

DATA CENTRE ADVISORY · CANADA & US

Data Centre Site Selection Checklist

The 33-point framework PowerSite advisors use to screen a parcel before a client commits capital. Data centres are won or lost on power, fibre, cooling, and expansion — not square footage. Work through each section before you sign an LOI. Any item you cannot confidently check is a question to resolve, or a risk to price in.

1

Power & Electrical

The single most important driver of data centre value. Confirm real, deliverable megawatts — not proximity.

- ☐ Available substation capacity confirmed in writing by the utility (MW).
- ☐ Transmission voltage at or near the site (e.g. 138kV / 240kV / 500kV) identified.
- ☐ Interconnection queue position and realistic energization timeline established.
- ☐ Utility **willingness to serve** the target load confirmed — not just theoretical capacity.
- ☐ Power purchase / PPA structure and pricing modelled (critical in Alberta's deregulated market).
- ☐ Redundancy path and second feed / N+1 utility supply assessed.
- ☐ On-site or bridging generation options (natural gas, CHP) evaluated.

2

Fibre & Connectivity

Carrier diversity and route redundancy protect uptime and lease value.

- ☐ Two or more carrier-grade fibre routes with genuine physical diversity verified.
- ☐ Carrier-neutral access confirmed (not locked to a single provider).
- ☐ Distance and cost to nearest fibre point-of-presence documented.
- ☐ Latency to relevant markets (US East, Chicago, regional hubs) measured.

3

Water & Cooling

Climate and water availability decide cooling design and operating cost.

- ☐ Cooling strategy suited to the climate (free-air / evaporative / hybrid) defined.
- ☐ Water supply and rights confirmed if water-based cooling is contemplated.
- ☐ Free-air economization hours for the location estimated (PUE impact).
- ☐ Target PUE modelled against the proposed cooling design.
- ☐ Wastewater / discharge permitting pathway understood.

4

Land & Site Geometry

The parcel must support the build — and the expansion.

- ☐ Parcel size supports the target IT load, support space, and setbacks.
- ☐ Site geometry supports **phased expansion** and future campus growth.
- ☐ Expansion land / adjacent parcels optioned or identified.
- ☐ Geotechnical, topography, and buildable-area review completed.
- ☐ Site access, laydown, and heavy-equipment logistics assessed.

5

Zoning, Permitting & Risk

The pathway from control to construction — and what could stall it.

- ☐ Current zoning permits data centre use, or a clear rezoning pathway exists.
- ☐ Permitting timeline and authority-having-jurisdiction requirements mapped.
- ☐ Environmental / heritage / wetland constraints screened.
- ☐ Natural-hazard risk (flood, seismic, wildfire) assessed and acceptable.
- ☐ Noise, emissions, and community / stakeholder considerations reviewed.
- ☐ Property tax treatment and any data-centre incentives confirmed.

6

Market & Commercial

Whether the numbers work — and for whom.

- ☐ Target tenant / user profile and demand thesis defined.
- ☐ Comparable land, lease, and cap-rate benchmarks gathered.
- ☐ All-in development or acquisition budget modelled with contingencies.
- ☐ Exit / hold strategy and target return profile set.
- ☐ Off-market comparables and owner intelligence sought (not just listings).
- ☐ Specialist advisor engaged to verify power and structure the transaction.

Turn the checklist into a shortlist.

PowerSite Data Centre Group sources and de-risks data centre land, leasing, and acquisition opportunities across Alberta, Ontario, Saskatchewan, and the United States — including off-market deals. Share your mandate and we will return matched opportunities.

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