control. If they choose not to follow them, it is at their risk of reducing the efficiency of the approval process. From a Transportation Services perspective, successfully addressing these comments will support a more efficient and successful application.	Acknowledged. See comment responses below.
Stephanie Robinson, Transportation Planning Technologist	N/A	Transportation Planning reserve the right to request additional studies, however, note the following are required to be submitted with the application: • Vehicle Turning Plan, • Information on the Ramp to Lower Level, and • Construction and Mobility Management Plan.	Vehicle turning plan included attached in latest submission.
Stephanie Robinson, Transportation Planning Technologist	1	Deemed Right-of-Way Width – No Additional Lands Required South Service Road is under the authority of the City of Burlington and the deemed right-of-way width is 20 metres. The right-of-way adjacent to the subject site is approximately 20 metres therefore, no additional lands are required.	Acknowledged.
Stephanie Robinson, Transportation Planning Technologist	2	Automobile Parking Supply – Supportable, No Revisions Required Transportation Planning support the proposed parking supply for the site. The proposed development includes a total of 64 parking spaces, which meets the requirement of providing 46 occupant spaces.	Acknowledged. No action required.
Stephanie Robinson, Transportation Planning Technologist	3	Zoning staff will confirm automobile parking supply requirements.	The update Site Plan identifies the sizes, locations and number of spaces proposed and responses to Zoning staff's comments regarding confirmation of proposed parking are provided in this Matrix.
Stephanie Robinson, Transportation Planning Technologist	4	The Accessibility Specialist will provide comments on accessible parking space size, supply, and signage.	Acknowledged. Please see updated Site Plan for proposed accessible parking spaces.

Stephanie Robinson, Transportation Planning Technologist	5	Bicycle Parking Supply – Supportable, No Revisions Required Transportation Planning support the proposed bicycle parking supply for the site. The proposed development includes a total of 10 bicycle parking spaces, which meets the requirement in the Burlington City-Wide Parking Standards Review (2017).	Acknowledged. Please see updated Site Plan.
Stephanie Robinson, Transportation Planning Technologist	6	Transportation Impact Study – Not Required A Transportation Impact Study (TIS), also known as a Mobility Assessment (MA), is not required for this application, based on the little to no impact on the existing transportation network.	Acknowledged. No action required.
Stephanie Robinson, Transportation Planning Technologist	7	Vehicle Turning Plans – Required The Applicant shall provide vehicle turning plans, provided by a qualified transportation professional, for review and approval by the Director of Transportation Services and Director of Engineering Services, or their designate.	Vehicle turning plan included attached in latest submission.
Stephanie Robinson, Transportation Planning Technologist	8	The Applicant is to provide a Vehicle Turning Plan illustrating how the design vehicles will: a. Maneuver in and out of the site without limitations, including entering the site in a forward manner, turn around on private property and exit in a forward manner. b. Circulate successfully within the surface level of the site. c. Confirm successful garbage truck circulation.	Vehicle turning plan included attached in latest submission. This includes circulation for waste collection trucks.
Stephanie Robinson, Transportation Planning Technologist	9	Driveway Access - Supportable, No Revisions Required The proposed driveway accesses on South Service Road are sufficient to meet the needs of the proposed development.	Acknowledged. No action required.
Stephanie Robinson, Transportation Planning Technologist	10	The access design shall conform with the engineering drawings included in the Burlington Site Plan Application Guidelines (2019).	The proposed access arrangement has been designed in accordance with the City of Burlington Site Plan Application Guidelines (2019)
Stephanie Robinson, Transportation Planning Technologist	11	Ramp to Lower Level - Information Required Transportation Planning note a “ramp to lower level” leading from the westerly site driveway access. The Applicant is required to provide additional information regarding where this leads to and what is the purpose.	The ramp provides access to the underground level, which contains parking spaces and service areas supporting the operation of the building. The ramp is located off the westerly driveway to provide efficient access while separating underground traffic from the main site circulation.
Stephanie Robinson, Transportation Planning Technologist	12	Driveway Visibility Triangles - Revisions Required The driveway access to South Service Road shall be designed to provide 5 metres x 5 metres visibility triangles, on either side of the driveway. The visibility triangles shall be illustrated and clearly identified on the site plans and be fully contained on private property and the subject site, behind the property line. Include a note “Nothing over the height of 1.0 metres shall be permitted within visibility triangles.” 	Provided. The site plan has been revised to illustrate 5.0 m x 5.0 m visibility triangles on both sides of the South Service Road driveway access.
Stephanie Robinson, Transportation Planning Technologist	13	Pedestrian Facilities – Revisions Recommended Transportation Planning have reviewed the pedestrian facilities on private property and recommend sidewalk be provided along each of the driveways leading from the municipal sidewalk to the pedestrian entrances to the building.	The proposed development is a private data centre facility and is not intended to accommodate public visitors. Due to operational security and privacy requirements, pedestrian access is restricted to a controlled gated entrance from South Service Road.
Stephanie Robinson, Transportation Planning Technologist	14	The municipal sidewalk must be reinstated to current City standards at the Applicant's expense.	Acknowledged
Stephanie Robinson, Transportation Planning Technologist	15	Construction & Mobility Management Plan (CMMP) - Required The Applicant shall submit a Construction Mobility Management Plan (CMMP) with the Application for Site Plan Control. Please refer to City's Construction and Mobility Management Policy for guidance (City of Burlington - Construction and Mobility Management Policy: https://burlingtonpublishing.escibemeetings.com/filestream.ashx?DocumentId=69207).	Acknowledged.
<i>Engineering Services Department, Park Design and Construction, April 9, 2025</i>			
Zelaikha Shareqi, Intermediate Landscape Development Technician	N/A	Please be advised that the Urban Forestry and Landscaping review of this application is considered preliminary at this time. Urban Forestry and Landscaping may provide additional comments, raise additional concerns, or request additional information upon receiving the outstanding or revised information, and upon further comprehensive review of its contents.	Acknowledged. No action required.
Zelaikha Shareqi, Intermediate Landscape Development Technician	1	A Landscape Plan will be required showing the general layout and intent of what is proposed for landscaped areas, including landscape buffer planting, outdoor amenity areas, fence location and types and pedestrian circulation. See the Pre-Submission Checklist for requirements.	Acknowledged.

Zelaikha Shareqi, Intermediate Landscape Development Technician	2	The Landscape Plan must show and dimension pedestrian walkways and connections to the city sidewalk (1500mm minimum width, 1800mm recommended). Consider the width of the pedestrian walkways minus the doors that open out to ensure pedestrians don't need to walk on vehicular driveways.	Dimensions have been shown on pedestrian walkways connecting to the City sidewalks.
Zelaikha Shareqi, Intermediate Landscape Development Technician	3	The property of 3110 South Service Road is regulated by Conservation Halton (CH) and is in close proximity to Ministry of Transportation (MTO) regulated lands. Please ensure the Landscape Plan shows all regulated limits/hazard lines to the satisfaction of Conservation Halton (CH), Ministry of Transportation (MTO). Additionally, please ensure all active easements are outlined and labeled on the Landscape Plan.	Acknowledged.
Zelaikha Shareqi, Intermediate Landscape Development Technician	4	The Landscape Plan must show the proposed layout and use of any outdoor amenity areas. This includes showing all wind mitigation and safety measures such as buffer planting, screens and fencing, trellises, or awnings for outdoor rooftop amenity areas.	The building use has changed and there is no longer outdoor amenity areas on the ground floor or rooftop.
Zelaikha Shareqi, Intermediate Landscape Development Technician	5	The Landscape Plan must show the location of air vents/shafts and coordinate with landscape concept (i.e., do not locate vents in walkways and coordinate with proposed planting locations).	The garage exhaust wells are shown and labeled on the Landscape Plan.
Zelaikha Shareqi, Intermediate Landscape Development Technician	6	Where trees are proposed, ensure the minimum required soil volumes are provided and documented on the Landscape Plans using good quality soil. The minimum requirements are as follows: 30m ³ of soil per tree in a single tree pit, 20m ³ per tree in a shared planting environment. Excavation for each planting environment should be 0.75m to 1.2m depth and should not exceed 1.5m depth and be tailored to stock size used. Smaller rooting volume (minimum 15-20m ³) may be proposed for smaller trees.	The soil volume for all proposed trees has been noted on the Landscape Plan. The City of Burlington minimum soil volume requirements has also been added to the Planting Notes on sheet L-3.
Zelaikha Shareqi, Intermediate Landscape Development Technician	7	Where trees, shrubs and herbaceous material is proposed, ensure material is suitable for the existing and proposed conditions to ensure success (i.e., salt tolerant, and suitable for existing and proposed soil and other environmental conditions).	All proposed species are suitable for the conditions.
Zelaikha Shareqi, Intermediate Landscape Development Technician	8	Where required, landscape buffers should provide separation and be designed to partially obstruct the views to adjacent properties along shared property lines. The landscape buffers should consist of a dense landscape screen including a combination of evergreen trees, deciduous trees, and understory shrubs. Or alternatively, a combination of solid screen fencing with evergreen and deciduous trees and understory shrubs.	Where feasible landscape buffers have been provided along shared property lines. The existng fence along the north-east property line is to remain and the south-east edge has been buffered with deciduous and coniferous trees where permitted to not conflict with the proposed utility setback requirements (gas meter, transformer and generator).
Zelaikha Shareqi, Intermediate Landscape Development Technician	9	Screen parking spaces from road frontages using buffer planting.	Parking spaces have been screened from road frontages with buffer planting containing a mix of shrubs, and deciduous and coniferous trees.
Zelaikha Shareqi, Intermediate Landscape Development Technician	10	Locate the barrier free parking spaces closest to the main entrances and not crossing vehicular traffic.	Provided. Barrier-free parking spaces have been located adjacent to the main building entrance and are connected by an accessible path of travel without crossing vehicular traffic.
Zelaikha Shareqi, Intermediate Landscape Development Technician	11	An Arborist Report, Tree Inventory and Protection Plan is required to document all existing trees greater than 10cm DBH on site and on adjacent properties within 6m of the property lines as well all trees of any size on city property . Ensure your Tree Inventory Table is provided as an excel file. Please see the City of Burlington: Pre-Submission Checklist for further requirements.	An Arborist Report, Tree Inventory and Protection Plan has been provided, as well as the Tree Inventory Table as an excel file.
Zelaikha Shareqi, Intermediate Landscape Development Technician	12	Tree protection hoarding should be shown as per the City of Burlington's Tree protection hoarding should be shown as per the Tree Protection and Preservation Specification SS12A (https://www.burlington.ca/en/home-property-and-environment/forest-protection-and-tree-permits.aspx#Forms). Include a copy of the specification on the Tree Inventory and Protection Plan that includes all notes (1-8) from the specification. Visit the Forest Protection and Tree Permits page for more information (https://www.burlington.ca/en/home-property-and-environment/forest-protection-and-tree-permits.aspx).	Please see detail D1 on sheet L-2 for the City of Burlington tree protection hoarding detail.
Zelaikha Shareqi, Intermediate Landscape Development Technician	13	The City's Public Tree By-law 68-2013 is applicable to the proposed development. A tree permit is required for all work around city trees, including the payment of the Tree Permit fee and securities for trees to be retained.	There are no public trees proposed for removal.
Zelaikha Shareqi, Intermediate Landscape Development Technician	14	Removal of public trees will require replacement plantings that are to be proposed shown on City property. Where there is no room for replacement trees, cash-in-lieu of replacement will be required. Specific compensation and replacement quantities will be identified at the site plan stage.	There are no public trees proposed for removal.
Zelaikha Shareqi, Intermediate Landscape Development Technician	15	The removal of private trees shall be considered as a last resort as any existing private tree should be prioritized for preservation. Trees that are to be removed will require a plan for replacement. Private trees that are 15cm in DBH will be counted toward replacement requirements using the City's aggregate caliper method. Tree replacements will be based on the following sizes: a minimum of 50mm caliper for deciduous species and a minimum of 1.2m in height for coniferous species. Proposals for private tree replacements shall be shown on the subject property. Where there is no room for replacement trees, cash-in-lieu of replacement will be required. Specific compensation and replacement quantities will be identified at the site plan stage.	The preservation of existing trees was prioritized and implemented where possible. There are 34 proposed trees meeting the minimum requirements of 50mm caliper for deciduous and 1.2m height for coniferous.
Zelaikha Shareqi, Intermediate Landscape Development Technician	16	Private trees that are regulated and require removal or injury to facilitate project works may require a private tree permit depending on the timing of removal and/or injury relative to planning application(s). Please consult with the City at all stages of your project (i.e., demolition) to ensure compliance. Additional documentation may be required.	Acknowledged.

Zelaikha Shareqi, Intermediate Landscape Development Technician	17	There are existing boundary trees between 3110 South Service Road and neighbouring properties. Removal to trees on neighbouring properties, or that are located on a shared property line (boundary trees) will require consent from the adjoining and/or adjacent owner(s). Where impacts are proposed (i.e., encroachment / injury) to neighboring and/or boundary trees the adjoining and/or adjacent owner(s) shall be consulted and made aware of the proposed development and potential impacts to their trees and/or boundary trees and the applicant shall submit a document in writing from adjoining and/or adjacent owner(s) that there are no concerns with the proposal for those trees, or the applicant's qualified tree professional (as defined in Pre-Submission Checklist) shall address the potential impacts to the neighbor's trees and/or boundary trees and provide an attestation in the Arborist Report that the impacts proposed will not be a detriment to the trees, and they will remain in healthy condition. Information in the report shall also include the preservation methods, including pruning and fertilizing, that can be implemented by the owner to ensure the health of trees on neighboring properties.	There are no boundary or neighbouring trees proposed for removal.
Zelaikha Shareqi, Intermediate Landscape Development Technician	18	All trees proposed to be retained and their corresponding tree protection hoarding (vertical and/or horizontal) shall be illustrated on all Civil drawings and on the Construction Management and Mobility Plans.	Acknowledged.
Zelaikha Shareqi, Intermediate Landscape Development Technician	19	For all submission requirements (Landscape Plan, Arborist Report, Tree Preservation Plan and Tree Inventory Table) refer to Parks Design and Construction webpage (https://www.burlington.ca/en/planning-and-development/parks-design-and-construction.aspx).	Acknowledged.
Zelaikha Shareqi, Intermediate Landscape Development Technician	20	Please provide a comment matrix that identifies the above comments and how they were addressed with the site plan submission.	Please see responses included in this Matrix.
Bell, March 14, 2025			
Juan Corvalan, Senior Manager, Municipal Liaison	N/A	We have reviewed the circulation regarding the above noted application. The following paragraphs are to be included as a condition of approval: "The Owner acknowledges and agrees to convey any easement(s) as deemed necessary by Bell Canada to service this new development. The Owner further agrees and acknowledges to convey such easements at no cost to Bell Canada. The Owner agrees that should any conflict arise with existing Bell Canada facilities where a current and valid easement exists within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost." Upon receipt of this comment letter, the Owner is to provide Bell Canada with servicing plans/CUP at their earliest convenience to circulations@bell.ca to confirm the provision of communication/telecommunication infrastructure needed to service the development. It shall be noted that it is the responsibility of the Owner to provide entrance/service duct(s) from Bell Canada's existing network infrastructure to service this development. In the event that no such network infrastructure exists, in accordance with the Bell Canada Act, the Owner may be required to pay for the extension of such network infrastructure. If the Owner elects not to pay for the above noted connection, Bell Canada may decide not to provide service to this development.	Acknowledged.
Conservation Halton, April 9, 2025			
Ashley Gallagher, Planning & Regulations Analyst	N/A	Conservation Halton (CH) staff have reviewed the attached materials (received March 14, 2025) for Site Plan Pre-consultation at the address municipally known as 3110 South Service Road, Burlington per our regulatory responsibilities under the Conservation Authorities Act (CA Act) and Ontario Regulation 41/24 and our provincially delegated responsibilities under Ontario Regulation 686/21 (e.g., acting on behalf of the province to ensure decisions under the Planning Act are consistent with the natural hazards policies of the Provincial Planning Statement [PPS, Sections 5.1.1-5.2.8] and/or provincial plans).	Acknowledged. No action required.
Ashley Gallagher, Planning & Regulations Analyst	Proposal	CH staff understand that the proposed works involve the construction of a two-storey data centre and 64 parking spaces.	Acknowledged. No action required.

Ashley Gallagher, Planning & Regulations Analyst	Conservation Authorities Act and Ontario Regulation 41/24	Effective April 1, 2024, CH's previous regulation, Ontario Regulation 162/06 ("Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses") under Section 28 of the Conservation Authorities Act (CA Act) was repealed and replaced by Ontario Regulation 41/24 ("Prohibited Activities, Exemptions and Permits"). Complementary provisions under Part VI ("Regulation of Areas Over Which Authorities Have Jurisdiction") and Part VII ("Enforcement and Offences") of the CA Act were proclaimed on the same date. CH regulates all watercourses, valleylands, wetlands, Lake Ontario Shoreline and hazardous lands as well as lands adjacent to these features. Based on CH's Approximate Regulation Limit (ARL) mapping, the subject property is adjacent to lands traversed by a tributary of Roseland Creek and the flooding hazard associated with that watercourse. CH regulates 15m from the greater of the flooding or erosion hazards associated with watercourses (previously 7.5m under Ontario Regulation 162/06). Permits are required from CH prior to undertaking development activities within CH's regulated area and applications for development are reviewed under the CA Act, Ontario Regulation 41/24 and CH's Policies and Guidelines for the Administration of Part VI of the Conservation Authorities Act and Ontario Regulation 41/24 and Land Use Policy Document (https://conservationhalton.ca/policies-and-guidelines). Based on CH's ARL mapping and the materials provided, the proposed development activities will be within 15m of the flood plain hazard. As such, a CH permit will be required for works to occur within 15m (grading, paving). As noted in the submission requirements below, plans delineating the flood hazard, CH's regulatory allowances and any proposed grading are required in formal site plan application to demonstrate that works meet CH Policies 2.29, 2.30, 2.31 and 2.19.4 for parking lots and grading adjacent to the flood plain.	Acknowledged, a study was completed in 2022 which delineated the floodplain and associated setbacks for this property. Refer to the FSR for more details.
Ashley Gallagher, Planning & Regulations Analyst	Ontario Regulation 686/21 - Provincial Planning Statement (Sections 5.1.1-5.2.8)	CH will review the forthcoming application for consistency with the Provincial Planning Statement (PPS) Natural Hazard policies. Based on review of the pre-consultation materials, it appears that works will be consistent as they will be outside of flooding and erosion hazards and safe access is available during times of flooding at the entrance at the northern entrance from South Service Road.	Acknowledged.
Ashley Gallagher, Planning & Regulations Analyst	Submission Requirements	As the site is partially regulated by CH, CH requests circulation on the formal site plan to review relative to PPS natural hazards and CH policies. The following materials should be submitted with a formal application:	Acknowledged. See comment responses below.
Ashley Gallagher, Planning & Regulations Analyst	Submission Requirements 1	Revised drawings (Topographic Survey, Site Plan) delineating flood plain hazard and CH's current regulation limits and allowances (6m access allowance and 15m regulation limit adjacent to flood plain)	Provided. The revised Topographic Survey and Site Plan have been updated to delineate the flood plain hazard, Conservation Halton regulation limits, 6.0 m access allowance, and 15.0 m regulation limit adjacent to the flood plain.
Ashley Gallagher, Planning & Regulations Analyst	Submission Requirements 2	Site Plan and Engineering Drawing Set (Grading, Servicing, Erosion and Sediment Control Plans etc.)	Acknowledged.
Ashley Gallagher, Planning & Regulations Analyst	Submission Requirements 3	CH review fees in accordance with CH's fee schedule will apply at the time of formal submission	Acknowledged.
Ashley Gallagher, Planning & Regulations Analyst	N/A	Note that a CH permit will be required for development activities within CH's regulated areas. CH will confirm any permitting requirements once additional details are provided through the future application.	Acknowledged.
Ashley Gallagher, Planning & Regulations Analyst	N/A	If plans change such that development activities other than parking and minor grading are proposed within 15m of the flood hazards, please consult with CH in advance of a formal application to confirm any additional submission requirements.	Acknowledged.
Enbridge Gas, April 1, 2025			
Julie Marchand, Business Analyst	1	There is an existing Gas service to 3110 South Service Rd.	Acknowledged.
Julie Marchand, Business Analyst	2	A service abandonment will be required prior to construction of the new facility. Please call customer care 1-877-362-7434 at least 12 weeks prior to construction.	Acknowledged.
Julie Marchand, Business Analyst	3	If the new building will be serviced by Gas, please have the applicant apply for the service via our Get Connected site: https://www.enbridgegas.com/ontario/connect-to-gas/builders-hvacs	Acknowledged.
Julie Marchand, Business Analyst	4	A system capacity review will need to be conducted once the gas loads of the new facility are known, and the application has been submitted.	Acknowledged.
Halton Police, March 26, 2025			
Keith Moore, Coordinator, Planning and Research		We have no concerns with this proposal as it doesn't interfere with our line-of-sight radio system.	Acknowledged. No action required.
Halton Region			
Public Works Department	Bill 185: Cutting Red Tape to Build More Homes Act, 2024	Due to Provincial legislation, as of July 1, 2024, Halton Region's role in land use planning and development matters has changed. The Region is no longer responsible for the Regional Official Plan as this has become the responsibility of Halton's four local municipalities. As a result of this change, a Memorandum of Understanding (MOU) between the Halton municipalities and Conservation Authorities has been signed that identifies the local municipality as the primary authority on matters of land use planning and development. The MOU also defines the continued scope of interests for the Region and the Conservation Authorities in these matters. Regional staff offer the following comments from a Regional Interests perspective:	Acknowledged. See comment responses below.

Public Works Department	Waste Management	This development is not eligible for Waste collection provided by Halton Region. Private Waste collection must be provided for all Industrial, Commercial and Institutional locations. For Waste diversion requirements for the Industrial, Commercial and Institutional sectors, refer to Environmental Protection Act, O. Reg. 102/94 "Waste Audits and Waste Reduction Work Plans" and Environmental Protection Act, O. Reg. 103/94 "Industrial, Commercial and Institutional Source Separation Programs" or legislation that supersedes those Regulations. Industrial developments and commercial developments must be designed to accommodate for containerized Waste collection specific to the development's operational Waste collection needs and should include Waste diversion. Each Commercial Unit must have provision for adequate Waste storage.	Acknowledged. Waste collection for the proposed development will be provided by a private waste management contractor. The site has been designed to accommodate a deep waste collection system (Molok), including waste diversion and recycling, in accordance with the operational requirements of the facility and applicable regulations.
Public Works Department	Regional Infrastructure	A site servicing plan must be submitted with the application that addresses the servicing of the site and shows if the building addition will have any impacts to the existing servicing of the site.	Acknowledged.
Public Works Department	Regional Transportation	The proposed development does not impact the Regional intersection at Guelph Line/Harvester, therefore the Region will not require a Transportation Impact Study.	Acknowledged.
Public Works Department	Source Water Protection	Located within the jurisdiction of the Halton-Hamilton Source Protection Plan (SPP). The Halton-Hamilton SPP can be accessed online at: http://www.protectingwater.ca/ . - The property is located in Intake Protection Zone 2(VS=6.3) highly vulnerable aquifer (VS =6). - Based on the information provided by the applicant, this application is not subject to Section 59 under the Clean Water Act, 2006. Therefore, this application can proceed from a Source Water Protection perspective and no Section 59 notice will be required. - The Region has attached factsheets for the applicant related to the Source Water Protection program and the important role landowners play in protecting drinking water sources.	Acknowledged.
Public Works Department	Submission Requirements	- All submission materials (digitally) - Applicable Regional Fee(s) - Complete Application forms - Comprehensive Development Plans / Site Plan - Site Servicing Plan	Acknowledged. Please see submission package for required materials.
Public Works Department	N/A	In order to maintain the Region's Contaminated Sites Database, Regional staff request final copies of all environmental reports (if applicable) to be provided to Halton Region including Geotechnical Studies, Hydrogeological Studies, Phase One and/or Two Environmental Site Assessments, Remediation Reports, Risk Assessments, Record of Site Condition (RSC), and/or Certificate of Property Use (CPU).	Acknowledged. No action required.
<i>HDSB, March 14, 2025</i>			
Michelle D'Aguiar	N/A	Since this does not impact students, HDSB will not be providing comments	Acknowledged. No action required.
<i>Metrolinx, March 14, 2025</i>			
Jenna Auger, Third Party Projects Review, Development & Real Estate Management	N/A	Please be advised that the subject lands 3110 South Service Road falls outside of the designated Metrolinx review zones. Metrolinx therefore has no comments and / or concerns.	Acknowledged. No action required.
<i>Rogers, March 13, 2025</i>			
Anuradha P	N/A	We have reviewed the proposed area and do not have any comments or concerns at this time. Rogers currently has existing communications within this area. Please contact Rogers at gtaw.newarea@rci.rogers.com prior to the commencement of construction. Should you have any questions or require further information, please do not hesitate to contact GTAW New Area, Outside Plant Engineering.	Acknowledged. No action required.
<i>Trans-Northern Pipelines Inc., March 17, 2025</i>			
Michelle Gruszecki, Property and Right-of-Way Administrator	N/A	Please note that TNPI has NO infrastructure in the proposed development area. For activities within 30 m of the TNPI line please submit an Ontario One Call locate request to Ontario One Call and a TNPI permit request to crossingrequestseast@tnpi.ca for activities proposed within the ROW or accessing the ROW.	Acknowledged. No action required.