



Appendix D.7 Archaeology Review Memo

Environmental Review Report

East Windsor Generation Facility Expansion

Capital Power Corporation

SLR Project No.: 241.030524.00024

July 2024



Providing Archaeological &
Cultural Heritage Services

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April 5, 2024

To: Lawrence Nasen, Capital Power Corporation
Copy: Kara Hearne/Jennifer Whittard, SLR Consulting (Canada) Ltd.
From: Lisa Merritt, Partner & Director, Environmental Assessment Division
Eliza Brandy, Project Manager, Environmental Assessment Division
RE: Archaeological Review Capital Power's East Windsor Generation
Facility Expansion Project

ASI File: 23EA-116

Archaeological Services Inc. (License #P094) has undertaken an Archaeological Review for Capital Power's East Windsor Generation Facility Expansion Project (the Project). The purpose of this review was to confirm whether all areas to be used as part of the Project, both temporarily and permanently, can be considered clear of archaeological concern or if further assessment is required. **In summary, no further work is required, and all the areas being considered for use as part of the Project are clear of archaeological concern.**

Project Background

Capital Power Corporation (Capital Power), through its affiliate East Windsor (Expansion) L.P., is proposing the East Windsor Generation Facility Expansion (the Project) in the City of Windsor, Ontario. The Project is responsive to the Independent Electricity System Operator's (IESO's) call for additional natural gas generation capacity and would provide up to approximately 107 Megawatts (MW) of gross additional generation capacity to the Windsor-Essex area and provincial electricity grid. The proposed Project is being designed to provide dependable capacity at peak times when Ontario's other generation sources are not capable of meeting demand.

The Project consists of the construction and operation of a new simple cycle natural gas generation facility located adjacent to the existing East Windsor Cogeneration Centre (EWCC). The Project will make use of some existing infrastructure, including tying into the existing EWCC high-voltage interconnection line to avoid the need for a

new connection to the provincial electricity grid. Ancillary project components include an equipment building, storage building, stormwater management system and site servicing. Additional areas for temporary staging and laydown will be required during the construction phase.

The Project will be located within the existing EWCC fenceline, primarily on lands owned by Capital Power. These lands represent a series of parcels, municipally known as 228 to 276 Cadillac Street (hereby referred to as the Project Site). These parcels, along with others on the west side of Cadillac Street, were formerly residential properties that were acquired, and residences removed, as part of the original development of the EWCC. The Project Site is approximately 0.61 hectares (1.49 acres) in size and is currently used for site access, parking, mowed and landscaped areas, and formerly storage (removed at the City's request) (see Figure 1).

The archaeological review included the following five areas (see Figure 5):

- 1) The Capital Power owned lands along the east side of Cadillac Street between Riverside Drive East and Wyandotte Street East, which includes the Project Site, municipally known as 220, 224, 228, 230, 234, 242, 244, 248, 252, 256, 262, 266, 272 and 276 Cadillac Street East, and 2925, 2929 and 2939 Riverside Drive East. For completeness, the review included the northwest corner of the Capital Power owned lands, and the southmost portion of the Capital Power owned lands (Enbridge Gas Yard), both outside the existing EWCC fenceline.
- 2) The portion of the existing Ford Powerhouse property leased by Capital Power, where the EWCC is located, municipally known as 224 Cadillac Street, Windsor Ontario. This area is to be potentially used for temporary storage/materials laydown during construction.
- 3) The vacant Capital Power-owned lands on the west side of Cadillac Street to be used as temporary construction areas, municipally known as 245, 253 and 257 Cadillac Street. 245, 253 and 257 Cadillac Street may be used during construction for equipment and materials laydown and storage or vehicle parking.
- 4) A portion of Cadillac Street itself, between Riverside Drive East and Wyandotte Street East, that will temporarily be closed during construction. No ground-disturbing activities below the paved surface of Cadillac Street are planned, although some repair and restoration of curbs and sidewalk is anticipated.



Rather, the roadway will temporarily be closed during construction and used for equipment delivery and possibly materials laydown, storage or vehicle parking.

- 5) A Capital Power leased portion of the Matilda Street parking lot owned by Investrade Development Limited, municipally known as 240 Albert Road, to be used for temporary contractor parking and storage during construction including equipment delivery, materials laydown, storage and limited vehicle parking.

Below is a summary of the results of the archaeological review undertaken by ASI.

Results

ASI reviewed available project documentation, and obtained a copy of the following original archaeological assessment report completed for the construction of the existing EWCC in 2007, which has been entered into the Ontario Public Register of Archaeological Reports:

- CIF#: P109-014-2007-P109-016-2007 *Dillon Consulting Limited, Stage 1&2 Archaeological Assessment Report East Windsor Cogeneration Centre.*

1. Capital Power Owned lands on east side of Cadillac Street and Enbridge Gas Yard Project Site – The Stage 1-2 Project area in 2007 only included the Ford Powerhouse property (Figure 6 and Figure 7) which at the time did not include the area of proposed work for the Project on the former municipal addresses of 220-276 Cadillac Street, the three unnumbered parcels south of 276 Cadillac Street, and 2925, 2929 and 2939 Riverside Drive East. A review of Google Satellite imagery confirms that the residential structures on this block were demolished between 2007 and 2009 for the development of the EWCC. There is no archaeological assessment in the MCM database indicating that these properties are clear of archaeological concern. However, the *MCM Criteria for Evaluating Archaeological Potential* was completed for these properties which confirmed that they have been subject to deep and extensive disturbance (see Image 3-6; Figure 2 to Figure 4). **These properties may be considered clear of archaeological concern under the MCM checklist** (Figure 5: areas highlighted in yellow).

2. Ford Powerhouse Property (Capital Power Leased Area) – The above mentioned archaeological report confirmed disturbance within the portion of the existing Ford Powerhouse property leased by Capital Power for the EWCC. A Stage 2 survey was conducted in 2007 within the grass covered area near the northwest corner of the powerhouse building adjacent to Riverside Drive East. The 2007 report recommended, due to the lack of significant archaeological resources and extensive



disturbance, that the entire Ford Powerhouse property be cleared of archaeological concern. Therefore, the portion of the Ford Powerhouse property that will be leased by Capital Power **does not require further work.**

3. Vacant Capital Power Owned Lands on west side of Cadillac Street – A review of Google Satellite imagery confirms that the structures on these parcels were demolished between 2007 and 2009 for the development of the EWCC. There is no archaeological assessment in the MCM database indicating that these properties are clear of archaeological concern. However, the *MCM Criteria for Evaluating Archaeological Potential* was completed for these properties which confirmed that they have been subject to deep and extensive disturbance (see Image 3-6; Figure 2 to Figure 4). **These properties may be considered clear of archaeological concern under the MCM checklist** (Figure 5: areas highlighted in yellow).

4. Cadillac Street – A review of Google Satellite imagery confirms that Cadillac Street was widened between 2002 and 2005. There is no archaeological assessment in the MCM database indicating that Cadillac Street is clear of archaeological concern. The *MCM Criteria for Evaluating Archaeological Potential* was completed which confirmed that Cadillac Street has been subject to deep and extensive disturbance (see Image 1-2). **There are no archaeological concerns for the use of Cadillac Street.** (Figure 5: areas highlighted in yellow).

5. Matilda Street Parking Lot – The MCM checklist cannot clear 240 Albert Road of archaeological concern, as it is within 300 metres of water, with no evidence of deep and extensive disturbance. Additionally, the 2005 *Archaeological Master Plan Study Report for the City of Windsor* illustrates that all lands north of Wyandotte Street exhibit high archaeological potential (Figure 5: areas highlighted in green). Any project impacts below the paved surface will require, at minimum, Stage 1 archaeological assessment. SLR Consulting (Canada) Ltd. confirmed that no ground-disturbing activities below the paved surface are planned at 240 Albert Road, as it will be used for equipment and materials laydown and storage or vehicle parking. Therefore, **there are no archaeological concerns for the temporary use of the parking lot.**

Conclusion

The following protection and measures are to be implemented:

- No ground-disturbing activities within the Matilda Street Parking Lot (240 Albert Road).



- The Project Environmental Management Plan should include protocols and procedures for unexpected finds.

With the implementation of these measures, there are no archaeological concerns for the Project.

Should archaeological resources be found during grading, construction or soil removal activities, all work in the area must stop immediately and the City's Planning & Building Department, the City's Manager of Culture and Events, and the MCM must be notified and confirm satisfaction of any archaeological requirements before work can recommence.

In the event that human remains are encountered during grading, construction or soil removal activities, all work in the area must be stopped immediately and the site secured. The local police or coroner must be contacted to determine whether or not the skeletal remains are human, and whether the remains constitute part of a crime scene. The Local police or coroner will then notify the MCM and the Registrar at the Ministry of Public and Business Services Delivery if needed, and notification and satisfactory confirmation be given by the MCM.





Image 1: 2002 imagery from Google Earth showing Cadillac Street.



Image 2: 2005 imagery from Google Earth showing widened Cadillac Street.

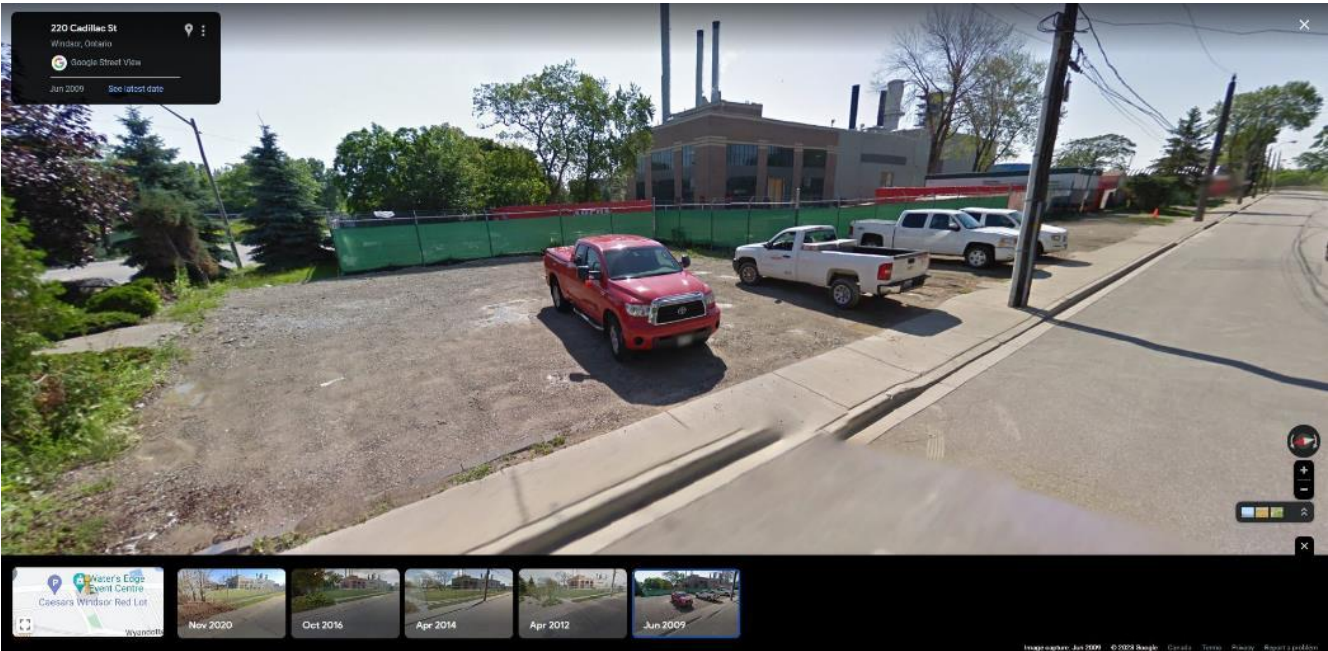


Image 3: 2009 Google StreetView imagery showing north end of Cadillac Street, looking southeast.



Image 4: 2009 Google StreetView imagery showing south end of Cadillac Street, looking northwest. Note the remaining house was later demolished by May 9th, 2010.



Image 5: 2020 Google StreetView imagery showing north end of the redeveloped East Windsor Generation Facility, looking southeast.



Image 6: 2009 Google StreetView showing recent demolition of the properties at 245, 253, and 257 Cadillac Street, looking southwest.

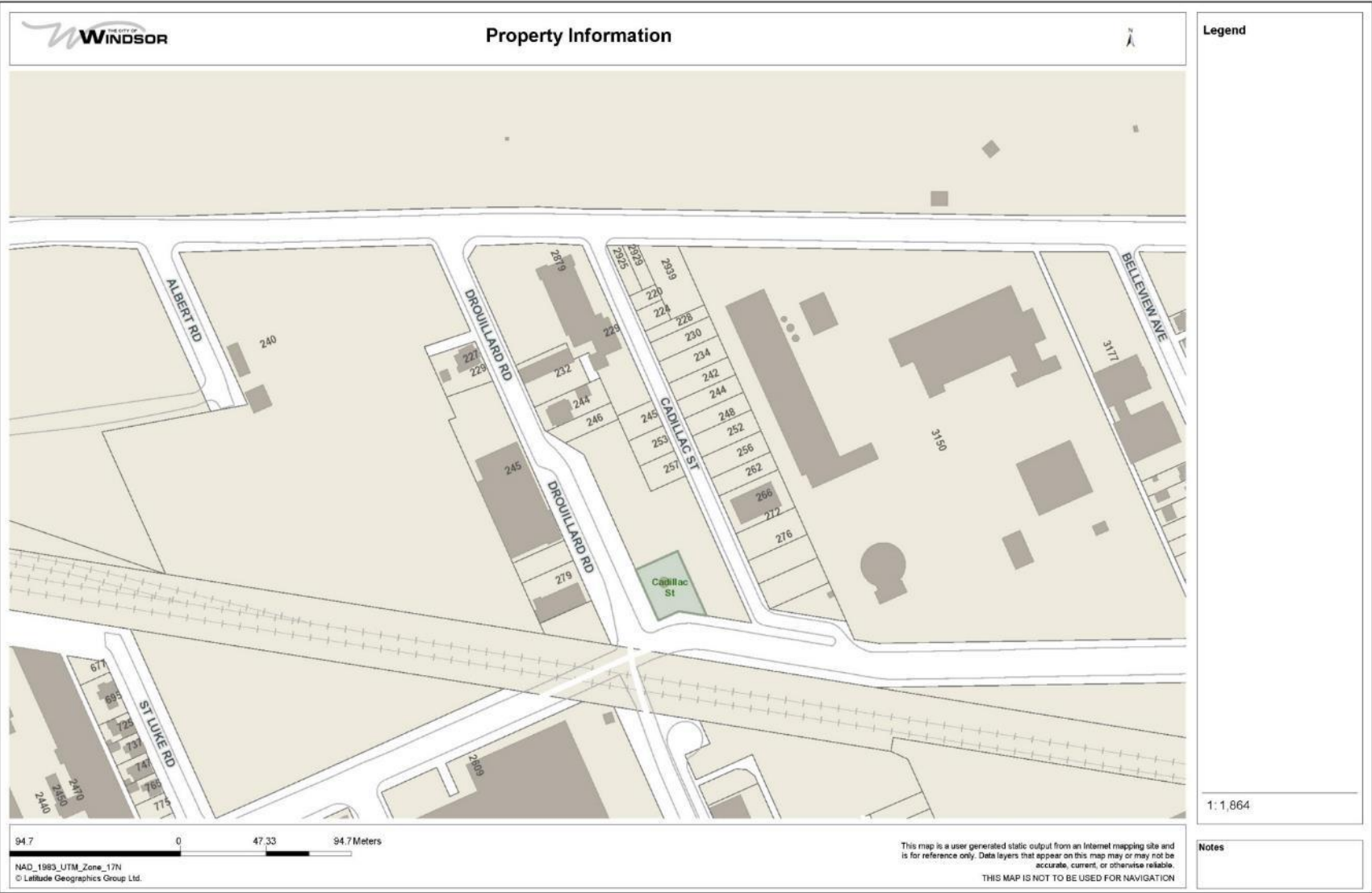


Figure 1: Municipal Property Addresses.



Figure 2: 2007 Google Earth imagery delineating project siting, temporary construction materials laydown and storage, and vehicle parking areas and demonstrating former residential properties and park on Cadillac Street.

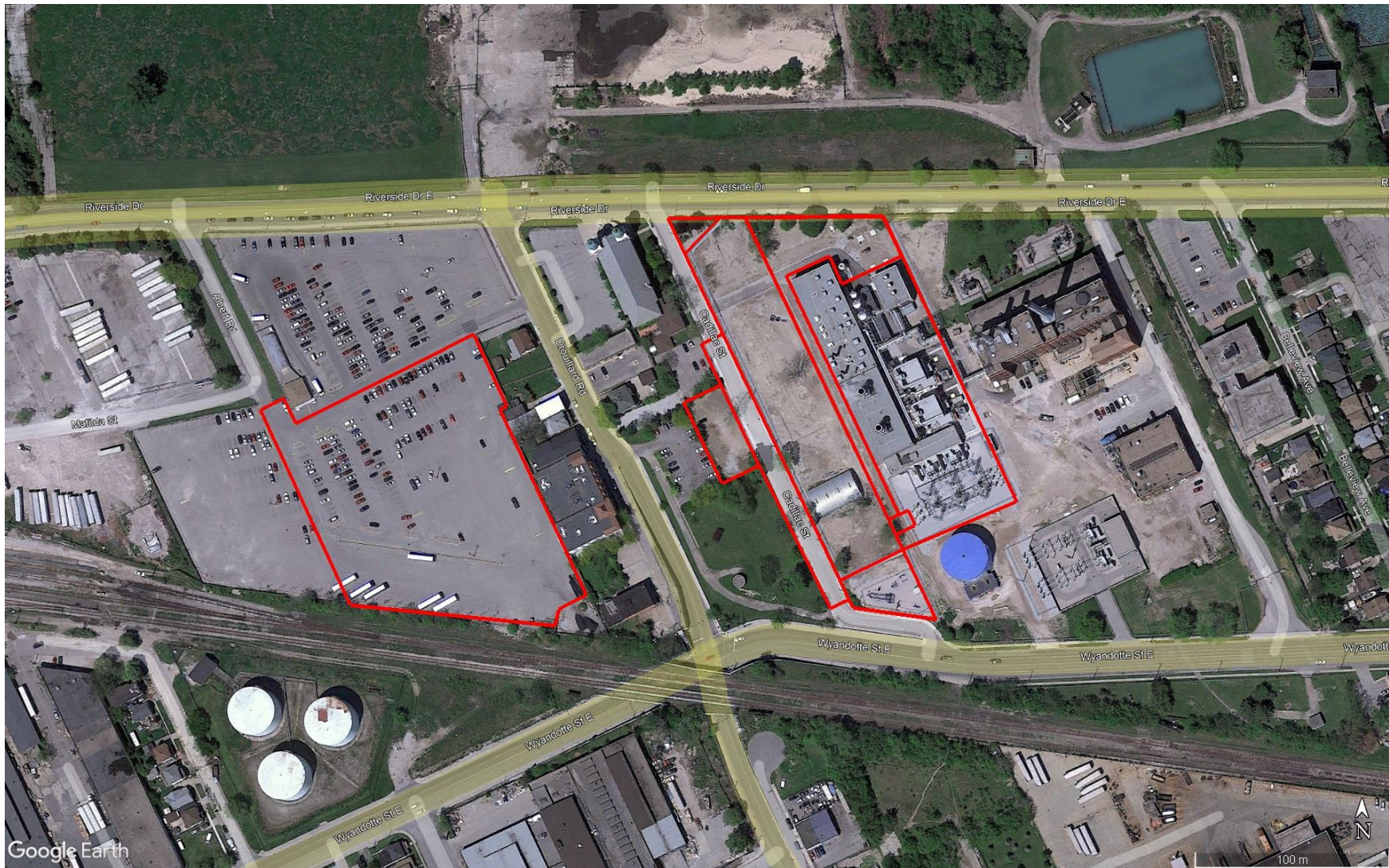


Figure 3: 2010 Google Earth imagery delineating project siting, temporary construction materials laydown and storage, and vehicle parking areas and demonstrating demolition and redevelopment along Cadillac Street.



Figure 4: 2023 Google Earth imagery delineating project siting, temporary construction materials laydown and storage, and vehicle parking areas and demonstrating recent conditions.

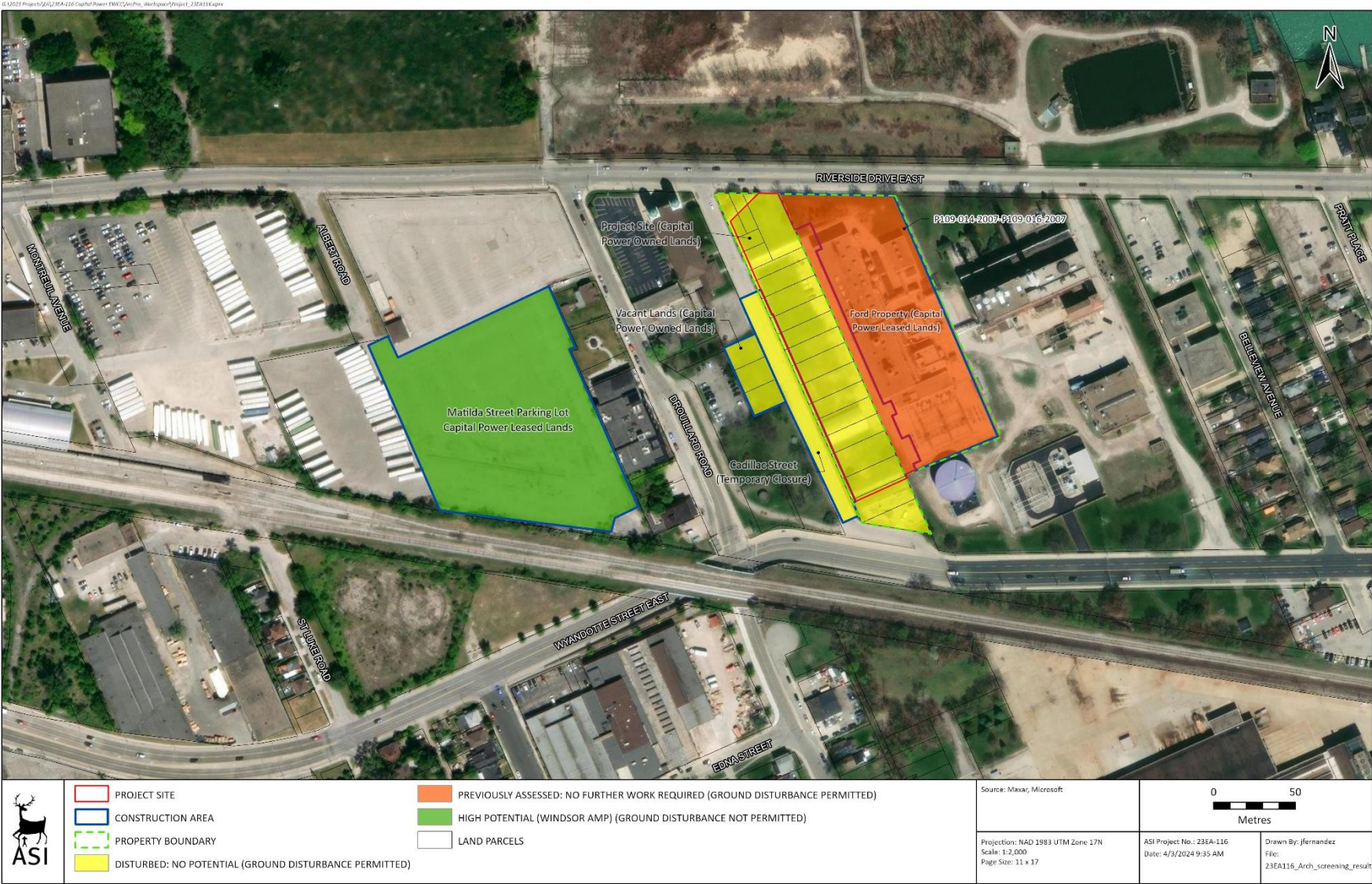


Figure 5: Archaeological Existing Conditions.

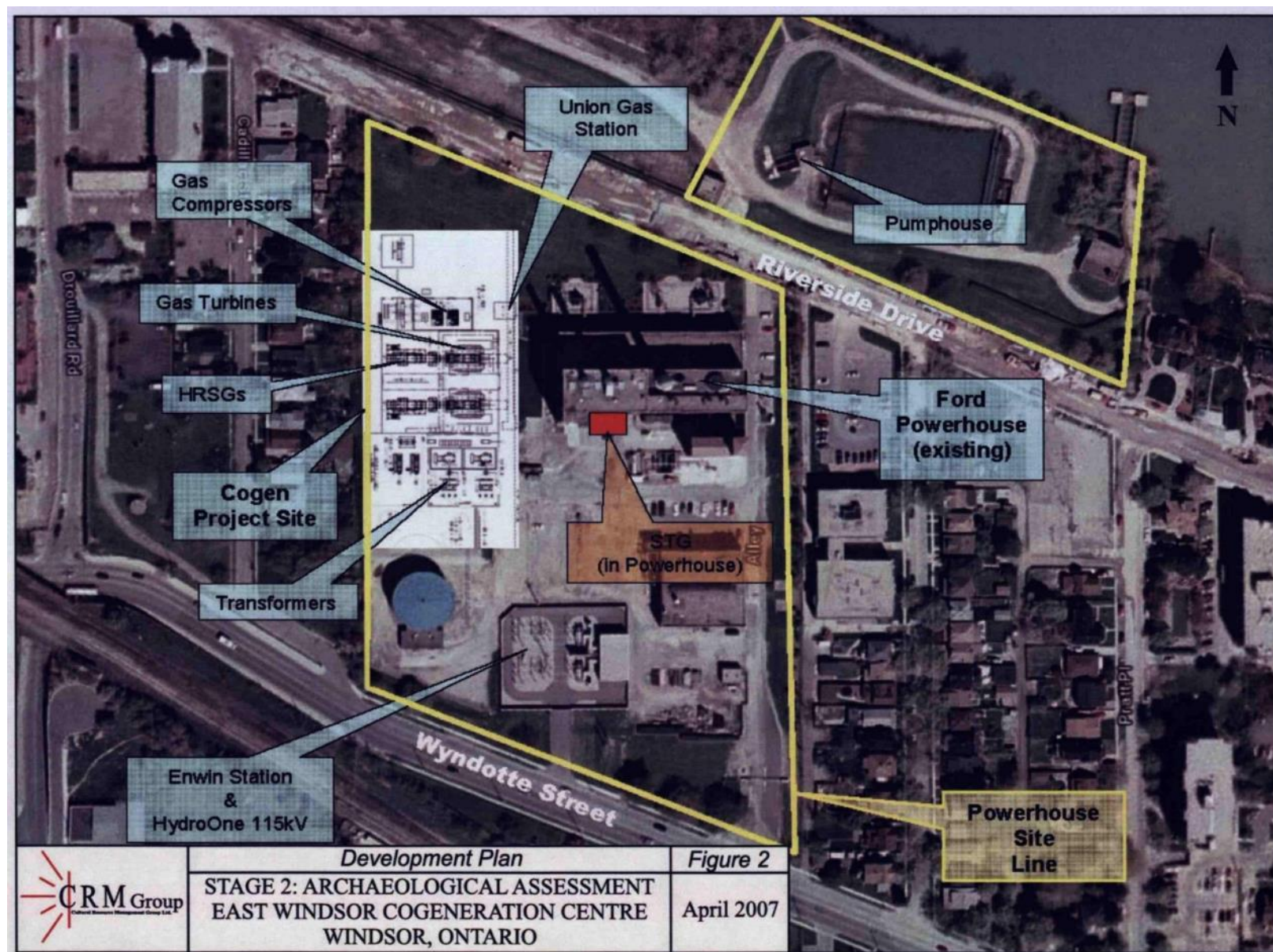


Figure 6: Area assessed by Dillon's Stage 1 archaeological assessment in 2007.

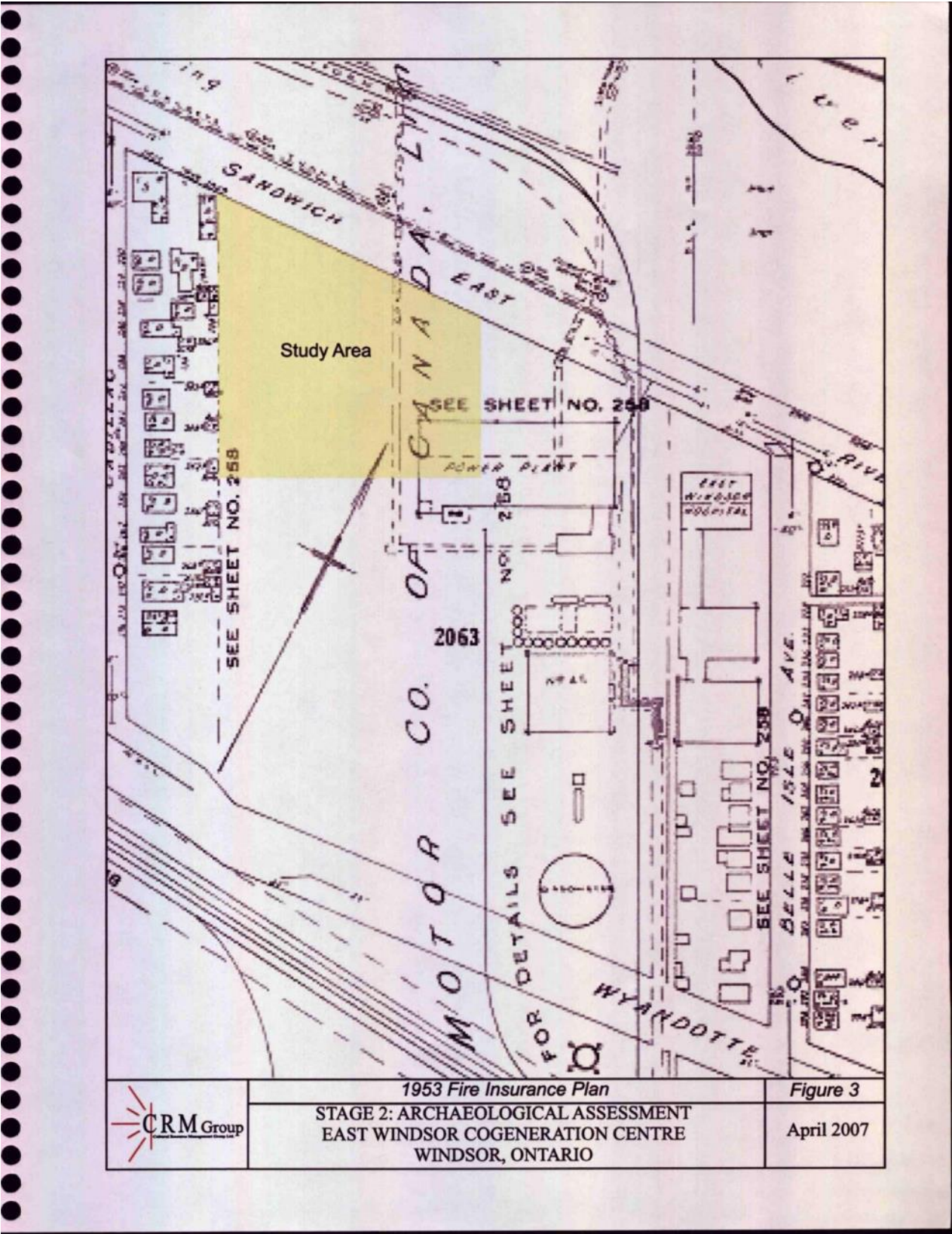


Figure 7 Area assessed by Dillon's Stage 2 archaeological assessment in 2007.

